



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #74 - RIVER RIDGE PASCO COUNTY RYs 2003-06

On June 25, 1982, Pasco County granted a Development Order (Resolution #82-19) to First Tarpon Service Corporation for the above-referenced DRI. The project was initially approved as a 1,896-acre, multi-use development consisting of 6,540 residential units, 44.3 acres of commercial space and 32.6 acres of office space. The River Ridge development is located south of the Moon Lake Road/County Road 587 intersection in western Pasco County.

The Development Order has been amended a total of ten times, the latest occurring on February 28, 2006 (Resolution No. 06-134). The amendments have cumulatively: modified the River Ridge Road improvements; significantly reduced the project acreage and entitlements; removed 487.7 acres from the project located south of the Pithlachascotee River; extended Phase I by eight years, 11 months and 30 days; extended Phase II by a period of six years, 11 months and 29 days and the modified Phase III by a cumulative period of 10 years, 11 months and 30 days; eliminated formerly proposed Phase IV; and corresponding modifications to the Master Development Plan and phasing schedule. The Development Order expiration date has been cumulatively extended to December 31, 2007.

The approved phasing schedule is as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Office (Sq. Ft.)	Public Service (Acres)
I (Completed)	December 30, 1993	1,119	0	0	67.4
II (Completed)	December 30, 1994	36	0	0	0.0
III (Completed)	December 31, 2007	927	87,248	0	0.0
III (Remaining)	December 31, 2007	324	158,752	95,000	22.8
<b>TOTALS→</b>		<b>2,406</b>	<b>246,000</b>	<b>95,000</b>	<b>90.2*</b>

\* Public service acreage includes a combined 67.0-acre middle & high school complex, first station site, a 12.8-acre church site and a power station.

### **PROJECT STATUS**

**Development this Reporting Year:** Although not specifically identified, it appears that 118 homes were completed during the reporting period in addition to a 14,287 sq. ft. CVS facility (commercial). A total of 138 additional residential units have been platted and/or approved.

**Cumulative Development:** The developer has indicated that 1,880 homes have been completed. In addition, non-residential development activity would be limited to 83,448 sq. ft. of commercial development (65,902 sq. ft. *Publix at River Walk Shopping Center*, 14,287 sq. ft. CVS and a 3,259 sq. ft. 7-Eleven). Office development has not been initiated.

**Projected Development:** The developer has not identified any specific development activity anticipated for the next reporting year. It would be anticipated that the homes referred to as under construction (above) will be completed.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has previously reported that 65 acres of park land, a 40-acre school site, and a fire station site have all been dedicated to Pasco County in accordance with Conditions 13.a. 14.a., and 16.a., respectively. A school facility and a fire station have subsequently been completed.
2. Condition 5.h. (of Resolution No. 06-134) states “the Developer has agreed to dedicate the right-of-way, drainage areas, wetland mitigation areas and easements to accommodate improvements of Ridge Road Extension and DeCubellis Road Extension including utility lines and other roadway infrastructure, as described in Exhibit ‘F’ and graphically depicted on Exhibits ‘G’ and ‘H’.” Such dedications shall be within “90 days of approval of this DO by the BCC” (i.e. by May 29, 2006). It is Council staff’s understanding that the dedication negotiations are ongoing between the developer and the County as of the reporting period. The status of this requirement shall be described in the next annual report.
3. Condition 5.i. (of Resolution No. 06-134) requires the developer to dedicate right-of-way for the Swarthmore Boulevard extension from its present terminus to the Ridge Road extension. Such dedication shall be within 90 days of the County’s request or upon completion of the Ridge Road extension providing access, whichever occurs first. The status of the Condition shall be described in all future annual reports until completion.
4. Section G.1. of the original Development Order requires the submittal of Annual Reports on June 22<sup>nd</sup> of each year. This current submittal, which was received on May 31, 2006, is for the reporting periods of: 2003-04, 2004-05 and 2005-06.

### **DEVELOPER OF RECORD**

NG Development Corporation, Attention: Mike Boyce, President, 11324 Ridge Road, New Port Richey, FL 34654 is the firm responsible for adhering to the conditions of the Development Order.

### **DEVELOPMENT ORDER COMPLIANCE**

The River Ridge DRI appears to be proceeding in compliance with its Development Order with the exception of the issue identified as *Summary of Development Order Condition #4*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.