

# Imagine 2040: Temple Terrace Comprehensive Plan

*people. places. natural spaces.*



**Temple Terrace** is a small city with a strong sense of community. It has friendly, civic-minded residents and enchanting surroundings. Together, these elements shaped a city that attracts people from every corner of the world, but what about tomorrow?

The *Imagine 2040: Temple Terrace Comprehensive Plan* is an award winning plan designed to shape the City's future for generations to come. Dubbed the "Amazing City," the family-friendly municipality is nestled among grand oaks and cypress trees on the banks of the majestic Hillsborough River. Incorporated in 1925, the City was named for the hybrid Temple orange (a cross between the tangerine and sweet orange, named for William Chase Temple) and the terraced terrain bordering the river. Originally promoted as "Tampa's most beautiful suburb," the community has long held a reputation as one of Tampa Bay's hidden gems, recognized for its collection of historic Mediterranean Revival and Mid-Century Modern homes and winding, tree-canopied streets.

Today, the City of just over 25,000 people is committed to building a community for the 21st century, which ultimately includes transforming downtown, promoting a mix of new residential and commercial uses along its major corridors and in its major activity centers, and creating a multi-modal transportation system that is safe and convenient for all users.



Hillsborough County  
City-County  
Planning Commission



## Temple Terrace Vision

### *What kind of city will it be in the 21st century?*

**The vision for the future is simple and precise: to serve the community with excellence.** In 2040, the City of Temple Terrace will be widely recognized for demonstrating best practices in municipal government while confirming its commitment to continuous improvement.

The City will enhance, modernize, and expand programs, operations, and facilities to ensure services meet and exceed citizens' expectations. By encouraging increased citizen engagement, the City's communication will keep citizens informed and provide meaningful opportunities for citizen feedback. The City will strive to maintain strong and respectful relationships with strategic partners and surrounding government agencies. The City's organizational culture will reflect a responsive, ethical, safety-oriented and professional workforce. Transparent operations and the consistent application of regulations and standards will help maintain the community's trust.

Temple Terrace will continue to support an historically conscious, sustainable, and progressive multi-modal community. Diligent work in code enforcement and public safety will protect public health, revitalize property values, protect neighborhoods, and enhance quality of life. The City's commitment to education, the arts, and small-town livability will be balanced with efficient processes for budgeting, procurement, investments, and financial sustainability as Temple Terrace continues to grow.





## A Theme for Temple Terrace

Based on the citizen comments gathered during several extensive public outreach efforts while updating the Comprehensive Plan, an overarching theme emerged: ***A Beautiful Environment Embraced by Diverse Citizens***. This theme captures residents' desire to adapt and plan for expected growth, while promoting City values of excellence, balance, and harmony. To effectively and efficiently fulfill this future, the City must concentrate on how to get there, which its citizens have summarized as ***Sustainability, Regeneration, Interconnectedness, and Systems Approaches***.

To meet these goals, the City must successfully master change to build sustainable value. The City's overarching theme focuses limited municipal resources to meet the primary goals and desires of the residents of Temple Terrace.

## Old Suburb Emerging as a Sophisticated Residential Community of Urban Villages

Temple Terrace is an older, suburban, and predominantly residential community with distinctive Mediterranean Revival and Mid-Century Modern architecture. It is important to maintain this character, and where housing stock and business areas degrade, they are regenerated to sustain an overall harmonious quality of life reflective of the City's current architectural diversity.

Without landmarks or changes in development patterns or form, visitors typically do not recognize they have arrived in Temple Terrace. Successful places often distinguish themselves from their surroundings; therefore, the City is working to set itself apart and promote a definitive sense of place upon entering Temple Terrace.





