



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #129 - SEVEN OAKS PASCO COUNTY

On January 7, 2003, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 03-14. The Resolution reflects an amendment adopted by Pasco County on October 15, 2002.

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. 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 nine times, the latest occurring on January 23, 2001 (Resolution No. 01-108). 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; and adopted a Land Use Equivalency Matrix. The Development Order expires on August 15, 2015. The anniversary date for the Annual Report is August 19th.

On April 24, 2001, approximately 1,959 acres of the 2,500-acre DRI parcel was sold by Pittway Real Estate, Inc. to SB Associates Limited Partnership.

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	8/15/2002	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

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modification to the Development Order:

- change the name of the project from Saddlebrook Village to Seven Oaks;
- revise Condition B.12. (Relating to transportation) to incorporate the terms of the September 21, 2001 Development Agreement into the Development Order. The Development Agreement was between

- the Pittway Corporation, SB Associates Limited Partnership and Pasco County;
- add hospital (less than 480 beds) and medical office (less than 250,000 sq. ft.) as allowable uses in any North Zone or Central Zone parcel and amend the Equivalency Matrix to include these uses for conversion;
- add Townhome, Office and Commercial as alternate uses on Tract S-14;
- add Access Point “U” (right-in/right-out) to Tract S-14 at a point over 660’ from Access Point M; and
- extended Phase I buildout by two additional years (to August 15, 2004).

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on August 26, 2002, and with the Council’ *Final Report* adopted July 14, 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.