



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #215 - GULFVIEW SQUARE MALL S/D PASCO COUNTY RY 2003-04

On November 26, 1974, the Pasco County Board of County Commissioners granted a Development Order to the Edward J. DeBartolo Corporation for a 110-acre/1,050,000 square foot retail/commercial development located west of U.S. 19, just north of Salt Springs Road, approximately two miles south of S.R. 52 in western Pasco County. A total of 716,648 sq. ft. of gross leasable area (809,136 gross sq. ft.) of commercial use was constructed in addition to 4,878 parking spaces prior to the expiration of the Development Order on January 1, 1980.

On February 4, 1992, the Board adopted Resolution No. 92-127 as a Substantial Deviation Development Order. The Resolution provides specific approval for Phase 1 and conceptual approval of Phase 2. Specific Phase 2 approval will be contingent upon further Section 380.06, F.S. review of transportation and air quality impacts and those impacts associated with the Phase 2 outparcels identified on revised Map H relating to vegetation, wildlife, wetlands, groundwater, soils, floodplains, stormwater management, and historical and archeological resources. Cumulatively the two phases total 333,352 square feet of gross leasable area (107,206 sq. ft./Phase 1 & 226,146 sq. ft./Phase 2) and 372 additional parking spaces.

The Substantial Deviation Development Order has been amended only one time (Resolution No. 93-215) on May 4, 1993. The amendment extended the Phase 2 build-out date by four years, eleven months and thirty days (to December 30, 2000) and extended the Development Order expiration date by six years (to December 31, 2005).

The phasing schedule for the project is as follows:

PHASE	BUILDOUT DATE	GROSS LEASABLE AREA (S.F.)	GROSS FLOOR AREA (S.F.)
Existing Development (DRI #39)	January 1, 1980	716,648 ¹	809,136 ¹
Phase 1 Expansion (DRI #215)	December 31, 1995	107,206	107,206
Phase 2 Expansion (DRI #215) ²	December 30, 2000	226,146	242,814
		1,050,000	1,159,156

1 - Amount actually constructed under authorization for the Development Order of DRI #39.

2 - Phase 2 is conceptually approved only. Specific approval will require further transportation and air quality analyses.

On January 11, 2005, the Tampa Bay Regional Planning Council received a request to enter into an *Essentially Built-Out Agreement* (EBOA). The EBOA, which would require authorizations from the Florida Department of Community Affairs and Pasco County, would allow 40,000 sq. ft. of additional retail development over the currently constructed amount. Provisions for approval include elimination of Phase 2 entitlements, although only conceptually-approved, and the remaining 12,605 sq. ft. of retail within Phase 1 are included as a partial basis for the applicant's request. The proposal remains under review.

PROJECT STATUS

Development this Reporting Year: the former 107,030 sq. ft. Montgomery Wards department store was demolished and replaced with a relocated 58,487 Dillards department store. The former mall space occupied by the former 58,487 sq. ft. Dillards has subsequently been occupied by other tenants, resulting in a net reduction of 48,543 sq. ft. of retail for the current reporting year.

Cumulative Development: a total of 771,249 sq. ft. of gross leasable space has been built to date (696,491 sq. ft. mall facility, 32,092 sq. ft. Best Buy, 26,405 sq. ft. Linens N' Things and 16,271 sq. ft. outparcel development).

Projected Development: no specific development activity has been identified for the next reporting year other than continued pursuit of the EBOA. If approved, the developer intends to construct a 7,000± sq. ft. outparcel to be occupied by a "high turnover sit down restaurant."

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Construction of the eastbound dual turn lanes and westbound dual turn lanes at the intersection of Access B and Embassy Boulevard with U.S. 19 have been completed, consistent with Condition C.4.a.(1). Under separate correspondence, the developer has also indicated that "construction of a continuous right turn lane along the project frontage and left turn lane and signalization at Salt Creek Road and Embassy Boulevard" have also been completed, as required in the initial Development Order.
2. The developer has provided detailed traffic counts at all project entrances within the Annual Report, in accordance with Condition C.4.a.(2). The traffic counts were conducted between October 19-21, 2004. Based on review of Table 31.7 (Revised 7/90), submitted as part of the *Gulfview Square Mall First Response to Comments* on August 10, 1990, it appears that the project was approved to generate 1,894 p.m. peak hour external trips (872 Inbound/1,022 Outbound). The results of the current traffic count monitoring reveal a highest peak hour traffic volume of 1,649 trips (785 Inbound/864 Outbound).
3. Condition C.4.a.(3) required the developer to prepare and submit a Transportation Systems Management (TSM) Plan within one year of Development Order adoption (i.e. August 9, 1991). The purpose of a TSM Plan, which has not been submitted to date, is to divert trips from the p.m. peak hour trips. In lieu of this requirement, the developer has previously identified the mass transit (bus) frequency and routes, including the daily ridership of 1,159 persons (in 2003). The status of this condition shall be addressed in all future annual reports.

DEVELOPER OF RECORD

The Simon Property Group, Inc., 115 W. Washington Street, Indianapolis, IN 46204 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of *Summary of Development Order Condition #3*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.