



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #148 - THE PAVILION HILLSBOROUGH COUNTY

On February 16, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R06-016. The Resolution reflects an amendment adopted by the Board on January 24, 2006.

BACKGROUND

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, 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- additional four year extension of the project buildout date (to December 30, 2010);
- additional four year extension of the Development Order expiration date (July 11, 2012);
- reduction in commercial entitlements by 60,000 sq. ft. (to 290,000 sq. ft.);
- reduction of multi-family residential units by 280 (to 604) and increase single-family units by 32 (to 512);
- add “office” as an approved project use;
- designation of 140,000 sq. ft. of the remaining 290,000 sq. ft. of commercial uses to be office; and
- Master Development Plan modifications related to alternative commercial/office locations (Parcels “E” and “F”).

The revised development scenario is as follows:

PROJECT BUILDOUT	RESIDENTIAL (Units)		RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)
	Single-Family	Multi-Family		
December 30, 2010	512	604	150,000	140,000

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on November 14, 2005, and with the Council' *Final Report* adopted on February 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #148 - The Pavilion.

DRI #148
The Pavilion
Hillsborough County
General Location Map



0 0.1 0.2 0.3 Miles

