



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #170 - NORTHWEST REGIONAL MALL HILLSBOROUGH COUNTY RYs 2001-03

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 a total of four times, the latest occurred on February 25, 1997 (Ordinance 97-069). 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; and extended the project buildout, the pipeline improvements completion date; and the Development Order expiration date (to October 31, 2007). The anniversary date for the Annual Report is February 28<sup>th</sup>.

As required, in a correspondence dated January 26, 2004, the applicant submitted notification of a conversion of 123,041 sq. ft. of office space for 3,642 movie theatre seats.

### PROJECT STATUS

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 30, 2002	1,480,000	417,100	3,642	112,709

**Development this Reporting Year:** with the exception of the completion of the 3,642-seat, multi-screen movie theatre (approximately 88,000 sq. ft.), it appears that additional development would be limited to the completion of 54,226 sq. ft. of commercial space within the adjacent commercial center referred to as the Plaza at Citrus Park.

**Cumulative Development:** the completed Citrus Park Town Center mall is comprised of 922,753 square foot gross leasable area (GLA) space, exclusive of the 3,642-seat, 88,000± sq. ft., multi-screen movie theatre. Project development also includes 371,120 sq. ft. of completed commercial space associated with the Plaza at Citrus Park and related outparcels and a 8,400 sq. ft. Sheriff office.

**Projected Development:** no specific development activity has been identified.

## **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.
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 and that the developer has “no further obligation to construct or fund any transportation facility.”
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. The results of the biannual surface water quality monitoring program have been submitted within the RY 2002-03, in accordance with Condition 4.E.6. The monitoring events were conducted on June 26, 2002, September 19, 2002 and April 14, 2003 and the findings were similar to those reported in previous annual reports.
6. The developer has previously completed the planting of four wetland mitigation areas and identified that monitoring of these areas continues in accordance with Condition 4.F.2.
7. The RY 2001-02 Annual Report was not submitted as required by Section III.K. of the Development Order. This provision requires submittal of annual reports on February 28<sup>th</sup> of each year.

The project appears to be in compliance with all other conditions at this time.

## **DEVELOPER OF RECORD**

Citrus Park Venture Limited Partnership, 5215 Old Orchard Road, Skokie, IL 60077 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 with the exception of the issue identified under *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.