



# ARS

## Annual Report Summary

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### DRI #157 - TRINITY COMMUNITIES PASCO AND PINELLAS COUNTIES RY 2008-09

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.

Eight amendments to the Development Order have been subsequently adopted for each County, the latest occurring on June 23, 2009 (Resolution No. 09-270/Pasco County) and August 4, 2009 (Resolution No. 09-91/Pinellas County). The amendments have cumulatively: modified the project acreage; reconfigured several parcels; altered the timing and mitigation associated with the Little Road transportation improvements; 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"; and corresponding Development Order amendatory and Master Development Plan modifications. The Development Orders each expire on December 13, 2020.

The revised/proposed Phasing Schedule is as follows:

LAND USE	TYPE OF MEASURE	PHASE 1 (thru 12/13/2016)	PHASE 1A (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

LAND USE	TYPE OF MEASURE	PHASE 1 (thru 12/13/2016)	PHASE 1A (thru 12/13/2016)	PHASE 2* (thru 12/13/2022)	TOTAL*
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 2 is contingent upon further Chapter 380.06, F.S. analysis.

\*\* - Conceptually-approved Phase 2 "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 2 is sought.

On July 16, 2010, the Developer submitted a Notice of Proposed Change application requesting a 26 percent reduction in Transportation Impact fees to be collected by Pasco County in conjunction with Phase 1 development that has already been approved but yet to be developed. The basis for the request is the annual traffic monitoring last conducted. The proposal remains under review and consideration:

### **PROJECT STATUS**

***Development this Reporting Year:*** other than the recognized sale of "three lots" during the reporting period, it does not appear that any development activity occurred during this period.

***Cumulative Development:*** 3,758 Single-Family (including 118 in Pinellas County) and 359 Multi-Family residential units, 246,246 sq. ft. of Commerce Park development, 162,319 sq. ft. of Commercial space, 71,628 sq. ft. of Medical Office space and 120 Life Care Center units have all been completed.

***Projected Development:*** in addition to the continued pursuit of approval of the NOPC described above, the Developer anticipates development of 300 multi-family units during the next reporting period.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has submitted the results of the November 23-24, 2009 groundwater monitoring in accordance with Condition C.4.e. The developer has reported that "the sampling event had all contaminated concentrations below the State's CTLs for the parameters analyzed for all wells." This was attributed to the fact that Wells MW-4 and MW-10 had been vandalized, MW-2 vandalized/damaged beyond repair, and MW-6 buried during construction of new driveway to the Verizon building. The Developer has recommended not replacing Well MW-2 due to prior results and consistent vandalism and also monitoring "only those wells on the southern boundary of Trinity along the Eldridge-Wilde wellfield." The appropriate environmental agencies **AND** Pasco County must approve any/all modifications to the Groundwater monitoring plan.
2. The developer has previously asserted that the surface water level (Condition C.3.b.) and wetland monitoring programs (Condition C.4.e.) were "terminated in compliance with the approved monitoring plans."
3. The developer has previously submitted the *Golf Course and Lake Management Plans* (Condition C.3.g.) and wetland modification documentation (Condition C.4.b.).

4. Prior to the issuance of the first preliminary/site plan for Phase 2, 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.
5. 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.
6. 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 conducted on November 3-5, 2009. The results were provided within the Annual Report. Based on the summary table provided below, the project appears to be generating 39.44 percent of the approved p.m. peak hour trips and 52.62 percent of the approved average daily trips, slight reductions from those reported last year.

MEASURE FOR COMPARISON	PM PEAK HOURS			AVERAGE DAILY TRIPS (ADT)
	INBOUND	OUTBOUND	TOTAL	
November 3-5, 2009 Counts	1,642	1,494	3,136	35,519
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.