The Future

Hillsborough County is on a pace to reach year 2025. The burgeoning population will continue to demand the development of new homes, retail establishments, commercial and industrial land. Local governments will continue to be challenged daily with providing sewers, police, fire, storm drainage, etc. to accommodate this huge demand while improving the quality of life for existing residents. It is mindful of the public costs involved in responding to the growth.

In 1993, the Hillsborough County Board of County Commissioners recognized the need for a tool that could help maintain a quality of life while managing the cost of growth and protecting the county’s rich natural resources. Hillsborough County’s overall goal is to ensure that the policies contained in the comprehensive plan, as approved by the commissioners, help to maintain these distinct styles of development.

An urban service area (USA) was established to encourage infill development to further maximize the use of existing infrastructure and established urban pattern. The urban service area boundary serves as a means to provide an efficient use of land and public and private investment.

By 2025, the population of Tampa, unincorporated areas will grow by the 2002 population of Tampa. Hillsborough County’s range comprehensive plan focuses growth to a geographically-defined area which is planned for urban services rather than allowing growth to happen where there are few or no planned urban services in the area. Though the location of the urban service area is marked on a map, it is more a strategy designed to direct growth in a fiscally sound manner.

Directing Growth

Steady Growth Demands New Infrastructure

A progressive growth management tool

Fiscally Responsible Growth
Hillsborough County, Florida is on a pace to reach 1.3 million residents in the year 2025. The burgeoning population will continue to demand the development of new homes, retail establishments, commercial and industrial land. Local governments will continue to be challenged daily with providing the roads, schools, parks, water, sewer, police, fire, storm drainage, etc., to accommodate this huge demand while improving the quality of life for existing residents. It is important that as this physical growth happens, local government be mindful of the public costs involved in responding to the service demands.

The overall goal is to ensure that the quality of life for residents of Hillsborough County is not diminished as more people come to Hillsborough County to live and work. Quality of life is measured by the availability of appropriate levels of libraries, dining, water, parks, schools, roads, police, fire and other services needed to support a growing population.

In adapting the urban service area, the Board of County Commissioners recognized the need for a tool that could help maintain a quality of life while managing the cost of growth and protecting the county’s rich natural resources.

**Fiscally Responsible Growth**

Hillsborough County’s progressive comprehensive plan for the future of the county serves as a means to provide an efficient use of land and public and private investment while containing urban sprawl. The goals of the urban service area boundary are to:

- provide and preserve a choice of lifestyles in Hillsborough County
- construct cost-efficient urban infrastructure such as roads, schools, public safety, etc.
- provide an efficient use of land and public and private investment
- contain urban sprawl.

The comprehensive plan directs development to a geographically-defined area which is planned for urban services rather than allowing few or no planned urban services in the near future.

**Goals**

The goals of the urban service area boundary are to:

- provide and preserve a choice of lifestyles in Hillsborough County
- construct cost-efficient urban infrastructure such as roads, schools, public safety, etc.
- preserve environmentally sensitive land
- provide for growth beyond that point as well.

**Maintaining Quality of Life**

By 2025, the population of Hillsborough County’s unincorporated areas will grow by 282,656 people—approximately the 2002 population of Tampa.

**Protecting Lifestyle Choices**

Hillsborough County’s urban service area boundary serves as a tool that can accommodate growth within a 20-year planning horizon and has provisions for growth beyond that point as well.

Within the urban service area, infrastructure zones will be established to encourage infill development to further maximize the use of existing infrastructure and create a logical extension of the established urban pattern.

**Factoid**

By 2025, the population of Hillsborough County’s unincorporated areas will grow by 282,656 people—approximately the 2002 population of Tampa.

**Steady Growth Demands New Infrastructure**

**THE URBAN SERVICE AREA**

**Fiscally Responsible Growth**

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- provide an efficient use of land and public and private investment
- contain urban sprawl.

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