## What is the Comprehensive Plan?

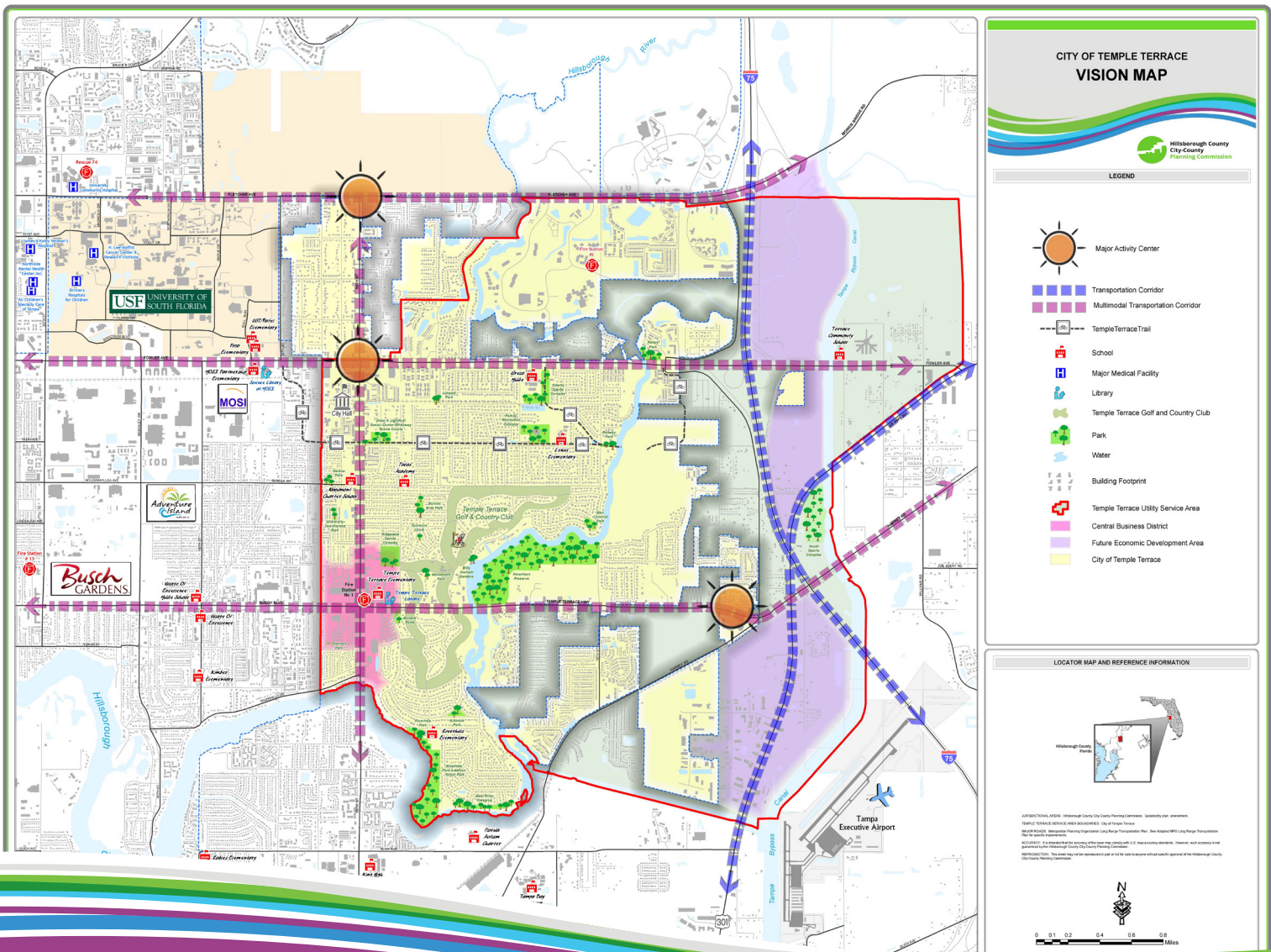
Each local government in Florida is required to adopt, maintain, and implement a comprehensive plan that, at a minimum, meets the requirements prescribed by Chapter 163 F.S., commonly known as the Community Planning Act. The *Imagine 2040: Temple Terrace Comprehensive Plan* is the long-term guide for the community to achieve a shared vision for our future, and what Temple Terrace hopes to become. It directs present and future physical, social, and economic development in the City. The purpose of the Comprehensive Plan is to provide a collective vision for the future and a planning framework to get there.

