



DOAR

Development Order Amendment Report

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DRI #151 - CROSSTOWN CENTER HILLSBOROUGH COUNTY

On July 27, 2015, Hillsborough County rendered Resolution No. R15-115 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on July 21, 2015.

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 eight prior occasions, 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.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized “*a restricted right turn in/right turn out access onto U.S. Highway 301 north of Delaney Creek Boulevard, subject to FDOT approval.*”

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-referenced Amendment, Hillsborough County had determined that “*the proposed changes are [were] similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby concurs that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

MASTER DEVELOPMENT PLAN - MAP H

