



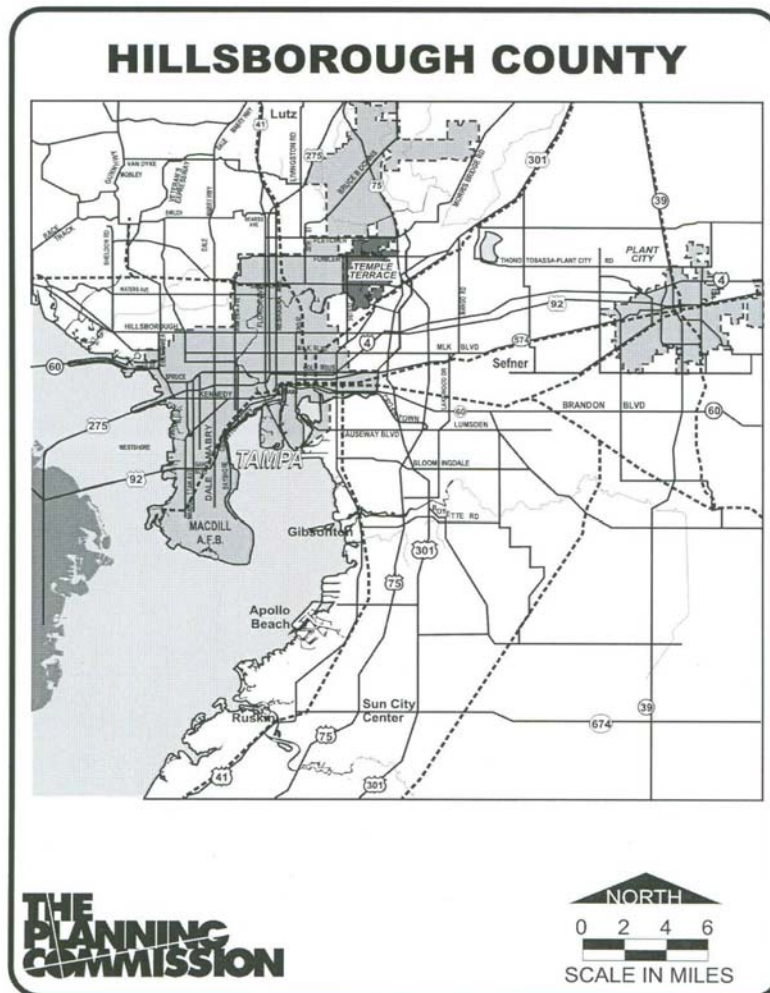
## SECTION II

### PROFILE OF HILLSBOROUGH COUNTY

#### A. NATURAL FEATURES AND TOPOGRAPHY

Hillsborough County is located in west-central Florida bounded on the north by Pasco County, the south by Manatee County, the east by Polk County, and the west by Pinellas County and Tampa Bay, the largest estuary in Florida. The county contains a total of 1,266.4 square miles. Of this, 1,051 is land and 215.4 water (39.7 inland, 155.9 coastal, and 19.8 territorial). There are 39.2 miles of coastline along Tampa Bay. Topography ranges from sea level to approximately 160' in the Keystone area of southeastern Hillsborough County near the Polk County line.

Figure 2  
Map of Hillsborough County



There are three incorporated jurisdictions in Hillsborough County: Plant City, Tampa, and Temple Terrace. Tampa is the largest in both size and population; Plant City and Temple Terrace are the next largest.

The physical features of the county were described in the Conservation and Aquifer Recharge Element of the county’s Comprehensive Plan as follows: “...by virtue of its subtropical climate and variable hydrology and geology, [Hillsborough County] supports a rich and diverse complement of natural resources.” There are three major rivers in the county: Hillsborough River, Alafia River, and Little Manatee River. The features of these rivers were described in the Conservation and Aquifer Recharge Element as follows: “The Hillsborough River begins in the Green Swamp and then flows southwestward draining 690 square miles before emptying into Hillsborough Bay. The Alafia begins in Polk County and flows westward. It drains a 420 square mile basin and also enters Hillsborough Bay. The Little Manatee River begins in southeast Hillsborough County and northeast Manatee County and flows west to Tampa Bay, draining 225 square miles.”

