



**City Council Meeting**  
**Temple Terrace, Florida**  
**Tuesday, January 20, 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**

**7. Board Appointments**

7.A. Historic Preservation Board Appointment

7.B. TPO Citizens Advisory Committee Appointment

**8. Consideration of Minutes from Previous Meetings**

8.A. Approval of January 6, 2026 City Council Meeting Minutes

8.B. Approval of December 16, 2025 City Council Meeting Minutes (Tabled to 1/20/2026 Meeting)

**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 a Joint Participation Agreement with FDOT for the Cleaning and Regrading of FDOT Property Located at 13103 N. 50th Street  
**A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A JOINT PARTICIPATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE CITY'S CLEANING AND REGRADING OF A 7.61 ACRE FDOT PROPERTY LOCATED AT 13103 N. 50TH STREET AS A CONDITION OF TRANSFER OF SAID PROPERTY TO CITY OWNERSHIP; PROVIDING AN EFFECTIVE DATE.**

## 12. Public Hearings, Ordinances, and Resolutions

- 12.A. First Public Hearing and First Reading of an Ordinance Amending the Comprehensive Plan Future Land Use Map Designation for 5416 and 5418 Rainbow Drive (CPA -24-01) (Continued from 10/21/25) **(Application has been withdrawn- Item is not moving forward)**
- 12.B. First Public Hearing and First Reading of an Ordinance to Rezone 5416 and 5418 Rainbow Drive (RZP-24-03) from Residential-10 (R-10) to Commercial General (CG) (Continued from 10/21/25) **(Application has been withdrawn - Item is not moving forward)**
- 12.C. Resolution Approving Conditional Use CU-25-05 Proposing Parking Lot Expansion and Placement of Accessory Structure (Continued from 10/21/25) **(Application has been withdrawn - Item is not moving forward)**
- 12.D. First Public Hearing and First Reading of an Ordinance Amending the Capital Improvements Section Objectives and Policy of the City's Comprehensive Plan  
**AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**
- 12.E. Resolution Approving Amendments to the Fiscal Year 2026 Budget  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET FOR APPROPRIATING AND ALLOCATING FUNDS FOR PROJECTS FUNDED AND APPROPRIATED IN THE FISCAL YEAR 2025 BUDGET BUT NOT RECEIVED OR COMPLETED IN FISCAL YEAR 2025; DIRECTING THAT THE BUDGET AMENDMENTS BE PUBLISHED ON THE CITY'S WEBSITE WITHIN FIVE DAYS OF ADOPTION; PROVIDING AN EFFECTIVE DATE.**

## 13. Council Business

## **14. New Business and Board Reports**

14.A. Selection of Vice Mayor

## **15. City Manager's Report**

## **16. City Attorney's Report**

16.A. Report on Unanimous Consent

## **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 20, 2026  
**From:** Margaret Persell, Administrative Assistant III  
**Item Type:** Board Appointments  
**Subject:** Historic Preservation Board Appointment  
**Presenter:** Andy Ross, Mayor

### Recommendation:

Consideration of one reappointment to the Historic Preservation Board to fill a vacancy for a term extending from November 7, 2025, until November 7, 2028.

### Discussion:

According to the City Council policy, this opportunity for service was broadcast on the city's webpage and the electronic board in the City Hall lobby.

The City received one application from Lynn Werner.

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Motion

### Cost:

### Attachments:

1. Historic Preservation Board - Lynn Werner

---

**Online Form Submittal: Historic Preservation Board Application**

---

**From** noreply@civicplus.com <noreply@civicplus.com>

**Date** Wed 12/3/2025 11:42 AM

**To** Legislative <Legislative@templeterrace.gov>

## Historic Preservation Board Application

Your Service to the City is earnestly solicited. Service on a Board or Committee provides citizens with an opportunity to help shape policy and direction for the City of Temple Terrace.

---

If you currently serve on a Historic Preservation City Board or Committee, please state which Board(s):

---

Name	Lynn Werner
email	lynn.werner.realtor@gmail.com
Address	404 Glen Ridge Ave
City	Temple Terrace
State	FL
Zip	33617
Phone Number	813-335-3092
Employment	
Employer	Century 21 Elite Locations, Inc.
How long?	14+
Title/Occupation:	Realtor
Work Phone Number:	813-335-3092
Professional Qualifications and/or Work Experience:	<i>Field not completed.</i>

---

---

Other Qualifications: Briefly describe any specific expertise and/or abilities that would pertain to your service on a City Board or Committee: Real Estate Broker

---

Community Activities/Memberships: GFWC Temple Terrace Woman's Club; GFWC Temple Terrace Jr. Woman's Club; Temple Terrace Friendship Club; Temple Terrace Uptown Chamber of Commerce

---

Educational Background: AS Business; Numerous Real Estate related credentials

---

Indicate reasons for desiring to serve: Provide assistance in preserving the historic homes in our community.

---

Florida Statute Section 760.80 requires the City of Temple Terrace to maintain and report the following information:

---

Race white

---

Gender Female

---

Disability None

---

A resume or separate sheet with additional information may be included.

---

If the Applicant is not appointed at the next City Council meeting scheduled for the purpose of making appointments, this application will be retained on file for six months.

---

**ACKNOWLEDGEMENT:**

---

By filing this application with the City of Temple Terrace, I do hereby acknowledge the following: 1) This application when completed is a public record and open to public inspection. 2) Florida Law requires that members of certain Boards file a financial disclosure form. I consent to the filing of the State Form, Statement of Financial Interest (Form 1), if required by law for the position. 3) If appointed, I agree to faithfully, impartially and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws or ordinances of the City, County, and State of Florida, particularly the Florida Sunshine Law.

---

Signature Lynn C. Werner

---

Date 12/3/2025

---

Email not displaying correctly? [View it in your browser.](#)

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Margaret Persell, Administrative Assistant III  
**Item Type:** Board Appointments  
**Subject:** TPO Citizens Advisory Committee Appointment  
**Presenter:** Andy Ross, Mayor

### Recommendation:

Consideration of one reappointment to the TPO Citizens Advisory Committee to fill a vacancy for a term extending from November 7, 2025, until November 7, 2027.

### Discussion:

According to the City Council policy, this opportunity for service was broadcast on the City's webpage and the electronic board in the City Hall lobby.

The City received one application from Aiah Yassin.

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Motion

### Cost:

### Attachments:

1. TPO Citizens Advisory Committee - Aiah Yassin



# TEMPLE TERRACE

*Amazing City. Since 1925.*

## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

Your Service to the City is earnestly solicited. Service on a Board or Committee provides citizens with an opportunity to help shape policy and direction for the City of Temple Terrace.

**Please check Boards/Committees for which you wish to be considered:**

- |  |  |
|--|--|
| <input type="checkbox"/> Bicycle/Pedestrian Advisory Committee                     | <input type="checkbox"/> Planning Commission                                 |
| <input type="checkbox"/> Board of Adjustment                                       | <input type="checkbox"/> Hillsborough County Electrical Board of Adjustment  |
| <input type="checkbox"/> Library Board   | <input type="checkbox"/> Hillsborough County Historical Advisory Council     |
| <input type="checkbox"/> Parking Enforcement Hearing Officer                       | <input type="checkbox"/> Hillsborough County Maritime Law Advisory Committee |
| <input type="checkbox"/> Municipal Code Enforcement Board                          | <input type="checkbox"/> Hillsborough County Mechanical Board of Adjustment  |
| <input type="checkbox"/> River Watch Task Force                                    | <input type="checkbox"/> Hillsborough County Plumbing Board of Adjustment    |
| <input type="checkbox"/> School Support Committee                                  | <input type="checkbox"/> Hillsborough River Technical Advisory Committee     |
| <input type="checkbox"/> Hillsborough County Building Board of Adjustment          | <input checked="" type="checkbox"/> MPO Citizens Advisory Committee          |
| <input type="checkbox"/> Hillsborough County Bicycle/Pedestrian Advisory Committee | <input type="checkbox"/> Hillsborough County Livable Roadways Committee      |
| <input type="checkbox"/> Hillsborough County City County                           |  |

**Application is for:**

- New Appointment
- If you currently serve on a City Board or Committee, please state which Board(s):  
MPO Citizen Advisory Committee
- 
- Have you previously served on a City Board or Committee (if yes, include years you served)?  
MPO Citizen Advisory Committee
-

**PERSONAL CONTACT INFORMATION:**

Name: Aiah Yassin E-mail Address: aiahaladdin@gmail.com

Residential Address: 11406 Cerca Del Rio Pl Temple Terrace

Telephone Number: \_\_\_\_\_ Cell Number: 813-333-8211

**EMPLOYMENT:**

Employer: GFT Inc How Long: 1.5 years

Title/Occupation: Transportation Project Manager

Work Phone Number: 813-333-8211

**Professional Qualifications and/or Work Experience:**

Transportation Planning and Project Development Professional for over 17 years. I worked in FDOT D6. City of Tampa and Hillsborough County.

My experience in work program, planning and transportation project management in the private and the public sector

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other Qualifications: Briefly describe any specific expertise and/or abilities that would pertain to your service on a City Board or Committee:**

I have been a City of Temple Terrace resident for over 22 years. I am a USF graduate with AICP and PMP certifications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Community Activities/Memberships:**

AICP with the American Planning Association

PMP with the Project Management Institute

Member of the Institute of Transportation Engineers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Educational Background:**

Master's in Urban and Regional Planning - USF

Master's in Engineering Management w concentration in Transportation Engineering - FIU

B.S. Biosciences and Public Health

\_\_\_\_\_

**Indicate reasons for desiring to serve:**

The love and dedication to the City of Temple Terrace and presenting the Citizens of Temple Terrace with my experience and expertise on the Citizen Advisory Committee

---

---

---

How long have you been a resident of Temple Terrace? 22+ years

Florida Statute Section 760.80 requires the City of Temple Terrace to maintain and report the following information:

- Race: \_\_\_\_\_
- Gender: Female \_\_\_\_\_
- Disability: \_\_\_\_\_
- Prefer not to say: \_\_\_\_\_

**A resume or separate sheet with additional information may be included.**

**If the Applicant is not appointed at the next City Council meeting scheduled for the purpose of making appointments, this application will be retained on file for six months.**

**ACKNOWLEDGEMENT:**

By filing this application with the City of Temple Terrace, I do hereby acknowledge the following:

- 1) This application when completed is a public record and open to public inspection.
- 2) Florida Law requires that members of certain Boards file a financial disclosure form. I consent to the filing of the State Form, Statement of Financial Interest (Form 1), if required by law for the position.
- 3) If appointed, I agree to faithfully, impartially and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws or ordinances of the City, County, and State of Florida, particularly the Florida Sunshine Law.

**Signature:** Aiah Yassin

Digitally signed by Aiah Yassin  
Date: 2026.01.12 11:21:58 -0500

**Date:** 1.12.2026



# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Lynda Sader, City Clerk  
**Item Type:** Minutes  
**Subject:** Approval of January 6, 2026 City Council Meeting Minutes  
**Presenter:** Andy Ross, Mayor

### Recommendation:

Recommend approval of the minutes

### Discussion:

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

### Cost:

### Attachments:

1. 01-06-2026 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, January 6, 2026, 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 Fernandez presented the following historical fact stating her family moved to Temple Terrace in 1972. The Council has been highlighting the historic facts to show interesting and historic things about the City for people old and new, to learn about the features of Temple Terrace. Through the years, the City has celebrated the Centennial to learn about how this City was formed and interesting things about our past. Her hope is that by presenting some of this information about the City's past, we can appreciate how the City originated and grew into the place we call home today. Nothing stays static, including our City.

The City has been changing and adapting for 100 years and it's evident in our recreation and community events. In 1972, the recreation facilities were at Lightfoot, Woodmont Clubhouse, and Club Morocco, and the land around the current family complex was the City's landfill. Lightfoot today is the recreation center for our senior events, Club Morocco has been torn down and is part of the Florida College Complex, and the Family Complex now exists outside of the landfill. As the City was originally created as a hunting, fishing and golf community, the City now offers many opportunities to get outside with parks, playgrounds, boat ramps, volunteer

organizations, numerous community events and what started as a vacation spot to enjoy a mild winter has grown into a vibrant city filled with clubs and events to connect us as a community.

Each year the Recreation Center hosts many events, with this year being very busy with the Centennial events added. Familiar events are Fall Festival, Winter Wonderland, the golf cart parade, Touch-a-Truck, Temple Terrace Reads, and of course the 4<sup>th</sup> of July celebration. Many volunteer organizations also offer community events to keep us all connected, like the Tour of Homes in December, the Arts and Crafts Festival, Brewfest, Fire Department Open House, the National Night Out and many others. She noted the Playbook that Leisure Services produces to highlight the recreational activities that have grown into being an answer for the community's need for playing, exercising and sports.

As evident of how over time, this community has changed and adapted to what the residents are requesting. She encouraged people to get involved and be a part of the community events. Noting the City started from one place and throughout time, continued to grow and change, to meet the needs of the community and remain a wonderful place to live.

**5. Recognition and Proclamations - None**

**6. Presentations-**

**6.A. Temple Terrace Multimodal Trail Network Plan**

Connor Trejos-MacDonald of Hillsborough Transportation Planning Organization (TPO), and Alvaro Galbaldon, TPO consultant, Planner with Benesch presented.

Mr. Trejos-MacDonald stated that the TPO is a federally required agency for urbanized areas and is tasked with doing long range planning and programing. They conduct studies and plans for our local agencies and jurisdictions and hire consultants, because they have different levels of specialization or a higher level of expertise.

Mr. Galbaldon stated this study is looking at multimodal connections within the city's limits. Its vision is to create a network. If connections are made, you create a cohesive circuit around the City, one that could be used by different modes of transportation, pedestrians and bicyclists, etc.

Mr. Trejos-MacDonald noted they get a county wide perspective by also using information from other committees such as Livable Roadways Technical Advisor Committee BPAC, and the TPO. He noted they attended the Firehouse Open House in October and gathered public feedback and information. They are currently working on cost and feasibility analysis. The goal was to identify connections and opportunities for a multimodal trail that connects the city's key points and highlights character and charm, noting multimodal is just referring to

transportation modes, such as a trail that could accommodate multiple modes of transportation. The objectives were to identify opportunities, places that they could promote safe, efficient and accessible, transportation options that would multiply and have a ripple effect. They looked at how they could make an intersection better, how to get from places like the recreation center to the library and connect places within the City.

The majority of the feedback noted a lack of safe routes. They also looked at how they could connect the City to the County routes. They spoke about scoring the different segments on their maps, such as if there's a segment that has an existing bike lane, it's near a park, or it has a bus stop. They would prioritize the segments in terms of opportunity to create the multiplier effect, taking advantage of the existing land use, existing uses, and existing infrastructure. When you look at the city and its city limits and you ask the question, how do we do better to connect this area, we're immediately challenged with the river and with the arterial roads that go east, west and 56th Street going north and south. A great benefit of this City is the local neighborhood and the quiet tree canopy roads that you have. You can see that a major portion of this proposed route is utilizing an existing bike lane that's following the river to the east and the golf course. There is an existing, on road bike lane, not a shared use lane.

This route encompasses very practical parts of the city that have existing infrastructure and then it also provides visionary options, for traversing areas that don't have any infrastructure at all. Next, they will take some of the highest scoring segments and develop a cost estimates and feasibility analysis for those segments. They noted they plan on returning with another update around March 3, 2026.

It was added that Temple Terrace has a Bicycle Pedestrian Advisory Committee (BPAC) and noted the Chair of BPAC, Brent Buffington, was in attendance. BPAC formulated a sketch of Temple Terrace and where bike/pedestrian preferred routes should go.

Mayor Ross stated the Council will use it as a starting template and use the report provided tonight to come up with a plan. The City will look for safe trails and safe crossings.

Council Member Fernandez asked about Whiteway to 113<sup>th</sup>, land easements, and connections across Fowler. She asked if all land easements noted are actually owned by the City or if some had been sold.

Mr. Galbaldon stated the lines on the map are what is mapped, FDOT has studies of Fowler, they are looking at USF, but many things are reliant on FDOT.

Council Member Fernandez asked if the multimodal is designed to connect into other areas, outside the city, to USF stadium.

Mr. Galbaldon stated the red lines scored higher, are also scoring USF routes and are looking regionally.

Mayor Ross noted that conversations had happened previously with FDOT, about connecting to the west to USF and then to 40th Street to be able to connect to Tampa, proposed trail to go south on 40th Street and then to the east at the bypass canal. There's a proposed trail that will parallel the bypass canal that will take you north or south. That is the goal. FDOT originally pledged a 12-foot paved trail down the north side of Fowler. That has since changed because as we discovered last year, all the utilities run down the north side of Fowler Avenue and there's not enough room to put it without conflicting with the gas transmission line and all the other stuff. They unfortunately had to scrap the 12-foot paved trail and they're looking how wide they could redo the sidewalk. It isn't practical to go to the southside because that's where most of the drainage is. It would cost a fortune to build that up and accommodate for the stormwater.

Council Member Kravets asked how they would propose connections to downtown.

Mr. Galbaldon noted they needed to find high impact segments to improve, midblock crossings, sidewalk improvements and improvements to lighting. The crossings for the pond, Enigma, and disconnected areas of park, pond, access to retail and how it touches many other things in the City.

Council Member Kravets asked about the scored routes that are best value and high impact.

Mr. Galbaldon noted this is a first step and involves providing examples of other places, other trails and other segments that have been improved. This is not designing the trail, this is a study.

## **7. Board Appointments None**

## **8. Consideration of Minutes from Previous Meetings:**

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

Council Member Kravets noted he had one correction to the minutes to propose. [provided written proposed change to the City Council Members]. He noted a point he made about Rule 18.D. that a form requirement is not in this City Council's procedural rule for being able to speak and make comments in public and the second proposed correction was the point about separation of powers.

Upon motion by Council Member Kravets, seconded by Council Member Fernandez moved by **Unanimous Consent** a change to the City Council minutes from December 16<sup>th</sup>, 2025. The first change is to the point after "Council Member Kravets stated and read rule 18.D.", would then

subsequently read after it “of the Council rules of order and procedure requires only that members of the public be recognized by the presiding officer before addressing Council, and contains no requirement the speakers complete a written request form. He observed that while the form has been used as a matter of informal custom, this practice is not grounded in the adopted rules, and the underlying concern is whether audience members are afforded adequate opportunity to signal their desire to speak before the public comment period closes.” and the second change being after the text in the minutes that reads; “Council Member Kravets stated that he would vote no because this has no separation of powers, and he does not think that the Council should give up power if they are not required to.” It would read “Council Member Kravets noted that while Florida Statutes Section 177.071 mandates administrative approval of final plats, the staff report acknowledged that no statutory changes were required for preliminary plat review under section 12-354. He expressed concern that by voluntarily extending the delegation of Preliminary Plat Appeal Authority to the City Manager, the Council was surrendering oversight beyond what state law requires, and that this eliminated meaningful separation between the administrative function of reviewing plats and the appellate functions of reviewing disputed decisions. “

Council Member Kravets noted he would love a second and then it can pass by unanimous consent and the meeting can move on.

Council Member Fernandez seconded the motion.

City Attorney Mueller noted his concern about using unanimous consent where if nobody objects, the minutes are approved. Everybody’s required to vote and he thinks using “unanimous consent” is problematic. The Council should follow the standard; make a motion, if there’s a second, then there is a vote. We have rules under Florida Statutes that require every board member to vote on an item. He does not think unanimous consent is going to apply here. It’s important that everybody votes either aye or nay, not by silent vote using unanimous consent. He was voicing his concern that by doing anything by unanimous consent could be problematic without people actively voting on an issue. He noted he has been at three jurisdictions, and they do not use it, they all used motion, second, and the voting process.

Council Member Kravets stated he would **Convert his motion** to one for **Approval**. Seconded by Council Member Fernandez.

Vice-Mayor Schisler stated the requested changes are in quotes and asked the Clerk if this has been verified against what was actually stated.

City Clerk Lynda Sader stated this is her first acknowledgement of this request and she cannot state one way or the other.

Council Member Kravets stated this is in addition to what's in the minutes from that day.

Vice-Mayor Schisler noted his concern of the quotation marks meaning the quoting of what was said and he would want to verify if this was actually what was said.

Council Member Kravets added the minutes are not a verbatim transcript.

Vice-Mayor Schisler repeated his concern of the quotations and the added wording.

Council Member Kravets stated the quotation marks are to indicate the text that's supposed to be inserted.

Mayor Ross noted he would like an opportunity to review the amendments before a vote, since he only just received the proposed amendments. Further stating he would like to compare it to the video of the meeting and noted the minutes approval could wait and be brought forward at the next meeting.

Vice-Mayor Schisler agreed.

Council Members Kravets and Fernandez agreed to the postponement and the **Original Motion and second of Approval to Amend the Minutes was Withdrawn.**

Upon motion by Council Member Kravets, seconded by Council Member Fernandez, **Resolution 05-26(m) Adopted and Tabled** the December 16, 2025, City Council Meeting Minutes until the January 20, 2026, meeting.

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

**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 congratulated Vice-Mayor Schisler on his appointment as Chair of the HART Board. He commented on funding of buses and on stereotyping people.

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

**10. Communications and Petitions: None****11. Consent Agenda:****A. Resolution Approving the Third Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement**

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

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

**RESOLUTION 01-26**, Adopted the resolution and approved the Third Amendment to the Declaration of Covenants and Reciprocal Easement and Operating Agreement.

**12. Public Hearings, Ordinances, and Resolutions:****A. Resolution Approving the Installation of a Speed Hump on N 62nd St.**

Public Works Director Jason Warrenfeltz presented stating 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 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.

Mayor Ross asked for public comments.

Stephenie Aurthur noted she is passionate about children, playgrounds, and bike trail plans. She stated she is disappointed on the location of the speed hump. She noted that there is no parking at the playground and this is an issue.

Sam Crawford noted placement issues of the speed humps, park as a major attraction, more speed humps needed, traffic slowing down, and this route used as a short cut to get around accidents.

Mayor Ross asked for any other comments, seeing none, moved on to Council questions.

Vice-Mayor Schisler asked what the criteria is for the number of speed humps.

Mr. Warrenfeltz stated it is based on the length of the roadway, and availability to put the appropriate markings and signage. Also ample space or distance for acceleration and deceleration through the engineer review. Residential on 62<sup>nd</sup> street versus commercial is also a factor. He also noted the 750 feet requirement as a factor if there are more than one speed hump.

Council Member Kravets asked if this is the recommendation, is there room for flexibility?

Mr. Warrenfeltz stated based on the criteria through engineering and the City's means and methods, the recommendation is one speed hump. It also includes the traffic volume counts, the speed through the 85<sup>th</sup> percentile. He stated there is not a hard requirement, these come from manual Uniform Traffic Control Devices (MUTCD) where the City is by standards of appropriate signage, street markings and distances for streets, driveways and cross streets.

Council Member Kravets asked if they had reviewed for the maximum number of speed humps.

Mr. Warrenfeltz stated the petitions are viewed in the same capacity. They could review it again if there could be additional speed humps requested.

Council Member Kravets noted the speed measurements noted in the report and asked if a study would be done after the speed hump is put in.

Mr. Warrenfeltz stated a study is not normally done. The speed hump usually takes care of the speeding.

Council Member Kravets stated he would like to see if additional ones could be put in and also a study done after the fact.

Council Member Fernandez asked if only one hump is to be installed, would it be better to put it closer to 113<sup>th</sup> and 62<sup>nd</sup>?

Mr. Warrenfeltz stated there are requirements such as distances and to evaluate to put humps on 113<sup>th</sup>, there would have to be a valid petition from 113<sup>th</sup> residents. Also the plan must stay away from the driveway and there is not enough room for sign the requirements.

Council Member Fernandez stated she would like to see other mechanisms to calm the speed of traffic.

Council Member Chambers asked about the 750 ft rule, driveway or road.

Mr. Warrenfeltz stated the roadway must be at least 750 feet.

City Manager Baia added the staff can take a second look at this and could bring back to the next meeting, if the Council so choses, noting that staff understands to look at recommendation versus requirements.

Vice-Mayor Schisler stated he would prefer the staff look and see if more than one could be put in. He stated he felt that staff understand what the Council would like reviewed.

Upon motion by Council Member Kravets, seconded by Council Member Fernandez, **Resolution 02-26(m) Adopted**, asking staff to investigate whether at least two speed humps can be installed on that stretch of road, and to report back at their earliest convenience and no later than two months to that effect.

Mayor Ross stated he agreed to review, confirm the findings and bring it back.

Council Member Chambers stated this Council worked for many years with this goal, hired police staff, added speed humps. He noted if people would just slow down, tax dollars could be saved.

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

**B. Resolution Approving Final Site Plan SPR-25-10 for Culver's Located at 5880 E. Fowler Avenue**

Senior Planner Alyssa Livingstone presented stating this 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. 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. 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.

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.

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

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.

The 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.

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

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

Upon motion by Vice-Mayor Schisler, seconded by Council Member Fernandez. **RESOLUTION 03-26, ADOPTED** and Approved the Final Site Plan SPR-25-10 for Culver's located at 5880 E. Fowler Avenue. With conditions listed.

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

#### **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)**

Senior Planner Alyssa Livingstone noted the applicant wished 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 requested that this modification be brought before the City Council to formally affirm his administrative approval.

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.

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.

Staff recommended 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.

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

Vice-Mayor Schisler asked why this was before the Council.

City Manager Baia stated since this is part of the planned development, although it's a minor change, he wanted to affirm with the Council.

Vice-Mayor Schisler asked how this is any different than what the City Manager could sign off on.

City Attorney Mueller noted this is only elevation, not the whole property of its plat.

Mayor Ross asked if this changes anything concerning floor ratios, setbacks, lot sizes, etc.

Ms. Livingstone stated no.

Upon motion by Council Member Chambers, seconded by Council Member Fernandez. **RESOLUTION 04-26, ADOPTED** and Affirmed the City Manager's approval of a Minor Modification to the building elevations for 10024 and 10026 Davis Road (RZP-23-02).

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

**D. First Public Hearing and First Reading of an Ordinance to amend the Planned Development Zoning District at Woodstork Plaza (RZP-25-02)**

Mayor Ross opened the public hearing.

City Planner Joe Moreda presented saying 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.

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.

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.

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.

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 addresses during site plan review.

The proposal is acquiring a portion of the additional square footage as part of a trade-off mechanism approved in the Tampa 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, 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) 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.

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

Public Comments were taken for the record:

Charles Loeb asked how far this is from I-75.

Mayor Ross stated it is probably about a mile from I-75.

Mayor Ross asked for other public comments, seeing none, he asked for Council questions.

Council Member Fernandez asked what is planned for this site, with only asking for higher usage. She also noted stormwater and what is allowable and asked about traffic.

Mr. Moreda stated it can accommodate R-18, by masterplan and they would work with Hillsborough County on traffic impact.

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, 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.**

Upon motion by Vice-Mayor Schisler, seconded by Council Member Chambers, **Approved** the **Ordinance** on First Reading, Amending the Planned Development Zoning District at Woodstork Plaza (RZP-25-02).

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

Mayor Ross noted the Ordinance will appear for a second reading and public hearing on Tuesday, February 3, 2026.

**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)**

Mayor Ross opened the public hearing.

City Planner Joe Moreda explained that this is a small, 3-acre area, and introduced a representative of the Planning Commission.

Yaneka Mills of the Planning Commission staff, reminded the Council of their vote from the last meeting and stated the following:

This item is a second reading and public hearing on a proposed Comprehensive Plan amendment TT CPA 20-02. At first reading, the City Council reviewed the request and provided direction to move forward. The proposed amendment is intended for Residential-18. The Planning Commission staff finds the request is 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.

Public Comments were taken for the record:

Renee Minson, president of HOA Meadowood Condominiums, stated her concerns including flooding, traffic etc.

Karen Michalski noted her support. She noted it is close to HART route, increases options for number of units, and is a great location for those who can't drive including, accessibility to Moffit, stores, and groceries.

Annette Renny noted she is a realtor, had several units in Meadowood and have had water in units, stating it is an issue to put more cement.

City Attorney Mueller clarified this is not approval to build, this is just to change allowance of 9 units to 18 units per acreage.

Mayor Ross asked for other public comments, seeing none he moved on to Council questions.

Council Member Kravets asked about the 10 acres requirement for the townhomes and how could this be allowed.

Mr. Moreda stated under the R-18, townhomes and multifamily are allowed but the 10 acres would have to be adhered to if townhomes, those are just what are allowed under R-18.

Mayor Ross asked the staff to walk through next steps assuming this is approved and the applicant moves forward.

Mr. Moreda stated the next step would be for them to file for a site plan that would be reviewed in accordance with land development code and the technical manuals. As part of that, they would have to meet in terms of the zoning side, they'd have to develop within their three-dimensional box which would be height, setbacks, any types of buffering, etc. They'd be reviewed in engineering for transportation and for stormwater with required changes or enhancements. The possible wetland area on the site would be reviewed and have to be reviewed by APC as well. The site plan would be brought back to the Council for review subsequent to the DRC review.

Mayor Ross asked what legal rejection rational could be at this stage, knowing it can't be based on things that the Council is not confronted with yet, such as traffic, stormwater and lot coverage.

City Attorney Mueller stated the only thing he could think of is if it was too much density.

Mr. Moreda stated this is a comp plan amendment.

Tarek Elfallah, representing the applicant and the owners, (son of owner and licensed engineer) stated they did not know exactly what type of development they would want to build at this time. Once they make a decision, they realize they would come back before the Council with a site plan or if they would want to rezone, they would submit a rezoning application. At this time, they are not requesting any exceptions or deviances. He stated they are aware of the concerns on the site and would look at this with engineering and create a good plan that is viable for them and the community.

Council Member Kravets asked if they were asking for more density for a greater profit.

Mr. Elfallah noted it is his dad and his partner that will decide on the plan. At this point, it's just a CPA application. They want to be able to build, have the R18 density to potentially build that density if it fits but are constrained with the existing setbacks under the zoning designation. They would like to fit as many units as possible but it depends on what works and is best for their product and the community.

Council Member Kravets asked why not build within the existing requirements.

Mr. Elfallah stated they would like the option available of R-18 if it works

Council Member Kravets asked if they planned to sell the property and why not build 5 years ago with the R-9.

Mr. Elfallah stated they did not have a plan to sell at this time. They see that R-18 is in use around this property and would like that density as a possibility.

Vice-Mayor Schisler asked if R-9 and R-18 are both consistent with the comp plan.

Mr. Moreda stated yes. Both were evaluated and the Planning Commission found it consistent. This is not a rezoning. At the time of the site plan in the future, it would be looked at for impacts.

Council Member Chambers clarified the residential classifications around this property.

Mr. Moreda stated property to the north is 9, to the east is 18, south is 18, and west is 9 / 12.

Council Member Fernandez noted that the action before them, if approved to R-18, when it comes back as a site plan, that site plan will have to be designed within the constraints of land, stormwater, etc, and it may not get R-18 density numbers. She is not concerned because it will be constrained by the site.

Council Member Kravets **Moved to Table** this until the applicant can bring forward a business plan that will give the Council some guidance on how they actually plan to use this property. The motion **Died** for lack of a second.

City Attorney Mueller clarified an earlier statement that if the Council does not want to change the density, they will have to have factual basis to do that. It is not a matter of just not wanting it. There will need to be evidence.

Mr. Elfallah stated that they have no idea of what they are going to build but there are certain typologies that are required and allowed under the zoning designation that they are not proposing to change at this time. As stated earlier, multifamily is a use, townhomes are a use, but this does not meet the 10-acre requirement. He is not fully aware of what the other typologies are under the zoning designation.

Council Member Kravets asked for a point of order if questions could still be asked.

