

**TEMPLE TERRACE CODE
CHAPTER 25 – LAND DEVELOPMENT**

ARTICLE IV. RELATION TO COMPREHENSIVE PLAN AND LAND USE.

Section 25.400 PURPOSE.

Each municipality in the State is required by Chapter 163.3202(1), Florida Statutes, to “adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.” Pursuant to Chapter 163.3194(2), Florida Statutes, Chapter 75-390-37, Laws of Florida, and Chapter 97-351, Laws of Florida, as amended, the Hillsborough County City-County Planning Commission is required to review and advise City Council of proposed land development regulations’ compliance with State law and of their consistency with and implementation of the adopted Comprehensive Plan. The City of Temple Terrace has adopted a unified Land Development Code necessary to implement the adopted Comprehensive Plan. Florida Statutes, Chapter 163.3202(2), identifies those minimum “specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan.” To ensure that minimum criteria in Florida Statutes are met, the Land Development Code contains the following articles and Chapter:

Article IV:	Relation to Comprehensive Plan and Land Use
Article V:	Zoning
Article VI:	Development Orders
Article VII:	Design Standards and Development Criteria
Article VIII:	Nonconforming Development and Variances
Article IX:	Level of Service Maintenance Requirements
Chapter 29:	Temple Terrace Downtown Community Redevelopment Plan Overlay Zoning District

Section 163.3194(3), Florida Statutes, provides the standards by which development orders or land development regulations are consistent with the adopted Comprehensive Plan. The specific intent of the land use plan categories are defined by the Future Land Use Element. They provide a narrative and standards to guide land uses and are based on an intensity compatibility concept, a land use hierarchy relating use intensities to their location relative to other uses. Other Elements in the Comprehensive Plan establish the City’s intent and standards for other specific topics identified in the Comprehensive Plan. The Land Development Code provides the framework by which the City’s comprehensive plan’s goals, objectives, and policies, in general for livability, natural form, city form, the use of standard, mixed-use, and overlay mixed-use redevelopment plan categories, manmade and natural system infrastructure interconnections, mobility interconnections, economy interconnections, and, more specifically, for neighborhood conservation, residential development, recreational development, community development, non-residential development, major activity centers development, community development, downtown redevelopment, special design considerations, multimodal transportation mobility, intergovernmental coordination and considerations, historic preservation, environmental protection, housing strategies and development, utilities and other public facilities development, public school facilities development, capital improvements, growth management, and the City’s overall long-term Vision. Strategies and development concepts are to be reached and implemented.

For the purpose of this Article, the following land use categories, as established in the 2025 Comprehensive Plan for the City of Temple Terrace, Florida, and incorporated herein, shall apply to all new development and redevelopment within the corporate boundaries of the City:

Standard Categories:	
R-4	Residential-4
R-9	Residential-9
R-18	Residential-18
O/I	Office/Institutional
C	Commercial
R/CP	Research/Corporate Park
P/SP	Public/Semi-Public
PROS	Park/Recreation Open Space

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Mixed-Use Categories:

CMU-12	Community Mixed Use-12
UMU-20	Urban Mixed Use-20
UMU-25	Urban Mixed Use-25
DMU-25	Downtown Mixed Use-25

Overlay Mixed-Use Categories:

O-NV-18	Overlay-Neighborhood Village-18
O-CC-18	Overlay-Commercial Corridor-18
O-SV-20	Overlay-Suburban Village-20
O-CV-20	Overlay-Community Village-20
O-UVC-20	Overlay-Urban Village Corridor-20
O-UV-25	Overlay-Urban Village-25

Environmental Overlay Categories:

ESA-O	Environmentally Sensitive Areas Overlay
NP-O	Natural Preservation Overlay

For the purpose of this Article, the following parts or Elements, as established in the 2025 Comprehensive Plan for the City of Temple Terrace, Florida, and incorporated herein, shall apply to all new development and redevelopment within the corporate boundaries of the City:

Introduction-Overview
Future Land Use
Housing
Recreation and Open Space
Conservation
Mobility
Public Facilities
Public School Facilities
Intergovernmental Coordination
Capital Improvements
Definitions

Section 25.410 FUTURE LAND USE MAP.

(a) The location and boundaries of land use categories established within the City of Temple Terrace are shown on the map entitled “Future Land Use Map – City of Temple Terrace,” as amended. Said map sections or portions thereof, together with all dimensions, categories, references and other data shown thereon, are hereby adopted and made part of this Article to the same extent as if the information set forth in said map were fully described and incorporated herein.

(b) The official future land use plan map is adopted as part of the 2025 Comprehensive Plan for the City of Temple Terrace, Florida, passed and adopted by the City Council and approved by the Mayor on June 30, 2009, and as may be amended in accordance with Florida Statutes and the Laws of Florida.

(c) The official, adopted future land use plan map shall be located at the office of the City Clerk, City of Temple Terrace, and shall be final authority as to the current land use plan status of lands within the City.

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Section 25.415 INTERPRETATION OF LAND USE PLAN CATEGORY LINES.

The location of land use plan categories shown on the future land use plan map shall be determined by the following rules:

(a) Land use plan categories are intended to follow center lines of streets or alleys, street or railroad right-of-way or watercourses or be parallel or perpendicular thereto, unless said land use plan lines are fixed by dimensions as shown on the future land use map.

(b) Where land use plan lines approximately follow City limits, said limits shall be construed to be said boundaries.

(c) The location of any said boundary shall be established property boundaries at the time of the plan adoption or specific map amendment.

