

#74



PASCO COUNTY, FLORIDA

*"Bringing Opportunities Home"*

WEST PASCO GOVERNMENT CENTER  
PLANNING AND DEVELOPMENT DEPARTMENT  
8731 CITIZENS DRIVE, SUITE 230  
NEW PORT RICHEY, FL 34654  
TELEPHONE: (727) 847-2411  
FAX: (727) 815-7000

September 22, 2014

Shelly May Johnson PA.  
7241 Little Road  
New Port Richey, Florida 34654

RE: River Ridge DRI #74, Concurrency/Plan Extension

Dear Ms. Johnson,

The Planning and Development Department is in receipt of your application dated December 19, 2012 formally requesting to exercise the tolling and extensions granted under Executive Order Numbers 12-192 and 12-140 by virtue of the Declarations of States of Emergency by the Governor:

Staff has reviewed and approved the requested extensions. The new expiration dates are as follows:

- Transportation Concurrency for the project shall be extended from December 31, 2016 to **April 30, 2018**. In addition, all other facilities Concurrency for the project is hereby extended from December 31, 2016 until **April 30, 2018**, as well as the plan for the referenced project has been extended to **April 30, 2018**.

If you have any questions or comments, please contact me via e-mail at [wpoon@pascocountyfl.net](mailto:wpoon@pascocountyfl.net) or at (727) 847-2411 x7584.

Sincerely,  
Pasco County Planning and Development Department

A handwritten signature in blue ink, appearing to read "W. Poon", is written over a faint circular stamp or watermark.

William Poon, P.E.  
Engineer II

cc: File

# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

7241 Little Road, New Port Richey, Florida 34654

Telephone: (727) 376-7300 Fax: (727) 376-7337

#74

## SENT VIA CERTIFIED U.S. MAIL

December 12, 2012

PDIC/Central Intake  
Ms. Cynthia Spidell c/o Michelle Cray (Team A)  
West Pasco Government Center  
7530 Little Road, Suite 230  
New Port Richey, FL 34654

Mr. John Meyer, DRI/LEPC Principal Planner  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd., Suite 100  
Pinellas Park, FL 33782

2/6

RE: River Ridge DRI

Dear Mr. Meyer and Ms. Spidell:

In follow up to our correspondence please accept this as the River Ridge DRI's formal request to convert Office entitlements on parcels G1 and I2 to Retail at a comparable rate to that expressed in the project's Land Use Equivalency Matrix, a copy of which is enclosed. G1 is currently entitled for 100,000 sf of Office. The request will convert the 100,000 of existing Office entitlement to 40,000 sf of Retail. I2 is currently entitled for 34,500 sf of Office. The request will convert of the existing 34,500 sf of Office entitlements to 13,800 sf of Retail. The conversion of the aforementioned entitlements are recognized in the revised DRI Phasing Schedule below, Phase 3 (Remaining). The Developer is in the process of preparing a revised Map H to comport with the conversion request herein and will provide once its completed.

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Office (Sq. Ft.)	Public Service (Acres)
1 (Completed)	December 30, 1993	1,119	0	0	67.4

RECEIVED  
DEC 28 2012  
PDD Zoning & Intake

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, 2016 <sup>2</sup>	148	176,537	247,708	22.8
<b>TOTAL</b>		<b>2,114</b>	<b>263,785</b> <b>317,585</b>	<b>247,708</b> <b>113,208</b>	<b>90.2<sup>1</sup></b>

As always should any questions exist please do not hesitate to contact me.

Sincerely,

  
 SHELLY MAX JOHNSON

Cc: Cynthia Spidell  
 Client

EXHIBIT "D"

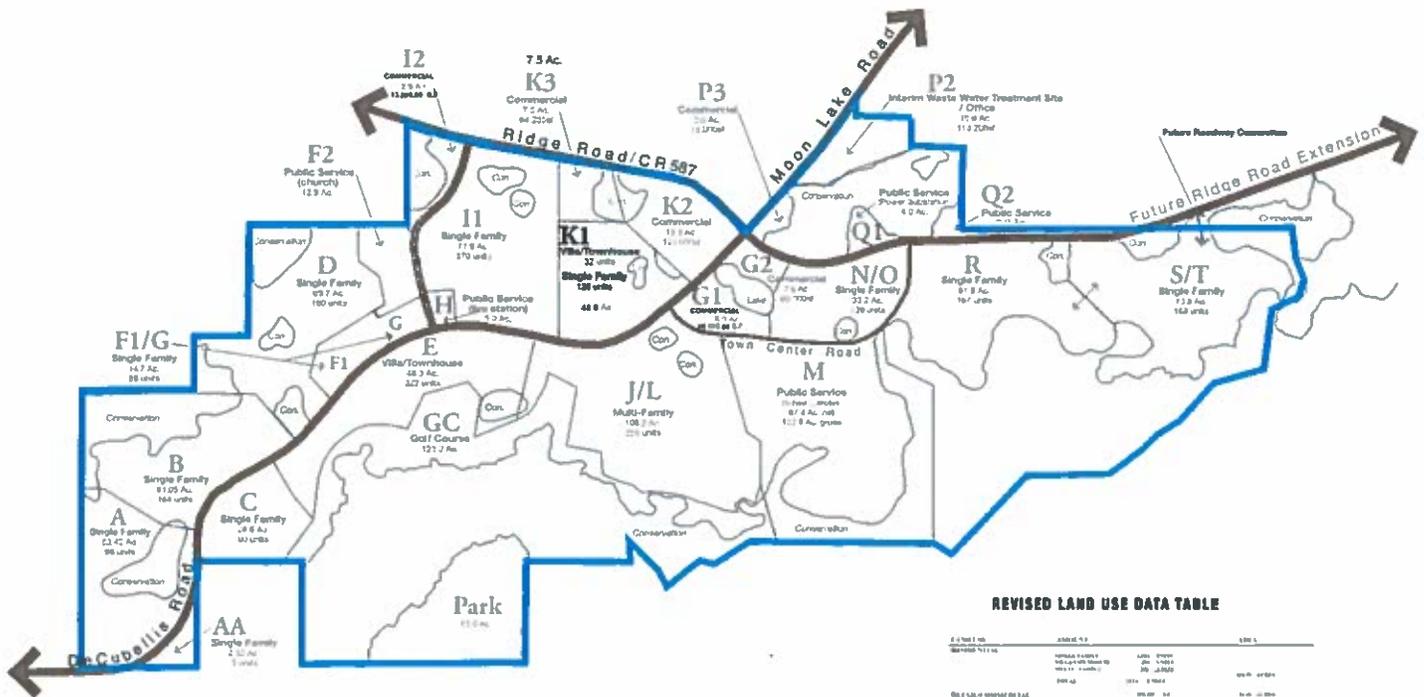
**River Ridge**  
**Trip Trade-Off Matrix**

1. Trip Generation Rates: PM Peak Hour

Office	1.49 trips / 1,000 s.f.
Retail	3.74 trips / 1,000 s.f.
Residential Multi-Family	0.62 trips / unit
Residential Villa / Townhouse	0.54 trips / unit
Residential Single-Family	1.01 trips / unit

2. Trade-off Conversions:

A. Office and Multi-Family		(1.49 / 0.62 = 2.40)
1,000 s.f. Office	=	2.40 Multi-Family Units
1 Multi-Family Unit	=	417 s.f. office
B. Office and Villa / Townhouse		(1.49 / 0.54 = 2.76)
1,000 s.f. Office	=	2.76 Villa / Townhouse Units
1 Villa/Townhouse Unit	=	362 s.f. office
C. Office and Single-Family Detached		(1.49 / 1.01 = 1.47)
1,000 s.f. Office	=	1.47 Single-Family Detached Units
1 Single-Family Detached	=	680 s.f. office
D. Retail and Multi-Family		(3.74 / 0.62 = 6.03)
1,000 s.f. Retail	=	6.03 Multi-Family Units
1 Multi-family Unit	=	166 s.f. retail
E. Retail and Villa / Townhouse		(3.74 / 0.54 = 6.92)
1,000 s.f. Retail	=	6.92 Villa / Townhouse Units
1 Villa/Townhouse Unit	=	144 s.f. retail
F. Retail and Single-Family Detached		(3.74 / 1.01 = 3.70)
1,000 s.f. Retail	=	3.70 Single-Family Detached Units
1 Single-Family Detached	=	270 s.f. retail



**REVISED LAND USE DATA TABLE**

Parcel ID	Area (Ac)	Units	Notes
AA	2.0	1	Single Family
A	53.42	96	Single Family
B	81.05	164	Single Family
C	24.8	49	Single Family
D	19.7	39	Single Family
E	48.3	96	Villa/Townhouse
F1	12.9	26	Public Service (church)
F2	12.9	26	Public Service (church)
G	12.9	26	Public Service (fire station)
H	12.9	26	Public Service (fire station)
I1	77.9	155	Single Family
I2	23.8	47	Commercial
J/L	108.7	217	Multi-Family
K1	48.9	97	Villa/Townhouse
K2	13.8	27	Commercial
K3	7.5	15	Commercial
M	67.4	134	Public Service (fire station)
N/O	33.2	66	Single Family
P2	17.8	35	Commercial
P3	13.7	27	Commercial
Q1	4.0	8	Public Service (power substation)
Q2	4.0	8	Public Service (power substation)
R	16.7	33	Single Family
S/T	12.9	26	Single Family

