



City of Tampa
Agenda Item Request
Department: City Attorney

Council Regular

Submittal Date: 2/19/2026
Requested Meeting Date: 3/05/2026
Type of Request: Council Resolution
Contact: Shawny Tim 274-8412
Subject: A Resolution approving a First Amendment to Ground Lease Agreement between the City of Tampa and Ashley East Tampa LLC for the property located at 3004 E. Columbus Drive, 3004 E. 15th Avenue, and 3010 E. 15th Avenue, Tampa, Florida.

Resolution / Ordinance Title: A Resolution approving a First Amendment to Ground Lease Agreement between the City of Tampa and Ashley East Tampa LLC for the property located at 3004 E. Columbus Drive, 3004 E. 15th Avenue, and 3010 E. 15th Avenue, Tampa, Florida; providing for a 99-year lease term for the purpose of developing and operating an affordable housing development; amending the lease to increase the units to 118 units, reallocate the bedroom mix for the units; provide for easements, and amend the project amenities.

BACKGROUND:

The City entered into a lease agreement with Ashley East Tampa LLC, dated February 10, 2025 (“Lessee”) for the property located at 3105 E. Columbus Avenue, 3004 E. 15th Avenue, and 3010 E. 15th Avenue, Tampa, Florida (the “Property”) for the purpose of developing an affordable housing development. The property is the subject of rezoning application REZ-25-0000097. The lease needs to be amended to comply with the rezoning site plan to make the following amendments: i) amend the residential units from 117 to 118 units, (ii) to reallocate the bedroom mix of the units, (iii) grant the Lessee an access easement and a temporary construction easement over the Innovation Center located adjacent to the Property in accordance with the rezoning site plan; and (iv) to amend the Project Amenities to remove EV Car Charging Stations and to specify that the wide public walkways are subject to permitting requirements.

FISCAL IMPACT: No

FISCAL IMPACT STATEMENT:

PROJECTED COSTS:

Approver	Timestamp	Role
Shawny Tim	2/25/2026 10:13:06 AM	Submitter
Astonah Turner	2/25/2026 10:17:19 AM	Department Head
Michelle Boone	2/25/2026 11:31:15 AM	Housing
Astonah Turner	2/25/2026 11:37:27 AM	Attorney Coordinator
Rebecca Johns	2/25/2026 11:54:01 AM	Assistant City Attorney

Cate Wells	2/25/2026 1:53:30 PM	City Attorney
ABBYE FEELEY	2/25/2026 2:39:24 PM	Development and Economic Opportunity
Ken Farrell	2/25/2026 2:49:41 PM	Finance Coordinator
Jennifer Seth	2/25/2026 3:49:01 PM	Finance Fiscal and Lead Analyst
Ty Hawthorne	2/25/2026 4:22:48 PM	Budget Operating Manager
Michael Perry	2/27/2026 11:12:27 AM	Budget Officer
Dennis Rogero	2/27/2026 11:29:23 AM	Chief Financial Officer
JOHN BENNETT	2/27/2026 12:04:50 PM	Chief of Staff
JOHN BENNETT	2/27/2026 12:05:04 PM	Mayor