

**CITY OF TEMPLE TERRACE, FLORIDA
MAYOR AND CITY COUNCIL
MINUTES**

**Regular Meeting
Tuesday, October 20, 2009
Council Chambers-City Hall**

Having been duly advertised as required by law, the regular meeting of the Mayor and City Council of the City of Temple Terrace, Florida, was held on Tuesday, October 20, 2009, in the Council Chambers at City Hall.

PRESENT WERE: Mayor Joe Affronti, Sr., Council Members Alison Fernandez, Ron A. Govin, Ken Halloway, Mark A. Knapp, and Mary Jane Neale, City Manager Kim Leinbach, Deputy City Clerk Judy Read, and Attorney for the City Jenay Iurato.

ALSO PRESENT WERE: Public Information Officer Michael Dunn, Code Compliance Director Joe Gross, Leisure Services Director James Chambers, Community Development Director Charles Stephenson, Police Chief Ken Albano, Public Works Director Joe Motta, Human Resources Director Woody Hubbard, Fire Chief Keith Chapman, City Engineer Michael Hall, Deputy Finance Director Ted Beason, Legislative Secretary Sobeida LeBlanc, Senior Planner Tom Moore, Thomas Barnes, Joe Rodi, Judy A. Govin, Tyler Shepard, Vanessa Kerruth, J. Worth Williams, Marilyn Bismino, Lawana Thomas, Tiffany Kengolt, Jillian Fredenhagen, Joe Bell, Johnnie Young, Suefonda Davis, Jamie Loyner, Michael Levine, Bryan Friesen, Grant Rimbey, and several other persons.

Mayor Affronti called the meeting to order at 6:02 p.m., after which he led the Pledge of Allegiance to the flag and offered a brief invocation.

Proclamations, Recognitions, and Special Presentations:

1. Proclamation – “Pancreatic Cancer Awareness Month.”

Mayor Affronti proclaimed the month of November, 2009, as Pancreatic Cancer Awareness Month in Temple Terrace. There was no one in attendance to receive the proclamation.

2. Proclamation – “Florida City Government Week.”

Mayor Affronti presented a Proclamation to Public Information Officer Michael Dunn, proclaiming the week of October 18 - 24, 2009, as Florida City Government Week in Temple Terrace. Public Information Officer Dunn accepted the Proclamation on behalf of the City Clerk’s Office.

Minutes of Previous Meetings:

Upon motion of Council Member Halloway, seconded by Council Member Fernandez, and unanimously carried, the **MINUTES** of the October 6, 2009, Council Meeting were **APPROVED**.

Public Hearings:

The City Manager stated that upon examination of the publications regarding the Public Hearings for Laurel Oaks Apartments, Point Plaza, 8902 & 8906 Old Temple Terrace Highway, and Tropical Delight Apartments, there was an error in the description of the address; therefore, he requested those Public Hearings be withdrawn from the agenda, so that proper notice can be given and the corresponding Ordinances can be corrected.

The City Manager noted the only Public Hearing that can move forward at this time is Agenda Item Number A-4, 7341 Temple Terrace Highway (Tierra, Inc.). He apologized for the oversight.

Mayor Affronti added his apologies to anyone present who came for a Public Hearing [under Agenda Items A-1, A-2, A-3 or A-5] that could not be held this evening. He questioned when those items would be rescheduled, to which the City Manager pointed out the need to comply with legal notice requirements, adding that the Public Hearings will likely be scheduled in November.

1. Zoning Reclassification –7341 Temple Terrace Highway – Tierra, Inc.

Mayor Affronti opened the Public Hearing for 7341 Temple Terrace Highway, Tierra, Inc.

Senior Planner Tom Moore informed the Council the purpose of this zoning reclassification is to remove the existing Hillsborough County zoning and apply a City of Temple Terrace zoning classification, which is similar to the property's existing zoning and completes the administrative requirements associated with annexations that the City has recently completed.

The Senior Planner continued that the Community Development Department has prepared a City-initiated zoning reclassification request for 7341 East Temple Terrace Highway, which was annexed into the City in September of 2007; the Future Land Use designation has been amended to add it to the City's map for commercial land use. He clarified that the zoning request is to change the zoning classification from the County's current zoning classification of Commercial General to the City's Commercial General zoning classification.

The Senior Planner reviewed the property is approximately 1.5 acres, located on the south side of East Temple Terrace Highway, approximately 125 feet east of Temple Park Drive, and is developed with an approximately 13,000 square foot, two-story office building. He briefly described the zoning classifications of surrounding areas. He noted that the Commercial General zoning district is compatible with the current development of the property as an office building.