**NOTES**

- (1) OPEN SPACE  
CONSERVATION WITH A CHANGING RIVER FRONT PLAN 36.01 ACRES  
PARK 26.68 ACRES  
TOTAL 62.69 ACRES
- ADDITIONAL OPEN SPACE ALLOCATION AREAS NEIGHBORHOOD PARKS, LAKE & CONSERVATION AREAS ARE AS SO LOCATED WITHIN EACH DEVELOPMENT PARCEL
- (2) DE CLUE ROAD - MAJOR COLLECTOR ROAD FROM STEUBEN + HUNTER HILL RD. RIDGE RD + COLLECTOR RD. 100' WIDE
- (3) REVISED ROAD DATA APRIL 18, 2011
- (4) 100' WIDE S.P. OF DPMS ALLOCATED TO PARCEL 611 CONVERTED TO 60' WIDE S.P. COMMERCIAL
- (5) 100' WIDE S.P. OF DPMS ALLOCATED TO PARCEL 42 CONVERTED TO 120' WIDE S.P. COMMERCIAL

**Master Development Plan  
2013 REVISED MAP H**

# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

8726 Old C.R. 54, Suite D, New Port Richey, Florida 34653

Telephone: (727) 376-7300 Fax: (727) 376-7337

#74

## SENT VIA CERTIFIED U.S. MAIL

October 2, 2009

John Meyer, DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd. Suite 100  
Pinellas Park, Florida 33782

RE: River Ridge – Development of Regional Impact (DRI No. 74)  
Additional 2 Year Extension Request

Dear Mr Meyer:

Please accept this correspondence as formal notification of the River Ridge DRI's intention to utilize the additional two (2) years extension set forth in SB 360 Section 14(1) which provides in part as follows:

*Except as provided in subsection (4), and in recognition of 2009 real estate market conditions, any permit issued by the Department of Environmental Protection or a water management district pursuant to Part IV of Chapter 373, Florida Statutes, that has an expiration date of September 1, 2008 through January 1, 2012, is extended and renewed for a period of two years following its date of expiration. This extension includes any local government-issued development order or building permit. The two-year extension also applies to build-out dates including any build-out date extension previously granted under s. 380.19(c), Florida Statutes.*

Specifically this letter is delivered pursuant to above-identified provision requiring the holder of a development permit to notify the authorizing agency in writing no later than December 31, 2009 of the specific authorization for which it intends to use the new 2 years extension to development orders, building permits and build-out dates. The holder anticipates acting on the authorization in accordance with the land use phasing schedule as approved and extended.

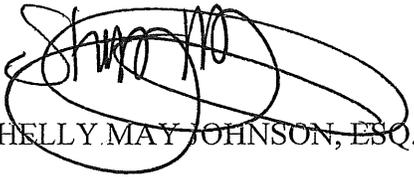
This additional two (2) years extension to the Development Order and phase III build-out date was approved by Pasco County pursuant to Resolution No. 09-351 adopted by the Pasco County Board of County Commissioners on August 25, 2009. The Resolution provides the River Ridge DRI with an additional two (2) years extension to December 31, 2012 for the DRI's build-out and Development Order expiration dates. Pursuant to this

--Page 2--

notification we are requesting that the Council acknowledge this request and extensions and update its records to reflect the newly-established build-out and Development Order expiration dates as December 31, 2012.

Should you have any questions or concerns with the information set forth above please do not hesitate to contact me.

Sincerely,



A handwritten signature in black ink, appearing to read 'Shelly May Johnson', is written over a circular stamp. The signature is fluid and cursive.

SHELLY MAY JOHNSON, ESQ.

Copy to: NG Development Corporation (*via regular mail only*)  
Cynthia Tarapini, Florida Design Consultants (*via regular mail only*)  
Cynthia D. Spidell, Pasco County Growth Management (*via regular mail only*)  
Bernard Piawah, FDCA  
Kent Fast, FDOT



# PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274  
LAND O' LAKES (813) 996-7341  
NEW PORT RICHEY (727) 847-8193  
FAX (727) 847-8084

GROWTH MANAGEMENT DEPARTMENT  
WEST PASCO GOVERNMENT CENTER  
7530 LITTLE ROAD, SUITE 320  
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL: Article No. 7003 2260 0000 4003 9183  
RETURN RECEIPT REQUESTED

September 4, 2009

Mr. John Meyer, DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Center Boulevard  
Pinellas Park, Fl. 33782

RE: River Ridge Development of Regional Impact - DRI No. 74

Dear Mr. Meyer:

Enclosed, please find a certified copy of Amended Development Order (Resolution No. 09-351) for the River Ridge Development of Regional Impact (DRI No. 74), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. The Pasco County Board of County Commissioners approved this DO amendment on August 25, 2009.

An original notice of adoption has been provided to the applicant's representative which must be recorded in accordance with F.S. 380.06(15)(f), and a copy of which will be kept on file in our offices.

Please feel free to contact this office if you have any questions.

Sincerely,

Kathleen H. Teague  
Planner II  
Pasco County Growth Management Department

KHT/kht

cc: Ms. Shelly M. Johnson, PA, 8726 Old C.R. 54, Suite D, New Port Richey, Fl. 34653  
Mr. Mike McDaniel, Chief, Bureau of State Planning, Florida Department of Community Affairs  
2555 Shumard Oak Boulevard, Tallahassee, Fl. 32399-2100  
Mr. Richard E. Gehring, Growth Management Administrator (No Attachments)  
File

**RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT/DEVELOPMENT ORDER AMENDMENT**

**RESOLUTION AMENDING RESOLUTION NO. 82-115 AS AMENDED, BY: REMOVING A 27.1 ACRE PARCEL FROM THE DRI (DESIGNATED AS PARCEL U ON DRI MAP H), ALONG WITH ITS ASSOCIATED ENTITLEMENTS (I.E. 31 MULTI-FAMILY UNITS); MODIFYING MAP H TO SEPARATE K1/K3 INTO SEPARATE PARCELS; TRANSFERING 64,285 SQUARE FEET OF COMMERCIAL FROM PARCEL P3 TO PARCEL K3; IDENTIFYING ENTITLEMENTS FOR PARCEL K1 AS 125 SINGLE-FAMILY AND 25 VILLA/TOWNHOME UNITS; RESTORING 113,208 SQUARE FEET OF OFFICE SPACE ON PARCEL P2; EXTENDING THE PHASE THREE BUILD-OUT DATE FOR REGIONAL REVIEW PURPOSES AND DEVELOPMENT ORDER EXPIRATION DATE BY ADDITIONAL FIVE YEAR PERIODS PURSUANT TO STATE LAW; EXTENDING THE TRANSPORTATION CONCURRENCY BUILD-OUT DATE; AND PROVIDING FOR THE APPROVAL OF A REVISED MAP "H" AND LAND USE AND PHASING SCHEDULE.**

**WHEREAS**, on June 22, 1982, the Pasco County Board of County Commissioners adopted Resolution No. 82-115, as since amended, a Development of Regional Impact (DRI) Development Order (DO) approving, with conditions, the River Ridge DRI (Project); and,

**WHEREAS**, on January 10, 1984, the Board of County Commissioners adopted Resolution No. 84-61, which changed the location of the 65-acre park and added a requirement for a park-access road; and,

**WHEREAS**, on July 10, 1984, the Board of County Commissioners adopted Resolution No. 84-154, which added a golf course and park-access road; and,

**WHEREAS**, on May 12, 1987, the Board of County Commissioners adopted Resolution No. 87-187, which redistributed office uses not to exceed 32.6 acres in Parcels K-2, N, and P-2; redistributed commercial uses not to exceed 45.7 acres from 44.3 acres from Parcels G, N, P-1, and T to K-2, N/O, P-1, and P-3; reduced residential acreage from 1,000.8 to 951.6 acres; redistributed units among residential Parcels I-2 and K to L; and increased open space to 722 acres; and,

**WHEREAS**, Resolution No. 87-187, in particular amended the DO to provide that Developer would: "construct an additional two lanes on DeCubellis Road and Ridge Road Extension within River Ridge when warranted by any validated traffic analysis which indicates that such internal roads will fall below level of Service C (Level of Service D at peak hours) after completion of the next contemplated phase of development; provided, following provision of a transportation study to Pasco County, the Developer and Pasco County may enter into an agreement concerning construction obligation and compensation for design and construction of two additional lanes in a manner equitable to both the Developer and Pasco County"; and,