Mayor Ross stated they were still in the hearing.

Council Member Kravets stated he feels that the applicant was not answering truthfully because if the applicant had this idea now, they do know what they want to build but are holding that information close to their chests. He asked exactly their state of thinking right now with respect to this property.

Mr. Elfallah noted he was speaking of typologies that are allowed under the zoning designations, but they do not know exactly what they will want to build.

Council Member Kravets asked about the existing zoning being R-9.

Mr. Elfallah replied the zoning is RMF, so multifamily residential.

Council Member Kravets asked if they have a plan to build under the existing zoning, why are they coming before the Council asking for a change?

City Attorney Mueller stated this is not a rezoning, it is a comp plan amendment. This is to change the underlying future land use map that would allow certain increased density.

Council Member Kravets stated the applicant is asking for higher density.

Mr. Elfallah stated there's a difference between future land use and zoning designation. They're not proposing any change to the zoning designation at this time. They're only proposing to change the future land use from R-9 to R-18.

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; PROVIDING AN EFFECTIVE DATE: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

**Recess:** The Council, at 8:23 p.m., recessed.

**Reconvene:** The Council, at 8:28 p.m., reconvened in Council Chambers.

Upon motion by Council Member Fernandez, seconded by Council Member Chambers. **APPROVED Ordinance 1588** on second reading, 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 asked for any Council questions.

Council Member Kravets stated he had voted yes when this item came up on the December 16, 2025, meeting. He stated additional relevant points brought forward at this meeting, noting drainage issues. He said it is a political decision whether they want to have more density in Temple Terrace. Many more apartments than single family homes have been zoned in the last five or six years, and the City needs to be careful about increasing density in Temple Terrace without regard for what that means for all the people who live here.

**Vote** on the motion being: Mayor Ross and Council Members Chambers, Fernandez, and Schisler voting "aye," Kravets "nay." Passing 4-1.

**13. Council Business: None****14. New Business and Board Reports:**

Council Member Chambers noted a hidden gem in Temple Terrace, the art gallery hallway in City Hall. He thanked Mike Knapp, artist whose artwork was displayed in the last three months. He introduced the new display, by Arnold Martinez. He's a very well-known artist in Tampa, using different mediums, acrylic paint, regular paint, coffee, tea, extract of tobacco, wine and beer. Mr. Martinez is deceased, but his works are presented by his son, Arnold Jr., who is a resident of Temple Terrace.

Mayor Ross thanked Council Member Chambers for all his work for making the art gallery hallway happen.

Council Member Kravets asked the City Manager about the Shirley Drive speed hump petition.

City Manager Baia stated he believed it met the requirements for the petition and it is being reviewed by Engineering and would probably be before the Council in February.

Mayor Ross congratulated Vice-Mayor Schisler on his election as the Chairman for the HART Board. He noted the agenda on January 20, 2026 would include the election of the vice-mayor for this year and the following meeting, first meeting in February would include the board appointments for the year. He stated he would be attending the Florida League of Cities Legislative Days in Tallahassee, January 26 through 28 as the representative for Florida League Cities and as the president of the Suncoast League of Cities. He asked if the Council wanted to authorize him to advocate for the City's priorities. If they choose to adopt any, that would need to be done at the next meeting. He noted some of the Suncoast League of Cities and the League of Cities priorities.

Council Member Fernandez asked about the property tax proposals that are at the state level now, and wondered how we could advocate or show both sides of property tax, showing the citizens that their property taxes pay for police, fire, parks and recreation, roads etc. She stated that she did not think the City of Temple Terrace has a lot of waste.

Mayor Ross stated that the Florida League of Cities has done a tremendous amount of really good quality work on this. They published a report that shows general impacts but gets down granular into specific communities and how they vary between the urban and the rural because no two cities are really alike. Property Appraiser Henriquez has also done a great job of putting together

information of what it would really look like. It's important to deliver facts and show how it would impact the cities and the citizens.

**15. City Manager's Report:**

City Manager Baia stated it was very evident when the government affairs consultant was here, the Council's concern was the property tax issue. It would be \$23 million for public safety alone and we only collect \$19 million. He noted the Council Workshop on Riverside Park, Thursday, June 8<sup>th</sup> with the Halff design team to facilitate the workshop.

Council Member Fernandez asked about the broken water lines south of Bullard and the text messaging system.

Mr. Warrenfeltz stated that a four-inch pipe broke with its age infrastructure. During the excavation process, it was discovered that there was a previous repair on that line that was not documented in the mapping system, but the recent break was a new fail point. This was caused by the age of the infrastructure.

City Manager Baia stated the City put the water line break notice out on social media and on the City website. Eventually, the notice was sent out on the text system. The text system is a subscription-based system with over 2000 subscribers and we do not have a county-wide system. The Sheriff's system has specific uses that are allowed so the City cannot use it. He noted the public can go to our website and subscribe.

Council Member Fernandez asked if the consultants looking at PFAS, are they looking at what needs to be done to replace infrastructure.

Mr. Warrenfeltz stated the request for the consultant to review the system is only the two pump stations and the two water treatment plants. CHA's focus is around those four facilities and then we added the PFAs element on to the contract. The Citywide infrastructure is not part of their evaluation. He noted that his department internally have started conversations based on this discovery.

City Manager Baia said that in the past budgets there has been \$250,000 for lining and will probably come to the Council during this budget cycle a more robust program. He noted they are also working with the water consultants and are getting more information and getting closer to more particular details of recommendations and possible treatments. Additional information was discussed.

**16. City Attorney's Report: NONE**

17. [if additional comments] - None

**Adjournment:**

Meeting adjourned at 8:53 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 20, 2026  
**From:** Lynda Sader, City Clerk  
**Item Type:** Minutes  
**Subject:** Approval of December 16, 2025 City Council Meeting Minutes (Tabled to 1/20/2026 Meeting)  
**Presenter:** Andy Ross, Mayor

**Recommendation:**

**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 56<sup>th</sup> 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 78<sup>TH</sup> 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 78<sup>th</sup> 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 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 20, 2026  
**From:** Jeannie Barlow, Senior Executive Assistant  
**Item Type:** Resolution - Agreement/Contract  
**Subject:** Resolution Approving a Joint Participation Agreement with FDOT for the Cleaning and Regrading of FDOT Property Located at 13103 N. 50th Street  
**Presenter:** Carlos Baia, City Manager

### Recommendation:

It is recommended that Council adopt a resolution approving a Joint Participation Agreement with FDOT for the cleaning and regrading of FDOT property located at 13103 N. 50th Street as a condition of transfer of said property to City ownership.

### Discussion:

The Florida Department of Transportation owns a 7.6 acre property addressed as 13103 N. 50th Street that has, effectively served as a retention pond for much of the drainage in the Pleasant Terrace neighborhood in the northwestern end of the Temple Terrace. Pleasant Terrace was largely developed in a piecemeal fashion in the 70's and 80's prior to current SWFWMD regulations and without benefit of a stormwater system. The FDOT property was a borrow pit for fill likely used for nearby interstate or State roadway construction several decades ago. Over the years since that project, a variety of developments in the Pleasant Terrace neighborhood, tied their stormwater systems to this abandoned borrow pit. Unfortunately, since the property is not on FDOT's list as an active stormwater facility for its roadways, little if any maintenance has been done to the pit resulting in significant overgrowth and sediment that has limited the pit's capacity to address stormwater for these properties.

In 2025, the City met with FDOT officials, including the current District Secretary, seeking the Agency's collaboration to clean out the pit. At that time, the City learned that the FDOT was unaware of the stormwater connections to the property. The FDOT acknowledged that they did not have a program to maintain this property as it did not serve any purpose for its roadway infrastructure. The FDOT officials asked if the City would be interested in assuming ownership since there would be more value to Temple Terrace to ensure that the neighborhood's stormwater continued to be addressed via the pit in perpetuity. City staff proposed to consider this option if the FDOT would transfer ownership after the property were cleared of its overgrowth, sediment and

regraded. The City secured a single quote for this work from a private contractor for \$900,000. In further discussions with the FDOT Secretary, the Agency agreed to provide \$800,000 to the City for this effort with the understanding that the City might be able to reduce the cost of the clean up by using our own forces for a portion of the work (rather than entirely by a private contractor).

The attached Joint Participation Agreement (JPA) between the City and the FDOT provides for an initial \$640,000 from the FDOT which is the maximum amount the Agency could encumber for this effort via this JPA. However, as noted in the JPA, a future disbursement to meet the total of \$800,000 would be made once the City documents the additional expenses. Once the work is completed to the satisfaction of the FDOT, the property will be transferred to the City.

**Resolution/Ordinance Information:**

**A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A JOINT PARTICIPATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE CITY'S CLEANING AND REGRADING OF A 7.61 ACRE FDOT PROPERTY LOCATED AT 13103 N. 50TH STREET AS A CONDITION OF TRANSFER OF SAID PROPERTY TO CITY OWNERSHIP; PROVIDING AN EFFECTIVE DATE.**

**Appropriation Code:**

**Requirements:**

Resolution

**Cost:**

**Attachments:**

1. Resolution-JPA with FDOT re Borrow Pit v2
2. 457905 1 58 01 50th St Drainage Improvements JPA clean 011226

## RESOLUTION

### **A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A JOINT PARTICIPATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR FUNDING THE CITY'S CLEANING AND REGRADING OF A 7.61 ACRE FDOT PROPERTY LOCATED AT 13103 N. 50<sup>TH</sup> STREET AS A CONDITION OF TRANSFER OF SAID PROPERTY TO CITY OWNERSHIP; PROVIDING AN EFFECTIVE DATE.**

**Whereas**, the Florida Department of Transportation (FDOT) owns a 7.61 acre property located at 13103 N. 50<sup>th</sup> Street (the "Property") that was used as a borrow pit for construction of nearby State/Federal roadways decades ago; and

**Whereas**, after its use as a borrow pit and as subsequent development occurred in the neighborhood surrounding the Property, stormwater connections were made to the Property effectively converting it into a stormwater retention pond; and

**Whereas**, this property is not listed as providing any stormwater retention for FDOT infrastructure and, as such, the FDOT has not performed regular maintenance, and the Property is now overgrown; and

**Whereas**, in light of the lack of any substantive stormwater management system in the surrounding neighborhood, it is in the City's interest to ensure that the Property be cleared to receive as much stormwater as possible from nearby residential properties; and

**Whereas**, FDOT has no remaining purpose for this Property and is seeking to divest itself of its ownership of the property; and

**Whereas**, the City is willing to accept ownership and long-term maintenance of the Property on the condition that the FDOT provide sufficient funds for the City to clean and regrade the Property prior to the transfer of ownership; and

**Whereas**, the FDOT is authorized to enter into Agreements with governmental entities in accordance with Section 334.044(7) and 339.12 (5), Florida Statutes; and

**Whereas**, FDOT agrees to participate in funding the implementation of the City of Temple Terrace 50th Street Drainage Improvement project, which is in the FDOT's Five-Year Work Program as Financial Project Number (FPN) 457905-1-58-01 for Fiscal Year 2025/2026 ("PROJECT") in the amount of \$640,000.00 (six hundred forty thousand dollars and zero cents); and

**Whereas**, the FDOT funding is for the cleaning and regrading of the Property currently owned by the FDOT located at 13103 North 50th Street, Temple Terrace, Florida 33617; and

**Whereas**, this Joint Participation Agreement also provides the City with an opportunity to secure additional FDOT funds up to a total of \$800,000 once all related expenses are identified and accepted by FDOT prior to the transfer of the Property to the City.

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

1. The Joint Participation Agreement with the Florida Department of Transportation, attached hereto as Exhibit 1, (with FDOT Financial Project Number FPN: 457905 1 58 01) for the City's cleaning and regrading of FDOT property located at 13103 N. 50<sup>th</sup> Street as a condition of transfer of ownership of the property is approved.
2. This resolution shall become effective immediately upon adoption.

**Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 20<sup>th</sup> day of January 2026.**

(Corporate Seal)



X

---

Andrew Ross, Mayor  
Chair of the City Council

**Attest:**

X

---

Lynda Sader  
City Clerk

**EXHIBIT “1”**

**JOINT PARTICIPATION AGREEMENT**

This Agreement made by and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, between the State of Florida, Department of Transportation, whose address for purposes of this Agreement is 11201 North McKinley Drive, Tampa, Florida 33612-6456, ("DEPARTMENT"), and the CITY OF TEMPLE TERRACE whose address for purposes of this Agreement is 11250 North 56<sup>th</sup> Street, Temple Terrace, FL 33617 ("CITY"); and

**WITNESSETH:**

WHEREAS, the DEPARTMENT is authorized to enter into Agreements with governmental entities in accordance with Section 334.044(7) and 339.12 (5), Florida Statutes; and

WHEREAS, the DEPARTMENT agrees to participate in funding the implementation of the City of Temple Terrace 50<sup>th</sup> Street Drainage Improvement project, which is in the DEPARTMENT’s Five-Year Work Program as Financial Project Number (FPN) 457905-1-58-01 for Fiscal Year 2025/2026 (“PROJECT”) in the amount of \$640,000.00 (*six hundred forty thousand dollars and zero cents*). The funding is for the cleaning and regrading of the borrow pit on property currently owned by the DEPARTMENT, located at 13103 North 50<sup>th</sup> Street, Temple Terrace, Florida 33617.

WHEREAS, the DEPARTMENT and the CITY have determined that it would be in the best interest of the general public and to the economic advantage of both parties to coordinate and cooperate in their efforts to facilitate development of the PROJECT providing for the PROJECT work and payment for such; and

NOW, THEREFORE, for and in consideration of the premises herein and other mutual benefits to accrue to each of the parties hereto, it is mutually agreed as follows:

**SECTION 1  
OBLIGATIONS OF THE CITY**

- 1.1 The CITY shall keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures, and other items incidental to the cost of the PROJECT.
- 1.2 The CITY shall invite the DEPARTMENT to participate in PROJECT meetings and provide periodic updates as requested.
- 1.3 Exhibit “A” – Project Description and Responsibilities, attached hereto and by reference made a part of this Agreement, further delineates the CITY’s responsibilities and PROJECT description.

- 1.4 The City agrees to accept title to the above-described property by quitclaim deed to be executed and recorded by the DEPARTMENT. As a condition of this transfer, the property shall be used by the CITY solely for public purposes. The City shall not convey, lease, or otherwise transfer any interest in the property to a non-governmental entity without the prior written consent of the DEPARTMENT.

**SECTION 2  
OBLIGATIONS OF THE DEPARTMENT**

- 2.1 The DEPARTMENT shall provide funding for the implementation of the City of Temple Terrace 50<sup>th</sup> Street Drainage Improvement project in the amount of \$640,000.00 (*six hundred forty thousand dollars and zero cents*), as provided in Exhibit “B.”
- 2.2 If the CITY expects PROJECT costs to increase, the CITY must notify the DEPARTMENT to request additional funds. The CITY shall not incur costs exceeding the funding amount in Section 2.1 until an amendment to this Agreement has been signed by both parties and sufficient funds have been encumbered by the DEPARTMENT. The DEPARTMENT will participate in the increases in an amount not to exceed \$800,000.00 (*eight hundred thousand dollars and zero cents*) as part of an amendment to this Agreement.
- 2.3 Exhibit “A” – Project Description and Responsibilities, attached hereto and by reference made a part of this Agreement, further delineates the DEPARTMENT’s responsibilities and PROJECT description.

**SECTION 3  
COMPENSATION AND PAYMENT**

- 3.1 The CITY shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of services to be performed and the criteria for evaluating successful completion. The PROJECT, identified as Project Number 457905 1 58 01, and the quantifiable, measurable, verifiable units of deliverables are described more fully in Exhibit “A”- Project Description and Responsibilities.
- 3.2 Invoices shall be submitted by the CITY in detail sufficient for a proper pre- audit and post audit, based on the quantifiable, measurable and verifiable units of deliverables as established in Exhibit “A” – Project Description and Responsibilities. Deliverables must be received and

accepted in writing by the DEPARTMENT'S Project Manager prior to payments.

- 3.3 Supporting documentation must establish that the deliverables were received and accepted in writing by the CITY and must also establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in Exhibit "A" – Project Description and Responsibilities was met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and propriety of charges as described in Exhibit "C" – Contract Payment Requirements.
- 3.4 There shall be no reimbursement for travel expenses under this Agreement.
- 3.5 Payment shall be made only after receipt and approval of goods and services unless advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, F.S. or the DEPARTMENT's Comptroller under Section 334.044 (29), Florida Statutes. If the DEPARTMENT determines that the performance of the CITY is unsatisfactory, the DEPARTMENT shall notify the CITY of the deficiency to be corrected, which correction shall be made within a timeframe to be specified by the DEPARTMENT. The CITY shall, within five days after notice from the DEPARTMENT, provide the DEPARTMENT with a corrective action plan describing how the CITY will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract noncompliance. If the corrective action plan is unacceptable to the DEPARTMENT, the CITY shall be assessed a non-performance retainage equivalent to 10% of the total invoice amount. The retainage shall be applied to the invoice for the then-current billing period. The retainage shall be withheld until the CITY resolves the deficiency. If the deficiency is subsequently resolved, the CITY may bill the DEPARTMENT for the retained amount during the next billing period. If the CITY is unable to resolve the deficiency, the funds retained will be forfeited at the end of the Agreement's term.

The CITY, which provides goods and services to the DEPARTMENT, should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than 5 working days unless the bid specifications, purchase order, or contract specifies otherwise. The DEPARTMENT has 20 days to deliver a request for payment (voucher) to

the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), F.S., will be due and payable, in addition to the invoice amount, to the CITY. Interest penalties of less than one (1) dollar will not be enforced unless the CITY requests payment. Invoices that must be returned to the CITY because of the CITY's preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the DEPARTMENT.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for a party who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

- 3.6 The CITY shall maintain an accounting system or separate accounts to ensure funds for the PROJECT, are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the DEPARTMENT at all times during the period of this Agreement and for 5 years after final payment is made. Copies of these documents and records shall be furnished to the DEPARTMENT upon request. Records of costs incurred include the CITY's general accounting records and the PROJECT records, together with supporting documents and records, of the contractor and all subcontractors performing work on the PROJECT, and all other records of the Contractor and subcontractors considered necessary by the DEPARTMENT for a proper audit of costs.
- 3.7 The DEPARTMENT's obligation to pay is contingent upon an annual appropriation by the Florida Legislature. The parties agree that in the event funds are not appropriated to the DEPARTMENT for the PROJECT, this Agreement may be terminated, which shall be effective upon either party giving notice to the other to that effect.
- 3.8 This contract does not involve the purchase of Tangible Personal Property, as defined in Chapter 273, F.S.
- 3.9 In the event this contract is for services in excess of \$25,000.00, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year.

**SECTION 4  
INDEMNITY AND INSURANCE**

- 4.1 When either party receives notice of claim for damages that may have been caused by the other party in the performance of services required under this Agreement that party will immediately forward the claim to the other party. Each party will evaluate the claim and report its findings to each other within fourteen (14) working days and jointly discuss options in defending the claim. A party's failure to promptly notify the other of a claim will not act as a waiver or any right herein.
  
- 4.2 The CITY agrees to include the following indemnification in all contracts with its contractors/subcontractors, consultants/sub consultants who perform work in connection with this Agreement:

“To the extent provided by law, (ENTITY) shall indemnify, defend, and hold harmless the Department, including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to or resulting from negligent or wrongful act(s) of (ENTITY), or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights generated to or exercised by (ENTITY).

The forgoing indemnification shall not constitute a waiver of the Department's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by (ENTITY) to indemnify the Department for

the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement.”

- 4.3 The CITY shall require any and all contractors, subcontractors, consultants and subconsultants it may enter agreements within connection with the PROJECT to cause the DEPARTMENT to be made an additional insured on any and all liability policies providing coverage to said contractors, subcontractors, consultants and subconsultants for their operations relating to the PROJECT.
- 4.4 WORKERS’ COMPENSATION. The CITY shall cause any contractors, subcontractors, consultants and subconsultants it may enter agreements within connection with the PROJECT, to carry Worker’s Compensation insurance in accordance with the requirements under Florida’s Worker’s Compensation law.
- 4.5 The CITY shall require its contractors, subcontractors, consultants and subconsultants to forward, within 5 (five) days of its receipt, copies of any notices of cancellation or any other communications it receives that are related to any and all policies of insurance referenced in this section, and which affect or potentially affect such coverage available to the DEPARTMENT.

**SECTION 5  
COMMENCEMENT AND TERMINATION OF AGREEMENT**

- 5.1 This Agreement shall take effect upon execution by the DEPARTMENT and shall end upon the termination date as set forth in Exhibit “A” - Project Description and Responsibilities. The CITY shall not perform any work authorized by this Agreement prior to the DEPARTMENT’s execution.

**SECTION 6  
MISCELLANEOUS PROVISIONS**

- 6.1 Any amendment to or modification of this Agreement or any alteration, extension, supplement, or change of time or scope of work shall be in writing and signed by both parties.
- 6.2 Any notice or other document which either party is required to give or deliver to the other shall be given in writing and served either personally or mailed to:

**TO DEPARTMENT:**  
Ms. Karen Ford, LP Coordinator  
FDOT District VII

**TO CITY:**  
Mr. Carlos Baía, City Manager  
City of Temple Terrace

11201 N. McKinley Drive  
Tampa, FL 33612-6456

11250 North 56<sup>th</sup> Street  
Temple Terrace, FL 33617

- 6.3 If any word, clause, sentence, or paragraph of the Agreement is held invalid, the remainder of the Agreement would continue to conform to the intent of this Agreement.
- 6.4 This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
- 6.5 Nothing herein shall be construed to create any third-party beneficiary rights in any person not a party to this Agreement.

**SECTION 7  
ENTIRE AGREEMENT**

This document embodies the whole Agreement of the parties. There are no promises, terms, conditions, or allegations other than those contained herein, and this document shall supersede all previous communications, representations and/or Agreement, whether written or verbal between the parties hereto. This Agreement may be modified only in writing executed by all parties. This Agreement shall be binding upon the parties, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

**CITY OF TEMPLE TERRACE**

ATTEST \_\_\_\_\_ (SEAL) BY: \_\_\_\_\_  
LYNDA SADER ANDY ROSS  
CITY CLERK MAYOR

Date Approved by Commission: \_\_\_\_\_

APPROVED AS TO FORM AND  
CORRECTNESS:

\_\_\_\_\_  
ERNEST MUELLER  
CITY ATTORNEY

DATE: \_\_\_\_\_

**STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION**

ATTEST \_\_\_\_\_ (SEAL) BY: \_\_\_\_\_  
EXECUTIVE SECRETARY KELLI BRADLEY, PE  
DIRECTOR OF TRANSPORTATION  
DEVELOPMENT, DISTRICT SEVEN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
FDOT LEGAL REVIEW  
DEPARTMENT OF TRANSPORTATION

## **EXHIBIT "A"**

### **PROJECT DESCRIPTION AND RESPONSIBILITIES**

This exhibit forms an integral part of that certain Joint Participation Agreement between the State of Florida, Department of Transportation and the CITY, dated \_\_\_\_\_, 2026.

**PROJECT LOCATION:** The PROJECT is located at 13103 N. 50<sup>th</sup> Street, Temple Terrace, Florida 33617

**PROJECT DESCRIPTION:** The PROJECT consists of cleaning and regrading a borrow pit on property owned by the DEPARTMENT that accepts stormwater runoff from 13103 N. 50th Street.

#### ***SPECIAL CONSIDERATIONS BY CITY:***

The CITY agrees to complete the Project on or before the termination date of this Agreement, which is **June 30, 2026**. The CITY will not be reimbursed by the Department for any work performed prior to execution of this Agreement, nor after the termination date of this Agreement as stated herein.

The CITY will be responsible for obtaining all permits that may be required by other agencies or local government entities.

Upon the DEPARTMENT's final acceptance of the PROJECT – when the District Construction Engineer or Resident Engineer is satisfied that all items of work are completed as called for in the contract – the DEPARTMENT shall transfer title to the CITY. Exhibit "D"- Quitclaim Deed is attached and incorporated herein.

The CITY must submit its final invoice to the DEPARTMENT within 90 days after completion and final payment of the PROJECT. Invoices submitted after the 90-day time period may not be paid.

#### ***SPECIAL CONSIDERATIONS BY DEPARTMENT:***

Upon receipt of an invoice, the Department will have twenty (20) working days to review and approve the goods and services submitted for payment.

The DEPARTMENT will provide a Project Manager, Karen Ford at (813) 975-6765 or karen.ford@dot.state.fl.us.

**EXHIBIT "B"**  
**PROJECT BUDGET**

This exhibit forms an integral part of that certain Joint Participation Agreement between the State of Florida, Department of Transportation and CITY, dated \_\_\_\_\_, 2026.

- I. TOTAL ESTIMATED COST.....\$640,000.00
  
- II. PROJECT PARTICIPATION
  - State .....\$640,000.00
  
  - Federal.....\$ 0.00
  
  - Local Participation .....\$ 0.00
  
- III. PROJECT funds are subject to legislative appropriation of available funds.

**EXHIBIT "C"**  
**Contract Payment Requirements**  
**Florida Department of Financial Services, Reference Guide for State Expenditures**  
***Cost Reimbursement Contracts***

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

(1) Salaries: A payroll register, or similar documentation should be submitted. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

(2) Fringe Benefits: Fringe Benefits should be supported by invoices showing the amount paid on behalf of the employee (e.g., insurance premiums paid). If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown.

Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

(3) Travel: Reimbursement for travel must be in accordance with Section 112.061, Florida Statutes, which includes submission of the claim on the approved State travel voucher or electronic means.

(4) Other direct costs: Reimbursement will be made based on paid invoices/receipts. If nonexpendable property is purchased using State funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with Department of Management Services Rule 60A-1.017, Florida Administrative Code, regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in Section 273.02, Florida Statutes, for subsequent transfer to the State.

(5) In-house charges: Charges which may be of an internal nature (e.g., postage, copies, etc.) may be reimbursed on a usage log which shows the units times the rate being charged. The rates must be reasonable.

(6) Indirect costs: If the contract specifies that indirect costs will be paid based on a specified rate, then the calculation should be shown. Contracts between state agencies, and or contracts between universities may submit alternative documentation to substantiate the reimbursement request that may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address:

[http://www.fldfs.com/aadir/reference\\_guide.htm](http://www.fldfs.com/aadir/reference_guide.htm)

**Exhibit "D"**  
**Quitclaim Deed**

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Marisa Robinson, Community Development Deputy Director  
**Item Type:** Ordinance  
**Subject:** First Public Hearing and First Reading of an Ordinance Amending the Comprehensive Plan Future Land Use Map Designation for 5416 and 5418 Rainbow Drive (CPA -24-01) (Continued from 10/21/25) **(Application has been withdrawn- Item is not moving forward)**  
**Presenter:** Alyssa Livingstone, Senior Planner

### Recommendation:

Upon review of several factors related to the proposed amendment, most notably:

- 1) The Planning Commission Staff Report recommendation of inconsistency,
- 2) The Planning Commission's adoption of Resolution TT/CPA 24-01 with a finding of inconsistency,
- 3) A detailed review of Future Land Use Plan Locational Factors and Policies, and
- 4) In consideration of preserving the character of the affected single-family neighborhood district, the Community Development Department agrees that this amendment is inconsistent with the long-range future planning goals and objectives of Temple Terrace and therefore cannot recommend approval of this ordinance.

### Discussion:

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Ordinance

**Cost:**

**Attachments:**

1. Ordinance
2. CPA-24-01 Staff Report\_e2
3. Planning Commission Staff Report - CPA 24-01 Future Land Use Map Amendment
4. Planning Commission Resolution - TT CPA 24-01

## ORDINANCE

**AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE “IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN” FUTURE LAND USE MAP FOR TWO PARCELS OF LAND LOCATED WEST OF N. 56<sup>th</sup> STREET AND NORTH OF RIDGEWAY ROAD, ADDRESSED AS 5416 RAINBOW DRIVE AND 5418 RAINBOW DRIVE AND TOTALING 0.42± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL-4 (RES-4) TO COMMERCIAL (C) FOR CPA-24-01 (TT/CPA-24-01); PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**Whereas**, The Imagine 2040: Temple Terrace 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 September 9, 2024, during which the Commission reviewed the map amendment set forth in TT/CPA-24-01, 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 **not** consistent with the Imagine 2040: Temple Terrace Comprehensive Plan; and

**Whereas**, JGC II, LLC, the owners of the real property particularly described in Exhibit “A” attached hereto (hereinafter the “Subject Property”), has petitioned through its Authorized Agent, R. Clay Matthews of Smolker Matthews, P.A, Attorney, for a Comprehensive Plan Amendment; and

**Whereas**, application RZP-24-03 (Zoning Reclassification) is pending the outcome of this application; and

**Whereas**, the amendment set forth in CPA-24-01 (Planning Commission - TT/CPA-24-01) is considered a small-scale map amendment which does not require a Florida Commerce (formerly “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 public hearings on October 21, 2025 and November 4, 2025, during which the public was able to submit comments on the proposed map amendment set forth in CPA-24-01 (TT/CPA-24-01).

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

**Section 1.** That the petition for a Comprehensive Plan Amendment (CPA-23-02) (TT/CPA-23-01) of the Subject Property located west of N. 56<sup>th</sup> Street and north of Ridgeway Road, addressed as 5416 Rainbow Drive, (Folio No. 201374-0000) and 5418 Rainbow Drive (Folio No. 201383-0000), more particularly described in Exhibit “A” attached hereto and made a part hereof, is hereby approved, which changes the future land use map designation for two parcels of property consisting of approximately 0.42± acres from Residential-4 (RES-4) to Commercial (C).

**Section 2.** That 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 3.** That 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 4.** 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 development 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 had become effective.

**Section 5.** That 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.

**Passed and ordained by the City Council of the City of Temple Terrace, Florida, this 4<sup>th</sup> day of November 2025.**

(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**

**5416 Rainbow Drive**

GRANDVIEW ACRES UNIT NO 1 THAT PT OF LOT 8 DESC AS BEG AT SWLY COR OF LOT 8 AND RUN NELY ALONG LINE BET LOTS 8 AND 9 59.1 FT THENCE SWLY IN A STRAIGHT LINE 49.2 FT TO PT ON WLY BDRY OF LOT 8, 8 FT NWLY FROM SWLY COR & SELY 8 FT TO BEG AND LOT 9 LESS THAT PT DESC AS BEG AT NELY COR OF LOT 9 RUN SWLY ALONG LINE BET LOTS 8 AND 9, 33.3 FT THENCE NELY IN A STRAIGHT LINE TO PT ON NLY BDRY OF LOT 9, 8 FEET FROM NELY COR & NWLY TO BEG BLOCK 2 BOOK 32 PAGE 19

**5418 Rainbow Drive**

Lot 10 in Block 2 of GRANDVIEW ACRES #1, according to map or plat thereof recorded in Plat Book 32, on page 19, of the public records of Hillsborough County, Florida.

**Comprehensive Plan Amendment Application No. CPA-24-01**

Date: October 21, 2025  
 To: Mayor Andrew Ross and City Council  
 Through: Carlos Baía, City Manager  
 Prepared by: Joe Moreda, AICP City Planner

**Request:** A Small-Scale Comprehensive Plan Map Amendment to **Commercial (C)** from **Residential- 4 (R-4)**.

**Property Location:** The property is generally located at the northeast corner of Ridgeway Road and Rainbow Drive. It contains a combination of two (2) lots located in the Grandview Acres Unit 1 Subdivision Plat.

