

Land Use	Type of Measure	Phase I	Phase IA	Total Phase I
Residential				
Single-Family	Units	4,087 4,037 (-50)	115	4,202 4,152
Multifamily	Units	911 1,008 (+97)	0	911 1,008
Mobile Homes	Units	0	0	0
Total Residential	Units	5,045 (+47)	115	5,160
Commerce Park	Square Feet	696,700	0	696,700
Commerce Park/Light Industrial	Square Feet	(160,144)		
Commerce Park/Office	Square Feet	(536,556)		
Commercial	Square Feet	291,948		291,948
Office	Square Feet	0	0	0
Medical Office	Square Feet	186,000	135,680	321,680
Neighborhood Ctr. Office	Square Feet	0	0	0
Hospital	Beds	240	0	240
Life Care Center	Units	840	0	840

ANALYSIS

In accordance with the DO provisions, Land Use Exchanges shall be verified by the Planning & Development Department and placed on the consent agenda at the next available Development Review Committee meeting which is at least fourteen (14) days from submittal to the Pasco County, Florida Department of Community Affairs, and the Tampa Bay Regional Planning Council (TBRPC).

On Monday, June 10, 2013, the TBRPC notified the County that they concur with the proposed exchange calculations.

ALTERNATIVES

1. Approve the Land Use Exchange.
2. Recommend another course of action.

RECOMMENDATION

The Planning & Development Department staff recommends that the DRC approve Alternative No. 1.

No funding is required for this item.

ATTACHMENTS

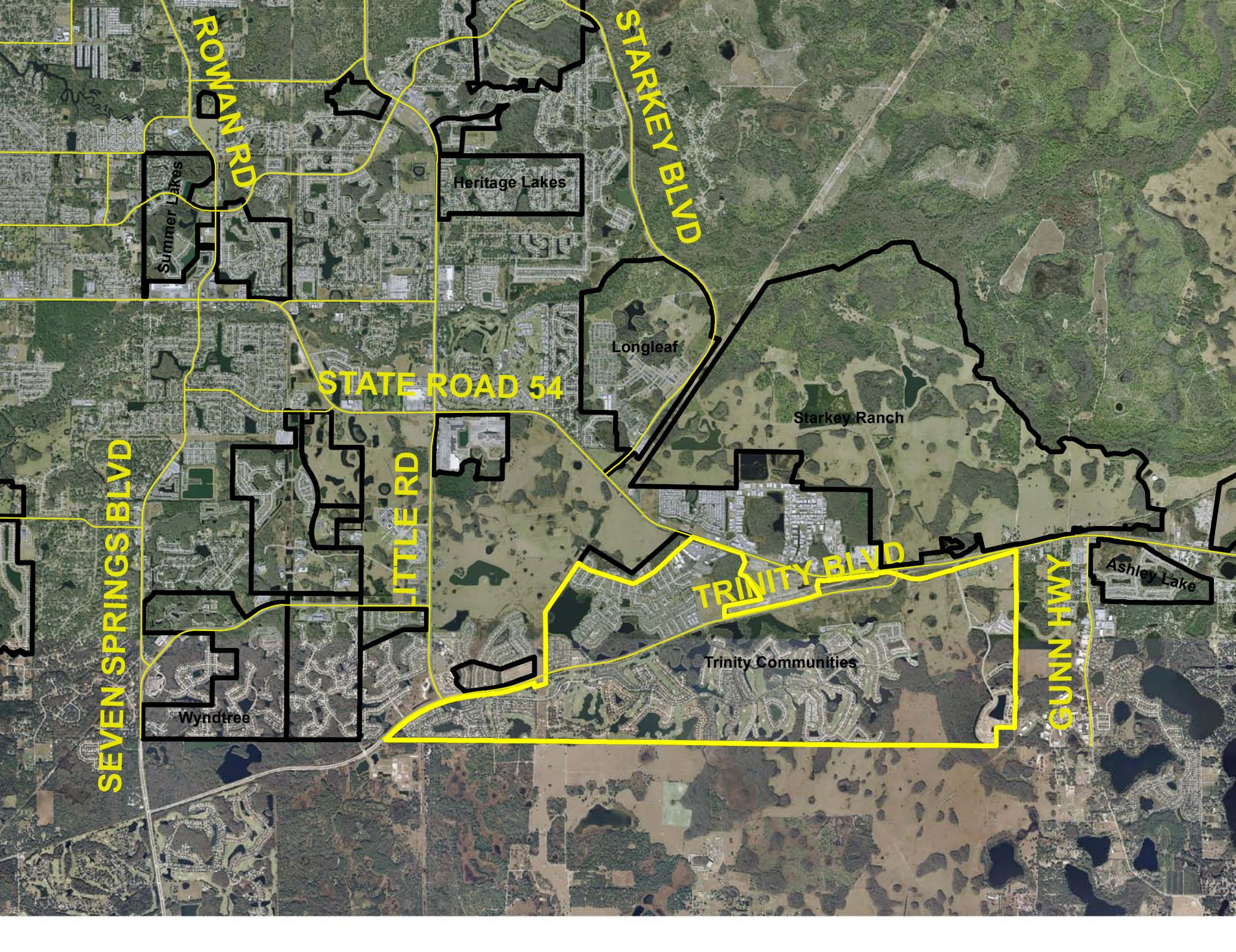
1. Location Map
2. Land Use Exchange Request