The Floridian aquifer, the largest potable water aquifer in Florida with rich deposits of phosphate rock, lies under the county. It was also noted in the Conservation and Aquifer Recharge Element that the karst topography of the County has created a mosaic of solution sinks and depressions.

**B. DEMOGRAPHICS**

The 2000 Census determined that Hillsborough County’s population was 998,948. In 2002 the University of Florida’s Bureau of Economic and Business Research (BEBR) estimated the county’s population to be 1,055,617 making it the fourth most populous county in Florida. In terms of future growth, BEBR estimated the County’s population will increase to 1,460,939 by 2025. This would represent a 19.8% increase from 1990 and a 28.9% increase from 1980.

The 2000 Census found the population for the three jurisdictions to be 29,915 for Plant City, 303,447 for Tampa, and 20,918 for Temple Terrace. In 2002, the jurisdictional populations were estimated to be as follows:

Table 1  
Area, Population and Density by Jurisdiction

Jurisdiction	Area (sq. miles)	2002 Est. Pop.	Persons/sq. mile.
Tampa	112.07	313,611	2,798
Plant City	22.63	31,573	1,395
Temple Terrace	6.86	21,670	3,159
Unincorporated	909.36	688,953	758
Totals	1,050.92	1,055,807	1,005
Source: <u>The One-Stop Data Source For 2002</u> , Hillsborough County Planning Commission, November 2002			

Racial composition in 2000 was 75.2% (750,903) white, 15.0% (149,423) black and 9.9% (98,622) other, with 18.0% (179,692) identified as either Hispanic or Latino. The following table represents racial distribution by jurisdiction.

**Table 2**  
**Racial Composition by Jurisdiction**

Race/Ethnicity	Unincorporated	Plant City	Tampa	Temple Terrace
White	517,761	21,440	194,871	16,831
Black	63,138	4,833	79,118	2,334
Other	48,223	3,114	20,609	1,146
2+Races	15,546	528	8,849	607
Total	644,668	29,915	303,447	20,918
Hispanic Population	113,586	5,211	58,522	2,373
Sources: 2000 U.S. Bureau of the Census				

The age distribution in 2000 was: <5, 68,444; 5 – 17, 184,694; 18 – 62, 626,137; 65 – 74, 63,775; 75 – 84, 42,631; and >85, 13,267. The median age for the county was 35.1; by jurisdiction it was 33.3 for Plant City, 34.5 for Tampa, and 35.3 for Temple Terrace. The following table represents age distribution by jurisdiction.

**Table 3**  
**Age Distribution by Jurisdiction**

Age Range	Unincorporated	Plant City	Tampa	Temple Terrace
<5	44,271	2,487	20,528	1,158
5 – 17	120,652	6,308	54,238	3,496
18 – 64	404,228	17,432	190,728	13,769
65 – 74	40,840	1,975	19,559	1,401
75 – 84	26,601	1,255	13,890	885
85>	8,096	458	4,504	209
Total Population	664,688	29,915	303,447	20,918
Source: 2000 U.S. Bureau of the Census				

The median income for the 391,424 households countywide in 2000 was \$40,663, \$48,223 for families, and \$26,730 for non-family households. The average per capita income was \$27,458. The specific household income distribution by jurisdiction was as follows:

Table 4  
Household Income by Jurisdiction

Household Income	Unincorporated	Plant City	Tampa	Temple Terrace
<\$10,000	17,112	1,084	16,582	590
\$10,000 – 14,999	13,560	697	9,866	389
\$15,000 - \$24,999	31,029	1,616	18,838	1,048
\$25,000 – 34,999	33,900	1,673	17,835	1,155
\$35,000 – 49,999	44,691	1,823	20,206	1,595
\$50,000 – 74,999	51,914	2,133	19,671	1,715
\$75,000 – 99,999	26,152	924	8,457	817
\$100,000 – 149,999	19,536	535	6,760	1,002
\$150,000 – 199,999	4,602	229	2,586	221
\$200,000>	4,664	210	3,793	208
Median Household Income	\$44,007	\$37,584	\$34,415	\$44,508
Source: 2000 U.S. Bureau of the Census				