The northern lot is folio 201374.0000 (5416 Rainbow Drive) and has road frontage along Rainbow Drive. The southern lot is folio 201383.0000 (5418 Rainbow Drive) and has road frontage along the northeast corner Rainbow Drive and Ridgeway Drive.

**Acreage:** Approximately 0.42 ± acres

**Future Land Use:** Residential- 4 / Proposed for Commercial (C)

**Existing Zoning:** R-10 Single Family Residential

**Existing Land Use:** Single Family Residential

**Adjacent Zoning:**

North	–	R-10 Single Family Residential
South	–	R-10 Single Family Residential
East	–	R-10 Single Family Residential
West	–	R-10 Single Family Residential

**Adjacent Land Use:**

North	–	Single-family residences; parking lot
South	–	Single-family residences
East	–	Parking lot
West	–	Single-Family residences

**Adjacent Future Land Use Classification:**

North	–	Residential 4 (R-4)
South	–	Residential 4 (R-4)
East	–	Residential 4 (R-4)
West	–	Residential 4 (R-4)

**Regulatory Context for Amending the Future Land Use Plan and Plan Implementation**

The Future Land Use Plan and Map guide the long-term growth for the City of Temple Terrace and

---

associated implementation through zoning and land development regulations. The process of reviewing comprehensive plan amendments and rezoning is not the same and they serve different planning purposes.

#### Future land Use Plan

The Comprehensive Plan includes goals, policies and objectives that guide appropriate placement of all Future Land Use Map Designations. The Map Classification will allow a scope of use that is implemented through zoning and other land development regulations. The standard of review for the **Comprehensive Plan Map Amendment is legislative**.

#### Plan Implementation

The standard of review for **implementing rezoning is quasi-judicial**. This is an important distinction because once a map amendment is adopted, a rezoning implementing a map change will be reviewed in a quasi-judicial process. In this process it will be the City's burden to rebut the presumption that the use scope in the designation is appropriate, if necessary.

It should be noted that a revision to a Future land Use map designation is not a review of a particular development project or rezoning. Rather the designations serve to guide the type and amount of use that may be appropriate for the mapped property in the context of the Future Land Use Goals, Policies and Objectives.

The designation will guide the implementation through rezoning or other forms of implementation of which may change as part of development and redevelopment. The subject property provided in the legal description of the application is the area of the evaluation provided below.

#### **Amendment Area Context**

The subject properties provided in the application is a combination of two (2) residential lots in the Grandview Acres Subdivision Plat. The total area is approximately 0.42 ± acres.

The subject site includes lots which are designed in a single-family residential plat to gain access from Rainbow Drive. The southern (corner) lot also has frontage on Ridgeway Drive.

Rainbow Drive and Ridgeway Drive are local roads.

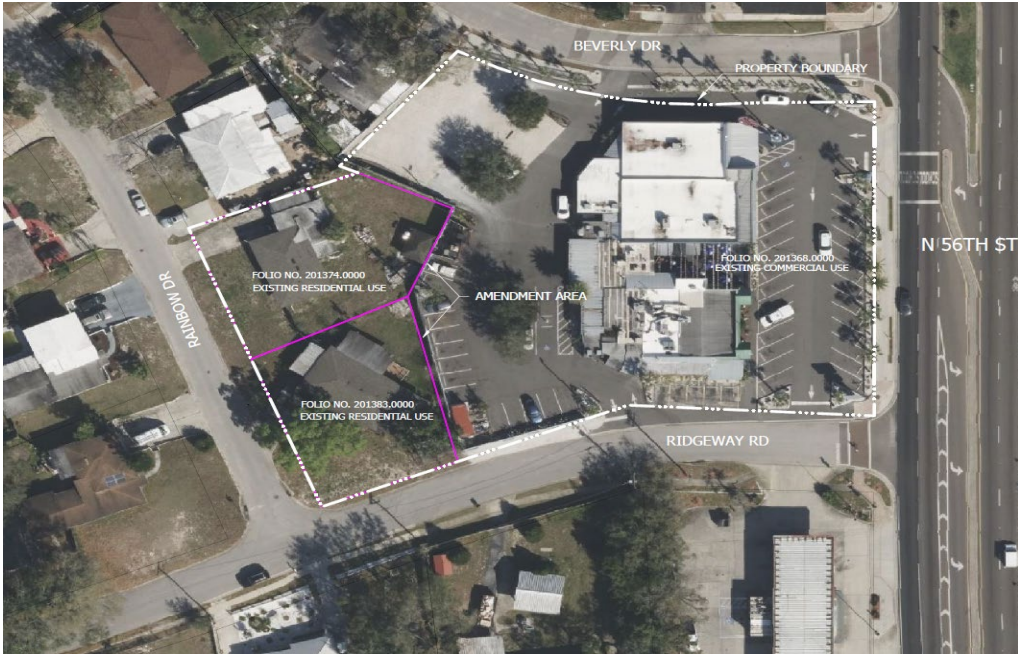
The existing homes to the west of the site are oriented with their front facing Rainbow Drive.

The lots on Ridgeway Road in the south also include single family homes. These homes are oriented with their front facing the site.

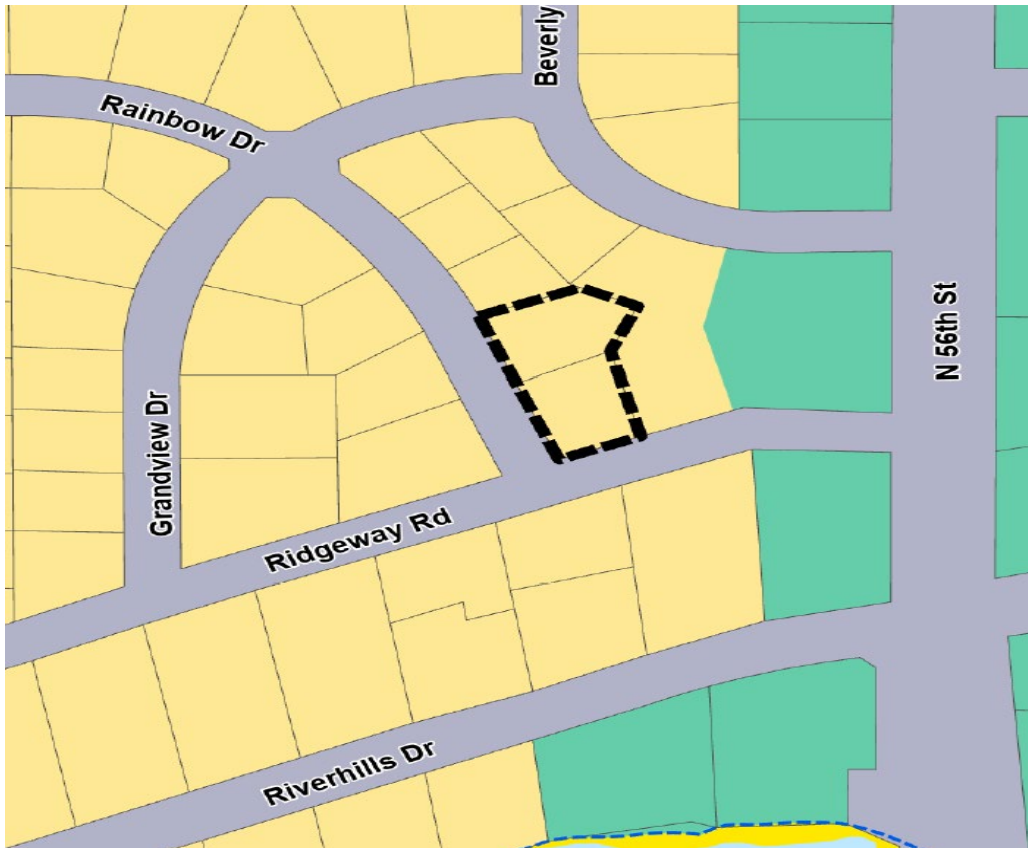
The east or rear orientation of the existing residential lots abut an existing commercial parking lot. The parking lot property has a Future Land Use designation of Residential- 4 is zoned Residential-10.

The subject property has a Future Land Use designation of Residential- 4.

Depicted below: The subject site aerial.



Depicted below: The subject site and Future Land Use Map (Residential 4 / Yellow & DMU 35/Green).



Depicted below: The subject site zoning.



Depicted below: The subject site along Rainbow Drive facing west to existing single-family development.



---

### **Proposed Future Land Use Map Designation / Land Use Scope**

The proposed Future Land Use map amendment of Commercial (C) allows retail services and office. It does not allow for single family residential. Residential uses are only allowed if located in the same structure and in conjunction with a non-residential use and may not be the sole use of the site.

By contrast, the existing Residential (4) designation does not allow the primary use of commercial or office and allows single family residential.

### **Review of Locational Factors Provided in Comprehensive Plan**

The following factors are used to locate land uses and their mapped boundaries. These factors are also to be considered in determining appropriate locations for Future Land Use Plan map amendments:

- Street Classification: function, size, carrying capacity, planned improvements;
- Structural Orientation: orientation of buildings to each other and to major and minor streets;
- Availability of Public Facilities: availability of municipal utilities, solid waste disposal, recreational, and school sites;
- Existing Development and Development Potential: stability of the area, development trends;
- Ownership Patterns: single lot or large tract ownership as a guide to determine the scale of potential development;
- Hillsborough River; and
- Temple Terrace Golf Course

### **Criteria Inconsistency**

This section below addresses the areas where the site does not align with the guidance provided by **Future Land Use plan criteria noted above**.

#### Street Classification: function, size, carrying capacity, planned improvements

The streets which provide access to the subject site are local single family subdivision roads. The Commercial designation is anticipated to be located on major roads.

#### Structural Orientation: orientation of buildings to each other and to major and minor streets

The single-family structures in the area are oriented towards the frontage of the local roads that provide access to them and will be facing the map amendment area property. The subject site will share the same frontage. The relationship of buildings will result in residential homes directly fronting commercial development instead of single-family homes. A design that maintains similar use typologies oriented towards each other is preferable. Also, the existing single-family homes (front) could ultimately face the rear of commercial use inclusive of a six-foot fence located (6) feet from the lot perimeter.

#### Existing Development and Development Potential: stability of the area, development trends

The existing development on the site is an existing single-family subdivision. The neighborhood appears stable, and the current commercial use pattern terminates at the east of the subject site to the rear of a neighborhood. However, the designation will guide commercial use designed internal to the neighborhood. The subject site will create an enclave on the Future Land Use Map of Commercial (C). Accordingly, the Residential 4 designation area to the east will be flanked by the subject Commercial (C)

and Downtown Mixed Use-35. Because of this, the Residential 4 area to the east may be prone to future map changes which could lead to redevelopment of more intense uses and reassembly with the subject site. This may lead to further intensification of the land use pattern as it relates to the existing neighborhood.

### **Locational Factors for Evaluation Provided in Comprehensive Plan**

Intensities are easily related to other physical characteristics of the community such as the transportation system. Under this approach, land use intensities are related to transportation based locational criteria in the following manner:

- Minor and major arterials, which provide through traffic routes, form the boundaries of neighborhoods and special use areas;
- High intensity uses, which are heavy trip generators, are oriented toward major streets and transit nodes;
- Local streets provide quiet, safe, low volume traffic which assists in preserving the residential atmosphere of the neighborhoods; and
- Low intensity uses, which generate few vehicular trips, are oriented toward local streets as a way of preserving the residential atmosphere of neighborhoods.

### **Criteria Inconsistency**

This section provides the areas where the site does not align with the guidance provided by **Future Land Use plan criteria noted above**.

The Location Factors above provide that local streets should be used to "...provide quiet, safe, low volume traffic which assists in preserving the residential atmosphere of the neighborhoods; and Low intensity uses, which generate few vehicular trips, are oriented toward local streets as a way of preserving the residential atmosphere of neighborhoods."

The property proposed for Commercial (C) is located on a local street.

### ***Future Land Use Objectives and Policies Evaluated for Proposed Map Change***

***LU Objective 3.1:*** Require all non-residential development to meet locational criteria contained in the Comprehensive Plan.

***LU Policy 3.1.1:*** Prohibit the expansion or replacement of commercial uses which do not meet applicable locational criteria and have an adverse impact on adjoining or nearby uses.

***LU Policy 3.1.2:*** Locate neighborhood commercial uses at the intersections of collector and arterial roads in areas accessible to residential neighborhoods. Neighborhood commercial uses shall not be located interior to residential neighborhoods nor located in a manner which will encourage the use of local streets for non-residential traffic, unless as part of a village, overlay, mixed-use, or other site-plan controlled development.

LU Objective 3.1, Policy 3.1.1 and Policy 3.1.2 Evaluation: As noted above, the site is inconsistent with the locational criteria. Also, the site is located interior to a residential neighborhood and may encourage the use of local streets for non-residential.

**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 2.1.1 Evaluation

The proposed designation will facilitate commercial site designs that are internal to an existing neighborhood and less compatible with the existing single family.

The home orientation along the west side of Rainbow Drive oriented toward the intended commercial redevelopment.

**Depicted below:** The orientation of the homes along the south side of Rainbow Drive oriented towards proposed Commercial designation (facing east).



**Depicted below:** The orientation of the home along the south side of Ridgeway Road oriented towards proposed Commercial designation (facing north).



#### **Hillsborough County City-County Planning Commission Review**

The Hillsborough County City-County Planning Commission held a public hearing and adopted a resolution for TT/CPA-24-01 on September 9, 2024. The resolution found the requested map amendment is **inconsistent** with the Imagine 2040: Temple Terrace Comprehensive Plan.

#### **Hillsborough County City-County Planning Commission Staff Review**

The Planning Commission Staff Report also references several policies supporting their finding of **inconsistency**.

The complete staff report and Planning Commission Resolution are **attached**.

#### **Development Review Committee Comprehensive Plan Consistency Finding**

The Future Land Use Map designations establish the type, scope and amount of land use to guide implementation through rezoning and site plans. If approved, the placement of the Commercial (C) designation will guide development for commercial retail services, office to this location of the Future Land Use Plan Map. The map designation does not allow single family residential.

The placement of the designation internal to the neighborhood will reorganize the subdivision design and uncouple the property from the existing single-family neighborhood. It will guide commercial development directly in front of existing single-family homes on a local neighborhood road designed to serve the existing single-family subdivision.

The resulting commercial use will not have a functional relationship with or complement the existing single-family neighborhood. The location of the Commercial (C) designation will be create a Commercial designation enclave that will flank the residential categories and zoning to the east. This may encourage revising these designations to sustain additional commercial entitlements and future redevelopment for reassembly of the subject property.

---

The existing Residential 4 map designation reflects a more appropriate Future Land Use Map designation for placement internal to an existing single-family neighborhood.

A review of the Planning Commission Staff Report, the Resolution for TT/CPA 24-01 and the Future Land Use Plan Locational Factors and polices as they align with the proposed application Commercial (C) leads to a conclusion of inconsistency.



**City of Temple Terrace: TT/CPA 24-01 Future Land Use Map Amendment – 5416 and 5418 Rainbow Drive**

Meeting Date	September 9, 2024
Meeting Type	Public Hearing
Staff Planner	Yeneka Mills, <a href="mailto:millsy@plancom.org">millsy@plancom.org</a> ; (813) 547-4373
Action Necessary	Yes
Attachments	Resolution, Map Series, Agency Comments, Site Photos, Citizen Comments and Application

**Staff Report and Recommendation**

Planning Commission staff finds the proposed request inconsistent with the *Temple Terrace Comprehensive Plan*.

**Request for Plan Amendment**

Application Type: Privately Initiated  
 Location: Northeast intersection of Rainbow and Ridgeway Drive, west of 56<sup>th</sup> Street  
 Folio Numbers: 201374.0000 and 201383.0000  
 Acreage: 0.42± Acres  
 Adopted Future Land Use: Temple Terrace Residential- (R-4)  
 Proposed Future Land Use: Temple Terrace Commercial (C)  
 Existing Land Use: Single-Family Home

**Summary Information**

Vision Map Designations: Adjacent to Central Business District  
 Urban Service Area: Yes  
 Community Plan Area: Not Applicable  
 Neighborhood: N/A  
 Roadways: Rainbow Drive is a Local  
 Agency Review Comments: All agency comments are provided in Appendix C  
 Applicable Plan Sections: Future Land Use Element: Neighborhood Conservation, Non-Residential Development, Growth Management, Multi-modal Corridors and Major Activity Centers  
 Wellhead Protection Area: N/A  
 Other Considerations: The subject site is within FEMA Flood Zone X

# 1. Request for Plan Amendment

## 1.1 Potential Impacts of the Proposed Change

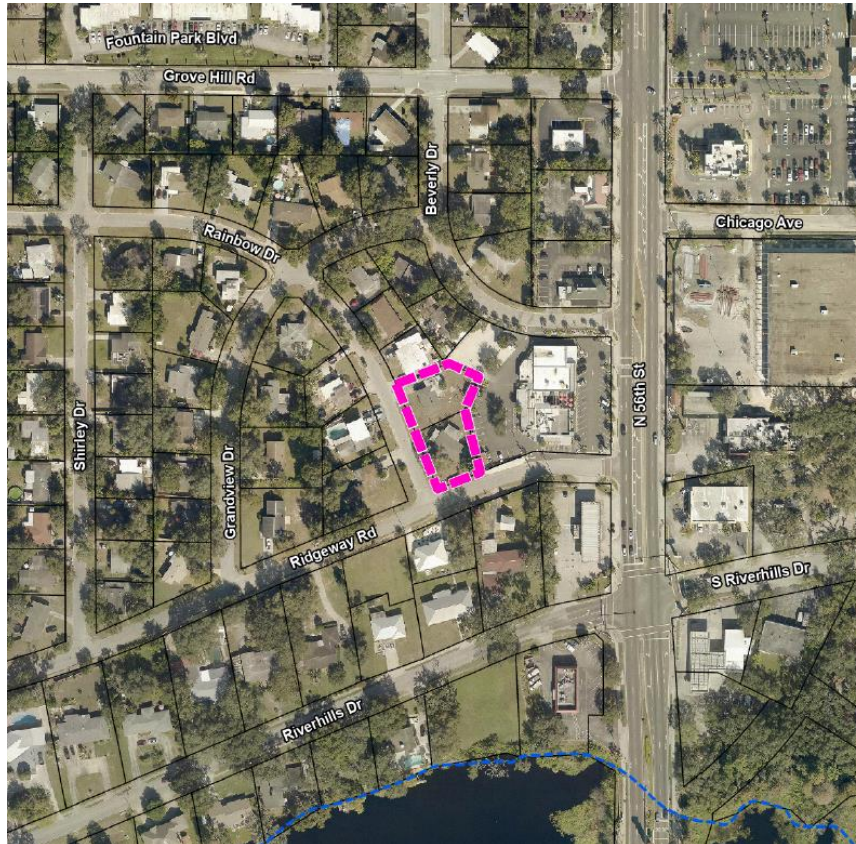
Based on the information provided in the table below, the proposed amendment would increase the non-residential potential while removing the potential for residential uses.

Standard	Adopted Future Land Use	Proposed Future Land Use
Future Land Use(s)	Temple Terrace Residential-4 (R-4)	Temple Terrace Commercial (C)
Maximum residential development (du/ga)	1 Dwelling Units (4 Dwelling Units per Gross Acre)	Typically, does not allow for consideration of residential uses, residential (only allowed when within the same structure and in conjunction with a non-residential use; and may not be the sole use on a site.
Maximum non-residential development potential (floor area ratio)	Does not allow for consideration of non-residential uses	9,147 square feet of non-residential uses (0.50 Floor Area Ratio).
Range of allowable uses	Single Family Residential	Retail Services and Office uses

**Table 1 - This table shows the potential impacts of changing 0.42± acres from Temple Terrace Residential-4 to Temple Terrace Commercial.**

## 1.2 Context of the Proposed Change

The 0.42± acre subject site, outlined below is within the Grandview Acres subdivision. The applicant is requesting to change the Future Land Use designation of this parcel from Temple Terrace Residential-4 to Temple Terrace Commercial. If approved, this privately initiated amendment would introduce non-residential development within an area that is predominately residential in nature, while also removing the potential to develop residential, unless within the same structure.



An aerial map of the subject site and the surrounding properties of TT/CPA 24-01

## 1.3 Existing Land Use and the Surrounding Development Pattern

The subject site is generally located at the northeast intersection of Rainbow Drive and Ridgeway Drive, north of Riverhills Drive and the Hillsborough River, west of 56<sup>th</sup> Street and south of Busch Boulevard, more specifically within the Grandview Acres subdivision. The subject site contains two parcels, of which both are developed with single family residential. Other than the non-residential uses along 56<sup>th</sup> Street to the east, single family residential surrounds the subject site to the north, south and west. (**Refer to Figure 1 and Attachment B Map Series – Existing Land Use Map**).

## 1.4 Future Land Use(s)

The subject site is currently designated Residential-4. Single-family homes on individual lots are the predominant use within the Residential-4 Future land use designation. Under the current Future Land Use, commercial uses are not permissible. The parcels to the west, south, and north also have a designation of Residential-4. The parcels to the east, along 56<sup>th</sup> Street, are designated Downtown Mixed Use-35. The Downtown Mixed Use-35 category provides for commercial, retail, office, office services, personal and professional services, restaurants, parks, recreation, entertainment, institutional, postal facilities, public/semi-public, medium and high density residential. (*Refer to Attachment B Map Series – Adopted Future Land Use Map*).

## 1.5 Proposed Future Land Use Change

As noted in the table above, the applicant is requesting to amend the site's Future Land use category from Residential-4 to Commercial. Predominant uses in the commercial areas would be those that provide convenience or specialty retail goods and services, including offices, for residents of the immediate area or motorists passing through. Typical establishments would include grocery stores, druggists, cleaners, beauty salons, restaurants, apparel, household goods, minor repair, etc. uses at a 0.50 floor area ratio, at appropriate locations in Temple Terrace. Residential uses may be included as a component of planned developments or as mixed-use, however, must be in the same structure. (*Refer to Attachment B Map Series-Proposed Future Land Use Map*)

## 1.6 Applicable Comprehensive Plan Policies and Criteria

### Future Land Use– Goals, Objectives, and Policies

**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 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 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 2.2.3:** Protect single-family attached and detached housing in traditional low density residential neighborhood settings from encroachment from non-residential uses or the negative effects thereof through separation and buffering of non-residential uses from residential uses, except as may be provided for by site-plan controlled non-residential/residential mixed-use developments.

**LU Policy 2.2.5:** When non-residential development abuts residential neighborhoods because the non-residential development is external to the residential neighborhood and located on a collector or arterial street with side or rear exposure to the residential neighborhood, then the non-residential development must buffer itself or be buffered from the residential neighborhood through the use of physical buffering, setbacks, height restrictions, massing limitations, and other such design and development practices and provisions, which protect the integrity, quiet, and peaceful use of the residential neighborhood.

### **Non-residential Development**

**LU Policy 3.1.3:** Buffer existing residential uses from the negative impacts of non-residential development (physical, visual, or auditory) by assuring that these negative impacts are accommodated by appropriate design. Recognize that residential development within the downtown CRA, especially DMU-35 designated areas, may be more urban in character, where differing uses are mixed or only separated by service alleys or similar conscious designs.

**LU Policy 3.3.3:** Limit construction of parking lots with ingress/egress into residential neighborhoods. When access is required to be located off a major roadway, such access shall conform to the City's and/or state's minimum curb cut separation distance requirements as applicable. If ingress/egress is necessitated by special circumstances allowed by the City among its limits, such ingress/egress shall be as fully buffered from the neighborhood as possible and reasonable.

### **Multi-modal Corridors and Major Activity Centers**

**LU Policy 3.5.5:** Require that the scale and massing of new development in major activity centers and along major multi-modal corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.

### **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 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.

## 1.7 Staff Analysis

The approximately 0.42-acre subject site is currently recognized under the Residential-4 Future Land Use designation. The request is to amend the Future Land Use designation to Commercial. The subject site is on the periphery of the Central Business District (Busch Boulevard/56<sup>th</sup> Street) as well as the area adjacent to the east which is intended to promote the City's Community Redevelopment Area (CRA). The subject site consists of two parcels, both are currently developed with single-family detached homes. Other than the non-residential uses along 56<sup>th</sup> Street, the surrounding development pattern consists predominantly of single-family detached units. The proposed Commercial Future Land use would be an encroachment into a residential area as described in (LU Policy 2.2.3), as well as introduce the potential for Commercial General (CG) and Commercial Office (CO) zoning districts on the subject site and has the potential to create undue negative noise and visual impacts, which would be detrimental to this stable residential area (*LU 3.5.5 Policies*).

As noted on the application the applicant intends to expand parking for a commercial establishment that is located east of the subject site. It should be noted that the parcel directly to the east is partially designated as Residential-4 but is currently being used for commercial purposes. It is staff's understanding that this use was approved as a conditional zoning under previous land development code regulations. Under the current Temple Terrace Comprehensive Plan and Land Development Code this use would not be allowed.

One of the principles of the Temple Terrace Comprehensive Plan is neighborhood preservation and to protect stable neighborhoods. (*Goal 2, LU Policies 2.1.1 and 2.2*). Any introduction of intensive uses on the site would be detrimental to the residential environment and character that presently exists. Approval of this request could set a precedent for other adjacent parcels to follow suit, severely disrupting the residential character of the area. The Comprehensive Plan calls for sensitive transitions between adjoining areas and for commercial uses to be appropriately buffered from residential uses, along with the Land Development Code, which provides buffering and screening requirements if commercial uses are developed next to residential uses (*LU Policy 2.2.5*).

Though they did not object, a cursory traffic analysis provided by the Hillsborough County Planning Commission – Transportation Staff indicates the proposed Future Land Use category has the potential to generate a significant amount of PM peak hour direction trips, if TT/CPA 24-01 was approved by Temple Terrace City Council. (*For further detail see Attachment C- Agency Comments*).

Based on the analysis contained in this report, the proposed map amendment would not further the policy direction and other provisions of the *Temple Terrace Comprehensive Plan*, prove to be incompatible with the surrounding land uses, and is not character with the vision for this area of Temple Terrace. Staff finds the map amendment request inconsistent with the vision, goals, objectives, and policy direction (noted previously) contained in the *Temple Terrace Comprehensive Plan*.

## 1.8 Recommendation

Find the proposed Future Land Use designation change for **City of Temple Terrace TT/CPA 24-01** from Residential-4 to Commercial on 0.42± acres, **INCONSISTENT** with the *Temple Terrace Comprehensive Plan*, and forward this recommendation to Temple Terrace City Council.

## **Attachment A: Resolution**



## **Resolution: City of Temple Terrace Comprehensive Plan Amendment - TT/CPA 24-01**

**September 9, 2024**

### **City of Temple Terrace Comprehensive Plan Amendment**

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 *Temple Terrace Comprehensive Plan*; and

WHEREAS, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the *Temple Terrace Comprehensive Plan* on December 7, 2021; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed Temple Terrace Comprehensive Plan Amendment TT/CPA 24-01 that proposes a future land use designation to Commercial on two parcels located at 5416 and 5418 Rainbow Drive; and

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 *Temple Terrace Comprehensive Plan* as follows:

#### **Future Land Use– Goals, Objectives, and Policies**

***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 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 2.2.3:*** *Protect single-family attached and detached housing in traditional low density residential neighborhood settings from encroachment from non-residential uses or the negative effects thereof through separation and buffering of non-residential uses from residential uses, except as may be provided for by site-plan controlled non-residential/residential mixed-use developments.*

***LU Policy 2.2.5:*** *When non-residential development abuts residential neighborhoods because the non-residential development is external to the residential neighborhood and located on a collector or arterial street with side or rear exposure to the residential neighborhood, then the non-residential development must buffer itself or be buffered from the residential neighborhood through the use of physical buffering, setbacks, height restrictions, massing limitations, and other such design and development practices and provisions, which protect the integrity, quiet, and peaceful use of the residential neighborhood.*

**Non-residential Development**

**LU Policy 3.1.3:** *Buffer existing residential uses from the negative impacts of non-residential development (physical, visual, or auditory) by assuring that these negative impacts are accommodated by appropriate design. Recognize that residential development within the downtown CRA, especially DMU-35 designated areas, may be more urban in character, where differing uses are mixed or only separated by service alleys or similar conscious designs.*

**LU Policy 3.5.5:** *Require that the scale and massing of new development in major activity centers and along major multi-modal corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.*

WHEREAS, Planning Commission staff determined that TT/CPA 24-01 is inconsistent with the goals, objectives, and policies of the *City of Temple Terrace Comprehensive Plan*

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the *City of Temple Terrace Comprehensive Plan* TT/CPA 24-01 INCONSISTENT with the Temple Terrace Comprehensive Plan and forwards it to the Temple Terrace Council for denial.

**The above resolution for TT/CPA 24-01 was adopted by the Planning Commission on September 9, 2024**

By motion of Commissioner  Choose an item.  
Seconded by Commissioner  Choose an item.

- Commissioner Joseph, Chair**  Choose an item.
- Commissioner Bowden**  Choose an item.
- Commissioner Buzza**  Choose an item.
- Commissioner Cardenas**  Choose an item.
- Commissioner Cona**  Choose an item.
- Commissioner Fernandez**  Choose an item.
- Commissioner Kress, AICP, Member-at-Large**  Choose an item.
- Commissioner Louk, Vice Chair**  Choose an item.
- Commissioner Saria**  Choose an item.
- Commissioner Sieben**  Choose an item.

---

Commissioner Joseph, **Chairman**

---

Melissa Zornitta, FAICP  
Executive Director

*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

*Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.*

# Attachment B: Map Series

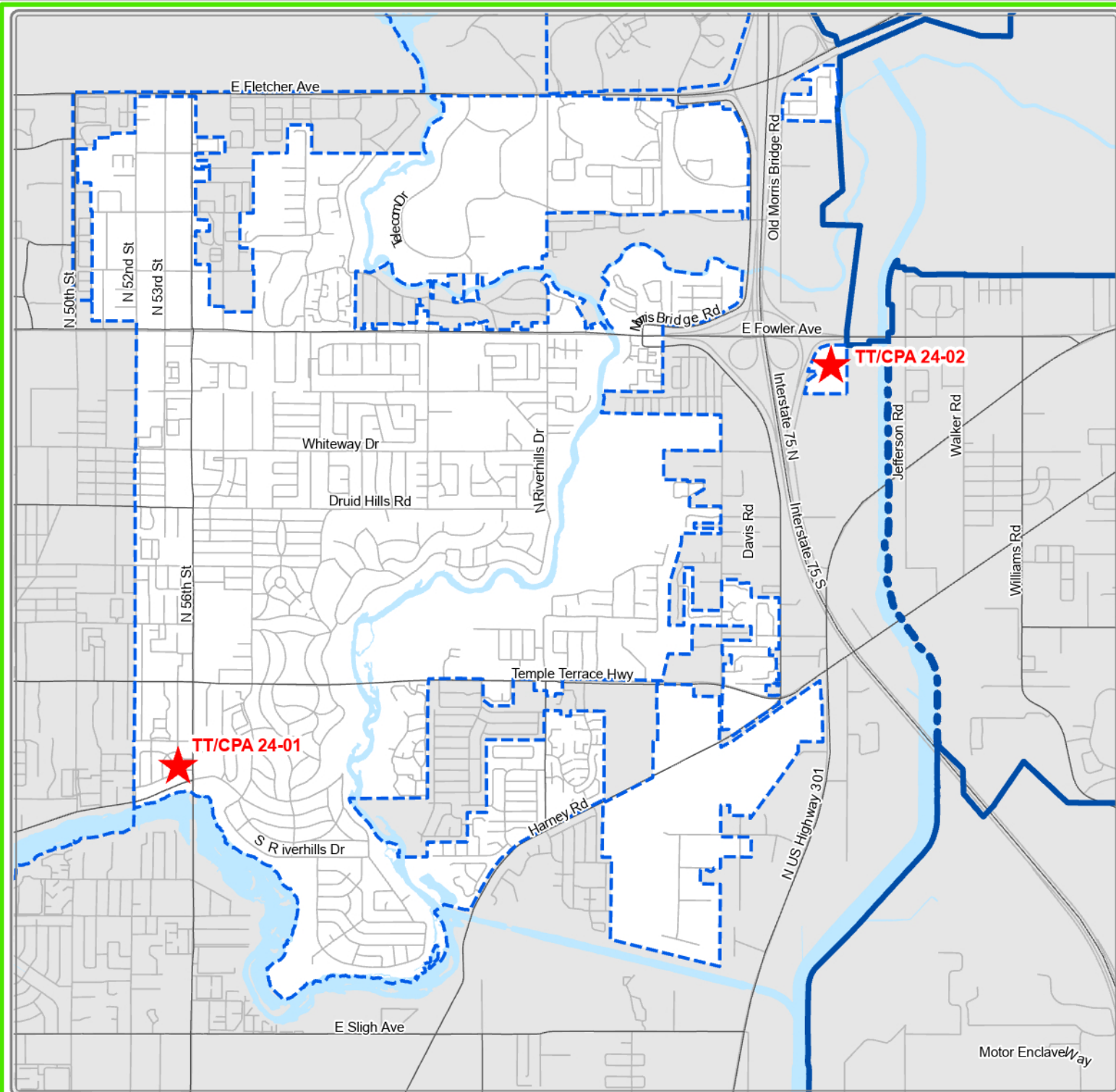
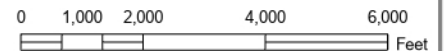
FIGURE 1  
**TEMPLE TERRACE  
 GENERAL LOCATION MAP**  
 JUNE 2024  
**PLAN AMENDMENT SUBMITTAL**

LEGEND

-  PLAN AMENDMENT
-  JURISDICTION BOUNDARY
-  COUNTY BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  COASTAL HIGH HAZARD AREA
-  WATER

- TT/CPA 24-01** EAST SIDE OF RAINBOW DRIVE, NORTH OF RIDGEWAY DRIVE
- TT/CPA 24-02** EAST SIDE OF RAULERSON RANCH ROAD, SOUTH OF E. FOWLER AVENUE

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.



