



City Council Meeting
Temple Terrace, Florida
Tuesday, January 6, 2026
6:00 PM
City Hall Council Chambers

Agenda

1. Call to Order

2. Invocation

3. Pledge of Allegiance to the Flag

4. Historical Fact

5. Recognition and Proclamations

6. Presentations

6.A. Temple Terrace Multimodal Trail Network Plan

7. Board Appointments

8. Consideration of Minutes from Previous Meetings

8.A. Approval of December 16, 2025 City Council Meeting Minutes.

9. Public Comment

Persons Wishing to Heard on Items on the Consent Agenda or Non-Agenda Items. (The public may comment on an agenda item during the public comment period for each agenda action item. There will be a 30-minute time limit for all public comment to be continued at the end of the meeting if more time is needed):

NOTE: A three-minute time limit will be imposed on ALL comments from the public, regardless of the subject matter. Individual members of the public who are present in the audience may designate in writing a representation spokesperson to speak on their behalf and thereby relinquish their time to that spokesperson. Thereafter, they may not be heard on the agenda item for which designation was made. The representative spokesperson shall be allowed to speak for 1 minute for each such designation up to a maximum of 10 minutes. Appropriate dress when appearing before the Mayor and City Council is appreciated. Cell phones must be silenced while in the Council Chambers.

10. Communications and Petitions

11. Consent Agenda

11.A. Resolution Approving the Third Amendment to the Declaration of Covenants

and Reciprocal Easement and Operating Agreement
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SUPPLEMENT AND THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT (REOA) DATED JUNE 29, 2010; PROVIDING AN EFFECTIVE DATE.

12. Public Hearings, Ordinances, and Resolutions

- 12.A. Resolution Approving the Installation of a Speed Hump on N 62nd St
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE INSTALLATION OF A SPEED HUMP ALONG NORTH 62ND STREET BETWEEN E FOWLER AVENUE AND EAST 113TH AVENUE; PROVIDING AN EFFECTIVE DATE.
- 12.B. Resolution Approving Final Site Plan SPR-25-10 for Culver's Located at 5880 E. Fowler Avenue
A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-10 FOR 1.73 ± ACRES OF PROPERTY LOCATED WEST OF NORTH 60TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBER 036957-0000, ADDRESSED AS 5880 EAST FOWLER AVENUE, TO ALLOW FOR THE DEVELOPMENT OF A NEW 4,413 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THROUGH, SUBJECT TO CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.
- 12.C. Resolution Affirming the City Manager's Approval of a Minor Modification to the Building Elevations for 10024 and 10026 Davis Road (RZP-23-02)
A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, AFFIRMING THE CITY MANAGER APPROVAL OF A MINOR MODIFICATION TO THE BUILDING ELEVATIONS OF THE MASTER PLAN OF DEVELOPMENT FOR TWO PARCELS OF LAND LOCATED SOUTH OF EAST FOWLER AVENUE AND WEST OF DAVIS ROAD, ADDRESSED AS 10024 AND 10026 DAVIS ROAD; AND PROVIDING AN EFFECTIVE DATE.
- 12.D. First Public Hearing and First Reading of an Ordinance to amend the Planned Development Zoning District at Woodstork Plaza (RZP-25-02)
AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A ZONING RECLASSIFICATION AMENDMENT FOR TWO PLANNED DEVELOPMENT PARCELS TOTALING 2.3 ACRES (±) OF PROPERTY CONSISTING OF TWO FOLIOS (199554.0732 and 199554.0734), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF TAMPA TELECOM DRIVE AND FLETCHER AVENUE FOR RZP 25-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

12.E. Second Public Hearing and Second Reading of Ordinance 1588 Amending the Future Land Use of a Parcel of Land Located South of Talina Lane, East of North 78th Street, North of Lake Isle Drive, and West of Cedar Drive, from Residential-9 to Residential-18 (CPA-20-02)

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN," FUTURE LAND USE MAP, FOR A PARCEL OF LAND LOCATED SOUTH OF TALINA LANE, EAST OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR DRIVE CONSISTING OF APPROXIMATELY 3.0± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL-9 TO RESIDENTIAL-18 FOR CPA 20-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

13. Council Business

14. New Business and Board Reports

15. City Manager's Report

16. City Attorney's Report

17. Persons Wishing to be Heard on Items NOT Listed on the Agenda (continued if necessary):

Americans for Disabilities Act

The City of Temple Terrace is committed to making our website accessible to all users, including those with disabilities. While we strive to adhere to the accepted guidelines and standards for accessibility and usability, it is not always possible as it relates to attachments on the agenda that don't meet Federal standards for Americans with Disabilities Act (ADA) compliance. Please call the City Clerk's office at (813) 506-6440 for information on how to access these documents.

Adjournment

The Temple Terrace City Council meets the first and third Tuesday of each month and the meetings held at City Hall are broadcast "live" on Spectrum Channel 641 and Frontier Channel 39, beginning at 6:00 p.m. A rebroadcast of the latest meeting (or a taped version of the meeting if held at locations other than City Hall) can be seen on Wednesday and Friday at 2:00 p.m. and on Monday and Thursday at 7:00 p.m. Please be advised that there may be a scheduling delay in the rebroadcast of meetings held in locations other than City Hall, such as the Lightfoot Center, to allow time for the camera footage to be reformatted for broadcast. Meetings can also be viewed on the City's official YouTube channel at <https://youtube.com/user/cityoftempleterrace>.

Minutes of the City Council meetings can be obtained from the City Clerk's office. The meetings are recorded, but the minutes are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 282.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor through the City Clerk's

office no later than 5:00 p.m. two business days prior to the meeting.

Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Presentations
Subject: Temple Terrace Multimodal Trail Network Plan
Presenter: Alvaro Galbaldon, Planner

Recommendation:

Discussion:

Alvaro Galbaldon, Planner with the Hillsborough Transportation Planning Organization, will present the Temple Terrace Multimodal Trail Network Plan.

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Cost:

Attachments:

None

Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Lynda Sader, City Clerk
Item Type: Minutes
Subject: Approval of December 16, 2025 City Council Meeting Minutes.
Presenter: Andy Ross, Mayor

Recommendation:

Recommend approval of the minutes

Discussion:

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Cost:

Attachments:

1. 12-16-2025 Council Regular Minutes

**CITY OF TEMPLE TERRACE, FLORIDA
CITY COUNCIL MEETING MINUTES**

Having been duly advertised as required by law, the regular meeting of the Mayor and City Council of the City of Temple Terrace, Florida, was held on Tuesday, December 16, 2025, in the Council Chambers at City Hall.

Present were: Mayor Andy Ross, Council Members James Chambers, Alison Fernandez, Erik Kravets and Gil Schisler, City Manager Carlos Baia, City Clerk Lynda Sader, and City Attorney Ernest Mueller.

Absent was: None

Also present were: Police Chief Rob Staley, Assistant City Manager/Human Resource Director Antonio Nazario, Leisure Services Director Karl Langefeld, Finance Director Jim Ingram, IT Director Sally Cabrera, Community Development Director Greg Pauley, Code Compliance Director Jack Shanks, Public Works Director Jason Warrenfeltz, Fire Chief Ian Kemp, Community Development Deputy Director Marisa Robinson, City Planner Joe Moreda, Senior Planner Alyssa Livingstone and several others.

There being a quorum present, Mayor Ross called the meeting to order at 6:00 p.m., led the invocation, and the Pledge of Allegiance to the Flag.

4. Historical Fact

Council Member Chambers presented the following historical fact of the Police Explorer Program. Last month the program restarted and the Temple Terrace Police Department held an open house to kick off the Police Explorer program. The program provides experience in law enforcement and is affiliated with the Scouts of America for ages 14 to 21. That open house was a success, and the new program has started.

The first explorer post was founded in 1973 and was active until 2002. The post regularly competed at both the state and national levels and earned top honors on multiple occasions. Meetings were held every Tuesday evening and Saturday during the day. Tuesday meetings originally took place at the former Abby Apartments, now known as Southern Cove. Saturday training sessions were conducted at the Police Department. Several former officers served as advisors to the post, including Greg Pauley, Patty Stanton, and Michael Antonaidis. Explorer Cadets that went into law enforcement were: Carl Avari-Cooper (Officer TTPD), Nick Dittman (Officer TTPD), Chuck Philippi (Corporal TTPD), John Spala (Sergeant TTPD), Ruth Cate (Assistant Chief TPD), Anthony Collins was with the Temple Terrace Explorers for a brief time before joining

HCSO's Explorer post (Chief Deputy HCSO), and Chief Rob Staley (Chief of Police TTPD). It was a very good program back then and hopefully it will be as successful with this new program.

5. Recognition and Proclamations

5.A. Employee of the Month - November

Mayor Ross introduced Raquel Ruiz and stated Raquel has demonstrated exceptional dedication and leadership through the eTrak migration project, taking on responsibilities far beyond the scope of her Customer Service role. In addition to managing her regular duties, which include providing excellent customer service, supporting customer relations, and training team members at the front desk, Raquel has naturally stepped into the role of the Parks and Recreation Division's system liaison. She has provided essential training, troubleshooting support, and operational insight, ensuring the team's success and serving as a reliable point of contact for the Municipal Systems & Process Administrator. Raquel's initiative, expertise, and unwavering commitment to both daily operations and major projects make her an extremely valuable employee.

Besides all the work Raquel is doing for the eTrak migration project, she has also devoted her lunch hour for years to leading a spin class for her fellow employees. She is the kind of person who quietly elevates an entire workplace with her energy. She gives her time and her encouragement, not because she has to, but because she genuinely wants others to feel stronger, healthier, and more connected. All that she gets from the many hours she has devoted to helping her fellow employees is the satisfaction that she is doing her part to promote a healthy workplace. She is a reminder that one person's commitment can make everyone's day a little better.

Mayor Ross congratulated Raquel for being selected as the November Employee of the Month.

Raquel Ruiz thanked the City Council and her fellow employees.

6. Presentations-None

7. Board Appointments None

8. Consideration of Minutes from Previous Meetings:

8.A. Approval of December 2, 2025, City Council meeting minutes

Upon motion of Council Member Schisler, seconded by Council Member Fernandez, unanimously carried, the **MINUTES** of December 2, 2025, City Council Meeting were **APPROVED** as presented.

9. Public Comment (Persons Wishing to be Heard on Items NOT Listed on the Agenda or Items on the Consent Agenda)

[Mayor Ross stated the process for Public Comments.]

Charles Loeb wished everyone a Happy Holiday, Hanukkah, Christmas and the New Year. He continued with comments of the Joe Latino Center and the Temple Terrace Library.

Lucas Hutchins commented on the amount of the City's Christmas decorations.

Shawn Rhoades noted a sign on Sunnyside Road and asked the City to review it under the City's code.

Ken Tozier commented on the Christmas decorations.

Karen Waugh noted no holiday decorations along 56th Street in December and commented on the Centennial celebration.

Tara McDaniel commented on the holiday decorations, about events to bring people and dollars to Temple Terrace, and of volunteering for these type of events.

[Council Member Kravets asked for a point of order pertaining to people raising their hand to speak instead of filling out the form. He asked for time to review the Rules of Order for the specific rule and Mayor Ross called on Alon Mathews to speak.]

Alon Mathews spoke of Temple Terrace being his home, homeless people, young people, his family and about spending money where it needs to be spent.

[Mayor Ross verified there were no other public comment requests and closed the public comments section.]

Mayor Ross returned to the point of order.

Council Member Kravets stated and read rule 18.D.

Mayor Ross stated since he has been on the Council, the forms have been used, it is important for the City Clerk to be able to put the names of the people who speak into the record and it's not always audible. There is also a place for their contact information which the City Manager and directors use to follow up on their issues that are brought up. He asked the City Attorney if this is a failure to address longstanding practice in the paragraph of the rules.

City Attorney Mueller stated the form is not specifically stated in the rule, but it's been a custom for a long time and for all the reasons that he stated. He does not recall in the time that he's been here that anyone has been stopped from speaking because they have not filled out that form. They've been asked to fill out the form for that information in order for this City to reach back out if they had a question or to provide information. He does not see where 18.D. has been violated at all. No one has ever been stopped from speaking to the City Council.

Mayor Ross stated he was still looking for where they are on this. He stated he does not see anyone who wants to speak that has any trouble filling out the form, no one raised their hand and wanted to speak.

City Attorney Mueller stated the form is not specifically in the rule, but it has been a custom and it has a purpose. He emphasized he did not feel there was a break in protocol or in the rules. People have always had the opportunity to speak, and that's what 18.D. speaks to.

Council Member Kravets stated it is not that people who wish to speak are prevented from doing so, it's that the meeting progresses too quickly and they're not given an opportunity to ask to speak. He stated that they are not aware that they had to fill out the form and stated that the City doesn't have anyone who disseminates this information either. He noted it is not that they are preventing people from speaking, it's that they're not giving the opportunity to them to make it known that they have something to say.

Mayor Ross responded that as he introduced this section of Public Comments, he read into the record, "persons wishing to be heard on items on the consent agenda or items not on the agenda, request to address the mayor and Council are in the back of the chambers on that little table. Please complete the forms and give it to the City Clerk, to my left and to your right." That was stated at the beginning of the public comment section with additional instructions. He asked the Council if they wanted to abandon the forms and just have people come up and speak.

Council Member Chambers stated he heard the Mayor say at the very end of this, after the forms were read. "Is there anybody in the audience that wants to address the Council." Mayor Ross made that statement tonight. He always makes that statement at the end, before he goes to the consent agenda. He looks in the audience and maybe sometimes the consent agenda comes up fast, but that statement is made and it was made tonight. The audience is given the opportunity to raise their hand. He noted he did not know what was different tonight and the system the Council has used for years has worked and he is good with it continuing.

10. Communications and Petitions: None

11. Consent Agenda:

- A. Resolution Revising Article V of the Bicycle/Pedestrian Advisory Committee's Rules of Procedure Regarding Meeting Schedule**
- B. Resolution Awarding the Continuing Contract for Asphalt Paving Services to Six Contractors**

Upon motion by Council Member Chambers, seconded by Vice Mayor Schisler and unanimously carried, **RESOLUTION, 11.A.-11.B.**, were **ADOPTED** by consent, as follows:

RESOLUTION 156-25, Adopted the resolution and approved Revising Article V of the Bicycle/Pedestrian Advisory Committee's Rules of Procedure regarding Meeting Schedule.

RESOLUTION 157-25, Adopted the resolution and approved Awarding the Continuing Contract for Asphalt Paving Services to Six Contractors.

12. Public Hearings, Ordinances, and Resolutions:

- A. First Reading and First Public Hearing of an Ordinance amending the Future Land Use of a parcel of land located south of Talina Lane, east of North 78th Street, north of Lake Isle Drive, and west of Cedar Drive, from Residential-9 to Residential-18 (CPA-20-02).**

Mayor Ross opened the Public Hearing.

City Planner Joe Moreda introduced Yaneka Mills of the Planning Commission staff, stating they were the lead agency reviewing the comp plan amendment. The City is reviewing the implementation piece, which if the comp plan amendment is approved, then the City will deal with it through the zoning process.

Yaneka Mills, Planning Commission staff stated the applicant is bringing this application forward after some time since the case was last revisited, staff did have another opportunity to do some site visits to see if conditions had changed and the development pattern in the area, it was determined by staff to not have changed. This site is located on the east side of 78th Street, south of Temple Terrace Highway. The application being brought forth before them this evening, privately initiated and it's approximately three acres. The applicant is requesting to change a future land use designation from residential nine to residential 18. This is the site within its current state is a wooded area not developed. Currently, the subject site has a future land use designation of a residential. The applicant is requesting to change the future land use designation to residential 18. Currently, if the site were to be developed, it could potentially, be developed

up to 27 dwelling units. If approved, the site would have the potential to be developed up to 54 dwelling units. There would be an increase in density potential on the site. Planning Commission staff reviewed the following plan amendment for consistency with the Temple Terrace Comprehensive Plan and found it to be consistent with the following objective goals and policies. Based on those considerations, Planning Commission staff recommends that CPA 20-02 be found consistent with the goals, objectives, and policies of the Temple Terrace Comprehensive Plan.

City Planner Joe Moreda stated the property is zoned multifamily right now. The density would be the maximum density the plan would allow. However, they would have to go through a site engineering plan, which at that point, they would have to provide the proper stormwater attenuation, parking, drives, and any type of improvements that are necessary through site engineering. The City reviewed the planning commission's findings, we reviewed the area finding R-18, on the south end to the east of it. The City feels it is a compatible category that fits within the City's plan goals in terms of their infrastructure and services. The City agrees with the Planning Commission findings.

Tarik Fuller, representing the applicant and the owners, (son of owner and licensed engineer) stated he had a presentation, but the staff covered the item and would stand for questions.

Public Comments were taken for the record:

Renee Minson, president of HOA Meadowood Condominiums, stated that this is three acres and pretty much all wetlands. She commented on the number of units, stormwater and drainage.

Mr. Moreda noted they will have to provide for the appropriate stormwater management and for parking. A site plan is not required at this time because this is a standard district. This and the building(s) would all have to fit on the three acres. Traffic would be reviewed later, through the engineering department and stated that the wetlands are regulated by the Environmental Protection Commission.

Annette Rennie noted she is a realtor and agrees with Ms. Minson. She owned three units in the back, near the wetlands and during the storms, they were flooded. She stated that more units are not needed in that area.

Mayor Ross asked for additional comments and saw none.

Vice Mayor Schisler asked if the item 12.C. on tonight's agenda, if passed, would it preclude this item.

City Attorney Mueller stated 12.C. deals with plats and this item is the underlying comprehensive plan that governs that area.

Council Member Fernandez asked, if passed tonight, this just sets a maximum density and they would still need to bring back a site plan, to look at what may be built, with stormwater, wetlands, and school district capacity.

Mr. Moreda stated this sets the ceiling for the density.

Council Member Fernandez asked about traffic, at capacity or close to it.

Mr. Moreda stated that would be reviewed later.

Council Member Fernandez stated this sets the maximum capacity, but does not guarantee it.

Mr. Moreda stated the site plan will come back to Council and the Engineer Plan will be reviewed.

Council Member Fernandez commented on stormwater.

Mr. Moreda stated that would be reviewed with the Engineer Plan.

Council Member Kravets asked if posting of signs met the requirement.

Mr. Moreda stated the notice was in accordance with requirements.

Council Member Kravets asked about future landscape buffer to the west.

Tarik Fuller, applicant, stated do not have set plans but would be open to landscaping.

Council Member Kravets asked about this being small units.

Tarik Fuller, applicant, stated they do not plan to rezone and are trying to develop it as multifamily.

Vice Mayor Schisler asked staff what are the next steps and how many times would this be brought back before Council.

Mr. Moreda stated if this gets adopted, the next step is incumbent upon the applicant. Their next step would be to file for a site plan, that would be transmitted to all the review agencies or partner departments and Temple Terrace. Then they'll go through the process and when that becomes final, then their next step would be the building process. It would come back to the Council at least one more time.

Mayor Ross asked about the stormwater and drainage with the Meadowood area and surrounding areas being hit pretty hard with Milton.

Mr. Moreda stated development should not make matters worse, if designed properly, it should be ok.

Mayor Ross stated he wanted to make sure all of this is taken into account with the site plan and engineering plan.

Mr. Moreda stated that they would all be looked at and taken into account for the plans.

Council Member Kravets asked the City Attorney, whether it would be illegal or arbitrary for the Council to move this forward, but then with the proviso attached that the current statutory stormwater requirements are exceeded by, 10 or 20%.

City Attorney Mueller stated he would not be comfortable with that and stating that the item before the council is the comp plan amendment, which is changing the maximum density for that property. The Council is not into that aspect yet and does not know what they are going to design. He asked Mr. Moreda to confirm, when they do the design, they will have to account for all the water, the stormwater.

Mr. Moreda stated they will have to account for all that when they create that design.

City Attorney Mueller stated it is not appropriate to address the stormwater aspect at this time.

Tarik Fuller, applicant stated, just to reiterate that at this point, they're not sure what they want to build at this point, but they're going to comply with any engineering standards within the land Development Code. They're aware of all the concerns on the site relating to capacity and retention. When they come back with a site plan, they will work with staff.

Mayor Ross closed the public hearing and asked the Clerk to read the title of the ordinance.

The City Clerk therefore read the title.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN," FUTURE LAND USE MAP, FOR A PARCEL OF LAND LOCATED SOUTH OF TALINA LANE, EAST OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR DRIVE CONSISTING OF APPROXIMATELY 3.0± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL - 9 TO RESIDENTIAL – 18 FOR CPA 20-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING SEVERABILITY, AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

Upon motion by Vice Mayor Schisler, seconded by Council Member Fernandez. **APPROVED** the ordinance on first reading, amending the Future Land Use of parcel located south of Talina Lane, East of North 78th Street, north of Lake Isle Drive and West of Cedar Drive, Residential-9 to Residential-18 (CPA-20-02).

Vice Mayor Schisler stated this does not allow them to start, they can't dig holes and build. Our staff is diligent in putting in restrictions and conditions. There will be more discussions on this.

Vote on the motion being: Mayor Ross and Council Members Chambers, Fernandez, Kravets and Schisler voting "aye," no "nay."

Mayor Ross stated this Ordinance will appear for a second reading and public hearing on Tuesday, January 6, 2026.

B. Second Public Hearing and Second Reading of Ordinance 1585 Amending the Capital Improvements Section of the City's Comprehensive Plan

Mayor Ross opened the public hearing.

Diego Guerra, Planning Commission Staff stated they reviewed for consistency, capital improvements sections, schedule of projects, and updates. The review was conducted in accordance with chapter 163. That requires the schedule of projects, which is a list of projects, that derive from the Capital Improvements program and specifically addressed levels of service. It is these projects that make up the schedule of projects, and they are updated in the comprehensive plan on an annual basis. Planning Commission staff identifies the projects within the capital improvement program, that affect levels of service, and this is what, again, makes up the schedule of projects. The update is accomplished by ordinance, which is permitted under chapter 163, and this is not out of the norm for the normal standard plan amendment process, because it occurs annually, chapter 163 does allow for that process. The total funding amount for FY 26 through 530 is approximately \$39.1 million, for a total of 86 projects. A total of 83% of the projects address the replacement of facilities or elimination of deficiencies. He discussed funding for these projects. The Planning Commission review found the city's FY 26 to 30 schedule of projects consistent with the city's comprehensive plan, and recommends the City adopt the ordinance.

Mayor Ross asked for comment and seeing none, he asked for Council questions.

Mayor Ross closed the public hearing and asked the Clerk to read the title of the ordinance.

The City Clerk therefore read the title.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, PROVIDING FOR THE ANNUAL MODIFICATION AND UPDATE TO THE CAPITAL IMPROVEMENTS SECTION OF THE 2040 COMPREHENSIVE PLAN FOR THE CITY OF TEMPLE TERRACE, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY MODIFYING AND UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE OF PROJECTS FOR FISCAL YEARS 2025-26 THROUGH 2029-30 AND INCORPORATING THE 10-YEAR LONG-TERM IMPROVEMENTS FOR THE MULTIMODAL TRANSPORTATION DISTRICT FOR 2026-2035 INTO THE SCHEDULE OF PROJECTS WHICH INCORPORATES BY REFERENCE, PER THE COMPREHENSIVE PLAN CAP POLICY 1.5.13, HILLSBOROUGH COUNTY TRANSPORTATION PLANNING ORGANIZATION'S (TPO) TRANSPORTATION IMPROVEMENT PROGRAM (TIP), HILLSBOROUGH AREA REGIONAL TRANSIT'S TRANSIT DEVELOPMENT PLAN (HART'S TDP) AND HILLSBOROUGH COUNTY PUBLIC SCHOOLS FACILITIES WORK PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Upon motion by Council Member Chambers, seconded by Vice Mayor Schisler, **Approved Ordinance 1585** on Second Reading and approved Amending the Capital Improvements Section of the City's Comprehensive Plan.

Vote on the motion being: Mayor Ross, Council Members Chambers, Fernandez, Kravets and Schisler voting "aye", no "nay".

C. Second Public Hearing and Second Reading of Ordinance 1586 Amending Sections 12-357 (Final Plat Review) and 12-354 (Preliminary Plat Review) of the Land Development Code

Mayor Ross opened the public hearing.

Senior Planner Alyssa Livingstone noted this is a second public hearing and a reading for proposed text amendments to our Land Development Code that ensures full compliance with a recent mandate from the Florida Statutes, specifically, Section 177.071. The Hillsborough County City County Planning Commission approved these text amendments on Monday, December 8th, 2025. The overall intent of this legislative update is to streamline plat approvals. Section 177.071 of the Florida Statutes now requires all municipalities to designate an administrative official to approve final plats and reports, to comply with the state mandates and streamline our development review process. They recommend designating the City Manager for this administrative function. Implementing this change requires amending section 12-357. Additionally, the city is proposing to make corresponding adjustments to section 12-354, which

governs preliminary plat reviews. This action ensures the preliminary plat review process aligns with the new legislative requirements for final plat approvals, creating a cohesive development review process. Currently, in section 12-357, subsection C, after the DRC review is complete, the City Engineer confirms completeness and compliance and then the plot is sent to the City Council for final signoff. In section 12-357, subsection D, following final approval by City Council, the City Engineer coordinates the recording of the plat. The updated text dictates that the plat be forwarded to the City Manager for final approval, instead of the City Council. This change recognizes that plat approval is primarily an administrative action and removes it from the City Council's legislative agenda. Currently, in section 12-354, subsection G, any applicant wishing to appeal a preliminary disapproval goes before the City Council. If amended, the appeal would be directed to the City Manager.

Mayor Ross asked for comment and seeing none, he asked for Council questions.

Council Member Kravets stated he read the staff report on this and it was said that no changes are statutorily required when it comes to preliminary plat review, only to the final plat review.

Ms. Livingstone stated the overall intent of the update is essentially to remove the pressure from City Council to review plats, to recognize that plat review and preliminary plat review is essentially an administrative function. The reason why we are recommending that City Manager reviews preliminary plat disapproval appeals is in order for the process to be streamlined, because it essentially makes sense to do the same thing or the same action or the same flow for prelim plat and the final plat.

Mayor Ross closed the public hearing and asked the Clerk to read the title of the ordinance.

The City Clerk therefore read the title.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTIONS 12-357 AND 12-354 OF THE CITY CODE OF ORDINANCES; DESIGNATING THE CITY MANAGER AS THE ADMINISTRATIVE AUTHORITY FOR FINAL PLAT REVIEW; DESIGNATING THE CITY MANAGER AS THE ARBITER OF APPEALS FOR PRELIMINARY PLAT REVIEW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Council Member Kravets commented on the appeal process and of having the City Manager reviewing the preliminary plat disapproval appeals.

Mayor Ross noted that these are valid points raised but stated this is required by legislation.

Community Development Director Greg Pauley stated starting with preliminary plats. Preliminary plats are reviewed by DRC, not the City Manager. Preliminary plats are processed as part of the application for the site plan and site engineering construction work. City Manager never sees that in most cases, all preliminary plats are addressed through comments from our staff, including our planners, our engineers and other participants on the DRC. If you were disapproved at the DRC level, then that appeal would then go to the City Manager. It sets the City Manager as the arbiter for those appeals. Once that application comes full cycle and works, it's all the way to final plat approval, which is the next stage. Then that goes through primarily through our City Engineer's office, and it is reviewed through third party surveyors. It is once again reviewed by DRC, and the city engineer takes more of a very active role in that process, and when he declares it ready to move forward, it comes back to the Community Development department. It will be packaged, and then delivered to the City Manager for final approval. To answer the earlier question, it's not the same person that either approved or disapproved of the preliminary that would hear the appeal.

Council Member Kravets stated he would vote "no" if 12-354 is in it.

Vice Mayor Schisler stated the City Council does not get preliminary now anyway, the staff come to a resolution now and for consistency, he is ok with this.

Council Member Fernandez stated 12-357 is not an optional change and she understands someone would want to appeal to a different body. What happens if rejected, now it comes to City Council, what happens if this passes.

Mr. Pauley stated the City Code won't allow that to happen, if a preliminary plat is approved, it moves forward. The final plat is all the technical legal jargon, the Code won't allow it to change from preliminary to final plat. Our code will not allow it to change significantly between preliminary and final. So if that's a concern of yours, he stated right now that our code simply doesn't allow it to happen, because one of the things that the city engineer is charged with is shepherding of that review process, ensuring that the final plat as presented, is consistent with the preliminary plat as approved. Unfortunately his concern is, is that if you do keep it the same and the City Council renders a ruling on it, as I just said, he's required as a city engineer to ensure that the final is consistent with the preliminary, which now means the City Council has taken action on the final. Even though the intent of the statute was to remove the elected, the local elected officials inadvertently backdoors it, right back in.

City Attorney Mueller stated this could be a concern. The City Manager would look at it and he is not involved with DRC. Legislature said it could no longer go to City Council, must go to administrative process.

Upon motion by Council Member Kravets, seconded by Council Member Fernandez, **Amend Ordinance 1586**, remove modification of 12-354 (Prem Plat Review).

Mayor Ross said he read the statute and also stated some cities don't have preliminary plats.

