



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #129 - SEVEN OAKS PASCO COUNTY

On September 30, 2005, Pasco County rendered Resolution No. 05-315 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on September 13, 2005.

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 previously been amended a total of eleven times, the latest occurring on September 8, 2004 (Resolution No. 04-266). 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 alternative uses on select parcels and added an Access Point "U." The Development Order expires on August 15, 2015.

DEVELOPMENT ORDER AMENDMENTS

The amendment authorized an additional six year extension of the Phase 1 buildout date (to August 15, 2010). The proposal results in the synchronization of Phase 1 and 2 buildout dates.

The revised/proposed phasing schedule is as follows:

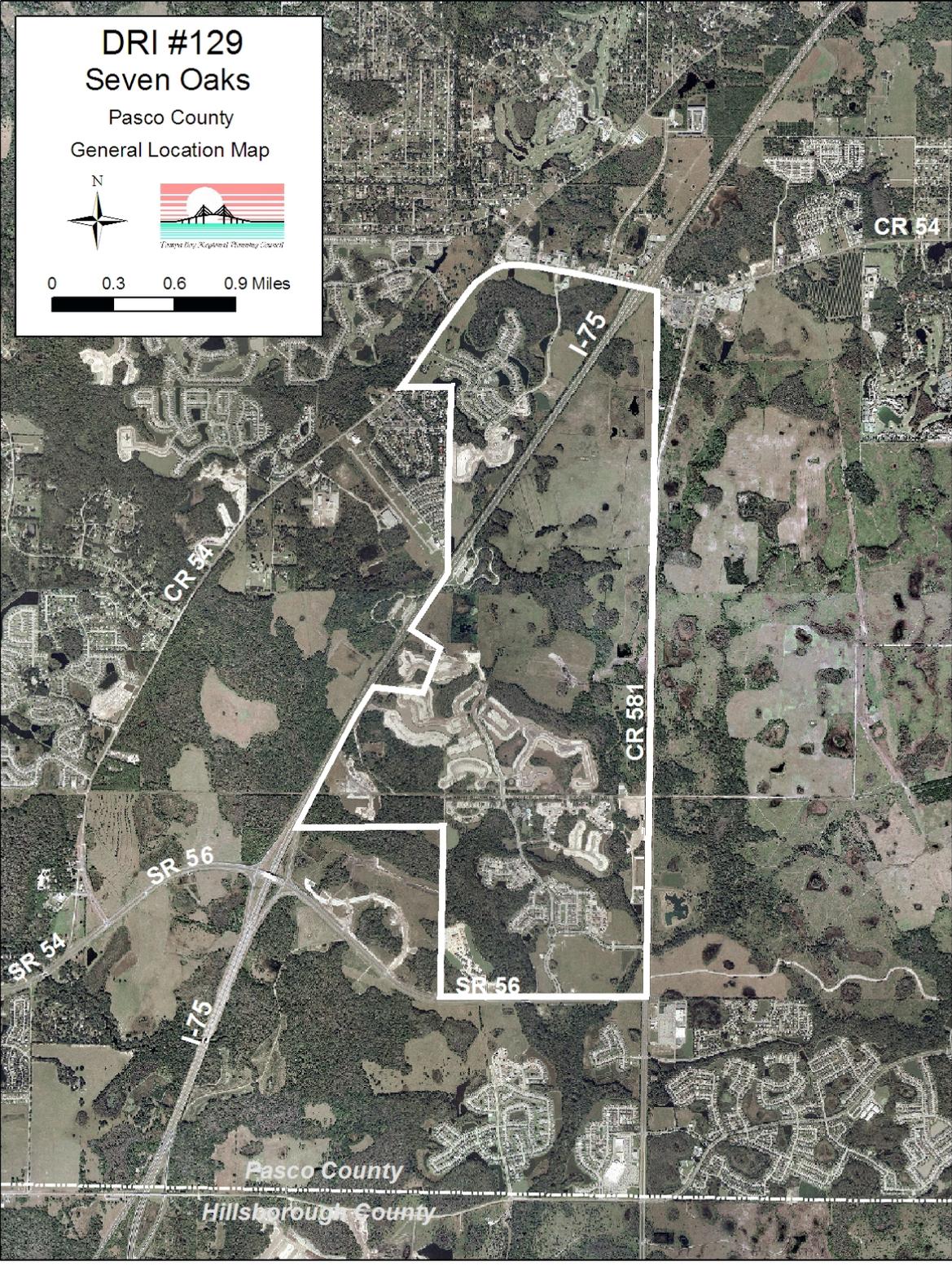
PHASE #	BUILD-OUT DATE	RESIDENTIAL (Units)			INDUST. (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rms.)
		Single Fam.	Town- homes	Apart- ments				
1	August 15, 2010	510*	177*	0	161,268*	550,000	200,000	0
2	August 15, 2010	1,691	499*	1,726	0	50,000	1,439,354*	250*
TOTAL		2,201*	676*	1,726	161,268*	600,000	1,639,254*	250*

* - Revised Entitlements are reflective of a Land Use exchanges facilitated during the review of the NOPC application which resulted in Resolution No. 05-315.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), these Development Order Amendments have been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on July 11, 2005, 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 jointly issued by Pasco County for DRI #129 - Seven Oaks.



DRI #129
Seven Oaks
Pasco County
General Location Map

N



0 0.3 0.6 0.9 Miles



Pasco County
Hillsborough County