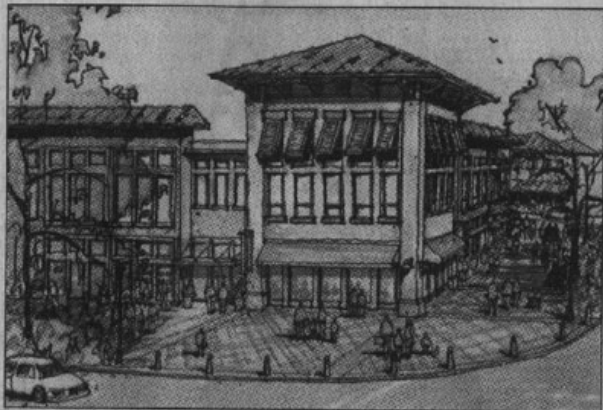
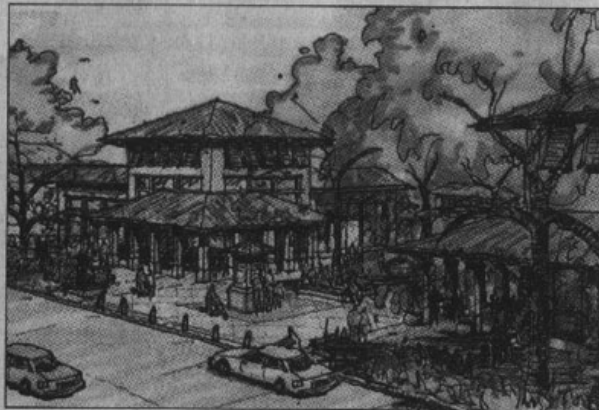


NORTHEAST

SATURDAY, MARCH 24, 2007 • THE TAMPA TRIBUNE • TBO.com



The revised plan boosts living/working space to 53,500 square feet and adds a second parking garage to the 35-acre project.



Architect Greg Miller says the Mediterranean Revival-style town center will have ample "shade trees to create a sense of place."



Cooper Carry

The plan includes an arts and education center in an existing Terrace Plaza storefront near Sweetbay Supermarket.

Redevelopment Plan The Success Of Pinnacle

COUNCIL APPLAUDS DEVELOPER'S REDESIGN

By GEORGE WILKENS
The Tampa Tribune

TEMPLE TERRACE — The struggle to achieve an acceptable redevelopment plan for Temple Terrace ended Tuesday with the city council voting to enter contract negotiations with the

designers of a revised proposal.

The latest plan by the Pinnacle/Ram partnership received unanimous council approval and applause from the dozens of residents in the audience. On March 6, council expressed concerns that the design team was proposing a shopping center, not a town center.

"It's been a very pleasant surprise this evening," said Councilman Ken Halloway, who voted against the ear-

lier plan. "I've probably been your hardest critic all along," he told the developer team, saying the revised plan has "marvelous potential."

Councilwoman Alison Fernandez, who voted against the previous plan, also was upbeat. "I came to this meeting really not knowing what to expect," she said. "I like this plan. I am very pleasantly surprised."

Ron Govin, the councilman who worked closely with Pinnacle/Ram,

issued a light-hearted apology about hard-nosed negotiations employed to achieve the best project for the city. "At one time, I used less-than-complimentary terms to describe the developer," Govin said.

The developer worked hard and met continued requests for changes, Govin said. "We believe Pinnacle/Ram has produced more than substantial changes in the plan, that they have been responsive to what we

have asked," Govin said.

Outlining the revised plan, Michael Hammon of Ram Development said it boosts living/working space to 53,500 square feet and adds a second parking garage to the 35-acre project southeast of Bullard Parkway and 56th Street.

Architect Greg Miller of the Atlanta

See **DEVELOPER'S REDESIGN**, Page 6 ►
Riverfront town homes part of plan.

DEVELOPER'S REDESIGN

Continued From Page 1

office of Cooper Carry, another arm of the partnership, said the Mediterranean Revival-style town center will have ample "shade trees to create a sense of place."

The plan includes an arts and education center, in an existing Terrace Plaza storefront near Sweetbay Super-

market, that would consolidate the city's recreation programs. A portion of the 21,000 square feet would be leased to Masque Community Theatre.

The revision also calls for a future phase with 50 riverfront town homes.

Community Development Director Ralph Bosek echoed the council's enthusiasm about the improvements, including "a substantial increase" in retail space. "I've been impressed with this developer, particularly in the last three weeks," said Bosek, whose city department over-

sees redevelopment.

Acknowledging the past six weeks "have been pretty hectic," spawning "some heated discussion," Mayor Joe Affronti told members of the partnership, "I want to compliment you for the great job you have done."

"We're really pleased," Pinnacle Realty's managing partner, Skipper Peek, said. "We need to continue to work, moving forward."

Reporter George Wilkens can be reached at (813) 865-4847 or gwillkens@tampatrib.com.