The Senior Planner mentioned the property has been posted and notices were sent, adding that the Community Development Department has not received any comments. He commented that the Development Review Committee has reviewed the request and finds there is adequate capacity of public facilities to provide service to the property. He reported that the Hillsborough County City-County Planning Commission has reviewed the application and found it compatible with the Future Land Use designation. He concluded that staff has recommending a zoning reclassification from CG (Commercial General) in Hillsborough County to CG (Commercial General) in the City of Temple Terrace.

There being no questions from the Council or comments from the public, Mayor Affronti closed the public hearing.

Persons Wishing to be Heard on Items NOT Listed on the Agenda:

J. Worth Williams inquired about the terms of the agreement with regard to the island in the Hillsborough River, which he heard was to be given to the City.

Commenting that he reported this at the last meeting, the City Manager responded this is an offer by the people who had purchased the apartment complex, and he understood this was part of the transaction. He explained that in return for the island, the owner is requesting that the City pay any costs of the transaction, such as recording fees. He continued that the City believes pursuing this acquisition would be in the best interest of the City, because it helps the City with its green space, the park plan as a part of the Comprehensive Plan, and to preserve the island in its current, natural state.

Mr. Williams commended the City for the beautiful job it has done in taking care of the conservation area. He encouraged the Council to approve the agreement, adding that it is one of the most beautiful places on the River.

Grant Rimbey, 411 Island Road, addressed Council regarding the downtown redevelopment project. He mentioned he has become the defacto chair of the Redevelopment Task Force (RTF), since Pat Finelli resigned as chair. He informed the Council they met with the Vlass development team on September 11th, the minutes of which were sent to the Council Members. He said he believes they made significant progress regarding the architecture of the redevelopment, having given the Vlass team books on Mediterranean Revival Architecture and tours of the City.

Mr. Rimbey commented they haven't had much success "tweaking" their plan, specifically the surface parking in between the buildings on 56th Street and on Bullard Parkway. He continued that he and others on the Redevelopment Task Force believe the proposed surface parking is in direct conflict with Chapter 29, Temple Terrace Downtown Community Redevelopment Plan Overlay Zoning District, which stipulates that on buildings that are along primary or secondary arteries, surface parking should be behind buildings rather than in front of them. He noted that Chapter 29, which he briefly reviewed, came about initially through the City's consultant, based on the extensive public input charrettes in 2005.

Commenting that the City is spending a lot of money undergrounding utilities and landscaping on 56th Street, Mr. Rimbey expressed concern that in pulling back from 56th Street, it seems they are not taking advantage of the front surface parking, which might also have an effect on the momentum in moving on to the Landmark Plaza in the Southwest quadrant of the redevelopment area. He expressed his belief that bringing the buildings up to the sidewalk would create more energy that would carry across the street, rather than having more surface parking on either side of 56th Street.

Mr. Rimbey referred to comments made by Joe Bell of the Planning Commission, prior to this meeting, that it is important to "hold" the corner of 56th Street and Busch Boulevard by having a building or a tower at the corner. He informed Council this was suggested at the RTF meeting, but it was rejected by the developers, who seem to want to stay as far away from 56th Street and Bullard as possible. He noted all of the previous iterations of developer plans, from Torti Gallas to Unicorp to Pinnacle/RAM, have always had buildings that come up to the sidewalk at 56th Street and Bullard.

Mr. Rimbey expressed his concern that these massive changes in the first phase of the first CRA quadrant will set the tone for subsequent phases, and he is leery that these types of concessions will have a negative impact as far as the City getting more density and more of what they want, rather than less. He encouraged the City to do a very thorough review of Chapter 29 in reference to the current Vlass plan, because the RTF has major questions, and as far as they know, The Vlass Group is not willing to consider revising their plan.

Mayor Affronti questioned whether this has been discussed with Mr. Vlass. Mr. Rimbey responded they have brought up some of the issues; however, they did not seem to be taken very seriously. He reiterated the Vlass Group's plan is in violation of Chapter 29. He reminded the Council that Frank Chillura was required to bring his building up to the street, and Mr. Rimbey surmised that other property owners would be made to do the same. He added a compromise would be nice. Council Member Knapp interjected that he had to pull his buildings up to the front of the road, also, and they are not in the redevelopment district.

Council Member Holloway questioned whether The Vlass Group had taken notes, to which Mr. Rimbey responded that he did not believe they took notes; however, he has given them his notes and their minutes.

Mayor Affronti mentioned that he had heard the meeting was very productive. Mr. Rimbey concurred.