Vote on the motion being: Council Members Fernandez and Kravets voting "aye," Mayor Ross and Council Members Chambers and Schisler "nay." Therefore, the motion **failed**.

Upon motion by Vice Mayor Schisler, seconded by Council Member Chambers, **Approved Ordinance 1586** on Second Reading, Approving Amending Sections 12-357 (Final Plat Review) and 12-354 (Preliminary Plat Review) of the Land Development Code.

Council Member Kravets stated he would be a no vote because this has no separation of powers and he does not think the Council should give up power if they are not required to.

Mayor Ross noted he does not disagree of Council Member Kravets statement of giving up local control, but the Legislature wants local Councils out of this process.

Council Member Fernandez stated she has heard Council Member Kravets concerns and would vote "no".

Vote on the motion being: Mayor Ross and Council Members Chambers, and Schisler voting "aye," Council Members Fernandez and Kravets "nay." Therefore Passing.

D. Public Hearing and Second Reading of Ordinance 1587 Creating Short-Term Rental Requirements

Mayor Ross opened the public hearing.

Code Compliance Director Jack Shanks stated this ordinance establishes a regulatory framework for managing short term rentals within City of Temple Terrace. Short term rentals have become increasingly common in residential neighborhoods across Florida. This ordinance is designed to help the city manage their growth responsibly, balancing private property rights and state preemption with our duty to protect the health, safety and welfare of our residents. Our overall goal is simple, to ensure that short term rentals operate safely, that are properly within our neighborhoods and contribute positively to the community. Short term rentals, often hosted through platforms like Airbnb or Vrbo, have created new challenges for cities across the state. Before 2011, Florida cities had the ability to regulate short term rentals under Home rule Authority. That changed when the legislature passed House Bill 883, which preempted local

control. In 2014, the legislature restored some local authority through Senate Bill 356, allowing cities like ours to regulate short term rentals for health, safety, and welfare, but not to prohibit them outright or limit how often they can be rented. Based on data provided to us by short term rental company compliance software providers like Granicus and Decora Technologies, we can estimate that our current number of short-term rentals within Temple Terrace is approximately 150. While many of these are well managed, others have generated issues. We've addressed complaints as short term rental properties involving multiple vehicles parked in yards, blocking the right of way, trash not being disposed of properly, left to become a nuisance, and reports of excessive noise and occupancy levels. Without consistent standards, it becomes difficult for staff and residents to address those impacts fairly and effectively. This ordinance provides a balanced and legally sound way for us to address those concerns, while respecting state law. To create this ordinance, multiple jurisdictions were researched. Pinellas County, the City of Bradenton, Daytona Beach, and Annamaria, amongst others, were reviewed. It was shown that some cities received challenge from the short-term rental operators, who viewed the ordinance as over regulatory or discriminatory, and in those cases, issues were either settled or the ordinance was revisited. The public purpose of this ordinance is to serve the health, safety, and general welfare of our community. It does that by requiring all short term rentals to meet basic life and safety standards. Under the Florida Building Code and Fire Prevention Code, preserving the quiet character and property values of established neighborhoods, promoting accountability among owners and operators, and ensuring fair treatment of both the short term rental owners and our residents. Ultimately, this is about ensuring that everyone residents, visitors and property owners can coexist safely and respectfully. This ordinance creates a clear and structured system for short term rentals in the city. First, it establishes a Certificate of Use program. All short term rentals must apply for and maintain a certificate of use, which is valid for one year before the initial certificate is issued. The City fire department will inspect the property to confirm that it meets minimum life safety requirements. That inspection will be repeated every two years thereafter. Second, it establishes a registration fee of \$200 per property per year. That fee helps offset the administrative and inspection costs associated with the program. It sets operational standards. Maximum occupancy is limited to two persons per bedroom plus two additional occupants. This occupancy level is standard. All parking must be off street. No lawn or grass parking is permitted in conjunction with Temple Terrace Code 16-7. Quiet hours are set between 10 p.m. and 8 a.m. Each property must have a local responsible party available 24 hours a day to respond to emergencies, inspections or complaints. Basic safety and contact information must be posted inside the unit in a conspicuous place near the main entry door. It includes advertising requirements. Any advertisement must include the property's license and certificate numbers, the maximum occupancy and parking limits. That way, guests and neighbors have clear expectations before booking occurs, and finally, it establishes enforcement provisions. Violations are handled under chapter one, article two of the City Code using the standard Code Enforcement

Board process. The emphasis is on achieving compliance, not punishment. He went on to highlight how this proposed short-term rental ordinance is protective of the neighbors but also fair and beneficial to the short-term rental owners.

This approach rewards owners who operate responsibly and establishes short term rentals as a legitimate, well managed component of our local economy. The annual registration fee of \$200 per property will cover the cost of inspection, administration, and enforcement, reducing the financial impact on the city's general fund for property owners and operators. This cost is minimal compared to the average rental income for short-term stays. Overall, the ordinance is expected to have a neutral to modestly positive economic impact because it provides predictability for owners and operators while improving safety and neighborhood compatibility for the community. It strengthens public confidence in how these properties are managed, creating a safer, more orderly environment for everyone.

If a parking issue is observed or reported during normal business hours, a compliance officer will contact the responsible party 24 hours a day to notify them of the violation, and depending on the circumstances, we'll attempt to have the occupants address the issue immediately. The expectation is that the evaluation is corrected at that time. A parking violation constitutes a direct violation of the certificate of use. Likewise, failure to respond or take immediate corrective action by the property owner or responsible party is also a violation of the certificate of use. Once the certificate of use is violated, that violation is irreversible and that triggers a notice of violation and notice of hearing, which would then be scheduled for the next Municipal Code Enforcement Board meeting. During non-business hours, just as they do now, our police will respond to parking related calls. Officers will have access to the same responsible party contact information, and will make the same efforts to achieve immediate compliance. The Code Compliance department will be notified of the violation and will proceed with issuing the Notice of Violation, Notice of Hearing for a presentation to the next Municipal Code Enforcement Board. In conclusion, this ordinance provides a practical and balanced approach to managing short term rentals in Temple Terrace. It respects property rights, enhances neighborhood quality, and ensures that all rental properties operate safely and responsibly. Should this ordinance be approved, we will be fully enforcing it no later than July 1st, 2026. This gives us time to secure the most appropriate software, to train staff and identify and provide notice to all short-term rental owners.

Public Comments were taken for the record:

Neil Oaks stated this ordinance should be passed unanimously. He stated Mr. Shanks is doing a great job. He wants something done to take back control of single-family homes.

Joshep Logston noted he wants this to be approved. He stated he agrees with Neil Oaks and thanks Mr. Shanks and staff for their work.

Sandra Logston stated she wants this solved and supports this ordinance.

Karen Waugh stated her issues of not knowing who is renting and stated her concern of sex offenders renting. She asked who to call if issues arise.

Charles Loeb noted absentee owners, fire inspections and if insurance savings of having fire inspections would be passed on to renters.

Mr. Shanks stated there would be a sex offenders check on renters and have a link to have owners verify that.

Council Member Fernandez asked what happens if renters do not abide by the rules, who would get notifications and what is the process.

Mr. Shanks stated with this being a certificate of use, it is directly enforceable. It will trigger immediate notice of violation and violation notification of hearing. Even if it's corrected that same day, it's still going to go in front of the board. The board will hear that and they're going to levy a fine, much like the tree matrix that we have, we'll probably create something similar to that.

Council Member Fernandez asked what would happen if owner consistently violates.

Mr. Shanks stated they would revoke the certificate of use and notify the DPR for licensure violations.

Vice Mayor Schisler thanked the staff for their work and putting as much teeth as we can into this Ordinance. He asked on parking, what constitutes a parking violation.

Mr. Shanks stated that would be part of certificate process and parking allowance would be set at that time and outlined.

Vice Mayor Schisler asked if something with the structure changes, will an annual audit be done.

Mr. Shanks stated that will be part of the renewal process.

Council Member Chambers asked for clarification on parking violation process.

Mr. Shanks stated his officers will check on the parking arrangements and investigate as needed.

Mayor Ross closed the public hearing and asked the Clerk to read the title of the ordinance.

The City Clerk therefore read the title.

AN ORDINANCE OF THE CITY COUNCIL OF TEMPLE TERRACE, FL, CREATING DIVISION 3 OF ARTICLE IV, CHAPTER 8, OF THE TEMPLE TERRACE CODE OF ORDINANCES, ENTITLED "SHORT-TERM RENTALS;" PROVIDING DEFINITIONS; ESTABLISHING A CERTIFICATE OF USE PROGRAM FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR INSPECTIONS OF SHORT-TERM RENTAL PROPERTIES TO ENSURE CONSISTENCY WITH THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE; PROVIDING FOR SHORT-TERM RENTAL PROPERTY ADVERTISING REQUIREMENTS; PROVIDING PROVISIONS FOR THE REGULATION OF OCCUPANCY OF SHORT-TERM RENTAL PROPERTIES; PROVIDING PARKING REGULATIONS FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR PENALTIES FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CHAPTER 8 OF THE CODE OF ORDINANCES WHICH GOVERNS BUILDINGS AND FIRE PREVENTION; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Upon motion by Council Member Chambers, seconded by Council Member Fernandez, **Approved Ordinance 1587** on Second Reading, Approving Creating Short-Term Rental Requirements.

Vote on the motion being: Mayor Ross, Council Members Chambers, Fernandez, Kravets and Schisler voting "aye", no "nay".

E. Resolution Approving a Contract with Bandes Construction Company, Inc. for Emergency Operations Center Building Services at Fire Station No. 1

Fire Chief Ian Kemp stated the contract with Bandes Construction Company for the construction of the city's emergency operations center. In 2023, the city of Temple Terrace was awarded \$4.5 million in state appropriation grant funding for the construction of a new emergency operation center. Resolution 4124 subsequently authorized the City to enter into an agreement with Applied Services Consulting to provide management services, including preparation for architectural design documents and technical specifications required for competitive solicitation. The new facility will include a hardened emergency operation center, fire administration offices, and a new fire and police communication center. On October 17, 2025, the City issued a request for qualifications (RFQ) seeking qualified firms to provide building services for the Harden two story facility. Multiple firms submitted responses following the evaluation of written proposals and eight firm presentations. The city's selection committee issued a Notice of Intent to award the contract to the Bandes Construction Company Incorporated. This portion of the project was budgeted. \$6 million in the bid received from Bandes Construction came in under the budgeted

amount. The bid package was reviewed by the City engineer and architect and himself and was deemed complete, meeting all project requirements. The proposed contract amount for Bandes is \$5,484,590. This project is funded through the combination of \$4.5 million in state appropriations grant funding, and \$1.5 in city funds. The project needs to be completed by February 28, 2027.

City Manager Baia stated the State will reimburse the City after the funds are expended. The requests for reimbursement will be sent when the funds are spent and not wait till the project is complete.

Upon motion by Council Member Fernandez, seconded by Council Member Chambers. **RESOLUTION 158-25, ADOPTED** and approved awarding a contract with Bandes Construction Company, Inc. for Emergency Operations Center building services at Fire Station No. 1 and Authorize the City Manager to execute said contract.

Vote on the motion being: Mayor Ross, Council Members Chambers, Fernandez, Kravets and Schisler voting “aye”, no “nay”.

13. Council Business:

13.A. PBK Architects Presentation: Conceptual Renderings for a Possible Public Safety Complex

Phil Trezza, Amy Weber Bradlow, and Ingrid Docken of PBK Architects presented two options.

Ms. Bradlow presented the new building information, stating this is designed that it could be done in phases, there is room on the site for police and fire training, space for special vehicles, meeting space, fitness area and administrative offices. The fire station would be a two bay station which will accommodate multiple apparatus in each bay.

Ms. Docken noted the two different styles to review. A contemporary version of mediterranean style, with the use of a metal roof and other features. The next option was a contemporary style with a simplified roof, and the fire building with a sloped roof, using metal, and stucco.

It was stated they were asking for directions on the conceptual designs.

Mayor Ross asked the City Manager if this would be built in phases and if the fire station is a future project.

City Manager Baia stated they have worked together to provide a total plan but would consider later if and when a fire station would be needed and to consider a ballot initiative.

Council Member Chambers stated he likes the modern and it fits in the marketing plan.

Council Member Fernandez stated she also likes the modern, contemporary option.

Council Member Kravets asked if this design is to include fire station. He thinks the City will need it for class one rating, population is growing and call volume is up. He stated he liked the modern design and the roof design.

Vice Mayor Schisler noted the modern is cleaner and the area this would be in is more modern.

City Manager Baia stated they would like to know which architectural design to move forward with. Then the discussion of what to build would happen, noting they still need to review data and then would proceed.

Vice Mayor Schisler stated he likes the modern.

Mayor Ross noted the consensus by the Council on the modern contemporary design.

Council Member Kravets asked the City Manager, regarding the Centennial Committee finances, if the balance of the account is \$18, 228. He asked if some of those funds could be appropriated to do Christmas lighting this year.

City Manager Baia stated as of the previous day, December 15, 2025 that was the balance, but he was not sure of the timing and challenge of using those funds for Christmas decorations with only nine days before Christmas. He clarified that the City has not reduced holiday lighting since he has been City Manager but has added some wreaths in the last few years. He stated he has spoken with citizens of the community who have lived here for many years, and they stated many, many years ago, there was more lighting but not recently. Also, TECO came out with a policy on some of their poles, that banners and decorations could not be put on their poles. He did not want to set unrealistic expectations of what the City could get done and asked the Council for their direction.

Council Member Kravets asked what the fate of the \$18, 228 would be if it was not spent.

City Manager Baia stated that once they sunset the Centennial Committee it would roll back into the general fund. He asked the Finance Director to speak to this.

Finance Director Jim Ingram stated as indicated in the report that was sent to Council, the City spent around \$25,000 in overtime, mostly overtime costs for these events, for mostly police and fire, some public works. We haven't charged that yet. That's not a part of the \$115,041. One of the discussions was, at the end of the day, if it's 18,000 or 15,000, whatever that net number is, they would apply a portion of that to the overtime expenditure that they've coded with the Centennial Project code.

Council Member Chambers as liaison, noted the committee is still active. They have ongoing projects that they have approved spending money on; the dedication of at least two more murals, promotions and book items that they are going to be doing. That number of \$18,000 won't be \$18,000 when the committee is sunset.

Council Member Kravets stated it would be nice to have a discussion about whether the City could do something to spruce up the City a little bit more and asked if anyone was willing to kick the discussion off.

Council Member Fernandez noted she moved to Temple Terrace in 1972, and at that time there were more decorations. There were installations in front of Lighfoot, and things in front of City Hall and the Library. There were decorations on the TECO light poles. She stated that she remembers that TECO changed their policy. She asked if we could add to the decorations we have and how can we prepare for next year.

Mayor Ross stated he thought that there was general consensus that the City could do better, they've heard from the public and are not arguing with the criticism. He stated that it is fair criticism, but with few days before Christmas, it would be difficult for this year, but he suggested that it is very fixable for next year. It can be brought up during the goal setting in the spring for the budget, program it into the budget and the staff can see what the City does have and provide a suggested plan. He noted that all could probably agree on that.

Council Member Kravets stated he was curious if anyone thought there would be enough support to instruct staff to look into developing a plan for that in advance of it coming up at goal setting. Maybe get the ball rolling now and get a report in two or three months about how the decorations might be developed in the future.

Mayor Ross said he is comfortable with what has already been stated, City Manager Baia and City staff will produce. They heard the Council statements loud and clear. Stating he has a lot faith in staff.

Vice Mayor Schisler stated goal setting is in three months and it can wait till then.

Council Member Kravets stated whether they direct them in goal setting or direct them now isn't really relevant.

Mayor Ross asked Council Member Kravets how he wanted to proceed, did he want to make a motion?

Council Member Kravets stated he would be happy to make a motion but he was just curious if anyone would like to support it before he made the motion.

Vice Mayor Schisler stated that the Council has already discussed that they are in support of moving forward with the plan to look into decorations.

Council Member Chambers stated the same as Vice Mayor Schisler, but if Council Member Kravets wants to make a motion, he could support it. He stated he did still want to make his comments at some point.

Mayor Ross gave Council Member Chambers the floor.

Council Member Chambers stated this is not complicated. Staff heard the Council loud and clear and didn't think a motion is necessary. He commented that no one took money out of the Christmas lighting budget to support the Centennial Committee, but with that as an accusation, he wanted to make that clear. Centennial money was different and separate. He stated that there isn't less lighting than last year because there wasn't any last year. He agreed with Council Member Fernandez that years ago there were decorations on the poles, but those have been gone a long time, just like the displays at the buildings being gone a long time ago. This is doable, but for next year.

Council Member Schisler noted that there isn't as much lighting as there used to be, the shopping centers used to do more, but the City cannot make the business owners do more lighting. He stated that decorations from 10-15 years ago are probably rotten and nonfunctioning. He reminded all about the massive Winter Wonderland that encompassed half the City in geography and included a golf cart parade, fireworks and many other features. Christmas was not ignored this year. He noted that the Council has instructed staff of what they want and what to accomplish for next year, a motion is not needed. Staff will bring a suggested plan to the goal setting workshop.

Council Member Kravets stated he thought it would be wise to make a motion now, to at least give people the indication that the Council is taking this seriously and moving it forward as quickly as we can.

Upon motion by Council Member Kravets, seconded by Council Member Chambers, **Resolution 159-25(m) Adopted** and approved to instruct the City Manager to explore increasing holiday lighting over the amount used this year for 2026 and provide some guidance to City Council within, no longer than six months.

Council Member Fernandez asked to change the word lighting to decorations.

Council Member Kravets and Council Member Chambers agreed to **Amend** the motion to "lighting and decorations"

Mayor Ross stated his confidence in the staff and noted again that the motion was not needed. He stated the Winter Wonderland event was great and staff put a lot of time and work into it. His vote would be "no", not because he dislikes Christmas decorations, but because the City has a great staff and they do not need a motion to do what the Council came to consensus on.

Therefore, the **Amended motion** was voted upon:

Vote on the motion being: Council Members Chambers, Fernandez, and Kravets voting "aye", Mayor Ross and Council Member Schisler "nay". Therefore passing 3-2.

Council Member Fernandez asked the City Manager about the broadcast of the City Council meetings not showing up on the Spectrum App.

City Manager Baia stated that Spectrum is not carrying channel 641 through their App. Many of the traditional box cable companies are moving to streaming, and Spectrum has decided not to carry channel 641 on their streaming platform. He stated he and the City Attorney are looking into this issue.

14. New Business and Board Reports:

Council Member Fernandez stated she attended the Cultural Assets Commission meeting, Hillsborough County and the subject came up of the performing arts space. The New Tampa Performing Arts space is beyond capacity. Temple Terrace was brought up as a possible location for another performing arts space. She offered this for something to think about, an opportunity for potential in the City.

Mayor Ross asked City Manager Baia if he was going to bring up the public comment of Mr. Rhodes on the sign on Sunnyside Road.

City Attorney Mueller noted in looking at it, there is a concern of the free speech rights of people on their private property versus the City being able to regulate what they say. With looking at what the sign says, at this point, the City does not think it is running afoul of the Code currently. Staff advised that they have previously spoken with Mr. Rhodes.

15. City Manager's Report:

City Manager stated "Happy Holidays,"

Council Member Fernandez asked when Mr. Baia thought they would be talking about the data on Fire Station 3 that staff is compiling and moving forward on the discussion.

City Manager Baia noted he received data just recently from Chief Kemp in draft form. He is reviewing it now and will need to have more conversations with the Fire Chief and the Assistant City Manager. He stated he estimated having a conversation with the Council in January or February to help members understand the issue. Then the Council will need to make a decision and direct staff. There is a series of steps needed. There will be a resolution, the Council will need to approve moving forward towards a ballot question, and which ballot to put it on.

16. City Attorney's Report:

City Attorney Mueller wished all "Happy Holidays".

17. [if additional comments] - None

Adjournment:

Meeting adjourned at 9:24 p.m.

X

Andrew R. Ross
Mayor

X

Gil Schisler
Vice Mayor

X

James Chambers
Council Member

X

Alison Fernandez
Council Member

X

Erik Kravets
Council Member

Attest:

X

Lynda Sader
City Clerk

Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Resolution - Agreement/Contract
Subject: Resolution Approving the Third Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement
Presenter: Ernest Mueller, City Attorney

Recommendation:

It is recommended that Council adopt a resolution approving the Supplement and Third Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement.

Discussion:

The Declaration of Covenants and Reciprocal Easement and Operating Agreement in the CRA is being amended a third time to recognize the new Burger King Parcel, as a separate parcel, as such term is defined in the REOA and providing all of the rights and benefits of a Parcel under the Agreement.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SUPPLEMENT AND THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT (REOA) DATED JUNE 29, 2010; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Resolution
2. EX 1- 3rd Amd to the REOA

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SUPPLEMENT AND THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT (REOA) DATED JUNE 29, 2010; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Temple Terrace (“City”) and Vlass Temple Terrace, LLC (“VTT”) entered into that certain Master Developer’s Agreement (“MDA”) on June 30, 2009 and Memorandum of Master Developer’s Agreement on July 1, 2009 and recorded in Official Records Book 19336, Page 1598 of the Public Records of Hillsborough County, Florida, as amended by the First Amendment to the Master Developer’s Agreement dated effective as of November 30, 2009, the Second Amendment to the Master Developer’s Agreement dated effective as of May 18, 2010 and Amendment to Memorandum of Master Developer’s Agreement dated effective June 30, 2010, and recorded in Official Records Book 19954, Page 1872 of the Public Records of Hillsborough County, Florida, (as so amended, the MDA, with the Second Amendment to Master Developer’s Agreement referred to as the “Second Amendment”); and

WHEREAS, pursuant to the terms of the MDA, the City and VTT entered into that certain Declaration of Covenants and Reciprocal Easement and Operating Agreement (“REOA”) on June 29, 2010 and recorded in Official Records Book 19955, Page 1 of the Public Records of Hillsborough County, Florida, on July 1, 2010; as amended by the First Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement and recorded in Official Records Instrument Number 2014429861, Book 22976, Page 1463 of the Public Records of Hillsborough County, Florida, and

WHEREAS, the City and VTT recognized that it was essential for the most favorable development of the site and project as a whole that all parties participating in ownership, development, construction, management, operation and occupancy of the site or portions thereof be subject to and bound by certain covenants, agreements and restrictions with respect to the project and that certain rights and easements in favor of the various parcels and parties owning, managing and occupying the project be established, all so as to facilitate overall construction, management, operation and occupancy thereof; and

WHEREAS, as a result of a dispute that arose between the City and VTT, the planned development in Ordinance 1284 was abandoned by VTT, and additional construction and/or development under Ordinance 1284 was not contemplated by VTT; however, the parties acknowledge that the improvement contemplated in Ordinance 1284 for Main Street property, the Phase 1 Property, and the Park Parcel, were completed prior to the dispute; and

WHEREAS, pursuant to Section 2.7 of the MDA, the City acquired from VTT all VTT’s rights, title and interest in the Site (less and except the Phase 1 Parcel) through a Special Warranty Deed, dated December 12, 2014, and recorded in Official Records Instrument Number 2014429864, Book 22976, Page 1480 of the Public Records of Hillsborough County, Florida, and in doing so became the Master Developer; and

WHEREAS, the City exercised its right to terminate the MDA pursuant to and in accordance with the terms and conditions set forth herein and such termination was executed by the City Council of the City of Temple Terrace on September 18, 2018 through Resolution 115-18 and recorded in Official Records Book 26100, Page 157 of the Public Records of Hillsborough County, Florida, on September 27, 2018; and

WHEREAS, on January 15, 2019, through Resolution 7-19, and recorded in Official Records Instrument #2022564333, Page 1 of 13, of the Public Records of Hillsborough County, Florida the City amended the Declaration of Covenants and Reciprocal Easement and Operating Agreement, via a Supplement and Second Amendment, to remove obsolete language, identify the separate developers' properties, provide necessary exceptions to some restrictions in the original REOA, provide assurances to the new owners as to their parking rights and privileges, and set forth the maintenance responsibilities of the various property owners; and

WHEREAS, the City now wishes to amend the Declaration of Covenants and Reciprocal Easement and Operating Agreement to recognize a new Parcel, identified as the Burger King Parcel, as a separate parcel, as such term is defined in Section 1.1.24 of the REOA and providing all of the rights and benefits of a Parcel under the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, that:

1. The City Council hereby approves the "Supplement and Third Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement" attached hereto as Exhibit 1.
2. This Resolution shall become effective immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, this 6th day of January 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

EXHIBIT 1

SUPPLEMENT AND THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT

THIS SUPPLEMENT AND THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AND OPERATING AGREEMENT (this “Supplement”) is effective this ____ day of _____, 2025, by the CITY OF TEMPLE TERRACE, a municipal corporation organized and existing under the laws of the State of Florida (the “City”) and ECA Buligo Temple Terrace Partners, LP, a Delaware limited partnership (“ECA”) and Bravotampa, LLC, an Indiana limited liability company (“Bravotampa”).

RECITALS

WHEREAS, that certain Declaration of Covenants and Reciprocal Easement and Operating Agreement (“REA”) is recorded as Instrument Number 2020221131, Book 19955, Page 1, Official Records of Clerk of Circuit Court, Hillsborough County, Florida, as amended by that certain First Amendment to Declaration of Covenants and Reciprocal Easement and Operating Agreement, recorded as Instrument Number 2014429861, Book 22976, Page 1463, Official Records of Clerk of Circuit Court, Hillsborough County, Florida, (the “First Amendment”) and as amended by that certain Supplement and Second Amendment to Declaration of Covenants and Reciprocal Easement and Operating Agreement recorded as Instrument Number 2022564333 (the “Second Amendment” and together with the REA and the First Amendment, the “Agreement”); and

WHEREAS, pursuant to section 1.1.24 of the Agreement, in connection with the designation of any portion of the Site Plan as a Parcel, Master Developer shall execute and record a Declaration Supplement; and

WHEREAS, the City of Temple Terrace (the “City”) is the Master Developer; and

WHEREAS, the City wishes to designate a portion of the Site as a Parcel; and

WHEREAS, ECA is the owner of a portion of the Site described in Exhibit “A” attached hereto to be designated as a Parcel and wishes to join in the designation of the Burger King Parcel, as hereinafter defined, as a Parcel; and

WHEREAS, Bravotampa is the purchaser of the Burger King Parcel as a Parcel and wishes to join in the designation of the Burger King Parcel as a Parcel; and

NOW THEREFORE, the Parties agree as follows:

1. **Recitals.** The above recitals are true and an integral part of this Supplement.
2. **Parcel Designation.**
 - (a) The City hereby designates the land legally described on Exhibit A attached hereto and depicted as the Burger King Parcel on Exhibit B attached hereto, as a separate Parcel, as such term is defined in Section 1.1.24 of the Agreement, and having all of the rights and benefits of a Parcel under the Agreement, and to be known hereinafter as the “Burger King Parcel.”
 - (b) The Site Plan attached to the Agreement as Exhibit B is hereby deleted and replaced with Exhibit B attached hereto.
3. **Definitions.** Capitalized terms not defined herein have the same meaning as in the Agreement.
4. **No Other Changes.** The Agreement, except as specifically modified herein, shall remain in full force and effect.

[Signature page follows]

IN WITNESS WHEREOF, executed the date first written above.

Signed, Sealed and Delivered
In the presence of:

CITY OF TEMPLE TERRACE
a municipal corporation

Signature of Witness

By: _____

Print Name of Witness

Name: _____

Address of Witness:

Title: _____

Signature of Witness

Print Name of Witness

Address of Witness:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, in his/her official capacity as Mayor of the CITY OF TEMPLE TERRACE, on behalf of the municipal corporation, who is: ____ personally known to me or ____ who has provided a driver's license as identification (check one).

[Notary Seal]

(Signature)

(Type or Print Name)

My Commission Expires: _____

My Commission Number is: _____

IN WITNESS WHEREOF, executed the date first written above.

Signed, Sealed and Delivered
In the presence of:

**ECA BULIGO TEMPLE TERRACE
PARTNERS, LP,
a Delaware limited partnership**

**By: ECA Temple Terrace, Corp.,
a Delaware corporation, its General Partner**

J. Smith
Signature of Witness

Jennifer Smithers
Print Name of Witness

Address of Witness:
13041 W. Linebaugh Ave
Tampa, FL 33626

By: cewlf
Name: Christopher Wild
Title: President

NAS
Signature of Witness

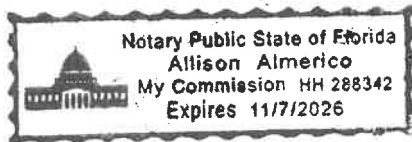
Natalie Santos
Print Name of Witness

Address of Witness:
13041 W. Linebaugh Ave
Tampa, FL 33626

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of December 2025 by Christopher Wild, president of ECA Temple Terrace Corp., general partner (or agent) on behalf of ECA Buligo Temple Terrace Partners, LP, a partnership. He/she is personally known to me or has produced Known as identification.

[Notary Seal]



Allison Almerico
(Signature)

Allison Almerico
(Type or Print Name)

My Commission Expires: 11/7/2026


My Commission Number is: HH288342


IN WITNESS WHEREOF, executed the date first written above.

