

Project's Site Plan In The Works

MEETING 1-ON-1 WITH CITY LEADERS

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In Skipper Peek's view, his team has a plan that's "grounded in reality."

Peek, the managing partner of Pinnacle Reality Advisors in Tampa, in tandem with South Florida's Ram Development and the Atlanta-based architectural firm of Cooper Carry, will partner to design and build Temple Terrace's New Urbanism-style, multi-use, town center at the southeast corner of Bullard Parkway and 56th Street.

At a special Oct. 12 meeting, the city council selected the joint-venture team as the project's master developer from a field of four developers – including the Atlanta-based Vlass-Lant group, the Transwestern Commercial Services-Chesapeake Atlantic Holdings team and Tampa-based DeBartolo Development. Unicorp, the city's previous developer, dropped out in July.

The Pinnacle-Ram-Carry group has strong local ties and the partners have extensive experience in mixed-use retail, commercial and residential projects.

Phase 1 of its preliminary plan for redevelopment calls for a mixture of Mediterranean Rival-designed office, live/work units, retail and restaurants fronting Bullard Parkway and 56th Street, a post office and a village of high-end courtyard homes south of Riverhills Drive.

The master developer team also has a vision of gathering places and a main street between Sweetbay and the grocery store's parking lot. One of

the key components of the plan is a grid of multiple north-south and east-west connectors and landscaped pocket parks at the 56th Street and Bullard Parkway entrances.

The Phase II plans, initially, include a community center, a new city hall and a mix of town homes and condominiums.

"We believe our plan provides for a great deal of connectivity – it's a scalable and flexible plan," said Peek, a Tampa Palms resident whose family attends Corpus Christi Church in Temple Terrace.

Depending on time required to finalize a development agreement with the city, establish lease agreements with key tenants – including Sweetbay and Regions Bank – and obtain the zoning permits, groundbreaking could occur by April or May.

"We're really committed to this project," said Peek, who's in the process of meeting one-on-one with city staff, council members and other community representatives to fine tune the plan, one that could include increased density and a parking garage.

The team has 60 days from its selection date to produce a site plan.

"In my opinion, the best response to the RFQ (request for qualifications) was from Pinnacle-Ram," said Councilman Ron Govin. "I feel very strongly that they are the best."

Temple Terrace Community Services Director Ralph Bosek, who admits the project has been a long time coming, is eager to get redevelopment process under way.

"We're going to go out and make it work."