



# TEMPLE TERRACE

*Amazing City. Since 1925.*

## **AGENDA** **CITY OF TEMPLE TERRACE, FLORIDA** **REDEVELOPMENT AGENCY MEETING**

**OCTOBER 19, 2021**

**5:00 PM**

**City Hall Council Chambers**

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Call To Order

**1. Approval of the Minutes of Previous Meetings:**

A. Approval of August 17, 2021 CRA Minutes

**2. Business Items:**

A. Review of Development Proposals Submitted for 8447 North 56th Street Located in the Downtown Redevelopment Area

**Other Business:**

**Adjournment.**

Minutes of the Redevelopment Agencies can be obtained from the City Clerk's office. The minutes are recorded, but 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 Redevelopment Agency 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 286.26, 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 days prior to the meeting.



**AGENDA ITEM # 1.A.**

**Requirements:**  
Motion Required  
**Costs:** \$

**Appropriation Code:**

10/19/2021

**M E M O R A N D U M**

**TO:** Chair Andy Ross and Members of the Temple Terrace Redevelopment Agency

**THROUGH:** Charles W. Stephenson, Executive Director

**FROM:** Cheryl A. Mooney, City Clerk

**RE:** Approval of August 17, 2021 CRA Minutes

**Recommendation:**  
Recommend approval of the minutes.

**Discussion:**  
Attached are the minutes of the last Redevelopment Agency Meeting for approval.

**ATTACHMENTS:**

Description	Type
Minutes	Backup Material

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

Having been duly advertised as required by law, a meeting of the Temple Terrace Redevelopment Agency was held immediately before the City Council meeting on Tuesday, August 17, 2021, in the Council Chambers at City Hall.

**PRESENT WERE:** Chairman Andy Ross and Agency Members Meredith Abel, James Chambers, Cheri Donohue, and Gil Schisler, Executive Director Charles Stephenson, City Clerk Cheryl Mooney, and Attorney for the Agency Pam Cichon.

**ALSO PRESENT WERE:** Finance Director Lyn Boswell, Community Development Director Amir Anisi, Business Relations Manager Greg Pauley, and Jan Tumbleson.

There being a quorum present, Chairman Ross called the meeting to order at 5:00 p.m.

**1. Approval of the Minutes of Previous Meetings**

**A. Approval of June 1, 2021 CRA Minutes**

Upon motion of Agency Member Abel, seconded by Agency Member Schisler, and unanimously carried, the **MINUTES** of the June 1, 2021 Temple Terrace Redevelopment Agency meeting were APPROVED as presented. Vote on the motion being: Chairman Ross and Agency Members Abel, Chambers, Donohue, and Schisler voting “aye,” no “nay.”

**2. Business Items:**

**A. Resolution Approving the Community Redevelopment Agency Budget for Fiscal Year 2021-2022**

Finance Director Boswell said when the Temple Terrace City Council adopted its findings for the creation of a Redevelopment District, City Council designated itself as the Board of Directors for the newly created Temple Terrace Redevelopment Agency (TTRA). As such, the TTRA exists as a dependent special district operating under the restrictions of Chapter 163, Part 2, of the Florida Statutes. The estimated revenue to be received by the TTRA during the fiscal year beginning October 1, 2021 and ending September 30, 2022 from all sources equals the total of appropriations for expenditures and reserves in the budget during said period. The City will receive a total of \$684,337 from the following:

Hillsborough County \$316,665

Tampa Port Authority \$5,471

Temple Terrace \$362,201

These monies will go towards the debt from the Redevelopment Area.

Upon motion by Agency Member Schisler, seconded by Agency Member Chambers, **RESOLUTION NO. 176-21**, was **APPROVED** the Fiscal Year 2021-2022 Annual Budget. Vote on the motion being: Chairman Ross and Agency Members Abel, Chambers, Donohue, and Schisler “aye,” no “nay.”

**B. Approval of Temple Terrace Redevelopment Agency Meeting Dates for Fiscal Year 2021-2022 and Status Update.**

Business Relations Manager Greg Pauley provided the following dates for the upcoming Redevelopment Agency meetings for the fiscal year:

- Tuesday, November 16, 2021
- Tuesday, February 15, 2022
- Tuesday, May 17, 2022
- Tuesday, August 16, 2022

These meetings will start at 5:00 p.m.

Upon motion by Agency Member Donohue, seconded by Agency Member Schisler, **RESOLUTION NO. 177-21(m)**, was **APPROVED** the following meeting dates for the upcoming fiscal year: November 16, 2021, February 15, May 17, and August 16, 2022. Vote on the motion being: Chairman Ross and Agency Members Abel, Chambers, Donohue, and Schisler “aye,” no “nay.”

