

# Developer's Site Plan Met With Flurry Of Comments, Concerns

STAFF, DEVELOPER, COUNCILMAN  
TO CONVENE PRIVATELY

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Last week's unveiling of a site plan to redevelop a 35-acre site at the southeast quadrant of Bullard Parkway and 56th Street into a new urbanism-style development set the groundwork for some serious discussions to follow.

During a Community Redevelopment Agency meeting prior to the Dec. 19 Temple Terrace City Council meeting, master developer Pinnacle Realty Advisors managing partner Scott "Skipper" Peek and Ram Development managing partner Mike Hammon revealed its rendering of a two-phase project, in which phase one is broken down into two parts, Phase 1A and Phase 1B.

Phase 1A consists of 105,000 square feet of retail space — including restaurants, a Sweetbay supermarket and a post office — 23,000 square feet of office area in the northeast section adjacent to Bullard Parkway and 50 units of townhouses south of Riverhills Drive bordering the Hillsborough River. Phase 1B shows another 16,000 square feet of retail space and an additional 227 residential units south of phase 1A to Shadow Lane.

The plan for Phase 1A also featured 349 street-level parking spaces and a two-level parking deck with space for 180 vehicles. Included in phase 1B are 159 surface parking spaces and an additional 300 spaces within a five-level parking deck.

The Phase II conceptual site plan calls for more

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retail spaces, office and office-over-retail units as well as a city hall, an arts center and additional townhouses.

In addition, the graph revealed a north/south connector street running through the project from Bullard Parkway to the proposed riverfront park.

"56th Street is not very pedestrian-friendly, so we think that's our main street," Hammon said.

Peek said a significant amount of time and effort went into the project's design.

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It obviously didn't, as council members responded with a flurry of comments and questions about the plan. They included the possibility of incorporating a central gathering place, how Regents Bank will fit into the plan, the significant amount of ground park-

ing allotted to Sweetbay, moving the post office to Phase II and building an auditorium in city hall that could serve as both a dais for council members and a stage for such groups such as Masque Community Theater.

"My biggest concern is numbers," said councilman Ron Govin, in addition voicing his thoughts and suggestions along with fellow council members on how to tweak the plan. "We need to tally some numbers around before we make a decision."

Councilman Mark Knapped concurred, noting he'd looked over the terms sheet each council member was handed.

"What I see here is that that this firm was asked to produce this within a timeline ... and in the rush to bring it to fruition the numbers are yet too big," he said. "Before we approve a conceptual contract, I would really suggest a private meeting with the developer."

Working together with the developer is key, added councilman Frank Chillura.

"In the real world the developer is the one who's going to go out there and do it and take those risks," he said.

In a motion proposed by Govin, the five council members unanimously agreed to a meeting between city staff and the developer by early January to identify and attempt to resolve the issues discussed in the council meeting.

Mayor Joe Alfront selected Govin to represent the council at the meeting and he will take with him written suggestions from other council members.

"This is our only chance — we do want the best plan," said community services director Ralph Bosek.