

# City Searching For New Developer

## QUALIFICATIONS RELEASED FRIDAY

By CANDACE J. SAMOLINSKI  
The Tampa Tribune

**TEMPLE TERRACE** — Wanted: a developer with a vision, a proven track record and a willingness to work with opinionated city leaders and residents.

Temple Terrace's request for qualifications was released Friday in

hopes of attracting another pool of developers to its revitalization effort. Submissions are due Sept. 15.

The city's quest to find another developer has been fast-tracked after its prior partner, Unicorp National Developments of Orlando, withdrew last month. The Temple Terrace City Council instructed Community Services Director Ralph Bosek to try to complete the search and selection process within 90 days.

The time frame is ambitious but doable, said city spokesman Michael

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**MICHAEL DUNN**  
Temple Terrace spokesman

Dunn. The goal is to have a developer onboard by Nov. 1.

"We still feel very good about the direction the process is going. We

don't view this as a setback," he said. "It's an opportunity for us to find a qualified national developer to turn our vision into reality. We want to get it turned around pretty quickly."

The process will be handled differently from the last time the city sought a developer, Dunn said. The interviews with prospective developers could be open to the public.

"This time, we are going to rank

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Forty percent of area for parks.

## NEW DEVELOPER

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every single company that applies and then get with the council acting as the [Community Redevelopment Agency] and decide how many we want to bring in for interviews," he said. "It could be the top three, the top five or top eight. This time, the council, acting as the CRA, is going to be the ones to do the interviews."

The city hopes to redevelop 35.5 acres of a 38-acre parcel along 56th Street from Bullard Parkway south to the Hillsborough River. The request for qualifications states that the city plans to keep 40 percent of the property to use for parks and possibly municipal buildings. The remaining 60 percent

of the property will either be sold or leased to a developer for a minimum of 55 years.

The two-phase project would begin with a 20.3-acre parcel from Bullard Parkway to Chicago Avenue and 2 acres along Riverhills Drive, according to the qualifications request. The city owns all of the property targeted for the first phase except for 0.34 acres,

which belongs to Regions Bank. One acre within Phase One will be reserved for a civic arts center.

The second phase is to consist of 13.7 acres, of which 0.46 acres is privately owned, the request states. Four acres is designated for a park.

To see the request for qualifications, visit [www.templeterrace.com](http://www.templeterrace.com).