

December 2, 1974

Edward J. DeBartolo Corporation
7620 Market Street
Youngstown, Ohio 45512

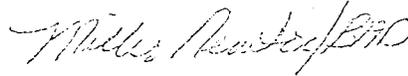
Gentlemen:

On November 26, 1974, the Board approved the application for development approval of Gulfview Square.

Please find enclosed the DRI Development order.

If you have any questions concerning this matter, please contact my office.

Very truly yours,



Miller Newton
Clerk to the Board

MN/bad

Enclosure

cc: Bill Wiley, Planning Department
Division of State Planning
Tampa Bay Regional Planning Council

*DRI ORDER - BAYONET POINT SENT THIS DATE
WHEN REGISTERED RETURN RECEIPT IS RECEIVED,
WILL SEND OVER COPY OF SAME.*

Walter M. Voorhees
(Chairman)
District No. 4
P.O. Box 2133
New Port Richey, Fla.

Mathew J. Prahasky
(Vice-Chairman)
District No. 5
P.O. Box 655
New Port Richey, Fla.

Bill Hamilton
District No. 1
San Antonio, Fla.

Louis Holt
District No. 2
Box 1778
Zephyrhills, Fla.

Sam Chambers, Jr.
District No. 3
County Building
New Port Richey, Fla.

George V. Knoblock
County Administrator

Miller Newton
Clerk to Board

Peter M. Dunbar
County Attorney

17-74-39

November 26, 1974

MEMORANDUM

REVISED ed.

TO: THE BOARD OF COUNTY COMMISSIONERS

FROM: WILLIAM O. WILEY, JR., PLANNING DIRECTOR

RE: DEVELOPMENT OF REGIONAL IMPACT APPLICATION

Gulf View Square mall by Edward J. DeBartolo Corporation

The Planning Department recommends approval of the Gulf View Square mall application with the following conditions:

1. That the developer agree to comply with the recommendations of the Tampa Bay Regional Planning Council as approved by the Executive Committee on October 14, 1974.
3. The developer agrees to grade the site to protect it from a 100 year frequency flood and to establish a minimum first floor elevation within a range of 13 to 14.5 feet above mean sea level as determined by the developer's engineer.
4. The developer agrees to co-ordinate with the Florida Department of Transportation in establishing the necessary facility improvements. The minimum acceptable improvements shall be those recommended by Tampa Bay Regional Planning Council. In addition, the developer should be required to six-lane U.S. 19 from S.R. 52 if recommended by the Florida Department of Transportation. All improvements will be constructed and operational prior to the opening of Gulf View Square or a Certificate of Occupancy will not be issued by Pasco County.
5. The developer agrees to construct and maintain transit facility shelters on the site which will provide restricted loading zones for buses and covered areas with sufficient seating capacity to meet the needs of the proposed Pasco County Transit System as determined by the Board of County Commissioners.

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Matthew J. Prahasky
(Vice-Chairman)
District No. 5
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Bill Hamilton
District No. 1
San Antonio, Fla.

Louie Holt
District No. 2
Box 1775
Pennywell, Fla.

Dan Chambers, Jr.
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County Administrator

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Clerk to Board

Peter M. Dunbar
County Attorney

6. The developer agrees to submit a landscape plan, including the landscaping of the six (6) acre pond, for review prior to completion of the project. The establishment of a tree bank for native species shall be encouraged and native species will be used where practical.

7. The developer agrees to submit a parking area plan, which incorporates the requirements of the Pasco County Tree Ordinance, for review prior to completion of the project.

8. The developer agrees to delineate the re-alignment of Salt Springs Road and the Holiday Hills drainage canal.

9. The developer agrees to provide a cultural facility, within the square, to accommodate at least 250 people. Such facilities can be used for concerts, arts and craft exhibits, etc.

10. The developer agrees that written commitments for water, sewer, and power service shall be obtained from sources approved by the County before a building permit will be issued.

11. The developer agrees to pay a service fee for solid waste disposal if the County adopts a solid waste ordinance prior to the construction of foundations.

12. The developer agrees that the future development of any areas presently owned by the developer adjacent to the proposed mall but not addressed in the present application shall re-trigger the D.R.I. process.

13. The granting of this Development Order shall be for a period of three years. Extension of this time period will be based on construction completed during the previous three year period.

WOW/yp

D. R. I. DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06 (7), Florida Statutes the Pasco County Board of County Commissioners has heard at a public hearing held on November 26, 1974, the application for development approval for Gulf View Square, a development of regional impact consisting of a commercial shopping center of approximately 1,050,000 gross leasable area to be located in Pasco County.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with regulations, and the regional report, this body took the following action:

Approval with conditions (see attached memorandums).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Edward J. DeBartolo Corporation, 7620 Market Street, Youngstown, Ohio, 45512.

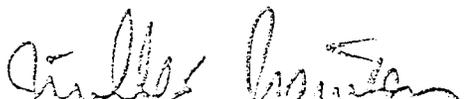
PASSED AND ADOPTED THIS ___ day of _____, 1974.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

BY: 

K. H. Olson, Chairman

ATTEST:


Miller Newton, Clerk of Circuit Court



BOARD OF COMMISSIONERS

Pasco County Courthouse, 410 E. Meridian Ave., Dade City, Florida 33525 County Building, 530 Sunset Rd., New Port Richey, Florida 33552

December 3, 1974

Edward J. DeBartolo Corporation
7620 Market Street
Youngstown, Ohio 45512

Gentlemen:

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If you have any questions concerning this matter, please contact my office.

Very truly yours,

Miller Newton
Clerk to the Board

MN/bad

Enclosure

cc: Bill Wiley, Planning Department
Division of State Planning
Tampa Bay Regional Planning Council

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DRI 11/26

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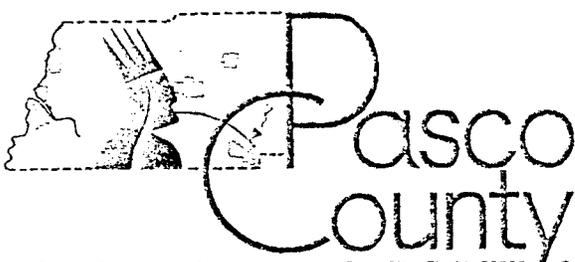
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BOARD OF COMMISSIONERS

Pasco County Courthouse, 410 E. Meridian Ave., Dade City, Florida 33525 County Building, 530 Sunset Rd., New Port Richey, Florida 33552

November 26, 1974

MEMORANDUM

REVISOR ed.

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