



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #211 - MEADOW POINTE PASCO COUNTY RY 2001-02

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 21<sup>st</sup>.

### 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
	<b>TOTAL</b>	<b>3,255</b>	<b>1,245</b>	<b>653,900</b>

**Development this Reporting Year:** it appears that 197 homes and 229 townhomes were completed during the reporting year, based on the information provided. The developer has also reported that 113,595 sq. ft. of retail space was constructed during the reporting year (54,379 sq. ft. Publix, a 54,000 sq. ft. Bealls Department Store and a 3,816 sq. ft. Colonial Bank).

**Cumulative Development:** 2,930 single-family homes, 462 townhomes and 113,595 sq. ft. of commercial development have all been constructed to date. Office development has not yet commenced.

**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, the four-laning of CR 581 from Cross Creek Boulevard to Meadow Pointe Boulevard (Condition C.3.d.1.). The Phase II transportation impacts will be mitigated by the payment of Pasco County impact fees, as identified in *revised* Condition 3.C.f.
2. The developer has previously dedicated the school site (Condition C.4.a), as well as the park and EMS sites to Pasco County.
3. The developer has reported that reclaimed water is 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.