STATE OF FLORIDA, COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF  
PAGES 1-34 OF 34 PAGES OF THE  
ORIGINAL RECORD IN MY OFFICE. WITNESS  
MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS  
21ST DAY OF August 2009  
PAULA S. O'NEIL, CLERK & COMPTROLLER  
DEPUTY CLERK

**WHEREAS**, on December 20, 1988, the Board of County Commissioners adopted Resolution No. 88-86A, which reduced residential acreage to 921.4 acres, increased open space to 725.7 acres; redistributed units from Parcels M to V and T; and changed the land use of M to public service; and,

**WHEREAS**, on January 17, 1989, the Board of County Commissioners adopted Resolution No. 89-93, which combined Parcels J and L and changed the use from public service (high school) to multifamily; changed a portion of Parcels L and N/O to M (high school); changed the loop-road configuration; changed K-1 and K-2 parcel sizes without changing intensity; and increased Parcel N/O in size due to the change in the loop road; and,

**WHEREAS**, on August 8, 1989, the Board of County Commissioners adopted Resolution No. 89-222, which identified the Developer's contribution towards a bridge facility ; and,

**WHEREAS**, on December 1, 1993, the Board of County Commissioners adopted Resolution No. 94-48, which deleted 3.488 acres, including Parcel P1, from the DRI; and,

**WHEREAS**, on December 21, 1993, the Board of County Commissioners adopted Resolution No. 94-71, which extended the build-out date to 2003 and redistributed development within the parcels; and,

**WHEREAS**, on June 13, 2000, the Board of County Commissioners adopted Resolution No. 00-231, which changed Map "H" to show the final alignment of Ridge Road Extension and also incidental changes to development increments; and,

**WHEREAS**, on September 5, 2001, the Board of County Commissioners adopted Resolution No. 01-301, which removed 487.5 acres from the DRI; decreased the residential development to 2,518 units; decreased commercial/office acreage; removed a proposed roadway from the future Ridge Road Extension to south of the Pithlachascotee River; removed proposed cross-access between Parcels T and U; adjusted acreage totals; and adopted a revised Master Development Plan; and,

**WHEREAS**, on February 28, 2006 the Board of County Commissioners adopted Resolution No. 06-134, which consolidated all remaining proposed development into Phase III and eliminate Phases IV and V; extended the build out date by four years and one day from December 30, 2003 to December 31, 2007 for all remaining development (a cumulative extension of 11 years, 6 months, and 10 days, from the original Phase V build-out date of June 21, 1996); extended the DRI duration date by four years and one day from December 30, 2003 to December 31, 2007 (a cumulative extension of five years, six months, and ten days from the original DRI duration date of June 21, 2002) and a commensurate extension of all applicable deadline dates within the DO; decreased the residential component from 2,518 dwelling units to 2,406 dwelling units by eliminating 120 multifamily units approved for Parcel F-2 and adding 8 units to proposed Parcel K-1/K-3; decreased retail entitlements from 517,000 square feet to 246,000 square feet; decreased office entitlements from 405,000 square feet to 95,000 square feet; reduced overall office acreage from 26.1 acres to 10.9 acres;

reduced overall retail acreage from 28.9 acres to 26.0 acres; reduced overall residential acreage from 692.9 acres to 687.6 acres; increased overall public-service acreage from 77.4 acres to 90.2 acres; changed the use of Parcel P2 from "Interim Waste Water Treatment Plant/Office" to "Interim Waste Water Treatment Plant"; changed Parcel K-3 from office to residential and combined Parcel K-3 with residential Parcel K-1 into one single residential parcel, K-1/K-3; removed retail from Parcel I-2 by changing the use from retail/office to office/conservation; established a trade-off mechanism to allow mixed use residential units on office Parcel G1 and retail Parcel G2; allowed a transfer of residential dwelling units to (proposed office/conservation) Parcel I-2 provided there is no increase in overall units; and allowed a transfer of residential dwelling units from residential Parcels "U" and "K1/K2" to office Parcel I-2; and revised the transportation mitigation provisions; and

**WHEREAS**, on October 23, 2008 the Development Review Committee, pursuant to the provisions of Section 5.d of Resolution No. 06-134, approved a Land Use Exchange modifying the land use and phasing schedule for the River Ridge DRI reducing the specifically approved Phase III residential units by 261 units, from 324 residential units to 63 residential units, increasing the specifically approved Phase III office entitlements by 152,708 square feet, from 95,000 square feet to 247,708 square feet, and increasing the specifically approved Phase III commercial entitlements by 17,285 square feet from 158,752 square feet to 176,037 square feet; and

**WHEREAS**, on September 27, 2007, NG Development, Inc., hereinafter referred to as "Developer" or "Applicant", filed a Notice of Proposed Change (NOPC) to an approved DO, pursuant to Section 380.06(19), Florida Statutes, as amended, requesting the following changes to the DO and Map H: 1. Removal of the 27.1 acre Parcel U and all associated entitlements (i.e. 31 multi-family units) from the DRI; 2. Modification of the boundary dividing Parcel K1/K3 by dividing Parcel K1/K3 into two development pods to reinstitute the previous K3 Map H boundary and transferring 64,285 square feet of the approved commercial entitlements on P3 to K3; 3. Clarification of entitlements for Parcel P2 confirming that the parcel was granted up to 113,208 square feet of office space or the equivalent number of residential units determined by the approved Land Use Equivalency Matrix; 4. Extension of the Phase Three build-out and Development Order expiration dates by an additional three (3) year period pursuant to Subsections 380.06(19)(c) and 380.06.(19)(e)3., Florida Statutes; 5. Approval of a revised Map H and Land Use Table identifying approved development and phasing; and

**WHEREAS**, on November 25, 2008, the Pasco County Board of County Commissioners adopted amendments to the County's Concurrency Management Regulations (Concurrency Amendments) to extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by one (1) year (the One-Year Extension); and

**WHEREAS**, Subsections 380.06(19)(c) and 380.06(19)(e)3., Florida Statutes provide for a three (3) year extension of all phase, build-out, and expiration dates for projects that are developments of regional impact and under active construction as of July 1, 2007 regardless of any prior extension; and

**WHEREAS**, during the 2009 legislative session, an additional two (2) year build-out date extension for purposes of regional and state review was granted under State law pursuant to Senate Bill 360; and

**WHEREAS**, on June 23, 2009, the Pasco County Board of County Commissioners adopted a Resolution pursuant to the County's Concurrency Management Regulations to extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by an additional two (2) years (the Two-Year Extension); and

**WHEREAS**, the Project is eligible for the Two Year Extension subject to the criteria set forth in such Resolution; and

**WHEREAS**, the above referenced extensions are not deemed a substantial deviation, nor is said extension subject to further development of regional impact review, nor is said extension to be considered when determining whether a subsequent extension is a substantial deviation under Subsections 380.06(19)(c), or 380.06(19)(e)3., Florida Statutes; and

**WHEREAS**, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

**WHEREAS**, the Board of County Commissioners has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public; and

**WHEREAS**, the culmination of that review, pursuant to Section 380.06(19), F.S., requires approval, approval with conditions, or denial of the above referenced NOPC; and

**WHEREAS**, the Pasco County Board of County Commissioners, as the governing body having jurisdiction pursuant to Chapter 380, Florida Statutes, are authorized and empowered to consider amendments to DRIs; and

**WHEREAS**, the Pasco County Board of County Commissioners held duly noticed hearings on the NOPC, and reviewed the NOPC as well as all related testimony and evidence submitted by each party and members of the general public; and

**WHEREAS**, the Pasco County Board of County Commissioners wishes at this time to (1) remove the 27.1-acre parcel U and associated entitlements (i.e. 31 Multi-family units) from the DRI; (2) modify the boundaries of Parcel K1/K3 by dividing Parcel K1/K3 into two development pods to reinstitute the previous K3 Map H boundary and transferring 64,285 square feet of the approved commercial entitlements on P3 to K3; (3) acknowledge that Parcel P2 was granted entitlements for up to 113,208 sq. ft. of Office Space; (4) extend the

Phase Three Build-out date and Development Order expiration date by five (5) years to December 31, 2012; and (5) revise the currently approved DRI Map H to reflect the above referenced amendments; and

**WHEREAS**, the proposed changes involve an overall reduction in density and acreage of the DRI resulting in no new impacts; and

**WHEREAS**, it is the Board's intent to limit future access to the land previously designated as "Parcel U" on Map H, once released from the DRI, from the future Ridge Road Extension; and

**WHEREAS**, certain wetlands adjacent to Parcel U have been deeded to the Southwest Florida Water Management District (SWFWMD) by the applicant for the purposes of mitigating wetland impacts created by the Ridge Road Extension design; and

**WHEREAS**, in recognition of these wetlands, the applicant has agreed that prior to any future development, the Applicant or future owner of the lands previously designated as "Parcel U" on Map H will be required to rezone the parcel to a district compatible with the intended use of single-family residential, and will be subject to all county access management regulations, transportation concurrency, and all other local ordinances in effect at the time the property is developed; and

**WHEREAS**, the actions of the Pasco County Board of County Commissioners described herein to approve and to amend the River Ridge DRI development orders and this amendment are collectively hereinafter referred to as the "Development Order" (DO).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County in regular session, duly assembled this 25th day of August 2009, that the NOPC application for the River Ridge DRI is approved with conditions, as set forth in the following DRI DO amendment, which is hereby adopted by the Pasco County Board of County Commissioners.