Signed, Sealed and Delivered
In the presence of:

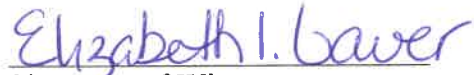
BRAVOTAMPA, LLC

an Indiana limited liability company


Signature of Witness
James Meyer
Print Name of Witness

By: 
Name: Daniel J. Fitzpatrick
Title: President *dm*

Address of Witness:
4220 Edison Lakes PKwy, suite 300
Mishawaka, IN 46545


Signature of Witness
Elizabeth I Gaver
Print Name of Witness

Address of Witness:
4220 Edison Lakes Pkwy #300
Mishawaka IN 46545

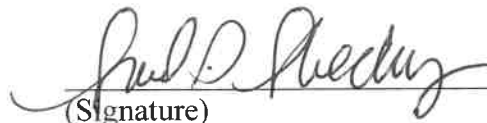
STATE OF INDIANA)
COUNTY OF ST. JOSEPH)

The foregoing instrument was acknowledged before me on this 2nd day of December 2025, by Daniel J. Fitzpatrick, in his capacity as President of Bravotampa, LLC, an Indiana limited liability company, on behalf of the company, who is: personally known to me or who has provided a driver's license as identification (check one).

[Notary Seal]



SANDRA S. SHOCKEY
NOTARY PUBLIC
State of Indiana, St. Joseph County
My commission expires Sept. 2, 2027
Commission Number: 0722187


(Signature)
Sandra S. Shockey
(Type or Print Name)

My Commission Expires: 09/02/2027

My Commission Number is: 0722187

EXHIBIT A

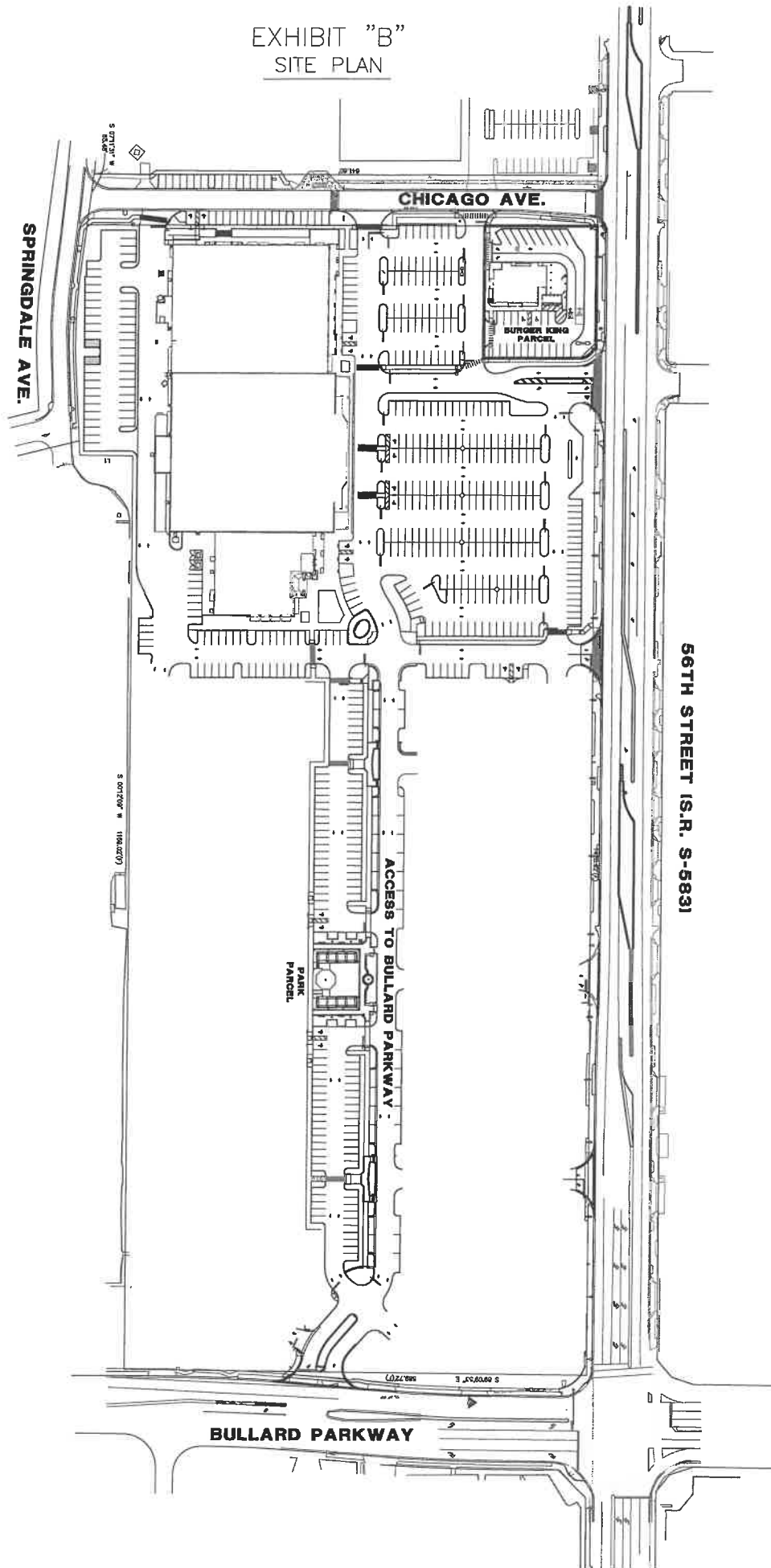
Legal Description of the “Burger King Parcel”

LOT 2 OF THE 56TH STREET SHOPPING CENTER, RECORDED IN PLAT BOOK _____,
PAGE _____, BEING A PARTIAL REPLAT OF TEMPLE TERRACE ESTATES AS
RECORDED IN PLAT BOOK 17, PAGE 22, CITY OF TEMPLE TERRACE, HILLSBOROUGH
COUNTY, FLORIDA.

EXHIBIT B

Site Plan

EXHIBIT "B"
SITE PLAN



Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Everett Meyer, GIS Specialist
Item Type: Resolution
Subject: Resolution Approving the Installation of a Speed Hump on N 62nd St
Presenter: Jason Warrenfeltz, Public Works Director

Recommendation:

Staff recommends that City Council authorize the City Manager to approve the installation of a speed hump on N 62nd Street.

Discussion:

In July 2025, the City received a resident petition requesting speed humps on N. 62nd Street adjacent to The Arbors neighborhood. The Public Works Engineering office reviewed the petition and found more than 50% of the homes along Linarbor Place (a private road with access to N. 62nd Street) were in favor of implementing speed humps. Therefore, it did meet the requirement to evaluate the need for speed humps. On July 18, 2025, the Engineering Department requested the City Police Department to collect traffic and speed data along N. 62nd Street.

According to Florida Department of Transportation Manual on Speed Zoning for Highways, Roads and Streets in Florida, "studies historically have shown that the observed 85th percentile speed generally reflects the collective judgment of the vast majority of drivers as to a reasonable speed for given traffic and roadway conditions." The City's Police Department collected traffic and speed data along N. 62nd Street from August 28 - September 2. Traffic count and speed data were sent to the Engineering Department on September 4, 2025. It was determined that the 85th percentile speed for N 62nd Street during that period was 41 MPH.

Based on the information determined in the traffic study, the Engineering Department recommends installing one speed hump in accordance with standard speed hump installation procedures highlighted in City Policy 2023-08.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE INSTALLATION OF A SPEED HUMP ALONG NORTH

**62ND STREET BETWEEN E FOWLER AVENUE AND EAST 113TH AVENUE;
PROVIDING AN EFFECTIVE DATE.**

Appropriation Code:

130-1724-541.63-11

Requirements:

Resolution

Cost:

Less than \$50,000.00

Attachments:

1. Resolution
2. Exhibit A

RESOLUTION -26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE INSTALLATION OF A SPEED HUMP ALONG NORTH 62ND STREET BETWEEN E FOWLER AVENUE AND EAST 113TH AVENUE; PROVIDING AN EFFECTIVE DATE.

Whereas, in July 2025, the City received a resident petition, requesting speed humps on North 62nd Street adjacent to The Arbors Neighborhood; and

Whereas, the resident petition was reviewed and found deficient by lacking signatures and was updated by the residents so that more than 50% of the homes along North 62nd Street met the requirement to evaluate the need for a speed hump; and

Whereas, City Staff collected traffic volumes and speed data and reviewed the documented crash history, pavement condition index, and traffic data for North 62nd Street; and

Whereas, City Staff recommends installing a speed hump on North 62nd Street; and

Whereas, the proposed work will cost an amount not to exceed \$50,000 which will be paid through the Street Improvement Fund Account 130-1724-541.63-11.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, that:

1. The installation of a speed hump along North 62nd Street, attached hereto as Exhibit A, is approved.
2. Payment of this expenditure from the Street Improvement Fund Account 130-1724-541.63-11 is approved.
3. This resolution becomes effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 6th day of January, 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

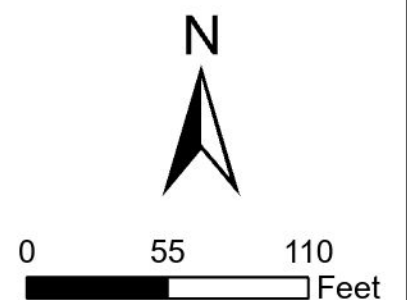
Lynda Sader
City Clerk



12/4/2025

Proposed Speed Hump N 62nd St

- Proposed Speed Hump
- COTT Parcels



Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Alyssa Livingstone, Senior Planner
Item Type: Resolution
Subject: Resolution Approving Final Site Plan SPR-25-10 for Culver's Located at 5880 E. Fowler Avenue
Presenter: Alyssa Livingstone, Senior Planner

Recommendation:

Staff recommends that City Council adopt the resolution approving Final Site Plan SPR-25-10 for Culver's located at 5880 E. Fowler Avenue.

Discussion:

This agenda item is for the approval of SPR-25-10, Final Site Plan for Culver's located at 5880 E. Fowler Avenue. The applicant wishes to demolish the existing bank building to facilitate the redevelopment of the site into a quick-service restaurant with a drive-through.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-10 FOR 1.73 ± ACRES OF PROPERTY LOCATED WEST OF NORTH 60TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBER 036957-0000, ADDRESSED AS 5880 EAST FOWLER AVENUE, TO ALLOW FOR THE DEVELOPMENT OF A NEW 4,413 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THROUGH, SUBJECT TO CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. SPR-25-10 Staff Report - Culver's
2. Resolution
3. SPR-25-10 Site Plan - Culver's

Site Plan Review Application No. SPR-25-10 (Culver's Temple Terrace)

Date: 12-15-2025
To: Mayor Andrew Ross and City Council
Through: Carlos Baía, City Manager
Prepared by: Alyssa Livingstone, Senior Planner

Agenda: Final Site Plan SPR-25-10

Request: A request to approve a Final Site Plan to allow for development of quick-service restaurant with a drive-through pursuant to Section 12-379. – Final Site Plans, as specified in the Temple Terrace Land Development Code.

Subject Property: Section 22, Township 28 South, Range 19 East; more specifically, addressed as 5880 E. Fowler Avenue, Folio No. 036957-0000. A complete legal description is on file with the Planning and Development Division.

Acreage: Approximately 1.73 ± acres

Future Land Use: Commercial (Temple Terrace)

Surrounding Comprehensive Plan Designation (Future Land Use Map - FLUM):

North – Commercial (Temple Terrace)
South – Commercial (Temple Terrace)
East – Residential-9 (Temple Terrace)
West – Commercial (Temple Terrace)

Surrounding Land Development Code Designation (Official Zoning Atlas Map):

North – C-G Commercial General (Temple Terrace)
South – C-G Commercial General (Temple Terrace)
East – PD Planned Development (Temple Terrace)
West – C-G Commercial General (Temple Terrace)

Surrounding Area: North – Offices
South – Medical Office & Automotive Repair Center
East – City Utility & Condominiums
West – Restaurant

Background:

The subject property consists of Lots 61,62 and 63 of W. E. Hamner's 56th Street Estates. The site is approximately 1.73 acres and is accessed from Fowler Avenue, a designated arterial road. The existing structure, formerly a bank, will be demolished.

Analysis:

The applicant is requesting Final Site Plan approval for the development of a quick-service restaurant with a drive-through. The proposed development has a seating capacity of 106 seats. This is composed of 86 indoor seats, located within the main dining area of the building and 20 outdoor patio seats situated on the eastern side of the building. The proposed drive-through window will be located on the south side of the property, running parallel to Fowler Avenue.

Based on the proposed use, seating capacity and number of employees a total of 35 parking spaces are required. The design proposes 49 on-site parking spaces, including 3 accessible ADA spaces. The site layout places the parking spaces to the north of the site and the drive-through feature to the south, facing

the main thoroughfare, East Fowler Avenue. Primary access to the site will be from E. Fowler Avenue on the south side of the property, with an additional full access point provided to the east on North 60th Street.

The Applicant shall widen North 60th Street adjacent to the site to 24 feet to ensure compliance with the City's and FDOT current roadway design standards. The Florida Department of Transportation (FDOT) has reviewed this application and has no objections at this time. FDOT routinely monitors permitted work impacting their roadway and will address any future concerns directly with the applicant.

Planning Commission Review:

The Hillsborough County City-County Planning Commission (HCCCPC) staff reviewed the Site Plan Review application and recommended approval, finding that it complies and is consistent with long-range planning goals of the City's Comprehensive Plan.

Compatibility with Adjacent Land Uses:

The surrounding area contains developed commercial properties. The subject property is compatible with the surrounding area.

Consistency with the Land Development Code (LDC):

Staff reviewed this application under the standards of Section 12-379, Final site plans, as specified in the LDC. The Development Review Committee (DRC) has reviewed the project, finds it to be consistent with the LDC and recommends approval of Site Plan Review Application SPR-25-10 as presented to the Council.

Proposed Conditions:

1. Final Site Plan SPR-25-10, upon approval by City Council, allows for the development of a quick-service restaurant with a drive-through, which shall conform to and be limited by the configuration and details of the approved site plan and elevations.
2. The Applicant shall widen North 60th Street adjacent to the subject property to twenty-four (24) feet. This improvement shall be completed to comply with all the City's & FDOT current roadway design standards.
3. Site Plan expiration as outlined in Section 12-380 of the Temple Terrace Land Development Code.
4. Where standards are not specified herein, the Temple Terrace Land Development Code standards (or current code standards) will apply.

Recommendation:

Based on the information reported herein, supported by documentation attached hereto, the Community Development Department recommends approval of this application.

RESOLUTION

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-10 FOR 1.73 ± ACRES OF PROPERTY LOCATED WEST OF NORTH 60TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBER 036957-0000, ADDRESSED AS 5880 EAST FOWLER AVENUE, TO ALLOW FOR THE DEVELOPMENT OF A NEW 4,413 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THROUGH, SUBJECT TO CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Whereas, Section 12-379 of the City of Temple Terrace Land Development Code sets forth the requirements and procedures for Final Site Plans; and

Whereas, Josh Cockriel, an authorized agent of Kimley-Horn, submitted a Final Site Plan of 1.73± acres, lying in Section 22, Township 28 South, Range 19 East, and addressed as 5880 East Fowler Avenue (Folio number 036957-0000) which has been processed by the City's Community Development Department ("Department") as a Final Site Plan Review Application SPR 25-10; and

Whereas, the proposed project is for the development of a 4,413± square foot quick service restaurant with a drive-through; and

Whereas, the subject property has a Future Land Use of Commercial and is zoned Commercial General; and

Whereas, the proposed use is permitted by the Land Development Code; and

Whereas, the City's Development Review Committee (DRC) recommends approval of the Final Site Plan, subject to any conditions required by the City Council; and

Whereas, SPR-25-10 was referred to the Hillsborough County City-County Planning Commission staff for review, and its staff provided a finding of consistency of the site plan application within the Imagine 2040: Temple Terrace Comprehensive Plan, with the written findings having been submitted to the City Council for consideration; and

Whereas, the City Council of the City of Temple Terrace has considered the applicant's Final Site Plan application at its regular meeting held on January 6, 2026, and finds that Final Site Plan Review Application SPR-25-10 should be approved subject to any conditions required by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, THAT:

Section 1. Site Plan Review Application SPR 25-10 for a property located West of North 60th Street and North of East Fowler Avenue, with an address of 5880 East Fowler Avenue for the development of a quick service restaurant with a drive-

through attached hereto as Exhibit “B” and Exhibit “D”, as it is legally described in Exhibit “A”, is approved subject to the conditions of approval attached hereto as Exhibit “C”.

Section 2. All resolutions or parts of resolutions not specifically in conflict herewith are hereby continued in full force and effect, but all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. That the provisions of this Resolution may be renumbered or re-lettered to accomplish such an intention. The City Clerk is given authority to correct scribes’ errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar errors when codifying this Resolution.

Section 4. This resolution shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 6th day of January 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 61, 62 and 63, of W. E. Hamner's 56th Street Estates, according to map or plat thereof as recorded in Plat Book 31, page 65, of the public records of Hillsborough County, Florida, less right of way for State Road #582.

Less and Except Lot 63, W E Hamner's 56th Street Estates, according to the map or plat thereof, as recorded in Plat Book 31, Page 65, of the Public Records of Hillsborough County, Florida

Containing 75,359 square feet or 1.73 acres more or less

EXHIBIT "C" CONDITIONS OF APPROVAL

1. Final Site Plan SPR-25-10, upon approval by City Council, allows for the development of a quick-service restaurant with a drive-through, which shall conform to and be limited by the configuration and details of the approved plan and elevations.
2. The Applicant shall widen North 60th Street adjacent to the subject property to twenty-four (24) feet. This improvement shall be completed to comply with all the City's & FDOT current roadway design standards.
3. Site Plan expiration as outlined in Section 12-380 of the Temple Terrace Land Development Code.
4. Where standards are not specified herein, the Temple Terrace Land Development Code standards (or current code standards) will apply.

EXHIBIT "D" ELEVATIONS



REAR LEFT VIEW (SWC)



REAR RIGHT VIEW (NWC)



FRONT RIGHT VIEW (NEC)



FRONT LEFT VIEW (SEC)



LEFT PERSPECTIVE (SOUTH VIEW)



RIGHT PERSPECTIVE (NORTH VIEW)

NEW CULVER'S RESTAURANT
5880 E Fowler Avenue
Temple Terrace, FL 33617
County of HILLSBOROUGH

CLUMMIA ASSOCIATES
200 South Dale Street
Tampa, FL 33602
813-544-1700 Phone
813-544-1701 Fax

ELEVATIONS
NOTE: MATERIALS AND FINISHES HAVE BEEN PROVIDED BY THE ARCHITECT. VERIFY WITH MANUFACTURERS AND SUPPLIERS FOR AVAILABILITY AND LEAD TIMES.
DATE: 03.18.2018

6000
A2

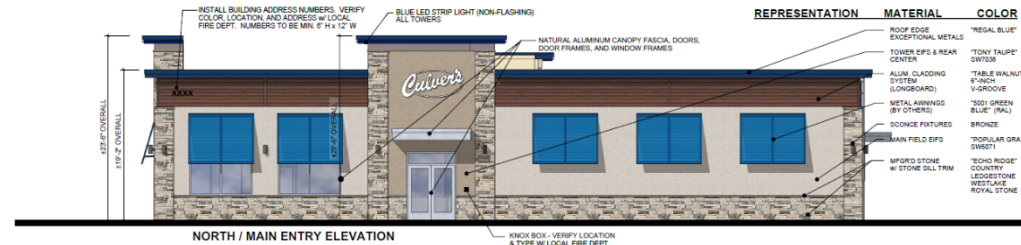


SOUTH / DRIVE THRU ELEVATION



EAST / FRONT ELEVATION

WEST / REAR ELEVATION



NORTH / MAIN ENTRY ELEVATION

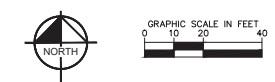
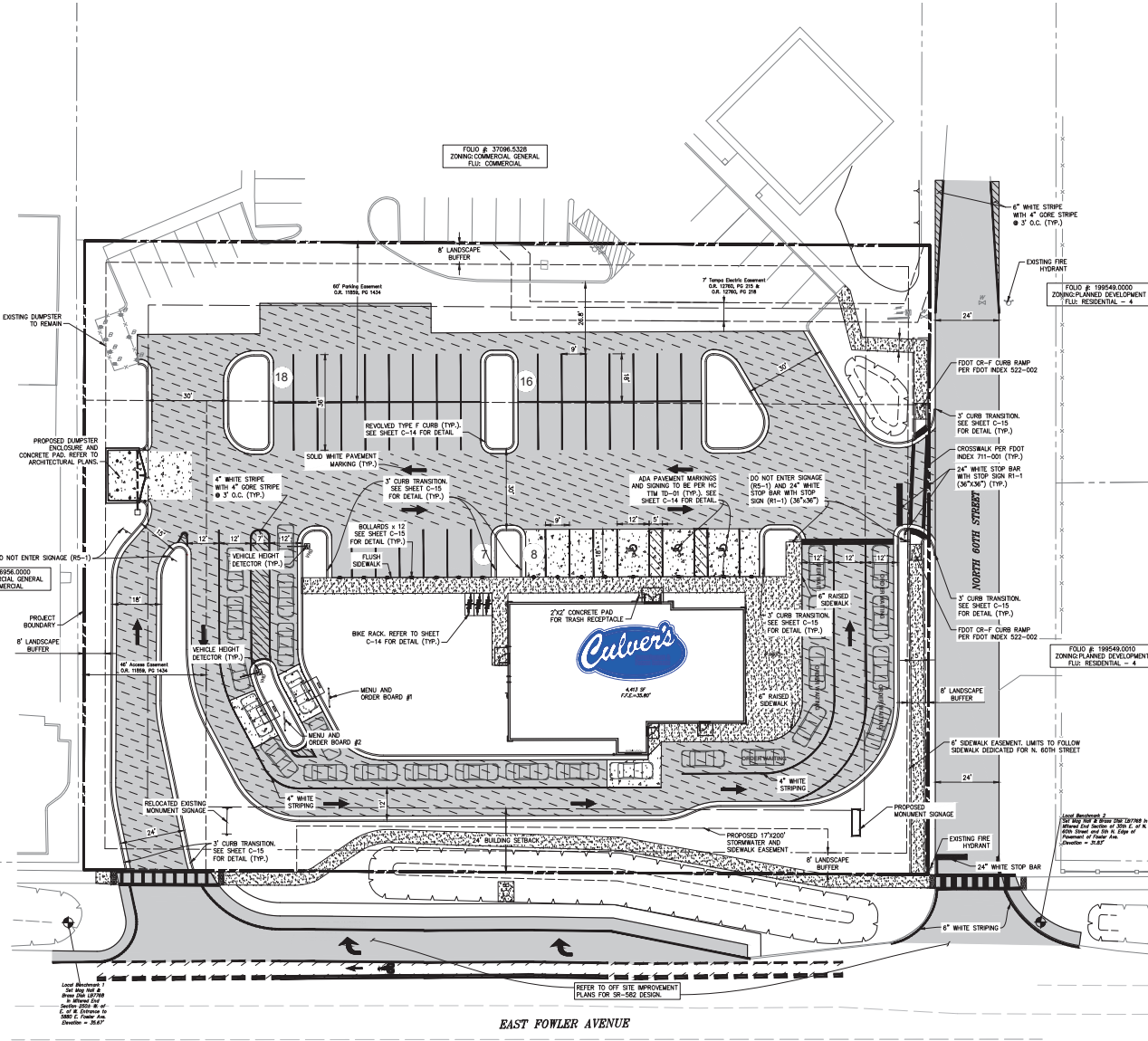
NEW CULVER'S RESTAURANT
5880 E Fowler Avenue
Temple Terrace, FL 33617
County of HILLSBOROUGH

CLUMMIA ASSOCIATES
200 South Dale Street
Tampa, FL 33602
813-544-1700 Phone
813-544-1701 Fax

ELEVATIONS
NOTE: MATERIALS AND FINISHES HAVE BEEN PROVIDED BY THE ARCHITECT. VERIFY WITH MANUFACTURERS AND SUPPLIERS FOR AVAILABILITY AND LEAD TIMES.
DATE: 03.18.2018

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Printed by Miller, Tigo, Sheet Set-Culver's Temple Terrace, LDC, November 09, 2025, 10:28:30am. IC:\New\04\04\04\04\04\C455250 - Culver's Temple Terrace - Overall Site Plan.dwg
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Items of an important nature of and therefore retained in this document without authorization and appropriation by Kimley-Horn and Associates, Inc. and without liability to Kimley-Horn and Associates, Inc.



- LEGEND:**
- PROJECT BOUNDARY
 - LANDSCAPE SETBACK
 - BUILDING SETBACK
 - STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET C-15 FOR DETAIL)
 - HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C-15 FOR DETAIL)
 - CONCRETE PAVEMENT (SEE SHEET C-15 FOR DETAIL)
 - CONCRETE SIDEWALK (SEE SHEET C-15 FOR DETAIL)
 - BOLLARD (SEE SHEET C-14 FOR DETAIL)

SITE DATA SUMMARY:

PARCEL #	1-10-28-19-10-00000-000810
FOLI #	39570000
ZONING	COMMERCIAL GENERAL
FLU	COMMERCIAL GENERAL
LOT SIZE (SF)	75,359
LOT SIZE (AC)	1.73
BUILDING (SF)	4,413
FAR	5.865
LANDSCAPE AREA (SF)	21,344
PAVING (SF)	49,622
PROPOSED ISR	72%

LANDSCAPE SETBACK:

NORTH	8 FEET
EAST	8 FEET
SOUTH	8 FEET
WEST	8 FEET

BUILDING SETBACK (PER SECTION 12-234):

NORTH	24 FEET
EAST	24 FEET
SOUTH	24 FEET
WEST	24 FEET

PARKING SPACES REQUIRED:

1 SPACE FOR EACH 4 SEATS AND .5 SPACES FOR EACH EMPLOYEE	
PARKING CALCULATIONS - REQUIRED:	
ST DOWN WALK IN RESTAURANT:	1 SPACE PER 4 SEATS
PROPOSED SEATS:	96 SEATS
PROPOSED PATO SEATS:	20 SEATS
EMPLOYEES:	15 EMPLOYEES
PARKING SPACES REQUIRED:	34 SPACES
STANDARD PARKING STALLS:	= 46 SPACES
LANDSCAPE PARKING (REQUIRED):	= 3 SPACES
TOTAL:	= 49 SPACES

- GENERAL NOTES:**
- ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY AND IMPLEMENTATION ACT, THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO ENSURE NO CONFLICTS.
 - ALL STRIPING TO BE PAINT UNLESS OTHERWISE NOTED.
 - ALL SIGNAGE TO BE 2.5" ROUND, DIRECT BURY POLE BASE.
 - WORK WITHIN CITY ROW REQUIRES CITY/POULTRY APPROVAL FOR ROAD CLOSURE. CONTRACTOR TO COORDINATE WITH CITY OVER TIMING AND REQUIREMENTS.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE ALL COSTS AND METHODS FOR ALL PROJECT RELATED DRAINAGE/DRAINAGE FOR THE DURATION OF CONSTRUCTION.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AND IN THE SITE CONSTRUCTION STAKEOUT. ANY OCCURRENCES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com

NO.	DATE	BY	REVISIONS

Kimley-Horn

FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO SIGNATURE SHEET

NOVEMBER 09, 2025

SCALE: AS SHOWN

DESIGNED BY: ARB

DRAWN BY: BAL

CHECKED BY: JWC

FLORIDA

OVERALL SITE PLAN

CULVER'S TEMPLE TERRACE

PREPARED FOR

S&L PROPERTIES TEMPLE TERRACE, LLC

CITY OF TEMPLE TERRACE

SHEET NUMBER

C-08

Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Alyssa Livingstone, Senior Planner
Item Type: Resolution
Subject: Resolution Affirming the City Manager's Approval of a Minor Modification to the Building Elevations for 10024 and 10026 Davis Road (RZP-23-02)
Presenter: Alyssa Livingstone, Senior Planner

Recommendation:

Staff recommends that the City Council adopt a resolution affirming the City Manager's approval of a minor modification to the building elevations of the master plan of development located at 10024 and 10026 Davis Road (RZP-23-02).

Discussion:

The applicant wishes to introduce an additional building elevation option named "Lakeside" into their elevation portfolio. The Land Development Code grants administrative authority to the City Manager to approve this new building elevation as a Minor Modification to the Planned Development. However, given that the subject properties are part of a Planned Development zoning district, the City Manager is requesting that this modification be brought before the City Council to formally affirm his administrative approval.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, AFFIRMING THE CITY MANAGER APPROVAL OF A MINOR MODIFICATION TO THE BUILDING ELEVATIONS OF THE MASTER PLAN OF DEVELOPMENT FOR TWO PARCELS OF LAND LOCATED SOUTH OF EAST FOWLER AVENUE AND WEST OF DAVIS ROAD, ADDRESSED AS 10024 AND 10026 DAVIS ROAD; AND PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. RZP-23-02 - Cover Memo - Lakeside New Elevation
2. Resolution



December 22, 2025

TO: Mayor Andrew Ross and Members of City Council

THROUGH: Carlos P. Baía, City Manager

FROM: Alyssa Livingstone, Senior Planner

RE: A Resolution Affirming the City Manager’s Approval of a Minor Modification of the Building Elevations for RZP-23-02 (Ordinance 1566) for Folio Nos. 037534-0000 and 037531-5000 (10024 and 10026 Davis Road)

Background

The applicant is requesting a minor modification to the previously approved Planned Development RZP-23-02 (Ordinance 1566), for the purpose of introducing an additional building elevation option, named “Lakeside”, into their elevation portfolio. This request is primarily aimed at offering a greater variety of choices to future homeowners, without altering the overall number of development entitlements for the Planned Development.

