



ARS

Annual Report Summary

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DRI #229 - GULF COAST FACTORY SHOPS MANATEE COUNTY RY 2008-09

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 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. However, a Notice of Proposed Change has been submitted to extend these dates, among other objectives. 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	633,681	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 to, among other objectives: extend the buildout and Development Order expiration dates; add 25± acres to the project; add 16,000 sq. ft. of Retail; and eliminate the parking garage requirement. **The proposal has since been withdrawn due to a lack of continued pursuit of NOPC approval and a change of project Developers.**

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) until six years following buildout. The monitoring shall be conducted during weekend p.m. peak hours for 60th Avenue East, 29th Street East entrances as well as the entrance to the Ice Rink. In accordance with this requirement, traffic counts were last conducted on Saturday, January 23, 2010 and submitted in conjunction with the RY 2008-09 Annual Report. The results revealed that the project generated 1,494 of the approved 3,862 weekend p.m. peak hour trips (i.e. 38.68%). Biennial traffic monitoring shall continue to be conducted six years beyond project buildout (i.e. three monitoring events).
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.
3. The developer submitted a *Transportation Systems Management Plan* in conjunction with the RY 2007-08 Annual Report. Within the Plan, the developer provided extensive mass transit ridership data in an effort to substantiate the assumption that a minimum of three percent of the project trips come to the site via bus. This year's reporting efforts included the bus routes, days and times serving the site. The currently identified Charter bus ridership decreased from 3,162 in 2007 to 2,318 in 2008. As development resumes, it is anticipated that updates to the TSM measures will be provided.
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 Kevin Antill, General Counsel, 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.