



Tampa Bay Regional Planning Council

BRS

Biennial Report Summary

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DRI #157 - TRINITY COMMUNITIES PASCO COUNTY RYs 2011-13

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.

Ten amendments to the Development Order have been subsequently adopted by Pasco County, the latest occurring on May 22, 2012 (Resolution No. 12-205). 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; 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; recognized a reduction in Pasco County transportation impact fees; extended the frequency of required reporting from "annual" to "biennial"; removed 118-acres (i.e. Parcels 42 and 43) resulting from Mitchell Ranch Partnership, Ltd. ownership; removed reference to Pinellas County parcels and the corresponding entitlements that were previously rescinded by Pinellas County; changed the designation of Parcel 49 (~7.814 acres) from "Public Service" to "Commerce Park" resulting from re-conveyance of parcel by Pasco County; and corresponding Development Order amendatory and Master Development Plan modifications. Inclusive of the 2011 legislative revisions and recognition of three Executive Order enacted during 2011, the Development Order now expires on October 14, 2027.

On April 26, 2011, the Pinellas County Board of County Commissioners adopted one final Amendment (Resolution No. 11-31) for their portion of the Trinity Communities DRI to rescind the Pinellas County portion of development and associated entitlements. In total, 260 acres with 130 approved single-family residential units (Grey Oaks subdivision) was removed from the project as a result of the rescission.

The following constitutes the **approved** Phasing Schedule for the Trinity Communities DRI:

LAND USE	TYPE OF MEASURE	PHASE 1 (thru 10/14/21) ²	PHASE 1A (thru 10/14/21) ²	PHASE 2 ¹ (thru 12/13/22)	TOTAL*
Residential					
Single-Family	Units	4,087	115	1,101	5,303
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

1. Specific approval of Phase 2 is contingent upon further Chapter 380.06, F.S. transportation and air quality analysis. The "Commerce Park" use associated with conceptually-approved Phase 2 is assumed to consist of Office, Industrial and/or Retail uses. The exact mixture of these uses shall be defined and incorporated into the Development Order when specific approval of Phase 2 is sought and granted.

2. The Phases 1 & 1A buildout dates (and Development Order expiration date) have recently been extended by four years and 306 days to account for 2011 legislation and the enactment of three Executive Orders, pertaining to the threat of wildfires, during 2011.

PROJECT STATUS

Development this Reporting Period: other than the recognized sale of "105 lots" during the biennial reporting period, it does not appear that any development activity occurred.

Cumulative Development: 3,640 Single-Family units (excluding 118 units previously constructed in Pinellas County), 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: anticipated development activities have not been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Ardaman & Associates, Inc. performed and submitted groundwater monitoring results from field surveys collected on December 4-5, 2012 & December 2-5, 2013. Such biennial submittal was made in accordance with Development Order Condition C.4.e. The results included the following recommendations and or observations:

The following Recommendations were identified in the monitoring report(s): change the locks at some of the monitoring wells since they appear to have been compromised (2013 monitoring), inspect all wells in 6 to 8 months to check the security of the wells and to check for any potential damage by vandals or mower operations (2012 & 2013 monitoring), replace the casing lid associated with water purging (2013 monitoring), and analyze the surface water samples collected in 2014 to ensure that aluminum and iron levels recorded on-site were the result of off-site sources (2013 monitoring).

The Developer did acknowledge elevated levels of chloride/chloroform during the 2012 & 2013 monitoring events but attributed the readings to significant rainfall events and/or discharge(s) from the adjacent swimming pool. In addition, the Developer had previously requested authorization to remove Site MW-11 from future monitoring since the site is not located near the Eldridge-Wilde Well Field, as originally envisioned. Until or unless such removal is authorized by Pasco County and Tampa Bay Water, this well site shall continue to be monitored in accordance with the established groundwater monitoring program (2012 & 2013 monitoring).

2. The Developer continues to acknowledge that the surface water level monitoring program (Condition C.3.b.) and the wetland hydroperiod monitoring program (Condition C.4.e.) were “terminated in compliance with all regulatory permits.”
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 two facilities which had been using or generating 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 5-7, 2013. The results were provided within the Annual Report. Based on the summary table provided below, the project appears to be generating 41.60 percent of the approved p.m. peak hour trips and 54.18 percent of the approved average daily trips, slight increases from those reported during the last period.

MEASURE FOR COMPARISON	PM PEAK HOURS			AVERAGE DAILY TRIPS (ADT)
	INBOUND	OUTBOUND	TOTAL	
November 5-7, 2013	1,789	1,519	3,308	36,572
ADA-Approved External 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 County is responsible for ensuring compliance with the terms and conditions of the Development Orders.