



DOAR

Development Order Amendment Report

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DRI #74 - RIVER RIDGE PASCO COUNTY

On September 9, 2009, Pasco County rendered Resolution No. R09-351 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on August 25, 2009.

BACKGROUND

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.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- 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;
- transfer 64, 285 sq. ft. of Commercial from Parcel P3 to K3;
- restore 113,208 sq. ft. of Office space; and
- extend the phase buildout and Development Order expiration dates by additional five year periods. The phasing schedule presented below represents that the revised buildout date. The Development Order now expires on December 31, 2012.

The following constitutes the revised phasing schedule:

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	811	87,248	0	0.0
3 (Remaining)	December 31, 2012 ²	148	176,537	247,708	22.8
TOTAL →		2,114	263,785	247,708	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. The buildout date reflected for the unbuilt Phase 3 entitlements are reflective of a 2007 revisions to Subsection 380.06(19)(c), F.S. granting three years plus the two years granted by SB 360 as part of the 2009 legislation.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on June 9, 2008 and with the Council's *Final Report* adopted on May 10, 1982.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for the River Ridge DRI.

GENERAL LOCATION MAP