#### **RIVER RIDGE DEVELOPMENT ORDER AMENDMENT**

##### **I. INTRODUCTION**

This Resolution shall constitute an amendment to the DO.

##### **II. GENERAL FINDINGS OF FACT**

In addition to the Whereas clauses set forth above, which constitute Findings of Fact, the Board of County Commissioners, having received and considered various other reports and information relevant to the proposed NOPC application to the Trinity Communities DRI/DO including, but not limited to, the recommendation of Pasco County staff, makes the following general following findings of fact:

A. NG Development, Inc., hereinafter referred to as the "Applicant" or Developer," has filed, in accordance with Subsection 380.06(19), Florida Statutes, an application for a NOPC and associated Responses to Requests for Additional Information, the sum total of which shall be referred to as the "Application."

B. The NOPC includes a description of the Proposed Changes. The nature, type, scope, intensity, density, costs, and general impact of the NOPC for the River Ridge DRI, in part, are those which are summarized in Composite Exhibit "A", the Application, and in Exhibit "B", the Tampa Bay Regional Planning Council (TBRPC) NOPC Report. Exhibit A is incorporated into this amended DO by reference only, and is on file with the Pasco County Growth Management Department. Exhibit B is attached hereto and incorporated herein.

C. The real property encompassed by the River Ridge DRI is owned by NG Development, Inc., and a description of the real property is attached hereto and incorporated herein as Exhibit "C" (the "Property") which is made a part of this amended DO.

D. This DO is a valid final DO within the provisions of Section 163.3167(8), Florida Statutes affecting the property described in Exhibit C.

E. The Pasco County Comprehensive Plan Future Land Use Map classifications for the Property subject to the NOPC are RES-3 (Residential - 3 du/ga), RES-6 (Residential - 6 du/ga) and RES-9 (Residential - 9 du/ga). The proposed development is consistent with the applicable provisions of the RES-6 (Residential - 6 du/ga) and RES-9 (Residential - 9 du/ga) Classifications and other applicable Goals, Objectives, and Policies of the Comprehensive Plan.

F. Zoning on the Property which is subject to the Application is MPUD, Master Planned Unit Development.

G. On June 11, 2008, the TBRPC notified Pasco County that the NOPC review was complete and that the TBRPC had initiated the preparation of its DRI NOPC report for the Project, recommending approval of the NOPC with conditions and that the local government should act upon the pending application. On June 9, 2008, the TBRPC adopted the NOPC Report for the Project recommending approval of the NOPC with conditions. It was the determination of the TBRPC that the Proposed Changes do not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes, and, therefore, does not require further DRI review.

H. The Proposed Changes necessitate amending the findings and conditions of the DO as described herein.

I. A comprehensive review of the impacts generated by the proposed changes has been conducted by Pasco County, the TBRPC, and the FDCA.

J. The Pasco County Board of County Commissioners scheduled and held a public hearing on the NOPC on August 25, 2009.

K. Notice of the hearing has been published in newspapers of general circulation within Pasco County at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing in accordance with Section 380.06, F.S.

L. At the public hearing for the NOPC, all parties were afforded the opportunity to present evidence and argument on all issues, and submit rebuttal evidence.

M. Additionally, at the public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

N. The Board of County Commissioners has received and considered the TBRPC NOPC Report on the above-referenced Application.

I. The Board of County Commissioners has received and considered various other reports and information including, but not limited to, the recommendation of the Pasco County Growth Management Department and the Pasco County Development Review Committee (DRC).

### III. CONCLUSIONS OF LAW

The Board of County Commissioners hereby concludes as follows:

A. This River Ridge DRI NOPC will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the Development Order.

B. As conditioned, this amended DO amended in accordance with the proposed changes, addresses issues raised consistent with the report and recommendations of the TBRPC.

C. As conditioned, this amended DO is consistent with the applicable provisions of the Pasco County Land Development Code (local land development regulations).

D. As conditioned, this amended DO is consistent with the applicable provisions of the adopted Pasco County Comprehensive Plan (the Comprehensive Plan).

E. The land that is the subject of this amended DO is not in an Area of Critical State Concern.

F. As conditioned, this amended DO is consistent with the applicable provisions of the adopted State Comprehensive Plan, as amended.

G. As conditioned, this DO is vested for transportation concurrency purposes through the dates set forth herein.

H. These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record and these proceedings, the various departments of Pasco County, and the Developer are authorized to approve/conduct development as described herein.

I. The presumption of a substantial deviation defined by Section 380.06(19(c), Florida Statutes has been successfully rebutted by clear and convincing evidence and any additional regional impacts caused by this NOPC will be adequately mitigated by this DO.

#### IV. APPROVAL STIPULATIONS

A. The requirements of and conditions contained in this amended DO shall regulate the development of the Property described in Exhibit C. Following the adoption of this amended DO, all plans for development on this Property shall be consistent with the conditions and restrictions recited therein. Such conditions shall be binding upon all Applicant's or Developer's successors in interest to the Property.

B. In the event the Pasco County Administrator or his designee determines that a violation of the provisions hereof has occurred, the Pasco County Administrator or his designee may issue a Notice of Noncompliance to the Applicant/Developer. If non-compliance is not cured by the date stated in the notice of noncompliance, the County Administrator or his designee may require that all development related to the violation shall cease until the violation has been corrected. The Applicant or Developer may appeal the determination to the Board of County Commissioners pursuant to Article 317 of the Pasco County Land Development Code.

C. All development specifically authorized by this amended DO shall be carried out in accordance with the provisions hereof. Adverse impacts shall be mitigated as specified in this DO.

D. Development of the River Ridge DRI shall also be governed by the standards and procedural provisions of the Comprehensive Plan. Local Land development regulations shall be applied in a manner that is consistent with Section 163.3194(1)(b), Florida Statutes, and State law. Conflicts between the Local Land Development Regulations and this DO shall be resolved in accordance with applicable law.

E. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction until December 31, 2012 (DO Expiration Date) unless Pasco County can demonstrate that substantial changes in the conditions underlying the approval of the DO have occurred, or that the DO was based on substantially inaccurate information provided by the Applicant/Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. Compliance with this DO, the MPUD Master Planned Unit Development conditions, the Pasco County Comprehensive Plan, and the Local Land Development Regulations shall not constitute downzoning, unit density reduction, or intensity reduction for the purposes of the prohibition contained in this paragraph.

F. As provided in Chapter 190, Florida Statutes and subject to approval by the Pasco County Board of County Commissioners, Community Development Districts (CDDs) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the

CDD, which are identified within this DO. Further, any obligations of the Applicant/Developer contained in this DO may be assigned to the CDD, homeowner/property owner association, or other entity approved by Pasco County.

**V. SPECIFIC CONDITIONS**

Having made the above Findings of Fact and drawn the above conclusions of law, it is ordered that the Development Order and Map H are hereby amended as follows:

A. Master Development Plan, Map H, the "Revised Map H/Master Development Plan," which reflects the proposed changes, and which is attached hereto and made a part hereof as Exhibit "D", is hereby approved and adopted and becomes part of the Development Order. This Revised Map H/Master Development Plan supersedes all previously adopted master plans.

B. The first paragraph of Section 3 of Resolution No. 94-71, amending Resolution No. 82-115, is hereby amended to read as follows:

The phase build-out dates for regional and state review purposes are as follows:

Phase 1	December 30, 1993
Phase 2	December 30, 1994
Phase 3	December 30, 2012

C. The second paragraph of Section 3, Resolution No. 94-71, amending Resolution No. 82-115, set forth the composition of uses, densities, and intensities in River Ridge. This composition was amended by Resolution No. 00-231 and was further amended by Resolution No. 01-301. Such uses, densities, and intensities are hereby amended as set forth on the "Revised Map H/Master Development Plan," attached hereto as Exhibit "D," which for all intents and purposes is incorporated herein. Subject to applicable provisions of the Pasco County Comprehensive Plan, applicable Development of Regional of Impact thresholds, and applicable requirements for MPUD modifications, the Developer may exchange land use entitlements in accordance with the adopted Land Use Equivalency Matrix (Exhibit "D" of Resolution No. 06-134). Subject to the possible exchange of land uses as described herein, the project consists of the approximate area and land uses as described in the phase schedule amended as follows:

Phase	Build-Out	Residential (Dwelling 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	811	87,248	0	0.0
III (Remaining)	December 31, 2012**	148	176,537	247,708	22.8
TOTALS		2,114	263,785	247,708	90.2*

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

\*\*Reflects the three year and the two year extensions granted under State Law in 2007 and 2009 for regional and state review purposes. The transportation concurrency date for remaining Phase III entitlements is December 31, 2010.