Discussion

The request for the addition of a new building elevation option constitutes a revision to the approved Planned Development. Staff reviewed this application under the Standards of Section 12-380, Deviations of approved plans, as specified in the Land Development Code. The LDC grants administrative authority to the City Manager to approve this new building elevation as a Minor Modification to the Planned Development.

Given that the subject properties are part of a Planned Development zoning district, the City Manager is requesting that this modification be brought before the City Council to formally affirm his administrative approval. The Community Development Department has reviewed the new proposed building elevation and has no objection to the approval of the Minor Modification of RZP-23-02 as presented.

Recommendation

Staff recommends that City Council adopt a resolution affirming the City Manager’s approval of Minor Modification to RZP-23-02, as the modification has been found to be consistent with the terms of Section 12-380 of the Land Development Code.

RESOLUTION

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, AFFIRMING THE CITY MANAGER APPROVAL OF A MINOR MODIFICATION TO THE BUILDING ELEVATIONS OF THE MASTER PLAN OF DEVELOPMENT FOR TWO PARCELS OF LAND LOCATED SOUTH OF EAST FOWLER AVENUE AND WEST OF DAVIS ROAD, ADDRESSED AS 10024 AND 10026 DAVIS ROAD; AND PROVIDING AN EFFECTIVE DATE.

Whereas, JDG Davis Road LLC, the owner of the real properties addressed as 10024 and 10026 Davis Road (hereinafter the “Subject Properties”), is represented in this matter by its Authorized Agent, D.R. Horton, Inc; and

Whereas, City Council held public hearings on June 18, 2024 and July 16, 2024 and voted to approve Ordinance 1566 rezoning the Subject Properties to Planned Development (PD) subject to certain conditions, elevations, and Master Plan; and

Whereas, the applicant has submitted a new elevation option to be added to the previously approved portfolio for the development of the Subject Properties; and

Whereas, Condition 11 in the original Ordinance (Ordinance 1566) – “Conditions of Approval” of the Planned Development for the Subject Properties provides that “Minor modifications to this Master Plan of Development” may be approved as outlined within Section 12-380 of the City’s Land Development Code (LDC); and

Whereas, the City’s Community Development Department has reviewed the proposed new elevation and recommends its approval, subject to any conditions required by the City Council; and

Whereas, the City Manager, under the authority delegated to him in Section 12-380, has determined the applicant’s new elevation option to be a “minor change” and has approved the elevation; and

Whereas, the City Manager, is presenting the elevation included in Exhibit A to City Council for review and approval through this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, THAT:

1. The City Manager’s determination and approval of the new elevation for the Subject Properties as a minor change to the Master Plan of Development is affirmed.
2. This resolution shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 6th day of January 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

EXHIBIT "A" ELEVATIONS

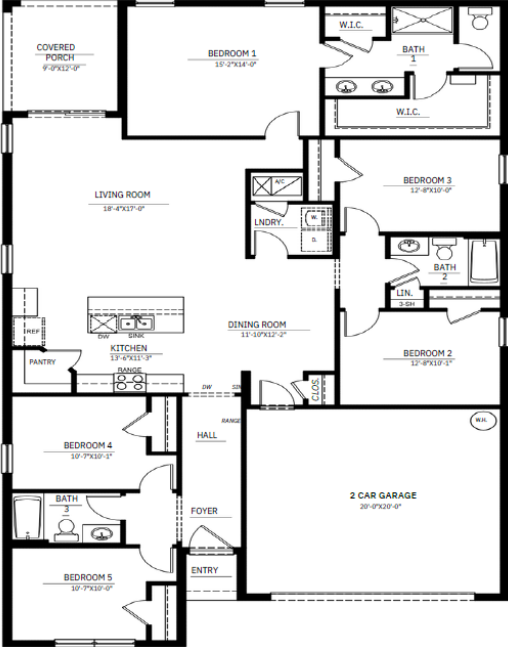
LAKE SIDE



D·R·HORTON
America's Builder

LAKE SIDE

5 Homes of this model are proposed (subject to change).



Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Materials may vary based on availability. Window grids may vary from home to home based on material availability. Square footage dimensions are approximate. See Sales Agent for complete details. D.R. Horton Reserves all Rights. 04/10/25 CBC039052.

2,077 Square Feet • 5 Bed • 3 Bath • 2 Car Garage

Item Cover Page

City Council Item Report

Date: January 6, 2026
From: Greg Pauley, Community Development Director
Item Type: Ordinance
Subject: First Public Hearing and First Reading of an Ordinance to amend the Planned Development Zoning District at Woodstork Plaza (RZP-25-02)
Presenter: Joseph Moreda, City Planner

Recommendation:

City staff recommends that the City Council approve the Ordinance on first reading. If approved on first reading, the item is scheduled to return to City Council for a second public hearing and second reading on February 3, 2026.

Discussion:

The applicant is requesting an amendment to the PD zoning district to allow for an increase of 5,722 square feet in allowable retail, restaurant, and office space within the PD zoning district.

Resolution/Ordinance Information:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A ZONING RECLASSIFICATION AMENDMENT FOR TWO PLANNED DEVELOPMENT PARCELS TOTALING 2.3 ACRES (±) OF PROPERTY CONSISTING OF TWO FOLIOS (199554.0732 and 199554.0734), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF TAMPA TELECOM DRIVE AND FLETCHER AVENUE FOR RZP 25-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Ordinance

Cost:

Attachments:

1. Ordinance
2. RZP-25-02 Staff Report
3. RZP-25-02-Master Plan Concept

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A ZONING RECLASSIFICATION AMENDMENT FOR TWO PLANNED DEVELOPMENT PARCELS TOTALING 2.3 ACRES (±) OF PROPERTY CONSISTING OF TWO FOLIOS (199554.0732 and 199554.0734), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF TAMPA TELECOM DRIVE AND FLETCHER AVENUE FOR RZP 25-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Whereas, JT Enterprises II LLC and 7021 E. Fletcher Ave LLC, the owners of Property particularly described in Exhibit “A” attached hereto, hereinafter the “Subject Property”, have petitioned through their Authorized Agent, Alan Rayl of Rayl Engineering and Surveying, LLC, a Zoning Reclassification Application (RZP-25-02) requesting to modify a Planned Development (PD) to allow for additional uses; and

Whereas, the existing Planned Development was approved under Application (RZP-17-13) and Ordinance 1530; and

Whereas, the purpose of RZP-25-02 is to account for a revised conceptual plan proposing additional square footage and expanded parking area for the Subject Property; and

Whereas, the Subject Property has a Comprehensive Plan Future Land Use designation of Research Corporate Park; and

Whereas, RZP-25-02 was referred to the Hillsborough County City-County Planning Commission staff for review, and the Planning Commission staff provided a finding of consistency with the Imagine 2040: Temple Terrace Comprehensive Plan, with the written findings submitted to the City Council for consideration; and

Whereas, the City Council held a public hearing and first reading of the ordinance on January 6, 2026, and held a second public hearing and second reading of the ordinance on February 3, 2025, to receive public comment and consider the application and ordinance; and

Whereas, after due consideration, the Mayor and City Council have determined that the Subject Property should be allowed to modify the Planned Development (PD) zoning district as proposed, pursuant to the Temple Terrace Code of Ordinances, subject to the Conditions of Approval and the Master Plan attached hereto, Exhibits “B” and “C”, respectively.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA THAT:

Section 1. The petition for a Zoning Reclassification Amendment (RZP-25-02) of the Subject Property located at the Southeast corner of Tampa Telecom Drive and Fletcher Avenue (Folios 199554.0732 and 199554.0734), more particularly described in Exhibit “A” attached hereto and by reference made part hereof, is hereby approved, thus modifying the Planned Development (PD) zoning district for land consisting of approximately 2.3± acres.

Section 2. The Official Zoning Atlas Map of the City shall be revised to reflect said amended zoning district.

Section 3. If any part of this Ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts hereof shall continue to be in full force and effect.

Section 4. All Ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. The provisions of this Ordinance may be renumbered or re-lettered to accomplish such intention. The City Clerk is given authority to correct scribes’ errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar like errors when codifying this Ordinance.

Section 6. This ordinance shall become effective upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, this 3rd day of February 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved As To Form & Content:

X

Ernest Mueller
City Attorney

EXHIBIT "A"
SUBJECT PROPERTY DESCRIPTION

Parcels totaling 2.3 acres (±) of property consisting of two (2) folios (199554.0732 and 199554.0734).

EXHIBIT “B”
CONDITIONS OF APPROVAL

Amended conditions pursuant RZP-25-02, presented to City Council for first public hearing and first reading on January 6, 2026, and for second public hearing and second reading on February 3, 2026.

Conditions of Approval:

1. Expiration of Planned Development (PD) – A final site plan, which is based on the conceptual plan and planned development zoning application approved by City Council, shall be required to be submitted for review in accordance with Sections 12-241, 12-377 and 12-379, and other applicable sections of the Land Development Code, within two (2) years of the approval of the PD zoning modification RZP-25-02. If a final site plan is not submitted within two (2) years of the approval of the PD zoning modification RZP-25-02, then a new rezoning application and final site plan application shall be required to be approved by City Council. Any modification to the Conceptual Plan shall be evaluated by the City to determine whether the proposed change(s) exceed the criteria in Section 12-380 of the Land Development Code, and if so, shall require submittal, review and approval of a new rezoning application and final site plan or conceptual plan.
2. Approved Uses – Sites A-F shall be developed with the following uses:
 - a. Site A – Retail uses, including a gas station with convenience store and drive-through facilities, with a maximum of 7,500 square feet (not including the gas canopy) with conditions of approval to be included as part of the final site plan approval for the site.
 - b. Site B – Automobile washing service, manual or mechanical, excluding coin-operated or self-service facilities subject to the provisions and conditions set forth in Section 12-234(d)(2) of the Land Development Code. The use is limited to the western 1.01 acres of Site B as depicted on the Woodstork Plaza Plat as recorded in Plat Book 134, Page 139 of the public records of Hillsborough County, Florida.
 - c. Sites B – F shall have a combined total of 27,222 square feet and allow the following uses, including drive-through facilities: (1) Office, (2) Medical Office, (3) Restaurant, and (4) General Retail with conditions of approval to be included as part of the final site plan approval for each site.
 - d. Pursuant to RZP-25-02, Parcels C and D shall be developed in accordance with the conceptual plan dated December 15, 2025, subject to final City approval. No waivers were requested in the application or approved pursuant to the conceptual plan, tacit or otherwise.
3. Visibility Easement – A visibility easement shall limit the location of structures on Sites A – F, so as to not obstruct the visibility of other uses located on the Subject Property, consistent with the approved PD Conceptual Plan. This easement shall be in a form acceptable to and approved by the City, recorded in public records by the owner or applicant, and a copy of the recorded easement shall be provided to the City prior to a Certificate of Occupancy (CO) being issued for development on any Site of the Subject Property.

4. Cross Access and Ingress/Egress Easements – A cross access and ingress/egress easement shall be provided so that all traffic shall be able to access all driveway entrances and internal traffic circulation on the Subject Property as the development proceeds, including access from Telecom Drive, North Telecom Parkway, and East Fletcher Avenue, as shown on the approved PD Conceptual Plan. Such easement shall be in a form acceptable to and approved by the City Engineer, recorded in public records by the owner or applicant, with a copy of the recorded easement being provided to the City prior to a Certificate of Occupancy (CO) being issued for development of the first Site of the Subject Property.
5. Off-Site/Infrastructure Improvements – The appropriate permit(s) and coordination with appropriate jurisdictions and agencies for all off-site improvements shall be completed prior to a CO being approved for each Site, as shown on the approved Conceptual Plan, taking into account the timing and need of the required improvement, and such improvements shall include, at a minimum, the following:
 - a. Telecom Drive left turn lane into Site A.
 - b. First (western) driveway for right-in/right out along East Fletcher Avenue for shared access for Sites A-F and right turn and exit lanes.
 - c. Second (eastern) driveway for right-in/right out along East Fletcher Avenue for shared access for Sites A-F.
 - d. Five (5) foot wide sidewalk along the south side of East Fletcher Avenue between Telecom Drive and North Telecom Parkway and connections to the existing internal sidewalks and Sites A-F of Lot 7A, as appropriate.
 - e. Water, sewer, and fire improvements and connection to the City’s utility system.
 - f. Other off-site improvements related to construction on Sites A-F, as needed.
6. Final Site Plan - A final site plan shall be submitted at the time of development and/or redevelopment for each Site A-F and shall be reviewed for consistency with the PD zoning and Conceptual Plan, Tampa Telecom Park DRI, and City’s Future Land Use and Zoning, and LDC. An Initial Transportation Concurrency Worksheet shall be submitted to the City Engineer as part of the final site plan application; and new trips generated by the proposed use(s) will be based on the latest ITE edition. The final site plan for the development or redevelopment of Sites A – F, shall be reviewed and approved by City Council, unless otherwise allowed in accordance with the LDC.
7. Platting – Site A will be split from the current Lot 7A parcel via a Lot Split. At the time that development of one or more of Sites B-F occurs, a final site plan application for the specific Site(s) and a plat application for the entire Subject Property will be required; and the platting process shall continue until such time that all of the proposed Sites are developed, consistent with the PD Conceptual Plan, as may be amended, or abandonment of the Conceptual Plan occurs.
8. Land Use Equivalency Matrix – Staff will review future proposed development and if necessary, the Tampa Telecom Park DRI land use equivalency matrix may be required to be modified. The trips generated by the proposed uses shall be based on the land use equivalency matrix, as adopted as part of the Tampa Telecom Park DRI. The use conversion

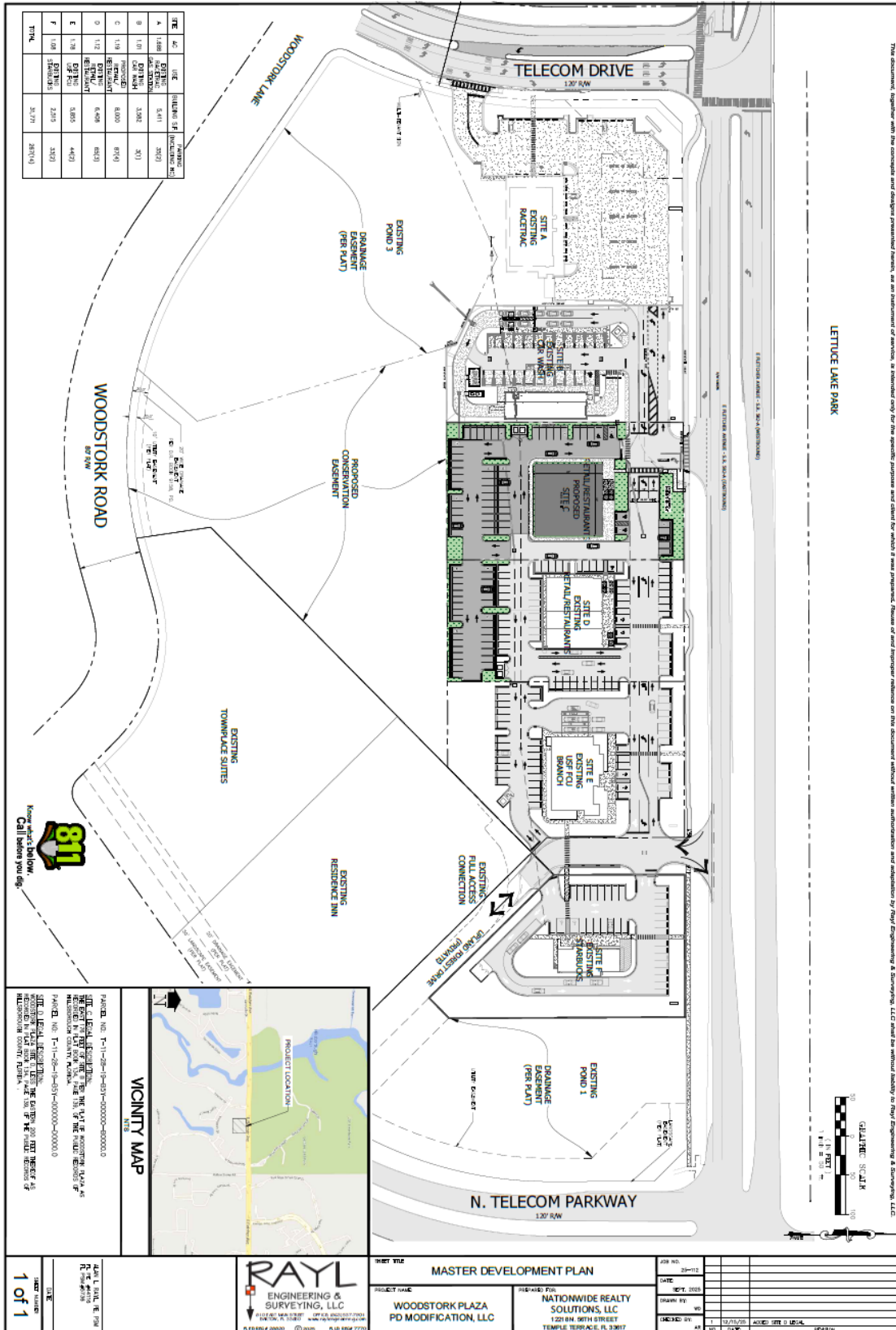
for Site C shall be reviewed in accordance with the Tampa Telecom DRI Equivalency Matrix by the City of Temple Terrace prior to Final Site Plan approval.

9. Signage and Design Standards – The signage standards applicable to the Subject Property shall be as follows, consistent with the Tampa Telecom Park DRI:
 - a. Sites A and B – All signage shall be based on the City’s Land Development Code (LDC). The sign standards for the Commercial General (C-G) zoning district shall apply.
 - b. Sites C - F – All signage shall be consistent with the Tampa Telecom Park DRI unless a Notice of Proposed Change (NOPC) regarding signage requirements is approved.
 - c. Outdoor Seats – Outdoor seats shall be allowed, based on the Commercial General (C-G), zoning district requirements for all Sites A-F, except for Site A, which may have a maximum of 25 outdoor seats; however, the Building Official will make a final determination for the number of outdoor seats for each Site, based on the Florida Building Code (FBC) and American Disabilities Act (ADA) prior to a Certificate of Occupancy (CO) being issued for Sites A-F; and the applicant shall provide additional detail to the Building Official, as required, for this determination to be made.
10. Tree Canopy and Tree Protection and Replacement Requirements for Subject Property – Tree protection and replacement requirements for the Subject Property shall be implemented as follows:
 - a. Tree Survey - A tree survey shall be required and shall itemize all trees using the tree equivalency requirements of the City’s LDC to be performed by the owner or applicant prior to final approval of the final site plan for development or redevelopment of Sites A-F.
 - b. Prior Mitigation/Central Wetland Area - The prior 4.6-acre mitigation central wetland area located on the Subject Property shall not be included and counted as part of the tree protection and replacement requirements, consistent with the prior mitigation plan approved for Final Site Plan (SPR# 08-02) on September 16, 2008, by Resolution 120-08, and the City’s Land Development Code.
 - c. Minimum 25% Tree Canopy - A minimum of 25% tree canopy shall be maintained for the entirety of the Subject Property and the tree canopy coverage shall be based on a five (5) year maturity of trees, consistent with the requirements of the Tampa Telecom Park DRI, City LDC, and conditions of approval of this rezoning application (RZP-17-13).
 - d. Tree Impacts Due to Future Development or Redevelopment of Sites A – F - All future development or redevelopment final site plan applications shall account for all trees on the entirety of the Subject Property for tree protection and removal requirements as each new project or site is developed at the time a final site plan application is submitted to the City; and if at any time during the final site plan application review there is a deficit of trees for the entire site, the development under review at that time shall be required to comply with the tree requirements, including a fee-in-lieu, if applicable, as part of the final site plan review and if a fee-in-lieu is required, it shall be paid at the time of the infrastructure permit submission.

11. Conflicting Conditions – Whenever a conflict arises between the Planned Development zoning district conditions of approval and Final Site Plan conditions of approval, the Planned Development zoning conditions of approval and the approved Master Plan shall prevail.

/// END OF CONDITIONS ///

EXHIBIT "C" MASTER PLAN



Review Application No. RZP-25-02

Date: December 16, 2025
To: Mayor Andrew Ross and City Council
Through: Carlos Baía, City Manager
Prepared by: Joe Moreda, AICP City Planner

Request: The applicant is requesting approval of a modification to a Planned Development zoning district, which was previously approved pursuant to Ordinance 1530 to increase maximum total square footage from 29,000 to 34,722 (+5,722 sq. ft.). Additionally, the applicant proposes to amend the conceptual plan and extend the parking field to the south of its original location as indicated on the updated Conceptual Plan.

Property Location: The property is generally located on the south side of Fletcher Avenue approximately 500 feet east of Telecom Drive.

Acreage: The modification area (Parcels C and D) is 2.31 acres.

Future Land Use: Research/Corporate Park (R/CP)

Existing Zoning: Plan Development (Ordinance 1530) / commercial and office uses

Existing Land Use: Parcel A is nearing completion of development with Site C being the remaining undeveloped parcel.

Reclassification Uses: The allowed zoning uses will remain the same.

Adjacent Future Land Use:

North – Natural Preserve (HC - N)
South – Research Corporate Park (TT - RCP)
East – Research Corporate Park (TT - RCP)
West – Research Corporate Park (TT - RCP)

Adjacent Land Use:

North – Natural Preserve / County Park (HC – N)
South – Conservation Easement (wetlands approved for impacts)
East – Retail /restaurants / vacant
West – Car wash

Adjacent Zoning Classification:

North – Agricultural / Rural (HC – AR)
South – Planned Development (CoTT Ord. 1530)
East – Planned Development (CoTT Ord. 1530)
West – Planned Development (CoTT Ord. 1530)

Background: The PD site plan includes Parcels A-F (existing conceptual plan included herein). Parcel C is the remaining undeveloped Parcel. The modification area is specifically for Parcels C and D (proposed conceptual plan included herein). The additional square footage will be directed to Parcel C and the expanded parking field is proposed along the south of Parcels C and D. Agents for both parcels have authorized this proposal.

The additional square footage is being requested pursuant to a transportation trip generation-based use conversion in the Tampa Telecom DRI from 31,484 square feet of Service Center Use to 8,000 square feet of retail. Accordingly, based on the conversion the PM peak trip generation will remain the same as mitigated for in the DRI.

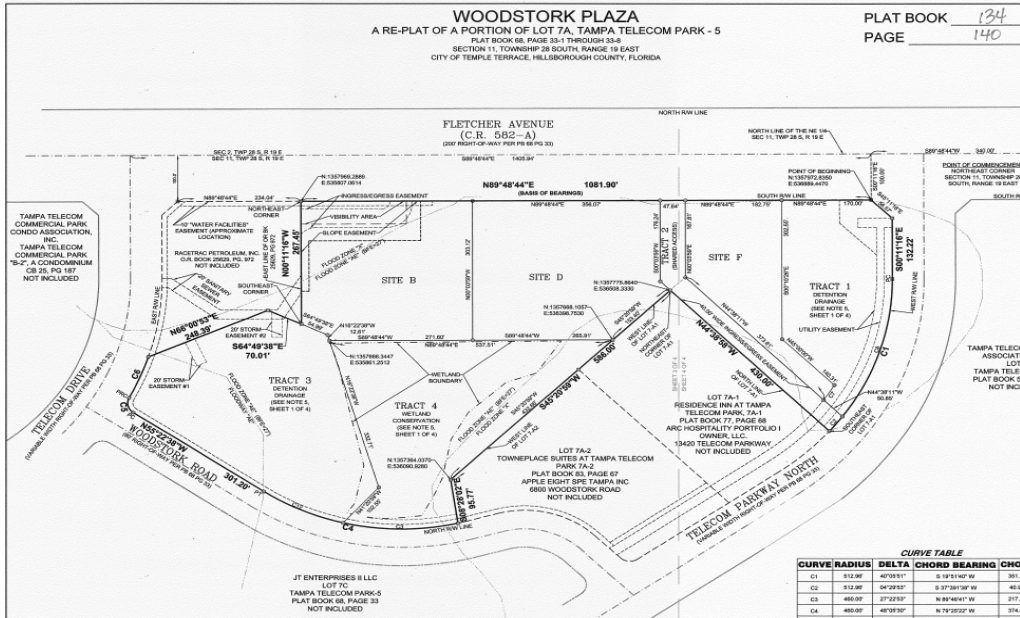
The proposal provides for the same development regulations adopted for the Planned Development Zoning in Ordinance 1530 except for the additional square footage and expanded parking area in Parcels C and D on the conceptual plan.

Area and Site Plan Context:

Aerial view (modification area is shown in red):

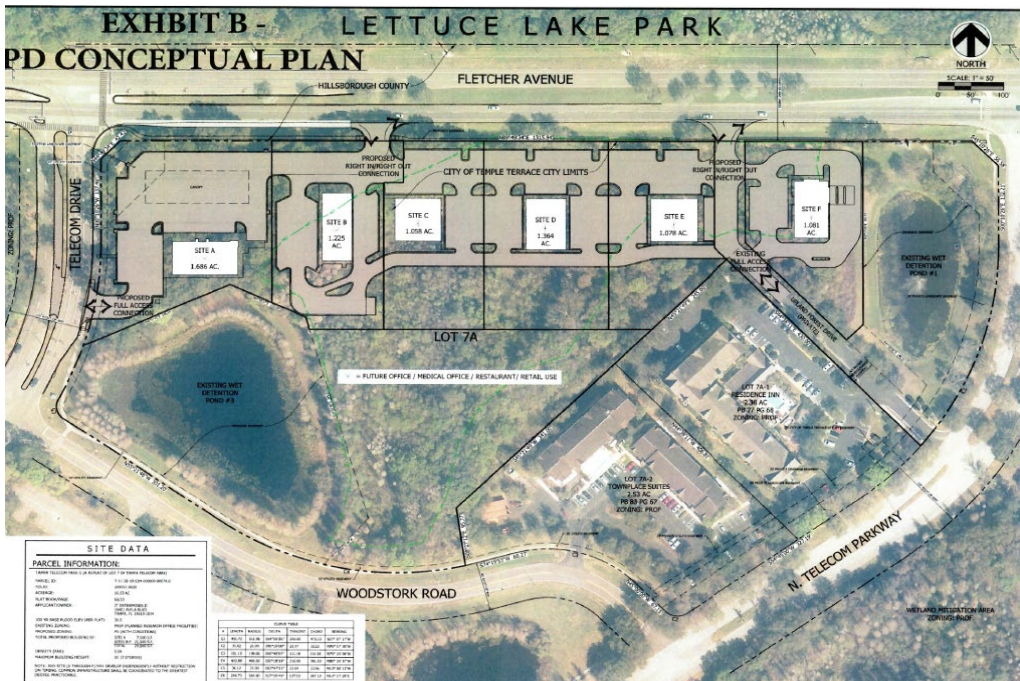


Approved Plat inclusive of Planned Development area:



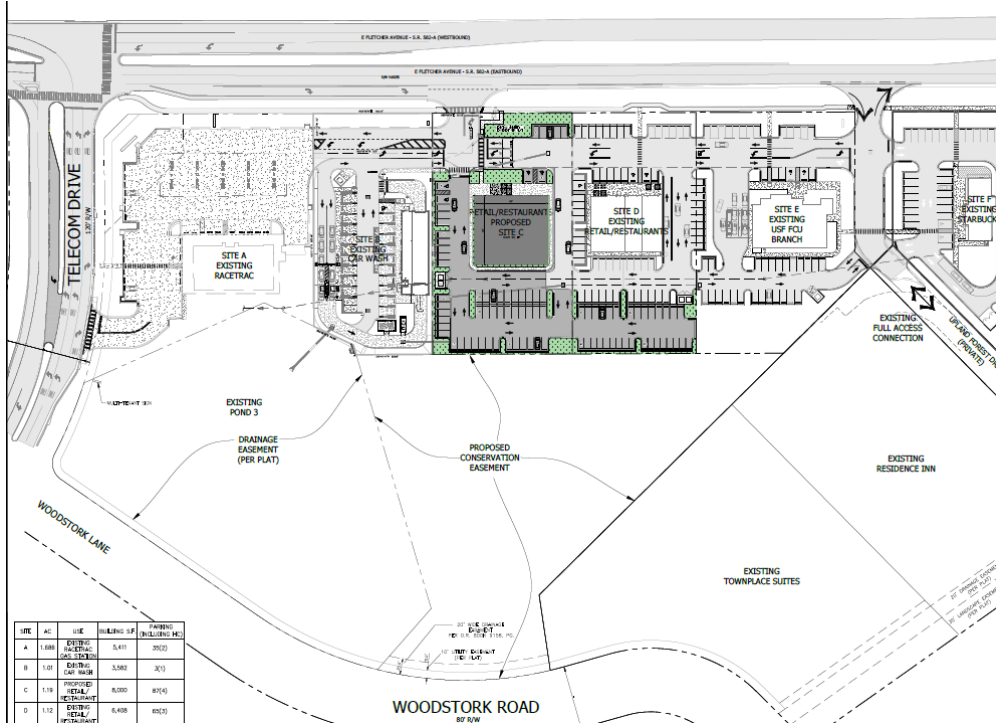
Note: In the existing approved Plat, Site B was subsequently split into sites B & C; and Site D was subsequently split into sites D & E. Replatting of the sites is required (as per the approved conditions of the PD) to ensure the plat corresponds with the approved site plan.

