



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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

On December 21, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-288. The Resolution reflects an amendment adopted by the Board on December 13, 2005.

#### 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 has previously been amended four times, most recently 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 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*

\* - 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.

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- additional eight year and one day extension of the project buildout date (to December 31, 2010);
- additional eight year and two month extension of the Development Order expiration (to December 31, 2015);
- replacement of the “current missing” Master Development Plan; and
- change the name of the project to “Westfield Citrus Park Mall.”

## **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 November 14, 2005, and with the Council' *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.

DRI #170

Westfield  
Citrus Park Mall  
General Location Map



Tampa Bay Regional Planning Council

0 0.1 0.2 0.3 Miles