D. The developer has complied with all transportation mitigation improvements listed in DRI DO Res. 82-115, as amended.

E. Section F.2. of Resolution 82-115, is hereby amended as follows:

The DO expiration date is December 31, 2012.

F. Concurrency

Unless extended by the Board of County Commissioners pursuant to the Concurrency Management Ordinance, the build-out date for Phase 3 for transportation concurrency purposes shall be December 31, 2010. The December 31, 2010 date for transportation concurrency includes the One-Year Extension and the Two-Year Extension. Any delay in the transportation concurrency build-out date of the project beyond December 31, 2010, may require a new transportation analysis, in accordance with applicable law, as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Pasco County Administrator or the Pasco County Board of County Commissioners may waive any applicable transportation analysis requirement for any entitlements within the Project that satisfy the Limited Exemption criteria of Section 402.7 of the Pasco County's Concurrency Management Ordinance; however, build-out-date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as may be amended from time to time.

#### VI. NOTICE OF ADOPTION

A. A Notice of Adoption of this resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(14)(a), F.S., as amended.

B. The Clerk of the Board of County Commissioners shall return five (5) signed and certified copies of this DO and the Notice of Adoption, and one additional original executed Notice of Adoption, to the

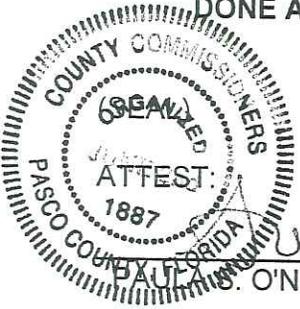
Pasco County Growth Management Department. The Pasco County Growth Management Department shall then send copies of each document to the FDCA, TBRPC, and to attorneys of record in these proceedings.

C. The DO shall be deemed rendered upon transmittal of copies to all recipients identified in Chapter 380, F.S., as amended.

**VII. SEVERABILITY**

Each provision of this DO is material to the Pasco County Board of County Commissioners' approval of this DO. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of the resolution shall be suspended until such time that the Pasco County Board of County Commissioners modifies the DO to address the illegal or invalid provision; provided, however, that such suspension shall not exceed nine (9) months in duration and such determination shall not affect the validity of 1) DRI entitlements for which a complete application has been submitted, or approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or COs; or 2) any DRI mitigation committed to or performed as of the date the determination is made. Notwithstanding the foregoing, the resolution shall not be suspended if the Applicant/Developer and all affected successors or assigns agree to abide by all of the provisions of the resolution until an NOPC is adopted to modify the DO in order to address the illegal or invalid provision. NOPCs to the DO shall not be considered challenges to the DO, and decisions by the Pasco County Board of County Commissioners regarding any NOPC or the like shall not have the effect of suspending the DO under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this resolution and the challenged portion of the resolution is subsequently declared illegal or invalid, the resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid as the result of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this resolution to address the portion which has been declared invalid or illegal.

DONE AND RESOLVED this 25th day of August, 2009.



Andrea Dillon  
S. O'NEIL, CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA

Jack Mariano  
JACK MARIANO, CHAIRMAN

WITNESSES:

Sandra Bader  
Connie Schroeder

By: JACK MARIANO  
Chairman BOCC  
Print

Its Chairman **APPROVED**  
Title AUG 25 2009  
**BOCC**

**EXHIBITS**

**EXHIBIT A - Application for Notice of Proposed Change\***

**EXHIBIT B - TBRPC NOPC Report**

**EXHIBIT C - Legal Description**

**EXHIBIT D - Map H**

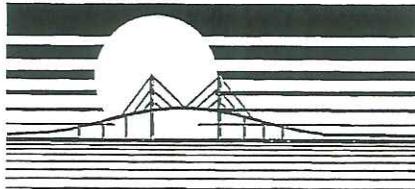
**\*(Incorporated by Reference and on File with Pasco County Growth Management Department)**

**EXHIBIT A**

**NOPC Application for the River Ridge Notice of Proposed Change**

**(Incorporated by Reference and on File with Pasco County Growth Management Department)**

**EXHIBIT B**  
**TBRPC NOPC Report**



Tampa Bay Regional Planning Council

Approved Kath T.  
Cathy Z-sides - also

Chair  
Vice-Mayor Deborah Kynes

Vice-Chair  
Commissioner Bill Dodson

Secretary/Treasurer  
Commissioner Jack Mariano

Executive Director  
Manny Pumariega

June 9, 2008

The Honorable Ted Schrader, Chairman  
Pasco County Board of County Commissioners  
West Pasco Government Center  
7530 Little Road  
New Port Richey, Florida 34654

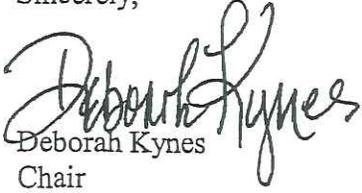
**Subject: DRI #74 - River Ridge, Notice of Proposed Change Report, Pasco County**

Dear Chairman Schrader:

The enclosed agenda item regarding the above-referenced project was considered and approved by the Tampa Bay Regional Planning Council at its June 9, 2008 meeting.

Please contact the Council staff if further information concerning this item is needed.

Sincerely,

  
Deborah Kynes  
Chair

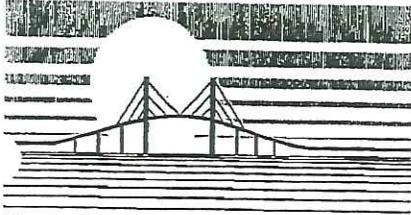
DK/bj

Enclosure

cc: Mr. Michael D. Boyce, NG Development  
Shelly May Johnson, Esq., Shelly May Johnson, P.A.  
Ms. Debora L. Slusher, Florida Design Consultants  
Mr. Michael LaSala, AICP, Pasco County  
Mr. Kent Fast, AICP, FDOT  
Mr. Bernard Piawah, FDCA

JUN 11 2008

4000 Gateway Centre Boulevard, Suite 100 • Pinellas Park, FL 33782  
Phone: 727-570-5151 • Fax: 727-570-5118 • State Number: 513-5066 • [www.tbrpc.org](http://www.tbrpc.org)



Tampa Bay Regional Planning Council

# NOPC

## Notice of Proposed Change Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #74 - RIVER RIDGE PASCO COUNTY

On September 27, 2007 (dated September 24, 2007), the Applicant submitted a Notice of Proposed Change application requesting a modification to the Development Order. Supplemental information was received on January 17, 2008 (dated January 16, 2008) and March 10, 2008 (dated March 7, 2008). The following provides a summary of project entitlements and history, a description of the proposal, and the Council recommendation.

#### PROJECT DESCRIPTION

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.

According to Council records, the following constitutes the approved phasing schedule:

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, 2010	90**	176,537**	147,457**	22.8
<b>TOTAL →</b>		<b>2,172**</b>	<b>263,785**</b>	<b>147,457**</b>	<b>90.2*</b>

\* Public service acreage includes a 67.0-acre middle/high school, fire station, power station and 12.8-acre church sites.

\*\* Entitlements are reflective of a Land Use Equivalency Matrix conversion request dated June 26, 2007.

## PROPOSED CHANGES UNDER THIS NOPC

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

## CONSISTENCY WITH SUBSECTION 380.06(19), FLORIDA STATUTES

Subsections 380.06(19)(c) and 380.06(19)(e)3., F.S., identify the provisions applicable to this proposal. These citations respectively read as follows:

*"... In recognition of the of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection."*

*"Except for the change authorized by subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."*

## DISCUSSION

The following statements serve as representations made by, or on behalf of, the applicant or are statements or recommendations made by Tampa Bay Regional Planning Council staff. These references/recommendations were relied upon by the Tampa Bay Regional Planning Council to determine that no further information would be required in conjunction with the current proposal:

1. Regrading the potential aggregation of Parcel U with remainder of the River Ridge DRI... *"there will be no reasonable closeness in time between the completion of 80 percent or less of one development and the submission of a plan of development for Parcel U. There is no master plan showing any connection between the existing River Ridge DRI and Parcel U, nor will there be a voluntary sharing of infrastructure or a common advertising scheme or plan between the two."* (September 24, 2007 correspondence/Page 6)
2. *"The proposed changes involve an overall reduction in density and acreage of the DRI resulting in no new impacts."* (September 24, 2007 correspondence/Page 8)
3. *"Access to Parcel "U" can be only from the future Ridge Road Extension."* (January 16, 2008 correspondence/ Page 2/Response 2).