Existing Planned Development Conceptual Plan:



Proposed Concept Plan:

(Exhibit 2 – attached)



Project Evaluation

The modification area is part of a Planned Development zoning district located in the Tampa Telecom Development of Regional Impact (DRI). Specifically, the area is located in the Woodstork Plaza (Plat Book 134, Page 139). The Plat indicates the subject area is within Sites B and D. The Plat also indicates the master planned drainage areas to the east and west. Site C is the final remaining lot to be developed in the PD. The allowed commercial uses will remain the same; however, the proposed modification will add 5,722 square feet of retail space. The proposal is consistent and compatible with the existing adjacent commercial uses and will be compatible with the Planned Development zoning.

Planning Commission Staff Review

The Hillsborough County City-County Planning Commission (HCCCPC) staff reviewed this modification application and found it to be consistent with the vision and other provisions of the City of Temple Terrace Comprehensive Plan.

Environmental

Staff contacted the Hillsborough County Environmental Protection Commission and the Southwest Florida Water Management District regarding the status of potential wetlands. Both agencies advised the wetland areas have been previously approved for impacts and are no longer regulated wetlands. Regarding trees, the City Arborist has no objection to the conceptual plan proposal. The existing zoning condition approved by Council previously regulating trees will be retained (number 11 a-d) and any additional concerns will be addressed during site plan review.

Transportation

The proposal is acquiring a portion of the additional square footage as part of a trade-off mechanism approved in the Tamp Telecom DRI. As a result of the trade-off, the total number of PM peak hour trips will remain consistent with the mitigation provided by the DRI. The proposed trade-off entails exchanging 31,484 square feet of Service Center Use for conversion to 8,000 square feet of retail. The exchange will be reviewed and confirmed during site plan review. The conceptual plan does not propose to add additional access points. Fletcher Avenue at in front of Woodstork Plaza is regulated by Hillsborough County. Hillsborough County staff was contacted for comment and has no objection to the proposed modification. It should be noted, zoning condition numbers 5 a-f and 6 are being retained and will provide a regulatory mechanism to require additional improvements at the final site plan stage if deemed necessary.

Development Review Committee (DRC)

The DRC provided comments that were largely informational. No objections were provided. If approved, the conceptual plan will be reviewed subject to final engineering during site plan review.

Findings

Based on the findings above, staff agree with The Planning Commission and find the modification consistent with the vision and other provisions of the City of Temple Terrace Comprehensive Plan, subject to the recommended zoning conditions provided in **Exhibit 1** and in accordance with the approved Conceptual Plan – **Exhibit 2**.

EXHIBIT 1
(with redline markup)

Amended conditions pursuant RZP-25-02, presented to City Council for first public hearing and first reading on January 6, 2026, and second public hearing and second reading on February 3, 2025. Additions are indicated with red underline text and deletions are indicated with ~~black strike-through text~~. Unmodified text indicates no changes from previous approval(s).

Conditions of Approval:

1. Expiration of Planned Development (PD) – A final site plan, which is based on the conceptual plan and planned development zoning application approved by City Council, shall be required to be submitted for review in accordance with Sections 12-241, 12-377 and 12-379, and other applicable sections of the Land Development Code, within two (2) years of the approval of the PD zoning modification RZP-25-02. If a final site plan is not submitted within two (2) years of the approval of the PD zoning modification RZP-25-02, then a new rezoning application and final site plan application shall be required to be approved by City Council. Any modification to the Conceptual Plan shall be evaluated by the City to determine whether the proposed change(s) exceed the criteria in Section 12-380 of the Land Development Code, and if so, shall require submittal, review and approval of a new rezoning application and final site plan or conceptual plan.
2. Approved Uses – Sites A-F shall be developed with the following uses:
 - a. Site A – Retail uses, including a gas station with convenience store and drive-through facilities, with a maximum of 7,500 square feet (not including the gas canopy) with conditions of approval to be included as part of the final site plan approval for the site.
 - b. Site B – Automobile washing service, manual or mechanical, excluding coin-operated or self-service facilities subject to the provisions and conditions set forth in Section 12-234(d)(2) of the Land Development Code. The use is limited to the western 1.01 acres of Site B as depicted on the Woodstork Plaza Plat as recorded in Plat Book 134, Page 139 of the public records of Hillsborough County, Florida.
 - c. Sites B – F shall have a combined total of ~~21,500~~ 27,222 square feet and allow the following uses, including drive-through facilities: (1) Office, (2) Medical Office, (3) Restaurant, and (4) General Retail with conditions of approval to be included as part of the final site plan approval for each site.
 - d. Pursuant to RZP-25-02, Parcels C and D shall be developed in accordance with the conceptual plan dated December 15, 2025, subject to final City approval. No waivers were requested in the application or approved pursuant to the conceptual plan, tacit or otherwise.
3. Visibility Easement – A visibility easement shall limit the location of structures on Sites A – F, so as to not obstruct the visibility of other uses located on the Subject Property, consistent with the approved PD Conceptual Plan. This easement shall be in a form acceptable to and approved by the City, recorded in public records by the owner or applicant, and a copy of the recorded easement shall be provided to the

City prior to a Certificate of Occupancy (CO) being issued for development on any Site of the Subject Property.

4. Cross Access and Ingress/Egress Easements – A cross access and ingress/egress easement shall be provided so that all traffic shall be able to access all driveway entrances and internal traffic circulation on the Subject Property as the development proceeds, including access from Telecom Drive, North Telecom Parkway, and East Fletcher Avenue, as shown on the approved PD Conceptual Plan. Such easement shall be in a form acceptable to and approved by the City Engineer, recorded in public records by the owner or applicant, with a copy of the recorded easement being provided to the City prior to a Certificate of Occupancy (CO) being issued for development of the first Site of the Subject Property.
5. Off-Site/Infrastructure Improvements – The appropriate permit(s) and coordination with appropriate jurisdictions and agencies for all off-site improvements shall be completed prior to a ~~Certificate of Occupancy (CO)~~ being approved for each Site, as shown on the approved Conceptual Plan, taking into account the timing and need of the required improvement, and such improvements shall include, at a minimum, the following:
 - a. Telecom Drive left turn lane into Site A.
 - b. First (western) driveway for right-in/right out along East Fletcher Avenue for shared access for Sites A-F and right turn and exit lanes.
 - c. Second (eastern) driveway for right-in/right out along East Fletcher Avenue for shared access for Sites A-F.
 - d. Five (5) foot wide sidewalk along the south side of East Fletcher Avenue between Telecom Drive and North Telecom Parkway and connections to the existing internal sidewalks and Sites A-F of Lot 7A, as appropriate.
 - e. Water, sewer, and fire improvements and connection to the City's utility system.
 - f. Other off-site improvements related to construction on Sites A-F, as needed.
6. Final Site Plan - A final site plan shall be submitted at the time of development and/or redevelopment for each Site A-F and shall be reviewed for consistency with the PD zoning and Conceptual Plan, Tampa Telecom Park DRI, and City's Future Land Use and Zoning, and LDC. An Initial Transportation Concurrency Worksheet shall be submitted to the City Engineer as part of the final site plan application; and new trips generated by the proposed use(s) will be based on the latest ITE edition. The final site plan for the development or redevelopment of Sites A – F, shall be reviewed and approved by City Council, unless otherwise allowed in accordance with the LDC.
7. Platting – Site A will be split from the current Lot 7A parcel via a Lot Split. At the time that development of one or more of Sites B-F occurs, a final site plan application for the specific Site(s) and a plat application for the entire Subject Property will be required; and the platting process shall continue until such time that all of the

proposed Sites are developed, consistent with the PD Conceptual Plan, as may be amended, or abandonment of the Conceptual Plan occurs.

8. Land Use Equivalency Matrix – Staff will review future proposed development and if necessary, the Tampa Telecom Park DRI land use equivalency matrix may be required to be modified. The trips generated by the proposed uses shall be based on the land use equivalency matrix, as adopted as part of the Tampa Telecom Park DRI. The use conversion for Site C shall be reviewed in accordance with the Tampa Telecom DRI Equivalency Matrix by the City of Temple Terrace prior to Final Site Plan approval.
9. Signage and Design Standards – The signage standards applicable to the Subject Property shall be as follows, consistent with the Tampa Telecom Park DRI:
 - a. Sites A and B – All signage shall be based on the City’s Land Development Code (LDC). The sign standards for the Commercial General (C-G) zoning district shall apply.
 - b. Sites C - F – All signage shall be consistent with the Tampa Telecom Park DRI unless a Notice of Proposed Change (NOPC) regarding signage requirements is approved.
 - c. Outdoor Seats – Outdoor seats shall be allowed, based on the Commercial General (C-G), zoning district requirements for all Sites A-F, except for Site A, which may have a maximum of 25 outdoor seats; however, the Building Official will make a final determination for the number of outdoor seats for each Site, based on the Florida Building Code (FBC) and American Disabilities Act (ADA) prior to a Certificate of Occupancy (CO) being issued for Sites A-F; and the applicant shall provide additional detail to the Building Official, as required, for this determination to be made.
10. Tree Canopy and Tree Protection and Replacement Requirements for Subject Property – Tree protection and replacement requirements for the Subject Property shall be implemented as follows:
 - a. Tree Survey - A tree survey shall be required and shall itemize all trees using the tree equivalency requirements of the City’s LDC to be performed by the owner or applicant prior to final approval of the final site plan for development or redevelopment of Sites A-F.
 - b. Prior Mitigation/Central Wetland Area - The prior 4.6-acre mitigation central wetland area located on the Subject Property shall not be included and counted as part of the tree protection and replacement requirements, consistent with the prior mitigation plan approved for Final Site Plan (SPR# 08-02) on September 16, 2008, by Resolution 120-08, and the City’ s Land Development Code.
 - c. Minimum 25% Tree Canopy - A minimum of 25% tree canopy shall be maintained for the entirety of the Subject Property and the tree canopy coverage shall be based on a five (5) year maturity of trees, consistent with the requirements of the Tampa Telecom Park DRI, City LDC, and conditions of approval of this rezoning application (RZP 17-13).

- d. Tree Impacts Due to Future Development or Redevelopment of Sites A – F - All future development or redevelopment final site plan applications shall account for all trees on the entirety of the Subject Property for tree protection and removal requirements as each new project or site is developed at the time a final site plan application is submitted to the City; and if at any time during the final site plan application review there is a deficit of trees for the entire site, the development under review at that time shall be required to comply with the tree requirements, including a fee-in-lieu, if applicable, as part of the final site plan review and if a fee-in-lieu is required, it shall be paid at the time of the infrastructure permit submission.

11. Conflicting Conditions – Whenever a conflict arises between the Planned Development zoning district conditions of approval and Final Site Plan conditions of approval, the Planned Development zoning conditions of approval and the approved Master Plan shall prevail.

/// END OF CONDITIONS ///

Item Cover Page

City Council Item Report

Date: January 6, 2026

From: Jeannie Barlow, Senior Executive Assistant

Item Type: Ordinance

Subject: Second Public Hearing and Second Reading of Ordinance 1588 Amending the Future Land Use of a Parcel of Land Located South of Talina Lane, East of North 78th Street, North of Lake Isle Drive, and West of Cedar Drive, from Residential-9 to Residential-18 (CPA-20-02)

Presenter: Joseph Moreda, City Planner

Recommendation:

It is recommended that City Council adopt Ordinance 1588 amending the Future Land Use of a parcel of land located south of Talina Lane, east of North 78th Street, north of Lake Isle Drive, and west of Cedar Drive, from Residential-9 to Residential-18 (CPA-20-02).

Discussion:

Resolution/Ordinance Information:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN," FUTURE LAND USE MAP, FOR A PARCEL OF LAND LOCATED SOUTH OF TALINA LANE, EAST OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR DRIVE CONSISTING OF APPROXIMATELY 3.0± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL-9 TO RESIDENTIAL-18 FOR CPA 20-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Appropriation Code:

Requirements:

Ordinance

Cost:**Attachments:**

1. CPA-20-02 Staff Report
2. Ordinance 1588
3. CPA 20-02 Planning Commission Report
4. CPA 20-02 Revised School Board Report
5. CPA 20-02 HART Update Report

Comprehensive Plan Amendment Application No. CPA-20-02

Date: December 16, 2025
 To: Mayor Andrew Ross and City Council
 Through: Carlos Baía, City Manager
 Prepared by: Joe Moreda, AICP City Planner

Request: Small-Scale Comprehensive Plan Map Amendment from Residential-9 to Residential-18 for the proposed development of a multi-unit townhome project.

Property Location: South of Temple Terrace Highway, east of North 78th Street, north of Harney Road and west of Meadowood Boulevard

Acreage: Approximately 3.0 ± acres (by survey)

Existing Zoning / use: Multi-Family Residential (RMF) / vacant and undeveloped land

Adjacent Future Land Use Classification:

North	–	TT Residential-9 (9 du/a), HC Residential-12
South	–	TT Residential-18 (18 du/a)
East	–	TT Residential-18 (18 du/a)
West	–	HC Residential-9 (9 du/a)

Adjacent Zoning:

North	–	HC RMC-9 and PD
South	–	TT Plan Development (PD)
East	–	TT Plan Development (PD)
West	–	TT RMF (Multi-Family Residential), HC RSC-9

Adjacent Land Use:

North	–	Single-family residence, duplex and multi-family
South	–	Multi Family (condominium)
East	–	Multi Family (condominium)
West	–	Single-Family residences

Amendment Area Context

The thrust of the amendment is to increase the maximum residential density in the Future land Use Plan on the property from nine (9) units per acre to eighteen (18) units per acre.

The proposed amendment was submitted in 2020. The Planning Commission Staff provided a staff report and the subsequent PC Resolution which was voted on by the Planning Commission on July 13, 2020. In both actions the proposal was found to be consistent with the Future land Use Plan.

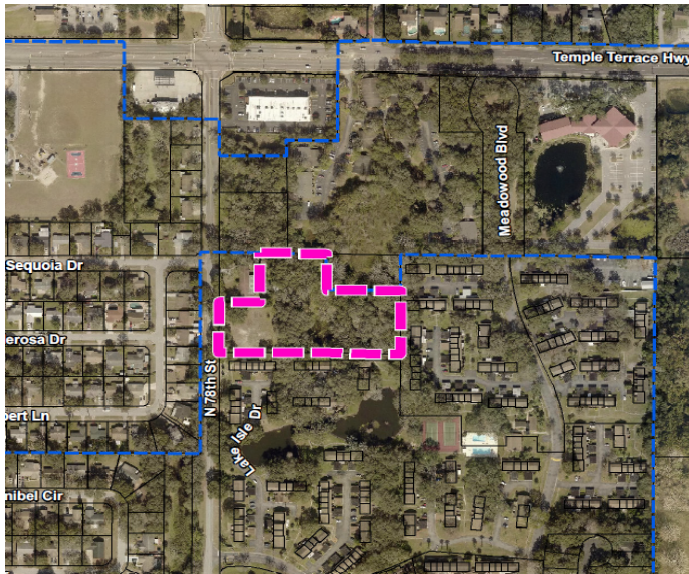
The applicant did not bring the CPA application forward for City Council’s consideration at that time. The Planning Commission Staff advised the application and related Resolution do not have an expiration date.

However, the application has been re-transmitted to review agencies for an update where applicable. The update is as follows:

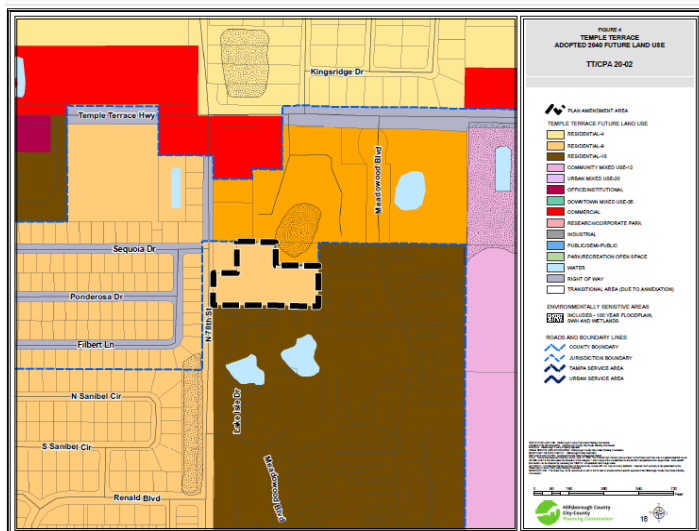
- Hillsborough County Public Schools staff indicates that adequate capacity exists at Folsom Elementary School, Greco Middle School and King High School at this time. The site will be reviewed for school concurrency at the time of site plan review and development.

- Hartline staff indicates the area along 78th Street is served by HART bus Route 48 and the HART Transit Development Plan identified a need for expansion of transit service in the area. A copy of the updated comments are included as attachments hereto.
- The City of Temple Terrace Engineering staff will review the site for utility capacity and other site engineering matters as part of Final Site Plan review when submitted.

Depicted below: (Subject site aerial)



Depicted below: (Subject site and Future Land Use Map)



Implementation

The property is currently zoned Multi-Family Residential. Accordingly, multi-family use is currently permissible in the existing zoning and the maximum density is a function of the plan and site development design. The multi-family typology plan for the property has not been specified as of the writing of this report. The potential

maximum build-out scenario of either 54 single-family attached or multi-family dwelling units (calculated as 3.0± Acres x 18 Dwelling Units per Gross Acre = 54 Dwelling Units). However, the ability of the site to achieve the maximum density will be contingent upon several factors, including but not limited to development standards required for the typology of the multifamily project proposed and the site engineering standards. The site density may be also further limited by drainage and stormwater design limiting the development pad and/or other elements. It should be noted that minimum gross lot area for townhouse development in the R-MF District is ten (10) acres and the subject site is approximately three (3) acres. Accordingly, townhomes would not meet the minimum development parcel size for development in the RMF district.

Hillsborough County City-County Planning Commission Review

Planning Commission Recommendation: The Planning Commission finds the proposed land use designation change of Temple Terrace Plan Amendment TT/CPA 20-02 from Residential-9 to Residential-18 on 3.0± acres, **CONSISTENT** with the *Imagine 2040: Temple Terrace Comprehensive Plan* and forward this recommendation to Temple Terrace City Council. The Planning Commission Staff report and Resolution are attached.

City of Temple Terrace Development Review Committee Finding

Pursuant to a review of the multiple polices referenced in the attached Planning Commission Staff Report supporting the recommendation of “consistent” and the Planning Commission Resolution for TT/CPA 20-02 finding the request “consistent” with the Future Land Use plan, the Development Review Committee (DRC) agrees with the Planning Commission’s conclusion.

ORDINANCE 1588

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE “IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN,” FUTURE LAND USE MAP, FOR A PARCEL OF LAND LOCATED SOUTH OF TALINA LANE, EAST OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR DRIVE CONSISTING OF APPROXIMATELY 3.0± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL-9 TO RESIDENTIAL-18 FOR CPA 20-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Imagine 2040: Temple Terrace Comprehensive Plan (“Comprehensive Plan”) was adopted by Ordinance 1384 on January 19, 2016, which provided an update of the City’s Comprehensive Plan; and

WHEREAS, the Hillsborough County City-County Planning Commission held a public hearing on July 13, 2020, during which it reviewed the map amendment set forth in TT/CPA 20-02, considered existing and expected future development patterns and community facilities in the area, as well as the Comprehensive Plan’s adopted goals, objectives and policies, and made the determination that the proposed map amendment is consistent with the Imagine 2040: Temple Terrace Comprehensive Plan; and

WHEREAS, the amendment set forth in TT/CPA 20-02 is considered a small-scale map amendment which does not require Florida Department of Economic Opportunity (“DEO”) review; and

WHEREAS, pursuant to Florida Statute Section 163.3184, and the Comprehensive Plan Amendment Procedures Manual, the City Council of the City of Temple Terrace held adoption public hearings on December 16, 2025, and January 6, 2026 during which the public was able to submit comments on the proposed map amendment set forth in TT/CPA 20-02.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA:

Section 1. That the recitals set forth above are hereby incorporated as if fully set forth herein.

Section 2. That the Future Land Use Map of the Imagine 2040: Temple Terrace Comprehensive Plan is hereby amended by changing the future land use designation from Residential-9 to Residential-18 for two parcels of property consisting of approximately 3± acres as more particularly described in Exhibit A, attached hereto.

Section 3. That this Ordinance becomes effective thirty-one (31) days after adoption if no challenge is filed. If this Ordinance is challenged within (30) days after adoption, small scale development amendments do not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining that the adopted small-scale plan amendment is in compliance with the law. No development orders, development permits, or land uses dependent on the Comprehensive Plan amendments set forth in this Ordinance may be issued or commenced before it has become effective.

Section 4. If any part of this ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts hereof shall continue to be in full force and effect.

Section 5. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. That the provisions of this Ordinance may be renumbered or re-lettered to accomplish such intention and the City Clerk is given liberal authority to correct scribes' errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar errors when codifying this Ordinance.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, THIS 6th DAY OF JANUARY 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved As To Form & Content:

X

Ernest Mueller
City Attorney

EXHIBIT "A" – LEGAL DESCRIPTION

Plan Amendment CPA 20-02

Residential -9 to Residential - 18

Address: Unassigned

Size: 3 acres more or less

Owner: K and W Property Group, LLC

Folio #'s: 038184-0105

Legal Description:

Tract beginning 660.88 feet south and 25.00 feet east of the Northwest corner of the Southwest $\frac{1}{4}$ of Section 24, Township 28 South, Range 19 East, Hillsborough County, Florida, run thence East, a distance of 318.00 feet; run thence South, a distance of 120.00 feet; run thence East, a distance of 220.00 feet; run thence South, a distance of 210.00 feet; run thence West, a distance of 538.00 feet and North, a distance of 330.00 feet to the point of beginning.

Less and except the following:

Tract beginning 660.88 feet south and 25.00 feet east of the Northwest corner of the Southwest $\frac{1}{4}$ of Section 24, Township 28 South, Range 19 East, Hillsborough County, Florida, run thence East, a distance of 121.58 feet; run thence South, a distance of 165.00 feet, run thence West, a distance of 121.58 feet and run thence North, a distance of 165.00 feet to the point of beginning.



City of Temple Terrace: TT/CPA 20-02

Future Land Use Map Amendment – South of Temple Terrace Highway, east of North 78th Street

Meeting Date	July 13, 2020
Meeting Type	Public Hearing
Staff Planner	Mark P. Hudson, AICP, hudsonm@plancom.org , (813) 272-5940
Action Necessary	Yes
Attachments included in the Staff Report	Resolution, Future Land Use Figure Series, Agency Comments, Site Photos, and Application

Summary Information

Application Type	Privately Initiated
Location	Location: South of Temple Terrace Highway, east of North 78 th Street, north of Harney Road and west of Meadowood Boulevard
Property Size	3.0± Acres (Survey)
Folio Numbers	38184.0105
Existing Future Land Use	Residential-9
Proposed Future Land Use	Residential-18
Existing Land Use	Vacant
Roadways	Temple Terrace Highway and Harney Road are arterial roadways under the jurisdiction of Hillsborough County. North 78 th Street is a local roadway under the jurisdiction of Temple Terrace.
Vision Map Designations	Multimodal Transportation Corridor
Agency Review Comments	No Objections - Agency comments are provided in Appendix C
Applicable Plan Sections	Neighborhood Conservation, Multi-Modal Corridors and Major Activity Centers, Complete Streets, Growth Management, Citywide Redevelopment Strategies, Provision of Public Facilities, Housing
Staff Recommendation	Planning Commission staff finds the proposed request Consistent with the <i>Imagine 2040: Temple Terrace Comprehensive Plan</i> .

Potential Impact of Proposed Change

The applicant is requesting the following future land use map designation change:

Potential Impact Table	Current Land Use Category Residential-9	Proposed Land Use Category Residential-18
Typical Residential Build-Out	18 Dwelling Units (6.01 Dwelling Units/Gross Acre - Sample)	27 Dwelling Units (9.28 Dwelling Units/Gross Acre - Sample)
Maximum Residential Development Potential	27 Dwelling Units (9 Dwelling Units/Gross Acre)	54 Dwelling Units (18 Dwelling Units/Gross Acre)

Potential Impact Table (Continued)	Current Land Use Category Residential-9	Proposed Land Use Category Residential-18
Typical Non-Residential Build-Out	Not Applicable	Not Applicable
Maximum Floor Area Ratio/Non-residential Development Potential	Not Applicable	Not Applicable
Range of Allowable Uses	Single-family attached and detached homes on individual lots are the predominant use in these areas, although other housing types and condominium development approaches can be integrated at medium densities.	Housing types are typically townhouses or multi-family dwellings including duplexes on small lots.
Practical Impacts	The plan amendment, if approved, would allow for a denser residential development pattern along this segment of North 78 th Street.	

Final Review		
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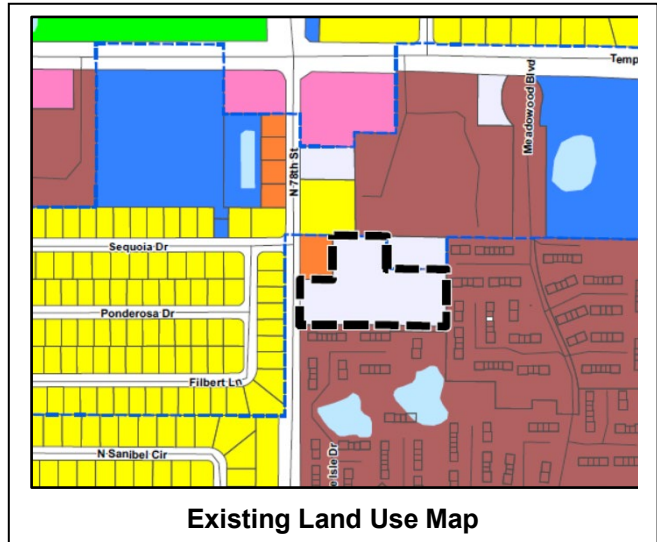
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Context of Proposed Change

Existing Land Uses and Typical Development in the Area

Existing Land Uses

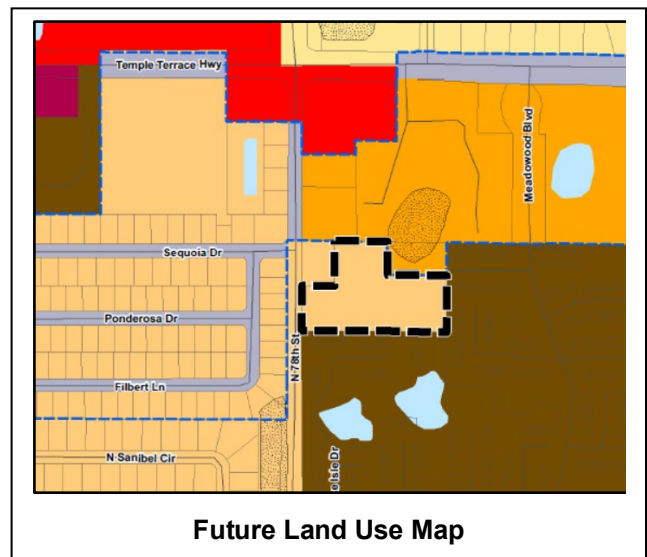
The affected parcel that is the subject of this map amendment is currently vacant, which is located south of Temple Terrace Highway and east of North 78th Street. Parcels to the west (across North 78th Street) are composed of single-family detached homes, and this neighborhood is known as Temple Park. Lands to the north are primarily multifamily in use, identified as Temple Terrace Apartments. In addition, one single-family detached home and one duplex abut the parcel's northern boundary, the latter of which is owned by the applicant of this map amendment. To the east and south are lands also in multifamily use, this neighborhood is comprised of condominiums called Meadowood Village. (Please reference Figure 3.)



Existing Land Use Map

Future Land Uses

The map amendment site has a future land use designation of Temple Terrace Residential-9. Adjacent parcels directly to the west (across North 78th Street) have a designation of Hillsborough County Residential-9. To the north, with the exception of the parcel owned by the applicant (Temple Terrace Residential-9), the area has a designation of Hillsborough County Residential-12. To the east and south are parcels with designations of Temple Terrace Residential-18. (Please reference Figure 4.)



