



DOAR

Development Order Amendment Report

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

DRI #157 - TRINITY COMMUNITIES PASCO & PINELLAS COUNTIES

On July 9, 2009, Pasco County rendered Resolution No. 09-270 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on June 23, 2009. It is understood that Pinellas County will be considering the adoption of the identical changes at the Pinellas County BOCC meeting of August 4, 2009.

BACKGROUND

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.

The Development Order was previously amended seven times within each County, most recently on June 19, 2007 (Resolution No. 07-258) and August 7, 2007 (Resolution No. 07-101) for Pasco and Pinellas County respectively. The amendments have cumulatively: added acreage to the project; reconfigured several parcels; altered the timing and mitigation associated with the Little Road transportation improvements; modified the Development Master Plan and removed a 20-acre parcel associated with Trinity College. The Development Orders each expire on December 13, 2020.

DEVELOPMENT ORDER AMENDMENT

The current Amendment authorized the following:

- extended the Phase 1 buildout date by an additional ten years (to December 13, 2016) and 14 years for transportation concurrency purposes only (to December 13, 2020);
- added 135,680 sq. ft. of Medical Office and 115 single-family residential units to Phase 1 as a newly-created Phase 1A;
- reduced Phase 1 commercial/retail use by 31,452 sq. ft. (to 291,948 sq. ft.);
- clarified 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;
- amended the definition of permitted uses within the “Commerce Park” designation recognized in the Development Order;
- extend the frequency of required reporting from “annual” to “biennial”;
- revised the Master Development Plan “to change certain parcel configurations or the uses designated for

- certain parcels”; and
- corresponding Development Order amendatory and Master Development Plan modifications.

The revised/proposed Phasing Schedule is as follows:

LAND USE	TYPE OF MEASURE	PHASE 1 (thru 12/13/2016)	PHASE 1 (thru 12/13/2016)	PHASE 2* (thru 12/13/2022)	TOTAL*
Residential					
Single-Family	Units	4,217	115	1,101	5,433
Multi-Family	Units	911	0	2,223	3,134
Mobile Homes	Units	0	0	1,235	1,235
Commerce Park					
Office	Sq. Ft.	536,556	0	0	536,556
Industrial	Sq. Ft.	160,144	0	0	160,144
Mixture**	Sq. Ft.	0	0	717,800	717,800
Commercial	Sq. Ft.	291,948	0	809,600	1,101,548
Office	Sq. Ft.	0	0	43,320	43,000
Medical Office	Sq. Ft.	186,000	135,680	0	321,680
Nghbd. Center Office	Sq. Ft.	0	0	60,000	60,000
Hospital	Beds	240	0	0	240
Life Care Center	Units	840	0	0	840

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

** - Conceptually-approved Phase II “Commerce Park” uses are assumed to consist of Office, Industrial and/or Retail uses. The exact mixture of uses shall be identified and incorporated into the Development Order when specific approval of Phase II is sought.

DISCUSSION

Three particular modifications were approved under Resolution No. 09-270 that were not previously proposed, reviewed and/or approved as part of the subject Notice of Proposed Change (NOPC) application recognized and approved by the Tampa Bay Regional Planning Council under the *Trinity Communities NOPC Report* approved by the TBRPC on January 14, 2008. Those modifications are summarized as follows:

1. The Amendment reflected an additional five year extension beyond that previously proposed (i.e. ten years total). extension of the Phase 1 buildout date (to December 13, 2016). This additional five year extension was subsequently discussed with Council staff prior to the Amendment adoption and was justified by the potential receipt of a three-year extension in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S. in conjunction with the additional two years recently authorized by SB 360. Pasco County’s further agreement to recognize that Phase 1 is exempt from transportation concurrency through December 13, 2020 does not have regional implications.
2. The Amendatory language also reflects an extension of the reporting period from “annual” to “biennial” which was not previously considered by Council staff as part of the current Notice of Proposed Change application. While Council staff did not previously consider this modification, the Developer has routinely provided timely Annual Reports demonstrating former compliance with all Development Order conditions.

3. The Amendment also reflected the establishment of Subphase 1A. Subphase 1A solely consists of the entitlements just added to the project (i.e. 115 single-family residential units and 136,680 sq. ft. of Medical Office) as a result of Resolution No. 09-270 adoption. Pasco County staff has determined that these entitlements would be easier to track. Such subphasing does not have regional implications.

RECOMMENDATION

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 January 14, 2008 and with the Council's *Final Report* adopted on May 9, 1988.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #157 - Trinity Communities.

GENERAL LOCATION MAP

