



# ARS

## Annual Report Summary

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### DRI #521 - SEVEN HILLS HERNANDO COUNTY RY 2014-15

On August 25, 1987, the Hernando County Board of County Commissioners granted a Resolution (Not Numbered) to effectuate a Development Order for the 939± acre, mixed-use, Seven Hills DRI. The project is located along the northern side of County Line Road and bisected by Mariner Boulevard in southwest Hernando County.

The Development Order has been amended seven times, most recently on May 26, 2009 (Res. No. 2009-110). The Amendments, have, in part authorized: addition of a total of 220 acres; addition of a 150-bed Hospital; elimination of the initially approved 150-bed Nursing home and reduction of the Life Care Center component from 450 to 150 units; development of a 900-student elementary school; allow redesignation of select land uses; establishment of an additional County Line Road access point; and extension of the buildout and corresponding Development Order expiration dates. Early in 2012, Hernando County granted a four-year extension of the extension of the project buildout and Development Order expiration dates, each to November 30, 2015, in accordance with HB 7207.

The following constitute the approved project entitlements with a recognized buildout date of November 30, 2015:

RESIDENTIAL		COMMER- CIAL (Acres)	YMCA (Acres)	HOSPITAL, MULTI-FAMILY OR LIFE CARE CENTER	OFFICE (Acres)	BUSINESS PARK (Acres)	GOLF COURSE (Acres)
Single-Family (Units)	Multi-Family (Units)						
1,800	900	73	20	Unspecified Sq. Ft. Hospital, 120 MF Units <b>OR</b> 150-unit LCC on 37 Acres	12	21	153

### PROJECT STATUS

**Development this Reporting Year:** no development activity transpired during the reporting period.

**Cumulative Development:** 1,863 Single-Family units, 294 Multi-Family units, 42 Life Care Center units, 122,610 sq. ft. of Commercial, a 17,000 sq. ft. YMCA facility, 84,776 sq. ft. of Office, 88,517 sq. ft. of Business Park, a 90,800 sq. ft. Hospital facility and a 18-hole golf course have all been developed.

**Projected Development:** no specific development activity has been identified for the next reporting year.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition III.B.1. (Resolution approved June 6, 1989), the Developer is obligated to investigate soil conditions for sinkhole potential in depressional areas where commercial and mid-rise offices are proposed.

Condition III.B.2. (Resolution approved December 11, 2002) identifies the measures which should be taken to reduce the likelihood of sinkhole development as well as the measures which must be taken when sinkhole development is observed (Condition III.B.3.e. of Resolution approved December 11, 2002). The Developer has acknowledged that no construction of Commercial and/or Office development has occurred “*in depressional areas*” and that “*there has been no development in areas exhibiting sinkhole potential.*”

2. Restated Conditions III.C.1.-III.C.5./Resolution approved December 11, 2002 stipulated the habitat mitigation obligations associated with the project’s initial development boundaries (~940 acres) as well as the subsequent ~200 acre expansion. The mitigation included the establishment of a habitat mitigation payment schedule. The funding was intended to acquire “comparable habitat” for preservation purposes equal to the pre-development level, preferably within Hernando County. The Developer has affirmed that “*all mitigation required under this Condition has been paid.*”
3. The Developer acknowledged that the Hernando County School Board acquired a specific 17-acre site in 1993 for development of a future school site in accordance with Restated Condition III.H.III.C.5./Resolution approved December 11, 2002. The Suncoast Elementary School was subsequently constructed as a 83,000 sq. ft. facility.
4. The Developer is subject to the payment of impact fees in accordance with the Hernando County Transportation Impact Fee Ordinance. (Restated Condition III.J./Resolution approved December 11, 2002)
5. The Developer shall reserve a one-acre site for a potential Spring Hill Fire & Rescue District (SPFRD) facility. If obtained, corresponding impact fee credits would be issued to the Developer. (Restated Condition III.L./Resolution approved December 11, 2002)
6. Restated Condition III.M. of Resolution approved December 11, 2002 mandates the submittal of Annual Reports “*by January 31<sup>st</sup> of each year... until such time as 100% of the commercial and residential units have been completed.*” In this regard, the Annual Report which was due on January 31, 2015 was not submitted until February 15, 2016. Considering that Citrus and Hernando County DRIs now fall under the purview of the Tampa Bay Regional Planning Council, this delinquency will not be raised as an issue for this particular Annual Report.

### **DEVELOPER OF RECORD**

Jireh Inc., c/o Donald Lacey, Senior Vice President, Coastal Engineering Associates Inc., 966 Candlelight Boulevard, Brooksville, FL 34601 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. Hernando County is responsible for ensuring compliance with the terms and conditions of the Development Order.