Before concluding this section, it is important to note that there were 122,872 individuals living in poverty in 2000, as defined by the 2000 Census. The following is a breakdown of some of the groupings identified by the Census:

- 5 – 17: 29,376
- >18: 42,140
- >65: 11,641
- Families: 23,308
- Female headed households: 11,339

The specific household income distribution by jurisdiction was as follows:

Table 5  
Age and Household Income by Jurisdiction

Poverty Factors	Unincorporated	Plant City	Tampa	Temple Terrace
All ages	63,616	4,356	53,425	1,475
5-17	14,058	1,342	Q13,799	177
>18	20,465	1,914	19,495	266
65>	5,305	445	5,673	218
Families	12,041	903	10,068	296
Female headed	5,263	468	5,510	98

Source: 2000 U.S. Bureau of the Census

**C. HOUSING MIX**

According to the 2000 Census, there were 425,962 housing units in Hillsborough County. Of the 391,357 occupied units, 250,995 were owner-occupied and 140,362 renter-occupied. There were also 34,605 vacant units and 6,068 units identified as seasonal. The average household size was 2.63 for owner-occupied and 2.29 for renter-occupied.

By jurisdiction, the Census identified the number of households, household tenure and household size as follows:

Table 6  
Home Ownership by Jurisdiction

Household Factors	Unincorporated	Plant City	Tampa	Temple Terrace
# Households	247,079	10,849	124,758	8,671
# Owner-occupied	169,996	7,125	68,589	5,285
Persons/Unit	No data	2.73	2.49	2.47
#Renter-occupied	77,083	3,724	56,169	3,386
Persons/Unit	No data	2.71	2.20	2.18

Source: 2000 U.S. Bureau of the Census

In terms of the housing mix, the 2000 Census found that of the 425,962 housing units countywide, 240,853 of 57% were single-family detached. This distribution was found to be true in three of the four jurisdictions. Temple Terrace had the highest concentration of multi-family units (42%). By jurisdiction, the Census identified the distribution of housing units per structure as follows:

Table 7  
Housing Type by Jurisdiction

Distribution	Unincorporated	Plant City	Tampa	Temple Terrace
1 detached	150,307	7,937	78,054	4,555
1 attached	13,535	436	4,461	872
2 – 4 units	16,635	913	12,157	860
5 – 9 units	14,339	389	9,109	1,199
10 – 19 units	16,494	738	10,747	787
20 – 49 units	7,387	240	6,647	576
50+ units	11,326	236	11,512	546
MH	38,277	831	2,928	27
Boat, RV, etc.	729	63	113	0
Total	269,029	11,783	135,728	9,422
Source: 2000 U.S. Bureau of the Census				

The continued population growth in Hillsborough County was reflected in the distribution of housing units by the year they were built. Of the 425,962 total housing units, 58,273 were built between 1995 and March 2000; only 18,266 were built before 1939. The median year for the construction of housing units was 1980. By jurisdiction, the Census identified the housing units by the year built as follows:

Table 8  
Residential Construction Starts by Jurisdiction

	Unincorporated	Plant City	Tampa	Temple Terrace
Total Units	269,029	11,783	135,728	9,418
1995 – March 2000	44,038	1,681	11,192	1,362
Pre-1939	2,657	800	14,673	136
Median Year	No data	1980	1981	1981
Source: 2000 U.S. Bureau of the Census				

According to the Census, the median value for the 209,193 specified housing units countywide in 2000 was \$97,700. The distribution of these units by value was a follows:

- <\$50,000: 16,174
- \$50,000 – 99,999: 93,109
- \$100,000 – 149,999: 50,596
- \$150,000 – 199,999: 23,869
- \$200,000 – 299,999: 15,693
- \$300,000 – 499,999: 6,676
- \$500,000>: 3,076

By jurisdiction, the Census identified the number of specified housing units by value range and median value as follows:

Table 9  
Property Values by Jurisdiction

Value	Unincorporated	Plant City	Tampa	Temple Terrace
Specified units	136,526	6,335	61,658	4,674
<\$50,000	6,083	922	9,071	98
\$50,000 – 99,999	56,979	2,969	31,241	1,920
\$100,000 – 149,999	40,648	1,361	7,324	1,263
\$150,000 – 199,999	18,120	610	4,416	723
\$200,000 – 299,999	10,152	409	4,667	465
\$300,000 – 499,999	3,325	43	3,125	183
\$500,000>	1,218	21	1,815	22
Median Value	No data	\$85,700	\$146,000	\$114,000
Source: 2000 U.S. Bureau of the Census				

**D. BUSINESS AND INDUSTRY**

Due to its geographic location and size, Hillsborough County plays a crucial role in the overall economic health and vitality of the Tampa Bay region. One way to visualize this role is to answer the question “Where do workers live?” The 2000 Census found that there were 521,058 workers in Hillsborough County. Of this number, 419,780 (81%) resided in the county itself. The adjacent counties of Pasco, Pinellas, and Polk contribute 85,198 (16%) to the county’s work force. The remaining 16,080 come from eight counties, four of which are located outside of what is normally referred to as the greater Tampa Bay area. The following table listed the county and number of workers in Hillsborough County.

Table 10  
“Home County” of Hillsborough County Workers

County where workers live	Number
Hillsborough	419,780
Pinellas	44,000
Pasco	31,897
Polk	9,301
Hernando	3,654
Manatee	2,586
Sarasota	1,020
Citrus	472
Sumter	309
Hardee	175
Suwanee	73
Glades	20
Other	7,771
Total	521,058
Source: 2000 Bureau of the Census	

According to the Hillsborough County Planning Commission, “Hillsborough County supports a broad and diverse range of industries. Favorable wage scales and a low cost of living continue to draw new residents and new businesses to the county.” Using information from the Florida Department of Labor and Employment Security, the Planning Commission noted that in 2001 the county had a reported labor force of 599,848 and 27,385 business establishments. The services and retail trade sectors had the largest number of business establishments (15,898). Accordingly, these same sectors had the largest number of employees (326,119). The following table displays 2001 information for the 10 most common industry sectors.

Table 11  
Number of Establishments and Employees by Industry

Industry	# Establishments	# Employees
Agriculture	835	14,795
Mining	8	48
Construction	2,311	29,099
Manufacturing	1,040	36,529
Transp/Comm/Utilities	1,063	35,288
Wholesale Trade	2,636	34,682
Retail Trade	4,772	98,209
Fin/Ins/Real Estate	2,891	50,591
Services	11,126	227,910
Government	192	71,880
Total	27,385	599,848
Source: Florida Department of Labor and Employment Security		

The primary locations for industrial activity in Hillsborough County are either associated with or in close proximity to the Port of Tampa or Tampa International

Airport. Additional areas can be found along the I-75/US 301 corridor. With the exception of the Gardner facility on US 41 at the Alafia River, activity associated with phosphate mining is located in the eastern portions of the county.

Office space is primarily concentrated in the Westshore and Central Business Districts of Tampa. Office development is also taking place in association with the I-75/US 301 corridor.

While the Port of Tampa continues to have a concentration of heavy and light industrial activity, the character of the surrounding area near downtown Tampa has been undergoing a transformation. This area is no longer the site of warehousing, wholesale, and transportation activities. Rather, it is redeveloping with retail, office, and tourist activities. Interest has also been expressed in developing the area with residential and commercial uses.

