

Church Street takes new turn

Now only one of the property's three owners will actively manage the revitalization effort.

By **JACK SNYDER**
SENTINEL STAFF WRITER

Less than three months after buying Orlando's Church Street Station, the new owners have drastically revised the partnership that hopes to revive the downtown entertainment complex.

Maury Carter and his son, Daryl, have withdrawn from active management and operation of the property, the elder Carter said Thursday.

"We felt it was in the best interests

of Church Street Station that we withdraw and take a passive role," he said.

Carter said there had been no falling out with Robert I. Kling, the other investor who will now direct the revitalization effort. But conflicting management styles prompted the family to step aside, he said.

"It was like two captains trying to run a ship," he said.

Kling is president of F.F. South & Co., a real estate investment company that has operated locally for about a decade.

"We see this as very positive," Kling said of the changes. He said righting the troubled property is taking a lot of time and attention.

"One of us needed to be down

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Diverging paths. Robert Kling (left) walks through Church Street Station with Daryl Carter and Maury Carter after the 3 partners bought the property in May.

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there [at the property] and roll up our sleeves and get done what needs done," he said.

Carter, a major investor in Central Florida real estate for more than 30 years, said the Church Street project had turned out to be a distraction for him and his son as they continued to manage their other in-

vestments.

He said he and his son remain friends with Kling. The Carters are still investors in the project and will share in any operating profit or any profit from the sale of real estate.

Carter said he thinks Kling has the talent and capabilities to revitalize the complex, which was once one of the top tourist draws in the state.

lion. The property totals 7.3 acres and has eight buildings.

Since the purchase, the owners have shut down the businesses along the north side of Church Street, including Rosie O'Grady's Good Time Jazz Emporium and Lili Marlène's restaurant. All of those businesses were losing money.

Kling is still working on a re-development plan. The busi-

nesses on the south side of Church Street are being actively promoted, including the Cheyenne Saloon, where live entertainment and a Wednesday night nickel-beer promotion have been initiated. Also, the Presidential Ballroom, a popular meeting-room facility, is getting a face lift.

The owners also have put the three-story Church Street

"We certainly don't lack confidence in the property," he said.

Kling said he has moved F.F. South & Co.'s offices to Church Street and will devote all his time to the revitalization.

The Carters and Kling bought the property at Church Street and Garland Avenue in early May from Enic Entertainment of London for \$15.85 mil-

Exchange shopping center up for sale. The center, just north of the main complex at Garland and Pine Street, is nearly vacant.

Maury Carter & Associates will continue to market the building, Carter said.

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