



City Council Meeting
Temple Terrace, Florida
Tuesday, September 1, 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

5.A. Employee of the Month - July

6. Presentations

7. Board Appointments

8. Consideration of Minutes from Previous Meetings

8.A. Approval of August 17, 2026 City Council Meeting Minutes

9. Public Comment

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

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

10. Communications and Petitions

11. Consent Agenda

12. Public Hearings, Ordinances, and Resolutions

12.A. Resolution Authorizing the Issuance of Not to Exceed \$50 Million General Obligation Bonds

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$50,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF TEMPLE TERRACE, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2027 WHICH WILL BE PAYABLE FROM AD VALOREM TAXATION, AND WHICH WILL BE ISSUED FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND EQUIPPING OF A PUBLIC SAFETY COMPLEX INCLUDING A NEW POLICE STATION, A NEW FIRE STATION, AND RELATED FACILITIES; PROVIDING FOR THE LEVY OF NECESSARY AD VALOREM TAXES; PROVIDING FOR OTHER COVENANTS WITH RESPECT TO THE BONDHOLDERS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR THE SEVERABILITY OF PARTS HEREOF IF DECLARED INVALID; AND PROVIDING AN EFFECTIVE DATE.

12.B. Public Hearing on a Resolution to Approve Final Site Plan SPR-25-08 for the Development of Two Multi-Tenant Buildings Located at 11801 North 56th Street

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-08 FOR 3.58 ± ACRES OF PROPERTY LOCATED EAST OF NORTH 56TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBERS 036908-0000 AND 036917-0000, ADDRESSED AS 11801 N 56TH STREET AND 11714 N 58TH STREET, TO ALLOW FOR THE REDEVELOPMENT OF AN EXISTING BUILDING AND THE DEVELOPMENT OF A SECOND BUILDING FOR RESTAURANT, RETAIL AND OFFICE USES IN A PLANNED DEVELOPMENT ZONING DISTRICT, SUBJECT TO ANY CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

12.C. Public Hearing and Second Reading of Ordinance 1602 Amending Driveways Regulations

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTION 12-921 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS; REVISING THE TEXT REGARDING DIFFERENT ELEMENTS OF THE INSTALLATION OF DRIVEWAYS; MORE SPECIFICALLY, PROVIDING CLARIFICATION REGARDING SECURING BLOCK PAVERS, SIGHT DISTANCE, REDUCING IMPACTS FROM TREE ROOTS, SIDEWALK SLOPES AND THE PROTECTION OF UTILITIES; ADOPTING THE HILLSBOROUGH COUNTY TYPICAL DETAIL DRAWING AS A REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

12.D. Resolution Approving the Ballot Language for the Municipal Election on

November 3, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE BALLOT LANGUAGE FOR THE MUNICIPAL ELECTION ON NOVEMBER 3, 2026; A COPY OF SAID BALLOT LANGUAGE IS ATTACHED HERETO AND MADE A PART HEREOF; DIRECTING THE CITY CLERK TO PROVIDE A COPY OF THE RESOLUTION TO THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS; PROVIDING AN EFFECTIVE DATE.

13. Council Business

14. New Business and Board Reports

15. City Manager's Report

16. City Attorney's Report

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

Americans for Disabilities Act

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

Adjournment

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

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

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

In accordance with Section 282.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor through the City Clerk's office no later than 5:00 p.m. two business days prior to the meeting.

Item Cover Page

City Council Item Report

Date: September 1, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Recognitions/Proclamations
Subject: Employee of the Month - July
Presenter: Andy Ross, Mayor

Recommendation:

Discussion:

Maggie Persell is being recognized as the City's Employee of the Month for July in recognition of her exceptional customer service, dedication, and willingness to go above and beyond in supporting both the public and her colleagues.

Maggie consistently provides excellent customer service to citizens and staff and works diligently to ensure that public records requests are completed accurately, efficiently, and in a timely manner. When she was a relatively new member of the City Clerk's Office, Maggie stepped into a challenging situation when she became the office's only Administrative Assistant while the City Clerk was out on medical leave and the Deputy City Clerk position was vacant. During this time, she maintained her regular responsibilities while helping to train two new Administrative Assistants as they joined the office.

In addition to her responsibilities in the City Clerk's Office, Maggie provides administrative support to three City advisory boards. Her contributions extend well beyond clerking meetings as she dedicates significant time to assisting with the projects and initiatives undertaken by these boards.

Maggie is also always willing to lend a hand, even when a question or issue falls outside the responsibilities of the City Clerk's Office. She readily takes on challenges without complaint and consistently demonstrates dedication, adaptability, professionalism, and a strong work ethic.

Congratulations to Maggie Persell on being selected as the City's July Employee of the Month!

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Cost:

Attachments:

None

Item Cover Page

City Council Item Report

Date: September 1, 2026
From: Lynda Sader, City Clerk
Item Type: Minutes
Subject: Approval of August 17, 2026 City Council Meeting Minutes
Presenter: Andy Ross, Mayor

Recommendation:

Approve the August 17, 2026 City Council Meeting Minutes

Discussion:

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Motion

Cost:

Attachments:

1. 08-17-2026 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 Monday, August 17, 2026, in the Council Chambers at City Hall.

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

Absent was: None

Also present were: Police Chief Robert Staley, Leisure Services Interim Director Cori Collins, Finance Director Jim Ingram, IT Director Sally Cabrera, Public Works Director Jason Warrenfeltz, Fire Chief Ian Kemp, Community Development Director Greg Pauley, Code Compliance Director Jack Shanks, Deputy City Attorney Nicole Donnell, Assistant Finance Director Jennifer Newman, 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.

[This regular City Council meeting was held on Monday, August 17, 2026, at 6:00 p.m., due to the Primary Election scheduled for Tuesday, August 18, 2026.]

4. Historical Fact

Council Member Fernandez presented a historical fact but stated she would deviate a little from the way the historical facts have normally been presented and take a broader perspective. She hoped that the information shared during various City Council meetings has been informing, educating, and entertaining. The goal has been twofold: to remind our long-term residents of interesting and memorable moments they have experienced with the City, while also introducing newer residents to the rich history and character of Temple Terrace. We are a vibrant city that has been in existence for nearly 100 years, and our history demonstrates how the City has evolved over time to meet the needs of its residents. More importantly, she hoped learning about our past encourages all of us to recognize and preserve the personality, character, and qualities that have made Temple Terrace such a wonderful place to call home.

One thing people may not realize is that the City can encourage historic preservation by educating residents about our past, highlighting how the community has grown, and creating codes and policies that provide a framework for preservation. However, meaningful historic preservation

ultimately must come from the residents themselves. Communities such as Dunedin and Winter Park have demonstrated what can happen when citizens take an active interest in preserving their history. Winter Park has embraced its history through museums and other educational efforts, while residents in Dunedin have taken steps to place their homes within historic preservation programs and encourage others to preserve their own properties.

In Temple Terrace, we currently have one historic building owned by the City: the Woodmont Clubhouse. This important piece of our history has been preserved and managed through the efforts of the Women's Club, the Junior Women's Club, and the Garden Club of Temple Terrace. Hopefully, this building will continue to serve an important public purpose and remain a meaningful part of our community for generations to come.

Other communities provide excellent examples of what can be accomplished when residents take the initiative. Savannah, Georgia, is one of the best-known examples of historic preservation. Its preservation movement was sparked when a historic building was threatened with demolition. Community members came together, recognized the importance of saving the structure, and formed an organization to lead preservation efforts. That initial effort helped inspire broader preservation throughout the city. Today, people visit Savannah from around the world to admire its historic architecture and the character that has been retained from its past.

Closer to home, St. Augustine provides another powerful example. Local residents became concerned about the deterioration and potential loss of historic buildings. They organized, established preservation efforts, and worked to ensure that these structures would remain for future generations. Their efforts also encouraged other property owners to invest in and preserve the historic character of their community.

What she wanted to encourage for both those who have lived here for many years and those who are newer to Temple Terrace is to think about what makes this community special. If you enjoy the community we have today and want to preserve some of our unique characteristics including our older homes and architecture. She encouraged residents to become involved. Many of our mid-century modern homes are now being recognized as historically significant, and there are opportunities for residents to work with City leadership and administration to identify practical ways to encourage preservation, investment, and appreciation of these properties.

There are many possibilities for celebrating and sharing our history. We could consider walking tours highlighting mid-century modern homes, tours featuring architecturally significant homes from the 1920s, or tours of locations where important events have taken place throughout Temple Terrace's history. These efforts could help residents and visitors better understand the people, places, architecture, and events that have shaped our community over the past century and, in some cases, even earlier.

Ultimately, her hope was that our time learning more about the history of Temple Terrace has inspired residents to become more involved in preserving our unique community and the characteristics that make it such an amazing place to live, work, and play. She asked the

community to join us in our historic preservation efforts to learn about our past, appreciate what remains, and help ensure that the character and personality of Temple Terrace continue to be enjoyed by generations to come.

5. Recognitions and Proclamations:

5.A. Life Saving Award

Mayor Ross introduced Officer Donald JN Louis for the Life Saving Award. On June 14, 2026, at approximately 11:03 a.m., Officer Donald JN Louis was off-duty, playing soccer at the fields located at 6601 E 113th Avenue. While playing, he noticed another player suddenly collapse and fall to the ground. Recognizing that the individual was in cardiac arrest, he sprinted towards his vehicle to retrieve his mobile phone to request emergency medical assistance. As he was running towards his vehicle, he looked back and noticed that no one was assisting the downed individual or providing CPR. Realizing the importance of immediate medical care, he abandoned his plan to retrieve his phone and instead returned to the downed individual to administer high-quality chest compressions and directed another bystander to request medical aid. He continued to perform these life-saving measures for several minutes until Emergency Medical Responders arrived and transported the patient to the hospital, where he received advanced medical treatment and regained spontaneous circulation.

JN Louis's swift actions in administering CPR and delivering effective compressions to the man suffering from sudden cardiac arrest ultimately saved his life.

Mayor Ross thanked Officer JN Louis on behalf of the City Council.

Officer JN Louis thanked Mayor Ross and the City for this recognition.

5.B. Proclamation - Florida Water Professionals Month

Mayor Ross introduced Public Works Director Jason Warrenfeltz and presented the proclamation.

Mr. Warrenfeltz thanked Mayor Ross and the City for the proclamation.

6. Presentations:

6.A. Legislative Update

Christopher Dawson and Angela Drzewieki, GrayRobinson, Government Affairs Advisors with the City's legislative lobbyists, presented the Legislative Update to the City Council regarding the 2026 Florida Legislative Session and issues affecting Florida municipalities.

Mr. Dawson stated although Tallahassee had not remained strictly within the traditional 60-day legislative session in recent years, the most recent session extended into overtime and included three special sessions. The presentation provided an overview of the major issues considered during the session, the key individuals who influenced the legislative process, and the outcomes of significant policy priorities, followed by an opportunity for questions.

The presentation began by highlighting the key players in Tallahassee who helped shape the direction of the legislative session and determine which policies received consideration. There had been some tension between the legislative and executive branches during the year, which influenced the legislative process and the outcomes of several major initiatives.

The executive branch included the members of the Florida Cabinet, including the governor and lieutenant governor. Governor Ron DeSantis was term-limited, meaning that Florida was scheduled to have a new governor and administration beginning in January. Attorney General James Uthmeier, who had been appointed to his current position, was seeking his first full term. Chief Financial Officer Blaise Ingoglia, who had also been appointed to his position, was seeking his first full term on the state Cabinet. Commissioner of Agriculture Wilton Simpson, who had been elected to the position, was seeking a second term.

The Florida House of Representatives had maintained its leadership structure for the previous several years under Speaker Perez. Appropriations Chairman McClure, who represented the Hillsborough delegation, had played an important role in the House. Fentrice Driskell, also a member of the local delegation, had served as House Minority Leader while seeking a term in the Florida Senate.

In the Florida Senate, Ben Albritton had served as Senate President, while Senator Ed Hooper, from the Pinellas delegation, had served as Appropriations Chairman. Jim Boyd, who was also associated with the Hillsborough delegation, had been designated as the incoming Senate President, although his district had been more focused on Manatee County.

Term limits had already established much of the leadership structure for the coming years. These leadership positions depended on the majority party retaining control of each chamber. At the time, Republicans remained in control of both chambers based on the political environment and voter registration trends.

Both current and future leadership had been important to the city's legislative strategy in Tallahassee. Effective advocacy required working with the local legislative delegation and the executive branch while also developing relationships with individuals who were expected to assume leadership positions two, four, and six years into the future.

Three major issues had emerged as defining priorities heading into the session: property tax reform, congressional redistricting, and development of the state budget. Property tax reform had been identified by the governor as a key legislative priority for approximately a year. Several proposals had been filed during the regular session, but none had passed. The issue ultimately resulted in a special session dedicated to property tax reform.

Congressional redistricting had been part of a broader effort to redraw congressional districts during the middle of the decade. Florida had joined other states in undertaking the process, and a special session had been held to address congressional redistricting. The resulting map had created new political dynamics, including several local congressional races that were expected to be highly competitive under the newly adopted districts.

Budget development had remained an essential responsibility of the Legislature because the Florida Constitution required the state to adopt a balanced budget each year. For several years, projections had indicated potential budget shortfalls in Tallahassee. In response, the Legislature had taken steps to reduce state spending, including reductions in prior years. State expenditures had therefore followed a modest downward trend over the previous several budget cycles.

The priorities of legislative and executive leadership played a significant role in determining the direction of the session. Under Governor DeSantis, executive branch priorities had consistently been an important component of the legislative agenda, and the most recent session followed that pattern.

One of the governor's priorities had involved data center reform. The proposed reforms had preserved local authority over the approval or denial of data centers while also addressing consumer protections related to electric and water rates. The intent had been to prevent individual ratepayers from bearing a disproportionate share of the costs associated with large-scale data centers.

Another priority had been an AI Bill of Rights, which the governor had promoted for several years. The issue reflected a broader disagreement between the Legislature and the executive branch regarding whether artificial intelligence regulation should be addressed primarily at the state or federal level. The House had ultimately declined to move forward with the proposal, and an AI Bill of Rights had not passed during the session.

The Legislature had also considered congressional redistricting and a proposal to roll back vaccine mandates by expanding exemptions for childhood vaccinations. The vaccine legislation had been controversial and had not received sufficient support in the House to pass. Senate Bill 7040, which would have renewed the emergency trust fund for immigration enforcement and had been associated with the state's immigration enforcement efforts, had also been monitored. The presentation noted that the facility commonly associated with the funding mechanism had subsequently been closed by the state in coordination with the federal government.

The governor had also continued to advocate for a federally balanced budget, an issue he had supported since his time in Congress. Florida had considered expressing support for a federally mandated balanced budget, although implementation would ultimately have required action by Congress. At the state level, Florida had also enacted the SAVE Act, which expanded the use of photo identification in the voting process.

Overall, the session had been more contentious than those of recent years. Conflicts had occurred both within the Legislature, particularly between the House and Senate, and between the legislative and executive branches. As a result, several major priorities had failed to advance. Senate President Ben Albritton had identified three major priorities, including the Rural Renaissance initiative, which had sought to increase state investment in rural and agricultural communities. None of the Senate President's primary priorities had ultimately passed.

The House Speaker had experienced a similar outcome with several of his priorities. His sovereign immunity legislation had passed the Legislature after being closely monitored by city staff, but the governor subsequently vetoed the bill. As a result, sovereign immunity caps remained unchanged. The issue was expected to return in future legislative sessions. The Speaker's DEI legislation had been one of the few major priorities to pass. The legislation had continued a broader effort in Tallahassee to restrict diversity, equity, and inclusion programming and expenditures, including by prohibiting local governments from spending public funds on certain DEI programs.

Several issues had been particularly important to the city. These included the reversion and reappropriation determination associated with the city's EOC project. The city had been informed that it would not need to undergo a reversion process for those funds, which had allowed the project to move forward toward completion without requiring the city to repeatedly protect the associated funding.

The city had also closely monitored sovereign immunity legislation and property tax proposals because of their potential effects on local government operations and finances. In addition, the city had begun discussions regarding water and wastewater infrastructure and had explored

potential state grant and low-interest loan opportunities. Those efforts also included consideration of direct appropriations in future state budget cycles.

Overall, the session demonstrated the importance of maintaining strong relationships with current and future legislative leaders, the local delegation, and the executive branch. Along with the City, GrayRobinson had continued to monitor issues affecting local government operations, infrastructure funding, taxation, and state appropriations while positioning itself for future legislative sessions and leadership changes.

Ms. Drzewieki presented some of the topline numbers in the budget for this session. A total of 1,896 bills were filed during the legislative session, of which 237 passed both chambers, resulting in a 12.5% passage rate. The Governor vetoed eight bills. By comparison, approximately 14.75% of bills passed during the previous year, reflecting a lower passage rate in the current session.

On the appropriations side, approximately 2,800 appropriations projects were filed, collectively requesting an estimated \$12.5 billion in funding. The majority of those projects did not receive funding in the final budget. The House and Senate adjourned without passing a state budget and subsequently returned for a special session focused on the budget, which ran from May 12 through May 29.

The General Appropriations Act for Fiscal Year 2026–27, which began July 1, totaled \$114.5 billion as passed by the Legislature. A separate figure of approximately \$117.6 billion was also referenced. That higher figure included back-of-the-bill adjustments and additional appropriations outside the General Appropriations Act. The Governor ultimately vetoed nearly \$1.6 billion from the budget, including approximately \$810 million in spending for projects and programs and approximately \$750 million in transfers from the state’s main fund to the Budget Stabilization Fund.

One of the largest budget-related vetoes involved companion legislation, HB 543E, which would have committed \$50 million annually for 40 years toward correctional capital projects. The funding would have supported construction of a new 600-bed prison hospital. Because the funding was tied to the corrections measure, the veto also eliminated approximately \$91 million in planned pay raises for correctional officers, as well as funding for prison repairs and additional prison cells.

Several key provisions were included in the enacted budget. State law enforcement officers, state firefighters, and park rangers received 4% pay increases. The budget also provided a cost-of-living adjustment for the Special Risk Class retirement program, with a minimum increase of 1.5%.