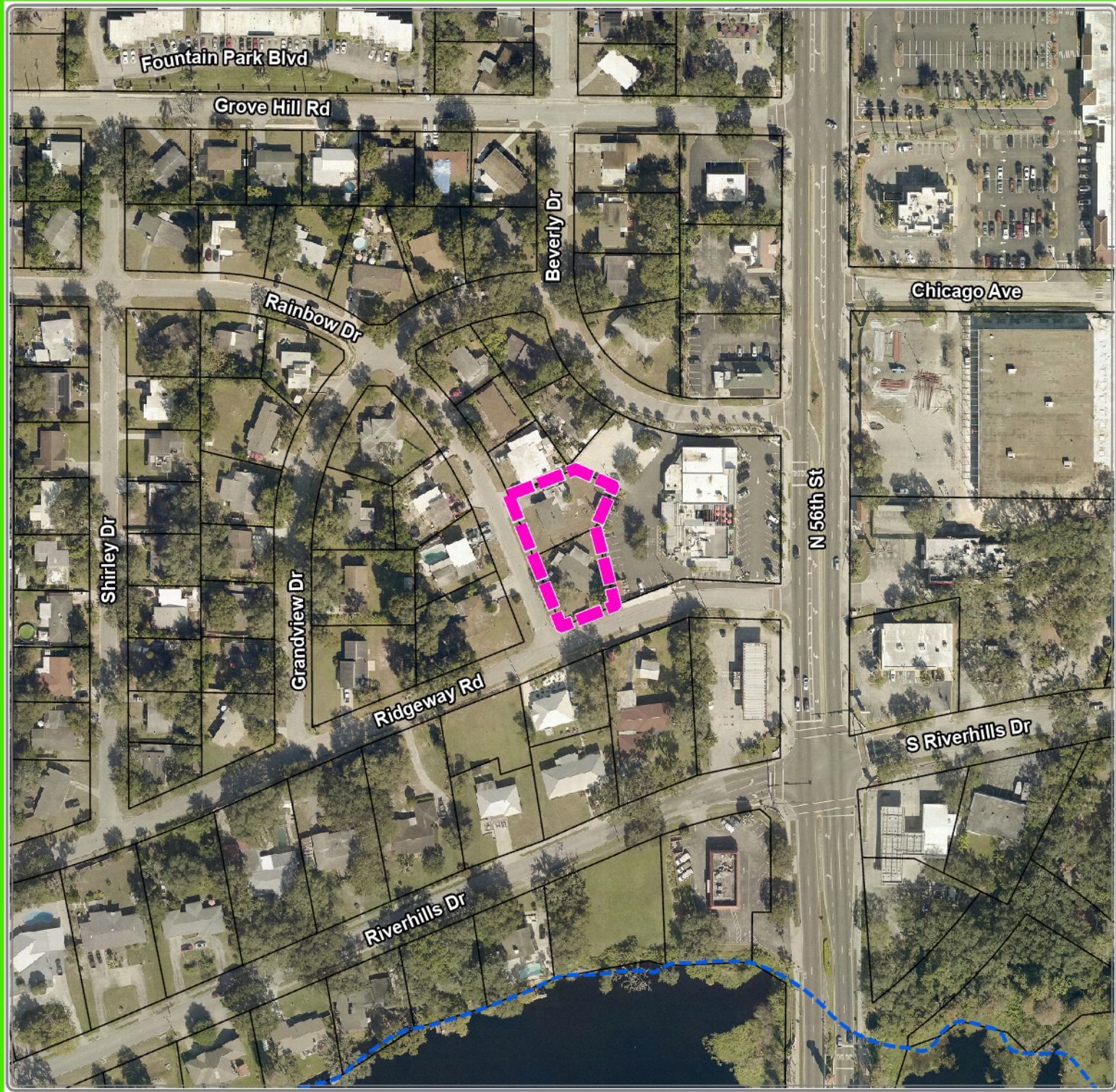


FIGURE 2  
 CITY OF TEMPLE TERRACE  
 AERIAL PHOTOGRAPHY

TT/CPA 24-01

LEGEND

 PLAN AMENDMENT BOUNDARY

AERIAL PHOTOGRAPHY 2021: Hillsborough County Property Appraiser.  
 PARCELS: Hillsborough County Property Appraiser.  
 JURISDICTION 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.

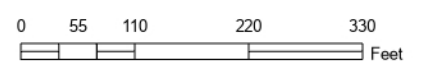


FIGURE 3  
**TEMPLE TERRACE  
 EXISTING LAND USE**  
**TT/CPA 24-01**

LEGEND

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

EXISTING LAND USE: Derived from Property Appraiser parcels and NAL DOR Codes  
 PARCELS: Hillsborough County Property Appraiser  
 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.

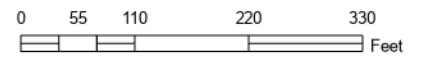


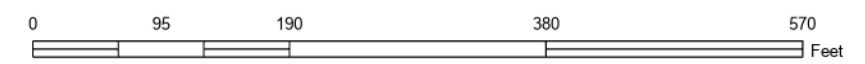


FIGURE 4  
**TEMPLE TERRACE  
 FUTURE LAND USE**  
 TT/CPA 24-01

LEGEND

- PLAN AMENDMENT BOUNDARY
- 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
  - NATURAL PRESERVATION
  - TRANSITIONAL AREA (DUE TO ANNEXATION)
- TAMPA FUTURE LAND USE**
  - RURAL ESTATE-10
  - RESIDENTIAL-3
  - RESIDENTIAL-6
  - RESIDENTIAL-10
  - RESIDENTIAL-20
  - RESIDENTIAL-35
  - RESIDENTIAL-50
  - RESIDENTIAL-83
  - SUBURBAN MIXED USE-3
  - SUBURBAN MIXED USE-6
  - NEIGHBORHOOD MIXED USE-16
  - NEIGHBORHOOD MIXED USE-24
  - NEIGHBORHOOD MIXED USE-35
  - GENERAL MIXED USE-24
  - URBAN MIXED USE-60
  - COMMUNITY MIXED USE-35
  - TRANSITIONAL USE-24
  - REGIONAL MIXED USE-100
  - MUNICIPAL AIRPORT COMPATIBILITY
  - COMMUNITY COMMERCIAL-35
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - RECREATIONAL/OPEN SPACE
  - PUBLIC/SEMI-PUBLIC
  - MAJOR ENVIRONMENTALLY SENSITIVE AREAS
  - CENTRAL BUSINESS DISTRICT
  - MAC DILL AIR FORCE BASE
  - WATER
  - RIGHT OF WAY
  - TRANSITIONAL AREA (DUE TO ANNEXATION)
- ENVIRONMENTALLY SENSITIVE AREAS**
  - ENVIRONMENTALLY SENSITIVE AREAS
- ROADS AND BOUNDARY LINES**
  - JURISDICTION BOUNDARY
  - COUNTY BOUNDARY
  - URBAN SERVICE AREA
  - TAMPA SERVICE AREA
  - COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 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.



Author: McAdooJ  
 Date: 6/13/2024  
 Path: G:\PlanAmendments\TT\TPA\tpa2401flu.aprx

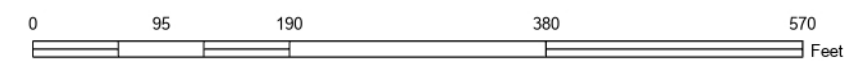


**FIGURE 5**  
**TEMPLE TERRACE**  
**PROPOSED FUTURE LAND USE**  
**TT/CPA 24-01**  
**FROM: RESIDENTIAL - 4**  
**TO: COMMERCIAL**

**LEGEND**

- PLAN AMENDMENT BOUNDARY
- 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
  - NATURAL PRESERVATION
  - TRANSITIONAL AREA (DUE TO ANNEXATION)
- TAMPA FUTURE LAND USE**
  - RURAL ESTATE-10
  - RESIDENTIAL-3
  - RESIDENTIAL-6
  - RESIDENTIAL-10
  - RESIDENTIAL-20
  - RESIDENTIAL-35
  - RESIDENTIAL-50
  - RESIDENTIAL-83
  - SUBURBAN MIXED USE-3
  - SUBURBAN MIXED USE-6
  - NEIGHBORHOOD MIXED USE-16
  - NEIGHBORHOOD MIXED USE-24
  - NEIGHBORHOOD MIXED USE-35
  - GENERAL MIXED USE-24
  - URBAN MIXED USE-60
  - COMMUNITY MIXED USE-35
  - TRANSITIONAL USE-24
  - REGIONAL MIXED USE-100
  - MUNICIPAL AIRPORT COMPATIBILITY
  - COMMUNITY COMMERCIAL-35
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - RECREATIONAL/OPEN SPACE
  - PUBLIC/SEMI-PUBLIC
  - MAJOR ENVIRONMENTALLY SENSITIVE AREAS
  - CENTRAL BUSINESS DISTRICT
  - MAC DILL AIR FORCE BASE
  - WATER
  - RIGHT OF WAY
  - TRANSITIONAL AREA (DUE TO ANNEXATION)
- ENVIRONMENTALLY SENSITIVE AREAS**
  - ENVIRONMENTALLY SENSITIVE AREAS
- ROADS AND BOUNDARY LINES**
  - JURISDICTION BOUNDARY
  - COUNTY BOUNDARY
  - URBAN SERVICE AREA
  - TAMPA SERVICE AREA
  - COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission  
 PARCELS: Hillsborough County Property Appraiser  
 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.



Author: McAdooJ  
 Date: 6/27/2024  
 Path: G:\PlanAmendments\TT\TTPA\tpa2401fu\_proposed.aprx



## **Attachment C: Agency Comments**

City of Temple Terrace CPA 24-01

Request: Temple Terrace Residential-4 to Temple Terrace Commercial located at 5416 and 5418 Rainbow Drive

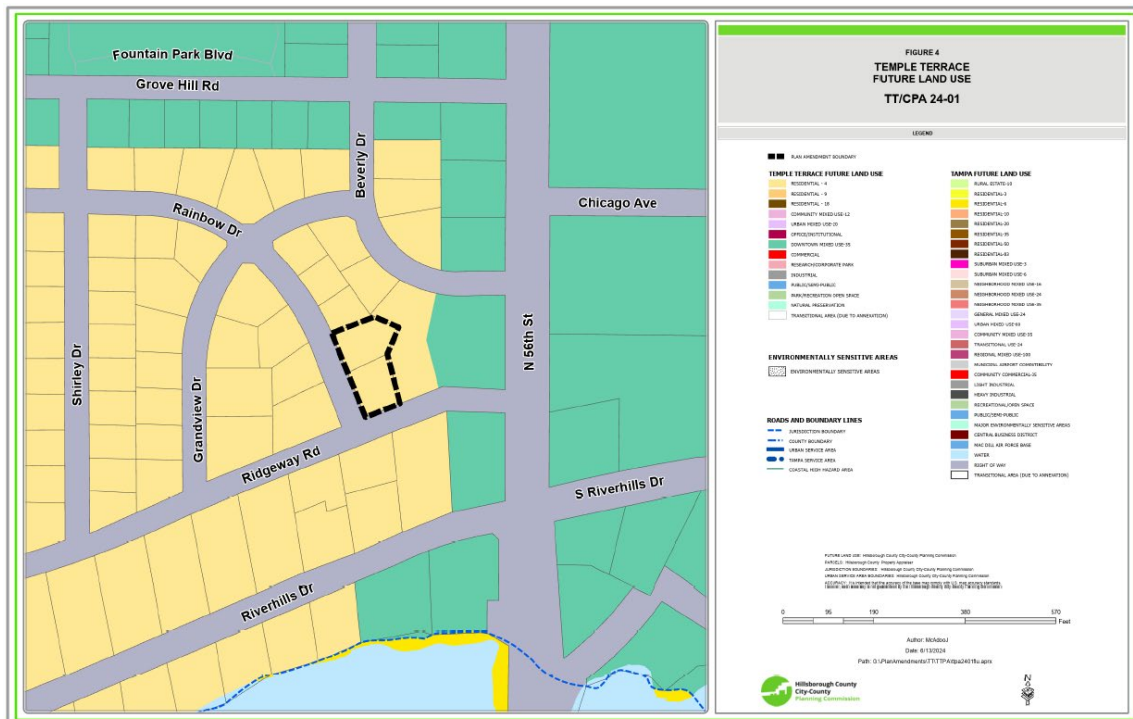
## Introduction

The Hillsborough County City-County Planning Commission transmitted the City of Temple Terrace Comprehensive Plan Map Amendment, TT/CPA 24-01 to Hillsborough County on August 15, 2024, for Hillsborough County staff to review and comment.

## Amendment Summary

This Future Land Use Map (FLUM) amendment is a privately initiated request to change the adopted Future Land Use map from Temple Terrace Residential-4 (R-4) to Temple Terrace Commercial (C) of the subject parcels 201374.0000 and 201383.0000. The area of the subject parcels is about .42 acres, according to the Hillsborough County Property Appraiser’s office as of August 22, 2024. The location of the requested amendment is at 5416 and 5418 Rainbow Drive, which is north of Ridgeway Road, south of Grove Hill Road, west of North 56<sup>th</sup> Street, and abutting the east side of Rainbow Drive.

## Subject Property Area Map



Source: Hillsborough County City-County Planning Commission, 2024.

City of Temple Terrace CPA 24-01

Request: Temple Terrace Residential-4 to Temple Terrace Commercial located at 5416 and 5418  
Rainbow Drive

---

## **Analysis of the Amendment**

### **Infrastructure and Public Facilities**

#### **Potable Water**

The subject area is within the City of Temple Terrace Service area. County Water Service will not be available to the Subject Property.

#### **Wastewater**

The subject area is within the City of Temple Terrace Service area. County Wastewater Service will not be available to the Subject Property.

### **Affordable Housing**

No objections, comments, or concerns.

### **Zoning and Regulatory Compliance**

No objections, comments, or concerns.

### **Conservation and Environmental Lands Management**

No objections, comments, or concerns.

### **Economic Development**

No objections, comments, or concerns.

### **Fire Rescue**

No objections, comments, or concerns.



City of Temple Terrace CPA 24-01

Request: Temple Terrace Residential-4 to Temple Terrace Commercial located at 5416 and 5418 Rainbow Drive

2. **Abutting roadways:** The subject amendment abuts Ridgeway Road and Rainbow Drive. Both Ridgeway Road and Rainbow Drive are Temple Terrace maintained roadways.

**Roadways within 0.25 miles from the subject parcels:** North 56th Street is within 0.25 miles from the subject amendment and is a Florida Department of Transportation (FDOT) maintained roadway. North 56th Street is currently 4 lanes with no plans to be improved according to the Corridor Preservation Plan and there are no programmed improvements in the Capital Improvement Program or the 2045 Long Range Transportation Plan Cost Feasible Projects.

**Traffic impact:** In the absence of a traffic study, C&IP believes that the proposed amendment will have an increase of approximately 616 daily and 60 PM peak hour trips. Since the adopted Future Land Use (FLU) doesn't allow for a commercial land use, no comparison in generated trips was completed. Table 1 lists impacted county and FDOT maintained roadways.

3. Additionally, the development will rely on county-owned and -maintained roadway infrastructure and since the parcels are in the jurisdiction of Temple Terrace, it should be noted that there is no mechanism to ensure adequate county transportation facilities are planned and funded to support the proposed development.

**Table 1: Impacted Roads Maintained by Hillsborough County and/or FDOT**

Roads Impacted by the Amendment				
Road Section	Number of Lanes	Maintaining Jurisdiction	Functional Classification	Context Classification
N 56 <sup>th</sup> Street	4	FDOT	Principal Arterial <sup>1</sup>	C3C <sup>2</sup>

Source: <sup>1</sup> 2005 Approved Hillsborough County Functional Classification Map, 2024. <sup>2</sup> Hillsborough County Comprehensive Plan 2021 Context Classification Map, 2024.

## Conclusion

Hillsborough County departments have completed a review of the information provided. Water Resources commented that the subject site is within the city of Temple Terrace Service Area and Office of Emergency Management remarked that this proposed FLU amendment is in line with Hillsborough County Multi-Jurisdictional Local Mitigation Strategy (LMS). In the absence of a traffic study, C&IP finds there will be an increase of 616 daily trips and 60 PM peak hour trips.



**Hillsborough Transit Authority**

1201 E. 7th Avenue • Tampa, Florida 33605  
(813) 384-6600 • fax (813) 384-6284 • www.goHART.org



**Memorandum**

**TO:** Gail Reese, Administrative Coordinator  
Hillsborough County City-County Planning Commission

**FROM:** Omar Peerzada, Senior Mobility Project Planner (peerzadao@gohart.org)  
Hillsborough Area Regional Transit Authority (HART)

**DATE:** July 09, 2024

**RE:** Temple Terrace Comprehensive Plan Amendments (TT/CPA 24-01 and 24-02)

HART staff has reviewed the following Temple Terrace Comprehensive Plan amendments (TT/CPA 24-01 and 24-02) and submits the following comments:

**TT/CPA 24-01:** This site is served by Routes 6 and 39. Please consider mobility improvements such as sidewalk connections for the site (alongside Rainbow Dr. and Ridgeway Rd.) To access either stop, pedestrians would need to cross the intersection of Riverhills Dr. and 56<sup>th</sup> St.

**TT/CPA 24-02:** This site is not directly served by any existing HART Route. Route 48 is the closest one which serves Netpark Transfer Center to UATC via Harney Rd., Davis Rd., and Fowler Ave. While HART does not plan to serve this site, we are open to collaboration with any future development on the site to explore transit solutions for residents.

**General Comments:** HART staff appreciates the opportunity to provide input on rezonings and collaborate on future development to ensure transit planning and land use is coordinated in Temple Terrace and across Hillsborough County. For development in proximity to existing transit service or ones where fixed-route transit is not planned, HART staff encourages further dialogue on measures that can improve transit access.

Thank you,

Omar Peerzada  
Senior Mobility Project Planner  
Hillsborough Transit Authority (HART)  
1201 East 7th Avenue  
Tampa, FL 33605  
Direct: (813) 384-6488  
PeerzadaO@gohart.org



TT/CPA-24-01

Planning and Development Division - In addition to the Planning Commission receiving TT/CPA-24-01 to change the Future land use from R-4 to C, the city has also received a rezoning classification application RZP-24-03 to change the zoning from R-10 (residential 10) to General Commercial (C-G). Planning finds that both requests do not align with the Zoning atlas map and the future land use map and will be recommending denial of both applications.



**School Impact Review – No Comment or Objection**

**Date Issued:** July 8, 2024

**Acreage:** .42 (+/- acres)

**Jurisdiction:** Temple Terrace

**Current Future Land Use:** TT R-4

**Case Number:** TT CPA 24-01

**Future Land Use:** TT Commercial

**Address:** 5416 & 5418 Rainbow Drive

**Maximum Residential Units:** n/a

**Parcel Folio Number(s):** 201374.0000  
201383.0000

**Residential Type:** n/a

**The District has no comment.**

**The District has no objection, subject to listed or attached conditions.**

**NOTE:**

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684

Comprehensive Plan Amendment Request  
TT-24-01

Hillsborough County TPO Transportation Review

Road Name	From - To	Number of Lanes	Adopted LOS Standard	Current LOS	Pedestrian LOS	Bicycle LOS	Transit LOS
56 <sup>th</sup> St	Puritan Rd to Riverhills Dr	4D	D	F	A	C	A
56 <sup>th</sup> St	Riverhills Dr to Busch Blvd	4D	D	F	A	C	A

**Transportation Analysis – Existing**

The site may currently be accessed from Rainbow Dr to the west, and is also bordered on the south by Ridgeway Rd. Ridgeway Rd provides access to North 56<sup>th</sup> St (SR 583) about 500 feet east of the site, which in turn connects to East Busch Blvd (SR 580) about one half mile to the north.

Along the parcel boundaries, Rainbow Dr does not have bicycle or pedestrian infrastructure. Ridgeway Rd has a sidewalk on its south side across the street from the site, but no bicycle infrastructure. The site is served by HART Route 6 on 56<sup>th</sup> St at Riverhills Dr about 500 feet south of the site, as well as HART Route 39 on 56<sup>th</sup> St at Ridgeway Dr about 500 feet to the north. The [2019 Tampa-Hillsborough Greenways and Trails Plan Update](#) and [2024 Hillsborough County Greenways and Trails Master Plan](#) do not identify any new trails (existing or proposed) in this area.

**Transportation Analysis – Future Proposed**

There are no roadway capacity improvements listed in the [2045 Long Range Transportation Plan](#).

The current [Transportation Improvement Program](#) lists a project (445833-1) for bridge repair/rehabilitation on SR 583 about one-third of a mile south of the site. Preliminary engineering and design is listed for before FY2024 and construction for FY2024. An additional project for bridge repair/rehabilitation (449982-1) is listed at the same location, with preliminary engineering listed for FY2026 and construction for FY2027.

The [Hillsborough County Capital Improvement Program](#) does not currently identify any transportation-related projects in this area.

While the *Temple Terrace Capital Improvement Program* does not identify any specific projects in the immediate area, it does allocate funding for city-wide sidewalk, signage, pavement marking, and bicycle project

The current [HART Transit Development Plan](#) proposes a “50<sup>th</sup> Street” bus rapid transit or guideway service along 50<sup>th</sup> St about 500 feet west of the site. This proposal is not yet funded.

The [Hillsborough County Corridor Preservation Plan Map 1](#) does not identify any major roadways in this area.

**Special Area and Impact Analysis**

The proposal is to change approximately 0.42 acres from Temple Terrace Residential-4 to Temple Terrace Commercial.

- **Existing** Scenario Buildout (Max): 1 Dwelling Unit of Temple Terrace Residential-4

<b>Existing Category</b>	<b>Average Weekday Total</b>	<b>Average AM Peak Hour of Adjacent Street Traffic</b>	<b>Average PM Peak Hour of Adjacent Street Traffic</b>
1 Dwelling Unit of ITE 210 (Single Family Detached Housing)	9	1	1

- **Proposed** Scenario Buildout (Max): 9,147 square feet of Temple Terrace Commercial

<b>Proposed Category</b>	<b>Average Weekday Total</b>	<b>Average AM Peak Hour of Adjacent Street Traffic</b>	<b>Average PM Peak Hour of Adjacent Street Traffic</b>
9,147 square feet of ITE 822 (Strip Retail Plaza)	498	22	60

- Based upon buildout scenarios, the existing future land use category could generate up to **9** Average Total Weekday Trips with 0.42± Temple Terrace Residential-4
- Based upon buildout scenarios, the proposed future land use category could generate up to **498** Average Total Weekday Trips for 9,147 square feet of Temple Terrace Commercial

This is a **5,433% increase** in the number of average weekday generated trips, a **2100% increase** in the average AM peak hour adjacent street traffic, and a **5,900% increase** in the average PM peak hour adjacent street traffic.

- This is a cursory transportation assessment. Once a site plan has been revealed, a more detailed Transportation Impact Assessment should be performed.

## Gail Reese

---

**From:** Weeks, Abbie <weeksa@epchc.org>  
**Sent:** Thursday, July 25, 2024 12:28 PM  
**To:** Gail Reese  
**Subject:** RE: Agency Comment Request - Two Temple Terrace Amendments

Hello Gail,

EPC staff has reviewed the subject City of Temple Terrace CPAs 24-01 & 24-02 had has the following comments to provide:

### **24-02 only:**

The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.

Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.

### **24-01 & 24-02:**

These comments are from the Air Citizen Response (ACR) section:

The following comments are provided to address any issues regarding noise, dust, and asbestos from future development projects. The Environmental Protection Commission (EPC) of Hillsborough County responds to noise, dust, and asbestos complaints.

This development is requesting reclassification to commercial, however it should be noted that it is adjacent to residential properties and therefore has a greater potential to impact those residents. EPC staff ask that all precautions be considered to mitigate noise and dust from future development of the property, and the operation of the commercial activities.

Regarding construction noise, the EPC' s Chapter 1-10 Noise Rule "Exemptions" section exempts construction activities occurring between the hours of 6:00 a.m. and 8:30 p.m., if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise sources, use of acoustical blankets, and change in work practice. Construction occurring at all other times shall be subject to this rule.

Regarding dust, it is recommended that best management practices be used to control dust that is generated by construction activities. These practices include but are not limited to the use of water trucks, vegetative covering and mulching, and chemical suppressants. It is recommended that all precautions be taken to minimize and mitigate the impact on nearby residents.

Any renovation or demolition activities of a building, or structure, are subject to the asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for notification (40 CFR 61, Subpart M). Written notification must be submitted to EPC within ten working days prior to commencement of such activities.

Please let me know if you have any questions. Thank you,

**Abbie N. O’Hern Weeks, C.W.E.**

Environmental Scientist  
Wetlands Division  
813-627-2600 ex 1101 | [www.epchc.org](http://www.epchc.org)

**Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619  
Our mission is “to protect our natural resources, environment, and quality of life in Hillsborough County.”  
Follow us on: [Twitter](#) | [Facebook](#) | [YouTube](#)  
[Track Permit Applications](#)

---

**From:** Gail Reese <reeseg@plancom.org>

**Sent:** Tuesday, July 2, 2024 7:56 AM

**To:** Weeks, Abbie <weeksa@epchc.org>; Andrea Stingone <andrea.stingone@hcps.net>; Benjamin Gordon <gordonb@plancom.org>; Bobby Edwards <EdwardsB@gohart.com>; Brian Miller <brian.miller@flhealth.gov>; Bryant, Christina <BryantC@epchc.org>; Connor MacDonald <macdonaldc@plancom.org>; Engineering <engineering@templeterrace.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Lorton, Janet <lortonj@epchc.org>; perazagarciaj@gohart.org; Marisa Robinson <mrobinson@templeterrace.gov>; Michael Sherman <msherman@templeterrace.gov>; Michelle Orton <Michelle.Orton@hcps.net>; Omar Alvarado <AlvaradoO@gohart.org>; Renee Kamen (renee.kamen@hcps.net) <renee.kamen@hcps.net>; Santos, Daniel <Daniel.Santos@dot.state.fl.us>; Scott Drainville <DrainvilleS@gohart.org>; Tony Rodriguez <tplannr@aol.com>; Wade Reynolds <reynoldsw@plancom.org>; Wetlands Permits <WetlandsPermits@epchc.org>

**Cc:** Krista Kelly <kellyk@plancom.org>; Yeneka Mills <hemingway@plancom.org>; David Hey <heyd@plancom.org>

**Subject:** Agency Comment Request - Two Temple Terrace Amendments

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

**Request for Public Agency Comments on Two Temple Terrace Comprehensive Plan Amendments:**

- **Temple Terrace CPA 24-01**
- **Temple Terrace CPA 24-02**

Please forward all comments to the Planning Commission **no later than August 1, 2024**. Your comments should address the following information, if applicable:

- a) Identify CIE Projects that may impact or would potentially impact the subject site.
- b) Adopted Level of Service; or Response Time; or Capacity Standards in this area.
- c) The current Level of Service; or Response Time; or Capacity Standards in this area.
- d) The initial capital investment required maintaining adequate Level of Service; or Response Time; or Capacity Standards with the projected impacts from the proposed Land Use classification.

- e) The annual operating cost to maintain adequate Level of Service; or Response Time; or Capacity Standards with the projected impacts from the change in the Land Use Classification.
- f) Any planned or programmed improvements for facilities.
- g) Any other comments relevant to the proposed change.

Please contact the case planner identified on the summary document for the amendment should you have any questions on this matter.

In your response, please clearly reference the plan amendment being reviewed. Thank you in advance for your cooperation in reviewing these proposed plan amendments.

**Please email your review comments to Gail Reese, Administrative Coordinator, at [reese@plancom.org](mailto:reese@plancom.org), in Adobe PDF format.**

Thanks –

**Gail Reese**

Administrative Coordinator

813-386-5982 (o)

[planhillsborough.org](http://planhillsborough.org)



**Plan  
Hillsborough**



*All incoming and outgoing messages are subject to public records inspection.*

## Attachment D: Site Photos



Subject Site



Looking South from the site towards Ridgeway Drive



Looking east from the intersection of Rainbow Drive and Ridgeway to ward 56<sup>th</sup> Street



Single family residential to the west

**Citizen Comments: F**

**From:** [Pauley, Greg C.](#)  
**To:** [Yeneka Mills](#); [Gail Reese](#)  
**Cc:** [Robinson, Marisa](#); [Anaya, Miranda](#)  
**Subject:** Fw: \* Urgent matter: Sept. 9 hearing to discuss change from residential zone status to commercial on Rainbow Dr., Temple Terrace  
**Date:** Monday, August 26, 2024 9:29:35 AM

---

Good morning.

The included email was recently sent to TT City leadership and TT elected officials regarding opposition to TT-CPA-24-01. Please see below.

