



DOAR

Development Order Amendment Report

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DRI #129 - SEVEN OAKS PASCO COUNTY

On April 19, 2011, Pasco County rendered Resolution No. 11-203 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on April 5, 2011.

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 previously amended 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 and modify a Land Use Equivalency Matrix (current limits include 700,000 sq. ft. of Office, 400,000 sq. ft. of Medical Office, 300,000 sq. ft. of Industrial, 725 Townhomes and 480 Hospital beds); formally changed the name of the project from "Saddlebrook Village" to "Seven Oaks"; modified transportation requirements for consistency with Development Agreement; authorized alternative uses (e.g. Hospital and Medical Office) on select parcels; added an Access Point "U"; extended the required C.R. 581 improvement commencement (to December 1, 2008) and completion (to May 30, 2010) dates; directed that a portion of the proportionate share cost (i.e. \$6,240,000.00) be applied towards C.R. 581 improvement (a parallel facility to I-75) rather than paid to FDOT; authorized transportation impact fee credits associated with C.R. 581 improvement; and corresponding Master Development Plan and Development Order verbiage changes. As revised to coincide with revisions to Subsection 380.06(19)(c), F.S. approved in 2007, 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 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
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

DEVELOPMENT ORDER AMENDMENT

The sole modification authorized through this Amendment was to extend the frequency of monitoring from “Annual to “Biennial.” Future Biennial Reports will be due on August 19th of each even-numbered year starting in 2012.

DISCUSSION

It is hereby stated that the requested modification was not accomplished through the formal Notice of Proposed Change process but rather authorized administratively by Pasco County under provisions of Subsections 380.06(18) and 380.06(19)(e)2.k., F.S. upon the findings that such change is clearly “not a Substantial Deviation.” These citations are as follows respectively:

“... Development orders that require annual reports may be amended to require biennial reports

at the option of the local government.”

“any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact or character... does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.”

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent 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 DRI #129 - Seven Oaks.

GENERAL LOCATION MAP