This Comprehensive Plan serves as a tool to evaluate requests for new development and spending on capital improvements, and to guide public policy in a way that ensures Temple Terrace continues to be the community its citizens are proud to call home. The Plan is comprised of an introduction and four major components that, when combined, represent the City as a whole: **PEOPLE, PLACES, NATURAL SPACES**, and **GOVERNANCE AND IMPLEMENTATION**.

These four components are representative of those fundamental growth management elements required by state law.

The map below shows the Temple Terrace Vision.

**Temple Terrace** – is the first city in Florida where the entire community is designated as a Multimodal Transportation District, which encourages walking, bicycling, golf carts and other alternative means of transportation.





## Goals and Objectives

The *Imagine 2040: Temple Terrace Comprehensive Plan* outlines important goals, objectives, and policies for the future of the City. Some of the most important include:

- **Continue to develop Downtown Temple Terrace into a thriving mixed-use city center.**
- **Focus new commercial development, mixed use development, and redevelopment into the major activity centers including 56th Street/Fowler Avenue, 56th Street/Fletcher Avenue, and Temple Terrace Highway/Harney Road/Highway 301.**
- **Improve the multi-modal corridors to provide access for all modes of travel and enhance the look and feel of each corridor through streetscaping. Those corridors include 56th Street, Busch Boulevard/Bullard Parkway/Temple Terrace Highway, Fowler Avenue, and Fletcher Avenue.**
- **Protect existing single-family neighborhoods.**
- **Protect environmentally sensitive areas along the Hillsborough River.**
- **Annex unincorporated areas within the Temple Terrace Utility Service Area to accommodate additional residential, industrial, and commercial growth and protect environmentally sensitive areas.**
- **Expand the Temple Terrace Trail and invest in bicycle and pedestrian infrastructure to allow for safe bicycle and pedestrian movement around the city.**
- **Provide for better relationships and transportation connections with the University of South Florida and Tampa Executive Airport.**

**The Best of Humanity** – A highly educated population, a great place to raise a family, excellent schools, stable neighborhoods, a beautiful park system with diverse recreational opportunities, a protected heritage, distinctive local amenities (e.g. golf course), an ethnically and culturally diverse community, active citizenry with creative and tolerant people, and an accessible/responsive local government.

**The Best of Nature** – The primary components are a clean and environmentally sound Hillsborough River, a balance between active recreation and the protection of significant natural areas, and an interconnected system of green corridors, taking advantage of the extensive oak tree canopy of Temple Terrace.





## PEOPLE

### Demographic Information, Economic Trends, Population and Job Projections

The greatest single asset a town, city, or jurisdiction can lay claim to is its people. People are the harshest critics, biggest cheerleaders, and best ambassadors. They are the heartbeat of the community. This Comprehensive Plan addresses the challenges that face its people and our entire community, such as:

#### Infrastructure

Investment toward the improvement of aging infrastructure is vital to keep pace with the increased pressure of business and population growth.

#### Connectivity

To compete globally, the provision of highly functional mass transit options that include managed toll lanes, bus rapid transit, and rail is critical.

#### Jobs

The leaders of the local jurisdictions must continue to work together, identifying targeted businesses and industries that will bring economic growth and higher paying jobs.