DRC ACTION

The DRC approved the Land Use Exchange (Alternative No. 1).

Attachment 1

Location Map



ROMAN RD

STARKEY BLVD

Heritage Lakes

Summer Lakes

STATE ROAD 54

Longleaf

Starkey Ranch

SEVEN SPRINGS BLVD

LITTLE RD

TRINITY BLVD

GUNN HWY

Ashley Lake

Wyndtree

Trinity Communities

Attachment 2
Land Use Exchange Request



June 5, 2013, *Revised June 12, 2013*

Ms. Michele Crary
 Pasco County
 Planning and Development
 8731 Citizens Drive, Suite 230
 New Port Richey, FL 34654

**RE: Trinity Communities DRI
 Land Use Equivalency Request**

Dear Ms. Crary,

In the approved Development Order Amendment Resolution 09-270, dated June 23, 2009 for Trinity Communities DRI, there is a Land Use Equivalency Matrix (LUEM) that allows the developer to convert specific land uses for others. As shown in Exhibit G in the resolution listed above, one (1) single-family residential unit is equivalent to 1.942 multi-family units.

It is the developer's request to use the approved LUEM to convert single-family residential units to multi-family units. The specific request is detailed in the following:

- Convert fifty (50) single family residential unit to multi-family units

Calculation: $50 \text{ SFU} * 1.942 \text{ MFU/SFU} = 97.1 \text{ MF units}$ (Use 97 units)

So, the total number of allowable single family units will be reduced by 50 units and the total allowable multi-family units will be increased by 97 units.

The revised residential entitlements for the Trinity Communities DRI are displayed in the following table:

TRINITY COMMUNITIES LAND USE TABLE– RESIDENTIAL

Residential Land Use	Total Entitlements Phase I	Total Entitlements Developed	Total Entitlements Remaining	Adjusted Entitlements Remaining*
Single-Family	4,202	3,628***	574**	524***
Multi-Family	911	659	252	349

* Fifty (50) Single-Family units will be converted to multi-family units using the LUEM per Trinity Communities Development Order Amendment Resolution 09-270, dated June 23, 2009 (Exhibit G). The LUEM states that one (1) single-family unit is equivalent to 1.942 multi-family units. Therefore 50 single-family units is equivalent to 97.1 multi-family units. See detailed calculation above. The amount of entitlements reflected in this column represents the new entitlement totals for single and multi-family units after the LUEM ratio is applied.

** These totals include the single-family units in Trinity Lakes Village (under design) as existing, "remaining" entitlements.

*** In Exhibit "C" of the latest annual report for the Trinity Communities DRI, 2011 reporting period, it states that the 3,758 single-family units includes 400 units assigned/sold to U.S. Home Corporation, but not yet developed. These units are now known as Heritage Springs Option Parcel B (aka Trinity Preserves Phases 1 and 2).

In addition to this letter request, please find enclosed the following:

- Review fee in the amount of \$2,000.00, payable to Pasco BOCC
- Excerpts from the Trinity Communities DO related to the LUEM

I trust the information provided herein is sufficient for review and verification in accordance with the DO. It is my understanding that the exchange will need to go to the DRC as a consent item and that this item should be able to be on the June 27, 2013 DRC meeting agenda. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

SURAK ENGINEERING, LLC

Brian G. Surak, P.E.
Principal

C: Dan Aldridge, ASE
Barbara Wilhite
John Meyer, TBRPC
Chris Wigglesworth, FDEO
Cynthia D. Spidell, MBA, Sr. Planner & DRI Coordinator