



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #229 - GULF COAST FACTORY SHOPS
 MANATEE COUNTY
 RY 2005-06**

On December 16, 1997, Manatee County granted a Development Order (Ordinance No. 97-78) to the Gulf Coast Factory Shops Limited Partnership for 633,681 sq. ft. of manufacturer's outlet center on 65.06 acres located northeast of the U.S. 301/I-75 intersection in west-central Manatee County. A total of 363,681 sq. ft. of this outlet center was previously approved and constructed in accordance with a Binding Letter of Interpretation (BLID 892-009) issued by the Florida Department of Community Affairs on May 29, 1992; the Manatee County Comprehensive Plan and Land Development Code; and other regulatory agency permitting requirements.

On December 15, 1998, Manatee County adopted the only amendment for the project (Ordinance No. 98-48). The amendment authorized an extension for completion of the 60th Avenue East/U.S. 301 and Factory Shops Boulevard/20th Court East intersection improvements from prior to issuance of Certificates of Occupancy (COs) for Phase 1A to prior to issuance of COs for Phase 1B.

Buildout was scheduled to occur on or before January 31, 2001. The Development Order expires on December 16, 2007. Annual reports are due on December 16th of each year.

The project has been approved for the following development:

LAND USE (BUILDOUT)	RETAIL (Sq. Ft.)	PARKING (Spaces)
EXISTING	363,681	1,818
PHASE 1A (December 31, 1998)	150,000	850
PHASE 1B (January 30, 2001)	120,000*	600*
TOTAL	850	3,168

* NOTE: Includes a parking garage to be constructed concurrently with Phase 1B development.

On November 22, 2005, the applicant submitted a Notice of Proposed Change application, requesting the following modifications to the Development Order, which remain under review and consideration:

- extend the buildout date by nine years (to January 30, 2010);
- extend the Development Order expiration date by eight years, one month and 14 days (to January 30, 2015);
- add 25± acres to the project northeast of current DRI boundary;
- specifically identify remaining transportation improvements within the Development Order;
- add 16,000 sq. ft. of retail within Phase 1B;

- relocation of drainage ditches and stormwater management system(s);
- establish additional project entrance off 60th Avenue East; and
- geographically illustrate location of Phase 1B development.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: the development consists of 513,681 sq. ft. of retail space and 2,668 parking spaces.

Projected Development: No development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to provide biennial traffic monitoring in accordance with Condition 4.B(2). Traffic counts were last provided in conjunction with the RY 2004-05 Annual Report. Monitoring will next be conducted during the 2006-07 reporting year and included within the next Annual Report. Monitoring shall be conducted during the p.m. peak hours of weekdays as well as Saturday at the 60th Avenue East, 29th Street East entrances as well as the entrance to the Ice Rink. The 2005 monitoring revealed that the project generated 744 of the approved 1,055 weekday p.m. peak hour trips and 1,626 of the approved 3,862 Saturday p.m. peak hour trips. The monitoring shall continue until six years following project buildout.

The current Notice of Proposed Change application requires the conduct of a transportation analysis to justify the requested buildout extension and expansion of retail activities. The number of approved project trips will inevitably increase as a result of this application.

2. Condition 4.B(3).c identifies the required transportation improvements associated with Phase 1B. While development within this particular phase has not been initiated, the developer alleges that all associated transportation improvements have been completed. Additional mitigation may be identified upon approval of the pending NOPC application.
3. The developer submitted a Transportation Systems Management Plan in conjunction with the RY 2003-04 Annual Report. Within the Plan, the developer provided extensive mass transit ridership data to support the assumption that three percent of the project trips come to the site via bus.
4. The developer notifies all tenants of SARA Title III reporting requirements (Condition 4.K.(2)) as part of the Lease Agreement.
5. The developer encourages the practice of energy conservation to all tenants and businesses and employs the use of energy efficient materials during construction in accordance with Condition 4.L.(1).

DEVELOPER OF RECORD

Gulf Coast Factory Shops, c/o Chief Council, Prime Retail, 217 East Redwood Street 20th Floor, Baltimore, MD 21202 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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.