



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #129 - SEVEN OAKS PASCO COUNTY RY 2005-06

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 2 - 4 into a single phase; 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*
TOTAL		2,201*	676*	1,726	161,268*	600,000	1,639,254*	250*

* - 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
RESIDENTIAL	(Units)	599	88	687
	Single-Family	422	88	510
	Townhomes	177	0	177
	Apartments	0	0	0
OFFICE/INDUSTRIAL	(Sq. Ft.)	361,268	0	361,268
	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

On June 5, 2006, the developer submitted a Notice of Proposed Change application to request the following modifications of the Development Order, which remains under review:

- extend the required commencement date for County Road 581 construction by two additional years (to January 1, 2007);
- extend the required completion date for County Road 581 construction by an additional two years, five months and 30 days (to December 31, 2008);
- 'increase the Developer's proportionate share contribution for transportation improvements from \$13,737,533.00 to \$22,272,576.00 and provide for an additional developer contribution over and above the proportionate share amount not to exceed \$2,000,000.00;
- provide that the required payment from the proportionate share amount of \$6,240,000.00 to be made by the Developer shall be used on County Road 581, a parallel facility to I-75;
- modify the Land Use Equivalency Matrix to allow a maximum of 500,000 sq. ft. of Office, 350,000 sq. ft. of Medical Office and 1,200 townhome units; and
- revise the Master Development Plan to reflect the selection of the location of the hospital site in Parcel N

PROJECT STATUS

Development this Reporting Year:

East of I-75 - 143 single-family and 12 townhome units are under construction as well as 204,776 sq. ft. of Office and 76,976 sq. ft. of Retail.

West of I-75 - 355 townhome units and 80,000 sq. ft. of Retail are under construction.

Cumulative Development:

East of I-75 - 1,191 single-family units, 558 apartments, 237,781 sq. ft. of Retail and 71,426 sq. ft. of Office have been completed to date.

West of I-75 - 422 single-family units, 10,000 sq. ft. of Office and 6,864 sq. ft. of Retail have been completed to date.

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 2 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 1 transportation impact fees and commitments have been previously satisfied.
5. As identified under Condition B.12.d., a list of required Phase 2 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 such dedication has been made and that the Seven Oaks Elementary School has been constructed.

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.