

**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, February 18, 2020 in the Council Chambers at City Hall.

**PRESENT WERE:** Chairwoman Mel Jurado, and Agency Members James Chambers, Frank M. Chillura, Cheri Donohue, Andrew Ross, and Gil Schisler, Executive Director Charles Stephenson, City Clerk Cheryl Mooney, and Attorney for the Agency Pam Cichon.

**ALSO PRESENT WERE:** Business Relations Manager Greg Pauley, Community Development Director Amir Anisi, Senior Planner Gus Karpas, City Planner Celeste Lau, Police Chief Ken Albano, Jack Ritter, Annette Renny, Charles Loeb, and several other persons.

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

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

**A. Approval of December 3, 2019 CRA Minutes**

Upon motion of Agency Member Schisler, seconded by Agency Member Chambers, and unanimously carried, the **MINUTES** of the December 3, 2019 Temple Terrace Redevelopment Agency meeting were APPROVED as presented. Vote on the motion being: Agency Members Chambers, Chillura, Donohue, Ross, and Schisler “aye,” no “nay.”

**2. Business Items:**

**A. The Business Relations Manager will present a status update on the City's Redevelopment Area**

Business Relations Manager Greg Pauley, said the next scheduled CRA meetings will be on May 19 and August 18, 2020 at 5:30 p.m.

Business Relations Manager Pauley reviewed the following projects in the redevelopment area:

**Richman Group**

Business Relations Manager Pauley stated that the developer Richmond will be hosting a groundbreaking ceremony for Waverly Terrace, a Richman Signature Property, on site on February 26 at 12:30 p.m. followed by a small reception for VIP guests and dignitaries. He showed a signage mockup sent over by the developer. The signage will be going up on the property that luxury apartments will be coming soon to this location. The project sits on 4.85 acres. The project is located at 8901 Bertha Palmer Boulevard (formerly Main Street). There will be 200 residential units with two four-story residential buildings, plus a clubhouse and pool. The site prep and infrastructure will start immediately following groundbreaking. The total build out for this project is approximately 18 months.

**Paragon Property Group**

Business Relations Manager Pauley stated this is going to be the commercial piece on the corner. The Fountain Shoppes at Temple Terrace is located on 3.5 acres on the southeast corner of 56<sup>th</sup> Street and Busch Boulevard and will feature a tower and fountain. The site plan has been submitted and previously approved. A demolition permit application is pending to remove the old fast food structure. After that there will be infrastructure and development plans.

Chairwoman Jurado asked if the demolition permit would be through the City.

Business Relations Manager Pauley responded in the affirmative. He will keep the Agency members apprised of these steps.

**Enigma Project**

Business Relations Manager Pauley stated you will recall this is the old retail postal annex building and auto repair center that sits on the south side of Chicago Avenue just south of Winn Dixie. The developer is Enigma Realtors. He is going to redevelop that existing structure, which currently sits at 8633 N. 56<sup>th</sup> Street. This property will be built out to 34,000+ square feet of retail space with a wraparound walk around the building and provide for a four-sided retail approach. This particular developer has also inquired about purchasing some additional land to the rear of this piece. That additional land is going through the survey process at this time. When that is completed there will be more discussion about what the developer is asking for and possibly moving that boundary approximately 25 feet back. As far as the existing structure the initial interior demolition has been complete. He has submitted a site plan that is currently under review. This plan has gone to the planning staff. The City's Senior Planner has looked at

it and provided comments back to the engineer and developer. There are some things in that plan that need to be updated.

Agency Member Donohue asked if all of these units are going to be the same size or is the developer waiting to build them out as he secures the tenants?

Business Relations Manager Pauley responded that the developer's original concept shows units that are relatively the same size. He spoke to the developer specifically about this and he has provided for build out of multiple spaces. He stated that a smaller retail shop could move into a single space or maybe something a little larger of a restaurant format could occupy several adjacent spaces.

Agency Member Donohue stated that because there are going to be so many and they have no back door, where will the dumpsters and deliveries be done.

Business Relations Manager Pauley said a lot of that will be built into some of his inquiries with regards to the additional land. He has some plans not only to move to the east a little bit but as you may recall he is also interested in acquiring the property immediately to the south. His long-term big picture is to bring that all into one plaza area but he has had to do this a little at a time.

### **Terrace Storage Center**

Business Relations Manager Pauley stated that Terrace Storage Center is on Busch Boulevard. The developer is going to be rebuilding the old bowling alley and skating center structure and is approximately 90% complete with phase one. After phase one the developer intends to build a phase two structure that will sit immediately to the west of the existing structure. Phase three will be on an out parcel on the roadway. He will be adding additional storage space, additional retail, and an office space.

