



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #151 - CROSTOWN CENTER HILLSBOROUGH COUNTY RY 2005-06

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 six times, most recently on February 7, 2006 (Resolution No. R06-026). The amendments have cumulatively: added a 59.4-acre parcel; 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 required completion date for the Falkenburg Road and U.S. 301 improvements; extended the buildout and the Development Order expiration dates (to December 31, 2014 and December 31, 2019 respectively); increased the maximum number of multi-family residential units (to 853 units); re-established a phasing schedule and identified development entitlements which are subject to further analysis prior to specific approval; and recognized simultaneous exchanges in land 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
<b>TOTAL →</b>		<b>1,550,000</b>	<b>345,000</b>	<b>300</b>	<b>853</b>

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

### PROJECT STATUS

**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 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* (4<sup>th</sup> 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 previously asserted that the MacDill Credit Union Headquarters will contain “sensitive financial” information and thus would not be considered to serve as hurricane shelter space.

## **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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.