



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #148 - PAVILION HILLSBOROUGH COUNTY RY 2006-07

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: no development activity occurred 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: the developer anticipates initiating construction of 149,500 sq. ft. of Retail and 140,000 sq. ft. of Office during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has completed construction of the Falkenburg Road extension (pipeline project) between U.S. 301 and Brooker Road. This improvement was subsequently accepted by Hillsborough County in accordance with Condition IV.B.3.c.(1).

2. The developer completed construction of the Faulkenburg Road interior two lanes from the project's southern property boundary to the entrance of the southern-most residential pod in 2001, consistent with Condition IV.B.3.c.(7). The developer has acknowledged that this roadway segment has been previously dedicated to and accepted by Hillsborough County.
3. Revised Condition IV.F.2.a.(5). required 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 acknowledged that this monitoring provision was completed with the submittal of the results from the 1998-2000 monitoring events.

DEVELOPER OF RECORD

Brandon Pavilion 1 Ltd. & Brandon Pavilion 2 Ltd., Attention: Robert Schecter, 1400 NW 107th Avenue, Floor 5, Doral, FL 33172-2746 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.