For cybersecurity, the budget included \$15 million in General Revenue for the Department of Management Services to support a competitive grant program. The program was designed to provide technical assistance to local governments in addressing cybersecurity risks. The budget also reappropriated unspent funds from the state and local cybersecurity grant program administered through the Division of Emergency Management.

In transportation and economic development, affordable housing remained a priority. For the sixth consecutive year, the Legislature fully funded the Sadowski Housing Trust Fund for core housing programs at \$236.4 million. An additional \$50 million in General Revenue was provided for the Florida Hometown Heroes Housing Program, which offered down-payment and closing-cost assistance to income qualified first-time homebuyers purchasing primary residences in the communities where they worked and served.

The Job Growth Grant Fund received \$40 million in General Revenue, with \$20 million held in reserve until after January 5, 2027. The program supported public infrastructure and workforce-training initiatives across the state, with local governments, state colleges, and state technical centers eligible to apply. The transportation work program was funded at \$11.56 billion, representing the second fiscal year of the adopted 2027–2031 work program.

Environmental and water-related funding also represented a significant component of the budget. Approximately \$301 million was allocated for named water projects, including local government projects involving wastewater, stormwater, septic-to-sewer conversions, and drinking-water improvements. The Water Quality Improvement Grant Program, which was commonly used by local governments, was not funded in the current budget. However, the budget included targeted water-quality improvement projects for Biscayne Bay and the Indian River Lagoon.

The budget also provided \$50 million for the Water Supply and Water Resource Development Grant Program. This funding supported conservation, water reuse, and other water-supply development projects, with priority given to regional efforts in areas experiencing the greatest need.

In addition to the budget, the Legislature passed its annual tax package. The package included the annual back-to-school sales tax holiday, which began July 20 and ended August 20 and applied to qualifying clothing, school supplies, and computers. It also established a hunting, fishing, and camping sales tax holiday running from September 1 through December 31. The legislation further expanded the Save Our Homes portability benefit by allowing a homeowner to transfer the benefit to a new homestead from any homestead abandoned within the preceding three years. Under prior law, portability was generally limited to the immediately preceding homestead.

Regarding property tax reform, a proposed constitutional amendment was placed on the ballot for the November general election. The amendment would have increased the homestead exemption from \$50,000 to \$150,000 in 2027 and to \$250,000 in 2028. It also would have reduced the annual assessment-increase cap for non-homesteaded properties from 10% to 5%. School taxes would not have been affected and would have continued to be collected under existing provisions if the amendment received approval from at least 60% of voters.

On August 3, a Leon County Circuit Court judge ruled that the amendment's ballot title and summary were misleading and contained political rhetoric, requiring them to be rewritten. In an

18-page decision, Judge David Frank emphasized that voters were entitled to clear, accurate, and non-misleading language to make an informed decision. Under state law, Attorney General James Uthmeier was given 10 days to revise the ballot title and summary. The original title, “Save Our Homes from Excessive Property Taxes,” was subsequently replaced with “Increased Homestead Exemption, Lower Cap on Increases in Non-Homestead Property Assessments.” The revised summary also removed language concerning the preservation of funding for core services and the full elimination of property taxes, which the court had determined was inaccurate.

Mr. Dawson highlighted some of the notable bills that passed this session. The presentation characterized the 2026 legislative session as a relatively limited session in terms of the number of bills that successfully completed the legislative process. Of the approximately 230 bills that passed, many involved technical statutory revisions, such as removing outdated language or making other administrative updates. However, several substantive bills were enacted despite the overall lower level of legislative activity. The presentation highlighted several of these measures as particularly relevant to local governments and the City.

The Florida Farm Bill, carried by Representative Danny Alvarez of the Hillsborough delegation, was identified as one of the notable pieces of legislation. In recent years, the Legislature had placed increased emphasis on protecting agricultural and rural areas, particularly from the encroachment of development. The bill continued those efforts by providing additional protections for farming operations and expanding opportunities for rural agritourism programs.

House Bill 803 addressed building permits and inspections as part of the Legislature's broader efforts to improve housing affordability by streamlining permitting processes. The legislation sought to establish greater consistency in review procedures and timelines, expand opportunities for the use of private providers, and direct the Florida Building Commission to adopt a uniform permit application for use throughout the state. The Commission was subsequently engaged in a quasi-rulemaking process to develop that uniform application.

The Legislature also passed legislation addressing net-zero policies, which preempted local governments from adopting certain net-zero requirements. House Bill 1134 was described as an anti-DEI measure that applied to local governments. The Legislature also continued to address the use of PFAS chemicals in the absence of comprehensive federal action. House Bill 1019 prohibited the non-emergency use of PFAS, while exempting airports due to applicable Federal Aviation Administration regulations.

Senate Bill 168 addressed public nuisances associated with illegal gaming. The legislation provided local governments with additional authority and tools to address illegal gaming operations, including the recurring issue of strip-mall casinos that had appeared and relocated in

various jurisdictions throughout the state. The measure was intended to provide greater flexibility in addressing these activities at the local level.

Legislation concerning clerks of court also passed. This measure provided greater flexibility for clerks, particularly regarding funding mechanisms and their ability to collect costs and reinvest those funds into the court system and technology programs. House Bill 113, concerning the local administration of vessel restrictions, also passed and provided local governments with additional tools and authority to address derelict vessels in public waterways.

Several significant proposals did not pass during the session but were expected to be returned in future legislative sessions. One such measure involved Blue Ribbon Projects, a growth-management deregulation proposal that would have created an expedited approval process for large-scale developments in which at least 60 percent of the land was committed to conservation. Another proposal would have eliminated local governments' authority to levy a local business tax. Although the local business tax legislation did not pass, it was expected to remain an issue in future sessions.

House Bill 203 represented the Florida House's approach to a proposed property tax amendment during the regular session. Although the bill itself did not pass, the property tax legislation ultimately enacted during the subsequent special session was largely modeled on its provisions. Senate Bill 446 proposed significant changes to the permitted uses of Tourist Development Tax (TDT) revenues. There had been increasing interest in expanding the use of TDT funds beyond tourism-related expenditures to include public safety and public infrastructure. The discussion surrounding Amendment 3 was also expected to contribute to continued consideration of whether greater flexibility should be provided in the use of TDT revenues.

A number of agency legislative packages also failed to pass, including measures associated with the Department of Education, Department of Transportation, and Department of Health. These packages were generally intended to address agency rulemaking and other emerging administrative issues. Their failure to advance was viewed as another indication of the significant disagreements and lack of consensus that characterized the legislative session. House Bill 27, which proposed term limits for county commissioners and school board members, was another recurring proposal that did not pass but was expected to return in the following year. The medical freedom legislation was also identified as one of the Governor's priorities that did not advance.

Looking ahead, the state would move through an election cycle before the new Legislature was seated in November. The City was expected to work closely with staff and counsel to establish its legislative priorities for the upcoming session. Key priorities were anticipated to include securing the completion and closeout of the EOC project and pursuing available funding opportunities for public infrastructure. Water and wastewater infrastructure were expected to remain significant

areas of focus. Given the substantial funding provided for water projects during the current session, the Legislature was expected to maintain an interest in investing in water and wastewater infrastructure.

The presentation concluded with a discussion of significant upcoming dates and elections. Attention was expected to remain focused on contested primary races throughout the state, followed by the general election in August. The election cycle included numerous races at the state and federal levels, including statewide Cabinet positions and congressional races, as well as the U.S. Senate seat held by Ashley Moody. Amendment 3 was also expected to receive considerable attention during the election cycle. If approved, the amendment was anticipated to have a significant impact on the following legislative session. The City therefore continued to monitor Amendment 3 and other issues that could affect its legislative priorities and operations.

Council Member Fernandez asked about funding opportunities for projects related to PFAS remediation. It was acknowledged that PFAS remediation would likely be a priority for many jurisdictions seeking grants or other forms of financial assistance. The question was whether the City of Temple Terrace could take specific steps to position itself favorably for available funding, increase the likelihood of receiving financial assistance, or otherwise help prioritize funding for the community, particularly given that jurisdictions would be competing for limited resources.

Mr. Dawson stated the City would be competing over limited dollars, but their firm, GrayRobinson had already been working on that and looking for opportunities.

Council Member Fernandez asked if it would make sense to get the project started as quickly as possible and help to possibly be first to the table for funding. She stated the City does have to invest in the water treatment plant regardless, but if the City starts the project, can funding be applied retroactively, such as a grant becoming available after the project has started.

Mr. Dawson stated the City should be careful on the retroactivity. There are usually tight rules on grants and some funding from the State government. He stated there may be better opportunities at the Federal level where grant proceeds could be applied retroactively and the City may also want to consider phasing the project. He also stated the Federal government likes to see matching dollars with their funding opportunities and GrayRobinson will work with the City on all of the opportunities and ways to phase the project.

Mayor Ross asked about the chatter about the Colorado model, and the about the taxpayer bill of rights. He stated these would have a bad impact but would be catastrophic if it comes on the heels of ballot Amendment Three passing.

Mr. Dawson stated that what they are hearing out of Tallahassee is a wait and see on Amendment Three. The opinion is that there isn't going to be any additional efforts on any type of proactive change in tax policy whether it's local tax, state tax, etc. until they know what happens with Amendment Three. Polling on it is very mixed and the summary was just rewritten last week. There is also a wait and see with a new gubernatorial administration coming in.

Council Member Kravets asked Mr. Dawson to speak to the restriction of funds for certain municipal expenses and any advice in terms of best practices on how to fund a park after potentially the passage of Amendment Three.

Mr. Dawson stated that in relation to Amendment Three, most of that is encompassed in the core services exemption that the Legislature wrote in, the extra language that was added during the special session. The Legislature felt like that language would give the local governments some flexibility to fund core services like parks. If it passes, there would need to be more direction from the State Legislature.

Council Member Kravets asked if the City fully funded, such as the water infrastructure project, and then the City looks for State dollars, would that lower the City's chances of getting help.

Mr. Dawson stated in his experience, it would not, the State likes to see somewhere around a 50/50 split for the State to come to the table. They will also look at the impact of the project and may move a city up on the list, especially when a project is shovel ready.

7. Board Appointments:

7.A. Board of Adjustment - One Regular Reappointment

Mayor Ross stated there was a regular member and one alternate vacancy on the Board of Adjustment. The City received an application from Mark McKinney for reappointment for the regular member position.

Upon motion by Council Member Schisler, seconded by Council Member Chambers, **RESOLUTION 80-26(M), ADOPTED AND APPROVED** the reappointment of Mark McKinney as a member to the Board of Adjustment for a term extending from August 20, 2026, until August 20, 2028.

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

8. Consideration of Minutes from Previous Meetings:**8.A. Approval of the July 28, 2026, City Council Special Meeting Minutes**

Upon motion of Council Member Chambers, seconded by Council Member Schisler, the **MINUTES** of the July 28, 2026, City Council Special Meeting, were **APPROVED** as presented with the following vote.

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

8.B. Approval of the August 4, 2026, City Council Meeting Minutes

Upon motion of Council Member Schisler, seconded by Council Member Fernandez, the **MINUTES** of the August 4, 2026, City Council Meeting, were **APPROVED** as presented with the following vote.

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

9. 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 noted Election Day, public safety complex on the election ballot, the Budget Public Hearings on September 3 and September 17 at 5:05 p.m. and water restrictions.

Tim Elmore of the Police Union commented on the Safety Complex GO Bonds on the August 18 ballot.

Cheri Donahue and Anita Long of the Arts Council noted the new event of 5X5 Show, Small Art – Big Cause on September 26 and invited the Council and all others to participate.

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

10. Communications and Petitions: None

11. Consent Agenda:

11.A. Resolution Approving the Award of RFP NO. 26-002 Cloud-Based Unified Communication System and Implementation Services

11.B. Resolution Approving Hampton Oaks Non-Ad Valorem Assessment for Fiscal Year 2027

11.C. Resolution Approving the Renewal of Microsoft Office Licenses

Council Member Kravets requested to comment on item 11.A. so therefore it was pulled from the Consent Agenda and would be taken up as an Action item later on the Agenda.

Upon motion by Council Member Chambers, seconded by Council Member Schisler, and unanimously carried, **RESOLUTION, 11.B.-11.C.**, was **ADOPTED** by consent, as follows, noting that item 11.A. was pulled from the Consent Agenda for discussion.

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

RESOLUTION 82-26, Adopted the Resolution and Approved Hampton Oaks Non-Ad Valorem Assessment for Fiscal Year 2027.

RESOLUTION 83-26, Adopted the Resolution and Approved the Renewal of Microsoft Office Licenses.

12. Public Hearings, Ordinances, and Resolutions:

12.A. Public Hearing and Second Reading of Ordinance 1598 Creating Code Chapter 20 Article IV School Speed Zone Enforcement Program.

Mayor Ross opened the Public Hearing.

Deputy City Attorney Nicole Donnell and Police Chief Robert Staley presented.

Ms. Donnell stated the matter before the Council concerned the proposed School Speed Zone Enforcement Program and Speed Detection Systems Ordinance for second reading. At the previous meeting, the Council had requested that the enforcement times in Temple Terrace be

consistent with those established by Florida Statute. In response to that request, the language of the ordinance had been amended accordingly.

Specifically, Section 20-71, concerning the use of image capture technologies, provided that the City would utilize speed detection systems to enforce applicable speed limits on roadways maintained within school zones under the City's jurisdiction only during the active school zone times established pursuant to Florida Statutes Sections 316.1895 and 316.1896. The revised language referenced the specific statutes governing school zone enforcement times rather than expressly stating those times within the ordinance. This approach ensured that, if the statutory language were subsequently amended or revised, the City's ordinance would not need to be amended. Instead, the City would adjust its enforcement practices as necessary to remain in compliance with the applicable statutes.

Chief Staley stated as discussed previously, the project would proceed to the Request for Proposals (RFP) stage to address all outstanding concerns related to data detection and collection, school zone times, and other related matters. With the Board's approval, the project would move forward to Phase One, which would include Greco Middle School and Lewis Elementary School after the RFP is awarded.

Mayor Ross asked for public comments.

Matthew Palm commented the children should be protected in school zones but automating the process by a third party creates the wrong incentives. He asked the Council to reject and deny this item completely.

Council Member Kravets stated it is his understanding that the City is now soliciting proposals from vendors and it will not be a piggyback contract anymore. He asked Deputy City Attorney Donnell if that was correct.

Ms. Donnell answered in the affirmative. She clarified that with a piggyback, the scope can not change versus a proposal that companies submit, then a team of staff will review those proposals.

Council Member Kravets asked if the RFP proposal would come to the Council before it is put out to vendors.

Ms. Donnell stated a proposal solicitation does not typically come before the Council but the award does.

City Manager Baia echoed Ms. Donnell's statement and noted if there are other concerns that have not been stated previously, those could be part of the discussion and staff will take those and incorporate those, along with the ones from previous discussions into the RFP.

Council Member Kravets stated that is what has happened with this item, it is exemplary and he's happy to see it come back in this way. It is now excellently crafted and did not see any substantial issues with it. He asked Chief Staley to speak to issues relating to traffic enforcement in school zones and if might be feasible to have a more human touch. He asked if a human process, when it comes to camera enforcement, could be done or if that would be too much effort.

Chief Staley stated that in the beginning of school, it's utmost important to the City and they assign extra officers for the school zones. Realistically long term, that's not really a viable solution with other things going on in the City, and other traffic complaints they must address. Being in every school zone during every school time is just not feasible right now even though the police would like to be. He stated that with every enforcement, an officer must look at the video, verify that there was a violation, and sign off saying that they're issuing a citation. It is not the company; it's the police officer that issues the citation.

Mayor Ross asked Chief Staley to explain where the revenue for a uniform traffic citation goes.

Chief Staley stated the State gets their portion of the citation and a very small portion of the fine is actually delivered to the City. With the sharing agreement with a company, it's significantly greater than what the City gets from a uniform traffic citation.

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 THE CITY OF TEMPLE TERRACE CODE OF ORDINANCES CHAPTER 20, ARTICLE IV TITLED "SCHOOL SPEED ZONE ENFORCEMENT PROGRAM AND SPEED DETECTION SYSTEMS"; PROVIDING FOR USE OF SPEED DETECTION SYSTEMS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR DEFINITIONS; PROVIDING FOR USE OF LOCAL HEARING OFFICER; PROVIDING FOR THE DESIGNATION OF SCHOOL SPEED DETECTION ZONE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS WITH STATE LAW; PROVIDING FOR CODIFICATION; DIRECTING THAT THE ORDINANCE BE FILED WITH THE DEPARTMENT OF STATE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

Upon motion by Council Member Schisler, seconded by Council Member Chambers, **Approved Ordinance 1598** on Second reading, Creating Code Chapter 20 Article IV School Speed Zone Enforcement Program.

Council Member Fernandez stated she would be voting “no”, her reason was that she believes in security in the school zones but does not believe in remote enforcement.

Council Member Kravets stated he is concerned about the privacy of data, how long the tickets would be retained and would like the company who has an obligation to give citizens information that they have collected and disclose that actively to them. He again brought forward the idea of a cost-plus component to the proposal, for the City to put in a reasonable profit margin of the company, for that line of business, and then the company does not receive money from the tickets any longer. The City therefore would not need to worry about the company doing what has happened in other

Council Member Schisler asked if this particular contract could come back before the Council.

City Manager Baia stated in the affirmative.

Mayor Ross stated his concern was to make sure this is only during school zone times and the data retention; the data of non-violations are only minimum retention.

Vote on the motion being: Mayor Ross, Council Members Chambers, Schisler and Kravets voting “aye,” Council Member Fernandez “nay.”

12.B. Public Hearing and Second Reading of Ordinance 1599 Amending Land Development Code Sections 12-40 -Definitions and 12-81 - Reasonable Accommodation Procedures for Recovery Residences.

Mayor Ross opened the Public Hearing.