### Hillsborough County Population, Jobs, and Households

	2015 <sup>1</sup>			2040		
	Population	Jobs	Households	Population <sup>2</sup>	Jobs <sup>2</sup>	Households <sup>3</sup>
Unincorporated County	857,723	355,309	332,326	1,194,597	570,090	506,100
Tampa	355,850	372,077	145,855	481,128	500,095	202,060
Plant City	40,530	27,397	14,412	71,523	34,562	26,089
Temple Terrace	36,245	14,884	15,292	43,134	19,300	19,990
<b>Total</b>	<b>1,290,348</b>	<b>769,617</b>	<b>507,885</b>	<b>1,790,382</b>	<b>1,124,047</b>	<b>754,239</b>

<sup>1</sup> Planning Commission estimates based on 2010 Census within the Utility Service Area

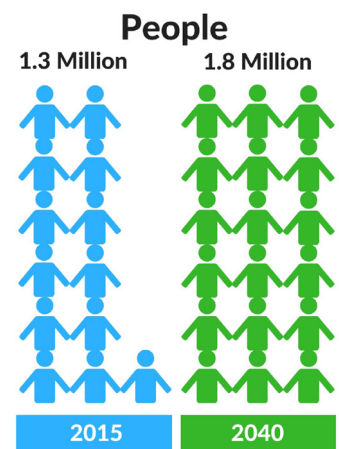
<sup>2</sup> Imagine 2040: Background Data and Analysis

<sup>3</sup> 2010 Census Data and Shimberg Center for Housing

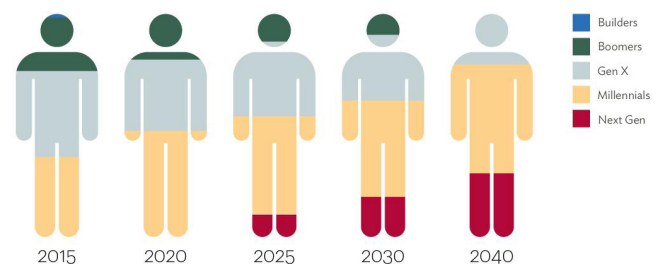
### Current Community Profile

Temple Terrace has a little over 25,000 citizens within its city boundaries and over 36,000 residents within its Utility Service Area. The City is projected to have an increase in population of more than 16% over the next 25 years. Millennials comprise approximately 25% of the city's population, in line with the national average. By 2025, the majority of the workforce and home-buyers in Temple Terrace will be Millennials.

Port Tampa Bay, Tampa International Airport, and the Interstate Highway System all contribute significantly to the mobility of goods and people in the region. The ability for Temple Terrace to compete nationally and globally is linked to the establishment of highly functional roadways and mass transit options that include managed toll lanes, bus rapid transit, and rail connections to the entire Tampa Bay region.



Millennials will comprise the majority of the workforce by 2025



Source: U.S. Census Bureau



## PLACES

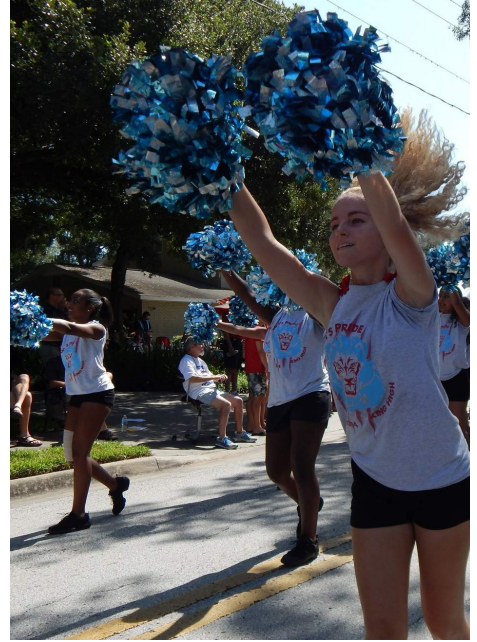
### *Understanding the areas in which we live, play, and move around.*

The many facets of our community make life in Temple Terrace unique and inspiring. **PLACES** have special meaning to each of us with many moving parts that operate together in seamless fashion. A key component of **PLACES** is the relationship between land use and transportation. However, the quality of all of our infrastructure systems – including transportation, utilities, and telecommunications – is important in creating a place people want to invest in and call home.

