



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY

On March 25, 2008, Hillsborough County rendered Resolution No. 08-035 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on February 26, 2008.

#### 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 had been previously 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.

#### DEVELOPMENT ORDER AMENDMENT

The Resolution authorized: a three year extension of the project buildout date (to December 31, 2013) while declining the corresponding extension of the Development Order expiration date' recognized a new agent ("Mr. John Patillo, Citrus Park Venture Limited Partnership, 2730 University Blvd. West, Suite 2005, Wheaton, MD 20902"); and recognized a previously approved Office to Movie Theatre conversion.

The following constitutes the revised/approved development parameters:

PROJECT BUILDOUT	REG. COMMERCIAL (Sq. Ft./GLA)	"OTHER" COMMERCIAL (Sq. Ft./GLA)	MOVIE THEATRE (Seats)	OFFICE (Sq. Ft./GLA)
December 31, 2013	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.

#### 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 January 14, 2008 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.

# GENERAL LOCATION MAP

