



ARS

Annual Report Summary

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DRI #74 - RIVER RIDGE PASCO COUNTY RY 2007-08

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. Inclusive of a three-year extension recognized by Subsection 380.06(19)(c), F.S., the Development Order expiration date is December 31, 2010.

The approved phasing schedule is as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Office (Sq. Ft.)	Public Service (Acres)
1 (Completed)	December 30, 1993	1,119	0	0	67.4
2 (Completed)	December 30, 1994	36	0	0	0.0
3 (Completed)	December 31, 2007	927	87,248	0	0.0
4 (Remaining)	December 31, 2010 ³	90 ²	176,537 ²	147,457 ²	22.8
TOTAL →		2,172²	263,785²	147,457²	90.2¹

1. Public service acreage includes a combined 67± acre middle & high school complex, first station site, a 12.8-acre church site and a power station.
2. Entitlements are reflective of a Land Use Equivalency Matrix conversion request dated June 26, 2007.
3. The Phase 3 buildout extension is reflective of 2007 revisions to Subsection 380.06(19)(c), F.S.

On September 27, 2007, the Developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review and/or consideration:

- remove 27.1-acre Parcel U and associated entitlements (i.e. 31 Multi-Family units) from the DRI;
- modify the entitlements associated with Parcel K1/K3 from 100 Single-Family and 72 Villa/Townhome units to 125 Single-Family and 25 Villa/Townhome units;

- restore 113,208 sq. ft. of Office space; and
- extend the phase buildout and Development Order expiration dates by additional three year periods.

PROJECT STATUS

Development this Reporting Year: a 3,800 sq. ft. Patriot Bank was completed. No other development was initiated.

Cumulative Development: The developer has indicated that 1,935 homes have been completed. In addition, non-residential development activity would be limited to 87,248 sq. ft. of commercial development (65,902 sq. ft. *Publix at River Walk Shopping Center*, 14,287 sq. ft. CVS, a 3,800 sq. ft. Patriot Bank, a 3,259 sq. ft. 7-Eleven). Office development has not been initiated.

Projected Development: The developer has identified the possibility of continued single-family residential development within Windsor Place and the intention to continue seeking permits associated with Parcel U. The developer has further identified that the design, permitting and construction of the DeCubellis Road and Ridge Road extension roadway improvements are “the responsibility of Pasco County.”

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 constructed.
2. The developer has identified that the right-of-way, drainage areas, wetland mitigation areas and easements have all been dedicated to accommodate the extensions of Ridge Road and DeCubellis Road, including utility lines and other roadway infrastructure. These dedication requirements are specified in Condition 5.h. (of Resolution No. 06-134).
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. Pursuant to Condition IV.K. of the Development Order and Section 380.06(18), F.S., the River Ridge annual reports are required to be submitted “on June 22nd of each year during the term of the Development Order.” The RY 2007-08 Annual Report, which was due on June 22, 2008, was not submitted until January 13, 2009.

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.