Future Land Use Map

Applicant's Request

The applicant has requested to amend their parcel's future land use designation from Residential-9 to Residential-18. Based on this, staff's analysis primary focused on the potential maximum build-out scenario of either 54 single-family attached or multi-family dwelling units (3.0± Acres x 18 Dwelling Units/Gross Acre = 54 Dwelling Units).

Applicable Comprehensive Plan Policies and Criteria

Future Land Use Element

LU Policy 1.1.6: *Recognize that its City Form is shaped by the fact that it is a City of Neighborhoods; and that among these are, now or in the future (edited to remove unrelated text – for full text see Imagine 2040: Temple Terrace Comprehensive Plan):*

- *its residential neighborhoods, very generally defined as including:*
 - *its urban neighborhoods south of Temple Terrace Highway and east of the Hillsborough River and north of Harney Road; and west of 56th Street between Fowler Avenue and the Hillsborough River;*

LU Policy 1.4.6: *Work to protect, stabilize, and enhance its existing residential neighborhoods, which has established the City as a compact socially-close community, while it fosters additional residential living choices, such as live-work units, mixed-use structures, condominiums, townhomes, and housing for the elderly (also see ADUs aka granny flats, as described in the Plan Categories), housing for those of modest means, including university students, empty nesters, service workers, and those just embarking on their careers.*

Neighborhood Conservation

LU GOAL 2: *To achieve a well-balanced and well-organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient multimodal transportation network while protecting and preserving the fabric and character of the City's neighborhoods.*

LU Objective 2.1: *Continue to maintain adequate land designated for residential uses, including multi-family and mixed-use residential, which can accommodate the projected population and provide safe, decent, sanitary, and affordable housing opportunities for the current and future citizens of Temple Terrace.*

LU Policy 2.1.1: *Protect stable residential neighborhoods from incompatible land uses; blighting influences; and the impacts of infill, redevelopment, and new development.*

LU Policy 2.1.2: *Provide for development of a wide variety of residential uses, including detached and attached residential, multi-family residential, mixed-use residential, live-work residential, assisted living, long-term care, and multi-generation accommodations among others, consistent with the needs characteristic of the socio-economic profiles of the City's households and future needs, through the provisions of varying residential densities, mixed-uses, overlay and other land use categories in the comprehensive plan and the Land Development Code (LDC) of the City of Temple Terrace.*

LU Objective 2.2: *Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet applicable locational criteria.*

LU Policy 2.2.1: *The location of single-family attached housing units shall be limited to the periphery of established single-family detached neighborhoods, but provisions in the City's LDC may provide for exceptions pursuant to the application of the City's standard, mixed-use, and overlay land use categories, when appropriate measures are taken to effectively buffer conflicts or impacts associated with abutting different residential styles and densities.*

LU Policy 2.2.2: *Multi-family, mixed-use, and higher-density residential uses defined in the City's Land Development Code, shall be located adjacent to or in proximity to office and commercial activity centers to minimize the use of the automobile, except as part of a mixed-use structure or site-planned development in locations allowed in the comprehensive plan and FLUM.*

Multi-Modal Corridors and Major Activity Centers

LU Objective 3.5: *The transformation of major multi-modal corridors and major activity centers to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium density housing while also addressing neighborhood and citywide demand for retail and services.*

LU Policy 3.5.1: *56th Street/Busch Boulevard/Bullard Parkway; and 56th Street/Fowler Avenue; and 56th Street/Fletcher Avenue; and US 301/Harney Road/Temple Terrace Highway intersections will be developed as the major office and commercial activity centers of the City. 56th Street; Fowler Avenue; Fletcher Avenue; and Busch Boulevard/Bullard Parkway/Temple Terrace Highway will be developed as the City's multi-modal corridors. The quadrants surrounding the intersection of 56th Street and Busch Boulevard/Bullard Parkway, as defined by the CRA and DMU-35 land use category is the City's traditional and historic downtown, and shall be the most recognizably dominant of the City's major activity centers.*

LU Policy 3.5.6: *Promote densities, mixes of uses, and transportation improvements that support walking, biking, and use of public transportation.*

LU Policy 3.5.7: *Accommodate planned levels of population and employment growth along multi-modal corridors and within major activity centers. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.*

Complete Streets

LU Policy 4.1.1: *Encourage mixed-use development to allow siting of residential, retail, office, recreational, and educational facilities within close proximity to each other to encourage walking and bicycling as a routine part of everyday life.*

- *Maximize the proportion of residences within [1/4] mile of uses like parks, schools, grocers, retailers, service providers, employment, public transportation, and other desirable community features.*

Growth Management

LU Goal 8: *To 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.*

LU Objective 8.1: *In all actions of the City, urban sprawl shall be discouraged and a compact urban pattern of development, infill, and redevelopment shall be provided for in a manner which will promote the full utilization of existing public infrastructure and allow for the orderly extension and expansion of municipal facilities in a fiscally responsible manner and in accordance with the adopted level of service standards established in the Public Facilities and Capital Improvements Sections of the Plan and for the designated Temple Terrace TCEA and the Temple Terrace Multimodal Transportation District (TT MMTD).*

LU Policy 8.1.3: *Concentrate and infill new development on vacant land with priority given to redevelopment areas where facility capacity is available, especially and/or within the DMU-35 designated areas of the CRA.*

Citywide Redevelopment Strategies

LU Policy 8.2.7: *Redevelopment projects shall not destroy the existing social/cultural framework and character of the City. The City shall not approve any development that is contradictory to neighborhood improvement efforts.*

Provision of Public Facilities

LU Objective 8.3: *All new development and redevelopment will be serviced with transportation, potable water, sewerage, stormwater management facilities, solid waste disposal, and parks that meet or exceed the adopted levels of service established in the Capital Improvements Section.*

LU Policy 8.3.1: *Public facilities must be provided prior to development that will result in the adopted levels of service being met or exceeded.*

LU Policy 8.3.7: *Ensure that the location and timing of new development will be coordinated with the City's ability to provide public facilities through implementation of growth management measures such as development phasing, programming of public facilities and zoning and subdivision regulations.*

Housing Element

HSG Policy 1.2.6: *Encourage a greater variety of housing types, occupancy standards, and sizes to diversify, yet maintain compatibility with, single family neighborhoods.*

Staff Analysis

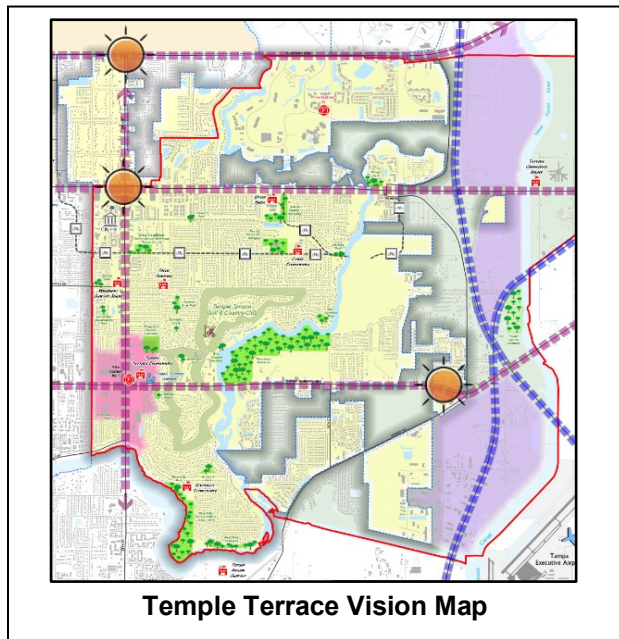
Development Trends

As noted previously, the applicant is requesting a future land use designation of Residential-18. The *Imagine 2040: Temple Terrace Comprehensive Plan* describes these areas as:

"...safe, quiet, and attractive environments. In exchange for less personal space, the area should offer benefits such as better accessibility to work and shopping areas, more common recreational facilities and open space, and housing cost savings..." and goes on further to say *"...housing types are typically townhouses or multi-family dwellings including duplexes on small lots..."*

Staff began their analysis of this amendment by reviewing the municipality's Vision Map, which provides a generalized big picture view of the future of Temple Terrace. It is not intended to be detailed, but rather to provide guidance and support the policy direction contained within the *Imagine 2040: Temple Terrace Comprehensive Plan*. This map amendment site is located along an identified multi-modal transportation corridor (i.e. Temple Terrace Highway). This multi-modal transportation corridor connects the municipality's Center Business District with a future activity center envisioned at Harney Road and US 301. Several policies of the *Imagine 2040: Temple Terrace Comprehensive Plan* promote residential development along multi-modal transportation corridors such as LU Policy 3.5.7, which states:

"...accommodate planned levels of population and employment growth along multi-modal corridors and within major activity centers. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses..."



The desired form of the municipality is further defined, in part, by LU Policy 1.1.6, which defines the area affected by this map amendment as one of the urban neighborhoods of Temple Terrace. In the *Imagine 2040: Temple Terrace Comprehensive Plan*, future land use plan categories of an urban character include: Residential-18, Urban Mixed Use-20 and Urban Mixed Use-25.

Transitioning from an evaluation of this map amendment from a citywide perspective to an analysis of its potential impacts on adjacent and nearby properties, the analysis contained in this report focuses on the potential maximum residential build-out (54 dwelling units) on part of what is today a vacant parcel south of Temple Terrace Highway. As described earlier in this report, the surrounding lands are for the most part in residential use, both in Temple Terrace and unincorporated Hillsborough County. Of the surrounding uses, staff is most sensitive to the compatibility between this proposed land use category and the one single-family home to the north and the neighborhood to the west (Temple Park) in Hillsborough County.

The *Imagine 2040: Temple Terrace Comprehensive Plan* defines compatibility as: “...a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition...”. The plan further notes: “...the compatibility of new development in relation to existing development is not necessarily a limiting factor, and compatibility issues should be addressed through more stringent review of site plans and application of site specific land development code (regulations), such as buffering, rather than simply making new development compatible with the existing development densities and uses...”.

This is further clarified by LU Policy 2.2.1, which notes that “...single-family attached housing units shall be limited to the periphery of established single-family detached neighborhoods...”, the neighborhood to the west is effectively separated and buffered from the subject property by North 78th Street. If approved, required setbacks and additional buffering would be expected between the proposed use and the single-family home to the north and the neighborhood to the west, via the rezoning processes of Temple Terrace. As with these existing residential uses, the proposed land use appears to be compatible with the multifamily uses to the north, east and south, which have future land use designations of either Hillsborough County Residential-12 or Temple Terrace Residential-18.

The property does not appear to contain wetlands nor is it within a floodplain, as noted by the Federal Emergency Management Agency (FEMA). If wetlands are found to be present during the later stages of the development process, they will be protected via the rules and regulations of Temple Terrace and the Environmental Protection Commission of Hillsborough County. Adequate potable water and wastewater capacity is available, per the Temple Terrace Public Works Department.

The Hillsborough County School District notes [see attached] there is adequate capacity to serve the students projected to be generated by the proposed development at Folsom Elementary, Greco Middle and King High Schools. Furthermore, a cursory traffic analysis provided by the Hillsborough County Planning Commission – Transportation Staff indicates the existing land use plan category has the potential to generate up to 14 average peak hour peak direction trips, which would potentially rise to 28 if TT/CPA 20-02 was approved by Temple Terrace City Council. For further detail see Attachment C.

As stated earlier, there are several policies that favor the approval of TT/CPA 20-02, such as those promoting a variety of housing types and discouragement of urban sprawl, as already noted from the *Imagine 2040: Temple Terrace Comprehensive Plan*. Also, preliminary analysis appears to indicate that transportation impacts, protection of environmental amenities, public school capacity, the availability of utilities and emergency services have been or will be required to be, adequately addressed during the final design, engineering, construction and site plan development for this proposed project, if approved by the Temple Terrace City Council.

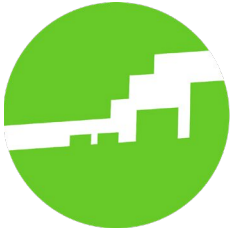
However, this needs to be balanced with the determination as to whether this project furthers the overall *character* of the area and is *compatible* with the surrounding neighborhoods within both Temple Terrace and Hillsborough County. The conclusions contained within this report were not arrived at without significant thought, and at its core, the analysis needs to focus on and ensure the proposed project complies with the requirements of the *Imagine 2040: Temple Terrace Comprehensive Plan*. Based on policy direction and other provisions in the *Imagine 2040: Temple Terrace Comprehensive Plan*, staff believes the requested future land use plan category of Residential-18 is compatible with the surrounding existing uses and is in character with the vision for this area of Temple Terrace. Staff finds the map amendment request consistent with the vision, goals, objectives and policy direction contained in the *Imagine 2040: Temple Terrace Comprehensive Plan*.

Recommendation

Find the proposed land use designation change of **Temple Terrace Plan Amendment TT/CPA 20-02** from Residential-9 to Residential-18 on 3.0± acres, **CONSISTENT** with the *Imagine 2040: Temple Terrace Comprehensive Plan* and forward this recommendation to Temple Terrace City Council.

Attachment A


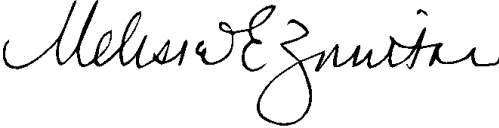
Resolution



**Hillsborough County
City-County
Planning Commission**

Resolution

Item: Temple Terrace Comprehensive Plan Amendment: TT/CPA 20-02 – South of Temple Terrace Highway, east of North 78th Street

	AYE	NAY	ABSENT	DATE: July 13, 2020
Nigel M Joseph, Chair	X			
Cody Powell, Vice-Chair	X			
Derek Doughty, PE, Member at Large	X			
Steven Bernstein			X	
Giovanny Cardenas	X			Nigel Joseph Chair
John Dicks	X			
Theodore Trent Green, RA			X	
Karen Kress, AICP	X			
Michael Maurino	X			
Melissa E Zornitta, AICP Executive Director				Melissa E. Zornitta, AICP Executive Director
On motion of _____ Kress _____ Seconded by _____ Doughty _____ .				
The following resolution was adopted:				



WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Temple Terrace pursuant to the provisions of Chapter 163, Florida Statutes, which was adopted by the City of Temple Terrace on January 19, 2016 (Ordinance 1384); and

WHEREAS, the Hillsborough County City-County Planning Commission received a privately initiated map amendment to the *Imagine 2040: Temple Terrace Comprehensive Plan*; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed Temple Terrace Comprehensive Plan Amendment TT/CPA 20-02 that proposes a future land use designation of Temple Terrace Residential-18 on a parcel located south of Temple Terrace Highway, east of North 78th Street, north of Harney Road and west of Meadowood Boulevard; and

Plan Hillsborough
planhillsborough.org
planner@plancom.org
 813-272-5940
 601 E Kennedy Blvd
 18th Floor
 Tampa, FL, 33602

Resolution

Temple Terrace Comprehensive Plan Amendment:
TT/CPA 20-02 - South of Temple Terrace Highway, east of North 78th Street
July 13, 2020

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed map amendment, has considered existing/future development patterns and community facilities, as well as the adopted goals, objectives and policies of the *Imagine 2040: Temple Terrace Comprehensive Plan* as follows:

Future Land Use Element

LU Policy 1.1.6: *Recognize that its City Form is shaped by the fact that it is a City of Neighborhoods; and that among these are, now or in the future (edited to remove unrelated text – for full text see Imagine 2040: Temple Terrace Comprehensive Plan):*

- *its residential neighborhoods, very generally defined as including:*
 - *its urban neighborhoods south of Temple Terrace Highway and east of the Hillsborough River and north of Harney Road; and west of 56th Street between Fowler Avenue and the Hillsborough River;*

LU Policy 1.4.6: *Work to protect, stabilize, and enhance its existing residential neighborhoods, which has established the City as a compact socially-close community, while it fosters additional residential living choices, such as live-work units, mixed-use structures, condominiums, townhomes, and housing for the elderly (also see ADUs aka granny flats, as described in the Plan Categories), housing for those of modest means, including university students, empty nesters, service workers, and those just embarking on their careers.*

Neighborhood Conservation

LU GOAL 2: *To achieve a well-balanced and well-organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient multimodal transportation network while protecting and preserving the fabric and character of the City's neighborhoods.*

LU Objective 2.1: *Continue to maintain adequate land designated for residential uses, including multi-family and mixed-use residential, which can accommodate the projected population and provide safe, decent, sanitary, and affordable housing opportunities for the current and future citizens of Temple Terrace.*

LU Policy 2.1.1: *Protect stable residential neighborhoods from incompatible land uses; blighting influences; and the impacts of infill, redevelopment, and new development.*

LU Policy 2.1.2: *Provide for development of a wide variety of residential uses, including detached and attached residential, multi-family residential, mixed-use residential, live-work residential, assisted living, long-term care, and multi-generation accommodations among others, consistent with the needs characteristic of the socio-economic profiles of the City's households and future needs, through the provisions of varying residential densities, mixed-uses, overlay and other land use categories in the comprehensive plan and the Land Development Code (LDC) of the City of Temple Terrace.*

LU Objective 2.2: *Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet applicable locational criteria.*

Resolution

Temple Terrace Comprehensive Plan Amendment:
TT/CPA 20-02 - South of Temple Terrace Highway, east of North 78th Street
July 13, 2020

LU Policy 2.2.1: *The location of single-family attached housing units shall be limited to the periphery of established single-family detached neighborhoods, but provisions in the City's LDC may provide for exceptions pursuant to the application of the City's standard, mixed-use, and overlay land use categories, when appropriate measures are taken to effectively buffer conflicts or impacts associated with abutting different residential styles and densities.*

LU Policy 2.2.2: *Multi-family, mixed-use, and higher-density residential uses defined in the City's Land Development Code, shall be located adjacent to or in proximity to office and commercial activity centers to minimize the use of the automobile, except as part of a mixed-use structure or site-planned development in locations allowed in the comprehensive plan and FLUM.*

Multi-Modal Corridors and Major Activity Centers

LU Objective 3.5: *The transformation of major multi-modal corridors and major activity centers to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium density housing while also addressing neighborhood and citywide demand for retail and services.*

LU Policy 3.5.1: *56th Street/Busch Boulevard/Bullard Parkway; and 56th Street/Fowler Avenue; and 56th Street/Fletcher Avenue; and US 301/Harney Road/Temple Terrace Highway intersections will be developed as the major office and commercial activity centers of the City. 56th Street; Fowler Avenue; Fletcher Avenue; and Busch Boulevard/Bullard Parkway/Temple Terrace Highway will be developed as the City's multi-modal corridors. The quadrants surrounding the intersection of 56th Street and Busch Boulevard/Bullard Parkway, as defined by the CRA and DMU-35 land use category is the City's traditional and historic downtown, and shall be the most recognizably dominant of the City's major activity centers.*

LU Policy 3.5.6: *Promote densities, mixes of uses, and transportation improvements that support walking, biking, and use of public transportation.*

LU Policy 3.5.7: *Accommodate planned levels of population and employment growth along multi-modal corridors and within major activity centers. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.*

Complete Streets

LU Policy 4.1.1: *Encourage mixed-use development to allow siting of residential, retail, office, recreational, and educational facilities within close proximity to each other to encourage walking and bicycling as a routine part of everyday life.*

- *Maximize the proportion of residences within [$\frac{1}{4}$] mile of uses like parks, schools, grocers, retailers, service providers, employment, public transportation, and other desirable community features.*

Growth Management

LU Goal 8: *To 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.*

Resolution

Temple Terrace Comprehensive Plan Amendment:
TT/CPA 20-02 - South of Temple Terrace Highway, east of North 78th Street
July 13, 2020

LU Objective 8.1: *In all actions of the City, urban sprawl shall be discouraged and a compact urban pattern of development, infill, and redevelopment shall be provided for in a manner which will promote the full utilization of existing public infrastructure and allow for the orderly extension and expansion of municipal facilities in a fiscally responsible manner and in accordance with the adopted level of service standards established in the Public Facilities and Capital Improvements Sections of the Plan and for the designated Temple Terrace TCEA and the Temple Terrace Multimodal Transportation District (TT MMTD).*

LU Policy 8.1.3: *Concentrate and infill new development on vacant land with priority given to redevelopment areas where facility capacity is available, especially and/or within the DMU-35 designated areas of the CRA.*

Citywide Redevelopment Strategies

LU Policy 8.2.7: *Redevelopment projects shall not destroy the existing social/cultural framework and character of the City. The City shall not approve any development that is contradictory to neighborhood improvement efforts.*

Provision of Public Facilities

LU Objective 8.3: *All new development and redevelopment will be serviced with transportation, potable water, sewerage, stormwater management facilities, solid waste disposal, and parks that meet or exceed the adopted levels of service established in the Capital Improvements Section.*

LU Policy 8.3.1: *Public facilities must be provided prior to development that will result in the adopted levels of service being met or exceeded.*

LU Policy 8.3.7: *Ensure that the location and timing of new development will be coordinated with the City's ability to provide public facilities through implementation of growth management measures such as development phasing, programming of public facilities and zoning and subdivision regulations.*

Housing Element

HSG Policy 1.2.6: *Encourage a greater variety of housing types, occupancy standards, and sizes to diversify, yet maintain compatibility with, single family neighborhoods*

WHEREAS, the Planning Commission staff has determined that TT/CPA 20-02 is consistent with the goals, objectives, and policies of the *Imagine 2040: Temple Terrace Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Temple Terrace Comprehensive Plan Amendment TT/CPA 20-02 from Residential-9 to Residential-18 **CONSISTENT** with the *Imagine 2040: Temple Terrace Comprehensive Plan* and forwards this recommendation to the Temple Terrace City Council.

Attachment B

Figure Series

1. **General Locator**
2. **Aerial Photography**
3. **Existing Land Use**
4. **Adopted Future Land Use**
5. **Proposed Future Land Use**

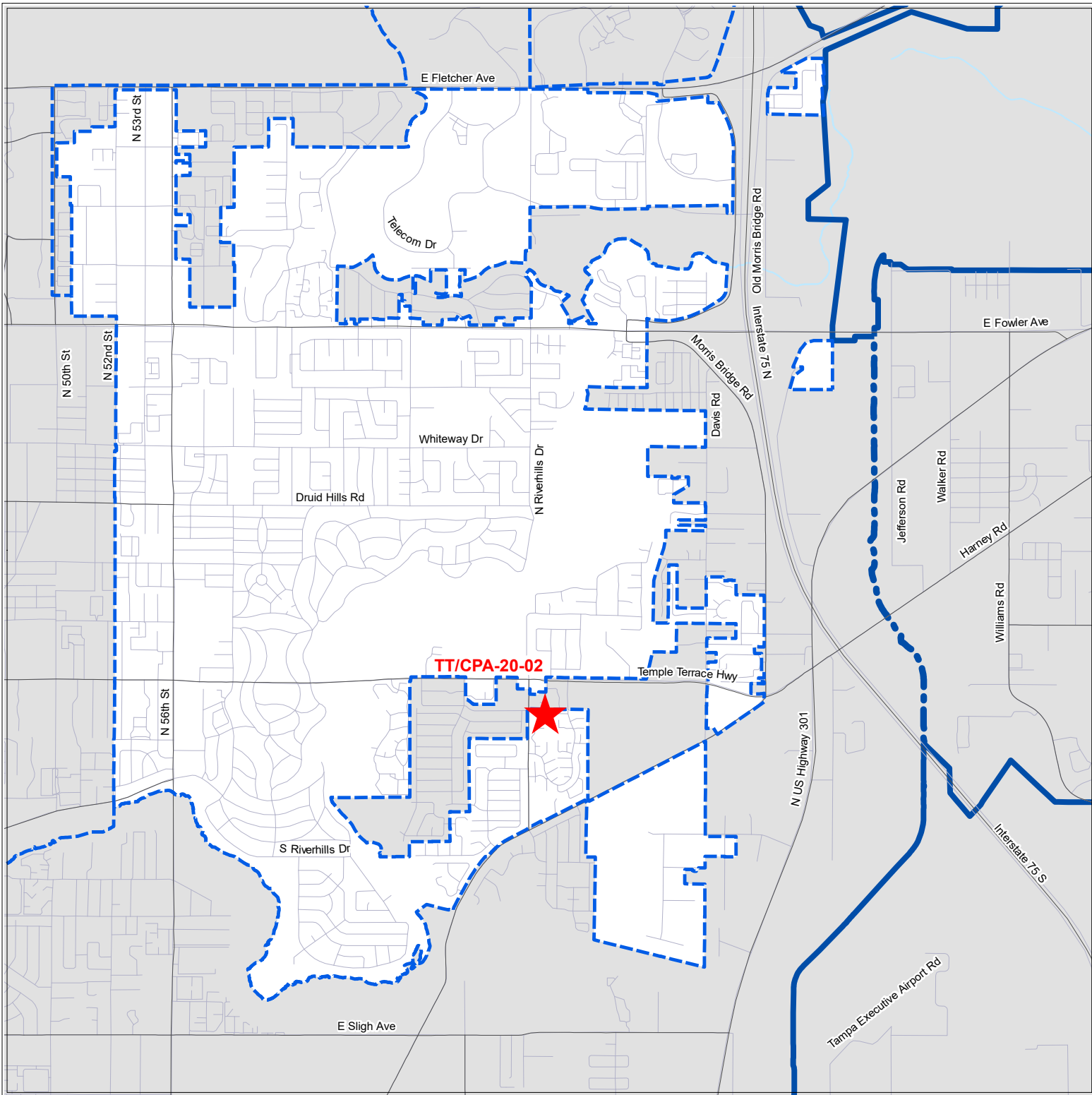
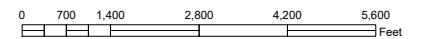
**FIGURE 1
TEMPLE TERRACE
GENERAL LOCATION MAP
MARCH 2020
PLAN AMENDMENT SUBMITTAL**

LEGEND

-  PLAN AMENDMENT
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  EXISTING MAJOR ROAD NETWORK
-  MAJOR RIVERS
-  WATER

TT/CPA 20-02 SOUTH OF TEMPLE TERRACE HWY., EAST OF N. 78TH ST.






JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

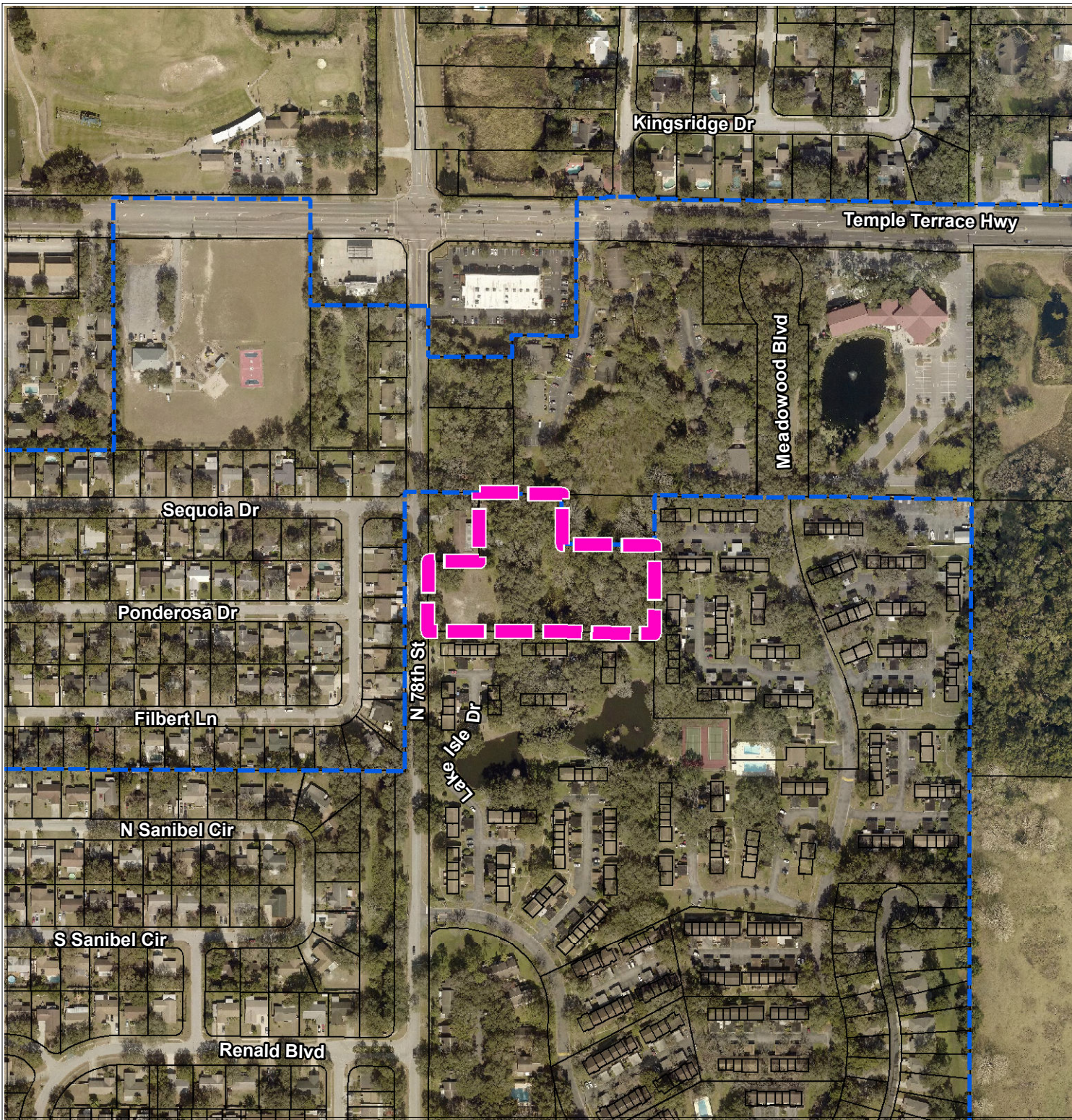


**FIGURE 2
TEMPLE TERRACE
AERIAL PHOTOGRAPHY**

TT/CPA 20-02

LEGEND

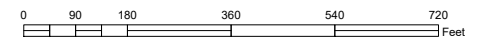
-  PLAN AMENDMENT AREA
- ROADS AND BOUNDARY LINES**
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA



DATA SOURCES: Aerial Photography 2016, Hillsborough County Geomatics.

