



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #148 - PAVILION HILLSBOROUGH COUNTY RY 2004-05

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 six times, the latest occurring on January 24, 2006 (Resolution No. R06-016). 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 ten years, 11 months and 30 days (to December 30, 2010); added office as a recognized project use; 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); authorized an extension for the completion date for the Faulkenburg Road improvement; and various Master Development Plan modifications. The revised Development Order expiration date is July 11, 2012.

### PROJECT STATUS

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

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

**Development this Reporting Year:** It appears that the final 32 single-family residential units were completed during the reporting period.

**Cumulative Development:** to date, the developer has completed all 512 single-family and 604 multi-family residential units. Construction of non-residential development has not been initiated.

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

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- The developer has previously 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 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 previously reported that this monitoring provision was completed with the submittal of the results from the 1998-2000 monitoring events.
3. Stipulation III.K. of the Development Order infers that the developer is required to submit annual reports on August 10<sup>th</sup> of each year “until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that this Report, which was due on August 10, 2005, was not submitted until March 13, 2006.

### **DEVELOPER OF RECORD**

LNR Property Corporation, c/o Mr. Rod Lauredo, 1601 Washington Avenue, Suite 700, Miami Beach, FL 33139-3159 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 with the exception of the issues described in *Summary of Development Order Condition #3* above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.