



Community Redevelopment Agency Meeting
Temple Terrace, Florida
Tuesday, March 17, 2026
5:30 PM
City Hall Council Chambers

Agenda

- 1. Call to Order**
- 2. Consideration of Minutes from Previous Meetings**
 - 2.A. Approval of the November 18, 2025 CRA Meeting Minutes
- 3. Business Items**
 - 3.A. Redevelopment Area General Update
- 4. Adjournment**

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Adjournment

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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.

**CITY OF TEMPLE TERRACE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**

Having been duly advertised as required by law, a meeting of the Temple Terrace Community Redevelopment Agency was held immediately before the City Council meeting on Tuesday, November 18, 2025, in the Council Chambers at City Hall.

Present were: Chairman Andy Ross, Agency Members James Chambers, Alison Fernandez, Erik Kravets, and Gil Schisler, Executive Director Carlos Baia, City Attorney Ernest Mueller, and City Clerk Lynda Sader.

Also present were: Community Development Director Greg Pauley, Finance Director Jim Ingram, Senior Planner Alyssa Livingstone, Deputy City Attorney Nicole Donnell, and several others.

There being a quorum present, Chairman Ross called the meeting to order at 5:30 p.m.

2. Approval of the Minutes of Previous Meetings

A. Approval of September 16, 2025, CRA Minutes

Upon motion of Agency Member Schisler, seconded by Agency Member Fernandez, and unanimously carried, the **MINUTES** of the September 16, 2025, Temple Terrace Community Redevelopment Agency meeting were **APPROVED** as presented.

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

3. Business Items:

A. Consideration of the Redevelopment of the Dunkin' Donuts Quick Service Restaurant located at 5302 E. Busch Blvd.

Senior Planner Alyssa Livingston presented and noted this is for a Site Plan approval within the CRA. Staff are seeking approval from the CRA Board to advance this item to the City Council for consideration. The applicant wished to convert the existing Dunkin' Donuts site into a drive-through and counter service facility with no indoor dining area. The current structure will be demolished and rebuilt. There are two waivers requested and if this item advances to the Council meeting, those will be discussed at that time.

Applicant Patricia Ortiz stated that Staff did a great job putting together the staff report.

Ms. Livingstone noted that the entrance and exit would be from Busch Boulevard, with the engineer finding this compliant with the City Code. They have obtained permits from Florida Department of Transportation (FDOT), and the auto turn has been approved. The approval is contingent on a two-year review of traffic patterns and crashes associated with this exit.

Upon motion by Agency Member Kravets, seconded by Agency Member Schisler, **CRA RESOLUTION 199-25(m), APPROVED** to advance this item (proposed Site Plan SPR-25-06 for Redevelopment of the Dunkin' Donuts Quick Services Restaurant located at 5302 E. Busch Blvd. with proposed conditions) for further consideration by the City Council.

Vote on the motion being: Chairman Ross and Agency Members Chambers, Fernandez, Kravets and Schisler "aye," no "nay."

B. Update from City Staff Regarding CRA Plan Amendment involving Redevelopment Area Boundary Modification

Community Development Director Greg Pauley presented in response to the CRA Board's request to review the process of modifying the Redevelopment Area Boundary. He noted this was a high-level review and the current CRA boundaries include approximately 225 acres, divided into four quadrants, centered at the crossroads of Busch Boulevard and North 56th Street. The zoning districts in this area include commercial, single family, residential, multifamily, residential, and planned development districts. The future land use, for the entire CRA area, is downtown mixed use 35.

To modify the current boundaries of the CRA will require the City go through a CRA plan amendment process. In Florida, CRAs are authorized and governed by the Community Redevelopment Act of 1969 that is found in state statute, Chapter 163. It provides procedures for modifying the CRA plan. A summary of the legal requirements includes, the CRA board must review any proposed amendments to the CRA plan and make a recommendation to the City Council. A public hearing must be scheduled for the proposed amendments to be considered by the City Council. Public notice must be given within ten days, or at least ten days out from the hearing date. As additional recommendation, all taxing authorities participating in the ad valorem collection within the CRA district should be given notice 15 days prior to the hearing. City Council will then meet to consider the amendment pursuant to the public hearings and if found to be acceptable by City Council, the Council may adopt the proposed amendment by resolution.

Any amendment to the property that is included in the CRA that is directly impacted, revenues coming into the Tax Increment Financing Fund must be properly documented and analyzed for the full impact of the amendment. Certain key steps must be considered. Once the proposed amendment is clearly defined, a new legal description will have to be created. Along with that new legal description, new maps of the district will have to be created. A full financial analysis will need to be properly reviewed for the long-term impacts on the TIF fund. The proposal would then be presented to the Planning Commission for their review. Based on the scope of the proposed amendment, an updated finding of necessity may be required after it is determined what the impact would be. The CRA plan, associated code amendments and all related notices would have to be updated by city staff. Executive level briefings with participating taxing authorities would help staff identify and respond to any taxing authority of concerns related to the proposed amendment.

Agency Member Kravets asked if certain areas, such as single-family areas, could be exempt without changing the boundaries of the CRA. He noted he thought that would avoid a lot of bureaucratic difficulties, being a more viable approach than changing the boundary to not include those areas formally.

Mr. Pauley noted that would have to be researched and would need to work with outside counsel.

Chairman Ross thanked staff for the report and presentation.

Agency Member Kravets noted he is happy to report that the trash cans the City installed in the CRA are being used. He presented that the bollards in the CRA are also being used by the public as trashcans, noting many of the bollard caps are missing.

Upon Motion by Agency Member Kravets, seconded by Agency Member Fernandez, **MOVED** to install a trash can at the intersection-corner of Winn-Dixie, Bertha Palmer and one at the southeast corner across from the electric vehicle charging station.

Agency Member Fernandez asked if this is city owned property.

It was noted that this is not City owned property, it is Winn-Dixie property.

Agency Member Kravets suggested to reach out to Winn-Dixie and offer it to them as a gratuity, so that the City could use that space, rent free, for the installation of a public trash can.

Agency Members voiced their concerns since this is not City owned property.

Agency Member Kravets **Withdrew** his **Motion** and offered another motion.

Upon Motion by Agency Member Kravets, **MOVED** to reach out to Winn-Dixie and ask them whether they would welcome a trash can being installed there at City expense and with the City being responsible for the pickup, like with the other trash cans. The motion **Died** for lack of a second.

Meeting adjourned at 5:50 p.m.

X

Andrew R. Ross
Chairman

X

James Chambers
Agency Member

X

Alison Fernandez
Agency Member

X

Erik Kravets
Agency Member

X

Gil Schisler
Agency Member

Attest:

X

Lynda Sader
City Clerk