



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #151 - CROSTOWN CENTER HILLSBOROUGH COUNTY RYs 2003-05

On August 31, 1987, Hillsborough County granted a Development Order (Resolution R87-0268) to Hooker/Barnes, a Georgia Joint Venture, for a two-phase, 199-acre, multi-use development located east of U.S. 301, north of the Crosstown Expressway and west of Falkenburg Road and Interstate 75 in central Hillsborough County.

The Development Order has been amended a total of five times, the latest occurring on September 9, 1997 (Resolution No. R97-218). A 59.4-acre parcel has been added to the property resulting from Resolution No. 89-0083. In summary, the amendments have cumulatively: consolidated the project into a single phase; established a Land Use Equivalency Matrix and authorized two new uses - Light Industrial and Multi-Family; formally changed the name of the project to Crosstown Center; extended the Development Order expiration date by a period of 11 years, one month and 30 days (to December 31, 2009); and extended the required completion date for the Falkenburg Road and U.S. 301 improvements.

On April 29, 2004, the developer submitted a Notice of Proposed Change requesting the following modifications to the Development Order, which remain under review:

- extend the project buildout date and the Development Order expiration date by additional ten year periods to December 31, 2014 and December 31, 2019, respectively;
- increase the maximum number of residential units allowed by 353 (to 853 units). This would be accommodated through the existing Land Use Equivalency Matrix as modified to reflect the increase in the maximum number of residential units.

PROJECT STATUS

The revised phasing schedule is as follows:

BUILDOUT	REGIONAL MALL (Sq. Ft.)	“OTHER” RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	RESIDENTIAL (MF Units)
December 31, 2004	1,409,412	185,000	600,000	300	453

Development this Reporting Year: the developer has completed construction of a 5-story/140,000 sq. ft. office building on 25.39 acres to serve as the MacDill Federal Credit Union International Headquarters.

Cumulative Development: 453 multi-family residential units (Crosswynde Apartments) and the above-referenced 140,000 sq. ft. of Office development have been completed.

Projected Development: no development activity has been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously acknowledged that the Falkenburg Road extension between the Lee Roy Selmon Expressway and Palm River Road was completed in accordance with Condition IV.B.1.
2. Condition IV.B.2. obligates the developer to conduct annual traffic counts of the project driveways upon the issuance of Certificates of Occupancy for 400,000 sq. ft. of retail space (or the equivalence). Once initiated, such monitoring would continue through project buildout. Using the *Trip Generation by Mircotrans* (4th Edition) software, it appears that the development of 453 apartment units and 140,000 sq. ft. of office space constitutes approximately 33% of the identified commencement threshold (i.e. 500 of the 1,568 p.m. peak hour trips).
3. The developer is required to coordinate with the Hillsborough County Emergency Management and the Hillsborough County Chapter of the American Red Cross regarding “the feasibility of designating buildings within the Crosstown Center as public hurricane evacuation centers to shelter the residents of vulnerable areas. A report on the outcome of these discussions shall be submitted in the first annual report prior to issuance of Certificates of Occupancy for the project” (Condition IV.H.1.). While Certificates of Occupancy have been issued for the aforementioned apartment complex, it would be more appropriate to require this coordination in conjunction with development of non-residential uses. The developer has asserted that the MacDill Credit Union Headquarters will contain “sensitive financial” information and thus would not be considered to serve as hurricane shelter space.
4. While annual reports are required to be submitted on August 31st of each year “until such time as all terms and conditions of this Development Order are satisfied,” this Annual Report Summary acknowledges development activities over the past two years. The developer did submit Annual Reports for RY 2003-04 and RY 2004-05 independently. However, the RY 2003-04 Annual Report, which was due on August 31, 2004, was not received until February 5, 2005 and the RY 2004-05 Annual Report, due on August 31, 2005, was delinquent submitted on December 7, 2005.

DEVELOPER OF RECORD

Crescent Resources, Inc., 14025 Riveredge Drive, Suite 130, Tampa, FL. 33637 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 *Summary of Development Order Condition #4*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.