The City's origins as a Riverfront winter resort and golf community have evolved to become home for a diverse, educated, multi-cultural, middle-class community. The City is committed to a citizen-driven active redeveloped town center, respect for the Hillsborough River and its shoreline, creation and implementation of a grass-roots Vision for the community, preservation of its historic buildings, recognition of its strategic location between the University of South Florida and Tampa Executive Airport, and development of a more understandable and relevant Comprehensive Plan.

**PLACES** are the building blocks which help define where we live, work, and play and contains the major planning sections of:

- Land Use
- Mobility
- Housing
- Public Schools
- Potable Water & Waste Water
- Solid Waste
- Stormwater







## Future Land Use Goals

- Always strive for a beautiful environment embraced by diverse citizens by promoting the best of the City's humanity (its people assets) and the best of the City's nature (natural assets) and interconnecting and recognizing the interconnections of these assets to achieve a competitively unique and identifiable City for Living.
- Achieve a well-balanced and well-organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient multi-modal transportation network while protecting and preserving the fabric and character of the City's neighborhoods.
- Sustain the viability of existing and emerging, major activity centers, commercial corridors, and research corporate park areas and to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Ensure that land use patterns and development encourage walking, bicycling, and public transportation use, and make these transportation options a safe and convenient choice.
- Promote the 56th Street and Busch Boulevard/Bullard Parkway office and commercial activity center as the City's downtown area.
- Preserve and promote the historical, architectural, archaeological, and cultural resources of the City for its current and future residents.
- Manage growth so that the delivery of public facilities and services will occur in a fiscally and environmentally responsible manner, which will support development and redevelopment in the City.





## NATURAL SPACES

### *Understanding our Environment and Natural Resources*

Managing, conserving, and protecting our environment and natural resources requires a collective vision. We must conserve and preserve our open space and natural resources for future generations. A key component of **NATURAL SPACES** is the relationship between quality of life, economic development, and natural environments. Through the **NATURAL SPACES** section the City strives to:

- Provide adequate and appropriately located recreational facilities and open spaces to all residents concurrent with demand to preserve and enhance the “vision” and character of Temple Terrace.
- Establish and preserve an appropriate open space system to protect public health, safety, and welfare and assure retention of aesthetic and environmental amenities.
- Provide and maintain diverse parks, recreation facilities, and activities of high quality for all residents.
- Develop new funding sources for expansion of parks and recreation facilities and make use of available funding sources in the provision of quality recreation and open space opportunities.
- Preserve, conserve, restore, and appropriately manage the natural resources and maintain or enhance environmental quality for present and future generations.
- Ensure proper management and conservation of the natural environment and make the Hillsborough River cleaner, safer, and more attractive.
- Have sufficient and reliable energy available to meet the future needs of residents, businesses, and government, and development practices shall be resource efficient.

