

HILLSBOROUGH

Temple Terrace Mandates Redevelopment Changes

TEMPLE TERRACE — The rocky road to downtown redevelopment has taken a sharp turn, with the Temple Terrace City Council mandating that the project's master plan be amended.

The initial phase of the most ambitious project in Temple Terrace history would cost the city \$6.3 million, Councilman Ron Govin told the council Tuesday.

"I just find it difficult to support the project going forward at this time," said Govin, who has met regularly with the master developer.

Pinnacle/Ram, the development partnership, shot down parts of the city's plans and lacks faith in the financial success of condominiums planned for the mixed-use New Urbanism-style project southeast of 56th Street and Bullard Parkway, Govin said.

He urged the city to change developers, which would be its third. He modified that motion — which subsequently was approved by the city council — to allow Pinnacle/Ram to present modified plans Feb. 20.

Public-private partnerships traditionally require significant financial support from the municipality, and figures presented to the city are reasonable and consistent with market norms, Pinnacle partner Skipper Peek told the council.

George Wilkens