



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #129 - SEVEN OAKS PASCO COUNTY RYs 2003-04 & 2004-05

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 12 times, most recently on September 13, 2005 (Resolution No. 05-315). 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.

The 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				
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*
<b>TOTAL</b>		<b>2,201*</b>	<b>676*</b>	<b>1,726</b>	<b>161,268*</b>	<b>600,000</b>	<b>1,639,254*</b>	<b>250*</b>

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

The geographic breakdown of **PHASE 1** entitlements are:

LAND USE	WEST OF I-75	EAST OF I-75	TOTAL
<b>RESIDENTIAL (Units)</b>	<b>599</b>	<b>88</b>	<b>687</b>
Single-Family	422	88	510
Townhomes	177	0	177
Apartments	0	0	0
<b>OFFICE/INDUSTRIAL (Sq. Ft.)</b>	<b>361,268</b>	<b>0</b>	<b>361,268</b>
Office	200,000	0	200,000
Industrial	161,268	0	161,268

LAND USE	WEST OF I-75	EAST OF I-75	TOTAL
OFFICE (Sq. Ft.)	0	350,000	350,000
RETAIL (Sq. Ft.)	200,000	0	200,000
HOTEL (Sq. Ft.)	0	0	0

The geographic breakdown of **PHASE 2** entitlements are:

LAND USE	WEST OF I-75	EAST OF I-75	TOTAL
RESIDENTIAL (#)	178	3,738	3,916
Single-Family	0	1,691	1,691
Townhomes	178	321	499
Apartments	0	1,726	1,726
OFFICE/INDUSTRIAL (Sq. Ft.)	0	0	0
Office	0	0	0
Industrial	0	0	0
OFFICE (Sq. Ft.)	0	50,000	50,000
RETAIL (Sq. Ft.)	49,354	1,390,000	1,439,354
HOTEL (Rooms)	0	250	250

## **PROJECT STATUS**

**Development this Reporting Year:** it appears that 172 single-family detached units, 77,280 sq. ft. of office and 64,700 sq. ft. of commercial were all under construction, east of I-75, as of the reporting period. An additional 177 townhomes were initiated west of I-75.

**Cumulative Development:** 422 single-family units, 10,000 sq. ft. of Office and 6,864 sq. ft. of Retail have all been completed on the west side of I-75. An additional 1,142 single-family units, 558 apartments, 9,146 sq. ft. of Retail and 221,941 sq. ft. of Office have been completed on the east side of I-75. It was further identified that 177 townhome units remain under construction east of I-75 and 163 additional single-family units, 167,738 sq. ft. of Office and 92,816 sq. ft. of Retail are under construction west of I-75.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has previously submitted the following: *Master Wastewater/Utility Plan* (Condition B.9.a.); *Wetland Lake Management Plan* (Condition B.1.a.); and surface water (Condition B.1.d) and groundwater (Condition B.1.f.) quality monitoring programs. The developer has confirmed

that the surface water, groundwater and wetland monitoring continue in accordance with Condition B.1.g.

2. The developer shall submit an *Integrated Pest Management Plan* prior to golf course design and approval as stated in Condition B.1.h.
3. Condition B.12.c. requires the developer to initiate annual traffic count monitoring for development located west of I-75 upon the issuance of Certificates of Occupancy (COs) for 301 dwelling units (or the equivalent) and upon the issuance of COs for 1,869 dwelling units (or the equivalent) for Phase II development (east of I-75). The traffic counts shall verify that the project is not exceeding the currently authorized volumes: 2,967 p.m. peak hour trip ends west of I-75 (1,356 IN/1,611 OUT) and 7,644 p.m. peak hour trip ends east of I-75 (3,954 IN/3,690 OUT). Traffic counts shall be included in all Annual Reports once these thresholds are exceeded.
4. The developer has stated that all Phase I transportation impact fees and commitments have been previously satisfied.
5. As identified under Condition B.12.d., a list of required Phase II roadway link and intersection improvements was provided in Tables 1 and 2 of the Development Order, respectively. However, the developer has entered into an irrevocable agreement to pay the required proportionate fair share contribution (\$13,737,533.00 in Year 2000 dollars) rather than any form of transportation mitigation. This dollar value assessment correlates with the estimated cost of improvements identified in these Tables. The agreement was executed between the developer and Pasco County on September 25, 2001.
6. Condition B.14.a. obligates the developer to submit verification of adequate educational facility capacity or donate an agreeable 15-acre school site to the Pasco County School Board upon request. The developer has reported that an agreement has been reached with the Pasco County School Board and Pasco County regarding the dedication of a school site. The developer is waiting for the legal description of a reconfigured site to be prepared prior to completing the dedication.

#### **DEVELOPER OF RECORD**

SB Associates Limited Partnership, 2940 Sports Core Circle, Wesley Chapel, FL 33543 is the entity 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.