



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #157 - TRINITY COMMUNITIES PASCO AND PINELLAS COUNTIES RY 2005-06

On December 19, 1989, Pasco County granted a Development Order (Resolution No. 90-56) to Adam Smith Enterprises, Inc. for a 3,685.81-acre, multi-use development located on two non-contiguous parcels in Pasco and Pinellas Counties. Pinellas County adopted a similar Development Order (Resolution No. 89-512) on December 5, 1989. The 3,448.3-acre Pasco County tract is located along the County line, south of State Road 54, between Gunn Highway and Seven Springs Boulevard. The 237.4-acre Pinellas County tract is located at the Pinellas/Pasco County line, west of County Road 77/Seven Springs Boulevard and north of the abandoned SCLRR right-of-way.

Six amendments to the Development Order have been subsequently adopted for each County, the latest occurring on June 5, 2001 (Resolution No. 01-227) for Pasco County and June 12, 2001 (Resolution No. 01-110) for Pinellas County. The amendments have cumulatively: added acreage to the project; reconfigured several parcels; altered the timing and mitigation associated with the Little Road transportation improvements; and modified the Development Master Plan. The Development Orders expire on December 13, 2020, for both Pasco and Pinellas Counties.

The phasing schedule is approved as follows:

LAND USE	TYPE OF MEASURE	PHASE I (thru 12/13/2006)	PHASE II* (thru 12/13/2017)	TOTAL*
Residential				
Single-Family	Units	4,217	1,101	5,318
Multi-Family	Units	911	2,223	3,134
Mobile Homes	Units	0	1,235	1,235
Commerce Park**	Sq. Ft.	696,700	717,800	1,414,500
Commercial	Sq. Ft.	323,400	809,600	1,133,000
Office	Sq. Ft.	0	43,320	43,000
Medical Office	Sq. Ft.	186,000	0	186,000
Nghbd. Center Office	Sq. Ft.	0	60,000	60,000
Hospital	Beds	240	0	240
Life Care Center	Units	840	0	840

* - Specific approval of Phase II is contingent upon further Chapter 380.06, F.S. analysis.

** - "Commerce Park", as authorized by the Development Order, allows a mixture of uses including industrial, office and retail.

On January 4, 2006, the developer submitted a Notice of Proposed Change application which remains under review. The proposal included a request for "16 modifications to the Master Development Plan which are to change: the parcel use designation(s), the map configuration(s) and/or reflect the actual use of certain parcels located in Pasco County."

In addition, on August 8, 2006, a transportation methodology meeting was held at the Tampa Bay Regional Planning Council to initiate the review process for an extension of Phase I entitlements. This review will additionally be administered through the Notice of Proposed Change process.

PROJECT STATUS

Development this Reporting Year: 121 single-family units, four multi-family units and 68,160 sq. ft. of Commerce Park space, 162,319 sq. ft. of Commercial space and 23,628 sq. ft. of Medical Office space have all been constructed during the reporting year.

Cumulative Development: 3,479 Single-Family and 359 Multi-Family residential units, 246,246 sq. ft. of Commerce Park development, 162,319 sq. ft. of Commercial space and 71,628 sq. ft. of Medical Office space have all been completed.

Projected Development: in addition to the continued pursuit of approval for two concurrent Notice of Proposed Change applications (described above), the developer has indicated their intentions to construct 72,000 sq. ft. of Commerce Park space and a 120-unit Life Care Center.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted the results of the surface water level, groundwater quality and wetland monitoring within the Annual Report in accordance with Conditions C.3.b., C.3.c. and C.4.e., respectively. However, the developer has alleged that the surface water level and wetland monitoring programs were “terminated in compliance with the approved monitoring plans.” The developer has additionally identified that groundwater monitoring continues and is provided to Pasco and Pinellas Counties in accordance with Condition C.3.c.
2. The developer has previously submitted the Golf Course and Lake Management Plans (Condition C.3.g.) and wetland modification documentation (Condition C.4.b.).
3. Prior to the issuance of the first preliminary/site plan for Phase II, the developer must perform an air quality impact modeling analysis of the S.R. 54/Mitchell Bypass intersection in accordance with Conditions C.7.a.. - C.7.c.
4. A *Hazardous Waste Spill Contingency Plan* has not been provided, as required by Condition C.11.c. The Development Order did not disclose the timing associated with this deliverable. In lieu of this requirement, the developer previously provided copies of hazardous waste management plans previously prepared for the two facilities which currently generate or use hazardous waste on site, Morton Plant Mease Outpatient Facility and Virgo Optic Lighting Corporation.
5. Condition C.13.c. of the Development Order requires the developer to provide annual field surveys (traffic counts) following the issuance of Certificates of Occupancy which are expected to generate 20,000 daily trips. Such monitoring has been submitted as delinquenty conducted on January 17-19, 2006. The results were provided within the Annual Report. Based on the summary table provided below, the project appears to be generating 21.40% of the approved p.m. peak hour trips and 28.60% of the approved average daily trips.

MEASURE FOR COMPARISON	PM PEAK HOURS			AVERAGE DAILY TRIPS (ADT)
	INBOUND	OUTBOUND	TOTAL	
January 17-19, 2003 Counts	912	790	1,702	19,304
ADA-Approved Volume	3,642	4,310	7,952	67,500

DEVELOPER OF RECORD

Adam Smith Enterprises, Inc., Attention: Daniel E. Aldridge, Vice President, 43309 U.S. Highway 19, Post Office Box 1608, Tarpon Springs, FL 34688-1608 is the firm 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 and Pinellas Counties are responsible for ensuring compliance with the terms and conditions of their respective Development Orders.