



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY RY 2005-06

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 five times, most recently on December 13, 2005 (Resolution R05-288). 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; extended the project buildout, the pipeline improvements completion date, and the Development Order expiration date; replaced the Master Development Plan; and changed the name of the project. The Development Order expires on December 31, 2015.

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 31, 2010	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.

### PROJECT STATUS

**Development this Reporting Year:** 8,152 sq. ft. of commercial development was completed within “Outparcel T.”

**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 399,418 sq. ft. of completed commercial space associated with the Plaza at Citrus Park and related outparcels and a 8,400 sq. ft. Sheriff’s office.

**Projected Development:** no specific development activity has been identified.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- 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. The developer has identified that 68.15 percent of the approved entitlements have been constructed.

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.
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 biannual surface water quality monitoring was not conducted during the 2005-06 reporting year, as required by Condition 4.E.6. This lack of monitoring was allegedly due to the recent change in ownership of the project and their prior unfamiliarity with this requirement. The developer has assured that monitoring will resume and results will be provided in all future Annual Reports.
6. As indicated in the Council's RY 2003-04 Annual Report Summary, the Environmental Protection Commission of Hillsborough County had agreed that the applicant has fulfilled their obligations regarding the monitoring of the four wetland mitigation areas and that no further monitoring would be necessary in accordance with Condition 4.F.2.
7. It is noted in Stipulation III.K. of the Development Order that the developer is required to submit annual reports on February 28<sup>th</sup> of each year "until such time as all terms and conditions of this Development Order are satisfied." It is hereby stated that this Report, which was due on February 28, 2006, was not submitted until July 3, 2006.

#### **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 with the exception of the issue described in *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.