



ARS

Annual Report Summary

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DRI #129 - SEVEN OAKS PASCO COUNTY RY 2007-08

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." As revised to coincide with recent revisions to Subsection 380.06(19)(c), F.S., the Development Order expires on August 15, 2018.

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, 2013 ²	510 ¹	177 ¹	0	161,268 ¹	550,000	200,000	0
2	August 15, 2013 ²	1,691	499 ¹	1,726	0	50,000	1,439,354 ¹	250 ¹
TOTAL		2,201¹	676¹	1,726	161,268¹	600,000	1,639,254¹	250¹

1 - Revised Entitlements are reflective of a Land Use exchange facilitated during the review of the NOPC application which resulted in Resolution No. 05-315.
 2 - The phase buildout dates recognized by the Council above have been extended by three years to account for recent revisions to Subsection 380.06(19)(c), F.S. To date, Pasco County has not concurred with nor recognized these extensions.

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

LAND USE		WEST OF I-75	EAST OF I-75	TOTAL
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 62 single-family, 49 townhomes, 63,992 sq. ft. of Office and 27,813 sq. ft. of Retail have all been completed during the reporting year. In addition, 13 single-family, 12 townhomes, 19,019 sq. ft. of Office and 35,398 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 - 1,408 single-family units, 119 Townhomes, 558 apartments, 360,738 sq. ft. of Retail and 356,789 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 the development currently identified as under construction may be completed.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer 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. In accordance with Condition B.12.c., the Developer(s) shall initiate annual traffic count monitoring once Certificates of Occupancy (COs) have been issued for 301 dwelling units (or the equivalent) west of I-75 and 1,869 dwelling units (or the equivalent) east of I-75. Such monitoring shall serve as verification that the project is not exceeding the currently authorized volumes [i.e. 2,967 p.m. peak hour trip ends (1,356 IN/1,611 OUT) west of I-75 and 7,644 p.m. peak hour trip ends (3,954 IN/3,690 OUT) east of I-75]. Monitoring was conducted on September 23-25, 2008 for only that portion east of I-75. The results, which were submitted supplemental to the RY 2007-08 Annual Report, revealed that the eastern portion generated an average of 2,460 p.m. (1,236 IN/ 1,224 OUT) peak hour trips. While the threshold for initiating traffic monitoring west of I-75 has long since been surpassed, traffic monitoring was not conducted and/or provided for this portion of the project in

recent years. Annual traffic monitoring shall continue to be conducted for **both** portions of the project and submitted 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 previously indicated that the Seven Oaks Elementary School site has been dedicated (and facility constructed) in accordance with Condition B.14.a.
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]

No information has been provided regarding that portion of the project lying west of I-75 since the RY 2005-06 Annual Report. For this reason, it is requested that ALL future Annual Reports include identification of the amount of each land use constructed (during reporting year and cumulative) within the entire project.

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.