



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #129 - SEVEN OAKS PASCO COUNTY

On October 21, 2004, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-266. The Resolution reflects an amendment adopted by Pasco County on September 8, 2004.

#### BACKGROUND

On August 19, 1986, Pasco County granted a Development Order (Resolution No. 86-258) to Pittway Real Estate, Inc. for a four-phase, 2,500-acre, multi-use development located southeast and southwest of the Interstate 75/S.R. 54 interchange in south central Pasco County.

The Development Order has been amended a total of ten times, the latest occurring on October 15, 2002 (Resolution No. 03-14). The amendments have cumulatively: extended the buildout date associated with each of the project phases and the Development Order expiration date; modified the land use entitlements and acreages; consolidated and specifically approved the former Phases II - IV into a single Phase II; modified the project access points and internal roadway configuration; adopted a Land Use Equivalency Matrix; formally changed the name of the project from "Saddlebrook Village" to "Seven Oaks"; modified transportation requirements for consistency with Development Agreement; authorized hospital (maximum 480 beds) and medical office (maximum 250,000 sq. ft.) on select parcels; authorized flexible uses on Tract S-14; and added an Access Point "U." The Development Order expires on August 15, 2015.

The currently approved phasing schedule is as follows:

PHASE #	BUILD-OUT DATE	RESIDENTIAL (Units)			INDUST. (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rms.)
		Single Fam.	Town-homes	Apart-ments				
I	8/15/2004	603	0	0	400,000	350,000	200,000	0
II	8/15/2010	1,691	321	1,726	0	50,000	1,440,000	400
<b>TOTAL</b>		<b>2,294</b>	<b>321</b>	<b>1,726</b>	<b>400,000</b>	<b>400,000</b>	<b>1,640,000</b>	<b>400</b>

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- extension of the main entrance boulevard from S.R. 56 north of the roundabout to connect the Southern and Central zones;
- recognition of addition of Commercial and Office as alternate uses in Parcels S1B and C3;
- recognition of Park as an alternate use in Parcels C1, N1, N2, N3, N4 and N5;
- clarification that Light Industrial is an allowable use in the North Zone;

- relocation of Access Point F approximately 500 feet west of its currently authorized location; and
- addition of two access points to Parcel N1 and one access point to Parcel S-1B.

## **RECOMMENDATIONS**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on August 9, 2004, and with the Council' *Final Report* adopted on July 14, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #129 - Seven Oaks.