



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY RY 2006-07

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: 51,774 sq. ft. of commercial development (Dick's Department Store) was completed within "Outparcel T."

Cumulative Development: the completed Citrus Park Mall is comprised of 974,527 square feet gross of 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 for the next reporting period.

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 70.58 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. While bi-annual surface water quality monitoring was not previously conducted or provided in accordance with Condition 4.E.6., such monitoring was initiated during the RY 2006-07. Biological Research Associates concluded that “since no discharge was observed existing at the project site during the 2006 monitoring year, there is no reason to suggest that the Citrus Park Mall development activities have had any adverse effects on water quality. Continuance of the bi-annual monitoring will be required through project buildout with the results included in each respective Annual Report.
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.

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