



ARS

Annual Report Summary

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DRI #170 - WESTFIELD CITRUS PARK MALL HILLSBOROUGH COUNTY RY 2015-16

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 (due to the threat of wildfires) and 2012 (due to 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 remains 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. The Developer has indicated, once again, that samples could not be collected for analysis due to a lack of “flow.” The Developer’s consultant did provide results associated with a limited sampling of sites during two Wet Season monitoring events conducted in 2015 (i.e. June 12 and July 8, 2015) due to a similar lack of flow. The limited monitoring results were submitted in association with the RY 2015-16 Annual Report. Similar to prior monitoring results, the Developer attributed the observed low dissolved oxygen and pH levels to being a characteristic of “*low flowing stormwater ponds and wetlands*” and the observed elevated fecal coliform levels to most likely being caused by “*wildlife inputs.*” It is acknowledged that project’s surface water system was unlikely to be adversely impacted during the reporting period since “no discharge was observed exiting the project site” and the fact that no development occurred. Surface Water monitoring shall continue through buildout, with results provided in conjunction with 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, 2049 Century Park East, 41st Floor, Los Angeles, CA 90067 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.