**NATURAL SPACES** sets forth the policy directions for:

- **Recreation and Open Space**
- **Environmental (Conservation)**





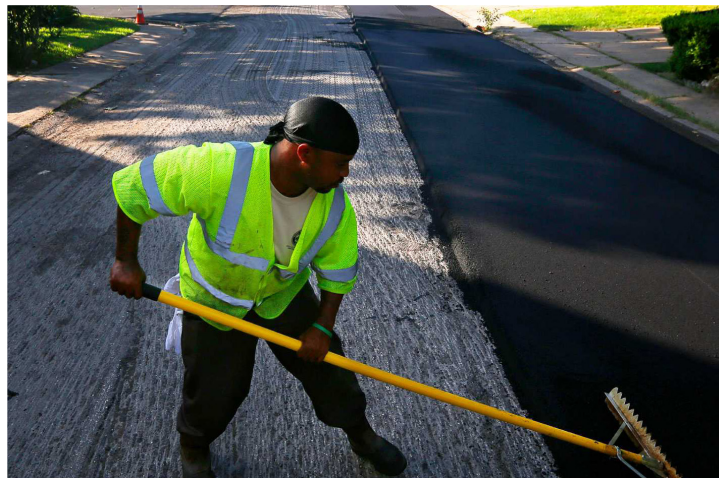
## GOVERNANCE AND IMPLEMENTATION

The Comprehensive Plan provides the principles, guidelines, standards, and strategies for the orderly and balanced economic, social, physical, environmental, and fiscal development of the community that reflects each community's vision and commitments. **GOVERNANCE AND IMPLEMENTATION** provides more specific information related to the legal status and implementation of the Plan including:

- Establish and maintain an efficient, effective, and convenient program which will address multi-jurisdictional comprehensive planning issues and resolve incompatibilities of the Goals, Objectives, Policies of the Plan.
- Manage growth and public resources in order to provide excellent public facilities and services in a timely, efficient and fiscally responsible manner.
- Ensure that future needs are addressed and consistent with the adopted level of service standards for public schools.

**GOVERNANCE AND IMPLEMENTATION** sets forth the policy directions for:

- **Intergovernmental Coordination**
- **Capital Improvements**





## How can you get involved?

**Read the Imagine 2040: Temple Terrace Comprehensive Plan.** Learn what goes into planning for the future. The Plan covers People, Places, Natural Spaces, and Governance to address elements required by state law.

**Discuss the Plan.** Invite one of our city planners to talk about the Plan and what it means to your neighborhood association or civic group. The Comprehensive Plan contains valuable information that can help your neighborhood with things such as making a recommendation on a land use plan amendment, rezoning, or developing a neighborhood plan.


**Attend a Board or Committee meeting.** Plan Hillsborough serves as staff to the [Hillsborough County City-County Planning Commission](#), [Metropolitan Planning Organization](#), and [Hillsborough River Interlocal Planning Board & Technical Advisory Committee](#). Each has committees and boards that meet regularly to discuss a wide range of comprehensive planning issues. Visit [www.planhillsborough.org/calendar](http://www.planhillsborough.org/calendar) for upcoming meetings.

**Help with the next update.** Get involved when the *Imagine 2040: Temple Terrace Comprehensive Plan* is updated or when community planning initiatives take place in your neighborhood. Your participation is vital to help planners and lawmakers chart a future course that works for everyone.

**Join the Plan Hillsborough mailing list.** Join a mailing list by visiting [www.planhillsborough.org/be-involved](http://www.planhillsborough.org/be-involved) or contacting Plan Hillsborough (contact information below).

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 **Planning Commission:** Planning Commission - Hillsborough County  
**Metropolitan Planning Organization:** Hillsborough MPO

**Take our surveys.** We have new surveys available from time to time. Check them out by visiting [www.planhillsborough.org/be-involved](http://www.planhillsborough.org/be-involved).

**Contact Staff.** We can help you or your organization to better understand the planning process and the concepts in the Plan.

### Plan Hillsborough

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# 2017



# GOLD LEVEL

*Comprehensive Plan Standards for Sustaining Places Recognized Plan*

**The *Imagine 2040: Temple Terrace Comprehensive Plan* has received the Gold Level in Comprehensive Plan Standards for Sustaining Places from the American Planning Association (APA).** The Sustaining Places Recognition Program was created to honor exemplary comprehensive plans from communities that have integrated sustainability into their plans. APA found the *Imagine 2040 Plan* focuses on issues related to future land use and transportation, particularly as they connect housing, schools, jobs and recreational areas. The Plan's emphasis on historic resources, sustainable development, renewables, green building practices, and intergovernmental coordination were keys to achieving this honorable recognition.

The American Planning Association is an organization of 38,000 members including city planners, planning commissioners, public officials, educators, students, and engaged citizens from hundreds of communities who are committed to creating thriving communities by providing safer and healthier communities, a better commute, greater choices of housing, and places of lasting value.



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