



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #148 - PAVILION HILLSBOROUGH COUNTY RY 2001-02

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 four times, the latest occurring on March 25, 1997 (Resolution No. R97-095). The amendments have cumulatively: combined the project into a single-phase with a significant reduction and modification of approved development; extended the comparability of Phase 1 by nine years and Phase 2 by four years (to December 31, 2003); removed the traffic count provision, 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 Falkenburg Road improvement. The Development Order expires on July 11, 2008.

PROJECT STATUS

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

| PROJECT BUILDOUT | RESIDENTIAL (Units) | | RETAIL (Sq. Ft.) |
|-------------------|---------------------|--------------|------------------|
| | Single-Family | Multi-Family | |
| December 31, 2003 | 512 | 834 | 350,000 |

NOTE: The developer is not bound to the aforementioned development parameters. The developer may elect to construct any mixture of approved land uses, as long as the following land uses and amounts are retained: 300 single-family residential units, 250 multi-family residential units, and 100,000 sq. ft. of retail development, as stated in the equivalency matrix adopted as part of Resolution No. R93-117.

Development this Reporting Year: the developer has completed the remaining segments of Falkenburg Road. No other development activity transpired.

Cumulative Development: to date, the developer has completed 480 single-family residential units and 604 multi-family residential units.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Resolution No. R97-095 eliminated the developer's responsibility for: traffic counts at project entrances (Condition IV.B.1); semi-annual hydroperiod monitoring of wetlands [Condition IV.F.2.a(2)]; a hurricane evacuation plan (Condition IV.I.1); and energy-conservation measure reporting (Condition IV.J.1).
2. The developer has completed construction of Falkenburg 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 and accepted by Hillsborough County for maintenance.
3. Revised Condition IV.F.2.a.(5). requires mitigated wetlands and littoral shelves to be monitored twice yearly for a period of three years and ensure an 85 percent survival rate for planted species. The monitoring results were included within the Annual Report as required. Future Annual Reports shall contain results of similar monitoring events.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Lennar Homes, Inc., Attention: Rob Ahrens, 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634 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.