



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 #229 - GULF COAST FACTORY SHOPS MANATEE COUNTY RY 2006-07

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 of timing associated with the required 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.

The buildout date expired on January 31, 2001. The Development Order expired on December 16, 2007. Annual reports are due on December 16<sup>th</sup> 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*
<b>TOTAL</b>	<b>633,681</b>	<b>3,168</b>

\* 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 parcel);
- specifically identify remaining transportation improvements within the Development Order;

- add 16,000 sq. ft. of retail within Phase 1B;
- relocate drainage ditches and stormwater management system(s);
- remove the requirement for a parking garage to be constructed concurrently with Phase 1B;
- establish additional project entrance off 60<sup>th</sup> Avenue East; and
- geographically identify 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). The monitoring shall be conducted during weekend p.m. peak hours for 60<sup>th</sup> Avenue East, 29<sup>th</sup> Street East entrances as well as the entrance to the Ice Rink. In accordance with this requirement, traffic counts were obtained on Saturday, November 3, 2007 and submitted in conjunction with the RY 2006-07 Annual Report. The recent monitoring event revealed that the project generated 1,692 of the approved 3,862 weekend p.m. peak hour trips (i.e. 43.81%). The monitoring shall continue until six years following project buildout.
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 can/will 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 a minimum of three percent of the project trips come to the site via bus. Monitoring of the TSM measure effectiveness is required biennially and was last conducted in conjunction with the RY 2005-06 Annual Report. TSM monitoring shall next be conducted and provided in association with next year's Annual Report (i.e. RY 2007-08).
4. The developer has identified that all tenants continue to be notified of SARA Title III reporting requirements, as required by Condition 4.K.(2).
5. The developer routinely 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 20<sup>th</sup> 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.