



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 December 2, 2010, Pasco County rendered Resolution No. 11-65 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on November 16, 2010.

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.

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 approved 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

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

DEVELOPMENT ORDER AMENDMENT

The Resolution granted a 25 percent reduction in transportation impact fees (TIFs), indexed to the year of payment, for all remaining Phase 1 entitlements which are granted a "Final Certificate of Capacity" by Pasco County prior to December 13, 2014. Following this date, all remaining undeveloped Phase 1 entitlements seeking Certificates of Capacity shall be subject to the payment of 75 percent of Pasco County's "Option 1" full FY 2007 TIF rate, as adjusted to the date of payment.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on November 8, 2010 and with the Council's *Final Report* adopted on May 9, 1988.

It is anticipated that the Pinellas County Board of County Commissioners will adopt a comparable Amendment during their January 25, 2011 meeting that will effectuate the same Development Order modifications.

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

