



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #148 - PAVILION
 HILLSBOROUGH COUNTY
 RY 2003-04**

On July 11, 1989, Hillsborough County granted a Development Order (Resolution No. R89-0184) to Folsom Investments, Inc. for a 245-acre, multi-use development located southwest of the U.S. 301/Causeway Boulevard intersection. The project had originally received conceptual approval for: 3.55 million square feet (sq. ft.) of office space, 1.065 million sq. ft. of commercial space, 1.1 million sq. ft. of research/corporate park (light industrial) space, a 350-room hotel and approximately 21,985 parking spaces.

The Development Order has been amended a total of five times, the latest occurring on May 13, 2003 (Resolution No. R03-089). The amendments have cumulatively: combined the project into a single-phase with a significant reduction and modification of approved development; extended the project buildout by a cumulative period of six years, 11 months and 30 days (to December 30, 2006); removed the traffic count provision, hydroperiod monitoring of wetlands, hurricane evacuation plan, and energy-conservation reporting requirements (Conditions IV.B.1, IV.F.2.a(2), IV.I.1, and IV.J.1, respectively); and authorized an extension for the completion date for the Faulkenburg Road improvement. The Development Order expires on July 11, 2008.

PROJECT STATUS

The following serves as a revised listing of approved development parameters:

PROJECT BUILDOUT	RESIDENTIAL (Units)		RETAIL (Sq. Ft.)
	Single-Family	Multi-Family	
December 30, 2006	512	834	350,000

NOTE: The developer is not bound to the aforementioned development parameters. The developer may elect to construct any mixture of approved land uses, as long as the following land uses and amounts are retained: 300 single-family residential units, 250 multi-family residential units, and 100,000 sq. ft. of retail development, as stated in the equivalency matrix adopted as part of Resolution No. R93-117.

Development this Reporting Year: No development activity occurred during the reporting period.

Cumulative Development: to date, the developer has completed 480 single-family residential units and 604 multi-family residential units.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has completed construction of Faulkenburg Road interior two lanes from the project's southern property boundary to the entrance of the southern-most residential pod in accordance with Revised Condition IV.B.3.c.(7). The developer has previously acknowledged that this roadway segment has been dedicated to and accepted by Hillsborough County.
2. Revised Condition IV.F.2.a.(5). requires mitigated wetlands and littoral shelves to be monitored semi-annually for a period of three years to ensure an 85 percent survival rate for planted species. The developer has asserted that this monitoring provision was completed with the submittal of the results from the 1998-2000 monitoring events.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

LNR Property Corporation, c/o Ms. Sylvia Bernstein, 1601 Washington Avenue, Suite 700, Miami Beach, FL 33139 is 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.