



DOAR

Development Order Amendment Report

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DRI #157 - TRINITY COMMUNITIES PASCO COUNTY

On November 20, 2015, Pasco County rendered Resolution No. 16-22 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on November 3, 2015.

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 has been amended on ten prior occasions by Pasco County, most recently 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 ownership; removed reference to Pinellas County parcels and the corresponding entitlements that were previously rescinded by Pinellas County; changed the designation of Parcel 49 (~7.814 acres) from "Public Service" to "Commerce Park" resulting from reconveyance of parcel by Pasco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. It is anticipated that the actual breakdown of land uses associated with "Commerce Park" will be reflected in the Development Order if and when Phase 2 is specifically approved.
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.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized a modification to the Master Development Plan (Map H) to allow the potential development of Commercial uses on the entire 20-acre Parcel 25, an increase from the three acres currently authorized. Fronting both S.R. 54 and Trinity Boulevard, this Parcel was redesignated from "Commerce Park" to "Flex." If Commercial use(s) is pursued on this Parcel, a corresponding reduction of other approved land use(s) would be required in accordance with the adopted Land Use Equivalency Matrix.

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 June 8, 2015 and with the Council's *Final Report* adopted on May 9, 1988.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issue by the Pasco County for DRI #157 - Trinity Communities.

GENERAL LOCATION MAP