Senior Planner Alyssa Livingstone presented proposed text amendments to the City’s Land Development Code. The updates focused on Section 12-40, Definitions, and Section 12-81, Reasonable Accommodation Procedures, to ensure compliance with the 2026 Florida Statutes governing the review and approval process for certified recovery residences. The Hillsborough County City-County Planning Commission officially approved these text amendments on June 8, 2026.

The proposed amendments did not establish a new code requirement. Rather, the City's reasonable accommodation procedures had originally been adopted on July 18, 2017, to comply with applicable state and federal housing mandates. The amendments clarified and updated the City's existing policies and procedures for reviewing and processing reasonable accommodation requests to ensure consistency with the updated 2026 Florida Statutes.

If approved, the text amendment would have adopted the statewide definition of a certified recovery residence. A recovery residence was defined as a residential dwelling unit or other form of group housing that was offered or advertised through oral, written, electronic, or printed means as a residence providing a peer-supported, alcohol-free, and drug-free living environment.

The proposed amendment to Section 12-81, Reasonable Accommodation Procedures, implemented the requirements of Section 397.487 of the Florida Statutes by establishing a process for requesting reasonable accommodations from land development code regulations that could otherwise prohibit the establishment of a certified recovery residence. Under this section, a disabled individual was defined as a person who qualified as disabled or handicapped under the Fair Housing Act (FHA) and/or the Americans with Disabilities Act (ADA) and who had a disability as defined by Section 760.22 of the Florida Statutes.

Eligible individuals were permitted to request reasonable accommodations related to the City's land development code and associated procedures in accordance with the requirements of the federal Fair Housing Act and Title II of the Americans with Disabilities Act.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Schisler asked to clarify that this item is just strictly cleaning up the ordinance to match the State requirements at this point.

Ms. Livingstone responded in the affirmative.

Council Member Kravets asked about the City's system or process to track these requests to make sure they do not pass the threshold to automatically receive approval.

Ms. Livingstone stated their department is currently working on implementing an overall electronic system to process all permits. Once that is finalized by the end of the year, these requests will be part of that system and will be tracked efficiently.

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 TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-81 REASONABLE ACCOMMODATION PROCEDURES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Upon motion by Council Member Chambers, seconded by Council Member Schisler, **Approved Ordinance 1599** on Second reading, Amending Land Development Code Sections 12-40 - Definitions and 12-81 - Reasonable Accommodation Procedures for Recovery Residences.

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

12.C. Public Hearing and Second Reading of Ordinance 1600 Amending Land Development Code Sections 12-40, Definitions, and 12-922, Commercial Vehicle Restrictions in Residential Districts.

Mayor Ross opened the Public Hearing.

Community Development Director Greg Pauley stated this discussion pertained to commercial vehicle restrictions within residential districts. The amendment was intended to establish clear and objective standards for commercial vehicles in residential areas. During the previous discussion, concerns had been raised that some of the proposed standards did not fully align with what the community was seeking. The amendment therefore incorporated reasonable exceptions for residents who drove work vehicles to and from their residences, as well as feedback provided by the Council during the Land Development Code workshop held the previous year. The amendment was developed in collaboration with the Code Compliance Department to provide greater clarity and facilitate consistent enforcement.

The amendment had been approved by the Planning Commission in April and amended Sections 12-40, pertaining to definitions, and 12-922, pertaining to commercial vehicle restrictions in residential districts. The revised definition of a commercial vehicle included any motorized vehicle or trailer designed, used, or intended for the transportation of goods, equipment, or passengers for commercial purposes, financial gain, or as part of a service for hire, business, enterprise, or not-for-profit operation. The amended provisions categorized vehicles based on their gross vehicle weight rating (GVWR). Class 1 vehicles ranged from 0 to 6,000 pounds; Class 2

vehicles ranged from 6,001 to 10,000 pounds; Class 3 vehicles ranged from 10,001 to 14,000 pounds; and Class 4 vehicles exceeded 14,000 pounds.

The amendment established five general categories of prohibited vehicles and equipment. These included motorized commercial vehicles with a Class 3 GVWR or greater and trailers that met the amended definition of a commercial vehicle. The restrictions also applied to commercial vehicles of any weight classification that had been modified with equipment racks, service beds, or other service equipment mounted to the exterior or within an open bed area. Additional prohibited vehicle types included box trucks, step vans, walk-ins, panel trucks, food trucks, and similar vehicles, as well as tow trucks, boom trucks, crane trucks, bucket trucks, and similar vehicles. The amendment also prohibited the use of residential properties for parking heavy equipment designed primarily for agricultural, earth-moving, or similar purposes.

The amendment further provided two reasonable exceptions. The first allowed unmodified Class 3 pickup trucks or cargo vans to be parked on a lot within a residential zoning district. The key consideration was that the vehicle remained unmodified. This exception was intended to address vehicles that could reasonably be considered personal vehicles used by residents for daily transportation, rather than vehicles that had been modified with heavy commercial equipment. The second exception provided that vehicles otherwise permitted based on their use and weight classification would not be restricted solely because they displayed business markings, graphics, or text printed on the exterior of the vehicle.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Fernandez stated a concern expressed that this may have some ambiguity of enforcing commercial vehicles and require additional staff. It might leave more room for interpretation or applying the code officer's own judgment.

Code Compliance Director Jack Shanks stated the current leaves a lot of decisions to the officers whereas this pinpoints what the code officers should look for and gives more flexibility to the residents. This calls out box trucks and food trucks, which it did not currently., The enforcement won't change.

Council Member Chambers asked for an explanation of class 3 and why no more than two, why not three on a big driveway or with dually tires.

Mr. Pauley stated the basis of the two came directly from the workshop. Mr. Shanks had also brought to Mr. Pauley's attention that many of the bigger trucks just do not fit in garages and some not in driveways either. The language was crafted in a way that best suits our community and allows the residents to have those vehicles within reason.

Council Member Schisler asked for more definitions on the nonprofit vehicles, church vans, etc.

Mr. Pauley stated this is more interested in the vehicle and less about who owns it. If a small sedan has a company name on it, it would not be allowed. With the new ordinance, it would be.

Council Member Kravets asked about the standard cross bed toolboxes.

Mr. Pauley noted that these are not considered prohibited, they are allowed. Additional accessory type add-ons, such as added wheel lift or a boom lift or something of that nature would not be allowed.

Council Member Kravets noted his concern of (C)(2), reading as modified with equipment racks or other service equipment mounted to the exterior or open bed area of the vehicle.

Mr. Pauley stated this type of toolbox is not prohibited. It is not considered equipment such as equipment racks, service beds or other service equipment mounted to the exterior or open bed area. It would need to have a commercial intent.

Council Member Kravets stated his concern is how this could be interrupted in the future.

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 TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-922 COMMERCIAL VEHICLE RESTRICTIONS IN RESIDENTIAL DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Upon motion by Council Member Fernandez, seconded by Council Member Kravets, **Approved Ordinance 1600** on Second reading, Amending Land Development Code Sections 12-40, Definitions, and 12-922, Commercial Vehicle Restrictions in Residential Districts.

Council Member Schisler noted that if there are concerns, it can be amended by Council in the future if need be.

Council Member Kravets stated that he is content with this Ordinance and it is clear that it is not meant to prohibit cross bed toolboxes.

Council Member Chambers thanked staff for their work on cleaning up the ordinance.

Mayor Ross noted that this ordinance is sticky, it is hard to get it perfect, but it is a good step in clarifying the code. It noted to staff to not feel like it is a failure if some of this does not work perfectly. He asked staff to keep a list of conflicts and bring back to Council if needed.

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

12.D. Public Hearing and Second Reading of Ordinance 1601 Amending Section 12-834 Drainage Systems.

Mayor Ross opened the Public Hearing.

Public Works Director Jason Warrenfeltz presented second reading of the proposed amendments to Section 12834 of the Land Development Code regarding drainage systems. Over the years, staff reviewed numerous development applications and drainage reports and had identified areas where, although the existing code provided general requirements, it lacked many of the engineering details that had become standard practice. The proposed revisions did not fundamentally change the County’s stormwater policy; rather, they clarified expectations for design professionals and strengthened the technical requirements necessary to demonstrate that proposed drainage systems would perform as intended.

The key revisions required basin maps, flow paths, dynamic modeling, and clarified rainfall data. They also clarified design storm requirements, FDOT roadway capacity, plan details, and assurances regarding conflicts with manholes. In addition, the amendments established requirements for utility separation, pipe materials, road and seasonal high groundwater table separation, outfalls and floodplain considerations, pond recovery and infiltration, and underdrain systems. In summary, the revisions converted common engineering practices and expectations into clear and enforceable code requirements. These updates improved consistency during design review and construction and provided greater reasonable assurance of stormwater system performance and protection of public infrastructure.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Schisler asked what SHWGT meant in the item.

Mr. Warrenfeltz stated that was supposed to have been removed and was inadvertently not.

Council Member Fernandez asked for clarification on what the commercial project or development will have to show of drainage to get a permit.

Mr. Warrenfeltz stated this amendment allows the City to require the information and the assessment data going forward to get the permit.

Council Member Fernandez stated that the City does not set the requirements for stormwater retention but this allows the City to incorporate this into our code as a requirement.

Mr. Warrenfeltz stated that Southwest Florida Water Management District (SWFWMD) sets the standards, but this allows us to require it as part of our code.

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 SECTION 12-834 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR CLARIFICATION OF STANDARDS FOR DRAINAGE SYSTEMS; REVISING THE TEXT TO ENSURE ADEQUATE STORMWATER COLLECTION, CONVEYANCE, AND LONG-TERM PERFORMANCE WITHIN THE ROADWAY SYSTEM; STRENGTHENING TECHNICAL SUBMITTAL REQUIREMENTS; CLARIFYING BASIN MAPPING AND DYNAMIC MODELING STANDARDS; ESTABLISHING STORM SEWER DESIGN CRITERIA; REQUIRING MINIMUM ROADWAY-TO WATER TABLE SEPARATION AND SPECIFYING USE OF A FDOT TYPE II UNDERDRAIN WHERE APPLICABLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Upon motion by Council Member Schisler seconded by Council Member Chambers, **Approved Ordinance 1601** on Second reading, Amending Code Section 12-834 Drainage Systems.

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

12.E. Public Hearing and Second Reading of Ordinance 1602 Amending Driveways Regulations.

Mayor Ross opened the Public Hearing.

Public Works Director Jason Warrenfeltz presented revisions to Section 12921 regarding off-street parking and driveway requirements. These were developed following staff's review of driveway permit applications and field inspections. During this review, staff identified several areas where the existing code lacked sufficient detail, resulting in inconsistent driveway designs, inspection challenges, and avoidable drainage concerns. The revisions established driveway apron design standards, including slope requirements and minimum elevations above the pavement, and clarified driveway width, allowable cycle changes, and the process for addressing nonconforming conditions. The revisions also required utility notifications, compliance with ADA standards, inspections, and the removal of tree roots prior to construction. In addition, standards were established for paver installations that incorporated the applicable county standard details. Overall, the revisions were intended to improve consistency, simplify the permitting process, promote safer driveway designs, reduce future maintenance concerns, and provide clear expectations for homeowners and contractors.

City Manager Baia stated that an issue was brought to his attention that has been an issue in the past. Under Section 12-921(b)(2)a., noting that the existing language required driveway additions to be adjoined to an existing driveway that provided access to a garage, carport, or other approved area. It was explained that the language appeared sufficiently clear to address situations involving the widening of an existing driveway, as any addition would need to remain connected to the existing driveway. However, there had been instances in which property owners had sufficiently large lots to accommodate a second driveway without widening the existing driveway. In some cases, property owners preferred a second driveway for various reasons, including existing landscaping or site constraints that made widening the current driveway impractical. If the proposed second driveway complied with all applicable requirements for lot coverage and impervious area, it was suggested that such requests could reasonably be permitted. The ordinance also limited the combined width of all driveways on a property to no more than 25 percent of the property's width.

It was further explained that, under the existing language, second driveways were technically not permitted. Historically, staff had addressed this issue by allowing property owners to construct a walkway connecting the two driveways, which was interpreted as satisfying the requirement that the driveway additions be joined. This practice had effectively created a loophole that worked well for some properties. However, other property owners had questioned the practicality of being required to construct a substantial sidewalk around their property simply to connect a second driveway to the existing driveway. Given that the ordinance was already being amended, staff recommended that the opportunity be used to address the issue directly rather than revisiting it through another amendment process at a later date. The proposed revision would have provided that driveway additions, including a second driveway, were required to comply

with all regulations in the applicable section and with all pertinent land development regulations, including, but not limited to, requirements governing lot coverage and impervious area.

He clarified that Section 12-921(b)(3)e, if considering second driveways, that driveways in total may occupy up to 25% of the lot.

City Attorney Mueller considered this a substantive change and recommended this be a first reading again tonight and have a second reading at the September 1 meeting if the Council approved.

Mayor Ross noted the procedural mechanism would be if the Council approved to incorporate these changes, it would be a first reading tonight and would be a second reading at the next meeting.

It was clarified that the date of the Second Reading would need to be stated.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Schisler asked how a circular driveway fits into this.

City Manager Baia noted that would fall under this rule, but would not change.

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 SECTION 12-921 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS; REVISING THE TEXT REGARDING DIFFERENT ELEMENTS OF THE INSTALLATION OF DRIVEWAYS; MORE SPECIFICALLY, PROVIDING CLARIFICATION REGARDING SECURING BLOCK PAVERS, SIGHT DISTANCE, REDUCING IMPACTS FROM TREE ROOTS, SIDEWALK SLOPES AND THE PROTECTION OF UTILITIES; ADOPTING THE HILLSBOROUGH COUNTY TYPICAL DETAIL DRAWING AS A REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Upon motion by Council Member Fernandez, seconded by Council Member Schisler, **Approved Ordinance 1602** on First reading, Amending Code Section 12-921 Driveways Regulations, incorporated additionally Section 12-921(b)(2)a. and Section 12-921(b)(3)e. and scheduled Second reading for September 1, 2026.

Council Member Kravets commented that the State has recently exempted most home repairs under \$7,500. He stated he would like to move something forward to bring the code with its various exemptions in line with the State statute since the City is subject to it anyway.

Council Member Schisler stated he thought this was addressed at the last reading.

Mr. Warrenfeltz stated the lot coverage issues are covered by the Community Development and Permitting office and not through this ordinance, this is engineering.

Council Member Schisler clarified that the exemption noted by Council Member Kravets does not pertain to this ordinance.

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

Mayor Ross noted Ordinance 1602 will appear for a second reading and public hearing on Tuesday, September 1, 2026.

12.F. Resolution Approving Amendment #3 to the Fiscal Year 2026 Budget.

Finance Director James Ingram stated at the end of Quarter 3 of Fiscal Year 2026, a few expenditures not included in the adopted Fiscal Year 2026 Budget emerged. Exhibit 1 contained a list of unbudgeted expenditures needing to be added to the Fiscal Year 2026 Budget. Exhibit 1 detailed the Purchase Order numbers, vendor, GL account, item or project description, amounts for budget amendment, and revenue accounts or appropriated fund balance account (reserves) funds to balance the budget. Justification for each budget amendment is provided along with a previous Council resolution to approve the expenditure if applicable.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Kravets asked on page 259 it stated, two residential rear load trucks were budgeted for \$600,000. Final total for the two replacements came to \$177,831 after the purchase of second one. Is that the total or the overage?

Mr. Ingram stated that is an overage amount.

Upon motion by Council Member Chambers, seconded by Council Member Schisler, **RESOLUTION 84-26, ADOPTED** the Resolution, Approving Amendment #3 to the Fiscal Year 2026 Budget.

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

The Council moved to the item removed from the Consent Agenda.

11.A. Resolution Approving the Award of RFP NO. 26-002 Cloud-Based Unified Communication System and Implementation Services

Information Technology Director Sally Cabrera stated this is to upgrade our current phone system that is very antiquated and the City went out for bid and received eight bids for a unified cloud-based communication system which will allow the City to upgrade the system to a more innovative system.

Mayor Ross asked for public comments, hearing none moved to Council Member questions.

Council Member Kravets asked if this is from unassigned fund balance or if it is budgeted in FY 2026.

Mr. Ingram stated this has been budgeted for over the last couple of years. It was originally budgeted two years ago for \$75,000 from unassigned fund balance and carried over. It was realized the cost would be more than \$75,000 and budgeted \$19,000 more in 2026 from the CIT fund if is recollection is correct. In the end, it came in under \$94,000. However, there are also operational costs that will not start until the next fiscal year, and it is a three-year agreement. That brings it up to \$200,000.

Upon motion by Council Member Kravets, seconded by Council Member Schisler, **RESOLUTION 81-26, Adopted** the Resolution and Approved the Award of RFP NO. 26-002 Cloud-Based Unified Communication System and Implementation Services.

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

13. Council Business: NONE

14. New Business and Board Reports:

Council Member Chambers called attention to the great work that the Municipal Code Enforcement Board was doing, handling many cases. He is seeing a lot more tree cases coming before the Board and reminded residents to get a permit and/or talk to City Arborist Joe Ferris if you are going to trim or cut a tree down. He noted they had a special meeting to just handle water restriction cases and also held a workshop for code board training by Code Compliance Director Jack Shanks.

Mayor Ross reminded all to go Vote tomorrow, Tuesday, August 18.

15. City Manager's Report:

City Manager Baia stated at the last CRA meeting, proposals were received. Council chose to pursue the proposal from Mr. Singh and his company, Enigma for 8447 North 56th Street. Mr. Singh, in his proposal presented three architectural styles for the Councils consideration. He asked the Council to give direction on their preference.

Mayor Ross asked if all proposals are the same size, square footage.

City Manager Baia stated they should conform to what was in the proposal.

Council Member Chambers stated that option "C" seems taller in the center and the roof top. He also asked if these all meet our standards.

Mr. Pauley stated that was correct for option "C" and as far as meeting the standards, he noted these are artistic renderings and the details have not been flushed out.

Council Member Chambers stated that the Council should really look at the style of the arches and other parts of the style and not the height because that could change.

Council Member Schisler stated he prefers "C" but "B" or "C" would work.

Mayor Ross stated "A" in his opinion is inconsistent with the design standards that the Council has held other developers to. He stated he thought it should be "B" or "C", but thought "B" looks more like what is in the CRA, and "C" looks more like an entry to a mall.

