



# 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](http://www.tbrpc.org)

### DRI #151 - CROSTOWN CENTER HILLSBOROUGH COUNTY RY 2017-18

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 on ten occasions, most recently on May 9, 2017 (Resolution No. R17-057). 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 1,337 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 on account of legislative changes and various Executive Orders enacted by the Governor; recognized that revised Phase 2 remains conceptually-approved; 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; revisions to the transportation mitigation to coincide with the re-analysis of the transportation impacts; and authorized "*a restricted right turn in/right turn out access onto U.S. Highway 301 north of Delaney Creek Boulevard, subject to FDOT approval.*" The Development Order and associated buildout dates have subsequently been extended in accordance with various Executive Order enacted by the Governor in 2016 and 2017. The Development Order now expires on July 5, 2028.

The revised phasing schedule is as follows:

LAND USE	PHASE 1A (Buildout: 7/06/23)	PHASE 1B (Buildout: 7/06/23)	PHASE 2 <sup>1</sup> (Buildout: 7/13/21)	TOTAL
Office (Sq. Ft.)	949,302	318,339 <sup>2</sup>	150,000	1,417,641 <sup>2</sup>
Retail (Sq. Ft.)	0	50,000	295,000	345,000
Hotel (Rooms)	200	0	0	200
MF Residential (Units)	1,097	240 <sup>2</sup>	0	1,337 <sup>2</sup>
Industrial (Sq. Ft.)	0	0	0	0

1. 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.
2. Project entitlements are reflective of a LUEM request dated December 1, 2017 in which 81,661 sq. ft. of Phase 1B Office was converted for 240 Multi-Family Residential units, also within Phase 1B.

## **PROJECT STATUS**

**Development this Reporting Year:** construction of the second U.S. Real Estate LP/Building office building (i.e. 199,200 sq. ft. of Office) was initiated late in the RY 2016-17 reporting period and continued through the RY 2017-18 reporting period. Completion of this building is anticipated in early 2019. Development of 240 additional Multi-Family Residential units (i.e. Apartments) were initiated during the 2017-18 reporting period with completion also anticipated in 2019.

**Cumulative Development:** a total of 1,097 Multi-Family Residential units (453-unit *Crosswynde Condominiums*, 300-unit *Carlyle Apartments* & 344-unit *Crescent Crosstown apartment complex*) and 544,764 sq. ft. of Office development (140,000 sq. ft. *Grow Financial*, 144,000 sq. ft. *Lifelink Foundation* and 260,764 sq. ft. *U.S. Real Estate LP/Building 1*) 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 acknowledged that the required Falkenburg Road extension between the Lee Roy Selmon Expressway and Palm River Road was previously completed.
2. Condition V.B.2. establishes a requirement for the Developer to initiate an annual traffic monitoring program beyond the issuance of Certificates of Occupancy for Phases 1A & 1B or the equivalence in terms of trip generation (i.e. 779 Inbound + 1,652 Outbound = 2,431 PM Peak Hour Trips). The Developer prepared and provided a trip generation table (i.e. "Table 1") to serve as an estimate of the number of trips currently being generated within the project as a result of completed 1,097 Multi-Family Residential units and 544,764 sq. ft. of Office. Using the ITE 10<sup>th</sup> Edition Trip Generation Manual) to formulate the estimation, it was projected that 1,110 PM Peak Hour Trips (i.e. 395 Inbound/715 Outbound) are/were being generated. This equates to 45.66 % of the 2,431 PM Peak Hour Trip threshold in which to initiate the traffic monitoring program.

Additionally, the Developer did provide a "Table 2" to portray the traffic volumes collected at the U.S. 301/Delaney Creek (project driveway) intersection on August 14, 2018. The data revealed that 651 trips were recorded in the AM peak hour (i.e. 7:30 - 8:30 AM) and 622 trips in the PM peak hour (i.e. 5:00 - 6:00 PM).

## **DEVELOPER OF RECORD**

Crosstown Owner LLC, % Cousins Properties Inc., 4211 W. Boy Scout Blvd., Suite 690, Tampa, FL 33607 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.