



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #157 - TRINITY COMMUNITIES PASCO AND PINELLAS COUNTIES RY 2006-07

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, mixed-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 County line, west of County Road 77/Seven Springs Boulevard and north of the abandoned SCLRR right-of-way.

Seven amendments to the Development Order have been subsequently adopted for each County, the latest occurring on June 19, 2007 (Resolution No. 07-258/Pasco County) and August 7, 2007 (Resolution No. 07-101/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; removed a 20-acre parcel, and modified the Development Master Plan. The Development Orders each expire on December 13, 2020.

The approved phasing schedule is 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 Phase II approval is contingent upon further transportation, affordable housing, groundwater, hurricane preparedness, fire, police and EMS analyses in accordance with Chapter 380.06, F.S..

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

On March 30, 2007, the applicant submitted a concurrent Notice of Proposed Change application to request the following modifications to the Development Order, which remain under review:

- extend the Phase I buildout date by an additional five years (to December 31, 2011);
- add 135,680 sq. ft. of Medical Office (to 321,680 sq. ft.) and 115 single-family residential units (to 4,332) to Phase I;
- reduce Phase I commercial/retail use by 31,452 sq. ft. (to 291,948 sq. ft.);
- clarify that the 696,400 sq. ft. of “Commerce Park” space actually consists of 160,144 sq. ft. of “Commerce Park/Light Industrial” and 536,566 sq. ft. of “Commerce Park/Office” uses;
- amend the definition of permitted uses within the “Commerce Park” designation recognized in the Development Order;
- revise the Master Development Plan “to change certain parcel configurations or the uses designated for certain parcels”; and
- “make certain other changes described in the proposed revised development order.”

PROJECT STATUS

Development this Reporting Year: 72,000 sq. ft. of Commerce Park space has been constructed during the reporting year.

Cumulative Development: 3,758 Single-Family (including 118 in Pinellas County) and 359 Multi-Family residential units, 318,246 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 asserted 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. However, 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 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 December 4-6, 2007. The results were provided within the Annual Report. Based on the summary table provided below, the project appears to be generating 39.42% of the approved p.m. peak hour trips and 53.85% of the approved average daily trips.

MEASURE FOR COMPARISON	PM PEAK HOURS			AVERAGE DAILY TRIPS (ADT)
	INBOUND	OUTBOUND	TOTAL	
December 4-6, 2007 Counts	1,685	1,450	3,135	36,351
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 North, 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.