



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #151 - CROSTOWN CENTER HILLSBOROUGH COUNTY

On February 16, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R06-026. The Resolution reflects an amendment adopted by the Board on February 7, 2006.

BACKGROUND

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.

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 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- additional ten year extensions of the buildout and the Development Order expiration dates (to December 31, 2014 and December 31, 2019 respectively);
- increase the maximum number of multi-family residential units by 353 (to 853 units);
- established a phasing schedule and identified development entitlements which are subject to further analysis prior to specific approval; and
- allow simultaneous increases and decreases of uses in accordance with the existing LUEM.

The revised development scenario is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)	RESIDENTIAL (MF Units)
1	December 31, 2014	1,000,000	0	300	853
2*	December 31, 2014	550,000	345,000	0	0
TOTAL→		1,550,000	345,000	300	853

* - Reanalysis of mitigation will be a pre-requisite for specific approval of Phase 2.

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 April 25, 2005, and with the Council's *Final Report* adopted on July 13, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #151 - Crosstown Center.

DRI #151
Crosstown Center
General Location Map



0 0.1 0.2 0.3 Miles

