



DOAR

Development Order Amendment Report

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DRI #151 - CROSSTOWN CENTER HILLSBOROUGH COUNTY

On June 20, 2011, Hillsborough County rendered Resolution No. 11-051 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on June 7, 2011.

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 County.

The Development Order had been amended on six prior occasions, 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 (LUEM), authorized two new project uses - Light Industrial and Multi-Family; formally changed the name of the project; extended the required completion date for the Falkenburg Road and U.S. 301 improvements; extended the buildout and the Development Order expiration dates; 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 prior exchanges of land uses facilitated through the LUEM. The Development Order expires on December 31, 2019.

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

DEVELOPMENT ORDER AMENDMENT

The sole change authorized by this Resolution was an increase in the maximum *allowable* multi-family residential units by 244 (to 1,097 units). As stipulated in the existing Land Use Equivalency Matrix, this could only be accommodated through a corresponding reduction of approved Hotel and/or Office use(s).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on April 11, 2011 and with the Council's *Final Report* adopted on July 13, 1987.

It is recommended that the state land planning agency concur with the Development Order amendment issued by Hillsborough County for DRI #151 - Crosstown Center.

GENERAL LOCATION MAP

