

NORTHEAST

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Govin Praises Developer's Changes

CITY NEGOTIATING WITH GROCERY CHAIN

By GEORGE WILKENS
The Tampa Tribune

TEMPLE TERRACE — Redevelopment proposals targeted for tweaking provide the city a more positive financial picture and will be massaged to fulfill the goal of a New Urbanism-style downtown.

"I'm happy to tell you ... all the changes are positive," city Council-

"We had a very good meeting with Sweetbay. They seem to want to allow the city some flexibility."

RON GOVIN

City councilman, on talks with the grocery chain

man Ron Govin said at Wednesday evening's Community Redevelopment Agency meeting. City council mandated Feb. 20 that the developer partnership, Pinnacle/Ram, revise

two favored proposals so that the city recoups its investment.

"Both of them are windfalls" for the city, Govin said of Plans C and B. In 2034, when all debts will have been repaid, final windfalls for plans C and B are calculated at \$42.8 million and \$44.8 million, respectively.

"The bigger question out there," Govin said, is the project's appearance, density and utilization of New Urbanism principles.

The city, striving to create a 35-acre, New Urbanism-style development southeast of 56th Street and

Bullard Parkway, is in negotiations with Sweetbay Supermarket to resolve issues impacting the grocery in the heart of the redevelopment area.

Council has declined Sweetbay's offer to move its store for \$3.1 million, but the company's long-term lease provides a say about parking and construction that reduces visibility from 56th Street.

"We had a very good meeting with Sweetbay," said Govin, who was ap-

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Parking garage plan discussed.

DEVELOPER'S CHANGES

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pointed to represent the council in meetings with the developer and the grocery chain. "They seem to want to allow the city some flexibility," but remain adamant that parking equal four spaces per 1,000 square feet of retail space. "They want to accommodate us if they can, if they can make it work with their numbers."

A proposed two-story parking garage to be paid for by a \$6.9 million U.S. Department of Housing and Urban Development loan was discussed briefly. Skipper Peek, Pinnacle's managing partner, said either the company or the city can build the 225-vehicle structure.

Before Tuesday's council meeting, City Manager Kim Leinbach and Community Development Director Ralph Bosek will meet with Ram Development architects, who designed Midtown, a Palm Beach Gardens mixed-use project.

Outlining plans for Temple Terrace, Michael Hammon of Ram Development described two- and three-story buildings with ground-level retail and offices or loft-type apartments above.

Landscaping berms will obscure parking facilities, and pavers would be employed to slow traffic and make the area safer for pedestrians.

Councilwoman Alison Fernandez asked that architects address "one of the flaws" of the plan — the distance that separates the project's civic components and the rest of the redevelopment area to the north.

"We hope to see a conceptual plan next Tuesday," Mayor Joe Affronti said of the 7 p.m. council meeting.

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