Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #211 - MEADOW POINTE
PASCO COUNTY

On April 15, 2005, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 05-136. The Resolution reflects an amendment adopted by the County on March 8, 2005.

BACKGROUND

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 was formerly amended three times, the latest occurring on February 10, 1998 (Resolution No. 98-91). The amendments have cumulatively: granted specific Phase II approval, 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized four year, 10 months and 29 days extensions of the Phase 2 buildout date (to November 30, 2008) and the Development Order expiration date (to November 30, 2013).

As modified by the amendatory provision, the following constitutes the approved phasing schedule;

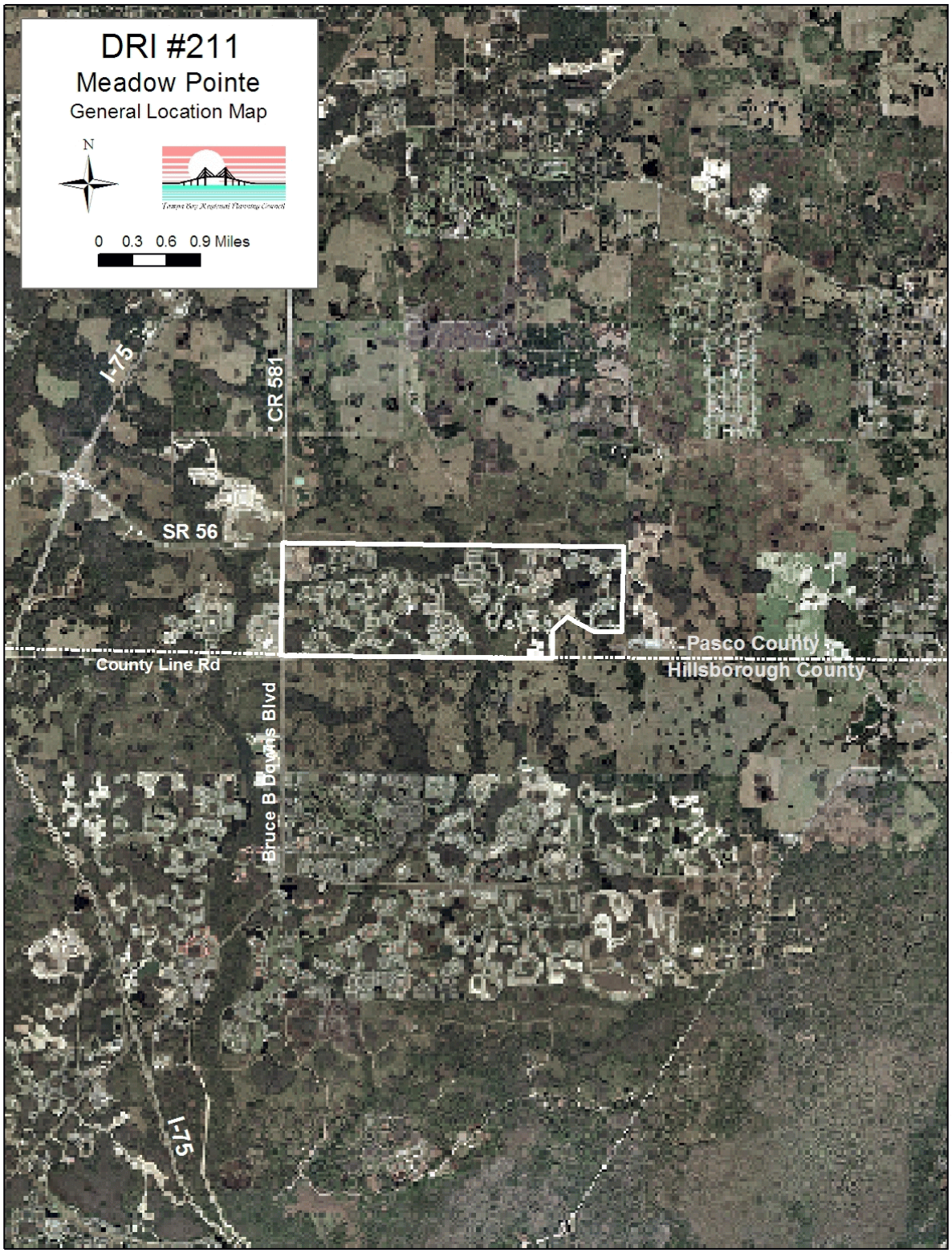
		RESIDENTIAL		RETAIL/OFFICE (Sq. Ft.)
PHASE	BUILDOUT	Single-Family Units	Multi-Family Units	
I	12/31/1991	2,600	1,000	80,000
II	11/30/2008	655	245	573,900
	TOTAL	**3,255**	**1,245**	**653,900**

RECOMMENDATIONS

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 November 8, 2004, and with the Council's *Final Report* adopted on October 9, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment

issued by the Pasco County for DRI #211 - Meadow Pointe.


DRI #211
Meadow Pointe
General Location Map
N
0 0.3 0.6 0.9 Miles
I-75
CR 581
SR 56
County Line Rd
Pasco County
Hillsborough County
Bruce B Downs Blvd
I-75