(d) If, after the application of the foregoing rules, uncertainty exists as to the exact location of a land use plan category on the future land use map, where the location cannot be directly determined to coincide with any natural or man-made feature, or where the record clearly indicates an error was made in the location of a line on the map, the boundary shall be mutually determined by the directly affected owner(s) or agent(s) and by the staff of the Department (DCD). A written determination shall be made upon a written request being filed by an affected property owner with the Director. In the event an interpretation is not made within thirty (30) days of the receipt of a written request, the requesting party may elect to request a boundary interpretation from the City Council.

Section 25.420 LAND USE PLAN CATEGORY STANDARDS.

Land Use Category	Density	Intensity Maximum Floor Area Ratio
Residential-4	(0-4 du/ga)	N/A
Residential-9	(0-9 du/ga)	(0.25 FAR)
Residential-18	(0-18 du/ga)	(0.35 FAR)
Office/Institutional	(0-9 du/ga)	(0.5 FAR)
Commercial†	(0-9 du/ga)	(0.5 FAR)
Research/Corporate Park	-	(1.0 FAR)
Public/Semi-Public	-	(1.0 FAR)
Park/Recreation Open Space	-	(1.0 FAR)
Community Mixed Use-12†	(0-12 du/ga)	(0.5 FAR)
Urban Mixed Use-20†	(0-20 du/ga)	(1.0 FAR)
Urban Mixed Use-25† (20 acre minimum)	(10-25 du/ga)	(0.2 FAR)
Downtown Mixed Use-25 †	(0-25 du/ga)	(1.5-4.5 FAR)
Environmentally Sensitive Area Overlay	-	-
Overlay-Neighborhood Village-18† (20 acre minimum)	(10-18 du/ga)	(0.05-0.2 FAR)
Overlay-Commercial Corridor-18†	(10-18 du/ga)	(0.05-0.2 FAR)
Overlay-Suburban Village-20† (20 acre minimum)	(10-20 du/ga)	(0.05-0.2 FAR)
Overlay-Community Village-20† (20 acre minimum)	(10-20 du/ga)	(0.05-0.2 FAR)
Overlay-Urban Village Corridor-20 †	(10-20 du/ga)	(0.05-0.2 FAR)
Overlay-Urban Village-25 †	(10-25 du/ga)	(0.05-0.2 FAR)
Natural Preservation Overlay	-	-

† Some land use categories allow consideration of mixed uses. Density and intensity provisions may be more flexible in those situations and have minimum and maximum acreage and density and intensity requirements, but must conform to the provisions in the City’s 2025 *City of Temple Terrace Comprehensive Plan*, and these shall be approved if they meet the design criteria as specified in the City’s *Comprehensive Plan’s Land Use and Overlay categories as adopted and any related implementing zoning regulations and design standards, including through use of the PD classification with conditions reflecting those criteria, provisions, regulations, and standards.*

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Section 25.425 ZONING DISTRICT CODE/LAND USE PLAN CATEGORY MATRIX.

The Zoning District Code/Land Use Plan Category Matrix defines permissible relationships between the future land use plan categories and the City’s zoning districts.

ZONING DISTRICT/LAND USE PLAN CATEGORY MATRIX

Category Land Use	Zoning District															
	R10	R9	R7.5	R7	RMF	RMFA	CO	EI	CG	PROF	PD	PDR	AU	LI	PRS	P/QP
<u>R-4</u>	X	X									X	X				X
<u>R-9</u>	X	X	X	X	X	X	X				X	X				X
<u>R-18</u>				X	X	X	X				X	X				X
<u>O/I</u>							X			X	X					X
<u>C</u>							X		X		X					X
<u>R/CP</u>										X	X					X
<u>P/SP</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
<u>PROS</u>	X	X	X	X	X	X		X							X	
<u>CMU-12</u>						X	X		X		X		X	X		X
<u>UMU-20</u>						X	X		X		X					X
<u>UMU-25</u>						X	X		X		X					X
<u>DMU-25</u>	X*		X*		X*		X*		X*		X	X*				X
<u>ESA-O**</u>											X				X	X
<u>O-NV-18**</u>											X					X
<u>O-CC-18**</u>											X					X
<u>O-SV-20**</u>											X					X
<u>O-CV-20**</u>											X					X
<u>O-UVC-20**</u>											X					X
<u>O-UV-25**</u>											X					X
<u>NP-O**</u>											X			X		X

* Recognizes zoning classifications existing within the City’s adopted CRA area at time of DMU-25 category as approved pursuant to Ordinance #1145. Any future zoning reclassification of property within the DMU-25 land use category shall be to PD – Planned Development-to implement the downtown redevelopment plan.

**Recognizes zoning classifications existing within the Overlay Category pursuant to redevelopment, but any rezoning petitioner may propose a site plan conforming to the provisions for the site’s Overlay Category in the City’s Comprehensive Plan, and it shall be approved if it meets the design criteria as specified in the City’s Comprehensive Plan’s Land Use and Overlay categories as adopted and any related implementing zoning regulations and design standards, including through use of the PD classification with conditions reflecting those criteria, provisions, regulations, and standards.

Section 25.430 COMPREHENSIVE PLAN AMENDMENTS.

Procedures for amending the plan. The City shall adopt by resolution an administrative procedures manual which includes procedures, fees and schedules for: (1) application for amendment(s); (2) hearing procedures; and (3) actions to be taken by the governing body and local planning agency.

(Ord. No. 729, 5-1-90; Ord. No. 1160, 2-7-06; Ord. No. 1278, 8-17-10)

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