Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #170 - NORTHWEST REGIONAL MALL
HILLSBOROUGH COUNTY
RY 2003-04

On November 15, 1988, the Hillsborough County Board of County Commissioners granted a Development Order to Citrus Park Venture for the Northwest Regional Mall for a 231-acre, multi-use development located at Sheldon Road and Gunn Highway in northwestern Hillsborough County.

The Development Order has been amended a total of four times, the latest occurred on February 25, 1997 (Ordinance 97-069). The amendments have cumulatively: resolved an appeal by the Florida Department of Community Affairs; added 15.27 acres of land and 90,000 sq. ft. of additional regional commercial space; authorized Movie Theatre as an allowable use on any portion of the project where retail uses are approved; combined the project into a single phase; and extended the project buildout, the pipeline improvements completion date, and the Development Order expiration date (to October 31, 2007). The anniversary date for the Annual Report is February 28th.

The developer submitted a correspondence dated January 26, 2004 notifying the review agencies of a conversion of 123,041 sq. ft. of office space for 3,642 movie theatre seats.

PROJECT STATUS

The project has been approved for the following development parameters:

PROJECT BUILDOUT	REG. COMMERCIAL (Sq. Ft./GLA)	"OTHER" COMMERCIAL (Sq. Ft./GLA)	MOVIE THEATRE (Seats)	OFFICE (Sq. Ft./GLA)
December 30, 2002	1,480,000	417,100	3,642	112,709

Development this Reporting Year: no development activity occurred on site during the reporting period.

Cumulative Development: the completed Citrus Park Town Center mall is comprised of 922,753 square foot gross leasable area (GLA) space, exclusive of the 3,642-seat, 88,000± sq. ft., multi-screen movie theatre. Project development also includes 371,120 sq. ft. of completed commercial space associated with the Plaza at Citrus Park and related outparcels and a 8,400 sq. ft. Sheriff office.

Projected Development: no specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.B.1. requires the developer to provide annual peak-hour and daily traffic counts at the project entrance through project buildout upon the issuance of Certificates of

Occupancy for 80 percent of the project (or the equivalent). The counts shall be provided within each Annual Report submitted following the triggering of this threshold.

2. The developer shall establish a Transportation Systems Management (TSM) program to address goals of higher automobile occupancy rates and mass transit ridership. Consistent with Condition 4.B.2., such program shall be submitted to TBRPC for review. The Development Order did not address the timing for the submittal and, as such, no material has been received regarding the establishment and/or success of this program.

3. As previously identified, the developer has reported that the roadway improvements identified in Condition 4.B.5.c.(1)/Option #3 have all been completed and that the developer has "no further obligation to construct or fund any transportation facility."

4. The developer has previously submitted the Master Drainage Plan in accordance with Condition 4.E.1. and the Hurricane Plan as required by Condition 4.I.

5. The results of the biannual surface water quality monitoring program have been submitted within the RY 2002-03, in accordance with Condition 4.E.6. The monitoring events were conducted on June 26, 2002, September 19, 2002 and April 14, 2003 and the findings were similar to those reported in previous annual reports.

6. A July 10, 2003 correspondence was provided in the RY 2003-04 Annual Report indicating that the Environmental Protection Commission of Hillsborough County agrees that the applicant has fulfilled their obligations to monitor the four wetland mitigation areas and that no further monitoring will be necessary in accordance with Condition 4.F.2.

7. The project buildout date expired on December 30, 2002. The developer will be required to submit a Notice of Proposed Change application to request a further extension of the buildout date. No further permits shall be issued by Hillsborough County until or unless the Development Order has been amended to extend the buildout date.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Citrus Park Venture Limited Partnership, c/o The Westfield Corporation Inc., 27001 U.S. Highway 19 North, Suite 2074, Clearwater, FL 33761 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. However, if the developer intends to construct further entitlements, an extension of the buildout period will first be required as identified in *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.