



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #129 - SEVEN OAKS PASCO COUNTY RY 2006-07

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 (Sq. Ft.)	200,000	350,000	350,000
INDUSTRIAL (Sq. Ft.)	161,268	0	161,268
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 April 12, 2007, 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 an additional period of three years and one month (to January 1, 2008);
- extend the required completion date for County Road 581 construction by an additional three years, seven months and 27 days (to February 28, 2010);
- modify the Land Use Equivalency Matrix to increase the maximum amount of Office (to 700,000 sq. ft.), Medical Office (to 400,000 sq. ft.) and Townhomes (to 725 units);
- modify the Land Use Equivalency Matrix to decrease the maximum number of single-family detached units (to 1,675) and Industrial square footage (to 300,000 sq. ft.);
- revise the Master Development Plan to reflect the selection of the location of the hospital site in Parcel N-5; and
- modify Map H to reflect the 26 stated “parcel changes and designations.”

PROJECT STATUS

Development this Reporting Year:

East of I-75 - it appears that 155 single-family, 70 townhomes, 88,021 sq. ft. of Office and 255,949 sq. ft. of Retail have all been completed during the reporting year. In addition, 35 single-family, 49 townhomes, 17,000 sq. ft. of Office and 58,450 sq. ft. of Retail are identified as “Under Construction.”

West of I-75 - No specific development activity has been identified for this portion of the project.

Cumulative Development:

East of I-75 - 1,346 single-family units, 70 Townhomes, 558 apartments, 237,781 sq. ft. of Retail and 71,426 sq. ft. of Office have been completed to date.

West of I-75 - 355 townhomes, 93,170 sq. ft. of Retail (i.e. 44,584 sq. ft. Wesley Chapel Hyundai/Mazda, 41,722 sq. ft. Wesley Chapel Honda & 6,864 sq. ft. Goodyear Service Center), 11,000 sq. ft. of Office (i.e. Point of Care Clinic) have been completed. Although not currently recognized, 422 single-family units were previously identified as completed.

Projected Development: while no specific development activity has been identified for the next reporting year, it is assumed that most (if not all) of the development currently identified as under construction will be completed.

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. Results of monitoring conducted on September 25-27, 2007 for that portion of development located on the east side of I-75 reflect that the project is currently generating an average of 2,159 p.m. (1,099 IN/ 1,060 OUT) peak hour trips. Annual traffic monitoring shall continue through project buildout with results provided in all subsequent Annual Reports. Monitoring results have been provided regarding the development located west of I-75, as required. The results of monitoring conducted for development east and west of I-75 shall be provided in all future Annual Reports.
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. The developer has indicated that the Seven Oaks Elementary School site has been dedicated in accordance with Condition B.14.a. The facility has subsequently been constructed and is operational.
7. Question #4 of the Annual Report form requires the following information:

“Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.” [Underlined to express emphasis]

For this reason, it is requested that each Annual Report include identification of the amount of each land use constructed (during reporting year and cumulative) ***independently*** for development located east and west of I-75. This level of information shall continue to be provided in a similar format within all future Annual Reports submitted.

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 with the exception of the issues identified as *Summary of Development Order Conditions #3 & #7*, above.. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.