



# ARS

## Annual Report Summary

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### DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY RY 2012-13

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; and recognized a new agent (“Mr. John Patillo, Citrus Park Venture Limited Partnership, 2730 University Blvd. West, Suite 2005, Wheaton, MD 20902”). The Development Order has been further and subsequently extended by 2011 legislation (i.e. HB 7207) as well as the Governor’s enactment of Executive Orders in 2011 (on account of the threat of wildfires) and 2012 (on account of Tropical Storms Isaac & Debby). The project buildout date is now March 19, 2020 and the Development Order expires on March 14, 2022.

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)
March 19, 2020	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 continues to reflect that the project has remained 70.88 percent “complete.”
2. The Developer shall establish a *Transportation Systems Management (TSM)* program to promote the intended 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 specify the timing associated with such submittal. As such, no material has been received regarding the establishment and/or success of this program.
3. The Developer has previously identified that all roadway improvements referenced in Condition 4.B.5.c.(1)/Option #3 have all 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. Dry season water quality samples were, once again, unable to be collected for analysis due to a lack of “flow.” The Developer’s consultant did provide the results of two Wet Season monitoring events, conducted on July 12 and September 12, 2012, with the RY 2012-13 Annual Report. Samples were obtained for all sites during both monitoring events. Similar to prior monitoring results, the recent monitoring has revealed low Dissolved Oxygen and high Fecal Coliform Bacteria levels. The Developer has maintained that “*Dissolved Oxygen (levels) are commonly low in wetland areas and wildlife inputs are the most likely source of elevated fecal coliform bacteria levels.*” Surface Water monitoring shall continue through buildout and be included in all subsequent Annual Reports.
6. The Applicant continued to acknowledge that the Environmental Protection Commission of Hillsborough County and the Southwest Florida Water Management District previously “released” the Developer from further wetland mitigation monitoring requirements specified in Condition 4.F.2. in RY 2003-04. In addition, the Developer continues to indicate that “*the off-site mitigation area required for the TECO powerline realignment was released in December 2004 by the Hillsborough County EPC.*”

## **DEVELOPER OF RECORD**

Citrus Park Venture Limited Partnership, c/o Westfield LLC, 11601 Wilshire Boulevard, 11<sup>th</sup> Floor, Los Angeles, CA 90025 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.