



ARS

Annual Report Summary

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

DRI #129 - SEVEN OAKS PASCO COUNTY RY 2009-10

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 13 times, most recently on December 2, 2008 (Resolution No. 09-61). 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; added an Access Point “U”; extended the timing associated with the C.R. 581 improvements; revised 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; established (and modified) a Land Use Equivalency Matrix to allow a maximum of 700,000 sq. ft. of Office, 400,000 sq. ft. of Medical Office, 480-bed Hospital, 300,000 sq. ft. of Industrial and 725 Townhomes; clarified the “zones” for such potential conversions; and modified the Development Order and Master Development Plan accordingly. The phase buildout and Development Order expiration dates have additionally been extended by three years to reflect 2007 modifications to Subsection 380.06(19)(c), F.S. The Development Order therefore 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 formally 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
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

PROJECT STATUS

Development this Reporting Year:

East of I-75 - it appears that 30 single-family, 20 townhomes, 21,519 sq. ft. of Office and 38,113 sq. ft. of Retail have all been completed during the reporting year. In addition, 11 single-family units and 6 townhomes were identified as “Under Construction.”

West of I-75 - it appears that 7,630 sq. ft. of Retail (Time Race Plaza II) was completed west of I-75. It was also noted that some of the formerly identified entitlements have been modified slightly, presumably based on a more reliable source of data.

Cumulative Development:

East of I-75 - 1,473 single-family units, 151 Townhomes, 558 apartments, 397,308 sq. ft. of Retail and 378,308 sq. ft. of Office have been completed to date.

West of I-75 - development activity has not been identified for that portion of project located west of I-75 during the reporting year. Therefore, based on information previously obtained, it appears that 241 townhomes; 126,084 sq. ft. of Retail (i.e. 46,686 sq. ft. Wesley Chapel Hyundai/Mazda, 42,624 sq. ft. Wesley Chapel Honda, 22,280 sq. ft. Salvation Army store/facility, 7,630 sq. ft. "Time Race Plaza II," 6,864 sq. ft. Goodyear Service Center); 9,522 sq. ft. of Office (medical clinic); and a 90,257 sq. ft. *Veterans Elementary School* have all been completed west of I-75.

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 would be completed, at minimum.

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 conduct annual traffic count monitoring for each portion of the project independently. Such monitoring shall serve as verification that the project is not exceeding the currently authorized volumes. Monitoring was conducted for that portion of the Seven Oaks DRI located **east of I-75** between the period of February 23 - March 9, 2010. The results revealed that this portion of the project was generating 2,404 p.m. peak hour trips (1,205 IN/1,199 OUT), approximately 31 percent of the approved 7,644 p.m. peak hour trips (i.e. 3,954 IN/3,690 OUT). Monitoring was additionally conducted for that portion of development located **west of I-75** between August 12-18, 2010. The results of the monitoring revealed that this portion of development was generating 788 p.m. peak hour trips (i.e. 370 Inbound/418 Outbound), approximately 27 percent of the approved 2,967 p.m. peak hour trips (i.e. 1,356 IN/1,611 OUT). 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 previously indicated that transportation impact fees have been paid for Phase 1 in lieu of improvement "per a (1996) D.O. amendment." The current Report indicates that C.R. 581 improvements at the north and south project entrances will be completed in conjunction with the "S.R./C.R. 581 Road Widening Project" and signalization to follow, if and when warranted.
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 constructed the Seven Oaks Elementary School site in accordance with Condition B.14.a.

DEVELOPER OF RECORD

The following entities are jointly responsible for adhering to the conditions of the Development Order in their respective portion of development:

East of I-75	SB Associates Limited Partnership, 2940 Sports Core Circle, Wesley Chapel, FL 33543
West of I-75	Commercial West LLC, Attention: Joseph Taggart, 16401 Avila Boulevard, Tampa, FL 33613

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.