In a November 2002 document entitled The One-Stop Source For 2002: Socioeconomic Data Hillsborough County, Florida the Planning Commission identified the following as the major employers in Hillsborough County:

Table 12  
Major Employers in Hillsborough County

Firm/Organization	Type of Operation	Employees
Hillsborough Co. School Board	Public education	25,487
Verizon Communication Corp.	Telecommunications	14,000
University of South Florida	Education service	11,607
Hillsborough Co. Government	Government service	10,886
Tampa International Airport	Airport	7,760
MacDill Air Base	Military	5,645
St Joseph's Hosp/Baker Health Sys.	Medical facility	5,242
City of Tampa	Government service	4,500
Public Food Center	Supermarket	4,342
U.S. Postal Service	Postal Service	3,947
Bank of America	Banking service	3,754
Tampa Electric/People Gas	Electric power	3,463
Tampa General Hospital	Medical facility	3,166
Chase Manhattan Mortgage Corp.	Financial services	3,000
James Hailey VA Hospital	Medical facility	2,800
Citibank	Financial services	2,800
Kash 'N' Karry Food Stores	Supermarket	2,652
USF Medical Center	Medical facility	2,610
University Community Hospital	Medical facility	2,452
Busch Entertainment Corp.	Tourist attraction	2,437
H. Lee Moffit Cancer Center	Medical facility	1,901
Price Waterhouse	Accounting service	1,700
Tampa Tribune Corp.	Newspaper publishing	1,530
Time Customer Services, Inc.	Magazine subscription	1,500
Hillsborough Community College	Education service	1,454
Brandon Regional Hospital	Medical facility	1,393
USAA Insurance Co.	SE regional headquarters	1,320

Metropolitan Life Insurance Co.	Insurance service	1,176
Continental Air Lines	Airline reservations	930
Marriott Corporation	Hotel chain	910
IBM Corporation	Marketing & information	811
SunTrust Bank/Huntington Florida	Banking service	800
Aetna U.S. Healthcare	Insurance service	715
V.F. Corporation	Garment manufacturing	675
Total		139,365
Source: Hillsborough County Planning Commission		

## E. FUTURE LAND USE

The variety of land uses found in Hillsborough County is typical of a metropolitan area. They range from highly urban areas, such as Tampa to suburban areas, such as Brandon and Citrus Park, to the rural areas of Wimauma and Keystone. Historically, the county's major activity centers have centered in the Central Business and Westshore Business Districts of Tampa, Carrollwood, the University North Area, MacDill Air Force Base, the Port of Tampa, Tampa International Airport, downtown Plant City and adjacent unincorporated areas. Over time, new development has occurred predominantly within the identified urban service areas of unincorporated Hillsborough County and the "New Tampa" area of north-central Hillsborough County.

Generally, urban areas have developed in and around activity centers and along the highway corridors which connect them. As development moved away from the county's urban core, former suburban and rural areas have become urban. According to the Planning Commission, unincorporated areas of the County experiencing increasing population growth include Balm/Wimauma, Brandon, Carrollwood, Greater Sun City Center, Riverview, Westchase, and Town 'N Country. Development in the historical urban areas was typically comprised of mixed-use development with a high employment concentration. The newer development pattern is predominantly single-family residential with strip commercial uses along the major corridors.

While outside the county's urban core, the City of Plant City has been experiencing rapid growth as a result of spill-over from the development of the warehouse/wholesale industry in the City of Lakeland. The City of Temple Terrace has also been experiencing growth associated with both the expansion of the University of South Florida and development occurring along the I-75 corridor.

Growth and development has not been limited to areas in the unincorporated areas of the County. Interest in redevelopment is evident in the three municipalities in the County. As examples, in Tampa, residential development and redevelopment is occurring in the Interbay and Tampa Heights areas, while Temple Terrace and Plant City are developing downtown redevelopment plans.

As the population growth moves inland (north and east), the result is newer, more wind resistant construction in areas not vulnerable to coastal flooding or

velocity wave action. Development within the 100-year floodplain must meet strict NFIP floodplain management regulations and wetlands are protected through the comprehensive plans and the permitting process. Redevelopment in areas such as downtown Tampa or the Interbay area, while still in the Hurricane Vulnerability Zone, must meet the new land development codes as well. This results in a more disaster-resistant community, albeit higher property values at risk.



# **ATTACHMENT A COMMUNITY MAP SERIES**

1. Roads, Railroads, Bodies of Water
2. Population Density
3. Rivers, Streams, and Wetlands
4. Significant Wildlife Habitat / Greenways
5. Future Land Use
6. Towns & Communities

