

# Council Extends Redevelopment Plan Timeframe

## DEVELOPER TO MEET WITH CITY OFFICIALS TODAY

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In the months following the Oct. 12 selection of Pinnacle/Ram as master developer of Temple Terrace's town center southeast of 56th Street and Bullard Parkway, the plan continues to evolve.

While some city leaders view the pace of the developer's potential product as acceptable, others see it as nothing more than a drawn-out process of false promises and frustrations.

A meeting of the Temple Terrace Redevelopment Agency followed the regularly scheduled city council meeting. Comprised of council members, their reaction was mixed to Pinnacle managing partner Scott "Skipper" Peek's comment that the "music hasn't stopped on a plan yet."

At the Feb. 20 council meeting, council members voted to allow two weeks for the developer to tweak two of its three proposed plans presented for the 35-acre site. They asked that they better represents the citizens' driven Torti Gallas plan that calls for New Urbanism Mediterranean/Spanish Revival architecture, and its high-density, pedestrian-friendly mixed use of retail, office, residential and cultural components.

Councilwoman Alison Fernandez is disturbed by the lack of density in Pinnacle/Ram's presentations thus far, as well as what she considers

their limited flexibility.

And councilman Ken Halloway said what he's seen from the developer doesn't come even close to the Torti Gallas-type project the team proposed in its response packet to the city's request for qualifications.

"I would have no objection to extending the time if we were closer to our goal, but it's not consistent with your RFQ," Halloway said. "Here we are four months later and we're clearly not there."

Mayor Joe Affronti also aired on the side of Halloway and Fernandez when he voiced his opinion to Peek.

"What I have to say is nothing personal -- you're a great guy -- but your plan is not acceptable," he said. "We're no further today than we were four weeks ago."

Community Services Director Ralph Bosek stated it was almost 90 days after its selection before Pinnacle/Ram took any apparent action.

"When council got tough with the developer they made progress," he said. "That's the staff's frustration."

Councilman Frank Chillura looked at the issue from a different perspective.

"Some people may be frustrated that it's taken so much time, but each time we're looking at more direction. Each time we've met the council has moved forward," he said.

Council member Ron Govin agreed.

"We have numbers we've never

had, we have direction we never had," he said.

Councilman Mark Knapp also seemed satisfied with the tempo in which the developer has moved the project along.

"They had a plan and said 'these are the numbers.' But, we said we can't afford it and now we want to shoot the messenger," Knapp said. "What I don't like to see is because of this we're trying to pressure them out of the game."

The negativity expressed by some council members and city staff regarding the project's planning process, according to Chillura, has gotten "out of control."

"We have someone who's busting his butt to get us where we want to go, and as Mr. Govin stated, there has been great movement," he said. "We have a lot of money at stake and I urge you to work together."

Holding onto the agency's recommendation, the meeting adjourned. Its members immediately reconvened in a special city council meeting.

The council passed a resolution whereby Pinnacle/Ram will present its updated plan(s) in a meeting with the city representatives today. The city's finance director Diane Reichard is to prepare financial details by March 16 to enable council members to review the information prior to the March 20 city council meeting.

Govin, Chillura and Knapp voted in favor and Fernandez and Halloway voted against the recommendation.