Tampa Bay Regional Planning Council
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# ARS

**Annual Report Summary**

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## DRI #74 - RIVER RIDGE
## PASCO COUNTY
## RY 2014-15

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 11 times, most recently on August 25, 2009 (Resolution No. R09-351). The amendments have cumulatively: modified the River Ridge roadway improvements; significantly reduced the project acreage and modified the project entitlements; removed 487.7 acres from the project located south of the Pithlachascotee River; extended Phase 1 by eight years, 11 months and 30 days; extended Phase 2 by a period of six years, 11 months and 29 days, extended "Phase 3/Completed" by a cumulative period of 10 years, 11 months and 30 days and "Phase 3/Remaining" by more than 20 years (see footnote to Table below); eliminated formerly proposed Phase 4; and removed 27.1-acre Parcel U. Reflective of all prior extensions, the Development Order jointly expires on April 30, 2018.

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) | April 30, 2018[2] | 148 | 230,337[1] | 113,208[1] | 22.8 |
| | **TOTAL ➜** | **2,114** | **317,585[1]** | **113,208[1]** | **90.2[1]** |

1. Public service acreage includes a combined 67± acre middle & high school complex, fire station site, a 12.8-acre church site and a power station.
2. The Phase 3 buildout date identified for the remaining entitlements is reflective of a cumulative extension period of more than 20 years, including three years in association with a 2007 legislation (i.e. revision to Subsection 380.06(19)(c), F.S.) **plus** two years in association with 2009 legislation (i.e. SB 360) **plus** an additional four years in association with 2011 legislation (i.e. HB 7207) **plus** one year and 120 days on account of the 2012 Executive Orders enacted due to the threat of Tropical Storms Debby & Isaac.
3. The Pasco County Development Review Committee approved conversions of 100,000 sq. ft. of Office for 40,000 sq. ft. of Retail (on Parcel G1) and 34,500 sq. ft. of Office for 13,800 sq. ft. of Retail (on Parcel I2).

## PROJECT STATUS

***Development this Reporting Year:*** it appears that two Single-Family units were constructed and an additional six Single-Family units remain under construction.

***Cumulative Development:*** The Developer has indicated that 1,947 Residential units have been completed (i.e. 1,510 Single-Family, 206 Townhomes & 231 Multi-Family). In addition, non-residential development activity is limited to 94,748 sq. ft. of commercial development (65,902 sq. ft. *Publix at River Walk Shopping Center*, 14,287 sq. ft. CVS, a 8,000 sq. ft. *Family Dollar General*, a 3,300 sq. ft. *Patriot Bank*, and a 3,259 sq. ft. *7-Eleven*). Office development has not been initiated.

***Projected Development:*** The Developer continues to indicate that future development "*will be dependent on market demands for residential, office and commercial development*." However, it would be anticipated that the Single-Family residential development identified as under construction (above) would be completed, at minimum.

## SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer continues to affirm that 65 acres of park land, a 40-acre school site, and a fire station site were all previously dedicated to Pasco County in accordance with Conditions 13.a. 14.a., and 16.a., respectively. The school and a fire station were subsequently constructed.

2. The Developer previously acknowledged that the right-of-way, drainage areas, wetland mitigation areas and easements were dedicated to accommodate the extensions of Ridge Road and DeCubellis Road, including utility lines and other roadway infrastructure. These dedication obligations are identified 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 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 complete.

## DEVELOPER OF RECORD

NG Development Corporation, Attention: Mike Boyce, President, 9113 Ridge Road, PMB #90, 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.