*Best regards,*

**Greg Pauley**

*Business Relations Manager  
Interim Director of Community Development  
City of Temple Terrace, FL  
E: [gpauley@templeterrace.gov](mailto:gpauley@templeterrace.gov)  
T: 813-506-6483*

---

**From:** Juan Carlos Perez-Duthie <[jcpduthie@yahoo.com](mailto:jcpduthie@yahoo.com)>  
**Sent:** Sunday, August 25, 2024 12:40:00 PM  
**To:** Mooney, Cheryl A. <[CMooney@templeterrace.gov](mailto:CMooney@templeterrace.gov)>; Abel, Meredith <[MAbel@Templeterrace.gov](mailto:MAbel@Templeterrace.gov)>; Schisler, Gil <[gschisler@templeterrace.gov](mailto:gschisler@templeterrace.gov)>; Chambers, James <[jchambers@templeterrace.gov](mailto:jchambers@templeterrace.gov)>; Fernandez, Alison <[AFernandez@Templeterrace.gov](mailto:AFernandez@Templeterrace.gov)>; Ross, Andrew <[ARoss@Templeterrace.gov](mailto:ARoss@Templeterrace.gov)>; Baia, Carlos <[CBaia@Templeterrace.gov](mailto:CBaia@Templeterrace.gov)>  
**Subject:** \* Urgent matter: Sept. 9 hearing to discuss change from residential zone status to commercial on Rainbow Dr., Temple Terrace

**To:** Mayor Andy Ross, City Manager Carlos Baía, and Temple Terrace City Council Members

**From:** TT resident Juan Carlos Pérez-Duthie, 407 Dunedin Avenue

**Re:** Sept. 9 hearing to discuss zoning changes from residential to commercial on Rainbow Drive

**Distinguished Mayor Ross, City Manager Baía, and City Council Members,**

In 2012, while living in Miami, I purchased a home in Temple Terrace because I fell in love with the community. I knew this was a place where I would be moving to one day. For four years, I renovated my lovely 1955 house and finally settled into it as a full-time resident in 2016. Earlier this year, the time came to relocate my elderly parents to what I have considered, so far, a safe and tranquil environment, Temple Terrace. To make this happen, they put most of their savings into buying a fixer-upper at 5412 Rainbow Drive and moved there in June.

My 85-year-old mother fell at her previous home and required hip surgery, while my 86-year-

old father's dementia spiraled. Thus, now more than ever, this home represents what should be a stress-free environment for them.

We were all shocked to see a sign (please see attached photo) that went up on August 22 in front of one of two houses (5416 and 5418 Rainbow Drive) that belong to James "Jimmy" Ciaccio, who owns Gaspar's Patio Bar and Grille (formerly Temple Terrace Lounge) and Gaspar's Liquor Shoppe, regarding a proposed zoning change from residential to commercial.

This sign announces a public hearing to discuss the proposal, which, from what I understand, involves razing the two aforementioned properties to build a parking lot for Gaspar's. This pub has been in business since 1960, founded by Mr. Ciaccio's father and uncle. Although I am aware of Mr. Ciaccio's positive role in this community as a business owner, I don't believe the neighbors should bear the brunt of a business decision that would be beneficial to the owner and his property but detrimental to the surrounding residences. There is a reason this has been zoned as a residential and not commercial area, after all.

I am alarmed that no letters have been sent to the neighbors, leaving many unaware of this significant change unless they happen to drive by the area in question and see the sign. Also, rather than holding this hearing in Temple Terrace, it is scheduled to take place at the County Center on Kennedy Blvd., Tampa, which would prevent residents with mobility issues, like my parents, from attending in person. This adds another barrier for residents who wish to voice their concerns. The lack of communication is troubling and raises questions about transparency and community involvement in decisions that directly affect us.

Allowing this zoning change would have severe, negative repercussions for our neighborhood. Right off the bat, we would see the following adverse effects, as many other communities in the same situation have already experienced (there's ample research easily available online to demonstrate all this):

1. **Environmental Impact:** Increased commercial activity would lead to more traffic, noise, and pollution, disrupting the peace and safety of our residential area. Increased traffic volumes will result in further wear and tear on local roads.
2. **Property Values:** The shift from residential to commercial zoning would decrease property values of those homes closest to the business in question, affecting the financial well-being of homeowners who have invested in this community. Nobody wants a parking lot for a backyard. At the same time, there could be a spike in home prices and rents in properties a bit further away, making an already difficult housing situation in the area untenable. The community around Rainbow Drive consists of lower-income residents, renters, working-class people, elderly folks like my parents, and minority groups. I have no doubt that the proposal to change the zoning status here would never be allowed, for example, in the residential area around the Temple Terrace Golf Course. Why then on Rainbow Drive? Right across from the pub there's a brand-new shopping plaza, Enigma, sitting empty, devoid of stores, with parking, while across the Waverly Apartments next to Winn-Dixie, there's a huge empty lot. Could some sort of arrangement be reached with the city to provide there the additional parking the pub's owner seeks?
3. **Quality of Life:** The character of our neighborhood would change drastically, potentially leading to a loss of the close-knit, residential feel that we cherish. We would also be subjected to:

- **Noise Pollution:** Commercial activities typically generate more noise than residential areas, which can disrupt the peace and quiet of neighborhoods.
- **Light Pollution:** Commercial properties often have bright lighting for security and advertising purposes, which can affect the quality of life for nearby residents by disrupting sleep patterns and reducing the visibility of the night sky.
- **Safety Concerns:** Increased traffic and commercial activity can lead to higher risks of accidents and crime, making the area less safe for residents, especially children.
- **Loss of Green Spaces:** Commercial development can lead to the reduction of green spaces, parks, and recreational areas, which are important for community well-being and environmental health. Since 2008, Temple Terrace prides itself in being a “Tree City.” Adding more asphalt to our community contradicts this honor.
- **Infrastructure Strain:** The shift to commercial zoning can put additional strain on local infrastructure, such as water, sewage, and electrical systems, potentially leading to higher maintenance costs and service disruptions.
- **Attack on the Area’s Architectural Integrity:** The demolition of the [5416](#) and [5418](#) Rainbow Drive houses, neglected since they were last sold, would destroy the architectural landscape of the neighborhood and represent an attack on the preservation history and legacy of the mid-century homes Temple Terrace is proudly known for.

I intend to attend the Sept. 9 hearing, and I will contact other neighbors to do so as well, etc., but there is only so much I can do. As a resident who loves Temple Terrace and all it has to offer, who is not anti-business but pro-effective urban planning, and who wants the best for our neighborhood, I urge the City Council, the City Manager, and Mayor Ross to prioritize the well-being of the residents. Needless to say, we deserve to be informed and involved in decisions that have an impact on our community. We are your neighbors, and we depend on you.

And, if I may suggest, it would be beneficial to our neighborhood if the city could send out official notices to all affected residents to ensure everyone is aware and has the opportunity to participate in the discussion.

Thank you for all you do, for your time, and your consideration.

Respectfully,

Juan Carlos Pérez-Duthie

*Writer, Adjunct English professor,  
Copy Editor, Translator, Proofreader*

Cell: (305) 978-0468

<http://www.juancarlosperzduthie.com>

@SavetheNormandieHotel

<https://twitter.com/JCPDnow>

## **Attachment F: Application**

*Please Note: Though Planning Commission staff have reviewed the Application for sufficiency, statements or materials provided in the submittal are the applicant's own findings and have not been verified by Planning Commission staff.*



May 31, 2024

Ms. Krista Kelly, AICP  
Plan Amendment Coordinator for the  
Cities of Temple Terrace and Plant City  
Principal Planner

Re: Narrative for Small-Scale Comprehensive Plan Amendment  
5416, 5418 Rainbow Drive, Tampa, FL 33617  
Folio Nos.: 201374-0000, 201383-0000

Ms. Kelly –

We represent JGC II, LLC (“JGC”) which owns the real property located at 5416 Rainbow Drive and 5418 Rainbow Drive, Tampa, FL 33617 (the “Property”). Pursuant to your instruction, we are providing this narrative in support of our client’s application for a Small-Scale Comprehensive Plan Amendment for the Property.

### **Background**

JGC has owned and operated Gaspar’s Patio Bar & Grille and Gaspar’s Liquor Shoppe (“Gaspar’s”) in the City of Temple Terrace (the “City”) since 1960. Gaspar’s consists of a restaurant, bar and liquor store on one commercial parcel fronting N. 56<sup>th</sup> Street. It has vehicular access to and from N. 56<sup>th</sup> Street and side streets Beverly Drive and Ridgeway Road. It has parking located in the front and rear of the building.

However, recently, JGC has noticed that it often runs out of parking which causes potential patrons to leave Gaspar’s or park on the streets in the residential neighborhood to the west of Gaspar’s. As such, JGC purchased the adjacent parcels located at 5416 and 5418 Rainbow Drive (Folio Nos. 201374-0000 and 201383-0000) to the immediate west of the Gaspar’s parking lot with the intention of expanding its parking lot to mitigate for patrons parking in the residential neighborhood and contain all parking for Gaspar’s on its property.

JGC’s engineer prepared the attached preliminary site plan and rendering which depicts the proposed expanded parking lot. *See* Preliminary Site Plan attached as Exhibit “A” hereto. In short, JGC would demolish the residential structures on the Property and expand the parking lot on those parcels pursuant to the preliminary site plan. The current preliminary site plan includes a six-foot-high vinyl fence with landscaping, shielding it from the residential neighborhood. This site design will screen the differing uses while beautifying the exterior and providing additional tree cover. Notably, there will be no access to the parking lot from Rainbow Drive which contains single-family residences. The only access to the expanded parking lot will be internally from the site through the

Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission (“Planning Commission”) Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:  
2024-05-14

Property Owner Information

JGC II, LLC c/o R. Clay Mathews, Esq.  
R. Clay Mathews, 100 South Ashley Drive, Suite 1490, Tampa, FL 33602

clay@smolkermathews.com  
8138192552

Agent/Representative Information

R. Clay Mathews  
100 South Ashley Drive, Suite 1490

clay@smolkermathews.com  
8138192552

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

City of Temple Terrace

Type of request:

Small Map Amendment (<50 acres)

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)  
Goal/Objective/Policy No. \_\_\_\_\_

Description of Property (for map amendments only):

201374-0000  
5416 Rainbow Dr.

Temple Terrace, FL 33617

All included Folio's:

201374-0000

201383-0000

Adopted FLUE:

["TT:RESIDENTIAL-4 (4 DU/ACRE)"]

Requested FLU:

[TT:Commercial] - Inserted by KK due to application syst. error

Total acres:

0.22

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

We anticipate submitting a rezoning application for the same parcels with the City of Temple Terrace.

---

Memorandum of Understanding  
Between  
Hillsborough County City-County Planning Commission  
and

JGC II, LLC c/o R. Clay Mathews, Esq.

R. Clay Mathews

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.
2. Responsibilities of the Applicant.
  - a. The applicant and/or their authorized representative (“Applicant”) shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
  - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
  - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use , the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an “Adequate Facilities Analysis”, upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
  - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.
  - e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.
  - f. The Applicant understands the procedures for a “Continuation of Plan Amendment Requests” and “Withdrawal, Denial, and Resubmittal of a Plan Amendment Application” set forth in the Plan Amendment Procedures Manual.
3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination. After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

JGC II, LLC c/o R. Clay Mathews, Esq.

R. Clay Mathews

201383-0000

=====  
=====

Additional Notes:

=====  
=====

existing access connections from the direct access on N. 56<sup>th</sup> Street or side streets Beverly Drive and Ridgeway Road.

The Property is zoned Residential-10 (R-10) and has a future land use category of Residential-4 (R-4). In order to facilitate the expansion of the parking lot, JGC is seeking to amend the Comprehensive Plan to change the future land use category to Commercial (C) and rezone to Commercial General (CG) which would permit the parking lot use. The following sets forth why the Comprehensive Plan Amendment is consistent with the Temple Terrace Comprehensive Plan (the “Comprehensive Plan”).

**Consistency with the Comprehensive Plan**

**I. Commercial (C) Future Land Use Category**

In pertinent part, the Comprehensive Plan provides the following criteria with respect to the Commercial (C) future land use category:

*Description:*

*These areas contain activities that offer a **full range of retail goods and services**, including offices, for residents and businesses of the urban area. They should be developed as cohesive units that offer safe and convenient movement from one activity to another and that afford a pleasant environment for shopping...*

*Predominant uses in the commercial areas would be those that provide **convenience or specialty retail goods and services**, including offices, for residents of the immediate area or motorists passing through. Typical establishments would include grocery stores, druggists, cleaners, beauty salons, **restaurants**, apparel, household goods, minor repair, etc.*

*Relationship to Other Areas of Use and the Street System:*

- *Perimeters should be buffered from residential and office/institutional areas by open space, streets, and/or visual screening techniques used in site planning.*
- *Commercial areas should be adjacent to arterial streets and accessed primarily from them...*

See Comprehensive Plan at p. 69. Considering these criteria, the proposed parking lot is consistent with the uses for the Commercial category which specifically includes “convenience or specialty retail goods” and restaurants. The perimeter of the parking lot will be buffered from the adjacent residential areas by a six-foot vinyl fence, existing streets and visual screening techniques including landscaping.

The restaurant, bar and liquor store will continue to front and have direct access to N. 56<sup>th</sup> Street, an arterial street. The parking lot can only be accessed internally from that direct access from N. 56<sup>th</sup> Street or the side streets of Beverly Drive and Ridgeway Road. There will be no access to the

parking lot from Rainbow Drive, which contains single-family residences, nor will any additional access connections be provided.

The Property will be paved such that it will be suitable for parking and internal connection to the existing parking lot on site. In terms of tree cover, JGC will be adding landscaping to and around the parking lot that currently isn't installed on the Property for additional buffering and beautification purposes.

**II. Locational Factors**

**A. Street Classification**

The application is consistent with the Street Classification locational factor as it is adjacent to and has primary access to N. 56<sup>th</sup> Street, an arterial roadway.

**B. Structural Orientation**

The application is consistent with the Structural Orientation locational factor as it faces N. 56<sup>th</sup> Street, a major street.

**C. Availability of Public Facilities**

The application is not believed to be expanding the impact to public services or facilities.

**D. Existing Development and Development Potential**

The application is to assist the existing commercial development with accommodating parking for its patrons on-site and mitigating impacts to the adjacent residential neighborhood. The development potential of the property requesting the land use change is limited due to the existing location within the residential neighborhood; however, the development potential for the property involved with this parking lot expansion as commercial will permit the existing commercial uses to continue while reducing any negative impacts to the residences.

**E. Ownership Patterns**

After JGC's purchase of these residential lots, JGC's property totals approximately 1.59+/- acres. The ownership patterns of non-residential uses in the surrounding area varies from 0.31+/- acres to 8+/- acres, and residential lots in the surrounding area average 0.23 acres+/- . The application is consistent with the ownership patterns of existing non-residential uses along N. 56<sup>th</sup> Street.

**F. Hillsborough River**

The Property is approximately 510 feet north of the Hillsborough River and is not located in an area that would impede the Goals and Objectives for the Hillsborough River noted in the City of Temple Terrace's Comprehensive Plan, making this application consistent with the same.

**G. Temple Terrace Golf Course**

The Property is not located near the Temple Terrace Golf Course and will have no impact on the golf course. The Property is approximately 1,450 feet west of the golf course and will not add demand to this recreational amenity.

**III. Plan Objectives and Policies**

During our Pre-Application meeting, you identified the following applicable Comprehensive Plan Objectives and Policies. We address each in turn.

**A. 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.*

The application is consistent with this Goal. The application will continue to achieve the well-balanced and well-organized combination of residential and non-residential uses that currently exist in the area. The expansion of the parking lot will allow Gaspar's to accommodate the parking needs for its patrons solely on its property without encroaching on the residential neighborhood to the west. This will protect and preserve the fabric and character of the adjacent residential neighborhood.

**B. Residential Development**

*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.*

The current residential use of the Property is single-family residential and not multi-family or mixed-use residential. This proposal would only remove two single-family residences which are in poor condition and otherwise undesirable. The Property does not significantly contribute to the needs of the projected population, nor does it provide appropriate affordable housing opportunities for 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.*

The expansion of the parking lot will protect the residential neighborhood from the above-referenced issues by providing screening to separate unlike uses, adding landscaping to enhance the aesthetics, and by providing adequate parking so patrons are not compelled to park in the residential neighborhood.

*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 1.1.6 recognizes the City's form is shaped by a "City of Neighborhoods" with potential of residential and non-residential uses in the commercial corridor of the west side of N. 56<sup>th</sup> Street. Although the residential uses are traditionally considered incompatible with commercial uses, the City has identified the unique development of land uses along corridors such as N. 56<sup>th</sup> Street.

Gaspar's has worked with the adjacent residential neighborhood since 1960 and, over the years, Gaspar's has received very few complaints from neighbors due to noise or other negative externalities. The expansion of the parking lot will serve to further separate the residential neighborhood from Gaspar's activities while providing buffering, landscaping and screening that it would otherwise not get.

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

As the existing uses on the property are not proposed to be expanded, this application is consistent with this land use objective. The expansion of the parking lot for Gaspar's does not create a commercial land use within a single-family neighborhood. Instead, it continues the commercial land use that exists to the east.

***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.***

This Policy is not applicable as Gaspar's does not abut nor does it propose multi-family, mixed-use, and higher-density residential uses.

***LU Policy 2.2.3: Protect single-family attached and detached housing in traditional low density residential neighborhood settings from encroachment from non-residential uses or the negative effects thereof through separation and buffering of non-residential uses from residential uses, except as may be provided for by site-plan controlled non-residential/residential mixed-use developments.***

The proposal will be consistent with this Policy as it will protect the single-family residential neighborhood from encroachment or negative effects through separation, buffering and screening from a vinyl fence and landscaping. In addition, the application will further protect the residential neighborhood by providing adequate parking for Gaspar's on-site .

***LU Policy 2.2.4: In general, in creating the Future Land Use Map or in amending it, or in using or creating future new Plan Category text amendments and related map amendments, non-residential land uses more intense than otherwise allowed by neighborhood support development or neighborhood commercial scale development, including as may be allowed by the City's Land Development Code (LDC) for adjacent zoning pursuant to the respective Plan Categories, shall be restricted to locations external to established and developing residential neighborhoods and to frontage on collectors and arterials abutting residential neighborhoods.***

The application is consistent with this Policy. The overall site, parking lot expansion and Gaspar's, are externally located on the outside of the residential neighborhood and front on the arterial street N. 56<sup>th</sup> Street.

***LU Policy 2.2.5:** When non-residential development abuts residential neighborhoods because the non-residential development is external to the residential neighborhood and located on a collector or arterial street with side or rear exposure to the residential neighborhood, then the non-residential development must buffer itself or be buffered from the residential neighborhood through the use of physical buffering, setbacks, height restrictions, massing limitations, and other such design and development practices and provisions, which protect the integrity, quiet, and peaceful use of the residential neighborhood.*

The application is consistent with this Policy. Gaspar's parking lot expansion will buffer itself from the residential neighborhood as set forth above. Specifically, the residential neighborhood will be buffered in the form of the adjacent streets, a vinyl fence, and landscaping. The buffering will protect the integrity, quiet and peaceful use of the residential neighborhood. The expansion of the parking lot will promote patron's use of on-site parking, keeping patrons from parking in the residential neighborhood, further protecting the integrity, quiet and peaceful use of the residential neighborhood.

### **C. Non-Residential Development**

***LU Objective 3.1:** Require all non-residential development to meet locational criteria contained in the Comprehensive Plan.*

Please see Section II, Locational Factors.

***LU Policy 3.1.1:** Prohibit the expansion or replacement of commercial uses which do not meet applicable locational criteria and have an adverse impact on adjoining or nearby uses.*

The site meets the locational criteria within the Comprehensive Plan and the expansion of the parking lot will not have an adverse impact on the nearby uses. Conversely, it will provide further protection of the residential neighborhood as noted herein.

***LU Policy 3.1.2:** Locate neighborhood commercial uses at the intersections of collector and arterial roads in areas accessible to residential neighborhoods. Neighborhood commercial uses shall not be located interior to residential neighborhoods nor located in a manner which will encourage the use of local streets for non-residential traffic, unless as part of a village, overlay, mixed-use, or other site-plan controlled development.*

The application is consistent with this Policy. Gaspar's will continue to front an arterial road in N. 56<sup>th</sup> Street, be accessible to residential neighborhoods and will not be located interior to any residential neighborhoods. In addition, the proposed expanded parking lot will not increase the existing traffic on local streets for non-residential traffic. The expanded parking lot will not increase the size or intensity of the existing commercial use which will otherwise remain the same. In addition, the proposed expanded parking lot will encourage the use of on-site parking rather than patrons searching for parking on local streets. Notably, the proposed expanded parking lot will not have any direct access on Rainbow Drive serving the residential neighborhood. The parking lot would only be

accessed internally from the direct access on N. 56<sup>th</sup> Street or the side streets Beverly Drive and Ridgeway Road. As such, there will be no direct access to the site from the residential neighborhood to the immediate west.

***LU Policy 3.3.3:** Limit construction of parking lots with ingress/egress into residential neighborhoods. When access is required to be located off a major roadway, such access shall conform to the City's and/or state's minimum curb cut separation distance requirements as applicable. If ingress/egress is necessitated by special circumstances allowed by the City among its limits, such ingress/egress shall be as fully buffered from the neighborhood as possible and reasonable.*

The application is consistent with this Policy. The expanded parking lot will utilize the site's existing access points on N. 56<sup>th</sup> Street or the side streets Beverly Drive and Ridgeway Road, and therefore, will not have ingress/egress into the residential neighborhood.

### Conclusion

In 2009, Gaspar's applied to the City of Temple Terrace to modify its prior conditional use to expand its existing lounge by an additional 100 seats, among other requests. At that time, both the City staff and Development Review Committee (DRC) recommended approval of the conditional use application with conditions. In addition, the Planning Commission found that the application was consistent with the Comprehensive Plan and stated that it did not object to the application, noting that consideration should be given to improved buffering from the residential neighborhood. As to the residential neighborhood, no one from the neighborhood – or the public in general – objected to Gaspar's application to expand the lounge at the City Council meeting on same. On January 10, 2010, the City unanimously approved the application to expand the lounge. Notably, the meeting minutes provide that one City council member stated that Gaspar's owner, Jimmy Ciaccio, had "done a great job with his business in the past, and there is no reason not to allow him to expand his business." See Planning Commission letter and Meeting Minutes attached hereto as Composite Exhibit "B."

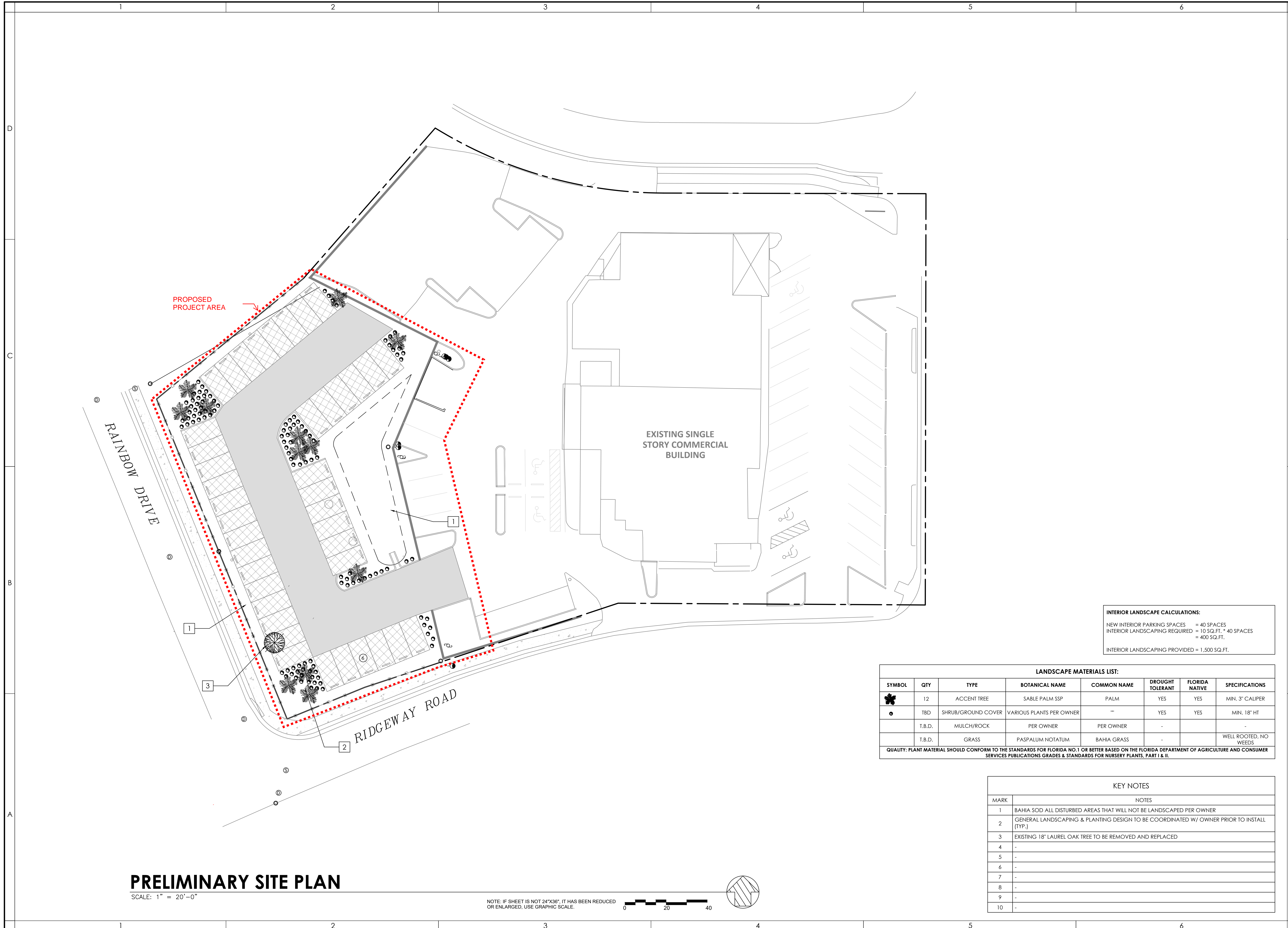
Here, this application to expand the parking lot is not expanding the size or increasing the intensity of the business like the expansion of the lounge did in 2009. Conversely, the expansion of the parking lot will decrease any negative externalities resulting from the existing commercial use that has been previously approved. If the application to expand the lounge by 100 seats was consistent with the Comprehensive Plan in 2009, then this application to expand the parking lot should be found to be consistent with the Comprehensive Plan as well.

Based on the above, we submit that JGC's Small-Scale Comprehensive Plan Amendment application is consistent with the applicable Comprehensive Plan Objectives and Policies. We respectfully request that you recommend the same to the Planning Commission. Please feel free to reach out with any questions. Thank you for your consideration.

Thank you,

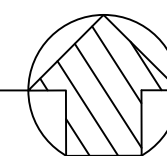
/s/ Jessica Kowal  
Jessica Kowal, MPA

cc: R. Clay Mathews, Esq.



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'-0"

NOTE: IF SHEET IS NOT 24"x36", IT HAS BEEN REDUCED OR ENLARGED. USE GRAPHIC SCALE.



**INTERIOR LANDSCAPE CALCULATIONS:**  
NEW INTERIOR PARKING SPACES = 40 SPACES  
INTERIOR LANDSCAPING REQUIRED = 10 SQ.FT. \* 40 SPACES = 400 SQ.FT.  
INTERIOR LANDSCAPING PROVIDED = 1,500 SQ.FT.

LANDSCAPE MATERIALS LIST:							
SYMBOL	QTY	TYPE	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	FLORIDA NATIVE	SPECIFICATIONS
	12	ACCENT TREE	SABLE PALM SSP	PALM	YES	YES	MIN. 3" CALIPER
	TBD	SHRUB/GROUND COVER	VARIOUS PLANTS PER OWNER	"	YES	YES	MIN. 18" HT
	T.B.D.	MULCH/ROCK	PER OWNER	PER OWNER	-	-	-
	T.B.D.	GRASS	PASPALUM NOTATUM	BAHIA GRASS	-	-	WELL ROOTED, NO WEEDS

QUALITY: PLANT MATERIAL SHOULD CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER BASED ON THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES PUBLICATIONS GRADES & STANDARDS FOR NURSERY PLANTS, PART I & II.

KEY NOTES	
MARK	NOTES
1	BAHIA SOD ALL DISTURBED AREAS THAT WILL NOT BE LANDSCAPED PER OWNER
2	GENERAL LANDSCAPING & PLANTING DESIGN TO BE COORDINATED W/ OWNER PRIOR TO INSTALL (TYP.)
3	EXISTING 18" LAUREL OAK TREE TO BE REMOVED AND REPLACED
4	-
5	-
6	-
7	-
8	-
9	-
10	-

REVISIONS	
NO.	DATE

**PRELIMINARY SITE PLAN**  
PROPOSED PARKING LOT ADDITION  
GASPAR'S 8448 56TH ST, TEMPLE TERRACE, FLORIDA



SEAL  
KEITH COATS  
FL P.E. NO. 48917  
FL C.O. NO. 30718

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE AMERICAN BUILDING CODES.  
DRAWN: A.C.  
DATE: 1/28/2021  
CHECKED: K.C.  
DATE: 1/28/2021  
APPROVED:  
DATE:  
PERMIT NUMBER:  
SCALE:  
AS SHOWN  
SHEET NO.  
**C-1**  
INDEX:



December 28, 2009

Honorable Mayor and Members of City Council  
City of Temple Terrace  
11250 North 56<sup>th</sup> Street  
Temple Terrace, Florida 33687

Re: CU #09-01/SPR #09-02 (Ciaccio) – 8450 N. 56<sup>th</sup> Street –  
Conditional Use/Site Plan Review for Bar Expansion for Gaspar's  
Patio Bar & Grille

Dear Mayor and City Council:

Staff has reviewed the above referenced Conditional Use and Site Plan, as submitted to us by letter of request dated December 15, 2009, and has determined that the proposed project is **CONSISTENT** with the provisions of the City's Comprehensive Plan, including those fostering urban infill and redevelopment and those encouraging a more pedestrian-friendly, less automobile-dependent environment in areas targeted for increased intensity and density. The subject project is located within the City's most intensive non-residential land use category, Downtown Mixed Use-25, although associated parking is located in Residential-4, as previously approved by City Council. Issues of buffering, design, and on-site alcohol sales and consumption are addressed by conditions and requirements in the City's zoning and land development code, as recommended and cited by the City's administrative and planning staff.

Assuming issues and conditions in the City's land development code are addressed to City Council's satisfaction, Planning Commission staff **DOES NOT OBJECT** to CU #09-01/SPR #09-02 (Ciaccio) – 8450 N. 56<sup>th</sup> Street – Conditional Use/Site Plan - Bar Expansion for Gaspar's Patio Bar & Grille

**Staff comments:** Consideration should be given to any conditions or proposals, which improve buffering from adjacent residential use, safe traffic movement and access and the use of alternative mobility options, such as sidewalks, bicycle lanes and racks, landscaping and buffering these from high-speed traffic on 56<sup>th</sup> Street, and to connections to adjacent uses and non-vehicular access to adjoining residential neighborhoods, as appropriate, as well as furthering the goals and objectives of redevelopment of the City's downtown redevelopment area.

If you have any questions, please call me at 272-5940.

Sincerely,

Joe Bell, AICP  
Principal Planner/Cities Team/Temple Terrace Liaison

601 E. Kennedy, 18th Floor  
P.O. Box 1110  
Tampa, Florida 33601-1110  
813/272-5940  
FAX 813/272-6258  
FAX 813/272-6255

Cc: Charles Stephenson, Community Services Director  
Tom Moore, AICP, Senior Planner  
Cathy Tack, Administrative Assistant to City Manager

www.theplanningcommission.org JB



**CITY OF TEMPLE TERRACE, FLORIDA  
MAYOR AND CITY COUNCIL  
M I N U T E S**

**Regular Meeting  
Tuesday, January 19, 2010  
Council Chambers-City Hall**

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, January 19, 2010, in the Council Chambers at City Hall.