1. "Any future development of Parcel U will be required to meet existing SWFWMD and Pasco County wetland protection regulations... Certain wetlands adjacent to Parcel U have been deeded to SWFWMD by the Applicant for the purposes of mitigating wetland impacts created by the Ridge Road Extension design." (January 16, 2008 correspondence/Page 2/Response 3)
5. "As shown on the DRI and MPUD master plans, multi-family residential use is the current approved land use for Parcel U. The site cannot be developed as a single-family subdivision under the current DRI and MPUD. Prior to any future development, and assuming the parcel is successfully released from the DRI, the Applicant or future owner of the property will be required to rezone the parcel to a district compatible with the intended use of single-family residential. The parcel will be subject to all County access management regulations, transportation concurrency, and all other local ordinances in effect at the time the property is developed." (January 16, 2008 correspondence/Page 3/Response 4)
6. "The Growth Management Bill HB 7203, approved by the State Legislature and signed by Governor Crist in July, amended Section 380.06(19)(c), F.S. to extend all phase, buildout and expiration dates by three years of any development of regional impact under active construction as of July 1, 2007, regardless of any prior extensions. The River Ridge DRI meets this criteria that will extend the buildout date of the development order to December 30, 2010." (January 16, 2008 correspondence/Page 3/Response 4)
7. "This is relevant because this particular site has been identified as being an acceptable source of fill for the Ridge Road Extension. The property's proximity to the construction activities within the adjacent right-of-way will minimize all off-site impacts that typically occur with major road construction. The quality of the fill has been determined and deemed acceptable by Pasco County. The Applicant is seeking to release this parcel from the DRI so the property can be sold and developed independently as a 19-lot single-family subdivision and lake, with a portion of the fill from the proposed lake being used by Pasco County to build the Ridge Road Extension." (January 16, 2008 correspondence/Page 3/Response 4)
8. Regarding potential aggregation criteria, "no preliminary plans or construction plans have been approved or submitted to Pasco County or any other entity for development activity on Parcel U as it may relate to the DRI and/or MPUD zoning approvals. Parcel U is an isolated parcel within the River Ridge DRI and has never been identified as having any direct access and connection to the remainder of the DRI given the wetlands that border it. Access to Parcel U can only be achieved from the future Ridge Road Extension." (January 16, 2008 correspondence/Page 4/Response 5)
9. "The Applicant is not seeking any exemptions from Development Order requirements as a result of any potential reduction in residential units that would result from this NOPC." (January 16, 2008 correspondence/Page 4/Response 7)
10. Inclusive of the requested three-year extension recognized under Comment #6, above, and modification requested under this NOPC application, the proposed/revised phasing schedule is as follows: (January 16, 2008 correspondence/Pages 6-7/Responses 8.A.-8.D.)

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	855	87,248	0	0.0
III (Remaining)	December 31, 2010	109	176,537	260,665	22.8
<b>TOTAL→</b>		<b>2,119</b>	<b>263,785</b>	<b>260,665</b>	<b>90.2*</b>

11. "When Parcel U is developed as proposed, with less than twenty-five units, the project will be considered exempt from the County's parkland dedication requirements whether part of the DRI, MPUD or not." (January 16, 2008 correspondence/Page 7/Response 9)
12. The proposed conversion of Parcel U from 31 multi-family to 19 single-family residential units is ultimately projected to result in two additional students. (January 16, 2008 correspondence/Page 7/Response 9)
13. Since Pasco County's potable water demand and wastewater generation rates do not provide a distinction by residential unit type, it is anticipated that the net reduction of 12 residential units occupying Parcel U will result in a decrease of potable water demand (i.e. 2,580 GPD) and wastewater generation (i.e. 2,040 GPD) (January 16, 2008 correspondence/Page 8/Response 9). Likewise, the proposed change of 100 single-family and 72 multi-family Villa/Townhome units for 125 single-family and 25 Villa/Townhome units on Parcel K1/K3, resulting in 22 less residential units, would yield additional reductions of 4,730 GPD of potable water demand and 3,740 GPD of wastewater generation.
14. The Applicant has acknowledged that the Council's prior approval/recognition of the three-year extension in accordance with recent revisions to Subsection 380.06(19)(c), F.S. *"does not constitute approval by Pasco County or preclude Pasco County from imposing restriction on such extension."* (January 16, 2008 correspondence/Page 8/Response 10).
15. "The Applicant is taking the opportunity afforded in this NOPC application to modify erroneous data. The 927 was an anticipated figure in the prior NOPC and that number of units was evaluated and mitigated as part of the prior entitlements. However, in review of the data for the pending NOPC it was determined that the 927 units were not constructed by 12/31/07 so the units should be reflected as remaining rather than completed." (March 7, 2008 correspondence/Page 4/Response 1).
16. The Applicant has provided a copy of meeting notes from a January 10, 2006 meeting with Pasco County. The notes were provided to assert that 113,000 sq. ft. of additional Office space was actually analyzed on Parcel P2 although not reflected in the revised amendatory language (i.e. Resolution No. 06-134) when among other objectives, the project was downscaled to a total of 95,000 sq. ft. of Office. The Master Development Plan was, however, revised to recognize Office as a potential use on this Parcel. (April 29 2008 Correspondence/ Page 2/Response 2)

17. Inclusive of the proposed restoration of 113,208 sq. ft. of Office proposed in this Application, the project entitlements will have been cumulative reduced by 4,134 residential units, 271,000 sq. ft. of Commercial and 197,000 sq. ft. of Office in comparison with the initial DRI approval. (April 29, 2008 Correspondence/ Page 2/Response 2)
18. The Applicant provided a trip generation comparison to demonstrate that the currently proposed modifications are expected to generate 39 fewer trips than the 3,291 p.m. peak hour trips currently approved for the project. (April 29, 2008 correspondence/Pages 2-3/Response 2)
19. The Map currently entitled "River Ridge 2007 Proposed Changes" (Exhibit 2 of this Report) shall be retitled "Revised Master Development Plan" and referenced and included as a separate exhibit to the amendatory language. This Map shall include the date of last revision (i.e. September 2007).

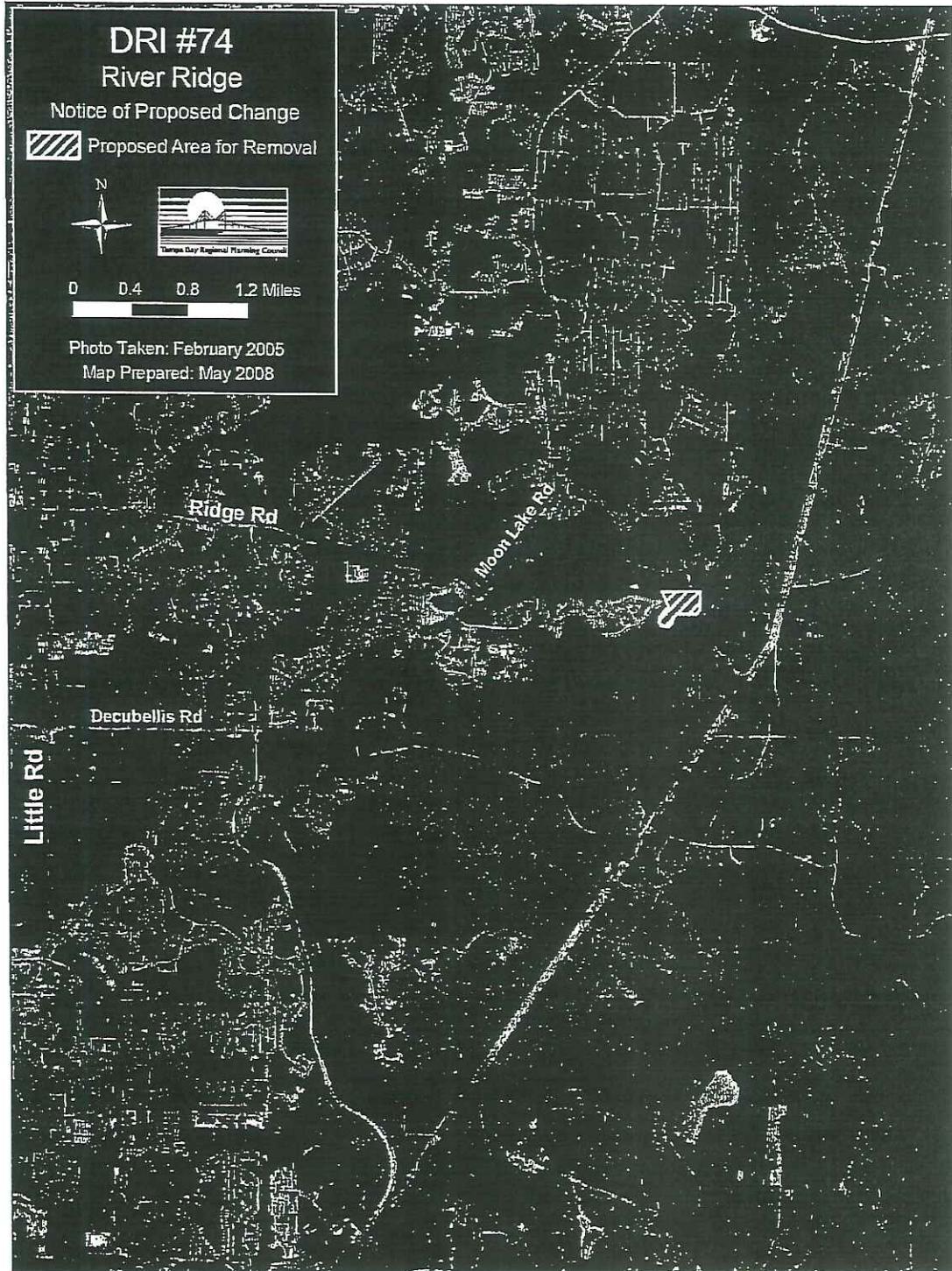
### **RECOMMENDED ACTION**

Indicate to Pasco County and the Florida Department of Community Affairs that the proposal is presumed to create a Substantial Deviation as defined above. However, it is the opinion of this agency that no unmitigated regional impacts would result from the requested modifications if the above-referenced Conditions, as appropriate, are included in the Development Order.