Council Member Fernandez agreed with the Mayor.

Council Member Kravets stated what stood out to him is "A" has a slatted roof, which will let more sun through and "B" and "C" have solid roofs. He also noted he did not see the elevator. In

terms of style, he agreed that "A" is not consistent with the design standards. He did not think people would use the rooftop as much if there is a lot of sunlight coming through. He stated his preference would be "B" or "C", slightly ranking "C" higher. He is not a fan of the fake columns like in "B", cutting off halfway up, and the arches kind of double up on each other which is not architecturally consistent. He stated that "C" has the advantage of being more symmetrical on the back-end portion, having a clean arch on both the back and the front.

Mayor Ross stated he likes "A" but the CRA has been built on the premise of the "B" and "C" style.

Council Members Chambers and Fernandez stated they preferred "B".

Mayor Ross stated he preferred "B" too but understands Council Member Kravets' points he made. He stated that any requests from the Council should be articulated to Mr. Singh.

It was noted that the Council prefers "B" but would prefer revisions.

Council Members Kravets stated he would like to see "B" with simplified Columns by streamlining the capitals, make the design symmetrical on both sides of the building of the top level. He would also like the sight lines opened up because there are very few windows on the top level.

Council Member Fernandez stated she had no issues with the revisions.

Mayor Ross asked Mr. Pauley his he thought the revisions were workable with Mr. Singh because it would not be fair to not point these requests out to him.

Mr. Pauley noted to the Council that these are at the artistic rendering level and are not actually about designing a building, this is about the generalized features. These are intended to be pretty pictures and the details will be hammered out later. Whatever is decided tonight, he will work with Mr. Singh.

City Attorney Mueller stated the development agreements start out by saying that they are going to develop the property in accordance with what will be exhibit A, which is whichever concept plan the Council decides on.

Mayor Ross stated they do not want to hold the project up but would like to see "B" with revisions and asked if this could be brought back to Council on September 1st.

City Manager Baia will go back to Mr. Singh and share the comments made. He will bring a revised item back to the next meeting. He stated once there is a draft sale contract that has been reviewed by both parties, it will be brought to Council for approval.

16. City Attorney's Report:

City Attorney Mueller stated he had no report.

Adjournment:

Meeting adjourned at 8:41 p.m.

X

Andrew R. Ross
Mayor

X

Gil Schisler
Council Member

X

James Chambers
Vice Mayor

X

Alison Fernandez
Council Member

X

Erik Kravets
Council Member

Attest:

X

Lynda Sader
City Clerk

Item Cover Page

City Council Item Report

Date: September 1, 2026

From: Jeannie Barlow, Senior Executive Assistant

Item Type: Resolution

Subject: Resolution Authorizing the Issuance of Not to Exceed \$50 Million General Obligation Bonds

Presenter: Carlos Baia, City Manager

Recommendation:

It is recommended that City Council adopt a resolution approving the issuance of not to exceed \$50 million in General Obligation Bonds.

Discussion:

On August 18, 2026, the qualified electors of the City of Temple Terrace approved a referendum authorizing the issuance of General Obligation Bonds in one or more series in an aggregate principal amount not to exceed \$50,000,000. The bonds are intended to finance the construction and equipping of a Public Safety Complex, including a new Police Station, a new Fire Station, and related facilities. The referendum established the voters' authorization for the bonds, including the maximum principal amount, general purpose, pledge of the City's full faith and credit and unlimited ad valorem taxing power, maximum legal interest rate, and maximum maturity.

The Bond Resolution presented for consideration provides additional terms, conditions, covenants, and other provisions concerning the proposed bonds beyond those contained in Ordinance 1593, enacted on April 21, 2026, and Resolution 51-26, adopted on May 5, 2026. These additional provisions are intended to provide the basis for the City to seek judicial validation of the bonds. Judicial validation is a legal proceeding through which the City seeks a court determination regarding the validity of the bonds and the City's authority to issue them before any bonds are ultimately issued. When a court issues a bond validation order, the order precludes future legal challenges to the bonds and all related matters.

Adoption of the resolution does not obligate the City to issue the bonds, require issuance of the full \$50 million, or commit the City to issue the bonds at any particular time or in any particular amount. Its purpose is to establish the framework for seeking court validation, with any future issuance remaining subject to subsequent City action, financing considerations, and market conditions.

Exhibit A to the resolution is intended to be a form document. The dollar amounts and dates are not known at this time but will be determined by the time the bonds are issued. Accordingly, those fields are intentionally left blank in the resolution.

Following adoption of the resolution, the City's bond counsel will initiate the judicial validation proceedings. The City anticipates completing the validation process by mid-November, positioning it to potentially issue the bonds in mid-December or shortly thereafter.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$50,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF TEMPLE TERRACE, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2027 WHICH WILL BE PAYABLE FROM AD VALOREM TAXATION, AND WHICH WILL BE ISSUED FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND EQUIPPING OF A PUBLIC SAFETY COMPLEX INCLUDING A NEW POLICE STATION, A NEW FIRE STATION, AND RELATED FACILITIES; PROVIDING FOR THE LEVY OF NECESSARY AD VALOREM TAXES; PROVIDING FOR OTHER COVENANTS WITH RESPECT TO THE BONDHOLDERS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR THE SEVERABILITY OF PARTS HEREOF IF DECLARED INVALID; AND PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Resolution - GO Bond

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$50,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF TEMPLE TERRACE, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2027 WHICH WILL BE PAYABLE FROM AD VALOREM TAXATION, AND WHICH WILL BE ISSUED FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND EQUIPPING OF A PUBLIC SAFETY COMPLEX INCLUDING A NEW POLICE STATION, A NEW FIRE STATION, AND RELATED FACILITIES; PROVIDING FOR THE LEVY OF NECESSARY AD VALOREM TAXES; PROVIDING FOR OTHER COVENANTS WITH RESPECT TO THE BONDHOLDERS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR THE SEVERABILITY OF PARTS HEREOF IF DECLARED INVALID; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY FOR THIS BOND RESOLUTION. This Bond Resolution is adopted pursuant to the Constitution of the State of Florida, Chapter 166, Florida Statutes, Sections 100.201-100.351, Florida Statutes, the Charter of the City of Temple Terrace, Florida (the "Issuer" or "City") and other applicable provisions of law (hereinafter collectively referred to as the "Act"), and a majority vote of the electors of the City of Temple Terrace, Florida on August 18, 2026.

SECTION 2. FINDINGS. It is hereby found and determined:

(A) The financing of the cost for construction and equipping of a public safety complex including a new police station, a new fire station, and related facilities (the "Project"), constitutes a capital project authorized by law for which bonds payable from municipal ad valorem taxes may be issued pursuant to Article VII, Section 12 of the Constitution of the State of Florida so long as such bonds are approved by a majority vote of the electors of the City.

(B) Pursuant to Ordinance 1593 enacted on April 21, 2026 and Resolution 51-26 adopted on May 5, 2026, an election was held on August 18, 2026 to determine if the electors of the Issuer approved of the issuance of not exceeding \$50,000,000 of general obligation bonds of the Issuer for the purpose of financing the construction and equipping of the Project, payable from ad valorem taxes on all the taxable property within the Issuer (the "Bond Referendum"). The Bond Referendum was duly held and conducted in all respects according to law, and a majority of electors casting a ballot voted in favor of the issuance of such bonds for such purpose.

(C) Article VII, Section 12(a) of the Constitution of the State of Florida provides that upon approval by a majority vote of the electors municipalities may issue bonds payable from ad valorem taxation to finance capital projects authorized by law.

(D) Financing the Project through issuance of the Bonds serves a public purpose and is necessary, beneficial and in the best interests of the City.

(E) Ad valorem taxes levied by the Issuer in accordance with this Bond Resolution will be sufficient to pay all principal of and interest and redemption premium, if any, on the City of Temple Terrace, Florida General Obligation Bonds, Series 2027 (the "Bonds") to be issued hereunder, as the same become due, and to make all required deposits or payments required by this Bond Resolution.

(F) The estimated sum required to finance the Project will be derived from a portion of the proceeds from the sale of the Bonds and other legally available funds of the Issuer, if any.

(G) The full faith, credit and unlimited taxing power and the ad valorem taxes of the Issuer will be sufficient to pay principal of and interest on the Bonds.

SECTION 3. DEFINITIONS. As used in this Bond Resolution:

"BOND COUNSEL" means Bryant Miller Olive P.A., or any other attorney at law or firm of attorneys of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of interest on obligations issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

"BOND REFERENDUM" shall have the same meaning as set forth above in Section 2.

"BOND REGISTRAR AND PAYING AGENT" means any trust company or bank with trust powers appointed from time to time by supplemental resolution of the City Council to serve under this Bond Resolution.

"BOND RESOLUTION" means this resolution, as may be amended and supplemented from time to time.

"BOND SERVICE PAYMENT DATE" means the date in which any component of Debt Service Requirement becomes due.

"BONDS" means the City of Temple Terrace, Florida General Obligation Bonds, Series 2027, authorized by Section 4 hereof, which can be issued in one or more series in accordance with Section 6 hereof.

"BOND YEAR" means each twelve-month period ending on such date as shall be determined by supplemental resolution of the City Council.

"CITY" or "ISSUER" means City of Temple Terrace, Florida.

"CITY ATTORNEY" means the City Attorney of the Issuer, or Deputy City Attorney.

"CITY CHARTER" or "CHARTER" means the municipal charter of the Issuer.

"CITY MANAGER" means the City Manager of the Issuer, or assistant City Manager.

"CITY COUNCIL" means the City Council of the Issuer.

"CLERK" means the City Clerk of the Issuer, or deputy City Clerk.

"CODE" means the Internal Revenue Code of 1986, as amended.

"COST" when used in connection with the Project, means (1) costs of acquisition, construction or equipping by or for the Issuer of such Project; (2) costs of land and interests therein and the cost of the Issuer incidental to such acquisition; (3) costs of capitalized interest with respect to the Bonds; and (4) any other costs properly attributable to such acquisition, as determined by generally accepted accounting principles and shall include reimbursement to the Issuer for any such items of Cost heretofore paid by the Issuer. Any supplemental resolution may provide for additional items to be included in the aforesaid Costs.

"DEBT SERVICE FUND" means the "City of Temple Terrace, Florida General Obligation Bonds Debt Service Fund" created pursuant to Section 17(A) hereof.

"DEBT SERVICE REQUIREMENT," for any Bond Year, means the sum of the amount required to be deposited into the Debt Service Fund in such year.

"FEDERAL SECURITIES" means direct obligations of the United States of America and obligations the principal of and interest on which are fully guaranteed by the United States of America, none of which permit redemption prior to maturity at the option of the obligor, or "FEDERAL SECURITIES" shall have a meaning as set forth by supplemental resolution of the City Council.

"FINANCE DIRECTOR" means the Finance Director of the Issuer, or deputy Finance Director.

"HOLDER" or "HOLDER OF BONDS" or "BONDHOLDER" or any similar term means any person who shall be the registered owner of any outstanding Bonds.

"ISSUER" means the City of Temple Terrace, Florida.

"MAYOR" means the Mayor or Vice-Mayor of the City of Temple Terrace, Florida.

"PERMITTED INVESTMENTS" means investments permitted by applicable law and the written investment policy of the Issuer.

"PROJECT" shall have the same meaning as set forth above in Section 2.

"PROJECT FUND" means the "City of Temple Terrace, Florida General Obligation Bonds Project Fund" created pursuant to Section 14(A) hereof.

"REBATE FUND" means the "City of Temple Terrace, Florida General Obligation Bonds Rebate Fund" created pursuant to Section 23(C) hereof.

"RECORD DATE" shall mean a date 15 calendar days before any date on which interest on the Bonds is payable.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words "Bonds," "owner," "holder" and "person" shall include the plural as well as the singular number, and the word "person" shall include corporations, associations and public bodies as well as natural persons.

SECTION 4. AUTHORIZATION OF PROJECT AND AUTHORIZATION OF BONDS. There is hereby authorized the financing of the Project in the manner provided herein. For the purpose of financing the Project, subject and pursuant to the provisions hereof, there are hereby authorized to be issued and sold City of Temple Terrace, Florida General Obligation Bonds, Series 2027, in the aggregate principal amount not to exceed \$50,000,000. If the Bonds or any series thereof are not delivered in calendar year 2027, the series designation may be changed by the Mayor to match the calendar year of delivery.

SECTION 5. BOND RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Bonds authorized to be issued hereunder by those who shall hold the same from time to time, this Bond Resolution shall be deemed to be and shall constitute a contract between the Issuer and such holders. The covenants and agreements herein set forth to be performed by the Issuer shall be for the equal benefit, protection and security of the legal holders of any and all of such Bonds, all of which shall be of equal rank and without preference, priority or distinction of any of the Bonds over any other thereof, except as expressly provided therein and herein.

SECTION 6. DESCRIPTION OF BONDS. The Bonds shall be issued in fully registered form, shall be dated, shall be numbered consecutively from R-1 upward and shall be in the denomination of \$5,000 each, or integral multiples thereof, shall bear interest at a rate or rates not exceeding the maximum rate allowed by law, payable semiannually in each year on such dates, shall be serial bonds or term bonds, shall mature on such dates with a final maturity not later than thirty (30) years following the date of their issuance, and may be subject to redemption

prior to maturity, all as shall be fixed by supplemental resolution of the City Council before the Bonds are delivered to the purchasers.

Each Bond shall bear interest from the Bond Service Payment Date next preceding the date on which it is authenticated, unless authenticated on a Bond Service Payment Date, in which case it shall bear interest from such Bond Service Payment Date, or, unless authenticated prior to the first Bond Service Payment Date, in which case it shall bear interest from its date; provided, however, that if at the time of authentication, interest is in default, such Bond shall bear interest from the date to which interest shall have been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which on the respective dates of payment thereof is legal tender for the payment of public and private debts. The principal of the Bonds shall be payable only to the registered Holder or his legal representative at the principal corporate trust office of the Bond Registrar and Paying Agent, and payment of the interest on the Bonds shall be made by the Bond Registrar and Paying Agent on each Bond Service Payment Date to the person appearing on the registration books of the Issuer hereinafter provided for as the registered Holder thereof, by wire transfer or check mailed to such registered Holder at his address as it appears on such registration books maintained by the Bond Registrar on the 15th day of the calendar month (whether or not a business day) preceding the interest payment date. Payment of the principal of all Bonds shall be made upon the presentation and surrender of such Bonds as the same shall become due and payable. Interest on the Bonds will be computed on the basis of a 360-day year consisting of twelve 30-day months.

Notwithstanding anything herein to the contrary, the Issuer may determine by supplemental resolution to issue the indebtedness authorized hereunder in one or more series, which series need not be issued simultaneously, with such further appropriate particular designations added to or incorporated in such title for the Bonds of any particular series as may be necessary to distinguish such Bonds from the Bonds of any other series; provided, however, that the aggregate principal amount of such Bonds shall not exceed \$50,000,000. In the case that debt service on the Bonds is paid from the hereinafter created Debt Service Fund, such payments shall be made on a parity and equal basis.

SECTION 7. EXECUTION. Said Bonds shall be signed by, or bear the facsimile signature of the Mayor, shall be attested and countersigned by or bear the facsimile signature of the Clerk. A facsimile of the official seal of the Issuer shall be imprinted on each Bond.

SECTION 8. SIGNATURES; REGISTRATION. In the event that any officer whose signature, or a facsimile of whose signature, shall appear on any Bond shall cease to be such officer before the delivery of such Bonds, said signature or such facsimile shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery. Any Bond may bear the facsimile signature of, or may be signed by, such person who, at the actual time of the execution of such Bonds, shall be the proper officer to sign such Bonds although, at the date of said Bonds, such person may not have been such an officer.

Only such of the Bonds as shall have been endorsed thereon, a certificate of authentication substantially in the form hereinbelow set forth, duly executed by the Bond Registrar and Paying Agent, as authenticating agent, shall be entitled to any benefit or security under this Bond Resolution. No Bond shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been duly and manually executed by the Bond Registrar and Paying Agent, and such certificate of the Bond Registrar and Paying Agent upon any such Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Bond Resolution. The certificate of authentication on any bond shall be deemed to have been duly executed if signed by an authorized officer of the Bond Registrar and Paying Agent, but it shall not be necessary that the same officer sign the certificate of authentication of all of the Bonds that may be issued hereunder at any one time.

Any Bonds, upon surrender thereof at the principal corporate trust office of the Bond Registrar and Paying Agent, together with an assignment duly executed by the Bondholder or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar and Paying Agent, may, at the option of the Bondholder, be exchanged for an aggregate principal amount of Bonds equal to the designated amount of the Bond or Bonds so surrendered.

The Bond Registrar and Paying Agent shall make provision for the exchange of Bonds at the principal corporate trust office of the Bond Registrar and Paying Agent.

SECTION 9. NEGOTIABILITY, REGISTRATION AND TRANSFER OF BONDS. The Bond Registrar and Paying Agent shall keep books for the registration of transfers of Bonds as provided in this Bond Resolution. The transfer of any Bonds may be registered only upon such books and only upon surrender thereof to the Bond Registrar and Paying Agent together with an assignment duly executed by the Bondholder or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar and Paying Agent. Upon any such registration of transfer, the Issuer shall execute, and the Bond Registrar and Paying Agent shall authenticate and deliver in exchange for such Bond, a new Bond or Bonds registered in the name of the transferee, and in an aggregate principal amount equal to the principal amount of such Bond or Bonds so surrendered.

In all cases in which Bonds shall be exchanged, the Issuer shall execute, and the Bond Registrar and Paying Agent shall authenticate and deliver, at the earliest practicable time, Bonds in accordance with the provision of this Bond Resolution. All Bonds surrendered in any such exchange or registration of transfer shall forthwith be canceled by the Bond Registrar and Paying Agent. The Issuer or the Bond Registrar and Paying Agent may make a charge for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made to any Bondholder for the privilege of exchanging or registering the transfer of Bonds under the provisions of this Bond Resolution. Neither the Issuer nor the Bond Registrar and Paying Agent shall be required to make any such exchange or registration of transfer of Bonds during fifteen (15) days immediately preceding any Bond Service

Payment Date or, in the case of any proposed redemption of the Bonds then, for the Bonds called for redemption, during the fifteen (15) days preceding the date of the mailing of notice of such redemption and continuing until such redemption date.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal or redemption price of any such Bond, and the interest on any such Bonds, shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond including the premium, if any, and interest thereon to the extent of the sum or sums so paid.

