



# ARS

## Annual Report Summary

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### DRI #74 - RIVER RIDGE PASCO COUNTY RY 2002-03

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 is a 1,896-acre, multi-use development located south of the Moon Lake Road/County Road 587 intersection in western Pasco County. The project was initially approved for: 6,540 residential units, 44.3 acres of commercial space and 32.6 acres of office space.

The Development Order has been amended a total of nine times, the latest occurring on September 5, 2001 (Resolution No. 01-301). The amendments have cumulatively: modified the River Ridge Road improvements; increased conservation acreage and reduced commercial and office acreages; clarification regarding the Pithlachascotee River bridge facility; substantially reduced the project acreage, including 487.7 acres south of the Pithlachascotee River; extension of Phase I by eight years, 11 months and 30 days; extension of all remaining phases of development (Phases II-V) by a period of six years, 11 months and 29 days; modified Map H and phasing schedule accordingly; and other adjustments; and substantially reduced residential units to 2,518.

On October 7, 2003, Tampa Bay Regional Planning Council hosted a transportation methodology meeting in conjunction with an upcoming Notice of Proposed Change application. The applicant will be requesting limited consolidation of project phasing and an extension of the buildout date.

### PROJECT STATUS

The approved phasing schedule is as follows:

Phase	Buildout	Residential (Dwelling Units)	Commercial (Acres)	Office (Acres)	Public Service (Acres)
I	Dec. 30, 1993	718	0	0	67.4
II	Dec. 30, 1994	92	0	0	0
III	Dec. 30, 1997	300	0	2.9	3.0
IV	Dec. 30, 2001	832	18.5	0	4.0
V	Dec. 30, 2003	576	7.5	23.2	3.0
<b>TOTALS→</b>		<b>2,518</b>	<b>26.0*</b>	<b>26.1*</b>	<b>77.4</b>

\* - Parcel "I2" (2.9 acres) has been jointly designated "Commercial or Office" and, as such, has not been included in the acreage calculations above

**Development this Reporting year:** Although not specifically identified, it appears that 145 homes were completed and an additional 87 homes remain under construction as of the reporting year.

**Cumulative Development:** The developer indicates that 1,955 lots have been platted, 1,762 homes have been completed and an additional 87 homes remain under construction. In addition, non-residential development activity would be limited to 69,161 sq. ft. of retail development, consisting

of: a 3,259 sq. ft. 7-Eleven on 1.56 acres and the *Publix at River Walk Shopping Center*, which is presently 65,902 square feet.

**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 reported that Pasco County is in the process of constructing the Massachusetts Avenue (a/k/a DeCubellis Road) extension from Little Road to the River Ridge property line. The developer is concurrently constructing the continuance of such from the property line to the project entrance, as required, in an effort to restore the Level of Service on Moon Lake Road. The improvement schedule has not been specified. [Condition 12.b.(1)]
2. Condition 12.b.(3) requires the developer to dedicate or donate a minimum of 120' of right-of-way where the following roads adjoin or traverse the project: Moon Lake Road, Massachusetts Avenue extension and Ridge Road extension. Such dedication/donation is required within 90 days of a request by the County. The developer has acknowledged that such road improvement right-of-way dedications will occur once the final road alignment has been approved by Pasco County.
3. In response to Condition 12.c, the developer has reported that the County is in the process of constructing the Massachusetts Avenue extension to the project.
4. The developer has reported that 65 acres of park land, a 40-acre school site, and a fire station site have all been previously 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.
5. It was noted in the RY 1996-97 Annual Report that the developer had acquired 314 acres of the Crockett Ranch subdivision. The developer continues to identify that "At this time, we have no development plans" (for this parcel). Any development of this parcel would, at minimum, require a prior Substantial Deviation determination through the Notice of Proposed Change (NOPC) process.

### **DEVELOPER OF RECORD**

NG Development Corporation, 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.