



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #215 - GULFVIEW SQUARE MALL S/D PASCO COUNTY RY 2002-03

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 I and conceptual approval of Phase II. Specific Phase II 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 II 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 I & 226,146 sq. ft./Phase II) 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 II 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 I Expansion (DRI #215)	December 31, 1995	107,206	107,206
Phase II 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 II is conceptual approved only. Specific approval will require further transportation and air quality analyses.

PROJECT STATUS

Development this Reporting Year: no additional construction activity occurred during the reporting year. However, the developer has identified that Dillard's has relocated from its previous mall location formerly occupied by Montgomery Wards.

Cumulative Development: a total of 819,792 sq. ft. of gross leasable space has been built to date.

Projected Development: no specific development activity has been identified for the next reporting year. However, the developer has alluded to the possibility of: demolition of the former Dillard's store in favor "two small junior anchors"; and submitting a Notice of Proposed Change application to attain development rights for 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).
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 June 3-5, 2003. The results reveal a highest peak hour traffic volume of 1,527 trips. The developer has partially attributed the reduction of approved trips to the dissolution of Montgomery Wards and the inability to attract a comparable 100,000 sq. ft. replacement tenant to the former Dillard's site.
3. Condition C.4.a.(3) requires the developer to prepare and submit a Transportation Systems Management Plan (TSM) within one year of the rendering of the resolution constituting DRI #215 (by August 9, 1991). The intent of the TSM Plan is to divert trips from the p.m. peak hour trips. Although the developer has not submitted a TSM Plan, as required, information has been provided about mass transit (bus) service for the month of April, 2003 to and from the site including frequency, routes and the identified daily ridership of 1,159 persons.

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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.