SECTION 10. BONDS MUTILATED, DESTROYED, STOLEN OR LOST. In case any Bond shall become mutilated, or be destroyed, stolen or lost, the Issuer may, in its sole discretion, cause to be executed, and the Bond Registrar and Paying Agent shall authenticate and deliver, a new Bond of like date and tenor as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond upon surrender and cancellation of such mutilated Bond or in lieu of and substitution for the Bond destroyed, stolen or lost, and upon the Holder furnishing the Issuer and the Bond Registrar and Paying Agent proof of his ownership thereof and satisfactory indemnity and complying with such other reasonable regulations and conditions as the Issuer and the Bond Registrar and Paying Agent may prescribe and paying such expenses as the Issuer and the Bond Registrar and Paying Agent may incur. All Bonds so surrendered shall be canceled by the Issuer. If any of the Bonds shall have matured or be about to mature, instead of issuing a substitute Bond, the Issuer may pay the same, upon being indemnified as aforesaid, and if such Bond is lost, stolen or destroyed, without surrender thereof.

SECTION 11. REDEMPTION PROVISIONS. The terms of this Section 11 shall apply to redemption of the Bonds.

(A) Prior Redemption. The Bonds may be subject to redemption prior to their maturity as shall be fixed by supplemental resolution of the City Council before the Bonds are delivered to the purchasers.

(B) Selection of the Bonds to be Redeemed. The Bonds shall be redeemed only in the principal amount of \$5,000 each and integral multiples thereof. The Issuer shall, at least sixty (60) days prior to the redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount of the Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of the Bonds to be redeemed shall be selected not more than forty-five (45) days prior to the redemption date by the Bond Registrar from the outstanding Bonds of the maturity or maturities designated by the Issuer by such method as the Bond Registrar shall deem fair and appropriate and which may provide for the selection for redemption of the Bonds or portions of the Bonds in the principal amounts of \$5,000 and integral multiples thereof.

If less than all of the outstanding Bonds of a single maturity are to be redeemed, the Bond Registrar shall promptly notify the Issuer and Paying Agent (if the Bond Registrar is not the Paying Agent for such Bonds) in writing of the Bonds or portions of the Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

(C) Notice of Redemption. Notice of such redemption shall, at least thirty (30) days prior to the redemption date, be filed with the Bond Registrar, and mailed by the Bond Registrar on behalf of the Issuer, first class mail, postage prepaid, to all Holders of Bonds to be redeemed at their addresses as they appear on the registration books hereinbefore provided for on the Record Date, but failure to mail such notice to one or more Holders of Bonds, or any defect therein, shall not affect the validity of the proceedings for such redemption with respect to Holders of Bonds to which notice was duly mailed hereunder and no defect occurred.

Any notice of optional redemption given pursuant to this Section may state that it is conditional upon receipt by the Paying Agent of moneys sufficient to pay the redemption price, plus interest accrued to the redemption date, or upon the satisfaction of any other condition, or that it may be revoked upon the occurrence of any other event, and any conditional notice so given may be revoked at any time before payment of such redemption price and accrued interest if any such condition so specified is not satisfied or if any such other event occurs. Notice of such revocation shall be given by the Paying Agent to affected Holders of Bonds as promptly as practicable upon the failure of such condition or the occurrence of such other event.

So long as the Bonds are registered in the name of Cede & Co., as nominee of DTC (or in the name of any successor securities depository), notices of redemption and notices of revocation of redemption notices shall only be given on behalf of the Issuer to Cede & Co., or any such successor securities depository.

(D) Effect of Notice of Redemption; Payment. Notice having been given in the manner and under the conditions provided under this Section 11, subject to the right of revocation as heretofore described, the Bonds or portions of the Bonds so called for redemption shall, on the redemption date designated in such notice, become and be due and payable at the redemption price provided for redemption of such Bonds or portions of the Bonds on such date. On the date so designated for redemption, moneys for payment of the redemption price being held in separate accounts by the Paying Agent in trust for the registered owners of the Bonds or portions of the Bonds to be redeemed, interest on the Bonds or portions of the Bonds so called for redemption shall cease to accrue, such Bonds and portions of the Bonds shall cease to be entitled to any lien, benefit or security under this Bond Resolution, and the registered owners of such Bonds or portions of the Bonds shall have no right in respect thereof except to receive payment of the redemption price thereof and to receive the Bonds for any unredeemed portions of such Bonds. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(E) Redemption of Portions of the Bonds. Any Bond which is to be redeemed only in part shall be surrendered at any place of payment specified in the notice of redemption (with due endorsement by, or written instrument of transfer in form satisfactory to, the Bond Registrar duly executed by, the Holder thereof or such Holder's attorney duly authorized in writing) and the Issuer shall execute and the Bond Registrar shall authenticate and deliver to the Holder of such Bond, without service charge, a new Bond or Bonds, of the same interest rate and maturity, and of any authorized denomination as requested by the Holder, in an aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bonds so surrendered.

SECTION 12. FORM OF BONDS. The Bonds shall be in substantially the form attached hereto as Exhibit A, with such omissions, insertions and variations as may be necessary and desirable and authorized or permitted in this Bond Resolution or in any supplemental resolution of the City Council adopted prior to the issuance thereof:

SECTION 13. SALE OF BONDS. The Bonds shall be issued and sold after such procedure, in such manner and at public or private sale and at such price or prices consistent with the applicable statutes, all at one time or in installments from time to time, as shall be determined by supplemental resolution of the City Council.

SECTION 14. PROJECT FUND; APPLICATION OF BOND PROCEEDS.

(A) The Issuer covenants and agrees to establish a special fund to be designated "City of Temple Terrace General Obligation Bonds Project Fund," which shall be used only for payment of the Cost of the Project. Moneys in the Project Fund, until applied in payment of any item of the Cost of a Project, in the manner hereinafter provided, shall be held in trust by the Issuer and shall be subject to a lien and charge in favor of the Holders of the Bonds and for the further security of such Holders. Moneys on deposit in the Project Fund may be invested in Permitted Investments.

(B) The proceeds, including accrued interest and premium, if any, received from the sale of any or all of the Bonds, shall be applied by the Issuer simultaneously with the delivery of the Bonds to the purchaser thereof, as follows:

(1) Any accrued interest and interest to accrue on the Bonds from the dated date of the Bonds to the date of delivery shall be deposited in the Debt Service Fund and shall be used only for the purpose of paying interest becoming due on the Bonds.

(2) To the extent not reimbursed therefor by the original purchaser of the Bonds, the Issuer shall pay all costs and expenses in connection with the preparation, issuance and sale of the Bonds.

(3) Any remaining moneys from the Bonds shall be deposited in the Project Fund to be used as permitted in Section 14(A) hereof.

SECTION 15. SECURITY FOR BONDS. The Bonds are general obligations of the Issuer. The principal of and interest on the Bonds shall be secured by a pledge of the full faith, credit and taxing power of the Issuer without limitation in the manner and to the extent described herein.

SECTION 16. LEVY OF AD VALOREM TAXES. For so long as the Bonds are outstanding, the City Council shall, each year, levy an ad valorem tax, without limitation as to rate or amount, on all taxable property within the Issuer at least equal to the Debt Service Requirement for the ensuing Bond Year. Such tax shall be levied and collected at the same time and in the same manner as ad valorem taxes for the operating expenses of the Issuer and shall be in addition to all other taxes authorized to be levied by the Issuer. The Issuer covenants that it will not accept payment of taxes levied for operating expenses of the Issuer unless there shall be paid at the same time the taxes required by this Bond Resolution.

All taxes levied pursuant to this Bond Resolution, as collected, shall immediately be deposited into the Debt Service Fund (hereinafter created) and held in trust for the payment of the principal of and interest on the Bonds as they severally become due and shall be expended for no other purpose.

SECTION 17. COVENANTS OF ISSUER. For so long as any of the principal of and interest on any of the Bonds shall be outstanding and unpaid or until there shall have been set apart in the Debt Service Fund, a sum sufficient to pay when due, the entire principal of the Bonds remaining unpaid, together with interest accrued or to accrue thereon, the Issuer covenants with the Holders of each and all of the Bonds as follows:

(A) Debt Service Fund. The Issuer covenants and agrees to establish a special fund to be designated "City of Temple Terrace, Florida General Obligation Bonds Debt Service Fund."

From the Debt Service Fund shall be paid each installment of interest on and principal of the Bonds as they become due. No further payments shall be required to be made into the Debt Service Fund when the aggregate amount of moneys in the Debt Service Fund is at least equal to the aggregate principal amount of the Bonds then outstanding, plus the amount of interest then due or thereafter to become due on such Bonds then outstanding. At such time as the Bonds are no longer outstanding, any moneys remaining in the Debt Service Fund may be transferred to the "General Fund" of the Issuer, and shall be used for any lawful purpose. Moneys on deposit in the Debt Service Fund may be invested in Permitted Investments.

(B) Special Funds. Each of the funds and accounts herein established and created shall constitute trust funds for the purposes provided herein for such funds and accounts, respectively. All such funds shall be continuously secured in the manner by which the deposit of Issuer funds are authorized to be secured by the laws of the State of Florida. Earnings on investments in funds and accounts created under this Bond Resolution shall be retained in the funds and accounts from which such earnings derive.

The moneys required to be accounted for in each of the foregoing funds and accounts established herein may be deposited in a single bank account, and funds allocated to the various funds and accounts established herein may be invested in a common investment pool, provided that adequate accounting records are maintained to reflect and control the restricted allocation of the moneys on deposit therein and such investments for the various purposes of such funds and accounts as herein provided.

The designation and establishment of the various funds and accounts in and by this Resolution shall not be construed to require the establishment of any completely independent, self-balancing funds as such term is commonly defined and used in governmental accounting, but rather is intended solely to constitute an earmarking of certain revenues for certain purposes and to establish certain priorities for application of such revenues as herein provided.

(C) Books and Records. Books and records of the Issuer shall be kept in which complete and correct entries shall be made, in accordance with generally accepted accounting principles.

At least once a year, on or before June 30 of the year following the close of each fiscal year, the books, records and accounts of the Issuer shall be properly audited by an independent firm of certified public accountants. The results of such audit shall be mailed, upon request, and made available, at all reasonable times, to any Holder or Holders of Bonds or anyone acting for and on behalf of the Holders of such Bonds; provided, however, that any such costs shall be borne by such Holder or Holders as the case may be.

SECTION 18. DEFEASANCE. If, at any time, the Issuer shall have paid, or shall have made provision for payment of, the principal, interest, and redemption premiums, if any, with respect to any Bonds, then, and in that event, the pledge of and lien on the funds pledged in favor of the holders of such Bonds shall be no longer in effect. For purposes of the preceding sentence, deposit of sufficient cash and/or Federal Securities in irrevocable trust with a banking institution or trust company, for the sole benefit of the Bondholders in respect to which such Federal Securities, the principal and interest received will be sufficient to make timely payment of the principal, interest and redemption premiums, if any, on the outstanding Bonds, shall be considered "provision for payment." Nothing herein shall be deemed to require the Issuer to call any of the outstanding Bonds for redemption prior to maturity pursuant to any applicable optional redemption provisions, if applicable, or to impair the discretion of the Issuer in determining whether to exercise any such option for early redemption, if applicable.

SECTION 19. DEFAULTS; EVENTS OF DEFAULT AND REMEDIES. Except as provided below, if any of the following events occur, it is hereby defined as and declared to be and to constitute an "Event of Default:"

(A) Default in the due and punctual payment of any interest on the Bonds;

(B) Default in the due and punctual payment of the principal of and premium, if any, on any Bond, at the stated maturity thereof, or upon proceedings for redemption thereof, if applicable;

(C) Default in the performance or observance of any other of the covenants, agreements or conditions on the part of the Issuer contained in this Bond Resolution or in the Bonds and the continuance thereof for a period of thirty (30) days after written notice to the Issuer given by the Holders of not less than twenty-five percent (25%) of aggregate principal amount of Bonds then outstanding (provided, however, that with respect to any obligation, covenant, agreement or condition which requires performance by a date certain, if the Issuer performs such obligation, covenant, agreement or condition within thirty (30) days of written notice as provided above, the default shall be deemed to be cured);

(D) Failure by the Issuer promptly to remove any execution, garnishment or attachment of such consequence as will materially impair its ability to carry out its obligations hereunder; or

(E) Any act of bankruptcy or the rearrangement, adjustment or readjustment of the obligations of the Issuer under the provisions of any bankruptcy or moratorium laws or similar laws relating to or affecting creditors' rights.

The term "default" shall mean default by the Issuer in the performance or observance of any of the covenants, agreements or conditions on its part contained in this Bond Resolution, any supplemental resolution or in the Bonds, exclusive of any period of grace required to constitute a default or an "Event of Default" as hereinabove provided.

Any Holder of Bonds issued under the provisions hereof or any trustee acting for the Holders of such Bonds may, either at law or in equity, by suit, action, mandamus or other proceedings in any court of competent jurisdiction, protect and enforce any and all rights, including the right to the appointment of a receiver, existing under state or federal law, or granted and contained herein, and may enforce and compel the performance of all duties required herein or by any applicable law to be performed by the Issuer or by any officer thereof.

The foregoing notwithstanding:

(i) No remedy conferred upon or reserved to the Bondholders is intended to be exclusive of any other remedy, but each remedy shall be cumulative and shall be in addition to any other remedy given to the Bondholders hereunder.

(ii) No delay or omission to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised as often as may be deemed expedient.

(iii) No waiver of any default or Event of Default hereunder by the Bondholders shall extend to or shall affect any subsequent default or Event of Default or shall impair any rights or remedies consequent thereon.

(iv) Acceleration of the payment of principal of and interest on the Bonds shall not be a remedy hereunder in the case of an Event of Default.

Upon the occurrence of an Event of Default, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Bondholders under this Bond Resolution, the Bondholders shall be entitled, as a matter of right, to the appointment of a receiver or receivers of the Issuer and the funds pending such proceedings, with such powers as the court making such appointment shall confer.

On the occurrence of an Event of Default, to the extent such rights may then lawfully be waived, neither the Issuer nor anyone claiming through or under it, shall set up, claim or seek to take advantage of any stay, extension or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement of this Bond Resolution, and the Issuer, for itself and all who may claim through or under it, hereby waives, to the extent it may lawfully do so, the benefit of all such laws and all right of redemption to which it may be entitled.

SECTION 20. MODIFICATION OR AMENDMENT. No material modification or amendment of this Bond Resolution or of any Bond Resolution or resolution amendatory thereof or supplemental thereto may be made without the consent in writing of the Holders of fifty-one percent (51%) or more in principal amount of the Bonds then outstanding; provided, however, that no modification or amendment shall permit a change in the maturity of such Bonds or a reduction in the rate of interest thereon, or in the amount of the principal obligation, or affecting the unconditional promise of the Issuer to levy taxes, in the manner and to the extent provided herein, or to pay the principal of and interest on the Bonds, as the same shall become due, from the sources herein provided, or reduce such percentage of Holders of such Bonds required above for such modifications or amendments without the consent of all the Holders of the Bonds to be affected.

SECTION 21. SEVERABILITY OF INVALID PROVISION. If any one or more of the covenants, agreements or provisions of this Bond Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Bond Resolution or of the Bonds issued hereunder.

SECTION 22. ARBITRAGE. No use will be made of the proceeds of the Bonds which will cause the same to be "arbitrage bonds" within the meaning of the Code. The Issuer, at all times while the Bonds and the interest thereon are outstanding, will comply with the requirements of Section 103(c) of the Code and applicable rules and regulations of the Internal Revenue Service.

SECTION 23. TAX COVENANT. With respect to any Bonds for which the Issuer intends on the date of issuance thereof for the interest thereon to be excluded from gross income for purposes of federal income taxation:

(A) The Issuer shall not use or permit the use of any proceeds of the Bonds or any other funds of the Issuer, directly or indirectly, to acquire any securities or obligations, and shall not use or permit the use of any amounts received by the Issuer with respect to the Bonds in any manner, and shall not take or permit to be taken any other action or actions, which would cause any such Bonds to be a "private activity bond" within the meaning of Section 141 or an "arbitrage bond" within the meaning of Section 148, or "federally guaranteed" within the meaning of Section 149(b), of the Code, or otherwise cause interest on such Bonds to become subject to federal income taxation.

(B) The Issuer shall, at all times, do and perform all acts and things permitted by law and this Bond Resolution which are necessary or desirable in order to ensure that interest paid on such Bonds will be excluded from gross income for purposes of federal income taxes and shall take no action that would result in such interest not being so excluded.

(C) The Issuer shall pay or cause to be paid to the United States Government any amounts required by Section 148(f) of the Code and the regulations thereunder (the "Regulations"). In order to ensure compliance with the rebate provisions of Section 148(f) of the Code with respect to any Bonds for which the Issuer intends on the date of issuance thereof to be excluded from gross income for purposes of federal income taxation, the Issuer hereby creates the "City of Temple Terrace, Florida General Obligation Bonds Rebate Fund" (the "Rebate Fund") to be held by the Issuer. The Rebate Fund need not be maintained so long as the Issuer timely satisfies its obligation to pay any rebatable earnings to the United States Treasury; however, the Issuer may, as an administrative convenience, maintain and deposit funds in the Rebate Fund from time to time. Moneys in the Rebate Fund (including earnings and deposits therein) shall be held for future payment to the United States Government as required by the Regulations and as set forth in instructions of Bond Counsel delivered to the Issuer upon issuance of such Bonds. Moneys on deposit in the Rebate Fund may be invested in Permitted Investments.