**PRESENT WERE:** Mayor Joe Affronti, Sr., Council Members Alison Fernandez, Ron A. Govin, Mark A. Knapp, Ken Halloway, and Mary Jane Neale, City Manager Kim Leinbach, City Clerk Lisa Small, and City Attorney Mark Connolly.

**ALSO PRESENT WERE:** Public Information Officer Michael Dunn, Code Compliance Director Joe Gross, Leisure Services Director James Chambers, Community Development Director Charles Stephenson, Public Works Director Joe Motta, Human Resources Director Woody Hubbard, Finance Director Diane Reichard, Police Chief Ken Albano, Assistant Fire Chief Ian Kemp, Deputy Public Works Director Ray LeBlanc, Deputy City Clerk Donna Spano, Senior Planner Brad Parrish, Joe Bell, Jimmy Ciaccio, Patsy Ciaccio, Judy A. Govin, Joyce McKenzie, Pastor Valora Cole, Pastor La Jun M. Cole, Sr., Minister Myron A. Roberson, Minister Adrienne Clark, Valerie C. Smith, Lottie Ponder, and several other persons.

Mayor Affronti called the meeting to order at 6:03 p.m., after which he led the Pledge of Allegiance to the flag and invited Pastor La Jun Cole to offer a brief invocation.

**Proclamations, Recognitions, and Special Presentations:**

**1. Recognition and Welcome – “Pastor La Jun M. Cole, Sr., and Pastor Valora Cole, Perfected Love International Fellowship.”**

Mayor Affronti presented a Certificate of Recognition and Welcome to Pastors La Jun M. Cole, Sr. and Valora Cole, Perfected Love International Fellowship, welcoming them and their new church to the City of Temple Terrace. Pastor Cole mentioned they are looking for a location for their church within the Temple Terrace area, adding this is where their heart is.

**Minutes of Previous Meetings:**

Upon motion of Council Member Knapp, seconded by Council Member Govin, and unanimously carried, the **MINUTES** of the January 5, 2010, Council Meeting were **APPROVED**.

**Public Hearings:**

 **1. Conditional Use and Site Plan – Gaspar’s Patio Bar & Grille.**

Mayor Affronti opened the Public Hearing relative to CU#09-01/SPR#09-02, Site Plan and Conditional Use Approval for Expansion of Lounge for Gaspar’s Patio Bar and Grille.

Utilizing a PowerPoint presentation, Senior Planner Brad Parrish presented the conditional use and site plan application from James Ciaccio, owner, to expand and modify the existing conditional use.

The Senior Planner briefly reviewed the current zoning designations of the property, which are CG (Commercial General) and R-10 (Single-Family Residential), and the zoning of surrounding properties. He noted the buildings are constructed on the area zoned CG, and the two lots on the west side, where the parking lots are located, are zoned R-10. He explained the applicant is proposing to expand the existing use, labeled "A" on the site plan, *lounge and patio*, to the retail space just north, labeled "B" on the site plan; a copy of the site plan is part of the record. He restated the purpose of the application is to expand the existing lounge, with outdoor seating area, at 8448 N. 56<sup>th</sup> Street into the adjacent retail building at 8450 N. 56<sup>th</sup> Street.

The Senior Planner noted that the property is generally located between Beverly Drive and Ridgeway Road, with a parcel size of approximately 52,129 square feet, or 1.2 acres +/-; the future land use designation is DMU-25 (Downtown Mixed-Use 25) and R-4 (Residential-4).

The Senior Planner continued that after review of the application, the Development Review Committee (DRC) recommended approval, provided the Conditions of Approval are addressed as part of the site plan. He briefly reviewed the conditions, as set forth in the Memorandum to the City Manager dated January 6, 2010, a copy of which is part of the record. He commented that the applicant has requested waivers to the City's Alcoholic Beverage Code requirement of a 1,000-foot separation from other establishments that sell alcoholic beverages and certain "protected facilities," because the lounge would be less than 1,000 feet from the Fire House Pub & Grill, located at 8814 N. 56<sup>th</sup> Street, the Ruchi Indian Restaurant & Bar (now operating as Mayuri Indian Cuisine), located at 8447 N. 56<sup>th</sup> Street, and Riverside Park, located at 201 S. Riverhills Drive.

The Senior Planner briefly commented on other conditions, which included occupancy limitations – seating based on off-street parking spaces; sound/music in accordance with City Code Noise Control; evidence of the 4-COP license obtained to expand the current use to the Automotive Engineering building at 8450 N. 56<sup>th</sup> Street; adherence to hours of operation contained in Chapter 3 of the City Code; site lighting requirements per City Code; submission of the final site plan signed and sealed by a licensed Civil Engineer; establishment of the conditional use within six months from date of approval; and incorporating previous approvals and waivers from the December 18, 2007, Conditional Use & Site Plan Approval. He affirmed the petitioner is aware of the City's site plan expiration requirements as stipulated in the City Code. He noted that the Planning Commission has reviewed the Conditional Use and Site Plan and finds it consistent with the City's Comprehensive Plan, recommending that measures are taken to ensure that adequate buffering is afforded the single family residential lots adjacent to the proposed parking areas.

Council Member Halloway questioned why the application is being treated as a new establishment, when they are simply expanding an existing establishment. The Senior Planner responded that because Mr. Ciaccio is expanding his business into the adjacent space, the City Code requires a new public hearing and a new site plan for the expansion of the previously approved conditional use.

Council Member Fernandez questioned the purpose of a landscaping plan requirement when the area bordering 56<sup>th</sup> Street will be torn up for streetscaping. The City Manager responded that a lot of the required improvements are on Mr. Ciaccio's property, but the City will certainly be coordinating the 56<sup>th</sup> Street improvements with Mr. Ciaccio, not wanting anyone to be spending money on landscaping that the City would be tearing out.

Regarding the sound/music, Council Member Fernandez commented that there were concerns expressed in the past, relative to the outdoor patio area. She questioned whether the expansion to the enclosed, existing building would have any effect on the neighborhood, when the patio area is not being expanded. The Senior Planner said the applicant will have to adhere to the noise provisions in the City Code. He acknowledged there was one call from a resident with questions about the previous conditional use, but the City did not receive any concerns. The City Manager interjected that adjacent residents were advised of the application for the expansion.

Council Member Neale said the proximity of the protected facility has not changed; however, the park was not there when the initial conditional use was granted.

Council Member Govin questioned whether there have been any complaints since 2007 when the initial conditional use was granted. The City Manager responded that he has not heard of any, but if there were, they were evidently resolved. Council Member Neale asked if there were any concerns relative to the park's proximity, to which the City Manager said there were none.

Council Member Knapp commended Mr. Ciaccio for taking an existing empty building in the downtown redevelopment area, during this economic time, investing in it, and turning it into something that will be used. He added that Mr. Ciaccio has done a great job with his business in the past, and there is no reason not to allow him to expand his business.

Mayor Affronti called for comments from the public; there were none.

The City Attorney said that from a legal standpoint, the only issue is that there are four separate lots that are part of this project; at least two of those lots are owned by different owners. He would recommend that included in the site plan approval is the preparation and recordation of a legal document between the entities who own the properties to provide perpetual cross-access, cross-parking, joint use provisions, so that there is no question that the access and parking is for the use of all the parcels.

In response to a question from Mayor Affronti as to whether Mr. Ciaccio agrees with the conditions presented, Mr. Ciaccio indicated he has no problem with any of the conditions.

Upon motion of Council Member Knapp, seconded by Council Member Fernandez, **RESOLUTION NO. 007-10(m)** was **ADOPTED**, waiving the requirements for a 1,000-foot separation from other establishments that sell alcoholic beverages and certain protected facilities. Vote on the motion being: Council Members Fernandez, Govin, Holloway, Knapp, and Neale voting "aye," no "nay."

Upon motion of Council Member Knapp, seconded by Council Member Govin, **RESOLUTION NO. 008-10(m)** was **ADOPTED**, approving the Conditional Use and Final Site Plan Application CU#09-01/SPR#09-02, with conditions as set forth in the Memorandum to the City Manager dated January 6, 2010, a copy of which is part of the permanent record, and including the recommendation of the City Attorney to include in the conditions the preparation and recordation of a legal document between the owners of the four parcels to ensure perpetual cross-access, cross-parking, and joint use provisions. Vote on the motion being: Council Members Fernandez, Govin, Holloway, Knapp, and Neale voting "aye," no "nay."

Prepared by and when recorded return to:

V. Ross Spano, Esq.  
ROSS SPANO LAW, P.A.  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578

**Parcel ID No. T-22-28-19-55Q-000002-00008.0**

(Space above this line reserved for recording office use only)

**QUITCLAIM DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: JAMES CIACCIO  
707 Argyle Place  
Temple Terrace, Florida 33617

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: JGC II LLC  
707 Argyle Place  
Temple Terrace, Florida 33617

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

**GRANDVIEW ACRES UNIT NO 1 THAT PT OF LOT 8 DESC AS BEG AT SWLY COR OF LOT 8 AND RUN NELY ALONG LINE BET LOTS 8 AND 9 59.1 FT THENCE SWLY IN A STRAIGHT LINE 49.2 FT TO PT ON WLY BDRY OF LOT 8, 8 FT NWLY FROM SWLY COR & SELY 8 FT TO BEG AND LOT 9 LESS THAT PT DESC AS BEG AT NELY COR OF LOT 9 RUN SWLY ALONG LINE BET LOTS 8 AND 9, 33.3 FT THENCE NELY IN A STRAIGHT LINE TO PT ON NLY BDRY OF LOT 9, 8 FEET SELY FROM NELY COR & NWLY TO BEG BLOCK 2 BOOK 32 PAGE 19**

**PROPERTY ADDRESS: 5416 Rainbow Drive, Tampa, Florida 33617**

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

I have full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property. Accordingly, for the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. NON-HOMESTEAD PROPERTY

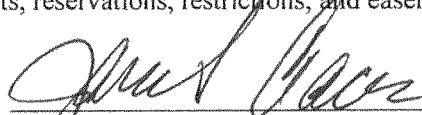
The Real Property is not the homestead of the Grantor.

8. TAXES


Taxes for the current year have been prorated and are assumed by Grantee.

9. EXCEPTIONS


This conveyance is made subject to covenants, reservations, restrictions, and easements of record, if any.

  
\_\_\_\_\_  
JAMES CIACCIO  
707 Argyle Place  
Temple Terrace, Florida 33617

Signed in the presence of:

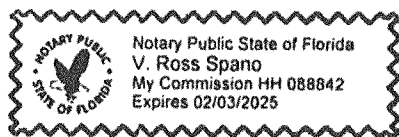
  
\_\_\_\_\_  
Vincent R. Spano, Jr.  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578  
Witness

Signed in the presence of:

  
\_\_\_\_\_  
Caleb C. Spano  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578  
Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, in my physical presence, this 22<sup>nd</sup> day of June, 2023, by James Ciaccio, who produced a Florida driver's license as identification.

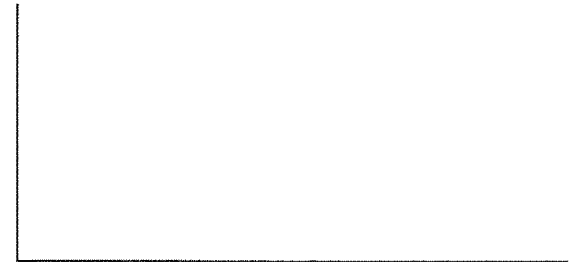


  
\_\_\_\_\_  
Notary Public - State of Florida

Prepared by and when recorded return to:

V. Ross Spano, Esq.  
ROSS SPANO LAW, P.A.  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578

**Parcel ID No. T-22-28-19-55Q-000002-00010.0**



(Space above this line reserved for recording office use only)

**QUITCLAIM DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: JAMES GASPAR CIACCIO  
707 Argyle Place  
Temple Terrace, Florida 33617

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: JGC II LLC  
707 Argyle Place  
Temple Terrace, Florida 33617

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

**Lot 10 in Block 2 of GRANDVIEW ACRES #1, according to map or plat thereof recorded in Plat Book 32, on page 19, of the public records of Hillsborough County, Florida.**

**PROPERTY ADDRESS: 5418 Rainbow Drive, Tampa, Florida 33617**

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

I have full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property. Accordingly, for the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. NON-HOMESTEAD PROPERTY**

The Real Property is not the homestead of the Grantor.

**8. TAXES**

Taxes for the current year have been prorated and are assumed by Grantee.

**9. EXCEPTIONS**

This conveyance is made subject to covenants, reservations, restrictions, and easements of record, if any.



JAMES GASPAR CIACCIO  
707 Argyle Place  
Temple Terrace, Florida 33617

Signed in the presence of:



Vincent R. Spano, Jr.  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578  
Witness

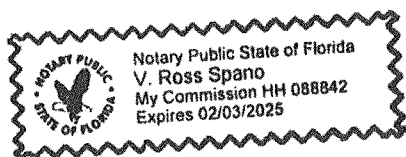
Signed in the presence of:



Caleb C. Spano  
10101 Bloomingdale Ave Suite 203  
Riverview, Florida 33578  
Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, in my physical presence, this 22<sup>nd</sup> day of June, 2023, by James Gaspar Ciaccio, who produced a Florida driver's license as identification.

  
Notary Public - State of Florida

T:\1000 PROJECTS\1886-24 GASPAR'S PATIO BAR & GRILLE\DWG\10 EXHIBITS\1886 AERIAL MAP.DWG PLOT DATE: 2024-05-31 11:16:35



3810 NORTHDAL BLVD.  
SUITE 100  
TAMPA, FLORIDA 33624  
OFFICE: 813-949-7449  
FBPE CERT. OF AUTH. #4548

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF LANDIS, EVANS AND PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDIS, EVANS AND PARTNERS, INC. ALL RIGHTS RESERVED.

MARK	DATE	DESCRIPTION	ISSUE

# AERIAL MAP

GASPAR'S PARKING LOT EXPANSION  
5416 & 5418 RAINBOW DRIVE  
TEMPLE TERRACE, FLORIDA

CORY W. CHAN, STATE REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 12057C0219H  
THIS MAP HAS BEEN DIGITALLY SIGNED AND SEAL VERIFIED BY CORY W. CHAN ON DATE INDICATED HERE.  
PRINTED COPIES OF THIS DOCUMENT SHALL BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
ENGINEER OF RECORD SIGNATURE

FLOOD ZONE	X	PANEL MAP NO.	12057C0219H
SEC TWP RNG.	22/28S/19E	VERTICAL DATUM	NAVD88
DATE: 2024-05-31		JOB NO.:	1886-24
SHEET NUMBER:			
<b>1</b>			



FOR THE LOCATION OF UNDERGROUND FACILITIES  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Site Photographs

5416 Rainbow Drive



Site Photographs

5416 Rainbow Drive



**Site Photographs**

**In between 5416 Rainbow Drive and 5418 Rainbow Drive**



Site Photographs

5418 Rainbow Drive



Site Photographs

South Side of 5418 Rainbow Drive (looking down Ridgeway Road)



**Site Photographs**

**South Side of 5418 Rainbow Drive (looking down Ridgeway Road)**





*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940, or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

*Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.*



**Hillsborough County  
City-County  
Planning Commission**

## **Resolution: City of Temple Terrace Comprehensive Plan Amendment - TT/CPA 24-01**

**September 9, 2024**

### **City of Temple Terrace Comprehensive Plan Amendment**

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 *Temple Terrace Comprehensive Plan*; and

WHEREAS, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the *Temple Terrace Comprehensive Plan* on December 7, 2021; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed Temple Terrace Comprehensive Plan Amendment TT/CPA 24-01 that proposes a future land use designation to Commercial on two parcels located at 5416 and 5418 Rainbow Drive; and

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 *Temple Terrace Comprehensive Plan* as follows:

#### **Future Land Use– Goals, Objectives, and Policies**

***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 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 2.2.3:*** *Protect single-family attached and detached housing in traditional low density residential neighborhood settings from encroachment from non-residential uses or the negative effects thereof through separation and buffering of non-residential uses from residential uses, except as may be provided for by site-plan controlled non-residential/residential mixed-use developments.*

***LU Policy 2.2.5:*** *When non-residential development abuts residential neighborhoods because the non-residential development is external to the residential neighborhood and located on a collector or arterial street with side or rear exposure to the residential neighborhood, then the non-residential development must buffer itself or be buffered from the residential neighborhood through the use of physical buffering, setbacks, height restrictions, massing limitations, and other such design and development practices and provisions, which protect the integrity, quiet, and peaceful use of the residential neighborhood.*

**Non-residential Development**

**LU Policy 3.1.3:** Buffer existing residential uses from the negative impacts of non-residential development (physical, visual, or auditory) by assuring that these negative impacts are accommodated by appropriate design. Recognize that residential development within the downtown CRA, especially DMU-35 designated areas, may be more urban in character, where differing uses are mixed or only separated by service alleys or similar conscious designs.

**LU Policy 3.5.5:** Require that the scale and massing of new development in major activity centers and along major multi-modal corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.

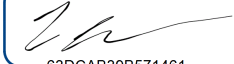
WHEREAS, Planning Commission staff determined that TT/CPA 24-01 is inconsistent with the goals, objectives, and policies of the *City of Temple Terrace Comprehensive Plan*


NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the *City of Temple Terrace Comprehensive Plan* TT/CPA 24-01 INCONSISTENT with the Temple Terrace Comprehensive Plan and forwards it to the Temple Terrace Council for denial.

**The above resolution for TT/CPA 24-01 was adopted by the Planning Commission on September 9, 2024**

By motion of Commissioner Commissioner Buzza, Vice-Chair  
Seconded by Commissioner Commissioner Bowden

<b>Commissioner Joseph, Chair</b>	<b>Aye</b>
<b>Commissioner Bowden</b>	<b>Aye</b>
<b>Commissioner Buzza</b>	<b>Aye</b>
<b>Commissioner Cardenas</b>	<b>Absent</b>
<b>Commissioner Cona</b>	<b>Absent</b>
<b>Commissioner Fernandez</b>	<b>Absent</b>
<b>Commissioner Kress, AICP, Member-at-Large</b>	<b>Aye</b>
<b>Commissioner Louk, Vice Chair</b>	<b>Aye</b>
<b>Commissioner Saria</b>	<b>Aye</b>
<b>Commissioner Sieben</b>	<b>Nay</b>

DocuSigned by:  
  
 63DCAB39B571461...  
 Commissioner Joseph, **Chairman**

DocuSigned by:  
  
 944A2D6F0DB0485...  
 Melissa Zornitta, FAICP  
 Executive Director

*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or [ADACoordinator@plancom.org](mailto:ADACoordinator@plancom.org). Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

*Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o [ADACoordinator@plancom.org](mailto:ADACoordinator@plancom.org). Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.*

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Marisa Robinson, Community Development Deputy Director  
**Item Type:** Ordinance  
**Subject:** First Public Hearing and First Reading of an Ordinance to Rezone 5416 and 5418 Rainbow Drive (RZP-24-03) from Residential-10 (R-10) to Commercial General (CG) (Continued from 10/21/25)  
**(Application has been withdrawn - Item is not moving forward)**  
**Presenter:** Alyssa Livingstone, Senior Planner

### Recommendation:

Based upon the current Comprehensive Plan Future Land Use Map designation, the proposed rezoning to Commercial General is inconsistent with the underlying land use designation and, therefore, is dependent upon a land use designation amendment to allow for commercial uses. Additionally, the Community Development Department supports the Planning Commission Staff Report, which concludes that the proposed C-G district is inconsistent with the Future Land Use Plan at this location. The Planning Commission Staff Report included in the attachments provides several policies to support a finding of inconsistency.

### Discussion:

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Ordinance

### Cost:

**Attachments:**

1. Ordinance
2. RZP-24-03 Staff Report
3. RZP 24-03 Planning Commission Staff Review

ORDINANCE \_\_\_\_

**AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, REZONING TWO PARCELS OF LAND LOCATED WEST OF N. 56th STREET AND NORTH OF RIDGEWAY ROAD, ADDRESSED AS 5416 RAINBOW DRIVE AND 5418 RAINBOW DRIVE TOTALING 0.42± ACRES, LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; BY CHANGING THE ZONING ATLAS MAP DESIGNATION ON SAID PROPERTY FROM ZONING CLASSIFICATION RESIDENTIAL-10 (R-10) TO COMMERCIAL GENERAL (C-G) FOR RZP-24-03; 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 CORRECTION OF TYPOGRAPHICAL ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**Whereas**, JGC II, LLC, the owner of the real property particularly described in Exhibit "A" attached hereto, hereinafter the "Subject Property", has petitioned through its Authorized Agent, R. Clay Matthews of Smolker Matthews, P.A, Attorney, for a Rezoning Classification into the City of Temple Terrace; and

**Whereas**, RZP-23-02 was referred to the Hillsborough County City-County Planning Commission staff for review, and its staff provided a finding of inconsistency of such petition with the Imagine 2040: Temple Terrace Comprehensive Plan, with the written findings having been submitted to the City Council for consideration; and

**Whereas**, application CPA-24-01/TT/CPA-24-01 (Comprehensive Plan Amendment) is associated with this application; and

**Whereas**, the City Council has held public hearings at its October 21, 2025, and November 4, 2025, meetings pursuant to Florida Statutes and to consider public comment; and

**Whereas**, after due consideration, the Mayor and City Council have determined that it is in the best interest of the public to rezone the Subject Property from Residential-10 (R-10) to General Commercial (C-G) with the applicant's intent to expand the adjacent restaurant, bar, and liquor store parking lot for the land described and subject to the conditions of approval, attached hereto (Exhibit "A" and Exhibit "B") and pursuant to the Temple Terrace Code of Ordinances.

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

**Section 1.** That the petition for a Zoning Reclassification Amendment (RZP-24-03) of the Subject Property located west of N. 56<sup>th</sup> Street and North of Ridgeway Road, addressed as 5416 Rainbow Drive (Folio NO. 201374-0000) and 5418 Rainbow Drive (Folio NO. 201383-0000), more particularly described in Exhibit "A" attached hereto

and by reference made a part hereof, is hereby approved which changes the Zoning Atlas Map designation for two parcels of land consisting of approximately 0.42± acres from Residential-10 (R-10) to Commercial-General (C-G).

**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.** That this Ordinance shall become effective after adoption.

**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 6.** That 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.

**Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 4<sup>th</sup> day of November 2025.**

(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 DESCRIPTIONS**

**5416 Rainbow Drive**

GRANDVIEW ACRES UNIT NO 1 THAT PT OF LOT 8 DESC AS BEG AT SWLY COR OF LOT 8 AND RUN NELY ALONG LINE BET LOTS 8 AND 9 59.1 FT THENCE SWLY IN A STRAIGHT LINE 49.2 FT TO PT ON WLY BDRY OF LOT 8, 8 FT NWLY FROM SWLY COR & SELY 8 FT TO BEG AND LOT 9 LESS THAT PT DESC AS BEG AT NELY COR OF LOT 9 RUN SWLY ALONG LINE BET LOTS 8 AND 9, 33.3 FT THENCE NELY IN A STRAIGHT LINE TO PT ON NLY BDRY OF LOT 9, 8 FEET FROM NELY COR & NWLY TO BEG BLOCK 2 BOOK 32 PAGE 19

**5418 Rainbow Drive**

Lot 10 in Block 2 of GRANDVIEW ACRES #1, according to map or plat thereof recorded in Plat Book 32, on page 19, of the public records of Hillsborough County, Florida.

---

**Review Application No. RZP-24-03 (aka Gaspar's)**

Date: October 21, 2025  
To: Mayor Andrew Ross and City Council  
Through: Carlos Baía, City Manager  
Prepared by: Joe Moreda, AICP City Planner

---

**Request:** A zoning reclassification from R-10 Single Family Residential to C-G Commercial General.

**Property Location:** The property is generally located at the northeast corner of Ridgeway Road and Rainbow Drive It contains a combination of two (2) lots located in Grandview Acres Unit 1 Subdivision Plat.

The northerly lot is folio 201374.0000 (5416 Rainbow Drive) and has road frontage along Rainbow Drive. The southerly lot is folio 201383.0000 (5418 Rainbow Drive) has road frontage along Rainbow Drive and Ridgeway Drive.

**Acreage:** Approximately 0.42 ± acres

**Future Land Use:** Residential 4 (R-4), Proposed Commercial (C) per CPA 24-01

**Existing Zoning:** R-10 Single Family Residential

**Existing Land Use:** Single Family Residential

**Reclassification Uses:** All permissible Commercial General (C-G) uses

**Adjacent Zoning:**

North – R-10 Single Family Residential  
South – R-10 Single Family Residential  
East – R-10 Single Family Residential  
West – R-10 Single Family Residential

**Adjacent Land Use:**

North – Single-family residences; parking lot  
South – Single-family residences  
East – Parking lot  
West – Single-Family residences

**Adjacent Future Land Use Classification:**

North – Residential 4 (R-4)  
South – Residential 4 (R-4)  
East – Residential 4 (R-4)  
West – Residential 4 (R-4)

**Project Evaluation**

The existing Residential-4 Comprehensive Plan Category does not allow commercial zoning districts. Accordingly, to seek consideration of the C-G zoning district the applicant has also filed a companion application Comprehensive Plan Map Amendment (CPA 24-01) to revise the Comprehensive Plan from Residential 4 (R-4) to Commercial (C). **Accordingly, the application is being reviewed contingent on the request to revise the comprehensive plan map and is being reviewed for compliance with the C (Commercial) Map Classification proposed concurrent future land use map amendment.**

The proposed rezoning will require implementation of the Commercial (C) Comprehensive Future Land Use Map Category. This Future Land Use category allows retail services; office uses and does not allow residential as the sole use on the site.

The intended use of the property as stated in the application is to remove the existing single-family homes and redevelop the property to provide a supplemental parking area for the restaurant, bar and retail business located to the east (aka Gaspar's). Based on previous Conditional Use and Final Site approvals the required parking for Gaspar's is accommodated on the property located to the east of which will remain R-10 residential and C-G Commercial. The site's R-10 Residential zoning includes the existing parking area that was approved pursuant to (Sec. 12-923 Use of residentially zoned property for parking, access or drainage facilities allows commercial parking).

The C-G reclassification proposal will allow the full scope of permissible uses in the C-G District. The permissible uses in C-G include uses such as but not limited to convenience stores, car rental, automotive supply, discount stores, restaurants. A full list of permissible C-G uses is attached.

The site is located internal to a subdivision and has frontage along a neighborhood road. The front of single-family homes in the existing neighborhood (Rainbow Drive) and (Ridgeway Drive) are oriented towards the site proposed for rezoning.

The applicant has provided a companion Conditional Use to function as a conceptual plan (CU 24-03) and it provides for the area of the rezoning to function as an expanded parking area for Gaspar's. However, a Conditional Use will not restrict the multiple commercial uses permissible in the district and the site could be re-developed by filing requisite revised site plans for any permissible CG use without rezoning.

The proposed site is located internal to a residential neighborhood and is located on local roads. The full scope of C-G uses is not compatible with the surrounding residential uses which are oriented towards this site. Additionally, if rezoned the site could be developed for commercial and be reliant on local neighborhood roads for access.

The subject site aerial:



The subject site existing zoning:



**Planning Commission Review:**

The Hillsborough County City County Planning Commission (HCCCPC) staff reviewed this Zoning Reclassification application and finds it inconsistent with the vision and long-range planning goals and policies of the City's Comprehensive Plan. The full Planning Commission Staff Report is attached.

**Findings**

Subsequent to and dependent upon the Commercial (C) Future Land Use designation amendment, the proposed C-G zoning may be considered.

The site is located internal to a subdivision and has frontage along a local neighborhood road. The front of the single-family homes in the existing neighborhood (Rainbow Drive) and (Ridgeway Drive) are oriented towards the site proposed for commercial rezoning. This situation is a compatibility concern.

The application request is not in compliance with the guiding Locational Factors in the Comprehensive Plan to locate commercial land use. The site is not located on an appropriate street classification for C-G uses as it is not located on a local road and not on a major street or transit node.

The structural orientation of the existing homes oriented to single family homes now proposed for commercial structures internal to a neighborhood pose design compatibility concerns.

---

The C-G reclassification proposal will allow the full scope of permissible use and potential redevelopment in accordance with the C-G District without rezoning, notwithstanding the companion Conditional Use. The full scope of C-G uses is not compatible with the surrounding existing single-family homes.

The attached Planning Commission Staff Report has concluded the proposed C-G district is inconsistent with the Future Land Use Plan at this location as proposed. The report provides several policies to support the inconsistency finding including Locational Factors.

Due to the concerns with and the lack of use predictability provided by the C-G district, the staff agrees with the Planning Commission staff with respect to Policy 2.2.2 and Policy 2.2.3 and finds the application inconsistent with the Temple Terrace Comprehensive Plan



**Hillsborough County  
City-County  
Planning Commission**

<b>Report Prepared:</b> August 27, 2024	<b>Petition:</b> TT/RZP #24-03  Folio numbers: 201374.0000 and 201383.0000  Location: Northeast Quadrant of Rainbow Drive and Ridgeway Drive, west of 56 <sup>th</sup> Street
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	Inconsistent
<b>Adopted Future Land Use:</b>	Residential-4 (non-residential N/A) <ul style="list-style-type: none"> <li>• Concurrent Plan Amendment TT/CPA 24-01- for Commercial</li> </ul>
<b>Proposed Future Land Use:</b>	Not Applicable
<b>Planning Area:</b>	On the Temple Terrace Vision Map this site is adjacent to the Central Business District
<b>Zoning:</b>	From: Residential-10 (R-10)  To: Commercial General (CG)
<b>Parcel Size</b>	0.42± Acres
<b>Street Functional Classification:</b>	56 <sup>th</sup> Street- Arterial Rainbow Drive- Local



**Context:**

The City of Temple Terrace received a zoning reclassification application (TT/RZP #24-03) regarding a parcel with a total acreage of 0.42± acres, within the northeast quadrant of Rainbow Drive and Ridgeway Drive, west of 56<sup>th</sup> Street. The applicant is seeking to rezone the property to the Commercial General (CG) zoning district to expand parking related to Gaspar’s Patio Bar and Grill. The site has a Future Land Use designation of Residential-4 which does not allow for consideration of non-residential uses but is intended for single family residential uses up to four dwelling units per acre, however this site is under review for a concurrent plan amendment (TT/CPA 24-01) for the Commercial Future Land use and this rezoning request is dependent on the plan amendment being approved.

Planning Commission staff has reviewed TT/RZP #24-03 and finds it **inconsistent** with the City of *Temple Terrace Comprehensive Plan*, most notably the following:

**Goals, Objectives, and Policies of the Temple Terrace Comprehensive Plan:**

**Plan Categories and the Future Land Use Map**

**LU GOAL 9:** To manage growth through reference to the Future Land Use Map, so that growth will be appropriately accommodated in suitable locations and will accommodate projected population and demographics.

**LU Objective 9.1:** In all actions of the City related to decisions affecting infill, redevelopment, new development, and the achievement of its City Form, as these relate to the goals, objectives, and policies of this Plan, including as expressed through its Future Land Use Map, the provisions, requirements, limitations, and restrictions in its Plan Categories shall be observed.

**LU Policy 9.1.1:** Issuance of development orders and permits and the making of City locational decisions shall be in compliance with the applicable provisions, descriptions, and requirements of the following Plan Categories, and used, delineated, or referenced on the Future Land Use Map.

**Non-Residential Development**

**LU Objective 3.1:** Require all non-residential development to meet locational criteria contained in the Comprehensive Plan.

**LU Policy 3.1.2:** Locate neighborhood commercial uses at the intersections of collector and arterial roads in areas accessible to residential neighborhoods. Neighborhood commercial uses shall not be located interior to residential neighborhoods nor located in a manner which will encourage the use of local streets for non-residential traffic, unless as part of a village, overlay, mixed-use, or other site-plan controlled development.

