



ARS

Annual Report Summary

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DRI #211 - MEADOW POINTE PASCO COUNTY RY 2007-08

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 30,180 sq. ft. of Retail was completed on Tract 9.

Cumulative Development: 2,952 single-family homes, 717 townhomes, 302,334 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 1 traffic impacts by four-laning CR 581 between Cross Creek Boulevard and Meadow Pointe Boulevard (Condition C.3.d.1.). The Developer has additionally asserted that Phase 2 mitigation is limited to the payment of impact fees which, as of the 1996 Amendment specifically approving Phase 2, was estimated to be in excess of \$6 million, as defined in *revised* Condition 3.C.f.
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. Park and EMS sites have additionally been provided to Pasco County.
3. The developer continues to indicate that “reclaimed water mains are being installed to reduce potable water consumption.”

DEVELOPER OF RECORD

Trout Creek Development Corporation, Attention: Mr. Brian Burns, 100 Bush Street, Suite 1250, 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.