



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #211 - MEADOW POINTE
 PASCO COUNTY
 RY 2003-04**

On November 21, 1989, Pasco County granted a Development Order (Resolution No. 90-32) to Trout Creek Properties, Inc. as a modification to the approved, and partially constructed, Trout Creek DRI (previously known as “Deerfield Village” and “Williamsburg West”). This 1,821-acre project is approved as a multi-use development located in south Pasco County on the east side of C.R. 581, immediately north of the Hillsborough County line. The Development Order for DRI #211 incorporates and supersedes the original Development Order (DRI #2) and granted specific approval for only Phase I.

The Development Order has been amended a total of three times, the latest occurring on February 10, 1998 (Resolution No. 98-91). The amendments have cumulatively: granted specific Phase II approval (Resolution No. 97-98), changed the project name; modified the internal road network; and removed County Line Road from the project. In lieu of County Line Road, the developer will construct a subdivision local road, with no individual lot access, to the east property line. The Development Order expires on December 31, 2008. The anniversary date for the Annual Report is November 21st.

On September 28, 2004, the developer submitted a Notice of Proposed Change application requesting the following modifications of the Development Order which remain under review:

- extend the Phase II buildout date by a period of four years, 10 months and 29 days (to November 30, 2008); and
- extend the Development Order expiration date by a likewise period of four years, 10 months and 29 days (to November 30, 2013).

PROJECT STATUS

The phasing schedule is approved as follows:

PHASE	BUILDOUT	RESIDENTIAL		RETAIL/OFFICE (Sq. Ft.)
		Single-Family Units	Multi-Family Units	
I	1991	2,600	1,000	80,000
II	2003	655	245	573,900
TOTAL		3,255	1,245	653,900

Development this Reporting Year: it appears that 163 townhomes were completed.

Cumulative Development: 2,952 single-family homes, 668 townhomes and 272,154 sq. ft. of commercial development have all been constructed to date. No office development has been initiated.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously completed the pipelining option for mitigation of the project's Phase I traffic impacts by four-laning CR 581 from Cross Creek Boulevard to Meadow Pointe Boulevard (Condition C.3.d.1.). As identified in *revised* Condition 3.C.f., the Phase II transportation impacts will be mitigated in accordance with Pasco County's *New Development Fair Share Contribution for Road Improvements Ordinance* and was estimated to be in excess of \$6,000,00.00.
2. The developer has previously dedicated the school site in accordance with Condition C.4.a. and, in fact, the school facility was constructed in August, 1998. A park and EMS sites have also been provided to Pasco County.
3. The developer has continued to indicate that "reclaimed water mains are being installed to reduce potable water consumption."

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Trout Creek Development Corporation, 100 Bush Street, Suite 1700, San Francisco, CA 94104 remains the entity 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 Order.