**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 2.2.3:** Protect single-family attached and detached housing in traditional low density residential neighborhood settings from encroachment from non-residential uses or the negative effects thereof through separation and buffering of non-residential uses from residential uses, except as may be provided for by site-plan controlled non-residential/residential mixed-use developments.

**LU Policy 2.2.5:** When non-residential development abuts residential neighborhoods because the non-residential development is external to the residential neighborhood and located on a collector or arterial street with side or rear exposure to the residential neighborhood, then the non-residential development must buffer itself or be buffered from the residential neighborhood through the use of physical buffering, setbacks, height restrictions, massing limitations, and other such design and development practices and provisions, which protect the integrity, quiet, and peaceful use of the residential neighborhood.

**LU Policy 3.1.3:** Buffer existing residential uses from the negative impacts of non-residential development (physical, visual, or auditory) by assuring that these negative impacts are accommodated by appropriate design. Recognize that residential development within the downtown CRA, especially DMU-35 designated areas, may be more urban in character, where differing uses are mixed or only separated by service alleys or similar conscious designs.

**Staff Analysis:**

The subject site is within a platted residential subdivision and is currently developed with single family residential uses, residential uses abut the subject site to the south, north and west. Light commercial uses exist to the east along the 56<sup>th</sup> Street Corridor. Policies within the Temple Terrace Comprehensive Plan state that stable residential neighborhoods should be protected from incompatible uses (**LU Policy 2.1.1**). Placing additional parking within an established residential neighborhood will not complement the existing development pattern, but also is inconsistent with the policy direction that non-residential uses are to be located along arterials and collectors (**LU Policy 2.2.5**).

Planning Commission staff has analyzed this rezoning (TT/RZP #24-03), considered existing and future development patterns, as well as the goals, objectives, and policies noted above, and found it **INCONSISTENT** with the *City of Temple Terrace Comprehensive Plan*.

**RECOMMENDATION:**

Planning Commission staff finds the proposed rezoning request **INCONSISTENT** with the vision and other provisions of the *City of Temple Terrace Comprehensive Plan*.

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Marisa Robinson, Community Development Deputy Director  
**Item Type:** Resolution  
**Subject:** Resolution Approving Conditional Use CU-25-05 Proposing Parking Lot Expansion and Placement of Accessory Structure (Continued from 10/21/25) **(Application has been withdrawn - Item is not moving forward)**  
**Presenter:** Alyssa Livingstone, Senior Planner

### Recommendation:

Consideration of Conditional Use Application CU-25-05 is dependent upon the adoption of CPA-24-01 and RZP-24-03.

### Discussion:

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Resolution

### Cost:

### Attachments:

1. CU-25-01 Resolution Final
2. CU-25-01 Staff Report

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A CONDITIONAL USE APPLICATION (CU-25-01) FOR AN ACCESSORY PARKING LOT AND ACCESSORY STRUCTURE ADDRESSED AS 8448 N. 56<sup>TH</sup> STREET, 5416 RAINBOW DRIVE, AND 5418 RAINBOW DRIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.**

**Whereas**, the City of Temple Terrace Community Development Department (“Department”) received an application for conditional use (CU-25-01) for the property located at 8448 N. 56<sup>th</sup> Street, 5416 Rainbow Drive, and 5418 Rainbow Drive (“Subject Property”) filed by R. Clay Matthews of Matthew Smolker, P.A. (“applicant”) on behalf of JGC 1, LLC, James Gaspar Ciaccio, and Joseph H. Ciaccio (“Owners”) of Gaspar’s Patio Bar & Grille; and

**Whereas**, the owners have received prior Conditional Use approvals (CU-06-01 and CU-09-01) and Site Plan approvals (SPR-06-06, SPR-09-06, and SPR-14-02) pursuant to Sections 12-234(C)(10) and (12); and

**Whereas**, the portion of the Subject Property is located within the Community Redevelopment Area and has a Future Land Use designation of Downtown Mixed-Use (DMU-35) and Residential 4 and is zoned Commercial General (CG) and R-10 Single Family Residential (R-10), and the western portion of the Subject Property is located within the Grandview Acres neighborhood, has a Future Land Use designation of Commercial (C), and is zoned Commercial General (CG); and

**Whereas**, application CU-25-01 is requesting to amend the previously approved Conditional Use by expanding the parking lot to 5416 Rainbow Drive and 5418 Rainbow Drive, and an accessory structure addition to the South of the building fronting Ridgeway Drive; and

**Whereas**, Land Development Code Sec. 12-923 states that Residential-10 zones may be used for off-street parking to serve multi-family residential and nonresidential use. The property to be utilized for off-street parking shall be immediately contiguous to the nonresidential use it is intended to serve; and

**Whereas**, If 5416 Rainbow Drive and 5418 Rainbow Drive are rezoned from Residential-10 to Commercial General they will be contiguous to Residential-10; and

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

1. The above recitals are restated and incorporated herein in their entirety.
2. That pursuant to Section 12-234(c)(12), Land Development Code, the application for conditional use CU-25-01 to allow for the demolition of two existing single family homes located at 5416 Rainbow Drive and 5418 Rainbow Drive to make way for the expansion of the restaurant parking lot, subject to requirements in Section 12-923, LDC, and allowing for an accessory

structure to the south of the existing building is hereby approved for the Subject Property, as more particularly described in Exhibit "A".

3. The approval of CU-25-01 is subject to the sit plan attached hereto as Exhibit "B".
4. That approval of CU-25-01 is subject to conditions of approval attached hereto as Exhibit "C".
5. That this Resolution is effective upon approval by the City Council of the City of Temple Terrace. If the conditional use is not established within six (6) months from the date of approval by City Council of the City of Temple Terrace, the approval shall be null and void.
6. Applicant is requesting one waiver from Sec. 12-293 – Accessory structures and equipment shall be located in the rear or side yard

**Passed and adopted by the City Council of the City of Temple Terrace, Florida, this \_\_\_\_ day of November 2025.**

(Corporate Seal)



X

---

Andrew Ross, Mayor  
Chair of the City Council

**Attest:**

X

---

Lynda Sader  
City Clerk

Exhibit "A"

**Legal Descriptions**

**8448 N. 56<sup>th</sup> Street (Gaspar's)**

Parcel I:

Lots 1 and 2, Block 2, Grandview Acres Unit No. 1, according to the map or plat thereof as recorded in Plat Book 32, Page 19, Public Records of Hillsborough County, Florida, less that part of said Lot 1 deed to State of Florida in O.R. Book 811, Page 439, Hillsborough County, Florida.

Parcel II:

Lot 3, Block 2, Grandview Acres Unit No. 1, according to the map or plat thereof as recorded in Plat Book 32, Page 19, Public Records of Hillsborough County, Florida.

**5416 Rainbow Drive**

GRANDVIEW ACRES UNIT NO 1 THAT PT OF LOT 8 DESC AS BEG AT SWLY COR OF LOT 8 AND RUN NELY ALONG LINE BET LOTS 8 AND 9 59.1 FT THENCE SWLY IN A STRAIGHT LINE 49.2 FT TO PT ON WLY BDRY OF LOT 8, 8 FT NWLY FROM SWLY COR & SELY 8 FT TO BEG AND LOT 9 LESS THAT PT DESC AS BEG AT NELY COR OF LOT 9 RUN SWLY ALONG LINE BET LOTS 8 AND 9, 33.3 FT THENCE NELY IN A STRAIGHT LINE TO PT ON NLY BDRY OF LOT 9, 8 FEET FROM NELY COR & NWLY TO BEG BLOCK 2 BOOK 32 PAGE 19

**5418 Rainbow Drive**

Lot 10 in Block 2 of GRANDVIEW ACRES #1, according to map or plat thereof recorded in Plat Book 32, on page 19, of the public records of Hillsborough County, Florida.



**Conditional Use (CU) Review Application No. CU-25-05 (aka Gaspar's)**

Date: October 21, 2025  
 To: Mayor Andrew Ross and City Council  
 Through: Carlos Baía, City Manager  
 Prepared by: Joe Moreda, AICP City Planner

**Request:** Conditional Use approval for additional property to facilitate an expanded parking area (67 spaces required an expansion of 103 spaces proposed) and relocate several existing parking spaces to the west to facilitate a 987 square feet accessory structure and dumpster relocation for Gaspar's. Conditional Use is being reviewed contingent upon approval of CPA-24-01 and RZP 24-03.

**Property Location:** The project is located at the northwest corner of 56<sup>th</sup> Street and Ridgeway Road and has frontage along 56<sup>th</sup> Street, Ridgeway Road and Rainbow Drive. The subject site is more specifically described by a combination of folios: 201374.0000 (5416 Rainbow Drive) and 20183.0000 (5418 Rainbow Drive) and 201368.000 (8448 N. 56<sup>th</sup> Street).

**Acreage:** Approximately 1.59 ± acres

**Future Land Use:** Downtown Mixed Use-35 (DMU-35) & Residential 4

**Existing Zoning:** R-10 / C-O Commercial General / Downtown Community Redevelopment Plan Overlay District

**Adjacent Zoning:**

- North – R-10 Single Family Residential & C-G Commercial General\*
- South – R-10 Single Family Residential & C-G Commercial General\*
- East – C-G Commercial General\*
- West – R-10 Single Family Residential

*\*Downtown Community Redevelopment Plan Overlay District (aka Downtown CRA)*

**Adjacent Land Use:**

- North – Residential and parking lot
- South – Residential & retail
- East – Commercial
- West – Residential

**Adjacent Future Land Use Classification:**

- North – Residential 4 & Downtown Mixed Use-35
- South – Residential 4 & Downtown Mixed Use-35
- East – Downtown Mixed Use-35
- West – Residential 4

**Project Description:**

The applicant proposes a Conditional Use Plan for development of a parking lot expansion related to an existing lounge and the addition of an accessory building on Ridgeway Drive. There are two (2) existing single-family homes on Rainbow Drive that will be demolished to facilitate the parking lot.

The conditional use plan includes multiple parcels with multiple zoning districts. The proposed conditional use was submitted for review with two (2) companion applications which are proposed to amend a portion

of the subject property to revise the Comprehensive Plan Map per CPA 24-01 to C (Commercial) and reclassify zoning (rezone) a portion of the subject property per RZP 24-03 to CG (Commercial General). Conditional Use is being reviewed contingent to approval of the companion applications.

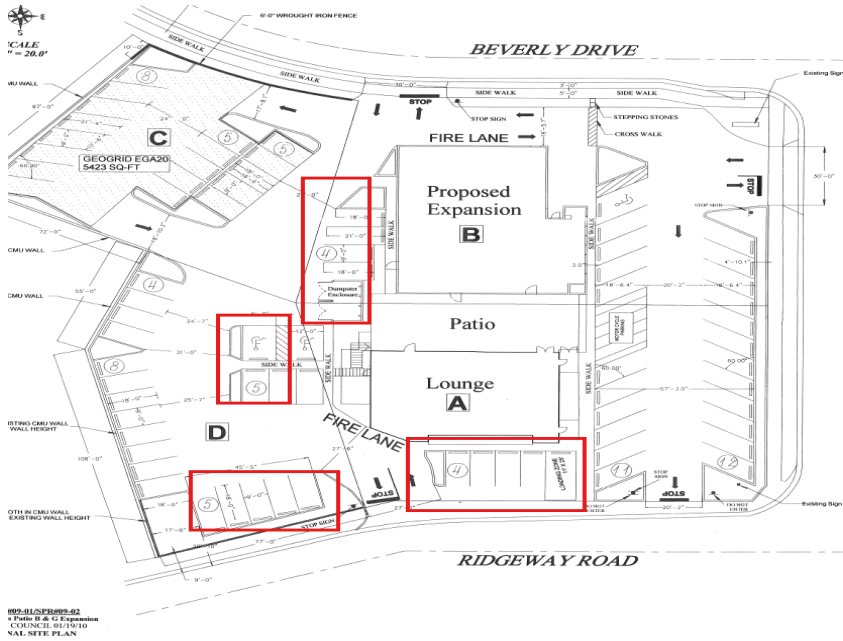
The area of the Conditional Use conceptual plan proposed for the Future Land Use Plan redesignation to Commercial (C) and Commercial General (CG) rezoning is depicted below.



The area which includes the existing lounge and parking lot Parcels 201368.000 (8448 N. 56<sup>th</sup> Street) will remain R-10 (western portion) and CG (eastern portion). This portion of the geography for the Conditional Use was approved by a previous Conditional Use and is **depicted below**:



The existing Conditional Use conceptual plan depicted below also highlights the general area of change. The areas in red are designed to redeploy parking to the western portion of the site to accommodate the accessory structure on Ridgeway Drive, dumpster relocation and accommodate site design geometry for the new plan



### NOTES

**LEGAL DESCRIPTION**  
 A.B.D. LOT 13, BLOCK 2, LESS THE RIGHT-OF-WAY FOR 50'-0" AS PER PLAT MAP PAGE 4 PROJECT #10640 (2016/06/20) AND ALL OF LOTS 11 & 12, BLOCK 2, GRANDVIEW ACRES, UNIT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGE 19 OF THE PUBLIC RECORDS OF HILLS, CNTY., FL.

B. LOT 1&2, BLOCK 2, LESS THE RIGHT-OF-WAY FOR 50'-0" AND ALL OF LOT 2, BLOCK 2, GRANDVIEW ACRES, UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 19, OF THE PUBLIC RECORDS OF HILLS, CNTY., FL.

C. LOT 3, BLOCK 2, GRANDVIEW ACRES, UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 19, OF THE PUBLIC RECORDS OF HILLS, CNTY., FL.

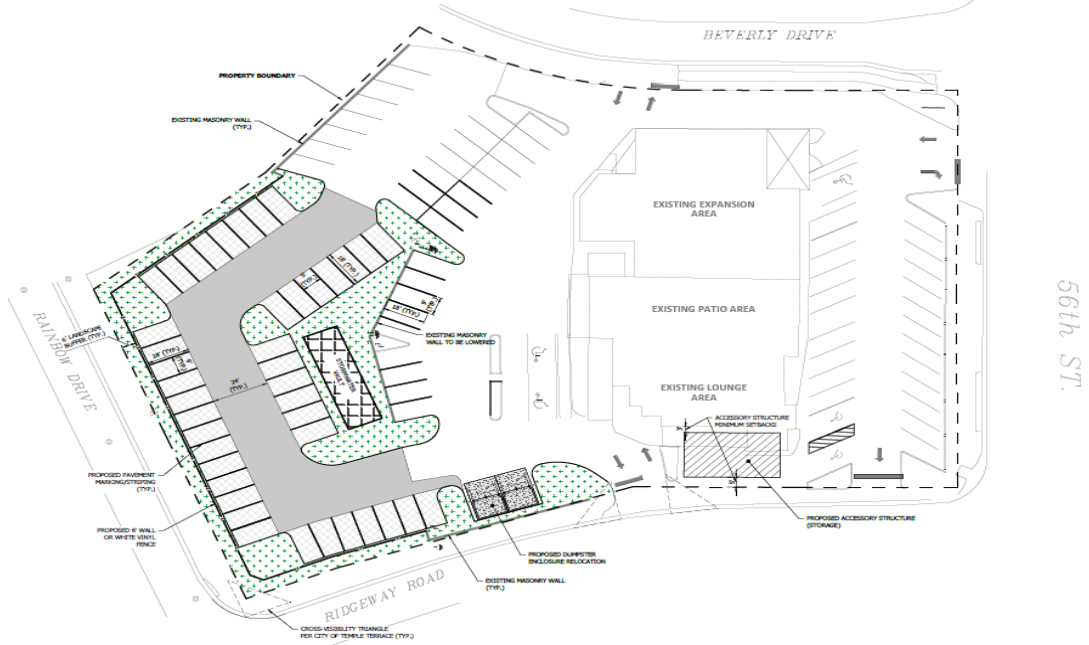
**SITE DATA**

EXISTING ZONING A.B.	CG
EXISTING LAND USE	DMU 15
LOT A AREA	15818 S.F.
PAVEMENT PROVIDED	8745 S.F.
LANDSCAPING	1836 S.F.
LOT B AREA	16038 S.F.
PAVEMENT PROVIDED	9444 S.F.
LANDSCAPING	13187 S.F.
LOT C AREA	10000 S.F.
PAVEMENT PROVIDED	3500 S.F.
LANDSCAPING	5046 S.F.
LOT D AREA	19256 S.F.
PAVEMENT PROVIDED	7589 S.F.
LANDSCAPING	22887 S.F.
EXISTING BUILDING HEIGHT	13 FT
GROSS SITE AREA	52129 S.F.
PROJECT AREA	52129 S.F.
EXISTING FLOOR AREA	7725 S.F.
PATIO AREA	1140 S.F.
TOTAL FLOOR AREA	8865 S.F.
P.A.S. PROVIDED	9862/1214 S.F.
PAVEMENT PROVIDED	31428 S.F.
TOTAL IMPERVIOUS	43818 S.F.
LANDSCAPE	6051 S.F.
REQUIRED SETBACKS	
FRONT	0
REAR	0
SIDE	0
PARKING REQUIRED	87 SPACES
PARKING PROVIDED	71 SPACES

**PARKING REQUIREMENTS**  
 PARKING LOT DESIGN STANDARDS AND DEVELOPMENT ARE TO CONFORM TO TEMPLE TERRACE CODE CRITERIA.  
 THE MIN. OFF-STREET PARKING REQUIREMENTS ARE AS FOLLOWS:  
 LOUNGE 71 SEATS = 18 SPACES  
 PATIO/TERRACE 67 SEATS = 17 SPACES  
 10 EMPLOYEES = 5 SPACES  
 REPAIR/SPACE = 1818 SEATS = 2 SPACES  
 EXPANSION 100 SEATS = 25 SPACES  
 TOTAL MIN. PARKING = 67 SPACES  
 OFF-STREET PARKING PROVIDED 71 SPACES  
 HANDICAP PARKING DESIGN TO CONFORM WITH ADA SPECIFICATIONS  
 TOTAL NUMBER OF PARKING SPACES PROVIDED 51 TO 75  
 HANDICAP SPACES REQUIRED 3

REVISION	DATE

The proposed Conditional Use plan is depicted below demonstrates how the site design will be assembled inclusive of multiple parcels, Future Land Use map designations and zoning.



---

### **Development Review Committee (DRC) Findings**

The proposed site design provides a six (6) foot high vinyl fence with a five (5) foot wide landscaped area outside the fence area on the perimeter of the proposed expanded parking area.

The plan provides sufficient detail for a Conceptual Plan a parking lot and accessory structure placement; however, site engineering comments are informational in nature for a conceptual plan, and they do not constitute tacit approval of a formal site plan which will be required to be reviewed to be reviewed in accordance with Division 3. The site plan will be required to meet all Land Development Code and engineering requirements prior to site plan approval and the application of the full scope of requirements may reduce the parking area as provided on the conceptual plan. The applicant also requested a waiver and that is discussed below.

**Waivers:** The applicant has provided a waiver request to seek relief from Downtown Community Redevelopment Plan Overlay District Sec. 12-293- Accessory structure and site features. The 987 square feet accessory structure is proposed to be located on Ridgeway Road frontage in front of the main structure. The response to the waiver criteria is attached. The waiver from Sec. 12-293 is reasonable in that the existing development is developed pursuant to the Commercial General District requirements, and the proposed accessory structure does not exceed the criteria defined in Sec. 12-283, *Substantial expansion of existing development*. If the waiver is approved the accessory structure would be required to develop pursuant the Commercial General requirements for placement (which will make it consistent with the existing development).

**DRC Recommendation:** The Conditional Use plan is conceptually compliant with Land Development Code requirements for a parking lot.

The waiver for accessory structure placement related to relief from CRA Overlay requirements is reasonable given the development will not be a Substantial Improvement. The Conditional Use approval is contingent upon approval RZP 24-03.

If approved the site plan shall be reviewed in compliance with the Conceptual Plan and Land Development Code requirements, except for the waver for relief from the Downtown Community Redevelopment Plan Overlay for the accessory structure. The accessory structure shall be reviewed pursuant to the existing C-G zoning for the Folio 201368.0000.

The concept plan will be implemented pursuant to review and approval in accordance with Land Development Code Division 3 – Site Plans.

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Marisa Robinson, Community Development Deputy Director  
**Item Type:** Ordinance  
**Subject:** First Public Hearing and First Reading of an Ordinance Amending the Capital Improvements Section Objectives and Policy of the City's Comprehensive Plan  
**Presenter:** Alyssa Livingstone, Senior Planner, Erica Larson

### Recommendation:

Staff recommends that City Council approve the ordinance on first reading and schedule the second public hearing and second reading for February 3, 2026.

### Discussion:

This item will be introduced by Alyssa Livingstone, City Planner. Erica Larson with the Planning Commission will follow with a brief presentation.

The Hillsborough County City-County Planning Commission initiated a text amendment to the City of Temple Terrace Comprehensive Plan Capital Improvement Section Objectives and Policies to amend the practices and policies of the CIS.

### Resolution/Ordinance Information:

**AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING 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 - CPA 25-01
2. CPA-TT 25-01 PC Staff Report

## ORDINANCE

**AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE “IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN” CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**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 originally adopted by Temple Terrace City Council on January 19, 2016; and

**Whereas**, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the City of Temple Terrace Comprehensive Plan on February 6, 2020; and

**Whereas**, the Hillsborough County City-County Planning Commission initiated a text amendment to the City of Temple Terrace Comprehensive Plan; and

**Whereas**, the Hillsborough County City-County Planning Commission reviewed the proposed text amendment, considered the adopted Goals, Objectives, and Policies of the City of Temple Terrace Comprehensive Plan; and

**Whereas**, the intent of this amendment is to streamline the policies by removing unnecessary provisions while maintaining compliance with State law; and

**Whereas**, Planning Commission staff determined that TT/CPA-25-01 is consistent with the Goals, Objectives, and Policies of the City of Temple Terrace Comprehensive Plan; and

**Whereas**, Hillsborough County City-County Planning Commission Board found the amendments consistent with City of Temple Terrace Comprehensive Plan and approved the resolution on December 8, 2025; 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 public hearings on January 20, 2026, and February 3, 2026, during which the public was able to submit comments on the proposed text amendment set forth in CPA-25-01 (TTCPA-25-01).

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

**Section 1.** The Capital Improvements Section Objectives and Policies of the Imagine 2040 Temple Terrace Comprehensive Plan is hereby modified and updated as follows:

**City of Temple Terrace Comprehensive Plan  
Text Amendment for CAP Policies 1.1.1 and 1.1.3**

**CAP Policy 1.1.1:** Annually review and update the City's 5-year Capital Improvements Program, ~~the City's 15-year Multimodal Transportation Program,~~ and the City's Capital Improvements Section, including ~~the annual LOS report, concurrency management report,~~ School District Work Plan, and the City's revenue and debt projections.

**CAP Policy 1.1.3:** Incorporate into the annual Capital Improvements Section all capital improvement projects from the City's 5-year Capital Improvements Program, ~~from years one through five of the City's 15-year Multimodal Transportation Program,~~ and from the School District's 5-year Work Plan that satisfy LOS standards expressed in public facilities sections or as adopted by this Comprehensive Plan.

**CAP Policy 1.1.10:** The City may continue to maintain a 15-year Multimodal Transportation Program to support long-range planning and coordination with regional partners.

**Section 2.** 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 3 .** 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 4.** This Ordinance shall become 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 development amendment is in compliance with the law. No development order, 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 5.** The provisions of this Ordinance may be renumbered or re-lettered to accomplish such intention. The City Clerk is given authority to correct scriveners' errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar errors when codifying this Ordinance.

**Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 3<sup>rd</sup> 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



## City of Temple Terrace: TT/CPA 25-01 Capital Improvements Section Policies 1.1.1 and 1.1.3

Meeting Date	December 8, 2025
Meeting Type	Public Hearing
Staff Planner	Erica Larson, <a href="mailto:larsone@plancom.org">larsone@plancom.org</a> , 813-212-0526
Application Type	Publicly Initiated Text Amendment
Action Necessary	Yes
Attachments	Resolution, Agency Comments, and Application

### Staff Report and Recommendation

Planning Commission staff finds the proposed request **consistent** with the **Temple Terrace Comprehensive Plan**.

#### 1. Text Amendment Summary

This is a publicly initiated text amendment proposing to amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the *Temple Terrace Comprehensive Plan* to remove references to the 15-year Multimodal Transportation Program, annual LOS report, and concurrency management report. These requirements are no longer mandated by statute. Local governments are not required to maintain a 15-year Multimodal Transportation District schedule, and this is no longer needed to ensure consistency with the Capital Improvements Section (CIS). However, the proposed language makes clear that the City may continue to maintain a 15-year Multimodal Transportation Program.

As currently written, the policies require the City to annually review, update, and incorporate projects from the 15-year Multimodal Transportation Program into the CIS. The proposed amendment would eliminate this requirement while retaining all statutory components of the CIS, including the Five-Year Capital Improvements Program (CIP), the School District Five-Year Work Plan, and related financial information.

The intent of this amendment is to streamline the policies by removing unnecessary provisions while maintaining compliance with state law and allowing the City to continue to maintain a 15-year long-range Multimodal Transportation Program.

#### 2. Proposed Language

**City of Temple Terrace Comprehensive Plan**  
**Text Amendment for CAP Policies 1.1.1 and 1.1.3**

**CAP Policy 1.1.1:** Annually review and update the City’s 5-year Capital Improvements Program, ~~the City’s 15-year Multimodal Transportation Program,~~ and the City’s Capital Improvements Section,

including the annual LOS report, concurrency management report, School District Work Plan, and the City's revenue and debt projections.

**CAP Policy 1.1.3:** Incorporate into the annual Capital Improvements Section all capital improvement projects from the City's 5-year Capital Improvements Program, ~~from years one through five of the City's 15-year Multimodal Transportation Program~~, and from the School District's 5-year Work Plan that satisfy LOS standards expressed in public facilities sections or as adopted by this Comprehensive Plan.

**CAP Policy 1.1.10:** The City may continue to maintain a 15-year Multimodal Transportation Program to support long-range planning and coordination with regional partners.

### 3. Applicable Comprehensive Plan Policies and Criteria

As these two CIS Policies are being updated, the Goals, Objectives, and Policies within the Section are applicable and relevant. Of particular relevance to consistency are the following current Policies:

#### Capital Improvements Section

**CAP Objective 1.1:** To establish and employ an annual process of updating the Capital Improvements Section in order to guide construction of public facilities that eliminate existing deficiencies, repair or replace obsolete or worn-out facilities and accommodate future growth while maintaining adopted Levels of Service standards.

**CAP Policy 1.1.6:** Develop a 5-year Capital Improvements Program (CIP) as part of the City's annual budget adoption process.

**CAP Objective 1.5:** To verify priorities of the comprehensive plan by clearly demonstrating the ability to provide, or require provision, of all projects identified in the Schedule of Capital Improvement Projects.

**CAP Policy 1.5.13:** The Hillsborough County Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP), Hillsborough Area Regional Transit's (HART's) Transit Development Plan (TDP) and Hillsborough County Public Schools Facilities Work Program are incorporated by reference into the Capital Improvements Section of the Comprehensive Plan.

### 4. Staff Analysis

Planning Commission staff initiated this amendment as part of ongoing efforts to maintain consistency between the *Temple Terrace Comprehensive Plan* and current state growth management requirements. The amendment proposes revisions to CAP Policies 1.1.1 and 1.1.3 to remove references to the 15-year Multimodal Transportation Program, the annual LOS report, and the Concurrency Management Report.

These provisions were originally included to satisfy prior statutory requirements under Florida's growth management framework. However, state law no longer requires local governments to maintain a 15-year Multimodal Transportation District schedule, annual LOS report, or a

concurrency management reporting process. The proposed update aligns the City's Capital Improvements Section with current state law and modernizes the structure of the Capital Improvements Section.

As currently written, the Comprehensive Plan directs the City to annually review, update, and incorporate projects from the 15-year Multimodal Transportation Program into the CIS. The amendment removes that outdated requirement while retaining all necessary statutory components, including:

- The Five-Year Capital Improvements Program (CIP);
- The School District Five-Year Work Plan; and
- Associated financial and implementation information that ensures fiscal feasibility and Level of Service consistency.

The proposed changes are procedural in nature and do not alter the City's ability to conduct long-range transportation planning or maintain a longer-term multimodal program if desired. The City may continue to identify and coordinate long-range multimodal projects with regional partners, the TPO, and state agencies to support comprehensive transportation planning and funding opportunities (*CAP Objective 1.5 and CAP Policy 1.5.13*).

By removing outdated references and simplifying policy language, this amendment improves internal consistency within the CIS and better reflects the City's current practices. The changes maintain the required linkage between the Comprehensive Plan and the City's budgeting and capital improvement processes (*CAP Objective 1.1 and CAP Policy 1.1.6*), while eliminating unnecessary administrative requirements.

This amendment supports the agency's ongoing goal of maintaining accurate, statutory, and streamlined plan language across all jurisdictions. It ensures the *Temple Terrace Comprehensive Plan* remains consistent with state law, current practice, and regional coordination processes, while preserving the City's flexibility to pursue long-range multimodal planning at its discretion.

## **5. Recommendation**

Find TT/CPA 25-01, a text amendment relating to Capital Improvements Section Policies 1.1.1 and 1.1.3, **consistent** with the ***Temple Terrace Comprehensive Plan*** and forward this recommendation to Temple Terrace City Council.

**Attachment A: Resolution**



## **Resolution: TT/CPA 25-01 Capital Improvements Section Policies 1.1.1 and 1.1.3**

**December 8, 2025**

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 originally adopted by Temple Terrace City Council on January 19, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the City of Temple Terrace Comprehensive Plan on February 6, 2020; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission initiated a text amendment to the *City of Temple Terrace Comprehensive Plan*; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed text amendment, considered the adopted Goals, Objectives, and Policies of the *City of Temple Terrace Comprehensive Plan* as follows:

### **Capital Improvements Section**

**CAP Objective 1.1:** *To establish and employ an annual process of updating the Capital Improvements Section in order to guide construction of public facilities that eliminate existing deficiencies, repair or replace obsolete or worn-out facilities and accommodate future growth while maintaining adopted Levels of Service standards.*

**CAP Policy 1.1.6:** *Develop a 5-year Capital Improvements Program (CIP) as part of the City's annual budget adoption process.*

**CAP Objective 1.5:** *To verify priorities of the comprehensive plan by clearly demonstrating the ability to provide, or require provision, of all projects identified in the Schedule of Capital Improvement Projects.*

**CAP Policy 1.5.13:** *The Hillsborough County Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP), Hillsborough Area Regional Transit's (HART's) Transit Development Plan (TDP) and Hillsborough County Public Schools Facilities Work Program are incorporated by reference into the Capital Improvements Section of the Comprehensive Plan.*

WHEREAS, Planning Commission staff determined that TT/CPA 25-01 is consistent with the Goals, Objectives, and Policies of the *City of Temple Terrace Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Temple Terrace Comprehensive Plan Amendment 25-01

**CONSISTENT** with the *City of Temple Terrace Comprehensive Plan* and forwards it to the Temple Terrace City Council for approval.

**The above resolution for TT/CPA 25-01 was adopted by the Planning Commission on December 8, 2025.**

By motion of Choose an item.  
Seconded by Choose an item.

<b>Commissioner Bowden</b>	Choose an item.
<b>Commissioner Cardenas</b>	Choose an item.
<b>Commissioner Cona</b>	Choose an item.
<b>Commissioner Jemison</b>	Choose an item.
<b>Commissioner Joseph, Ph.D., Chair</b>	Choose an item.
<b>Commissioner Kugler</b>	Choose an item.
<b>Commissioner Linkous, Ph.D., AICP</b>	Choose an item.
<b>Commissioner Louk, Vice Chair</b>	Choose an item.
<b>Commissioner Sieben, Member-at-Large</b>	Choose an item.

