

Channelside Project

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Finergy Propels Channel Tower

By Dave Simanoff

TAMPA - A Sarasota-based developer is moving ahead with plans for a new condominium and hotel tower in downtown Tampa's burgeoning Channel District. Finergy Development LLC submitted plans to city officials Monday for a 25-story hotel-condominium building.

The company will need city approval to rezone the 2-acre development site at 222 N. 12th St. and 217 11th St., near Channelside Drive. Finergy wants to build the project in an area that's seeing a lot of new development.

Two condo projects, Ventana and Grand Central at Kennedy, are under construction nearby.

Finergy's plans call for a combined 393 hotel rooms and condo units, 731 parking spaces and 57,000 square feet of retail space.

Project manager Eric Collin said pricing and the hotel will set Finergy's building apart from other Channel District complexes. Finergy's condominiums are expected to sell for \$200,000 to \$260,000, although prices have not been set yet, he said.

"We're going to be getting to the market with a much more affordable product and smaller unit sizes," he said. Owners will also be able to take advantage of the hotel's amenities, such as room service and a fitness center, he said.

Collin said he would like to see a sales office open by October or November, and construction begin next summer. The building will take 18 months to two years to complete, he said.