SECTION 24. BOOK-ENTRY ONLY SYSTEM. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal or redemption price, if applicable, of any such Bond, and the interest on any such Bonds shall be made only to or upon the order of the registered owner thereto or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond including the premium, if any, and interest thereon to the extent of the sum or sums so paid.

The Issuer shall execute a blanket letter of representation (the "Letter of Representation") with The Depository Trust Company ("DTC"). It is intended that the Bonds be registered so as to participate in a global book-entry system with DTC as set forth herein and in such Letter of Representation. The Bonds shall be initially issued in the form of a single fully registered Bond of

each maturity. Upon initial issuance, the ownership of such Bonds shall be registered by the Bond Registrar and Paying Agent in the name of Cede & Co., as nominee for DTC (including any successor nominee of DTC with respect to the Bonds, "Cede & Co."). With respect to Bonds registered by the Bond Registrar and Paying Agent in the name of Cede & Co., as nominee of DTC, the Issuer and the Bond Registrar and Paying Agent shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "Depository Participant") or to any person on behalf of whom such a Depository Participant holds an interest in the Bonds (each such person being herein referred to as an "Indirect Participant"). Without limiting the immediately preceding sentence, the Issuer and the Bond Registrar and Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Depository Participant with respect to the ownership interest in the Bonds, (b) the delivery to any Depository Participant or any Indirect Participant or any other person, other than a registered owner of a Bond as shown in the Bond register, of any notice with respect to the Bonds, including any notice of redemption, if applicable, or (c) the payment to any Depository Participant or Indirect Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to principal of, premium, if any, or interest on, if applicable, the Bonds. No person other than a registered owner of a Bond as shown in the Bond register shall receive a Bond certificate with respect to any Bond. Upon delivery by DTC to the Bond Registrar and Paying Agent of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions hereof with respect to the payment of interest by the mailing of checks or drafts to the registered owners of Bonds appearing as registered owners in the registration books maintained by the Bond Registrar and Paying Agent at the close of business on a regular record date, the name "Cede & Co." in this Bond Resolution shall refer to such new nominee of DTC.

In the event that (a) the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the Letter of Representation, (b) the agreement among the Issuer, the Bond Registrar and Paying Agent and DTC evidenced by the Letter of Representation shall be terminated for any reason or (c) the Issuer determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Issuer shall notify DTC of the availability through DTC of Bond certificates and the Bonds shall no longer be restricted to being registered in the Bond register in the name of Cede & Co., as nominee of DTC, but only in accordance with the Letter of Representation between the Issuer and DTC. At that time, the Issuer may determine that the Bonds shall be registered in the name of and deposited with a successor depository operating a universal book-entry system, as may be acceptable to the Issuer, or such depository's agent or designee, and if the Issuer does not select such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or changing Bonds designate, in accordance with the provisions hereof. Notwithstanding any other provision of this Resolution to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on, if applicable, such Bond

and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the Letter of Representation.

As long as any Bonds are outstanding in book-entry form, the provisions of this Resolution inconsistent with such system of book-entry registration shall not be applicable to such Bonds, and the Issuer covenants to cause adequate records to be kept with respect to the ownership of any Bonds issued in book-entry form or the beneficial ownership of Bonds issued in the name of a nominee.

SECTION 25. PRELIMINARY OFFICIAL STATEMENT. The preparation and distribution of a Preliminary Official Statement relating to the Bonds is hereby approved and authorized, as is the use thereof in connection with the sale of the Bonds. The form of such Preliminary Official Statement will be approved by supplemental resolution of the City Council. The distribution of the final Official Statement relating to the Bonds (as it may be amended and supplemented from time to time, the "Official Statement") is hereby authorized, and the execution of such Official Statement by the City Manager and the Finance Director is hereby authorized. The Finance Director of the Issuer is hereby authorized to execute and deliver a certificate of the Issuer which deems such Preliminary Official Statement "final" within the contemplation of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule").

SECTION 26. CONTINUING DISCLOSURE. The Issuer hereby covenants and agrees that, in order to assist the original purchaser in complying with the continuing disclosure requirements of the Rule with respect to the Bonds, it will comply with and carry out all of the provisions of a continuing disclosure certificate to be executed by the Issuer prior to the time the Issuer delivers the Bonds to the underwriter, as it may be amended from time to time in accordance with the terms thereof (the "Continuing Disclosure Certificate"). The form of such agreement will be approved by supplemental resolution of the City Council. Notwithstanding any other provision of this Bond Resolution, failure of the Issuer to comply with such agreement shall not be considered an Event of Default hereunder. However, the agreement shall be enforceable by the Bondholders in the event that the Issuer fails to cure a breach thereunder within a reasonable time after written notice from a Bondholder to the Issuer that a breach exists. Any rights of the Bondholders to enforce the provisions of the covenant shall be on behalf of all Bondholders and shall be limited to a right to obtain specific performance of the Issuer's obligations thereunder.

SECTION 27. APPOINTMENT OF BOND REGISTRAR AND PAYING AGENT. The Bond Registrar and Paying Agent will be appointed by supplemental resolution of the City Council. The form of an agreement between the Bond Registrar and Paying Agent and the Issuer will be approved by supplemental resolution of the City Council.

SECTION 28. GENERAL AUTHORITY. The members of the City Council of the Issuer and the Issuer's officers, attorneys and other agents and employees, including but not limited to the City Manager, the Finance Director, the Clerk, and the City Attorney, are hereby authorized to perform all acts and things required of them by this Bond Resolution or desirable or consistent with the requirements hereof for the full, punctual and complete performance of all of the terms,

covenants and agreements contained in the Bonds and this Bond Resolution, and they are hereby authorized to execute and deliver all documents which shall be required by Bond Counsel or the initial purchasers of the Bonds to effectuate the sale of the Bonds to said initial purchasers.

SECTION 29. NO THIRD PARTY BENEFICIARIES. Except as may be expressly described herein or in a supplemental resolution of the City Council, nothing in this Bond Resolution, or in the Bonds, expressed or implied, is intended or shall be construed to confer upon anyone of another entity other than the Issuer and the Holders any right, remedy or claim, legal or equitable, under and by reason of this Bond Resolution or any provision hereof, or of the Bonds, all provisions hereof and thereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Holders from time to time.

SECTION 30. NO PERSONAL LIABILITY. Neither the members of the City Council of the Issuer nor any person executing the Bonds shall be personally liable therefor or be subject to any personal liability or accountability by reason of the issuance thereof.

SECTION 31. REPEAL OF INCONSISTENT INSTRUMENTS. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 32. VALIDATION PROCEEDING. Bond Counsel, together with the City Attorney, is hereby authorized and directed to institute appropriate proceedings in the circuit court, for validation of the Bonds pursuant to Chapter 75, Florida Statutes, and the proper officers of the City are hereby authorized to verify on behalf of the City the pleadings in such proceedings.

SECTION 33. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA,
THIS ____ day of _____, 2026

(Corporate Seal)

Andrew Ross, Mayor
Chair of the City Council

Lynda Sader
City Clerk

Ernest Mueller
City Attorney

EXHIBIT A

FORM OF BONDS

[Form of Fully Registered Bond]

Unless this certificate is presented by an authorized representative of The Depository Trust Company to the City or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

NO. R-____ \$_____

UNITED STATES OF AMERICA
STATE OF FLORIDA
CITY OF TEMPLE TERRACE
GENERAL OBLIGATION BONDS, SERIES 2027

<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Date of</u> <u>Original Issue</u>	<u>CUSIP</u>
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REGISTERED HOLDER: Cede & Co.

PRINCIPAL AMOUNT: _____ DOLLARS

The City of Temple Terrace, Florida (herein called the "City"), a municipal corporation of the State of Florida (herein called the "State"), is justly indebted and for value received hereby promises to pay to the Registered Holder shown above or registered assigns or legal representative on the Maturity Date specified above (or earlier as hereinafter referred to), upon the presentation and surrender hereof, at the principal office of _____, in the City of _____, _____ (the "Bond Registrar" and "Paying Agent"), the Principal Amount shown above, and to pay to the Registered Holder hereof, by check or draft mailed to the Registered Holder at his address as it appears on the Bond registration books of the City, or by wire transfer to the registered holder of at least \$1,000,000 aggregate Principal Amount of the Bonds (as hereinafter defined), interest on such Principal Amount from the date hereof or from the _____ 1 or the _____ 1 next preceding the date of authentication to which interest shall have been paid, unless such date of authentication is an _____ 1 or _____ 1 to which interest shall have been paid, in which

case from such date, such interest to the maturity hereof being payable on _____ 1 and _____ 1 in each year, commencing _____ 1, 20__, at the Interest Rate per annum specified above, until payment of such Principal Amount.

This Bond is one of an authorized issue of Bonds, in the aggregate principal amount of \$_____ of like date, tenor and effect, except as to number, interest rate and maturity, issued to finance the cost for construction and equipping of a public safety complex including a new police station, a new fire station, and related facilities, under the authority of and in full compliance with the Constitution and laws of the State of Florida.

The Bonds are issued pursuant to the Constitution of the State of Florida, Chapter 166, Florida Statutes, Sections 100.201-100.351, Florida Statutes, the Charter of the City, and other applicable provisions of law, a majority vote of the electors of the City on August 18, 2026, and Resolution No. ____-26 adopted by the City Council of the City on _____, 2026, as amended and supplemented from time to time and particularly as supplemented by a resolution adopted by the City Council of the City on _____, 20__ (collectively, the "Bond Resolution"), and are subject to all the terms and conditions of said Bond Resolution.

The Bonds are payable from ad valorem taxes on all the taxable property within the City, as provided in the Bond Resolution and herein. The Bond Resolution requires that in each year while any of the Bonds are outstanding, there shall be levied and collected a tax, without limitation as to rate or amount, on all taxable property within the City, in an amount which will be sufficient to pay the principal of and interest on the Bonds as they become due.

For the prompt payment of the principal of and interest on this Bond as the same shall become due, the full faith, credit and unlimited taxing power of the City of Temple Terrace, Florida is hereby irrevocably pledged.

It is hereby certified and recited that all acts, conditions and things required to happen, exist and be performed precedent to and in the issuance of this Bond, have happened, exist and have been performed in due time, form and manner as required by the Constitution and the laws of the State of Florida applicable thereto; that the total indebtedness of said City, including the issue of Bonds of which this Bond is one, does not exceed any constitutional or statutory limitation; and that provision has been made for the levy and collection of a direct annual tax without limitation as to rate or amount upon all taxable property within the City, sufficient to pay, together with other moneys available, if any, the principal of and interest on the Bonds as the same shall become due, which tax shall be levied, assessed and collected at the same time, and in the same manner as other ad valorem taxes are levied, assessed and collected.

This Bond is and has all the qualities and incidents of a negotiable instrument under the Uniform Commercial Code - Investment Securities Law of the State of Florida.

[Insert Redemption Provisions]

Any such redemption, either in whole or in part, shall be made in the manner and upon the terms and conditions provided in the Bond Resolution. Notice of such redemption shall be given in the manner provided in the Bond Resolution.

This transfer of this Bond is registrable by the registered owner hereof or his duly authorized attorney or legal representative at the office of the Bond Registrar and Paying Agent, but only in the manner and subject to the conditions provided in the Bond Resolution and upon surrender and cancellation of this Bond.

The Bond Registrar shall not be required to exchange or register any transfer of this Bond after this Bond has been selected for redemption.

IN WITNESS WHEREOF, the City of Temple Terrace, Florida, has issued this Bond and has caused the same to be signed by its Mayor and countersigned and attested to by its City Clerk, (the signatures of the Mayor and the City Clerk being authorized to be facsimiles of such officers' signatures) and its seal or facsimile thereof to be affixed, impressed, imprinted, lithographed or reproduced hereon, all as of the ____ day of _____, 20__.

CITY OF TEMPLE TERRACE, FLORIDA

(SEAL)

(manual or facsimile)
Mayor

ATTESTED AND COUNTERSIGNED:

(manual or facsimile)
City Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds issued under the provisions of the within mentioned Bond Resolution.

Bond Registrar, as Authenticating Agent

Date of Authentication:

By: (Manual Signature)
Authorized Officer

ASSIGNMENT AND TRANSFER

For value received the undersigned hereby sells, assigns and transfers unto (Please insert Social Security or other identifying number of transferee)_____ the attached bond of the City of Temple Terrace, Florida, and does hereby constitute and appoint, attorney, to transfer the said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Date_____

Signature Guaranteed by:

[member firm of the New York Stock
Exchange or a commercial bank or a trust
company.]

No transfer will be registered and no new Bonds will be issued in the name of the Transferee, unless the signature to this assignment corresponds with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever and the Social Security or Federal Employer Identification Number of the Transferee is supplied.

[END OF FORM OF BOND]

Item Cover Page

City Council Item Report

Date: September 1, 2026

From: Alyssa Livingstone, Senior Planner

Item Type: Resolution

Subject: Public Hearing on a Resolution to Approve Final Site Plan SPR-25-08 for the Development of Two Multi-Tenant Buildings Located at 11801 North 56th Street

Presenter: Alyssa Livingstone, Senior Planner

Recommendation:

Staff recommends that City Council adopt the resolution approving Final Site Plan SPR-25-08 for development of two multi-tenant buildings located at 11801 North 56th Street and the adjoining parcel at 11714 North 58th Street.

Discussion:

This agenda item is for the approval of SPR-25-08, Final Site Plan for two multi-tenant buildings located at 11801 North 56th Street and the adjoining parcel at 11714 North 58th Street. The applicant wishes to redevelop the existing building on site and develop a second building. Both buildings will accommodate a multi-tenant mix of restaurant, retail, and professional office uses. The proposed uses are permitted in the Planned Development District and were approved by Ordinance No. 1577.

Project Background & Timeline

Date:	Action:
2023-06-20	ANX-23-01 - Annexation of 11714 North 58th Street (adjoining parcel, combined with main parcel to provide additional parking and stormwater retention).
2023-06-20	CPA-23-01 - Comp Plan Amendment - amend FLU from HC R-20 to TT R-18.
2023-06-20	RZP-22-02 - Rezone approved to create Planned Development District.
2023-10-20	23-2087 Renovation Permit - issued for the former Golden Corral pursuant to Private Provider plan review. Note: Once staff discovered that the extent of the work triggered

	requirements for a new site plan, the Applicant was directed to submit a Site Plan Application.
2025-01-21	RZP-24-02 - Rezone (PD Modification) to modify overall square footage, permitted uses, and required parking.
2025-07-07	SPR-25-08 - Site Plan Application (current application) includes entire site, scheduled for development in two phases as denoted on the plan attached.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-08 FOR 3.58 ± ACRES OF PROPERTY LOCATED EAST OF NORTH 56TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBERS 036908-0000 AND 036917-0000, ADDRESSED AS 11801 N 56TH STREET AND 11714 N 58TH STREET, TO ALLOW FOR THE REDEVELOPMENT OF AN EXISTING BUILDING AND THE DEVELOPMENT OF A SECOND BUILDING FOR RESTAURANT, RETAIL AND OFFICE USES IN A PLANNED DEVELOPMENT ZONING DISTRICT, SUBJECT TO ANY CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Staff Report - SPR-25-08 - 56th Mixed Use Building
2. Resolution - SPR-25-08 - 56th Street Mixed Use
3. SPR-25-08 General Area Map
4. SPR-25-08 General Aerial Map
5. SPR -25-08 - Planning Commission Review

Site Plan Review Application No. SPR-25-08 56th Mixed Use Buildings

Date: 09-01-2026
 To: Mayor Andrew Ross and City Council
 Through: Carlos Baía, City Manager
 Prepared by: Alyssa Livingstone, Senior Planner

Agenda Item: Final Site Plan SPR-25-08

Request: A request to approve a Final Site Plan for the development of two buildings with restaurant, office and retail uses pursuant to Section 12-379. – Final Site Plans, as specified in the Temple Terrace Land Development Code.

Subject Property: Section 10, Township 28 South, Range 19 East; more specifically, addressed as 11801 N. 56th Street and 11714 N. 58th Street, Folios 036908-0000 and 036917-0000. A complete legal description is on file with the Planning Division.

Acreage: Approximately 3.54± acres

Future Land Use: Commercial and Residential–18 (Temple Terrace)

Zoning: Planned Development (PD) – Ordinance No.1577

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

- North – Commercial (Temple Terrace) and Residential-20 (HC)
- South – Commercial (Temple Terrace)
- East – Residential-20 (HC)
- West – Commercial (Temple Terrace)

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

- North – CO Commercial Office (Temple Terrace) and RMC-20 (HC)
- South – CG Commercial General (Temple Terrace)
- East – RMC-16 (HC)
- West – CG Commercial General & CO Commercial Office (Temple Terrace)

Surrounding Area: North – Lodge club; Multi-family residential
 South – Quick-service restaurant; Professional offices
 East – Multi-family residential; Single-family residence
 West – Quick-service restaurant; Specialty lounge; Professional offices

Background:

The subject property is approximately 3.54 acres, consisting of Lots 15, 16, and 17 of the W.E. Hamner's 56th Street Estates subdivision. The parcels are being reviewed as a unified project site, with vehicular access limited to a single, consolidated point of ingress/egress via North 56th Street (SR 583), a major arterial roadway.

The property is governed by Planned Development (PD) established under Ordinance No. 1577, which entitle the site for restaurant, office, and retail uses. Development standards are regulated by the approved Conceptual Master Plan and associated conditions of approval dated January 9, 2025. A parking waiver was authorized during the rezoning process, granting a deviation from standard Commercial General (CG) parking requirements. Additionally, a formal signage plan and permit application must be submitted for review and approval prior to the issuance of building permits.

Analysis:

The applicant is requesting Final Site Plan approval for two structures totaling 42,624 square feet. The project consists of Building No. 1, an existing 19,324-square-foot existing structure and Building No. 2, a proposed 23,300-square-foot new construction. Both buildings will accommodate a multi-tenant mix of restaurant, retail, and professional office uses. The proposed use, site layout, and use intensity remain consistent with the Conceptual Master Plan and the density limitations established in Ordinance 1577.