---

Commissioner Joseph, Ph.D., ***Chair***

---

Melissa Zornitta, FAICP  
Executive Director

## **Attachment B: Agency Comments**

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

---

## Introduction

This is a publicly initiated text amendment proposing to amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program. On September 30, 2025, the Hillsborough County City-County Planning Commission transmitted the City of Temple Terrace Comprehensive Plan Text Amendment, TT/CPA 25-01 to Hillsborough County, for Hillsborough County staff to review and comment. This review of the text amendment is categorized into the following sections:

1. Infrastructure and Public Facilities
2. Zoning and Regulatory Compliance
3. Conservation & Environmental Lands
4. Affordable Housing
5. Economic Development
6. Hazard Mitigation
7. Office of Emergency Management
8. Agribusiness Development

The following are comments based on the information transmitted by the Planning Commission.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

---

## **Section 1 – Infrastructure and Public Facilities Review**

### **Fire Rescue Department**

No objections, comments, or concerns.

### **Parks & Recreation Department**

No objections, comments, or concerns.

### **Public Utilities Administration**

#### **Potable Water**

No comments for this CPA.

#### **Wastewater**

No Comments for this CPA.

### **Community and Infrastructure Planning Department**

Community and Infrastructure Planning (C&IP) is in support of this text plan amendment. Staff agree with the amendment's intent to streamline the policies by removing unnecessary provisions while maintaining compliance with state law. Staff have no further comments.

## **Section 2.0 – Zoning and Regulatory Compliance Review**

Zoning staff has no comments.

## **Section 3.0 – Conservation & Environmental Lands Review**

No objections, comments, or concerns.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

---

### **Section 4.0 – Affordable Housing Review**

This CPA amendment proposes initiating a text amendment to the capital improvements section of Temple Terrace’s comprehensive plan that would remove references to the 15-year multimodal transportation program. Policies 1.1.1 and 1.1.3 in Temple Terrace’s comprehensive plan require the City to annually review, update and incorporate projects from the 15-year multimodal transportation program into the capital improvements section (CIS). These requirements are no longer mandated by statute, as the Community Planning Act of 2011 eliminated the state requirement for local governments to maintain a 15-year multimodal transportation district schedule, and are no longer needed to ensure consistency with the CIS. This amendment would eliminate this requirement while retaining all statutory components of the CIS, including the five – year capital improvements program (CIP), the school district five – year work plan, the annual LOS report, concurrency management report, and related financial information. The intent of this amendment is to streamline the policies by removing unnecessary provision while maintaining compliance with state law.

Hillsborough County Affordable Housing Services (AHS) is in favor of policies that support affordable housing development and encourages policies that streamline and strengthen services that support Temple Terrace residents that live within the 120% or below area median income (AMI) for that area. Policies that initiated improvements to the transportation system are a critical component of any housing strategy, as it provides accessibility to the workforce and the lifestyle necessities that are needed to support the community. AHS approves of this amendment.

### **Section 5.0 – Economic Development Review**

No objections, comments, or concerns.

### **Section 6.0 – Hazard Mitigation Review**

No objections, comments, or concerns.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

---

## **Section 7.0 – Office of Emergency Management**

The Hillsborough County Office of Emergency Management has reviewed the proposed Community Plan Amendment and offers the following comments:

<p><b>Information:</b> <i>Temple Terrace Comprehensive Plan</i> to remove references to the 15-year Multimodal Transportation Program</p>	<p><b>Risk Considerations:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> FEMA High Risk Flood Zone</li> <li><input type="checkbox"/> Wellhead Protection Zone</li> <li><input type="checkbox"/> Wetlands</li> <li><input type="checkbox"/> Evacuation Zone</li> <li><input type="checkbox"/> Other</li> </ul>
---	---

### **Summary:**

Based on our review, the proposed amendment **does align** with the goals and objectives outlined in the Hillsborough County Local Mitigation Strategy (LMS), specifically:

- **Section 2: Improved Built Environment** (LMS, p. 42)

For reference, the Hillsborough County Local Mitigation Strategy is available at: [Local Mitigation Strategy Documents | Hillsborough County, FL](#).

## **Section 8.0- Agribusiness Development**

This agency has no comments.



**School Impact Review – No Comment or Objection**

**Date Issued:** 10/20/2025

**Jurisdiction:** City of Tampa

**Case Number:** TT CPA 25-01

Capital Improvements Section  
Policies 1.1.1 and 1.1.3

**The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

**The District has no comment.**

**NOTE:**

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684

# Attachment C: Application

## Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission ("Planning Commission") Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:  
2025-09-09

### Property Owner Information

Planning Commission  
601 E Kennedy Blvd. Tampa FL

larsone@plancom.org  
813-212-0526

### Agent/Representative Information

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

City of Temple Terrace

Type of request:

Text Amendment

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)

Goal/Objective/Policy No. \_\_\_\_\_

Description of Property (for map amendments only):

CAP 1.1.1 & CAP 1.1.3

Text

All included Folio's:

CAP 1.1.1 & CAP 1.1.3

NA

Adopted FLUE:

["N/A - Text Amendment"]

Requested FLU:

["N/A - Text Amendment"]

Total acres:

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

No

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

---

Memorandum of Understanding  
Between  
Hillsborough County City-County Planning Commission  
and

Planning Commission

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.

2. Responsibilities of the Applicant.

a. The applicant and/or their authorized representative ("Applicant") shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.

b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.

c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an "Adequate Facilities Analysis", upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.

d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.

e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.

f. The Applicant understands the procedures for a "Continuation of Plan Amendment Requests" and "Withdrawal, Denial, and Resubmittal of a Plan Amendment Application" set forth in the Plan Amendment Procedures Manual.

3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination. After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

Planning Commission

NA

=====

Additional Notes:

=====

*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

*Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.*

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** James Ingram, Finance Director  
**Item Type:** Resolution - Budget Amendment  
**Subject:** Resolution Approving Amendments to the Fiscal Year 2026 Budget  
**Presenter:** James Ingram, Finance Director

### Recommendation:

Staff recommends that Council adopt a resolution to amend the Fiscal Year 2026 Budget.

### Discussion:

At the conclusion of Fiscal Year 2025, there were several purchase orders and other appropriations for items and projects that were not completed by September 30, 2025. Because the expenditures were not made for Fiscal Year 2025, there is fund balance to continue these necessary commitments into Fiscal Year 2026.

Exhibit 1 details the Purchase Order numbers, vendor, GL account, item or project description, amount balance for budget amendment, and the appropriated fund balance accounts to adjust in order to provide funds to balance the budget.

The aggregate totals for each affected fund are as follows:

- General Fund (unassigned fund balance): \$7,194,919
- General Fund (Restricted Funds): \$781,023
- General Fund (other): \$221,812
- Street Improvement Fund (ARPA): \$698,628
- Street Improvement Fund (ARPA overruns/Fund reserves): \$54,439
- Street Improvement Fund (CDBG): \$66,450
- Street Improvement Fund (other): \$885,118
- Building Fund: \$34,995
- Community Investment Fund: \$1,495,668
- Tax Increment Fund: \$544,322
- Water & Sewer Utility Fund (ARPA): \$6,295,947
- Water & Sewer Utility Fund(ARPA overruns/Fund reserves): : \$1,423,889
- Water & Sewer Renewal and Replacement Fund (CDBG): \$23,577

- Water & Sewer Renewal and Replacement Fund (other): \$3,187,766
- Water & Sewer Renewal & Replacement Fund: \$1,582,013
- Water Improvement Fund: \$928,679
- Sewer Improvement Fund: \$36,001
- Sanitation Fund: \$320,409
- Fleet Fund: \$5,328

**Resolution/Ordinance Information:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET FOR APPROPRIATING AND ALLOCATING FUNDS FOR PROJECTS FUNDED AND APPROPRIATED IN THE FISCAL YEAR 2025 BUDGET BUT NOT RECEIVED OR COMPLETED IN FISCAL YEAR 2025; DIRECTING THAT THE BUDGET AMENDMENTS BE PUBLISHED ON THE CITY'S WEBSITE WITHIN FIVE DAYS OF ADOPTION; PROVIDING AN EFFECTIVE DATE.**

**Appropriation Code:**

**Requirements:**

Resolution

**Cost:**

**Attachments:**

1. Resolution - FY 26 Budget Amendment #1
2. Exhibit 1 - 1.20.26 FY 2026 Budget Amendment 1

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET FOR APPROPRIATING AND ALLOCATING FUNDS FOR PROJECTS FUNDED AND APPROPRIATED IN THE FISCAL YEAR 2025 BUDGET BUT NOT RECEIVED OR COMPLETED IN FISCAL YEAR 2025; DIRECTING THAT THE BUDGET AMENDMENTS BE PUBLISHED ON THE CITY'S WEBSITE WITHIN FIVE DAYS OF ADOPTION; PROVIDING AN EFFECTIVE DATE.**

**Whereas**, there exist City purchases and projects that were approved and appropriated in Fiscal Year 2025, but not completed by September 30, 2025; and

**Whereas**, the appropriations not expended in Fiscal Year 2025 expired on September 30, 2025 for lack of completion or receipt of items in Fiscal Year 2025; and

**Whereas**, City staff has recommended amending the Fiscal Year 2026 budget to provide recognition for those purchases and projects that were approved and appropriated in Fiscal Year 2025, but not completed by September 30, 2025; and

**Whereas**, a list providing details of the necessary budget adjustments, including the specific accounts being amended, is attached hereto as Exhibit 1; and

**Whereas**, City Council finds it appropriate to make amendments to the Fiscal Year 2026 budget appropriating and allocating funds from the Fiscal Year 2025 budget and providing expenditures and revenues as set forth in Exhibit 1.

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

1. The budget amendments to the Fiscal Year 2026 budget appropriating and allocating funds from the Fiscal Year 2025 budget as set forth in Exhibit 1, are hereby approved.
2. In accordance with Section 189.016 Florida Statutes, this budget amendment shall be published on the City's website within five days of adoption.
3. This resolution shall become effective immediately upon adoption.

**Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 20th day of January, 2026.**

(Corporate Seal)



X

---

Andrew Ross, Mayor  
Chair of the City Council

**Attest:**

X

---

Lynda Sader  
City Clerk

**EXHIBIT 1**

**FISCAL YEAR 2026 BUDGET AMENDMENT 1 (1/20/26)**

**CITY OF TEMPLE TERRACE**

**Source: General Fund Unassigned Fund Balance**

**Revenue Account: 001-0000-389.10-13 (General Fund Appropriations)**

**Total Amount: \$7,194,919**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177354	Havard Jolly	Public Safety Complex Conceptual Design	001-1411-521.62-41	\$191,213
	Note: Remaining balance from \$199,235 purchase order (PO). \$200,000 budgeted in FY 2025.			
176919	Applied Sciences	Emergency Operations Center Design	001-1521-522.62-41	\$51,335
	Note: Remaining balance from \$447,976.60 PO. \$1,500,000 budgeted in FY 2025.			
N/A	Bandes (bid award)	Emergency Operations Center Construction	001-1521-522.62-41	\$1,041,982
	Note: Remaining balance to apply for City share of construction costs. See "Source: Grants: below for Grant award share.			
177429	Federal Contracts	Fuel Trailers	001-1791-572.64-12	\$74,684
	Note: Equipment ordered but not received yet; approved in FY 25 by Council for storm readiness.			
177358	WeBuildFun	Pool slide repair	001-1896-572.52-71	\$4,805
	Note: Work was completed in Quarter 1 of FY 2026. \$4,800 budgeted in FY 2025.			

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Enterprise Resource Planning System	001-1121-513.64-23	\$1,980,720
		Note: Remaining balance for ERP project. \$2,000,000 budgeted in FY 2025.		
N/A	N/A	Telephone System Replacement/Upgrade	001-1121-513.64-23	\$75,000
		Note: \$75,000 budgeted in FY 2025; additional \$17,000 budgeted in FY 2026 to complete project for \$92,000.		
N/A	N/A	Network Vulnerability Testing	001-1121-513.34-99	\$25,280
		Note: \$20,000 budgeted for PCI Compliance in FY 25 but not needed; \$5,280 under budget for last year's Network Vulnerability Testing – cost increasing this year.		
<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Family Rec Center Service Rd Paving and Curbing Project	001-1881-572.63-27	\$750,000
		Note: \$750,000 budgeted in FY 2025; project pending.		
N/A	N/A	Riverside Park Construction	001-1896-572.63-27	\$3,000,000
		Note: \$3,000,000 budgeted in General Fund (unassigned fund balance) in FY 2025. Additional \$400,000 budgeted in the TIF Fund (see below); project construction pending.		

**Source: General Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 001-0000-389.10-13 (General Fund Appropriations)**

**Total Amount: \$221,812**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177353	Mechanical Services of Central Florida	Family Rec Center AC Repair	001-1719-519.34-99	\$27,210
		Note: Completed in Quarter 1 of Fiscal Year 2026.		

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177350	Barney's Pumps Note: Completed in Quarter 1 of Fiscal Year 2026.	Rebuild Submersible Pump	001-1721-541.46-53	\$14,666
177351	Barney's Pumps Note: Completed in Quarter 1 of Fiscal Year 2026.	Submersible Pump	001-1721-541.46-53	\$45,836
177375	Climb High Tree Care LLC. Note: Completed in Quarter 1 of Fiscal Year 2026.	Tree Removal at Ben Lomond Park	001-1791-572.34-62	\$8,500
<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Accounting Support Services	001-1212-513.32-50	\$2,500
N/A	N/A	Finance Computer Software Support	001-1212-513.34-28	\$5,000
N/A	N/A	Finance Computer Supplies	001-1212-513.52-43	\$1,500
N/A	N/A	Leadership Management Program	001-1111-513.31-35	\$15,000
N/A	N/A	Sidewalk Safety Management Survey	001-1114-513.34-99	\$21,000
N/A	N/A	Fire Operations Cell Phone	001-1521-522.19-16	\$1,200
N/A	N/A	Fire Operations Travel & Training	001-1521-522.40-11	\$2,250
	Note:	Honor Guard Trip Savings		
177403	Rescue Operation International Group Note: Approved in FY 2026 Budget but mistakenly left off in final numbers.	Protective Bunker Gear	001-1521-522.52-34	\$31,000
N/A	N/A	Fired Operations Supplies	001-1521-522.52-99	\$2,000
N/A	N/A	Risk Reduction Overtime	001-1541-522.14-11	\$2,000
N/A	N/A	Risk Reduction Incentive Pay	001-1541-522.15-17	\$650
N/A	N/A	Fire Admin Software Support	001-1511-522.34-28	\$40,000

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Historic Preservation Supplies	001-1331-515.52-10	\$1,500
Note: Budgeted in FY 2025 but not spent; was not included in FY 2026 Budget with the understanding that the unspent amount could be re-appropriated through a budget amendment.				

**Source: General Fund Restricted Funds**  
**Revenue Account: See notes for each below.**  
**Total Amount: \$781,023**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177373	Bio-Tech Consulting	Tree Study	001-1331-515.34-99	\$39,900
Note: Restricted Source – A-Tree Fund – 001-0000-389.10-13; remaining balance of \$53,500 PO. \$13,600 spent in FY 2025.				
177338	Stryker Medical	EMS Equipment	001-1521-522.64-35	\$67,384
Note: Restricted Source – Opioid Settlement Funds – 001-0000-389.10-13; items received in Quarter 1, FY 2026.				
177342	Astro Turf Construction	Buddy Baseball field construction	001-1896-572.63-27	\$450,000
Note: Restricted Source: County Grant - 001-0000-337.79-15; Construction scheduled for completion in Quarter FY 2026.				
N/A	N/A	Boat Ramp Improvement Project	001-1896-572.63-27	\$200,596
Note: Restricted Source: County Grant – 001-0000-389.10-13; \$250,000 grant received and \$49,404 was spent in FY 2025.				

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	Various	Centennial Celebration Events	001-1021-511.48-91	\$23,143
Note: Restricted Source: Centennial Fund 001-0000-389.10-13; Funds spent-to-date (12/31/25) in FY 2026 for the Arts Festival, Winter Wonderland, and Year-End Event.				

**Source: Street Improvement ARPA Funds**

**Revenue Account: 130-0000-332.00-00 (Federal Financial Assistance)**

**Total Amount: \$698,628**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176676	JMT	ARPA Stormwater Project Mgt	130-1721-541.63-17	\$48,058
Note: Remaining balance, eligible for ARPA funds, from \$246,934 PO. In-progress project management for all ARPA projects. See next section (reserves for ARPA over-runs) for balance portion that is not eligible for ARPA funds.				
176719	Metzger & Willard	E 127 <sup>th</sup> Ave Stormwater Design	130-1721-541.63-17	\$26,737
Note: Remaining balance from \$110,931 PO. In-progress design for project.				
177111	Granger	E 127 <sup>th</sup> Ave Stormwater Construction	130-1721-541.63-17	\$608,169
Note: Construction services to begin in FY 2026.				
176958	JMT	Bregar/Bannockburn Design	130-1721-541.63-17	\$15,664
Note: Remaining balance from \$20,420 PO. In-progress design for project.				

**Source: Street Improvement Fund Year-end Encumbrances; Reserves for ARPA over-runs**

**Revenue Account: 130-0000-389.10-13**

**Total Amount: \$54,439**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176676	JMT	ARPA Stormwater Project Mgt	130-1721-541.63-17	\$45,940
		Note: Remaining balance, not eligible for ARPA funds, from \$246,934 PO. In-progress project management for all ARPA projects.		
177212	Metzger & Willard	E 127 <sup>th</sup> Ave Stormwater Design	130-1721-541.63-17	\$8,499
		Note: Remaining balance, not eligible for ARPA funds, from \$21,726 PO. In-progress design for project.		

**Source: Street Improvement Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 130-0000-389.10-13**

**Total Amount: \$885,118**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177218	Vanasse Hangen Brustlin, Inc.	Brentwood Stormwater Rehab	130-1721-541.63-17	\$43,983
		Note: Remaining balance from \$76,006 PO. In-progress design for project.		
177294	Atlantic Pipe Services, LLC	Glen Ridge Ave Stormwater Pipe Lining	130-1721-541.63-17	\$235,927
		Note: Remaining balance from \$254,294 PO. Work is in progress.		
177006	C&T Contracting	Raintree Sidewalk	130-1723-541.63-13	\$5,360
		Note: Remaining balance from \$47,517 PO. Balance needed to close project.		

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177207	C&T Contracting	Raintree Sidewalk Phase 2 Note: Phase 2 to begin in FY 2026.	130-1723-542.63-13	\$48,572
177347	C&T Contracting	Telecom Sidewalk Extension Note: Work to begin in FY 2026	130-1723-542.63-13	\$25,830
177024	Asphalt Paving	St. Augustine Ave Resurfacing Note: Remaining balance from \$352,165 PO. Work is in finishing stages; amount includes retainage.	130-1723-542.63-11	\$77,097
177244	Asphalt Paving	Fern Cliff and Belleview Ave Resurfacing Note: Remaining balance from \$714,876 PO. Work is in progress.	130-1723-542.63-11	\$152,899
177281	JMT	Sunnyside Rd Street Design Note: Remaining balance from \$295,202 PO. In-progress design for project.	130-1724-541.63-11	\$195,450
N/A	N/A	S Riverhills Wooden Bridge Rehab Note: Project was budgeted in FY 2025 but has not been started.	130-1724-541.63-11	\$100,000

**Source: Street Improvement Fund; Community Development Block Grant (CDBG) Program**

**Revenue Account: 130-0000-331.13-10**

**Total Amount: \$66,450**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177366	American Construction Services	N 51 <sup>st</sup> St Sidewalk Note: Project completed in October, 2025	130-1724-541.63-13	\$27,890

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177367	American Construction Services	N 51 <sup>st</sup> St Sidewalk	130-1724-541.63-13	\$38,650
	Note: Project completed in October, 2025			

**Source: Building Improvement Fund Year-end Encumbrances; General Fund unassigned balance contribution**

**Revenue Account: 150-0000-381.10-00**

**Total Amount: \$34,995**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177378	Mgt Impact Solutions	Building Permit Fee Study	150-1321-524.34-99	\$34,995
	Note: Study is expected to be completed in FY 2026.			

**Source: Community Investment Tax (CIT) Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 160-0000-389.10-00**

**Total Amount: \$1,495,668**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177263	Bartow Ford	Police Patrol Vehicles (5)	160-1421-521.64-11	\$320,272
177264	Bartow Ford	Police Patrol Vehicles (3)	160-1421-521.64-11	\$176,410
	Note: Received in Quarter 1, FY 2026.			
177262	Bartow Ford	Police CSU Vehicle (1)	160-1431-521.64-11	\$72,047
176750	Ten-Eight Fire	Osage Super Warrior Ambulance	160-1521-522.64-11	\$467,062

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Installation of Storm Shutters at PW Facility Note: Budgeted in FY 2025; project scheduled for FY 2026.	160-1719-519.62-41	\$165,000
N/A	N/A	City Hall Building Improvements Note: unspent balance of \$75,000; to be applied to City Hall First Floor improvements in FY 2026.	160-1719-519.62-41	\$56,321
177181	Vanasse Hangen Brustlin, Inc.	Recreation Center Perimeter Rd Design Note: Remaining balance from \$50,546 PO. In-progress design for project.	160-1881-572.63-27	\$8,677
177143	Stantec Consulting, Inc.	Buddy Baseball Construction Note: Remaining balance from \$50,546 PO. City-share cost. In-progress design for project	160-1896-572.63-27	\$18,796
177342	Astro Turf Construction Corp.	Buddy Baseball Construction Note: Construction to be completed in Q1 of 2026. City-share cost.	160-1896-572.63-27	\$211,083

**Source: Tax Increment Fund (TIF) Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 170-0000-389.10-00**

**Total Amount: \$544,322**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176972	Half Associates	Riverside Park Design Services Note: Remaining balance from \$448,066 PO. In-progress design for project.	170-1896-572.63-27	\$144,322

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	Riverside Park Construction	Riverside Park Construction	170-1896-572.63-27	\$400,000

Note: \$400,000 budgeted from TIF in FY 2025; project construction is pending.

**Source: Water & Sewer Utilities Fund ARPA Funds**

**Revenue Account: 410-0000-332.00-00 (Federal Financial Assistance)**

**Total Amount: \$6,295,947**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177023	Bandes Construction	Whiteway Utility Services Design Build	410-1922-533.62-41	\$6,295,947

Note: Remaining balance, eligible for ARPA funds, from \$8,685,872 PO. In-progress project design build and construction. See next section (reserves for ARPA over-runs) for balance portion that is not eligible for ARPA funds.

**Source: Water & Sewer Utilities Fund Year-end Encumbrances; Reserves for ARPA over-runs**

**Revenue Account: 410-0000-389.10-00**

**Total Amount: \$1,423,889**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177023	Bandes Construction	Whiteway Utility Services Design Build	410-1922-533.62-41	\$1,423,889

Note: Remaining balance, not eligible for ARPA funds, from \$8,685,872 PO. In-progress project design build and construction.

**Source: Water & Sewer Utilities Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 410-0000-389.10-00**

**Total Amount: \$3,187,766**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177377	A.C. Schultes of FL Note: Project completed in Q1, FY 2026.	Well #9 Replacement	410-1921-533.64-99	\$18,975
N/A	N/A Note: Remaining balance from \$350,000 budgeted in FY 2025.	Water Treatment Facility Building Improvements	410-1921-533.62-41	\$310,902
175841	CPH Note: Remaining balance from \$204,500 PO. In-progress design for project.	Bannockburn/Glen Arven Water Main Design	410-1922-533.63-32	\$19,647
N/A	N/A Note: Project budgeted in FY 2025; going out to bid in FY 2026.	Bannockburn/Glen Arven Water Main Construction	410-1922-533.63-32	\$2,000,000
176053	CPH Note: Remaining balance from \$175,516 PO. In-progress design for project.	Bonnie Brae Area Improvement Design	410-1922-533.63-32	\$10,130
177328	Southport Truck Group	2026 Freightliner M2	410-1922-533.64-99	\$125,992
177313	Core & Main LP	Water Meters	410-1922-533.52-61	\$11,220

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177369	Core & Main LP	Water Meters Note: Consolidated orders for water meters into one Blanket Purchase Order In FY 2026.	410-1922-533.52-61	\$13,160
177304	CHA Consulting	Water Treatment Master Plan Note: Remaining balance from \$523,335 PO. Consulting work in progress.	410-1921-533.31-99	\$374,687
177359	PSI Technologies	Well #7 Pump Repair Note: Work pending	410-1921-533.46-22	\$8,350
177368	Action Environmental	Fluoride Removal Note: Work completed in Q1, FY 2026.	410-1921-533.52-22	\$8,150
176015	Kimley-Horn	Wastewater Master Plan Phase 2 Note: Remaining balance from \$206,804 PO. Professional services in progress.	410-1931-535-31-99	\$5,912
177381	Xylem Water	Rebuild Sequoia Lift Station pump Note: Work pending.	410-1931-535.46-23	\$6,910
177145	Metzger & Willard	E Fowler Gravity Main Engineering Note: Remaining balance from \$47,146 PO. Engineering services in progress.	410-1931-535.31-99	\$23,732

**Source: Water & Sewer Utilities Fund Year-end Encumbrances; Community Development Block Grant (CDBG) Program**

**Revenue Account: 410-0000-331.13-10**

**Total Amount: \$23,577**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177128	Metzger & Willard	N 54 <sup>th</sup> and 55 <sup>th</sup> St Water Main Replacements	410-1922-533.63-32	\$23,577

Note: Remaining balance from \$35,437 PO. In-progress design for project.

**Source: Water & Sewer Renewal & Replacement Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 430-0000-389.10-00**

**Total Amount: \$1,582,013**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176148	Kimley-Horn	Chinaberry Pumping Station Design	430-1921-533.62-41	\$11,699
		Note: Remaining balance from \$111,152 PO. Professional services in progress.		
176799	CEC Motor Utility	Chinaberry Pumping Station Construction	430-1921-533.62-41	\$121,626
		Note: Remaining 430 Fund balance portion from \$1,709,620 PO. Project is also expensed from 440 Water Improvement Fund. Construction in progress.		
177278	Austin Construction	S Riverhills Ave Aerial Sewer Pipe Replacement	430-1931-535.63-33	\$82,980
		Note: Project budgeted and encumbered in FY 2025 but not started.		
177145	Metzger & Willard	Queensway & Fowler Gravity Main Crossing Design/Permitting	430-1931-535.63-34	\$23,732
		Note: : Remaining balance from \$47,146 PO. Professional services in progress.		

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177323	Sun Civil	Fowler Ave Sewer Main Emergency Rehab	430-1931-535.63-34	\$23,975
		Note: Remaining balance from \$1,602,308 PO. Work was completed; balance may be needed to close project.		
176979	Xylem	301 Ball Park 1 Pump Package	430-3889-535.63-33	\$15,432
		Note: Remaining balance from \$47,710 PO. Remaining items left for completion.		
177231	Mid Florida Diesel	40 KW Generator and ATS – River Run Lift Station	430-3889-535.63-33	\$43,601
		Note: Remaining balance from \$49,991 PO. Remaining items left for completion.		
177197	Clearwater Solutions	River Run Lift Station Rehab Construction	430-3889-535.63-33	\$551,431
		Note: Remaining balance from \$570,601 PO. Balance to finish project.		
177007	Metzger & Willard	Sierra Bravo Master Lift Station Design	430-3889-535.63-33	\$123,148
		Note: Remaining balance from \$316,630 PO. Design in progress.		
176459	Danus Utilities	Tupelo N Lift Station Construction	430-3889-535.63-33	\$92,983
		Note: Remaining balance from \$1,197,658 PO. Balance to finish, including retainage.		
177018	Danus Utilities	301 Ballpark 2 Rehab	430-3889-535.63-33	\$49,902
		Note: Completed in Q1, FY 2026		
177146	Danus Utilities	301 Ballpark 1 Rehab	430-3889-535.63-33	\$83,042
N/A	N/A	Lift Station B Flow Meter	430-1931-535.63-33	\$85,000
		Note: Budgeted in FY 2025, but not initiated yet.		
N/A	N/A	Sewer Main Rehabilitation (Lining)	430-1931-535.63-34	\$148,462
		Note: Remaining balance from \$200,000 budgeted for lining projects in FY 2025.		

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
N/A	N/A	Wastewater Maintenance Building (Hazard Mitigation Grant Program)	430-3889-535.63-33	\$125,000

Note: Budgeted in FY 2025 but not yet initiated. May be eligible, at least partially, for grant funding.

**Source: Water Improvement Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 440-0000-389.10-00**

**Total Amount: \$928,679**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176799	CEC Motor Utility	Chinaberry Pumping Station Construction	440-1921-533.62-41	\$909,620
Note: Remaining 440 Fund balance portion from \$1,709,620 PO. Project is also expensed from 430 Water Improvement Fund. Construction in progress.				

177248	Core & Main LP	Fire Hydrant Repair Kit -iHydrant Project	440-1922-533.63-32	\$19,059
Note: Remaining balance from \$38,118 PO. Items remaining to complete.				

**Source: Sewer Improvement Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 450-0000-389.10-00**

**Total Amount: \$36,001**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177080	Danus Utilities	Tupelo Lift Station Rehab	450-1931-535.63-33	\$36,001
Note: Remaining balance from \$360,070 PO. Balance to finish includes retainage.				

**Source: Sanitation Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 480-0000-389.10-00**

**Total Amount: \$320,409**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
176803	Container Systems & Equipment Note: Received in Q1, FY 2026.	Residential Sanitation Truck	480-2041-534.64-12	\$300,240
177374	Wastequip Mfg. Note: Received in Q1, FY 2026.	Front Load and Roll-off Dumpsters	480-2031-534.52-56	\$20,169

**Source: Fleet Fund Year-end Encumbrances; Budget Allocation Savings**

**Revenue Account: 510-0000-389.10-00**

**Total Amount: \$5,328**

<b>P.O.</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Account</b>	<b>Amount</b>
177332	Genuine Parts Note: Annual software needed for Fleet (pre-ordered)	MI Pro Demand Software	510-2112-590.34-28	\$5,328

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Lynda Sader, City Clerk  
**Item Type:** Resolution  
**Subject:** Selection of Vice Mayor  
**Presenter:** Andy Ross, Mayor

### Recommendation:

Select a Vice Mayor for 2026.

### Discussion:

Rule 6. Presiding Officer. The Mayor shall preside at City Council meetings and shall be recognized as head of the City government for ceremonial purposes and by the Governor for martial law purposes. A. The Vice Mayor position shall be filled on a progressive rotation by seniority. Council Members who have served a minimum of two years are eligible to serve as Vice Mayor. B. The Mayor, in his absence the Vice Mayor, shall take the Chair at the appointed meeting hour and immediately call the members to order (Resolution 96-88(m)). Resolution 21-21 provides that the position of Vice Mayor shall be for one year and run from the first regular City Council meeting each January for a term until the next Vice Mayor is elected or when the Vice Mayor's term ends.

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

Motion

### Cost:

**Attachments:**  
None

# Item Cover Page

## City Council Item Report

**Date:** January 20, 2026  
**From:** Jeannie Barlow, Senior Executive Assistant  
**Item Type:** Reports  
**Subject:** Report on Unanimous Consent  
**Presenter:** Ernest Mueller, City Attorney

### Recommendation:

### Discussion:

The City Attorney will report on the application of Unanimous Consent.

### Resolution/Ordinance Information:

### Appropriation Code:

### Requirements:

### Cost:

### Attachments:

None