



# 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 2012-13

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 eight times, most recently on November 12, 2013 (Resolution No. R13-174). The amendments have cumulatively: added a 59.4-acre parcel; modified the project's phasing schedule; 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 select transportation improvements (i.e Falkenburg Road & U.S. 301); extended the buildout and the Development Order expiration dates; recognized that revised Phase 2 remains conceptually-approved; memorialize the four-year extension of the project buildout and Development Order expiration dates previously granted in accordance with HB 7207 (2011 legislation); formally recognized a 2012 Land Use Equivalency Matrix conversion in which 100 Hotel rooms and 50,698 sq. ft. of Office space were converted for 244 additional Multi-Family Residential units; and revisions to the transportation mitigation to coincide with the re-analysis of the transportation impacts; The Development Order expires on December 31, 2023.

The revised phasing schedule is as follows:

LAND USE	PHASE 1A (Buildout: 12/31/18)	PHASE 1B (Buildout: 12/31/18)	PHASE 2* (Buildout: 12/31/18)	TOTAL
Office (Sq. Ft.)	949,302	400,000	150,000	1,499,302
Retail (Sq. Ft.)	0	50,000	295,000	345,000
Hotel (Rooms)	200	0	0	200
MF Residential (Units)	1,097	0	0	1,097
Industrial (Sq. Ft.)	0	0	0	0

\* Reanalysis of transportation impacts and incorporation of additional mitigation into the Development Order, as may be applicable, will be a pre-requisite for specific approval of Phase 2 entitlements.

### PROJECT STATUS

**Development this Reporting Year:** it appears that development of a 344-unit apartment complex ("Circle at Crosstown") is "nearing completion" and that a 75,000 sq. ft. expansion of Office has been initiated by Lifelink.

**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. However, continuance and/or completion of the above-referenced apartment units would be anticipated.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has acknowledged that the required Falkenburg Road extension between the Lee Roy Selmon Expressway and Palm River Road was completed.
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 (i.e. 1,517 trips). Upon reaching this initiation threshold, annual traffic monitoring shall be conducted through project buildout and included with all respective Annual Reports. A separate correspondence was transmitted by Mr. George Deakin on March 24, 2014 attesting that “*the actual 2013 Crosstown Center DRI trip generation (tabulated from the DRI project driveway in and out volumes) is 672 PM peak hour trips. The trip generation for the existing DRI development [i.e. 204,000 sq. ft. of Office and 753 Multi-Family units] is only 44.3 percent [672/1,517=44.3%] of the threshold trip generation.*” Preliminary PM Peak-Hour traffic count data collected on May 8, 2013 was utilized as the basis to substantiate this determination. The following traffic volumes were recorded at the project intersections between 4:45-5:45 p.m. of the traffic monitoring event: Delaney Creek Blvd./U.S. 301 intersection (**289 trips**); Delaney Lake Drive/Falkenburg Road intersection (**174 trips**); and Delaney Creek Blvd./Falkenburg Road intersection (**209 trips**), and sum to the acknowledged 672 trips.

### **DEVELOPER OF RECORD**

Crosstown Owner LLC, Attention: Kyle S. Burd, 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.