Council Member Holloway asked how many people are in the RTF. Mr. Rimbey responded there were 15 at the meeting and another 10 or so who did not attend the meeting.

Mayor Affronti confirmed there was no one else who wished to address the Council with regard to items not on the agenda.

There was no correspondence, no communications, or petitions before the Council for consideration and action, no Presentations before the Council, and no Site Plan Reviews for consideration and action.

Resolutions for Consideration and Action:

The City Manager reviewed each of the proposed Resolutions for consideration and action.

Upon motion of Council Member Knapp, seconded by Council Member Govin, and unanimously carried, Resolutions **E-1 through E-4** were adopted by consent, as follows:

RESOLUTION NO. 128-09, approving the supplement to the Local Agency Program Agreement between the City and the Florida Department of Transportation for the 56th Street Improvement Project from Temple Heights Road to 98th Avenue.

RESOLUTION NO. 129-09, awarding the contract to construct the Telecom Parkway Extension at Southern Oaks to the low bidder, QGS Development, Inc., in the amount of \$317,017.76; payment for said contract to be made from account 130-3099-541.63-11.

RESOLUTION NO. 130-09, awarding the contract to construct the 56th Street minor improvements to the low bidder, Pepper Contracting Services, Inc., in the amount of \$45,750.00; payment for said contract to be made from account 130-3099-541.63-11.

RESOLUTION NO. 131-09, approving the purchase of a Medtec Ambulance Model AC-170 ALS transport unit, under the Florida Sheriff's Association Bid #089-08-0909 from Medtec Ambulance Corporation; payment for said purchase to be made from account 160-1521-522.64-12.

Proposed Ordinances for Consideration and Action:

Proposed Ordinances with regard to Laurel Oaks Apartments, Point Plaza, 8902 & 8906 Old Temple Terrace Highway, and Tropical Delight Apartments were previously withdrawn by the City Manager.

1. Zoning Reclassification – 7341 Temple Terrace Highway – Tierra, Inc.

Following **FIRST** and **FINAL** reading, by caption, upon motion of Council Member Govin, seconded by Council Member Knapp, **ORDINANCE NO. 1258** was **ADOPTED**, being: **AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, REZONING PROPERTY LOCATED SOUTH OF TEMPLE TERRACE HIGHWAY AND EAST OF TEMPLE PARK DRIVE, LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, FROM HILLSBOROUGH COUNTY CG (COMMERCIAL GENERAL) ZONING CLASSIFICATION, TO CITY OF TEMPLE TERRACE CG (COMMERCIAL GENERAL), TO PLACE THE APPROPRIATE CITY ZONING CLASSIFICATION ON SAID PROPERTY; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING A SEVERABILITY CLAUSE, EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.** Vote on the motion for adoption being: Council Members Fernandez, Govin, Halloway, Knapp, and Neale voting "aye," no "nay."

There was no Unfinished Business to come before the Council for consideration and action.

City Manager's Report:

The City Manager announced that since he has been out of the office on City business, he has nothing to report.

New Business:

Mayor Affronti called on the Leisure Services Director to report on the Veterans' Day celebration. Leisure Services Director James Chambers informed the Council the Veterans' Day celebration will be held on Wednesday, November 11, 2009, at 11:00 a.m. at the Lightfoot Recreation Center, and it will be a similar format as last year. Mayor Affronti encouraged veterans attend. The Leisure Services Director mentioned they would like to identify as many veterans as possible, adding there are applications at the Family Recreation Complex, and the Lightfoot Center. He continued there has been an article in the newspaper requesting veterans to check in with the City, even if they do not attend the ceremony, so they will be known to the City. Mayor Affronti confirmed with the Leisure Services Director that letters will be sent to the veterans.

Council Member Govin questioned whether there would be a status report on the CRA. The City Manager responded a report was included in last Friday's City Manager's Report to Council. Council Member Govin commented he was looking for more detailed information. The City Manager stated that he had transcribed an update he received from the developer. After reviewing a copy of the update provided in the City Manager's Report, as displayed by Council Member Halloway, Council Member Govin concluded he had not received the Report. The City Manager apologized and said he would make sure Council Member Govin receives a copy.

There being no further business to be considered, upon proper motion, the meeting was adjourned at 6:28 p.m.

Joseph A. Affronti, Sr.
Mayor

Alison M. Fernandez, Council Member

Ron A. Govin, Council Member

Ken Halloway, Council Member

Attest:

Mark A. Knapp, Council Member

Melissa E. Burns, MMC
City Clerk

Mary Jane Neale, Council Member