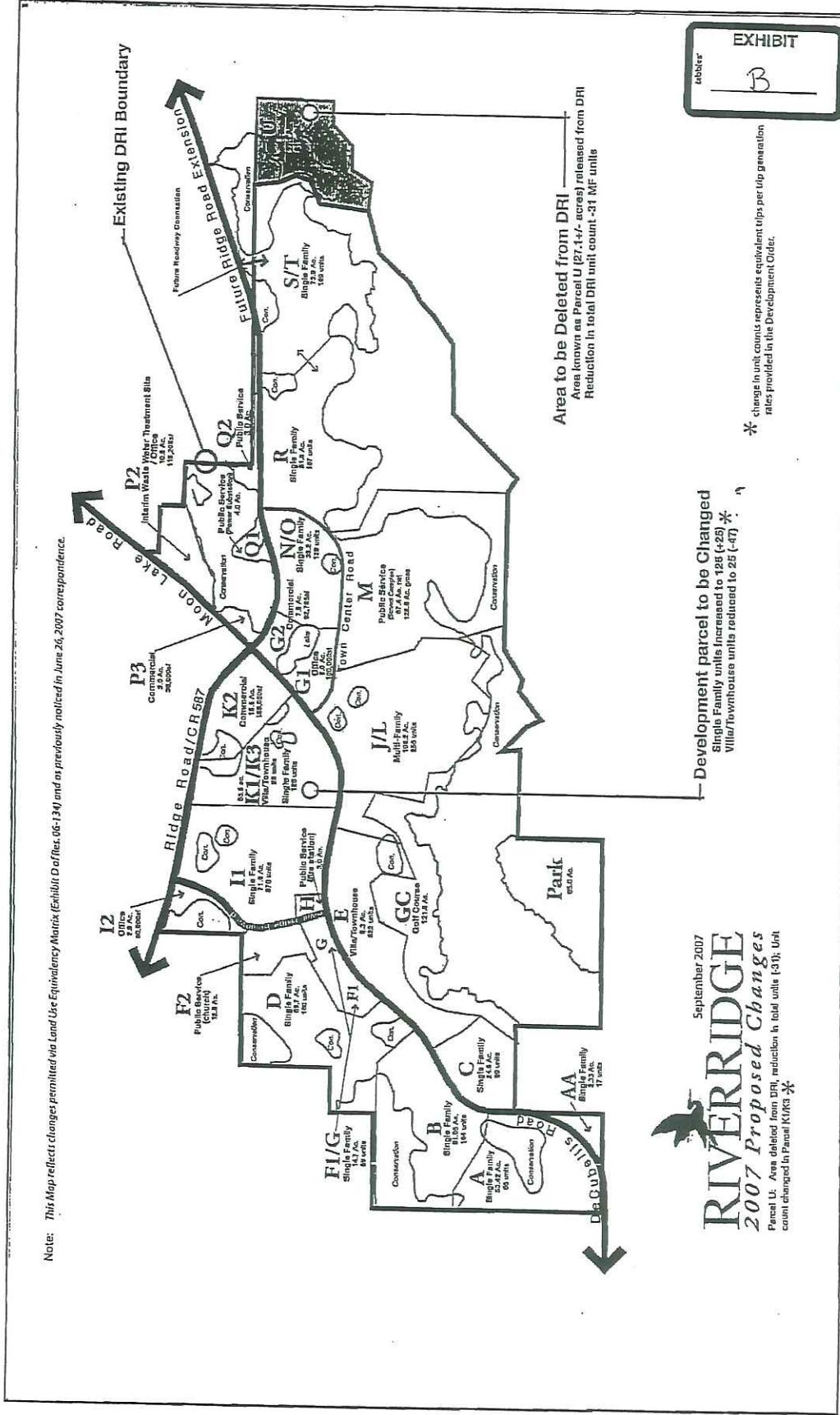
EXHIBIT 1 - GENERAL LOCATION MAP



EXHIBIT 1 - GENERAL LOCATION MAP



# EXHIBIT 2 - PROPOSED/REVISED MASTER DEVELOPMENT PLAN



Note: This Map reflects changes permitted via Land Use Equivalency Matrix (Exhibit D of Res. 06-134) and as previously notified in June 26, 2007 correspondence.

September 2007  
**RIVERRIDGE**  
 2007 Proposed Changes  
 Parcel U: Area deleted from DRI, reduction in total units (-31). Unit count changed in Parcel K/KR3 \*

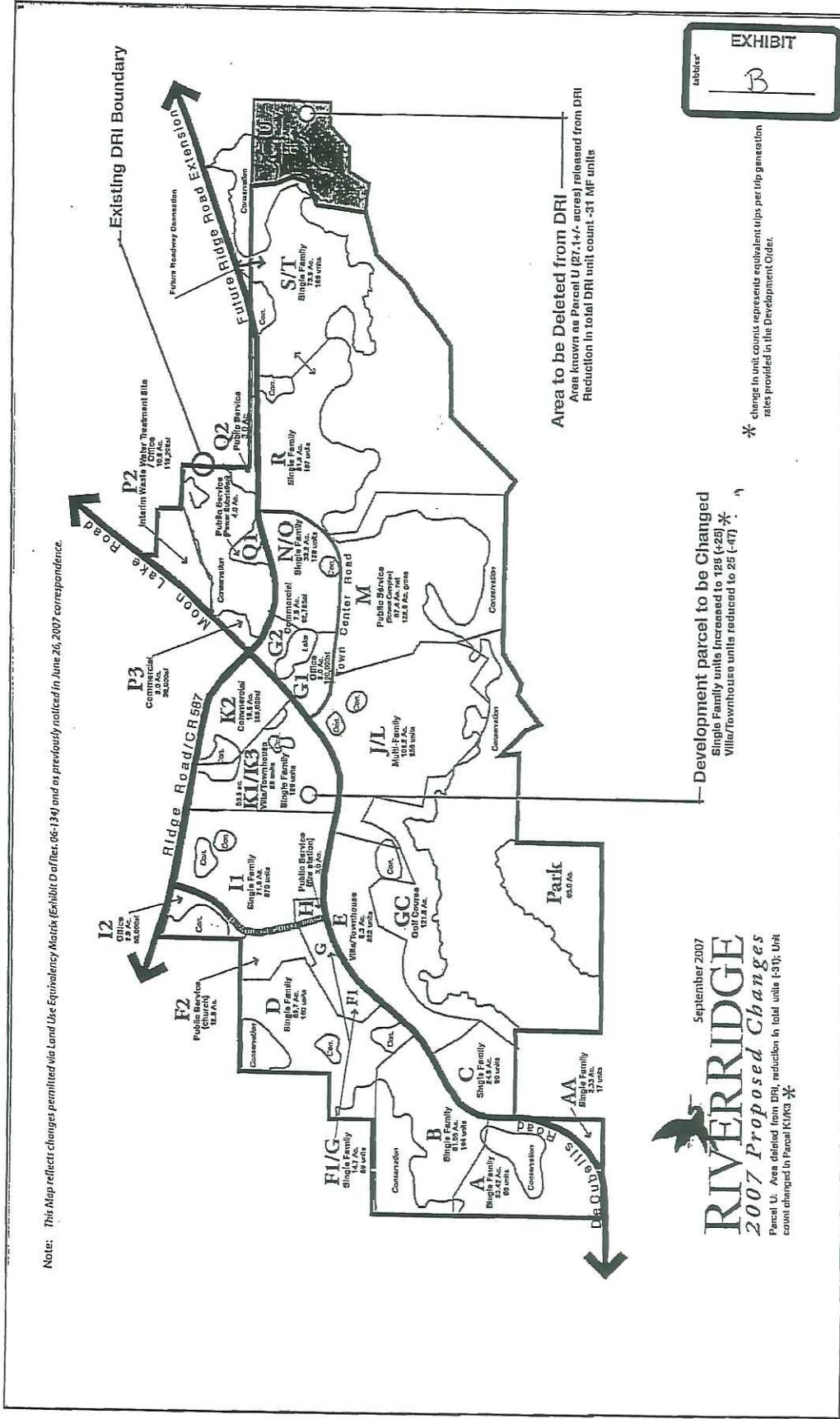
Development parcel to be changed  
 Single Family units increased to 125 (+25) \*  
 Villa/Townhouse units reduced to 25 (-47) \*

Area to be Deleted from DRI  
 Area known as Parcel U (27.4 +/- acres) released from DRI  
 Reduction in total DRI unit count -31 MF units

\* change in unit counts represents equivalent t/ps per trip generation rates provided in the Development Order.

