



# BRS

## Biennial Report Summary

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### DRI #129 - SEVEN OAKS PASCO COUNTY RYs 2010-12

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 14 times, most recently on April 5, 2011 (Resolution No. 11-203). 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; extended the frequency of reporting to “biennial”; and modified the Development Order and Master Development Plan accordingly. The phase buildout and Development Order expiration dates have subsequently been extended by seven years to account for 2007 & 2011 legislation. The Development Order expires on June 17, 2023.

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	June 17, 2018 <sup>2</sup>	510 <sup>1</sup>	177 <sup>1</sup>	0	161,268 <sup>1</sup>	550,000	200,000	0
2	June 17, 2018 <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 by the Council above have been extended by 2007 & 2011 legislative revisions as well as the three Executive Order executed in 2011.

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>

## **PROJECT STATUS**

### ***Development this Reporting Year:***

**East of I-75** - it appears that 228 single-family, 17 townhomes, and 5,232 sq. ft. of Retail have all been completed during the reporting period.

**West of I-75** - no development activity occurred during the reporting period.

### ***Cumulative Development:***

**East of I-75** - 1,701 single-family units, 168 Townhomes, 558 apartments, 402,540 sq. ft. of Retail and 378,308 sq. ft. of Office have been completed to date.

**West of I-75** - since development activity did not occur during the past reporting period, the following representation of completed entitlements is based on prior acknowledgments: 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:** no specific development activity has been identified for the next reporting year for either portion of the project.

### **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. This Condition is not applicable at this time since "golf course is not yet being planned."
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** on September 6, 2012. The results revealed that this portion of the project was generating 3,018 p.m. peak hour trips (1,531 IN/1,487 OUT), approximately 39 percent of the approved 7,644 p.m. peak hour trips (i.e. 3,954 IN/3,690 OUT). Since development activity did not transpire for that portion of the project located **west of I-75** during the reporting period, traffic monitoring was not conducted for this portion of the project. If conducted, the results would have been compared to the approved 2,967 p.m. peak hour trips (i.e. 1,356 IN/1,611 OUT). Monitoring last conducted in 2010 revealed that only 788 p.m. peak hour trips (i.e. 370 Inbound/418 Outbound) were being generated west of I-75, approximately 27 percent of the approved trips. Biennial traffic monitoring shall continue to be conducted for **both** portions of the project and submitted in all future Biennial 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.

**DEVELOPER OF RECORD**

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

<b>East of I-75</b>	SB Associates Limited Partnership, 2940 Sports Core Circle, Wesley Chapel, FL 33543
<b>West of I-75</b>	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.