



# DOAR

## Development Order Amendment Report

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### DRI #129 - SEVEN OAKS PASCO COUNTY

On February 2, 2009, Pasco County rendered Resolution No. 09-61 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 2, 2008.

#### 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 been amended 12 prior 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 <sup>2</sup>	510 <sup>1</sup>	177 <sup>1</sup>	0	161,268 <sup>1</sup>	550,000	200,000	0
2	August 15, 2013 <sup>2</sup>	1,691	499 <sup>1</sup>	1,726	0	50,000	1,439,354 <sup>1</sup>	250 <sup>1</sup>
<b>TOTAL</b>		<b>2,201<sup>1</sup></b>	<b>676<sup>1</sup></b>	<b>1,726</b>	<b>161,268<sup>1</sup></b>	<b>600,000</b>	<b>1,639,254<sup>1</sup></b>	<b>250<sup>1</sup></b>

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 in this Council Report 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
<b>RESIDENTIAL</b>	(Units)	<b>599</b>	<b>88</b>	<b>687</b>
	Single-Family	422	88	510
	Townhomes	177	0	177
	Apartments	0	0	0
<b>OFFICE</b>	(Sq. Ft.)	<b>200,000</b>	<b>350,000</b>	<b>350,000</b>
<b>INDUSTRIAL</b>	(Sq. Ft.)	<b>161,268</b>	<b>0</b>	<b>161,268</b>
<b>RETAIL</b>	(Sq. Ft.)	<b>200,000</b>	<b>0</b>	<b>200,000</b>
<b>HOTEL</b>	(Sq. Ft.)	<b>0</b>	<b>0</b>	<b>0</b>

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

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

## DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- extend the required commencement date for County Road 581 construction by an additional four years (to December 1, 2008);
- extend the required completion date for County Road 581 construction by an additional three years and ten months and 30 days (to May 30, 2010);
- revise the requirement for a portion of the proportionate share cost (i.e. \$6,240,000.00) to be directed towards construction on C.R. 581 (a parallel facility to I-75) rather than paid to the Florida Department of Transportation, as currently obligated;
- authorize transportation impact fee credits associated with C.R. 581 design and construction;

- 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) and also to clarify the “zones” for conversion to and from office and commercial uses;
- modify the Land Use Equivalency Matrix to decrease the maximum amount of Industrial square footage (to 300,000 sq. ft.);
- revise the Master Development Plan to allow Hospital to be alternatively constructed within Parcel N-5; and
- modify Map H to reflect the 26 previously stated “parcel changes and designations.”

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on July 14, 2008 and with the Council’s *Final Report* adopted on September 8, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for the Seven Oaks DRI.

# GENERAL LOCATION MAP

