



# 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

### DRI #148 - PAVILION HILLSBOROUGH COUNTY RY 2008-09

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; 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 Falkenburg Road improvement; and various Master Development Plan modifications. The Development Order expires on December 30, 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, 2012*	512	604	150,000	140,000

\* - The project buildout date is reflective of a two-year extension granted in accordance with 2009 legislation (SB 360)

**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 continues to anticipate possible initiation of construction for 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 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 Falkenburg 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: Mr. Noel Zamora, 1400 NW 107<sup>th</sup> Avenue, Floor 5, Doral, FL 33172-2746 are the entities 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.