



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY RY 2008-09

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 six times, most recently on February 26, 2008 (Resolution 08-035). 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 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; modified the Master Development Plan; changed the name of the project; granted a further three-year extension of project buildout in accordance with 2007 revisions to Subsection 380.06(19)(c); and recognized a new agent ("Mr. John Patillo, Citrus Park Venture Limited Partnership, 2730 University Blvd. West, Suite 2005, Wheaton, MD 20902"). The Developer declined the corresponding three-year extension of the Development Order expiration date, which remains 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, 2013	1,480,000	417,100	3,642	112,709

PROJECT STATUS

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

Cumulative Development: the completed Citrus Park Mall is comprised of the 974,527 gross leasable sq. ft. Mall (Retail) facility, a 3,642-seat/88,000± sq. ft multi-screen movie theatre, a 406,001 sq. ft. adjacent retail facility known as "The Plaza at Citrus Park," 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

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. The developer has identified that the project continues to be 70.88 percent “complete.”

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. The Developer has previously reported that all roadway improvements identified in Condition 4.B.5.c.(1)/Option #3 have been completed.
4. The Developer has previously submitted the *Master Drainage Plan* and the *Hurricane Plan* in accordance with Conditions 4.E.1. and 4.I., respectively.
5. Semi-annual Surface Water Quality monitoring is required in association with Condition 4.E.6. Results of the monitoring conducted on January 23, 2008 and July 7, 2008 were submitted in conjunction with the RY 2008-09 Annual Report. The results reveal that low Dissolved Oxygen and high Fecal Coliform Bacteria levels were each recorded at a couple of the three monitoring sites, especially during the wet season monitoring event. The Developer has indicated that low Dissolved Oxygen levels “can be common in stormwater ponds and wetlands” and are typically consistent with past monitoring efforts. The Developer has speculated that the Fecal Coliform Bacteria level exceedance was caused by “wildlife inputs.” Surface Water monitoring shall continue through buildout and be included in all subsequent Annual Reports.
6. The Applicant previously reported that the Environmental Protection Commission of Hillsborough County had agreed that the monitoring of the four wetland mitigation areas had been completed and that no further monitoring of these areas 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.