Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #170 - WESTFIELD CITRUS PARK MALL
HILLSBOROUGH COUNTY

On December 21, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-288. The Resolution reflects an amendment adopted by the Board on December 13, 2005.

BACKGROUND

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 previously been amended four times, most recently 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 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*

* - Represented entitlements are reflective of a January 26, 2004 request for conversion of 123,041 sq. ft. of office space for 3,642 movie theatre seats.

DEVELOPMENT ORDER AMENDMENT

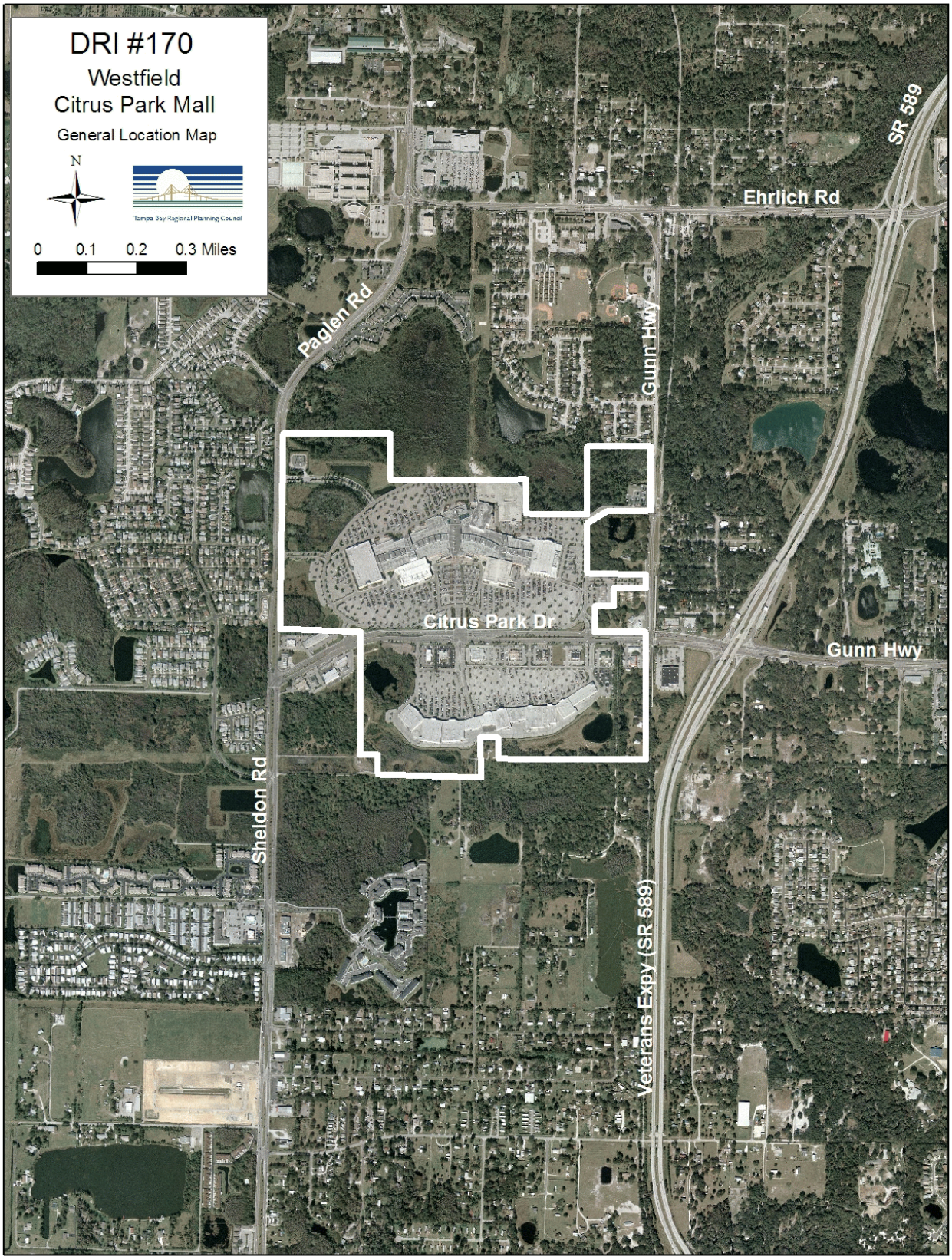
The current Development Order Amendment authorized:

- additional eight year and one day extension of the project buildout date (to December 31, 2010);
- additional eight year and two month extension of the Development Order expiration (to December 31, 2015);
- replacement of the "current missing" Master Development Plan; and
- change the name of the project to "Westfield Citrus Park Mall."

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on November 14, 2005, and with the Council's *Final Report* adopted on February 15, 1988.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #170 - Westfield Citrus Park Mall.


DRI #170
Westfield
Citrus Park Mall
General Location Map
N
Tampa Bay Regional Planning Council
0 0.1 0.2 0.3 Miles
SR 589
Ehrlich Rd
Paglen Rd
Gunn Hwy
Citrus Park Dr
Gunn Hwy
Sheldon Rd
Veterans Expy (SR 589)