PARCEL DATA: Hillsborough County Property Appraiser.

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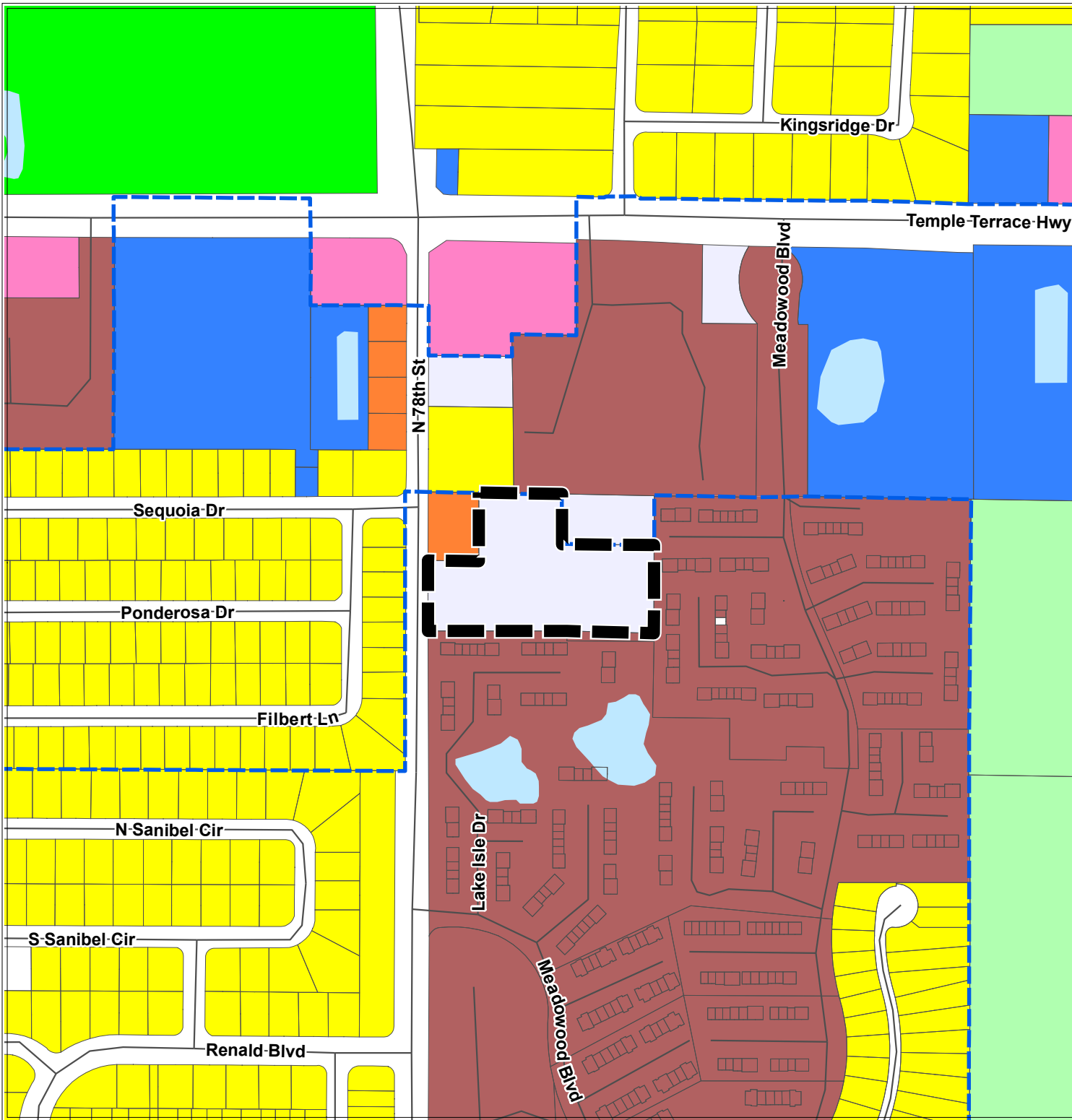
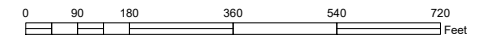
**FIGURE 3
TEMPLE TERRACE
EXISTING LAND USE**

TT/CPA 20-02

LEGEND

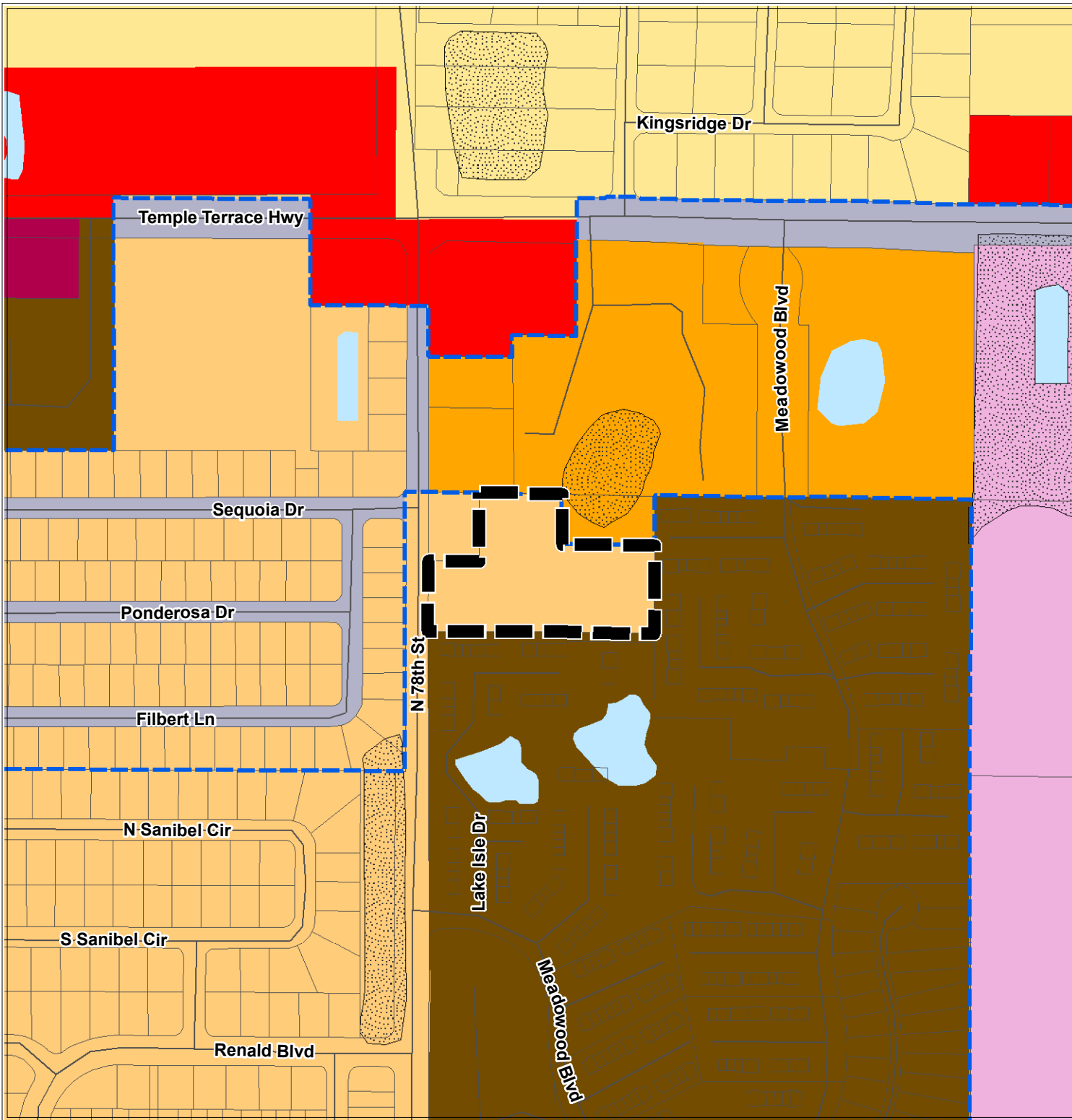
-  PLAN AMENDMENT AREA
- EXISTING LAND USE**
-  SINGLE FAMILY / MOBILE HOME
-  TWO FAMILY
-  MULTI-FAMILY
-  MOBILE HOME PARK
-  VACANT
-  PUBLIC / QUASIPUBLIC / INSTITUTIONS
-  PUBLIC COMMUNICATIONS / UTILITIES
-  RIGHT OF WAY/ROADS/HIGHWAYS
-  EDUCATIONAL
-  HEAVY COMMERCIAL
-  LIGHT COMMERCIAL
-  HIGH INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MINING
-  RECREATION / OPEN SPACE
-  AGRICULTURAL
-  NATURAL
-  WATER
-  UNKNOWN
-  NOT CLASSIFIED
- ROADS AND BOUNDARY LINES**
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  COASTAL HIGH HAZARD AREA BOUNDARY

Existing Land Use: Derived from Property Appraiser parcels and NAL DOR Codes.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 PARCELS: Hillsborough County Property Appraiser.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.



**FIGURE 4
TEMPLE TERRACE
ADOPTED 2040 FUTURE LAND USE**

TT/CPA 20-02



- PLAN AMENDMENT AREA
- TEMPLE TERRACE FUTURE LAND USE**
 - RESIDENTIAL-4
 - RESIDENTIAL-9
 - RESIDENTIAL-18
 - COMMUNITY MIXED USE-12
 - URBAN MIXED USE-20
 - OFFICE/INSTITUTIONAL
 - DOWNTOWN MIXED USE-35
 - COMMERCIAL
 - RESEARCH/CORPORATE PARK
 - INDUSTRIAL
 - PUBLIC/SEMI-PUBLIC
 - PARK/RECREATION OPEN SPACE
 - WATER
 - RIGHT OF WAY
 - TRANSITIONAL AREA (DUE TO ANNEXATION)
- ENVIRONMENTALLY SENSITIVE AREAS**
 - INCLUDES - 100 YEAR FLOODPLAIN, SWH AND WETLANDS
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - TAMPA SERVICE AREA
 - URBAN SERVICE AREA

2026 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 PARCELS: Hillsborough County Property Appraiser.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Geomatics.
 WETLANDS AND WATER: Southwestern Florida Water Management District.
 CHHA: Tampa Bay Regional Planning Council, June 12, 2009. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 815.150, which is the area below the elevation of the category 1 storm surge line as established by the SLOSH computerized storm surge model. More specific information can be obtained by reviewing the TRPFC's computerized storm surge model.
 ACCURACY: It is intended that the accuracy of this base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
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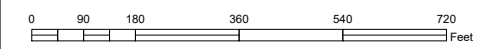
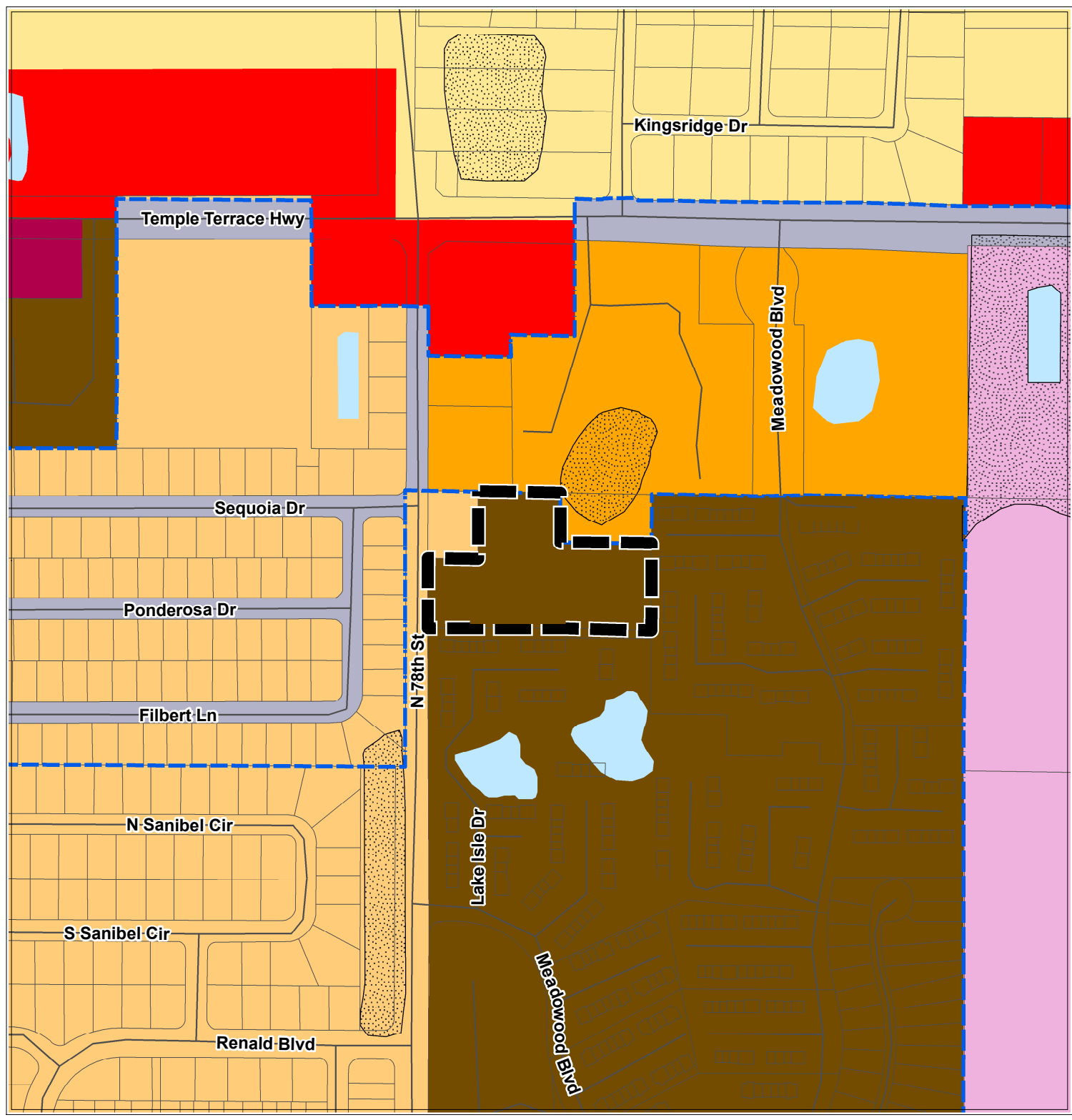
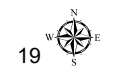
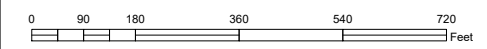


FIGURE 5
TEMPLE TERRACE
PROPOSED 2040 FUTURE LAND USE
TT/CPA 20-02
FROM: RESIDENTIAL - 9
TO: RESIDENTIAL - 18



- PLAN AMENDMENT AREA
- TEMPLE TERRACE FUTURE LAND USE**
- RESIDENTIAL-4
- RESIDENTIAL-9
- RESIDENTIAL-18
- COMMUNITY MIXED USE-12
- URBAN MIXED USE-20
- OFFICE/INSTITUTIONAL
- DOWNTOWN MIXED USE-35
- COMMERCIAL
- RESEARCH/CORPORATE PARK
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- PARK/RECREATION OPEN SPACE
- WATER
- RIGHT OF WAY
- TRANSITIONAL AREA (DUE TO ANNEXATION)
- ENVIRONMENTALLY SENSITIVE AREAS**
- INCLUDES - 100 YEAR FLOODPLAIN, SWH AND WETLANDS
- ROADS AND BOUNDARY LINES**
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- TAMPA SERVICE AREA
- URBAN SERVICE AREA

2026 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 PARCELS: Hillsborough County Property Appraiser.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Geomatics.
 WETLANDS AND WATER: Southwest Florida Water Management District.
 CHHA: Tampa Bay Regional Planning Council, June 12, 2006. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 181350, which is the area below the elevation of the category 1 storm surge line as established by the SLOSH computerized storm surge model. More specific information can be obtained by reviewing the TRPFC's computerized storm surge model.
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Attachment C

Agency Comments

**Adequate Facilities Analysis
(Comprehensive Plan Amendment)**

<p>Date: Monday, March 23, 2020</p> <p>Jurisdiction: Temple Terrace</p> <p>Case Number: TT/CPA 20-02</p> <p>HCPS #: PA-45</p> <p>Address: 125 Feet South of North 78th Street & Sequoia Drive</p> <p>Parcel Folio Number(s): 38184.0105</p>	<p>Acreage: 3.05 +/- acres</p> <p>Current Future Land Use: R-9 (Residential-9)</p> <p>Proposed Future Land Use: R-18 (Residential - 18)</p> <p>Maximum Residential Units: 54 Units</p> <p>Residential Type: Single-Family Attached & Multi-Family</p>
--	--

School Data	Folsom Elementary	Greco Middle	King High
FISH Capacity	663	1,228	2,286
2019-20 Enrollment	465	805	1,776
Current Utilization	70%	66%	78%
Concurrency Reservations	36	17	46
Students Generated	8	4	4
Proposed Utilization	77%	67%	80%

Source: 2019-20 40th Day Enrollment Count with Updated Concurrency Reservations.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.



Charles Andrews, AICP, CNU-A
Manager, Planning & Siting
Growth Management Department
Operations Division
Hillsborough County Public Schools
E: charles.andrews1@sdhc.k12.fl.us
P: 813.272.4429



TEMPLE TERRACE

Amazing City. Since 1925.

May 4, 2020

Mark Hudson
Hillsborough County - Metropolitan Planning Organization
601 E. Kennedy Blvd, 18th Floor
Tampa, FL 33602

RE: General Utility Service Availability for Folio No 38184.0105 (Identified in the Comprehensive Plan Amendment TT/CPA 20-02)

Dear Mr. Hudson:

This letter is a general utility service availability statement to indicate that the referenced development lies within the City of Temple Terrace's Utility Service Area and that there is capacity available within our system to accommodate the proposed development of the referenced parcels. Service availability is determined as follows:

- **Potable Water Service.** The City of Temple Terrace's Southwest Florida Water Management District - Water Use Permit allows a withdraw of 5.15 Million Gallons per Day (MGD). Our current daily demand for potable water averages approximately 2.3 MGD, which is less than half of our permitted withdraw allotted for the City. Therefore, there should be more than adequate availability of potable water to meet the anticipated needs associated with the site's development.
- **Wastewater Service.** The City of Temple Terrace does not have a wastewater treatment plant; we rely on the City of Tampa to treat our wastewater. Therefore, per an Interlocal Agreement with the City of Tampa, Temple Terrace is "allocated" an approximate 3 MGD rate of discharge. The City currently averages approximately 2.3 MGD and therefore should have adequate capacity to meet the anticipated wastewater needs associated with the site's development.

Please note that this correspondence is not a "will serve" or utility guarantee letter as that is determined/provided during the Site Plan Review process. Should you have any questions, feel free to contact me at (813) 506-6575 or email at Troy.tinch@templeterrace.com.

Sincerely,

Troy Tinch, PWS
Public Works Utilities Director

Public Works Department

11210 NORTH 53rd STREET • TEMPLE TERRACE, FLORIDA 33617
PHONE 813.506.6570 • FAX 813.506.6571 • www.templeterrace.com

Comprehensive Plan Amendment Request
TT/CPA 20-02

Transportation Information

Road Name	From - To	Number of Lanes	Adopted LOS Standard	Current LOS	Pedestrian LOS	Bicycle LOS
North 78 th Street	Harney Road to Temple Terrace Hwy.	2U	NA	NA	NA	NA
Harney Road	Sligh Avenue to Temple Terrace Hwy.	2U	D	D	NA	NA
Temple Terrace Hwy.	Temple Park Drive to Davis Road	4D	D	C	NA	NA

Transportation Analysis – Existing

This property is on North 78th Street, south of Temple Terrace Highway. Access to the property is from North 78th Street, which is a local roadway. There are no sidewalks or shoulders on North 78th Street. Temple Terrace Highway is a 4 lane divided highway that has marked shoulders and sidewalks on both sides.

Davis Road extension from Harney Road to Maislin Drive has been identified as a priority project for the City of Temple Terrace in the current Transportation Improvement Program (TIP).

The area is served by HART bus route (Route 48) and operates on North 78th Street.

Transportation Analysis – Future Proposed

There is currently a new 2 lane road construction project on Davis Road from Harney Road to Maislin Drive in the current *2045 Long Range Transportation Plan*.

The *HART Transit Development Plan* identifies the need for expansion of transit service in this area.

Special Area and Impact Analysis

This area is identified in the MPO’s *Demographic Analysis for Environmental Justice Purposes* as an area having a high density of minority populations. Residents in these areas tend to be more reliant on cycling, walking, and transit (when available) for their travel purposes – whether to work, school, shopping, and appointments.

This amendment is to change approximately 3.0± acres of Residential-9 to Residential-18.

▪ **Existing Scenario Buildout: Residential-9**

Existing Category	Average Peak Hour Trips
27 Dwelling Units of Single-Family Housing (ITE 210)	14

▪ **Proposed Scenario Buildout: Residential-18**

Proposed Category	Average Peak Hour Trips
54 Dwelling Units of Single-Family Housing (ITE 210)	28

Based upon buildout scenarios, **the existing land use category** could generate up to **14** Average Peak Hour Trips.

Based upon buildout scenarios, **the proposed land use category** could generate up to **28** Average Peak Hour Trips.

Attachment D

Site Photos



Aerial photograph of TT/CPA 20-02



Looking south on North 78th Street

Site Photos (continued)



Looking north on North 78th Street



Duplex to the north on North 78th Street

Site Photos (continued)



Typical homes in Temple Park



Typical homes in Meadowood Village

Attachment E

Application



**Hillsborough County
City-County
Planning Commission**

Comprehensive Plan Amendment Application

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Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- Unincorporated Hillsborough County City of Plant City
- City of Tampa City of Temple Terrace

Type of Comprehensive Plan Amendment:

- Map Amendment Text Amendment

IMPORTANT: If the subject property is 10 acres or greater, the Pre-Application Conference that must be conducted **must be dated within 6 months of the application submission and at least fifteen (15) days prior to the filing deadline** for the Comprehensive Plan Amendment application. **Applications for amendments subject properties less than 10 acres** can be submitted anytime.

Comprehensive Plan Amendment Initiated by:

- Private Sector Public Sector

Property Owner(s):

Name (s): K and W Property Group LLC
 Address: 6804 Bluffs Blvd Tampa FL 33617
 Phone: 813 817 8492 E-mail: ortizplanningsolutions@gmail.com

Agent/Representative (if applicable):

Name: Ortiz Planning Solutions, LLC
 Address: 2810 N Central Ave Tampa FL 33602
 Phone: 813.817.8492 E-mail: ortizplanningsolutions@gmail.com

Affidavit to Authorize Agent (if applicable): Where the applicant is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a signed Affidavit to Authorize Agent is required.

Site Location Information (for Map Amendments only):

Site Location Address(es): No address assigned. Site is located on the east side of N. 78th Street approximately 800 feet south of the intersection of Temple Terrace Highway and N. 78th Street.

Plan Amendment Request (for Map Amendments only):

Attach additional property folio numbers on additional page if needed.

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
038184.0105	3	Residential 9	Residential 18

Justification for the proposed Map Amendment (i.e., infrastructure; supporting Policies, transit availability, etc.):

The subject property is located in the urban/rural fringe where the City of Temple Terrace abuts unincorporated Hillsborough County and is not far from lands within the city limits of Tampa. The property subject to this small scale map amendment is 3+/- acres in size, vacant, zoned R MF and designated as R9 on the future land use map. The abutting uses to the north, east and south are attached single family. The site abuts N. 78th Street and is approximately 250 south of the intersection of 78th Street and Temple Terrace Highway, a designated multi-modal transportation corridor. The site is located within close proximity to Interstate 75 and Highway 301 which provide north/south travel throughout the state and the Buch Blvd/Temple Terrace Highway and Fowler Ave which provide east west travel throughout the County. Additionally the property is located very near the Temple Terrace Highway/Harney Rd /US 301 activity center, which is a future, Major Urban Activity center and within the Temple Terrace utility service area.

Development trends in the area (within one mile of site in the cities and five miles of the site for unincorporated Hillsborough County):

The property subject to this request is located just south of the intersection of Temple Terrace Highway and N. 78th Street. It is entirely within the Temple Terrace utility service area and very close to the future, Major Urban Activity center at Temple Terrace Highway/Harney Road/ US 301 where development of dense residential, intense commercial and mixed use projects are intended. This neighborhood is currently very mixed with both attached and detached housing options, an array of commercial uses and a spattering of vacant lands. However, the area is in transition from suburban to urban as attested to by the identification of the future Major Urban Activity Center which intends for urban intensity and density.

Is there a pending action regarding the subject property in process related to the subject property (i.e., concurrent Rezoning, Land Development Code Amendment, others):

The intent is to apply to the City of Temple Terrace for a Planned Development rezoning as a companion to this small scale map amendment and to run the petitions concurrent

This petition for small scale map amendment is consistent with many of the Objectives, Goals and Policies as outlined in the Temple Terrace Comprehensive Plan and attached as an addendum

Patricia Ortiz, AICP

OrtizPlanningSolutions@gmail.com

813.817.8492

Addendum

The request for a small-scale map amendment from Residential 9 to Residential 18 is consistent with the following policies of the Temple Terrace Comprehensive Plan

Temple Terrace Vision Map: this map is a graphic depiction of the intended growth of the City. Part d.) focus development into the major activity centers one being Temple Terrace Highway/ Harney Road/US 301

Future Population Trends: To retain and attract the future work force and biggest consumer base, Millennials. Local leaders need to plan now in order to address this groups future housing needs. This segment of the population is mobile, less interested in larger homes, and value access to high quality transportation

Tax Revenue To ensure a fiscally sound municipality, it is very important to ensure the housing stock is maintained and a good mix of residential and nonresidential development is sustained.

Competition the City is primarily developed residentially and mostly built out. It is crucial for the City to offer a wide variety of housing choices to meet the needs of all economic levels.

Housing Different housing types and price levels (affordability) are needed and the mix of housing will change in the future. Downtown redevelopment and redevelopment of the major road corridors are the best areas to introduce different housing types

Mobility the City is beginning to focus development activity into activity centers where it is easier to provide services to a point along a linear corridor

Existing and Future Population Trends: Estimates and projections of the Temple Terrace population indicate continued growth through the year 2040. From 2015 to 2040 Temple Terrace is projected to have a population increase of 16%

Future Land Use Element

LU Goal 1: To 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.

LU Objective 1: Set a standard for excellence, balance, and harmony in all City practices and activities, as measured against the achievements and success of other local, regional, national, and global communities and cities.

2 **LU Policy 1.1.6** Recognize the City form is shaped by neighborhoods which include the future major urban activity center of US 301/Harney Rd and Temple Terrace Hwy

LU Objective 1.4 Create Uniqueness and identity for the City

LU Policy 1.4.4 Continue to improve its downtown and foster future re-development and infill of the identified major activity centers and corridors

LU Policy 1.4.7 Continue to pursue its opportunities to grow within the confines of the utility service area

LU Goal 2 To achieve a well-balanced and well-organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient multimodal transportation network while protecting and preserving the fabric and character of the City's neighborhoods

LU Objective 2.1 Continue to maintain adequate land designated for residential uses, including multi-family and mixed use residential, which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the current and future citizens

LU Policy 2.1.2 Provide for development of a wide variety of residential uses, including detached and attached residential, multi-family residential, mixed-use residential, live-work residential, assisted living, long-term care, and multigeneration accommodations among others, consistent with the needs characteristic of the socio-economic profiles of the City's households and future needs, through the provisions of varying residential densities, mixed-uses, overlay and other land use categories in the comprehensive plan and the Land Development Code (LDC) of the City of Temple Terrace.

LU Policy 2.1.3: Recognize that the City has a range of different types of neighborhoods, with different types of needs at different time, and what may work for or be important for one type of neighborhood may not be a priority for another.

LU Policy 2.1.4: Encourage the development of housing opportunities for low- and moderate-income households through the use of federal and local Neighborhood Improvement Programs.

LU Policy 2.2.2: Multi-family, mixed-use, and higher-density residential uses defined in the City's Land Development Code, shall be located adjacent to or in proximity to office and commercial activity centers to minimize the use of the automobile, except as part of a mixed-use structure or site planned development in locations allowed in the comprehensive plan and FLUM.