### **O'Reilly Auto Parts Center**

Business Relations Manager Pauley stated that O'Reilly Auto Parts Center is going to be built on the property where the Lupton's Restaurant currently sits at 5299 Busch Boulevard. The developer, One Oak Development has submitted their initial site plan. Their surface development and infrastructure plans have also been submitted and are currently under review. The City is awaiting a demolition application because the old building will be removed.

**Former Kmart**

Business Relations Manager stated that the next project is located at 5400 E. Busch Boulevard. This building was previously Kmart. He reported on this project at the last CRA meeting. The property owner was interested in subdividing into four junior anchor retail spaces. In late December he learned that the property owner was having second thoughts in moving in that direction. In early January he learned that the property owner did change his course of direction with this particular property. He has engaged with Greg Park of the Tampa Mall in a five year lease. Mr. Park is interested in building out the interior to be home to individual vendors with an indoor marketplace environment. Mr. Park has also been responsible for cleaning and repairs to the property. The property was previously very distressed. Mr. Park has engaged multiple contractors, power washed and cleaned up the entire property. He has recently resurfaced and resealed the parking lot and is in the process of restriping the parking lot. He has painted the building.

Agency Member Ross asked what the hours of operation for this property will be. Will the property will be open every day including weekends.

Business Relations Manager Pauley said he does not know the hours. He can speak with Mr. Park to see what he can find out.

Business Relations Manager Pauley said the property owner has worked out an arrangement with the tenant to allow the tenant to do the work on the property.

**Medical Office Center**

Business Relations Manager Pauley said this is a new medical office center that opened up last month in the downtown area. It is located at 8793 N. 56<sup>th</sup> Street in the same plaza as Winn Dixie. The interior build-out has been completed and the facility is now open and operating as a day service walk-in medical office.

**Projects in the CRA Area**

Business Relations Manager stated there is a residential item on 9237 Overlook Drive. This is an additional duplex being built on the property. There is currently one duplex there now. The property owner wishes to build an addition structure on the southeast portion of property. The site preparation has begun and construction plans have been submitted. There have been some comments referred back to the developer and the City is awaiting for responses before moving forward.

CRA parcels still on market:

- 8901 N. 56<sup>th</sup> Street – immediately south of the Paragon project, immediately west of the new Waverly Terrace project. It is listed for sale by the City's commercial broker through Cushman & Wakefield. The parcel is 1.69 acres.
- 8447 N. 56<sup>th</sup> Street – the Enigma developer has previously expressed interest in this property. However due to his interest in expanding the property line on this property as well, new surveys have to be conducted. The property will have to be put back out on the market for an open bid. The parcel is 1.74 acres.
- 205 S. Riverhills Drive – on the southern border of the CRA. The parcel is 4+ acres and is adjacent to the Hillsborough River. This property is currently listed through the City's commercial broker Cushman & Wakefield.

Agency Member Donohue said she doesn't know exactly what is being planned for the Kmart property. While she was visiting her son in Brooklyn and went to a building that is similar to the Kmart building on an old industrial site that was completely built out without building out. Everything was open and you could see from one place to the other. Each member of her party each chose a different restaurant and there was a common eating area similar to Armature works. The place was alive and vibrant. If that is where he is going, then City should encourage him to go that route.

Business Relations Manager Pauley said the owner is seeking an indoor marketplace, but does not call it a flea market. There will be accommodations for food purchases on site. He is definitely raising the bar above what people have called a flea market. He is aware that even the merchants, all retail sales will be interior. It is not outdoor sales, it is all interior.

Chairwoman Jurado said she ran into the developer of the Terrace Storage Center this weekend. She stated that, unsolicited, he spoke about Community Development Director Anisi for 10 minutes and about how proactive he is and what a delight it has been to work with Director Anisi. He stated that his experience with the City of Temple Terrace has been positive. He plans to do further on that property with restaurants and such.

Agency Member Donohue said it is shaping up nicely.

Meeting adjourned at 5:51 p.m.

X

Mel Jurado  
Chairwoman

X *James Chambers*

James Chambers  
Agency Member  
Signed by: City Clerk

X *Frank Chillura*

Frank Chillura  
Agency Member  
Signed by: City Clerk

X *Cheri S. Donohue*

Cheri Donohue  
Agency Member  
Signed by: City Clerk

Attest:

X

Cheryl Mooney  
City Clerk

X



Andrew Ross  
Agency Member  
Signed by: City Clerk

X



Gil Schisler  
Agency Member  
Signed by: City Clerk