



ARS

Annual Report Summary

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DRI #211 - MEADOW POINTE PASCO COUNTY RY 2012-13

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 1.

The Development Order has been amended a total of five times, most recently on September 10, 2013 (Resolution No. 13-297). The amendments have cumulatively: granted specific approval for Phase 2 (Resolution No. 97-98); changed the project name; modified the internal road network; removed County Line Road from the project; added Right-In/Right-Out Bruce B. Downs Blvd (C.R. 581) access from Commercial Tract No. 2; and extended the Phase 2 buildout date and Development Order expiration date by a cumulative period of slightly greater than 15 years (to March 13, 2019 & March 13, 2022, 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 approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL		RETAIL/OFFICE (Sq. Ft.)
		Single-Family Units	Multi-Family Units	
1	12/31/1991	2,600	1,000	80,000
2	3/13/2019*	655	245	573,900
TOTAL		3,255	1,245	653,900

* - The revised buildout date is inclusive of a three-year extension granted in association with 2007 revisions to Subsection 380.06(19)(c), F.S., a two-year extension in conjunction with SB 360 (2009 legislation), four-year extension related to HB 7207 (2011 legislation) and 2012 Executive Orders enacted by the Governor

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: 2,952 single-family homes, 749 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 C.R. 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 which was “estimated to be in excess of \$6 million,” as identified in *revised* Condition C.2. (of Resolution No. 97-98), which modified former Condition C.3. (of Resolution No. 90-32).
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*” and that native vegetation will be utilized “*whenever feasible.*”

DEVELOPER OF RECORD

Trout Creek Development Corporation, 100 Bush Street, Suite 1730, 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.