



ARS

Annual Report Summary

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**DRI #170 - WESTFIELD CITRUS PARK MALL
HILLSBOROUGH COUNTY
RY 2017-18**

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 various Executive Orders in 2011, 2012, 2015, 2016 and 2017 to coincide with particular weather events. While no formal correspondence has been received from Hillsborough County to acknowledge the current extension period, it is anticipated that the revised buildout date is October 23, 2027 and the Development Order expiration date is September 27, 2029.

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)
October 23, 2027	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 the 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 during the Dry Season for analysis due to a lack of “flow.” The Developer did reflect that, effective the RY 2015-16 Annual Report and all future submittals, *“only the drainage system associated with the Mall will be included in the Surface Water Quality Monitoring Plan, given that only the Mall has available remaining DRI development rights.”* The Developer’s consultant did provide results associated with assessment of SW-1 & SW-4 collected during two Wet Season monitoring events in 2017 (i.e. July 13 and September 25, 2017). The limited monitoring results were submitted in association with the RY 2017-18 Annual Report. Similar to prior monitoring results, the Developer attributed the observed low dissolved oxygen levels to being a characteristic of *“low flowing stormwater ponds and wetlands.”* 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 Mall Owner LLC, 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.