Pursuant to the approved Conceptual Master Plan and parking waiver, the development is required to provide a minimum of 195 vehicular parking spaces (which includes 10 ADA-accessible spaces) and 20 bicycle spaces. The proposed site plan adheres to these specific benchmarks, ensuring full compliance with the development standards established during the site's rezoning process.

Proposed construction will involve two phases. Phase 1 includes the redevelopment of the existing structure (Building No. 1), referenced as Phase 1 improvements (currently underway). Phase 2 includes the proposed new construction (Building No. 2). The phasing plan demonstrates how Phase 2 construction activities will be functionally isolated from other areas of the site, maintaining unobstructed access and required parking for established Phase 1 tenants and patrons. The landscape plan incorporates 72 trees strategically placed within the parking lot and around the permitter. Stormwater management for the project is addressed via proposed stormwater ponds located on the northeast and southeast portions of the site. Stormwater management will be supplemented by an underground retention system installed below various portions of the parking lot.

Renderings of Existing Building No. 1



Renderings of Proposed Building No. 2



Planning Commission Review:

The Hillsborough County City-County Planning Commission (HCCCPC) staff reviewed this application and found that the request is consistent with the vision and other provisions of the City's Comprehensive Plan.

Compatibility with Adjacent Land Uses:

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

Consistency with the Land Development Code (LDC):

Staff reviewed this application under the standards of Section 12-235, Planned Development zoning regulations, and Section 12-379, Final Site Plans, as specified in the LDC. The Development Review Committee (DRC) has reviewed this project and all concerns related to DRC comments have been resolved. The DRC has no outstanding concerns or objections to the approval of Site Plan Review Application SPR-25-08.

Proposed Conditions:

1. Final Site Plan SPR-25-08, upon approval by City Council, allows for the redevelopment of an existing building and the development of a second building for restaurant, retail, and office uses. Both buildings shall conform to and be limited by the configuration and details of the approved site plan and elevations.
2. A sign package must be submitted at the time of permitting.
3. The City acknowledges that the City of Tampa will be servicing the project's lift station. Final Site Plan approval is conditioned upon compliance with all City of Tampa utility requirements. Prior to the issuance of any building permits, the applicant must confirm that the lift station details have been approved by the City of Tampa.
4. The Certificate of Occupancy (CO) for Building 1 shall only be issued upon the full and complete finish of Phase 1 of the project in its entirety. Phase 2 may commence immediately following the total completion of Phase 1; however, the entire project (encompassing both Phase 1 and Phase 2 must be fully completed within a maximum period of 48 months from the date this resolution is signed.
5. Where standards are not specified herein, the Temple Terrace Land Development Code standards (or other related current code standards) will apply.

Recommendation:

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

RESOLUTION

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-08 FOR 3.58 ± ACRES OF PROPERTY LOCATED EAST OF NORTH 56TH STREET AND NORTH OF EAST FOWLER AVENUE, WITH FOLIO NUMBERS 036908-0000 AND 036917-0000, ADDRESSED AS 11801 N 56TH STREET AND 11714 N 58TH STREET, TO ALLOW FOR THE REDEVELOPMENT OF AN EXISTING BUILDING AND THE DEVELOPMENT OF A SECOND BUILDING FOR RESTAURANT, RETAIL AND OFFICE USES IN A PLANNED DEVELOPMENT ZONING DISTRICT, SUBJECT TO ANY CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

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

Whereas, Global Consulting Engineers, Inc., submitted a Final Site Plan of 3.58 ± acres, lying in Section 10, Township 28 South, Range 19 East, and addressed as 11801 North 56th Street and 11714 North 58th Street (Folio numbers 036908-0000 and 036917-0000) which has been processed by the City's Community Development Department ("Department") as a Final Site Plan Review Application SPR 25-08; and

Whereas, the proposed project is for the redevelopment of an existing building and development of a second building totaling 42,624 ± square feet primarily for a multi-tenant mix of restaurant, retail and office uses; and

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

Whereas, the proposed use is permitted pursuant to Ordinance No. 1577; and

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

Whereas, SPR-25-08 was referred to the Hillsborough County City-County Planning Commission staff for review, and its staff provided a finding of consistency of the site plan application within the Imagine 2040: Temple Terrace Comprehensive Plan, with the written findings having been submitted to the City Council for consideration; and

Whereas, the City Council of the City of Temple Terrace has considered the applicant's Final Site Plan application at a public hearing held on September 1, 2026, and finds that Final Site Plan Review Application SPR-25-08 should be approved subject to any conditions required by the City Council.

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

Section 1. Site Plan Review Application SPR 25-08 for a property located East of North 56th Street and North of Fowler Avenue, with an address of 11801 North 56th Street and 11714 North 58th Street for the redevelopment of an existing building and development of a second building for a multi-tenant mix of restaurant, retail and office uses attached hereto as Exhibit “B” and Exhibit “D”, as it is legally described in Exhibit “A”, is approved subject to the conditions of approval attached hereto as Exhibit “C”.

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

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

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

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 1st day of September 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 15, 16, AND 17, W.E. HAMNER'S 56TH STREET ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA RECORDED IN PLAT BOOK 31, PAGE 65; 61, 62 AND 63, OF W. E. HAMNER'S 56TH STREET ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 65; SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA

TRACT 24, W.E. HAMNER'S 56TH STREET ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 65 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

[illegible]

EXHIBIT “C” CONDITIONS OF APPROVAL

1. Final Site Plan SPR-25-08, upon approval by City Council, allows for the redevelopment of an existing building and the development of a second building for restaurant, retail, and office uses. Both buildings shall conform to and be limited by the configuration and details of the approved site plan and elevations.
2. A sign package must be submitted at the time of permitting.
3. The City acknowledges that the City of Tampa will be servicing the project's lift station. Final Site Plan approval is conditioned upon compliance with all City of Tampa utility requirements. Prior to the issuance of any building permits, the applicant must confirm that the lift station details have been approved by the City of Tampa.
4. The Certificate of Occupancy (CO) for Building 1 shall only be issued upon the full and complete finish of Phase 1 of the project in its entirety. Phase 2 may commence immediately following the total completion of Phase 1; however, the entire project (encompassing both Phase 1 and Phase 2 must be fully completed within a maximum period of 48 months from the date this resolution is signed. Failure to complete the project within 48 months will result in the site plan expiring.
5. Where standards are not specified herein, the Temple Terrace Land Development Code standards (or other related current code standards) will apply.

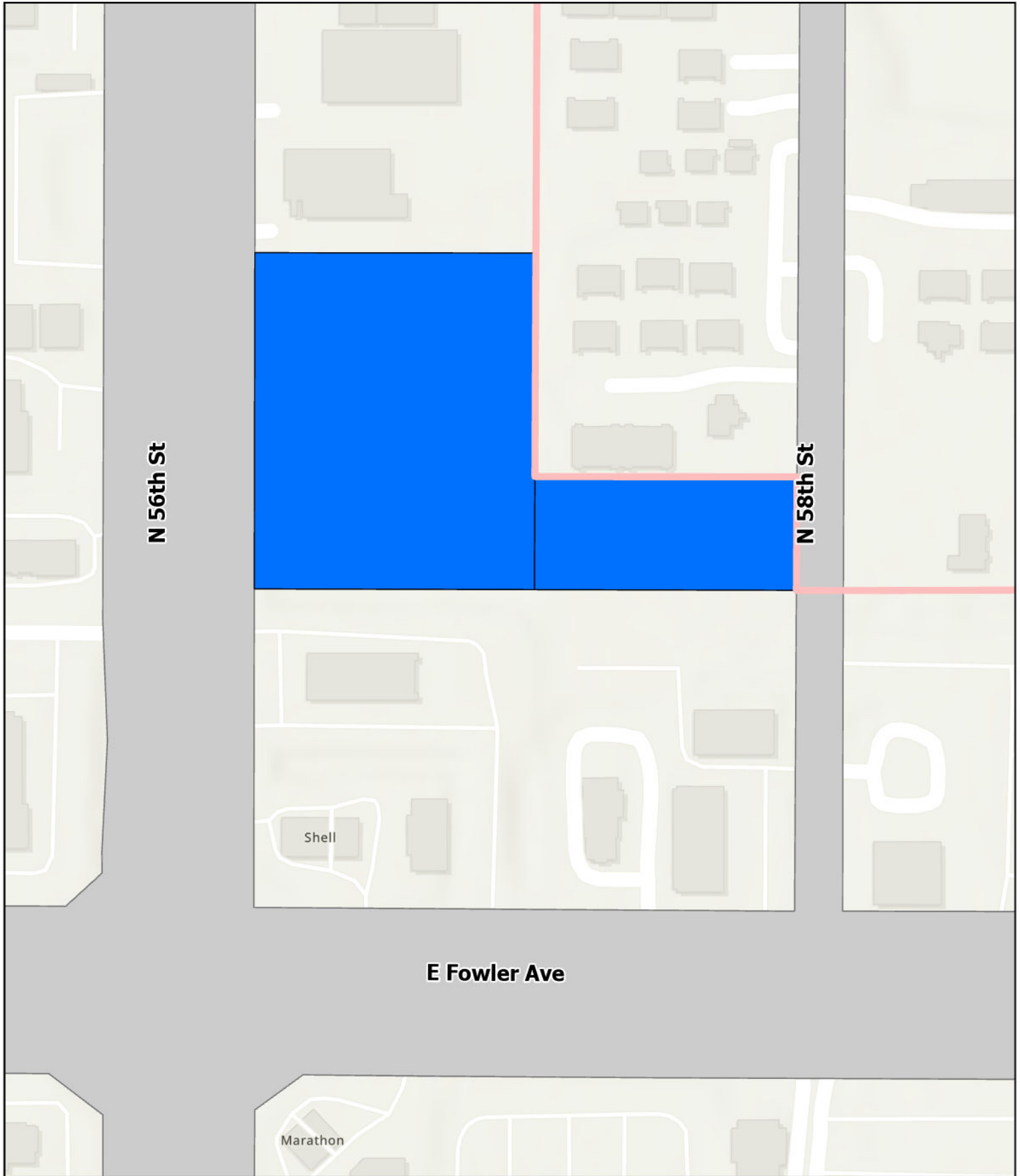
EXHIBIT "D" ELEVATIONS

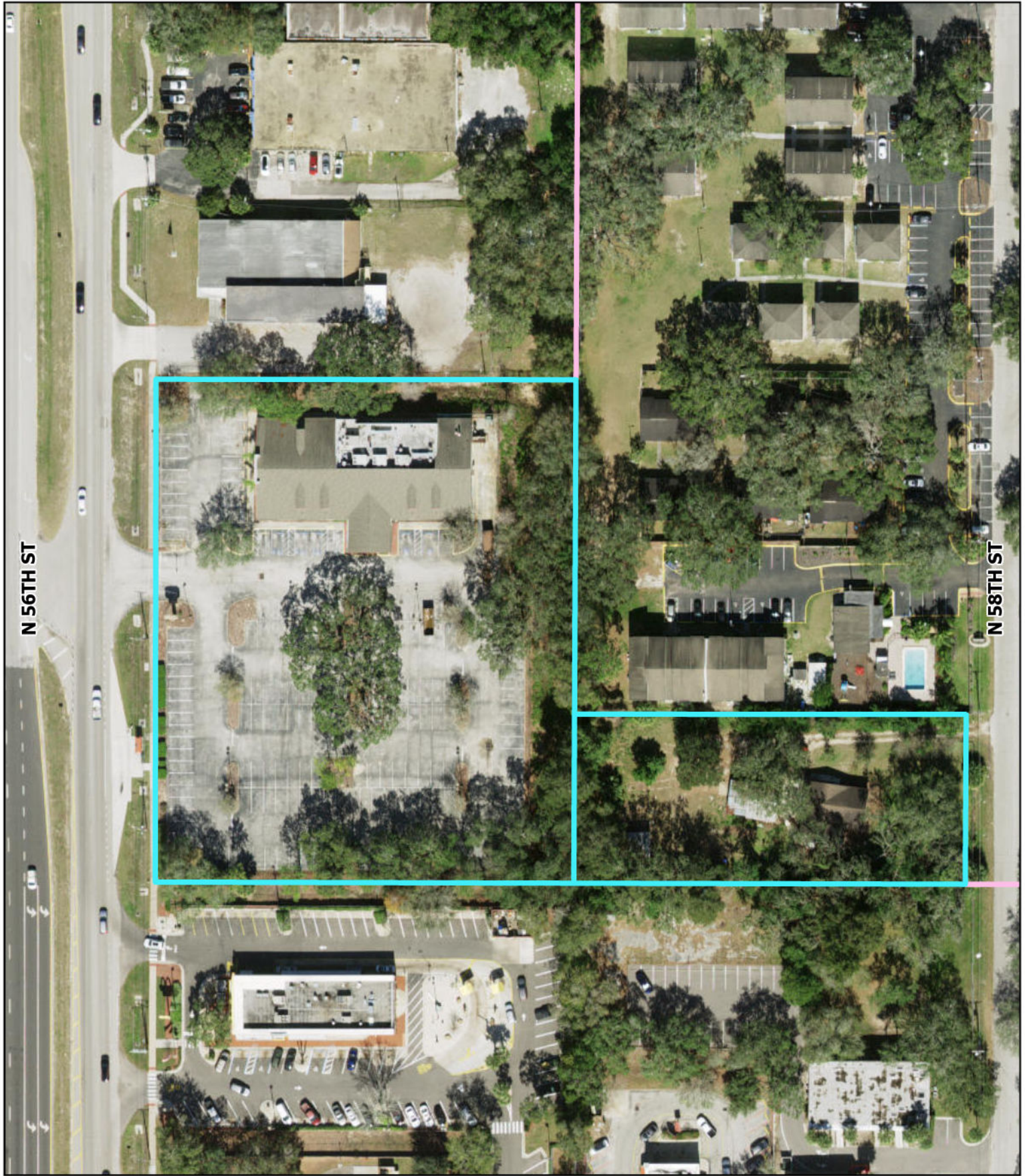
Renderings of Existing Building No. 1



Renderings of Proposed Building No. 2









**Hillsborough County
City-County
Planning Commission**

Report Prepared: August 5, 2025	Petition: TT/SPR #25-08 Folio numbers: 36908.0000 and 36917.0000 Location: Northeast Quadrant of Fowler Avenue and 56 th Street
Summary Data:	
Comprehensive Plan Finding:	Consistent
Adopted Future Land Use:	Residential-18 (0.35 FAR) and Commercial (0.50 FAR)
Proposed Future Land Use:	Not Applicable
Planning Area:	On the Temple Terrace Vision Map the subject site is along a Multi- Modal Corridor (56 th Street and Fowler Avenue)
Zoning:	From: Planned Development (PD) To: Planned Development (PD)
Parcel Size	3.57± Acres
Street Functional Classification:	56 th Street- Arterial Fowler Avenue- Arterial



Context:

The City of Temple Terrace received a Site Plan Review (TT/SPR 25-08) regarding a parcel with a total acreage of 3.57± acres, within the northeast quadrant of Fowler Avenue and 56th Street. The applicant is seeking several upgrades to the subject site, such as loading zones, landscaping and irrigation, lighting, bike racks etc. as well as an additional building. The site has two Future Land Use designations. Residential-18 runs along the southeastern boundary closest to 58th Street. This Future Land use category allows for consideration of neighborhood office and commercial uses at a floor area ratio of 0.35. The subject site is also designated Commercial, which runs along 56th Street and allows consideration of retail, services, and office uses at a 0.50 floor area ratio. The requested square footage is within the amount that can be considered on the site. The subject site abuts residential uses along the northeastern boundary. Planning Commission staff suggests that the site meets all buffering/screening requirements, as well as lighting, to not impact residential in the immediate area. Planning Commission staff has reviewed TT/SPR 25-08 and finds it **consistent** 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 Objective 3.2: Infill and redevelopment of existing commercial areas or redeveloped residential areas will continue to be accomplished through requirements adopted as a part of the City's Land Development Code, as guided by the provisions, land use categories, and GOPs of the comprehensive plan, and the City's MMTD.

Residential Development

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.

Multi-Modal Corridors and Major Activity Centers

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

Provision of Public Facilities

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

LU Policy 8.3.7: 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.

Staff Analysis:

The subject site has an existing non-residential use on the portion of the site along 56th Street. There is a mixture of uses within the surrounding development pattern, multi-family residential uses are located to the northeast along 58th Street and light commercial uses are to the south along 56th Street. Locating the proposed use in this area will complement the existing development pattern and is consistent with the policy direction that non-residential uses are to be located along arterials and collectors (LU Policy 2.2.5). Additionally, the applicant requested within the allowable amount of square footage that can be considered for the site. Residential-18 (0.85 acres /12,959 sq. ft.) and Commercial (2.72 acres/59, 241 sq.ft.).

Planning Commission staff has analyzed this application (TT/SPR 25-08), considered existing and future development patterns, as well as the goals, objectives, and policies noted above, and found it **CONSISTENT** with the *City of Temple Terrace Comprehensive Plan*.

RECOMMENDATION:

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

Item Cover Page

City Council Item Report

Date: September 1, 2026

From: Jeannie Barlow, Senior Executive Assistant

Item Type: Ordinance

Subject: Public Hearing and Second Reading of Ordinance 1602 Amending Driveways Regulations

Presenter: Jason Warrenfeltz, Public Works Director

Recommendation:

It is recommended that City Council adopt Ordinance 1602 12-921 Amending Driveways Regulations on second reading.

Discussion:

The City of Temple Terrace receives Right-of-Way Use Permit applications for the installation of residential driveways. Through the review of numerous permit applications, discussions with homeowners and contractors, and observations of failed inspections, the City identified the need for revisions to the driveway requirements. These revisions are intended to provide clearer guidance on driveway design and construction, helping homeowners and contractors submit more complete permit applications and construct safer, code-compliant driveways. Overall, the revisions establish a best management practice by providing comprehensive design standards that improve the quality, consistency, and compliance of driveway installations.

The following amendments to Section 12-921 of the City Code of Ordinances are being proposed:

1. To provide for clarification of standards for off-street parking and driveway requirements.
2. To revise code language regarding different elements of the installation of driveways.
3. To adopt the Hillsborough County typical detail drawing as a reference.

