



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #129 - SEVEN OAKS PASCO COUNTY RY 2002-03

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. Only Phase I has received specific approval. Specific approval of the latter phases is contingent upon further transportation analysis.

The Development Order has been amended a total of ten times, the latest occurring on October 15, 2002 (Resolution No. 03-14). 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 II - IV into a single Phase II; 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 flexible uses on Tract S-14; and added an Access Point "U." The Development Order expires on August 15, 2015. The anniversary date for the Annual Report is August 19th.

On January 5, 2004, the applicant submitted a Notice of Proposed Change application requesting the following modifications which remain under review:

- extend the main entrance boulevard from S.R. 56 north of the roundabout to connect the Southern and Central zones;
- add commercial as an alternate allowable use in Parcel S1B;
- clarify that Light Industrial is an allowable use in the North Zone;
- revise the maximum number of allowable units in Parcel S14A from 90 to 125 units; and
- add an access point to Parcel N.

The currently 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				
I	8/15/2004	603	0	0	400,000	350,000	200,000	0
II	8/15/2010	1,691	321	1,726	0	50,000	1,440,000	400
TOTAL		2,294	321	1,726	400,000	400,000	1,640,000	400

PROJECT STATUS

Development this Reporting Year: 166 single-family detached units and 3,800 sq. ft. of administrative offices were completed along the eastern side of I-75. An additional 128 single-family units and 318 apartment units were under construction as of the end of the reporting period. West of I-75 within the project, 61 units were completed and an addition 21 units remain under construction.

Cumulative Development: 254 single-family units have been completed on the west side of I-75. Completed development on the east side would consist of 166 single-family residential units and 3,800 sq. ft. of office space, while 318 apartment units remained under construction.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted all of 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 has submitted the *Master Drainage Plan* for Phase 1A, which has been approved in accordance with Condition B.1.e. Master Drainage Plans for all future development will be subject to approval.
3. The developer shall submit an Integrated Pest Management Plan prior to golf course design and approval as stated in Condition B.1.h.
4. Condition B.12.c. requires the developer to initiate annual traffic count monitoring for development located west of I-75 upon the issuance of Certificates of Occupancy (COs) for 301 dwelling units (or the equivalent) and upon the issuance of COs for 1,869 dwelling units (or the equivalent) for Phase II development (east of I-75). The traffic counts shall verify that the project is not exceeding the currently authorized volumes: 2,967 p.m. peak hour trip ends west of I-75 (1,356 IN/1,611 OUT) and 7,644 p.m. peak hour trip ends east of I-75 (3,954 IN/3,690 OUT). Traffic counts shall be included in all Annual Reports once these thresholds are exceeded.
5. The developer has stated that all Phase I transportation impact fees and commitments have been previously satisfied.
6. As identified under Condition B.12.d., a list of required Phase II 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.

7. Condition B.14.a. obligates the developer to submit verification of adequate educational facility capacity or donate an agreeable 15-acre school site to the Pasco County School Board upon request. The developer has reported that an agreement has been reached with the Pasco County School Board and Pasco County regarding the dedication of a school site. The developer is waiting for the legal description of a reconfigured site to be prepared prior to completing the dedication.

DEVELOPER OF RECORD

SB Associates Limited Partnership, 2940 Sports Core Circle, Wesley Chapel, FL 33543 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.