



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
 www.tbrpc.org

DRI #151 - CROSSTOWN CENTER HILLSBOROUGH COUNTY RY 2010-11

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 seven times, most recently on June 7, 2011 (Resolution No. R11-051). The amendments have cumulatively: added a 59.4-acre parcel; consolidated the project into a single phase; established and modified a Land Use Equivalency Matrix (LUEM), authorized two new potential project uses - Light Industrial (to a maximum of 1.7 million sq. ft.) and Multi-Family (to a maximum of 1,097 units); 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; 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. Provisions of HB 7207 have subsequently extended the buildout dates (to December 31, 2018) and Development Order expiration date (to December 31, 2023) by additional four year periods.

The revised development scenario is as follows:

| PHASE | BUILDOUT | OFFICE (Sq. Ft.) | RETAIL (Sq. Ft.) | HOTEL (Rooms) | RESIDENTIAL (MF Units) |
|---------------|-------------------|---------------------|---------------------|------------------|---------------------------|
| 1 | December 31, 2018 | 1,000,000 | 0 | 300 | 853 |
| 2* | December 31, 2018 | 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.

PROJECT STATUS

Development this Reporting Year: no development was initiated during the reporting period.

Cumulative Development: a total of 753 multi-family residential units (453-unit *Crosswynde Condominiums* & 300-unit *Oaks at Crosstown*) and 204,000 sq. ft. of Office development (140,000 sq. ft. *Grow Financial* & 64,000 sq. ft. *Lifelink Foundation*) have been completed.

Projected Development: no specific 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 has previously been completed in accordance with Condition IV.B.1.
2. Condition V.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 equivalent). Once initiated, such monitoring would continue through project buildout. Based on a correspondence provided by Deakin Property Services, it appears that the existing development (i.e. 204,000 sq. ft. of Office and 753 Multi-Family units) is approximately 45.9% of the threshold to initiate the traffic count monitoring (i.e. 739 of the 1,610 p.m. peak hour trips). However, the Developer did conduct traffic monitoring associated with the three project driveways. Results of the monitoring conducted on June 21 & 28, 2011 revealed that the project was generating a total of **577** p.m. peak hour trips (i.e. **232** trips @ Delaney Creek Blvd./U.S. 301 intersection + **215** trips @ Delaney Creek Blvd./Falkenburg Road intersection + **130** trips @ Delaney Creek Drive/Falkenburg Road intersection).

DEVELOPER OF RECORD

Crosstown Owner LLC, c/o Parkway Properties, 5405 Cypress Center Drive, Suite 240, Tampa, FL 33609 has been identified as 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. The “Developer of Record” (identified above) has been recognized for informational purposes only. It is hereby stated that formal change(s) to the Master Developer can only be accommodated in accordance with provisions outlined in Subsection 380.06(19)(e)2., F.S. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.