



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

**DRI #211 - MEADOW POINTE
 PASCO COUNTY
 RY 2005-06**

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 four times, the latest occurring on March 8, 2005 (Resolution No. 05-136). The amendments have cumulatively: granted specific Phase II approval (Resolution No. 97-98); changed the project name; modified the internal road network; removed County Line Road from the project; and extended the Phase II buildout date and Development Order expiration date by a period of four years, ten months and 29 days (to November 30, 2008 & November 30, 2013, respectively). 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 Annual Report anniversary date is November 21st.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL		RETAIL/OFFICE (Sq. Ft.)
		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

PROJECT STATUS

Development this Reporting Year: it appears that a 17,800 sq. ft. day care facility was constructed.

Cumulative Development: 2,952 single-family homes, 717 townhomes, 272,154 sq. ft. of commercial and 17,800 sq. ft. day care facility have 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 \$6,000,000.00. The status of Phase II transportation mitigation shall be described in all future annual reports.
2. The developer has previously dedicated the school site in accordance with Condition C.4.a. The school facility was subsequently 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."

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.