Resolution/Ordinance Information:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTION 12-921 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR

CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS; REVISING THE TEXT REGARDING DIFFERENT ELEMENTS OF THE INSTALLATION OF DRIVEWAYS; MORE SPECIFICALLY, PROVIDING CLARIFICATION REGARDING SECURING BLOCK PAVERS, SIGHT DISTANCE, REDUCING IMPACTS FROM TREE ROOTS, SIDEWALK SLOPES AND THE PROTECTION OF UTILITIES; ADOPTING THE HILLSBOROUGH COUNTY TYPICAL DETAIL DRAWING AS A REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Ordinance

Cost:

Attachments:

1. Ordinance 1602
2. Driveway Change 8.17.26-Final
3. Business Impact Estimate - Sec 12-921

ORDINANCE 1602

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTION 12-921 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS; REVISING THE TEXT REGARDING DIFFERENT ELEMENTS OF THE INSTALLATION OF DRIVEWAYS; MORE SPECIFICALLY, PROVIDING CLARIFICATION REGARDING SECURING BLOCK PAVERS, SIGHT DISTANCE, REDUCING IMPACTS FROM TREE ROOTS, SIDEWALK SLOPES AND THE PROTECTION OF UTILITIES; ADOPTING THE HILLSBOROUGH COUNTY TYPICAL DETAIL DRAWING AS A REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Whereas, in January 2016, the City of Temple Terrace ("City") adopted its 2040 Comprehensive Plan which requires that changes to the Land Development Code be consistent with state laws and current planning methods for growth and economic development; and

Whereas, on March 9, 2026, the Hillsborough County City-County Planning Commission reviewed the proposed amendments to the Land Development Code for consistency with the City's 2040 Comprehensive Plan and found that the proposed amendments are consistent; and

Whereas, amendments in this proposed ordinance were made to clarify standards for off-street parking and driveway requirements; and

Whereas, the City Council finds that it is appropriate to update and revise Land Development Code Section 12-921 relating to off-street parking and driveway requirements; and

Whereas, the City Council held public hearings and first readings of the Ordinance at its August 4, 2026 and August 17, 2026 regular meetings, and held a second public hearing and second reading of the Ordinance at its September 1, 2026 regular meeting to consider public comment on the application and Ordinance; and

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

Section 1. The amendments to the City Code of Ordinances amending Chapter 12, Land Development Code Section 12-921 titled Off-street parking and driveway requirements, as attached hereto, are approved and adopted.

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. 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.

Section 5. The provisions of this ordinance shall become and be made a part of the Temple Terrace Code of Ordinances, and the sections of this ordinance may be renumbered to accomplish this end.

Section 6. That this Ordinance shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 1st day of September 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved As To Form & Content:

X

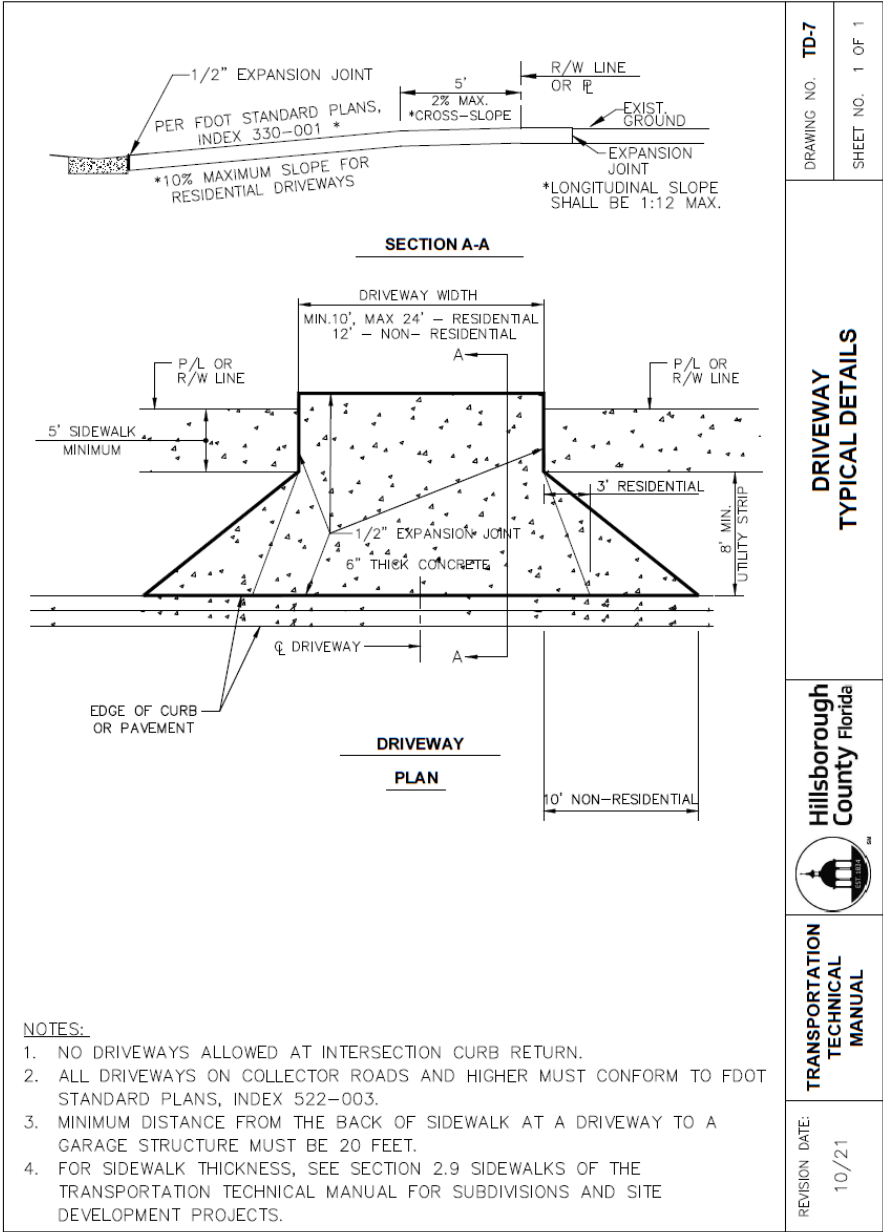
Ernest Mueller
City Attorney

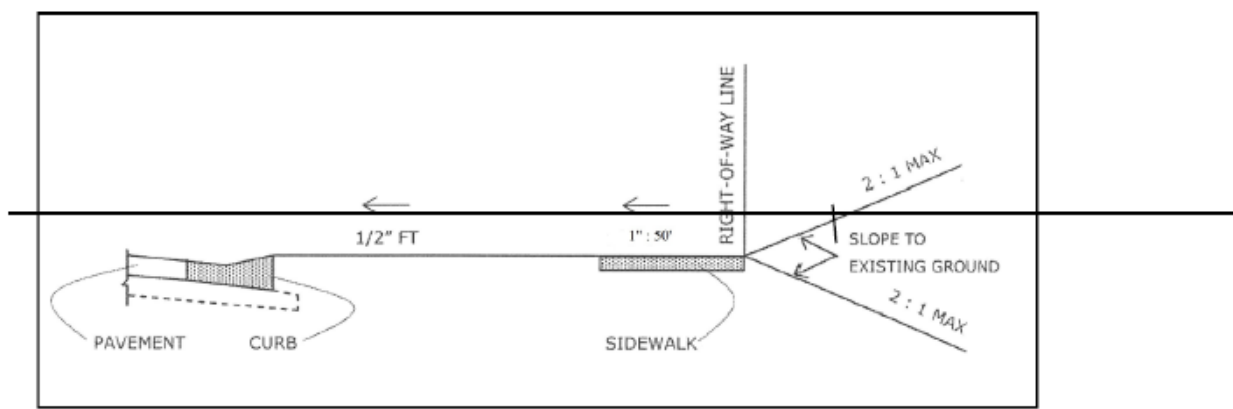
Deletions are indicated as black ~~strikethrough~~ and additions are indicated in red underline.

Sec. 12-921. Off-street parking and driveway requirements.

- (a) Except as provided in sections 12-859 and 12-923, all noncommercial vehicles may be parked only under the following conditions; otherwise, they are prohibited from residentially zoned districts.
- (b) All vehicles shall be parked on a permanent driveway. All driveways installed, altered, changed, replaced, or extended after the effective date of this section shall require a building permit and shall meet the following requirements. Vehicles shall be parked on a permanent, durable, stabilized and dustless surface meeting the following requirements:
 - (1) *Driveway materials allowed on private property.*
 - a. A hard, all-weather-surfaced driveway which shall consist of concrete, asphalt, brick, paving stones, block pavers such as turf block or comparable material or other similar hard surface material contained by a uniform border material to create a neat and orderly appearance.
 - b. If recycled or crushed asphalt, or other loose material is used, it shall be bordered, packed in and rolled for compaction and stabilization. If gravel ~~or shells~~ is used it shall be bordered to avoid overflow into the right-of-way. In addition, the border must be raised, decorative and heavy duty so as to be anchored and fixed in place. Landscaping may be an exception to the uniform border requirement as long as it secures the driveway.
 - c. For the use of block pavers, an acceptable edge restraining material is required.
 - (2) *Driveway standards.*
 - a. ~~Driveway additions must be adjoined to an existing driveway that provides access to a garage, carport or other approved parking area.~~ Driveway additions (including a second driveway) shall comply with all regulations in this section and with all pertinent land development regulations including, but not limited to, lot coverage and impervious area. Driveways shall be designed so that stormwater will not flow from the street into the driveway.
 - b. Driveways must remain clear and unobstructed by any structural elements or vegetation. Adequate sight distance shall be provided.
 - c. Failure to adequately maintain driveways, resulting in a nuisance or unsafe condition for pedestrians, ~~wheelchairs~~, cyclists, or motor vehicles, shall be considered a violation of this Code. For new or replacement driveways, all tree roots shall be removed to minimum depth of six (6) inches below the base of the proposed driveway surface material.
 - d. Driveway apron design between the property line and edge of pavement in the right-of-way requires the following concrete aprons as follows, unless a paver waiver is provided:
 - 1. Ninety-eight (98) percent compaction (98% of the maximum dry density).
 - 2. Three thousand (3,000) PSI concrete.
 - 3. Wire mesh (six (6) by six (6) to ten (10) by ten (10)) or concrete fiber in apron.
 - 4. Driveway to have ~~four-inch~~ six-inch thickness at for the sidewalk as part of the apron.
 - 5. Driveway to have six-inch thickness in right-of-way and apron.
 - 6. Sidewalk part of the apron will have a ~~1"-50'~~ 1 ft:50 ft (2% maximum) cross slope to comply with ADA requirements. Tie-in transitions between the apron (or block pavers) and the sidewalk on each side shall be 1 ft:20 ft. (5% maximum) slope and shall be the responsibility of the property owner who is having the driveway installed. The contractor or property owner shall be required to make arrangements for two inspections, a rough-in inspection and a final inspection.

- 7. Apron will have more than one-half inch per foot slope low side adjacent to curb and edge of pavement ~~and will call across driveway~~ with the apron being at least six (6) inches higher than the edge of pavement at or near the right-of-way/property line.
- 8. The Contractor or Property Owner must call 811 before construction to have all utilities marked. The contractor or property owner remain responsible having utilities relocated where needed. Maximum 2:1 slope to existing ground from the property line to the sidewalk or first five (5) as measured from the property line to edge of pavement of the street.
- 9. The Hillsborough County Drawing No. TD-7 is adopted for reference.





Source: City of Temple Terrace Driveway Detail Sheet, Building Department

(3) *Driveway access.*

- a. A driveway access point shall be located as far from an intersection as the lot size permits when the property abuts an intersection of rights-of way.
- b. Driveways shall be located no closer than three (3) feet from the property line, except where the driveway meets the right-of-way.
- c. All driveways shall be designed and maintained to provide for adequate sight lines so as to permit safe access to and from the properties served. The sight lines must remain clear and unobstructed by any structural elements or vegetation.
- d. The minimum driveway width on properties shall be ten (10) feet.
- e. In single family zoning districts, the maximum width of a driveway between at the front property line is 24 feet per driveway, and the street curb shall not occupy more than twenty-five (25) Driveways, in total, may occupy up to twenty-five (25) percent of the lot width for the purpose of reducing on-street parking for purposes of allowing a greater area for on-street parking and reducing the distance pedestrians have to cross on the sidewalk. The driveway may become wider once it is on the property, but not to exceed the allowed percent impervious area, for vehicles to be parked on private property.
- f. Driveways fronting on cul-de-sacs or similar road layouts may be constructed up to 24 feet in width regardless of the lot width at the property line, however the driveway separation from the adjoining interior property line must be at least 3 feet and no portion of the driveway shall encroach upon frontage of the adjacent property.

- (4) *Alternative driveway design.* Alternative driveway designs, standards, and administrative waivers of this section may be approved by the city manager or designee in unique circumstances due to existing nonconformities or in cases where another government entity has different design standards for the driveway and/or connection to a county or state street.

(5) Nonconformities. Nonconformities must be addressed when driveways are altered.

(Code 2001, § 25.760.2; Ord. No. 1034, 12-5-2000; Ord. No. 1087, 4-1-2003; Ord. No. 1424, § 1(Exh. A), 7-18-2017; Ord. No. 1454, § 1(Exh. A), 6-5-2018)

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTION 12-921 OF THE CITY CODE OF ORDINANCES; PROVIDING FOR CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS; REVISING THE TEXT REGARDING DIFFERENT ELEMENTS OF THE INSTALLATION OF DRIVEWAYS; MORE SPECIFICALLY, PROVIDING CLARIFICATION REGARDING SECURING BLOCK PAVERS, SIGHT DISTANCE, REDUCING IMPACTS FROM TREE ROOTS, SIDEWALK SLOPES AND THE PROTECTION OF UTILITIES; ADOPTING THE HILLSBOROUGH COUNTY TYPICAL DETAIL DRAWING AS A REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Temple Terrace is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Temple Terrace is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Temple Terrace hereby publishes the following information.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

AMENDING SECTION 12-921 OF THE CITY CODE OF ORDINANCES PROVIDES FOR CLARIFICATION OF STANDARDS FOR OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS AND IMPROVES PUBLIC HEALTH, SAFETY AND WELFARE.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Temple Terrace, if any:

AMENDING SECTION 12-921 DOES NOT CAUSE ANY SIGNIFICANT ECONOMIC IMPACT AND MAY IN-FACT REDUCE TIME AND COSTS ASSOCIATED WITH PERMITTING.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

AMENDING SECTION 12-921 IS INTENDED TO IMPACT ALL DRIVEWAY RELATED DESIGNS WITHIN THE CITY OF TEMPLE TERRACE.

4. Additional information the governing body deems useful (if any):

Item Cover Page

City Council Item Report

Date: September 1, 2026

From: Lynda Sader, City Clerk

Item Type: Resolution

Subject: Resolution Approving the Ballot Language for the Municipal Election on November 3, 2026

Presenter: Lynda Sader, City Clerk

Recommendation:

Adopt the Resolution Approving the Ballot Language for the Municipal Election on November 3, 2026.

Discussion:

The qualifying for the 2026 Temple Terrace Municipal Election was held from noon, Monday, August 10, 2026, until noon, Friday, August 14, 2026. Five residents of the City of Temple Terrace submitted the required documents necessary to qualify for their names to be placed on the ballot for City Council for the 2026 Temple Terrace Municipal Election, as shown on the attached Exhibit "A" Ballot Language.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE BALLOT LANGUAGE FOR THE MUNICIPAL ELECTION ON NOVEMBER 3, 2026; A COPY OF SAID BALLOT LANGUAGE IS ATTACHED HERETO AND MADE A PART HEREOF; DIRECTING THE CITY CLERK TO PROVIDE A COPY OF THE RESOLUTION TO THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Resolution Ballot Language 2026 Council Candidates
2. Exhibit A Ballot Language 2026

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE BALLOT LANGUAGE FOR THE MUNICIPAL ELECTION ON NOVEMBER 3, 2026; A COPY OF SAID BALLOT LANGUAGE IS ATTACHED HERETO AND MADE A PART HEREOF; DIRECTING THE CITY CLERK TO PROVIDE A COPY OF THE RESOLUTION TO THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS; PROVIDING AN EFFECTIVE DATE.

Whereas, according to Section 2.02 of the City of Temple Terrace Charter, the regular election of the City Council shall be held on the first Tuesday after the first Monday in November of every even-numbered year; and

Whereas, qualifying for the 2026 Temple Terrace Municipal Election was held from noon, Monday, August 10, 2026, until noon, Friday, August 14, 2026; and

Whereas, five residents of the City of Temple Terrace submitted the required documents necessary to qualify for their names to be placed on the ballot for City Council for the 2026 Temple Terrace Municipal Election, as shown on the attached Exhibit "A" Ballot Language and made a part hereof, subject to any necessary adjustments in style and formatting as required by law and implemented by the office of the Hillsborough County Supervisor of Elections; and

Whereas, the next City of Temple Terrace Municipal Election for City Council shall be held on November 3, 2026, in conjunction with the Hillsborough County General Election.

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

Section 1. **Recitals.** The recitals set forth above are adopted by the City Council as the findings of the City and are incorporated herein.

Section 2. **Ballot Language.** The ballot language for the 2026 Temple Terrace Municipal Election to be held on Tuesday, November 3, 2026, a copy of which is attached hereto (Exhibit "A") and made a part hereof, be and is hereby approved, subject to any necessary adjustments in style and formatting as required by law and implemented by the office of the Hillsborough County Supervisor of Elections.

Section 3. **City Clerk Direction.** The City Clerk is directed to provide a copy of this Resolution to the Hillsborough County Supervisor of Elections.

Section 4. **Effective Date.** This Resolution shall be effective immediately upon its adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida this 1st day of September 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

EXHIBIT A
BALLOT LANGUAGE

City of Temple Terrace Regular Municipal Election

Temple Terrace, Florida

November 3, 2026

FOR CITY COUNCIL

“Vote for no more than Three”

Alison McGillivray Fernandez

Ryan Gessman

Karen Michalski

Eugene Papantoniou

Amber Treat