

City Adopts Guidelines For Redevelopment Area

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After nine months that included three public workshops and hours of discussion, the city has adopted guidelines to govern development within a 225-acre parcel targeted for revitalization.

Temple Terrace officials crafted design guidelines to shape future aesthetics of commercial and residential buildings in the city's 225-acre community redevelopment area, or CRA, along North 56th Street. On Tuesday, the city council approved the guidelines following a second public hearing that generated no comments.

The guidelines are meant to foster the kind of development the city council envisions at the site of a blighted shopping area at Bullard Parkway and North 56th Street and areas stretching south to the Hillsborough River, said Redevelopment Director Ralph Bosek. City leaders' vision for that land in the CRA is a mixed-use, New Urbanism project incorporating Mediterranean design and multistory buildings with offices and residences on upper floors and retail businesses at ground level.

Dozens of residents and property owners in the CRA have weighed in since the proposed guidelines were made public, and changes have resulted, including a decision to exempt single-family homes.

The guidelines require anyone wishing to develop or substantially renovate property within the CRA to adhere to the guidelines that govern exterior color choices, architectural styles, parking lot placement, setback requirements, the kinds of fencing and lighting that can be used and landscaping, among other things.

The guidelines are meant to serve as a temporary fix to allow development to go forward while the city revamps its building code, Bosek said. The process has taken some city governments years to complete.