



DOAR

Development Order Amendment Report

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DRI #148 - THE PAVILION HILLSBOROUGH COUNTY

On April 15, 2013, Hillsborough County rendered Resolution No. R13-055 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on April 9, 2013.

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 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 16 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 jointly expires on December 30, 2016.

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, 2016	512	604	150,000	140,000

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- recognized potential conversion(s) of Office space to additional Multi-Family Residential units, to a maximum of 854 Multi-Family units total;
- modified the Master Development Plan (Map H) to allow Multi-Family, Commercial and/or Office on Parcel E; and
- extended the buildout date and Development Order expiration dates, each to December 30, 2016, to reflect previous legislative extensions.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Hillsborough County had determined that “*the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

GENERAL LOCATION MAP