Business Relations Manager Pauley said the CRA was established in 1999 consisting of 225 acres centered at the crossroads of Busch Boulevard and N. 56<sup>th</sup> Street and referenced by quadrants. The property consists of commercial and residential extending west to the City boundary, as far north as 98<sup>th</sup> Avenue, east to Ridgedale Road, and as far south as the Hillsborough River.

The Overlook Multi-family triplex expansion project located in the northwest quadrant at 9237 Overlook Drive has been completed. The Certificate of Occupancy is pending the final electric utility connection. The estimated added value is \$300,000.

Business Relations Manager Pauley still has ongoing projects at The Fountain Shoppes at Temple Terrace, Waverly Terrace Luxury Apartments, Enigma Plaza, Salem's Fresh Eats, Silvio Palms Residential project, and a CVS interior remodel.

### **Fountain Shoppes**

This is the 2.5 acres in the southeast quadrant. The developer is Paragon Property Group. Construction of the 21,000 square feet of commercial space began in October 2020. The property will be utilized for retail, dining, banking, and professional offices. The land investment was \$3.6 million and \$3.4 million was spent on improvements. The property will have a Starbucks, sandwich shop, Rocking Crab seafood restaurant, ice cream shop, day spa, AT&T, and Chase Bank. Chase Bank opened for business on July 6, 2021 and Starbucks opened on July 30, 2021

### **Waverly Terrace**

Waverly Terrace is 4.85 Acres in the southeast quadrant. The developer is The Richman Group of Florida. There will be 200 residential units with a clubhouse and pool. The last investment was \$3 million and \$21 million was spent in site improvement and construction. Construction began March 2020 but due to material sourcing delays they will open in November 2021. The south building will hopefully open in December.

### **Enigma Realtors**

Business Relations Manager Pauley said the Enigma project is two acres in the southeast quadrant. The project entailed redeveloping a pre-existing structure at 8633 N. 56<sup>th</sup> Street. It contains 34,000 square feet of retail and dining space. The site plan was approved in April 2021. The exterior walls were converted to storefronts and large windows. The developer paid \$1.5 million for the land and the structure and spent \$1.3 million on improvements.

### **Salem's**

Salem's is located on a .61 acre outparcel at 5400 E. Busch Boulevard. This project began construction in January 2021. There is an estimated value of improvement of \$600,000. The exterior block and stucco have been completed. The interior framing is underway and scheduled to be completed near the end of 2021.

### **Silvio Palms**

This is a Habitat for Humanity community consisting of 12 single-family homes and a centrally located community park being built on the northwest quadrant in the area of Temple Heights Road and Overlook Drive. The total parcel is 2.4 acres. Site preparation and infrastructure is underway.

**CVS Health Hub**

A short time ago CVS applied for permits to do interior remodel at 110 Bullard Parkway. A Health Hub service location is being added at this location. This will allow for this store, through their medical staff, to provide on-site diagnostic services and treatment for common illnesses and conditions as well as physical health, mental health, and nutrition services. He stated that this will be in the back of the store. Their pharmacy is being moved to the back right and most of the construction is to the back left of the store.

The remaining parcels in the southeast quadrant are:

- 8901 N. 56<sup>th</sup> Street – 1.69 acres – immediately west of Waverly Terrace apartment community and south of the Fountain Shoppes
- 8447 N. 56<sup>th</sup> Street – 1.74 acres, old restaurant structure on site – just south of the Enigma
- 205 S. Riverhills Drive – Riverside parcel is under consideration for other public uses

Executive Director Charles Stephenson mentioned the Riverside parcel is being considered as a paddle park for public use in the upcoming budget.

Agency Member Chambers asked if there was a timeline for Enigma.

Business Relations Manager Pauley said he doesn't have a timeline yet for Enigma. The developer has some other ideas and will have to come back before City Council before changing the uses.

Chairman Ross asked for the status of the permits for this project.

Community Development Director Anisi stated that he has issued building permits. The developer cannot deviate from the approved plan. Any changes would have to come before City Council.

Meeting adjourned at 5:26 p.m.

X

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Andrew R. Ross  
Chairman

X

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James Chambers  
Agency Member

X

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Meredith Abel  
Agency Member

X

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Cheri Donohue  
Agency Member

X

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Gil Schisler  
Agency Member

Attest:

X

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Cheryl A. Mooney  
City Clerk



**AGENDA ITEM # 2.A.**

**Requirements:**

**Costs:** \$

**Appropriation Code:**

10/19/2021

**M E M O R A N D U M**

**TO:** Chairman Andrew Ross and Members of the Temple Terrace Redevelopment Agency

**THROUGH:** Charles W. Stephenson, Executive Director

**FROM:** Greg Pauley, Business Relations Manager

**RE:** Development Proposals for 8447 N. 56th Street

**Recommendation:**

**Discussion:**

Patrick Berman, Managing Director of Capital Markets at Cushman and Wakefield, will be presenting development proposals that were received for approximately 1.74 acres of property located at 8447 North 56th Street in the City's Downtown Redevelopment Area.