



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #157 - TRINITY COMMUNITIES PASCO AND PINELLAS COUNTIES RY 2001-02

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, multi-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 Pinellas/Pasco County line, west of County Road 77/Seven Springs Boulevard and north of the abandoned SCLRR right-of-way.

Six amendments to the Development Order have been subsequently adopted for each County, the latest occurring on June 5, 2001 (Resolution No. 01-227) for Pasco County and June 12, 2001 (Resolution No. 01-110) for Pinellas County. The amendments have cumulatively: added acreage to the project; reconfigured several parcels; altered the timing and mitigation associated with the Little Road transportation improvements; and modified the Development Master Plan. The Development Orders expire on December 13, 2020, for both Pasco and Pinellas counties.

PROJECT STATUS

The phasing schedule is approved as follows:

LAND USE	TYPE OF MEASURE	PHASE I (thru 12/13/2006)	PHASE II* (thru 12/13/2017)	TOTAL*
Residential				
Single-Family	Units	4,217	1,101	5,318
Multi-Family	Units	911	2,223	3,134
Mobile Homes	Units	0	1,235	1,235
Commerce Park**	Sq. Ft.	696,700	717,800	1,414,500
Commercial	Sq. Ft.	323,400	809,600	1,133,000
Office	Sq. Ft.	0	43,320	43,000
Medical Office	Sq. Ft.	186,000	0	186,000
Nghbd. Center Office	Sq. Ft.	0	60,000	60,000
Hospital	Beds	240	0	240
Life Care Center	Units	840	0	840

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

** - "Commerce Park", as authorized by the Development Order, allows a mixture of uses including industrial, office and retail.

Development this Reporting Year: 312 single-family and 143 multi-family homes were constructed

during the reporting year.

Cumulative Development: the developer has reported that 1,743 single-family and 561 multi-family homes have been developed to date. In addition to residential uses, 120,000 sq. ft. of commerce park development within the Trinity Oaks Commerce Park and 48,000 sq. ft. of medical office space have been completed.

Projected Development: no specific development activity was reported for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has submitted the results of the surface water, groundwater quality and wetland monitoring within the Annual Report in accordance with Conditions C.3.b., C.3.c. and C.4.e., respectively.
2. The developer has previously submitted the Golf Course and Lake Management Plans (Condition C.3.g.) and wetland modification documentation (Condition C.4.b.).
3. Prior to the issuance of the first preliminary/site plan for Phase II, 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.
4. A Hazardous Waste Spill Contingency Plan has not been provided, as required by Condition C.11.c. The Development Order did not disclose the timing associated with this deliverable. In lieu of this requirement, the developer has provided copies of hazardous waste management plans previously prepared for the two facilities which currently generate or use hazardous waste on site, Morton Plant Mease Outpatient Facility and Virgo Optic Lightning Corporation.
5. The developer has identified their extent of compliance with the energy conservation measures identified in Condition C.12.c.
6. Condition C.13.c. of the Development Order obligates 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 shall continue on an annual basis and be included in the Annual Reports until project buildout. **Using Trip Generation Software by Microtrans, it appears that the project is currently generating more than 20,000 daily trips. It is requested that the developer verify the Council's findings and initiate the required traffic counts immediately. This issue should be addressed in all future Annual Reports.**

DEVELOPER OF RECORD

Adam Smith Enterprises, Inc., 43309 U.S. Highway 19, 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.