LU Objective 3.5: The transformation of major multi-modal corridors and major activity centers to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium density housing while also addressing neighborhood and citywide demand for retail and services.

LU Policy 3.5.6: Promote densities, mixes of uses, and transportation improvements that support walking, biking, and use of public transportation.

LU Policy 3.5.7: Accommodate planned levels of population and employment growth along multi-modal corridors and within major activity centers. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.

LU Objective 8.2: Continue to provide incentives for public and private redevelopment efforts in the City's residential and non-residential areas as part of the Land Development Code.

LU Policy 8.2.1: Continue to utilize redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.

LU Objective 8.3: All new development and redevelopment will be serviced with transportation, potable water, sewerage, stormwater management facilities, solid waste disposal, and parks that meet or exceed the adopted levels of service established in the Capital Improvements Section.

LU Policy 8.3.9: The provision of infrastructure concurrent with development to the extent that facility construction necessary to support development will be available at the adopted level of service concurrent with the impacts of development.

Table 1
Projected Population, Temple Terrace
within City Limits
2015 TO 2040

Year	Population
2015	25,230
2020	26,663
2025	27,887
2030	28,247
2035	29,158
2040	30,026

Source: Hillsborough County-City Planning Commission
based on U.S. Census data

Table 2
Projected Population, Temple Terrace
within Utility Service Area
2015 TO 2040

Year	Population
2015	36,245
2020	38,304
2025	40,062
2030	40,579
2035	41,887
2040	43,134

Source: Hillsborough County-City Planning Commission
based on Transportation Analysis Zones

Table 3
Percentage Change in Projected Population,
Temple Terrace, 2015 TO 2040

Time Period	Percentage
2015 to 2020	5.7
2020 to 2025	4.6
2025 to 2030	1.3
2030 to 2035	3.2
2035 to 2040	2.9

Source: Hillsborough County-City Planning Commission

Residential-9 (R-9)

Description:

These areas should offer safe, quiet, and attractive environments. The goal of Residential-9 areas is to allow individuals to enjoy personal space in a cohesive neighborhood setting.

Single-family attached and detached homes on individual lots are the predominant use in these areas, although other housing and condominium development approaches can be integrated at medium densities. Densities in Residential-9 areas are nine (9) units or less per gross acre. Community and neighborhood parks, scenic open space, and certain institutional uses serving neighborhoods are often integral parts of these residential areas. Limited commercial uses and public facilities can also be accommodated under controlled conditions that protect the quality of the residential environment, e.g., adult congregate living facilities and day care centers. Accessory dwelling units (ADUs), aka "granny flats" or "garage apartments", are allowed but do not count toward density limits.

Relationship to Other Areas of Use and the Street System:

- Perimeters should be buffered from other use areas by open space, streets, and/or visual screening techniques.
- Major work, trade, and community service activities should be easily accessible via collector and arterial streets. Collectors in Residential-9 areas should have low-medium density uses (up to nine (9) units per gross acre) as primary destinations in one direction of flow.
- Local street systems in Residential-9 areas should be designed to discourage through traffic.

- Neighborhood office/commercial and semi-public uses designed to serve the immediate neighborhood and developed at intensities up to 0.25 FAR may be allowed in appropriate locations.

Relationship to Facilities and Services:

- Public water and sewer service available or programmed for the area.
- Fire protection available within five-minute response time; police and Emergency Medical Services (EMS) access, with regular police patrol provided in developed and developing areas.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and home day care facilities integrated into the area and accessible via collector streets.

Relationship to Natural Resources and Features:

- Areas not subject to flooding and with soil conditions suitable for bearing structures, streets, etc.
- Areas with land contour, tree cover, and views used in site design to add scenic amenity and diversity to the residential neighborhood.



Future Land Use

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

K and W Property Group LLC

(NAME OF ALL PROPERTY OWNERS- Attach list if more than one), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS(ES) OR GENERAL LOCATIONS: 800+/- feet south of the intersection of Temple Terrace Highway and N 78th St (on the east side of N 78th Street)

FOLIO(S) No 038184.0105

2. That this property constitutes the property for which a request for a: small scale land use amendment

(NATURE OF REQUEST)

3. That the undersigned (has/have) appointed Patricia Ortiz of Ortiz Planning Solutions llc as (his/her/their) agent(s) to execute any permits or other documents necessary to affect such application.

4. That this affidavit has been executed to induce Hillsborough County, Florida to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
This foregoing instrument was acknowledged before me this
(DATE) 03/03/2020
by Khaled N. Elgallah
(Property Owner)

Personally known to me X
Florida Driver's License E414-514-60-451-0

And who did did not take an oath.

[Signature]
(Signature of Notary taking acknowledgment)

Majda Essadik
(Type or Print Name of Notary Public)

GG 117487
Commission Number

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
This foregoing instrument was acknowledged before me this
(DATE) _____
by _____
(Property Owner)

Personally known to me _____
Florida Driver's License _____

And who did did not take an oath.

(Signature of Notary taking acknowledgment)

(Type or Print Name of Notary Public)

Commission Number

Expiration Date



PREPARED BY AND RETURN TO:

Angela M. Covington, Esq.
Carey, O'Malley, Whitaker,
Mueller, Roberts & Smith P.A.
712 South Oregon Avenue
Tampa, FL 33606-2516

Parcel ID No. T-24-28-19-ZZZ-000001-35700.1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective on March 14, 2019, by **KHALED ELFALLAH** and **KATHLEEN M. ELFALLAH**, husband and wife, whose address is 6804 Bluffs Boulevard, Tampa, Florida 33617-2607 (collectively, the "Grantor") to **K & W PROPERTY GROUP, LLC**, whose address is 6804 Bluffs Boulevard, Tampa, Florida 33617-2607 ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Hillsborough County, Florida, together with all improvements located thereon (the "Land"), described as follows:

See Exhibit "A" annexed hereto and made a part hereof.

Together with reservations, covenants and other matters of public record, and real estate taxes subsequent to tax year 2018.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

Note to Recorder: This is a conveyance of unencumbered property to an entity wholly owned by Grantor and, accordingly, no documentary stamp taxes are due upon the recording hereof.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land, and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

Witnesses:

[Signature]
Print Name: Alicia Guy

[Signature]
Print Name: Jessica Mohammed

[Signature]
KHALED ELFALLAH

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on MARCH 14, 2019, by Khaled Elfallah, who is personally known to me or produced _____ as identification.



[Signature]
Print Name: MICHAEL R. CAREY

Witnesses:

[Signature]
Print Name: Alicia Guy

[Signature]
Print Name: Jessica Mohammed

[Signature]
KATHLEEN M. ELFALLAH

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on MARCH 14, 2019, by Kathleen M. Elfallah, who is personally known to me or produced DRIVER'S LICENSE as identification.



[Signature]
Print Name: MICHAEL R. CAREY

Exhibit "A"
Legal Description

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST, A DISTANCE OF 318.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 120.00 FEET; RUN THENCE EAST, A DISTANCE OF 220.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 210.00 FEET; RUN THENCE WEST, A DISTANCE OF 538.00 FEET AND NORTH, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST, A DISTANCE OF 121.58 FEET; RUN THENCE SOUTH, A DISTANCE OF 165.00 FEET; RUN THENCE WEST, A DISTANCE OF 121.58 FEET AND RUN THENCE NORTH, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

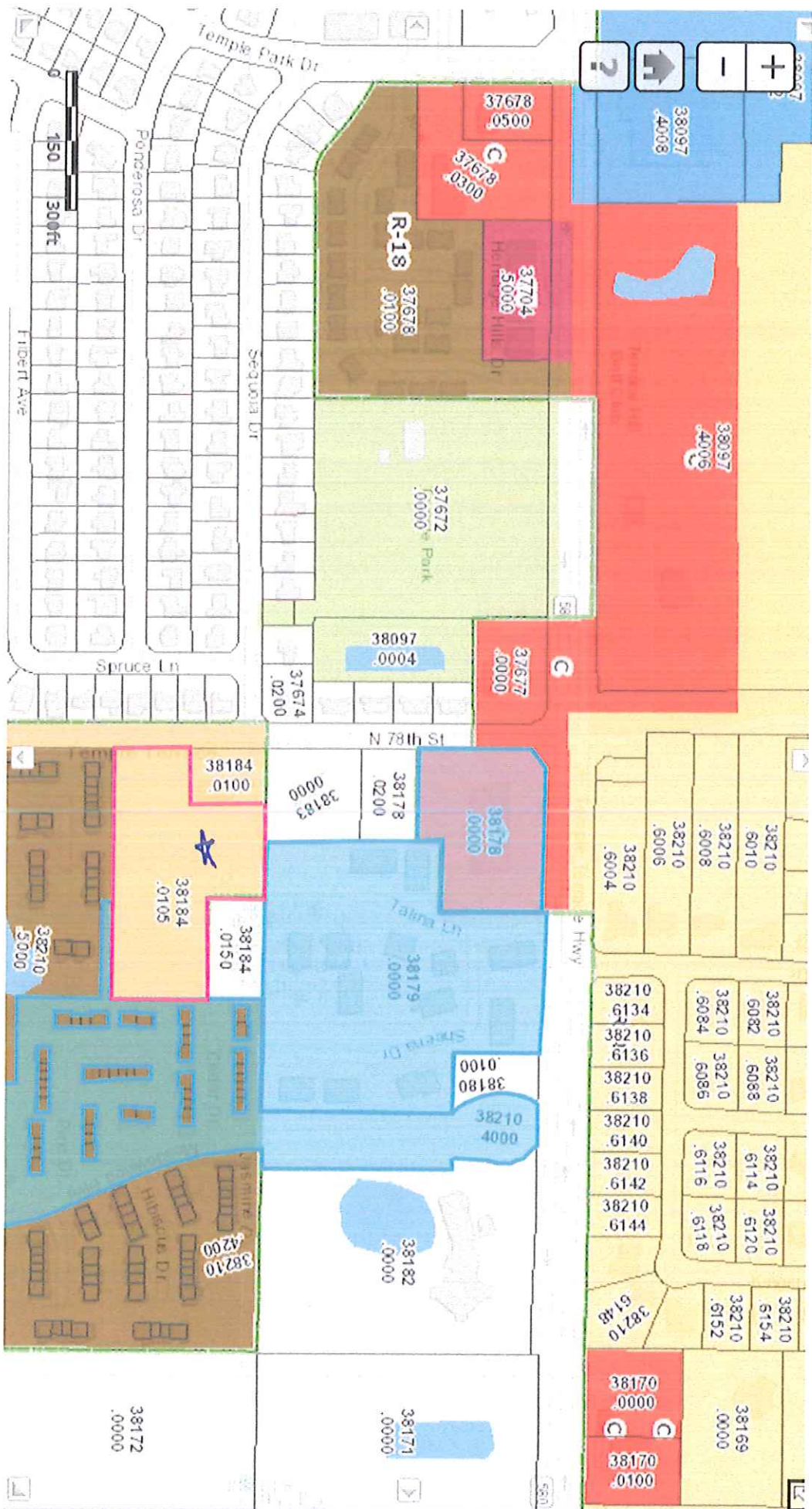
LEGAL DESCRIPTION

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY FLORIDA, RUN THENCE EAST, A DISTANCE OF 318.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 120.00 FEET; RUN THENCE EAST, A DISTANCE OF 220.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 210.00 FEET; RUN THENCE WEST, A DISTANCE OF 538.00 FEET AND NORTH, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST, A DISTANCE OF 121.58 FEET; RUN THENCE SOUTH, A DISTANCE OF 165.00 FEET; RUN THENCE WEST, A DISTANCE OF 121.58 FEET AND RUN THENCE NORTH, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING

Graphic Depiction of Subject Property (Folio Number 38184.0105)





PROPERTY INFORMATION

PID # T 24 28 19 ZZZ 000001 35700.1

Folio # 038184-0105
Property Type: Residential
Property Address:
 N 78TH ST
 TEMPLE TERRACE, FL 33637
Current Owner:
 K AND W PROPERTY GROUP LLC
Tax Mailing Address:
 6804 BLUFFS BLVD
 TAMPA, FL 33617-2607
County Use Code: 0000 / VACANT
 RESIDENTIAL
State Use Code: 00 / VACANT
 RESIDENTIAL
Total Land Area:
 3.009 acres / 131,072 sf
Land Areas:
 1. ACREAGE CLASS 3 (993I)
Zoning: RMF/RMF - RESIDENTIAL
 MULTIFAMILY (T.T.)
Waterfront: No
Subdivision:
 UNPLATTED
Subdivision #:ZZZ
Census Tract/Block: 010401 / 3003
Twn: 28 / Rng: 19 / Sec: 24
Block: 000001 / **Lot:** 357001
Neighborhood: HARNEY ROAD & 78TH
 STREET AREA (217004.00)
Latitude: 28.030343
Longitude: -82.367856



Active
 Sold
 Pending
 Withdrawn
 Expired

Legal Description:
 TRACT BEG 660.88 FT S & 25 FT E OF
 NW COR OF SW 1/4 RUN E 318 FT S 120
 FT E 220 FT S 210 FT W 538 FT AND N
 330 FT TO BEG LESS N 165.00 FT OF W
 121.58 FT THEREOF

VALUE INFORMATION

	<u>2018</u>	<u>2019</u>
	<u>Final</u>	<u>Final</u>
Building Value:	\$0	\$0
Extra Features:	\$0	\$0
Ag Value:	\$0	\$0
Land Value:	\$102,908	\$102,908
Just Market Value:	\$102,908	\$102,908
Percent Change:	- n/a -	0%
Total Assessed Value:	\$96,911	\$102,908
Homestead Exemption:	No	No
Total Exemptions:	\$0	\$0
Taxable Value:	\$96,911	\$102,908
Total Tax Amount:	\$1,989.25	\$2,039.57

Taxing District(s): TT

Small Scale Amendment

Hillsborough County Tax Folio Number
38184.0105



Small Scale Amendment

Picture taken from N 78th Street, looking NE at
Hillsborough county Tax Folio Number
38184.0105

Legend



Google Earth
© 2020 Google

Small Scale Amendment
From North looking south east at
Hillsborough county Tax Folio Number
38184.0105

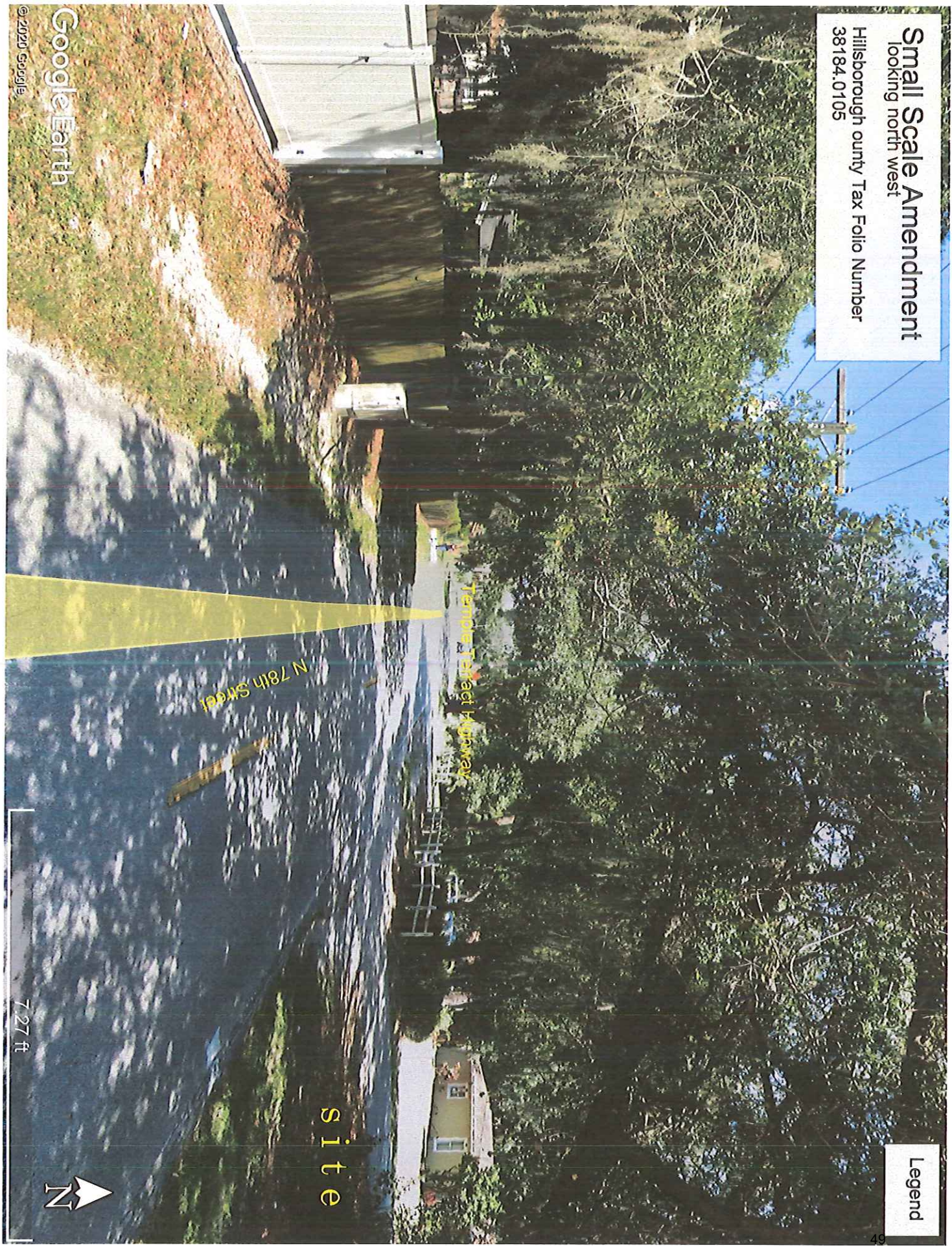


Legend

Small Scale Amendment looking north west

Hillsborough county Tax Folio Number
38184.0105

Legend



Small Scale Amendment

looking southwest
Hillsborough county Tax Folio Number
38184.0105

Legend

50

site

Harney Road

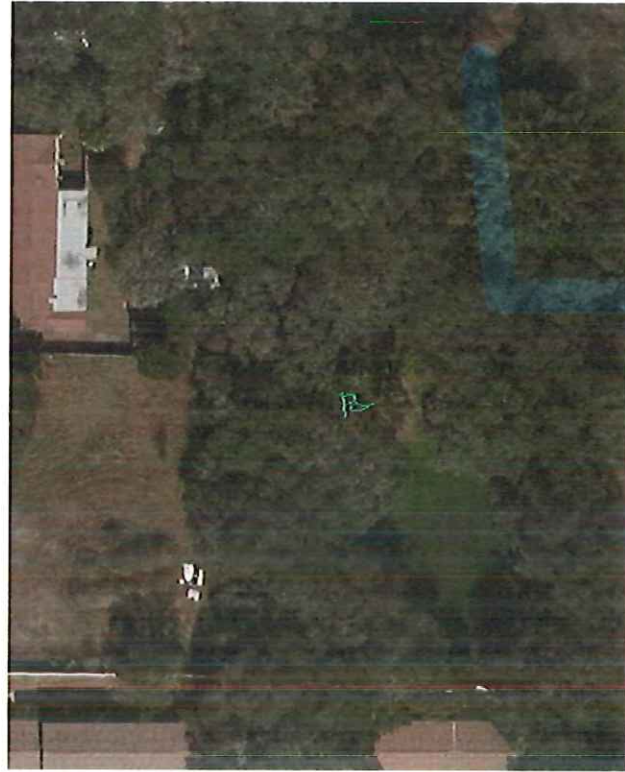
N 78th Street

Google Earth
© 2020 Google

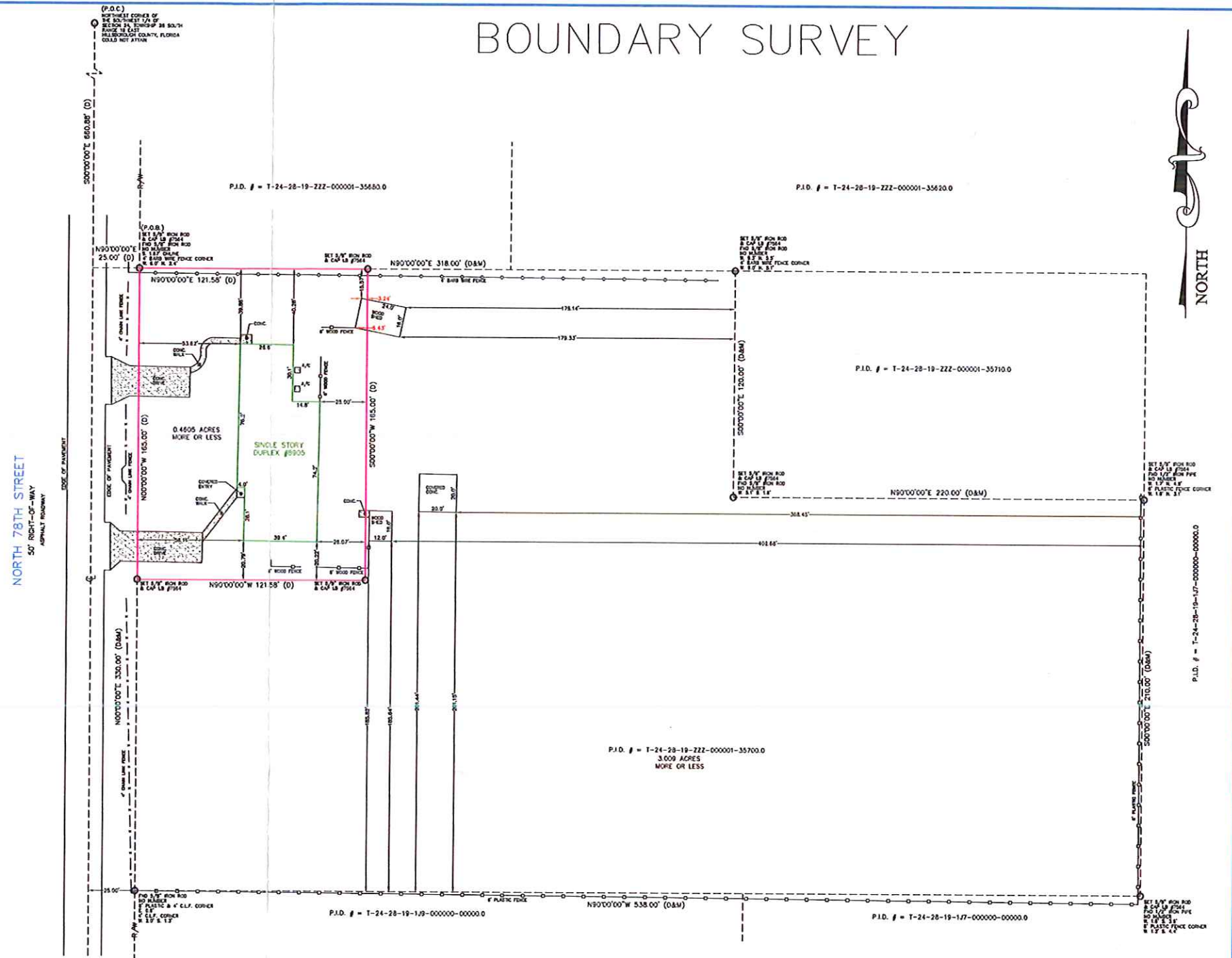
8.43 ft



AERIAL VIEW



BOUNDARY SURVEY



NORTH 78TH STREET
50' RIGHT-OF-WAY
ASPHALT ROADWAY

NORTH

PROPERTY ADDRESS: 8905 NORTH 78TH STREET- TEMPLE TERRACE, FLORIDA 33637

SYMBOL	LEGEND
1/8"	POINT OF BEGINNING
1/4"	RIGHT-OF-WAY
1/2"	PROPERTY LINE
3/4"	ADJACENT PROPERTY LINE
1"	ADJACENT PROPERTY LINE
1 1/2"	ADJACENT PROPERTY LINE
2"	ADJACENT PROPERTY LINE
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94"	ADJACENT PROPERTY LINE
95"	ADJACENT PROPERTY LINE
96"	ADJACENT PROPERTY LINE
97"	ADJACENT PROPERTY LINE
98"	ADJACENT PROPERTY LINE
99"	ADJACENT PROPERTY LINE
100"	ADJACENT PROPERTY LINE

LEGAL CHOICE SURVEYING, INC.

GRAPHIC SCALE: 1" = 30'

Legal Description: see right

CERTIFIED TO:
**KHALED ELFALLAH
(EXCLUSIVELY)**

CLIENT NO: N/A
JOB NO: 28309
FIELD DATE: 1/30/18
APPROVED BY: AER
CHECKED BY: AER
DRAWN BY: CSR
DRAWN DATE: 04/04/18

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 33-17.000 through 33-17.053, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

NOT VALID UNLESS THE SURVEYOR'S ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	DATE	REVISION

P.I.D. # = PARCEL IDENTIFICATION NUMBER

	WOOD
	ASPHALT
	BRICK/PAVER/TILE
	CONCRETE

Legal Description Provided by Surveyor:

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST, A DISTANCE OF 318.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 120.00 FEET; RUN THENCE EAST, A DISTANCE OF 220.00 FEET; RUN THENCE SOUTH, A DISTANCE OF 210.00 FEET; RUN THENCE WEST, A DISTANCE OF 538.00 FEET AND NORTH, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

TRACT BEGINNING 660.88 FEET SOUTH AND 25.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST, A DISTANCE OF 121.58 FEET; RUN THENCE SOUTH, A DISTANCE OF 165.00 FEET; RUN THENCE WEST, A DISTANCE OF 121.58 FEET AND RUN THENCE NORTH, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

From: [Omar Peerzada, AICP](#)
To: [Moreda, Joseph](#)
Cc: [Yeneka Mills](#); [Pauley, Greg C.](#); [Jesus Peraza Garcia](#); [Heather Sobush](#); [DeWayne Brown](#); [Daniel Rodriguez](#)
Subject: RE: CPA 20-02 / update
Date: Friday, October 24, 2025 8:21:50 AM
Attachments: [image001.png](#)

Joe,

Thank you for reaching out. The comments in my prior email are still valid so please feel free to use that. Let us know if you have questions or if we can help in any additional way.

Best,

Omar Peerzada, AICP
Senior Mobility Project Planner
Hillsborough Transit Authority (HART)
1201 East 7th Avenue
Tampa, FL 33605
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From: Moreda, Joseph <jmoreda@templeterrace.gov>
Sent: Thursday, October 23, 2025 4:19 PM
To: Omar Peerzada, AICP <PeerzadaO@gohart.org>
Cc: Yeneka Mills <hemingway@plancom.org>; Pauley, Greg C. <GPauley@templeterrace.gov>; Jesus Peraza Garcia <PerazaGarciaJ@gohart.org>; Heather Sobush <SobushH@gohart.org>; DeWayne Brown <BrownD2@gohart.org>; Daniel Rodriguez <RodriguezD@gohart.org>
Subject: RE: CPA 20-02 / update

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Hello Omar.

I am preparing the CoTT staff report for a potential December hearing on this case and following up on the forwarded.

I'm in the same situation as your team in that I was not at CoTT in 2020 and don't have a record from HART other than what is in the CPA packet from Planning Commission.

If these comments (below) are still valid, then I'll provide them in the report as current based on this email.

Please let me know if that is not the case or if you have any questions. Thank you -JM

Joe Moreda AICP

City Planner
Community Development Department
11250 N. 56th Street
Temple Terrace, FL 33617
813-506-6480



From: Omar Peerzada, AICP <PeerzadaO@gohart.org>
Sent: Thursday, October 2, 2025 5:11 PM
To: Moreda, Joseph <jmoreda@templeterrace.gov>
Cc: Yeneka Mills <hemingway@plancom.org>; Pauley, Greg C. <GPauley@templeterrace.gov>; Jesus Peraza Garcia <PerazaGarciaJ@gohart.org>; Heather Sobush <SobushH@gohart.org>; DeWayne Brown <BrownD2@gohart.org>; Daniel Rodriguez <RodriguezD@gohart.org>
Subject: RE: CPA 20-02 / update

Hi Joe,

Thank you for reaching out. From what I can tell, the only references to HART were on page 23 of the document:

*"The area is served by HART bus route (Route 48) and operates on North 78th Street." **and***

"The HART Transit Development Plan identifies the need for expansion of transit service in this area."

These comments are still reflective today and based on the current stops north and south of the location, HART has no additional requests or comments at this time. Are you able to let me know if there were any previous comments from HART on this in the past? None of the HART Planning staff was here in 2020 so we are not very familiar with the project. Please let me know and thank you in advance.

Best regards,

Omar Peerzada, AICP
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From: Moreda, Joseph <jmoreda@templeterrace.gov>
Sent: Thursday, October 2, 2025 2:54 PM
To: Omar Peerzada, AICP <PeerzadaO@gohart.org>
Cc: Yeneka Mills <hemingway@plancom.org>; Pauley, Greg C. <GPauley@templeterrace.gov>
Subject: CPA 20-02 / update

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Hello Omar. The attached CPA is being resurrected after 5 years for City Council review. Can you advise if the HART comments can be updated? Thank you -J

Joe Moreda AICP
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