EXHIBIT  
 3

# EXHIBIT 2 - PROPOSED/REVISED MASTER DEVELOPMENT PLAN



**Exhibit C**  
**Legal Description**

RIVER RIDGE DRI

EXHIBIT A  
Legal Description

PARCEL 29: That portion of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County No. C-587; LESS AND EXCEPT the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

PARCEL 30: That portion of the East  $\frac{1}{4}$  of South  $\frac{1}{2}$  of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-567 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250 and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East  $\frac{1}{4}$  of the South  $\frac{1}{2}$  of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: That East  $\frac{1}{2}$  of Section 31; Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest  $\frac{1}{4}$  of said Section 31; AND the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; AND the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; AND the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; LESS AND EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31 described in Official Record Book 650, Pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, Pages 189, 190, and 191 of the public records of Pasco County, Florida.

PARCEL "A"

A parcel of land located in Section 32 and 33, Township 22 S., Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Section 33, Township 25 South, Range 17 East, thence N89°53'14"W along the South line of said Section 33 for 2645.62 feet to the South ¼ corner of said Section 33; thence continue along the South line, S89°57'06"W for 2646.58 feet to the Southwest corner of said Section 33 and also being the Southeast corner of Section 32, Township 25 South, Range 17 East, thence S89°29'31"W along the South line of said Section 32 for 2645.80 feet to the South ¼ corner of said Section 32; thence continue along said South line N89°32'49"W for 1323.51 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 32; thence N00°13'50"E along the East line of said Southwest ¼ of the Southwest ¼ of Section 32 for 1318.36 feet to the Northeast corner of said Southwest ¼ of the Southwest ¼ of Section 32; thence N04°57'38"W for 198.16 feet; thence S47°06'39"E for 504.64 feet; thence S28°29'38"E for 229.40 feet; thence N47°59'59"E for 483.55 feet; thence S77°09'24"E for 204.22 feet; thence N57°08'46"E for 509.25 feet; thence S89°11'34"E for 2251.03 feet; thence S62°23'02"E for 239.66 feet; thence N45°36'15"E for 494.58 feet; thence N45°35'32"E for 342.26 feet; thence N42°30'57"E for 482.07 feet; thence S89°39'21"E for 454.68 feet; thence N87°30'57"E for 550.30 feet; thence N54°09'33"E for 491.92 feet; thence N46°29'10"E for 263.26 feet; thence N57°27'19"E for 323.54 feet; thence N42°52'08"E for 600.70 feet; thence N74°26'19"E for 630.00 feet; thence S84°15'00"E for 417.09 feet; thence N32°51'55"E for 331.48 feet; thence N88°34'11"E for 350.85 feet; thence N47°07'14"E for 394.42 feet; thence N84°39'58"E for 347.59 feet to a point on the East line of said Section 33; thence S00°40'45"W along said line for 1488.51 feet to the East ¼ corner of said Section 33; thence continue along said line S00°30'17"W for 2644.75 feet to the afore described Point of Beginning.

#### DRI Release Parcel 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58" East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances; South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the Southerly right-of-way line of said Moon Lake Road the following two courses and distances: South 79°31'44" East, 394.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

LESS AND EXCEPT

DRI Release Parcel U

A parcel of land being a portion of Section 33, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Section 33, Township 25 South, Range 17 East, Pasco County, Florida; thence S00°39'27"W, along the East line of the Northeast 1/4 of said Section 33 (being the basis of bearings for this legal description), for 695.59 feet; thence leaving said East line of the Northeast 1/4 of Section 33, N89°20'33"W, for 8.22 feet; thence S28°29'03"W, for 43.73 feet; thence S45°33'45"W, for 159.18 feet; thence N82°41'55"W, for 283.01 feet; thence N38°07'34"W, for 194.51 feet; thence S09°48'09"W, for 96.85 feet; thence S49°59'56"W, for 119.98 feet; thence N89°45'17"W, for 192.07 feet; thence S47°24'10"W, for 232.98 feet to an Easterly corner of that certain property as described in Official Records Book 5297, Page 1465 of the Public Records of Pasco County, Florida; thence the following nine (9) courses along the Easterly, Southerly and Westerly lines, respectively, of said certain property as described in Official Records Book 5297, Page 1465; (1) thence S05°26'17"W, for 167.58 feet; (2) thence S39°58'16"W, for 185.76 feet; (3) thence N77°53'21"W, for 215.96 feet; (4) thence N51°16'53"W, for 119.60 feet; (5) thence N23°59'15"W, for 90.60 feet; (6) thence N42°29'20"E, for 39.14 feet; (7) thence N04°09'32"W, for 92.20 feet; (8) thence N44°10'38"E, for 124.97 feet; (9) thence N74°12'47"E, for 148.62 feet; thence leaving said Westerly line of that certain property as described in Official Records Book 5297, Page 1465, N33°33'55"E, for 238.54 feet; thence S85°31'28"W, for 62.27 feet to the point of intersection with an Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7, as recorded in Plat Book 45, Page 23 of the Public Records of Pasco County, Florida; thence the following two courses along said Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7; (1) thence N45°18'16"E, for 40.14 feet; (2) thence N22°11'35"W, for 645.41 feet; thence leaving said Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7, N35°30'44"E, for 0.07 feet to the point of intersection with the North line of said Northeast 1/4 of Section 33; thence N89°07'18"E, along said North line of Section 33, for 1,395.72 feet to the POINT OF BEGINNING.

Containing 1,180,571 square feet or 27.102 acres, more or less.

The total subject property contains 1,866.023 acres, more or less.

RIVER RIDGE DRI

EXHIBIT A  
Legal Description

PARCEL 29: That portion of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County No. C-587; LESS AND EXCEPT the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

PARCEL 30: That portion of the East  $\frac{1}{4}$  of South  $\frac{1}{2}$  of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-567 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250 and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East  $\frac{1}{4}$  of the South  $\frac{1}{2}$  of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: That East  $\frac{1}{2}$  of Section 31; Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest  $\frac{1}{4}$  of said Section 31; AND the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; AND the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; AND the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31; LESS AND EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31 described in Official Record Book 650, Pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, Pages 189, 190, and 191 of the public records of Pasco County, Florida.

PARCEL "A"

A parcel of land located in Section 32 and 33, Township 22 S., Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Section 33, Township 25 South, Range 17 East, thence N89°53'14"W along the South line of said Section 33 for 2645.62 feet to the South ¼ corner of said Section 33; thence continue along the South line, S89°57'06"W for 2646.58 feet to the Southwest corner of said Section 33 and also being the Southeast corner of Section 32, Township 25 South, Range 17 East, thence S89°29'31"W along the South line of said Section 32 for 2645.80 feet to the South ¼ corner of said Section 32; thence continue along said South line N89°32'49"W for 1323.51 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 32; thence N00°13'50"E along the East line of said Southwest ¼ of the Southwest ¼ of Section 32 for 1318.36 feet to the Northeast corner of said Southwest ¼ of the Southwest ¼ of Section 32; thence N04°57'38"W for 198.16 feet; thence S47°06'39"E for 504.64 feet; thence S28°29'38"E for 229.40 feet; thence N47°59'59"E for 483.55 feet; thence S77°09'24"E for 204.22 feet; thence N57°08'46"E for 509.25 feet; thence S89°11'34"E for 2251.03 feet; thence S62°23'02"E for 239.66 feet; thence N45°36'15"E for 494.58 feet; thence N45°35'32"E for 342.26 feet; thence N42°30'57"E for 482.07 feet; thence S89°39'21"E for 454.68 feet; thence N87°30'57"E for 550.30 feet; thence N54°09'33"E for 491.92 feet; thence N46°29'10"E for 263.26 feet; thence N57°27'19"E for 323.54 feet; thence N42°52'08"E for 600.70 feet; thence N74°26'19"E for 630.00 feet; thence S84°15'00"E for 417.09 feet; thence N32°51'55"E for 331.48 feet; thence N88°34'11"E for 350.85 feet; thence N47°07'14"E for 394.42 feet; thence N84°39'58"E for 347.59 feet to a point on the East line of said Section 33; thence S00°40'45"W along said line for 1488.51 feet to the East ¼ corner of said Section 33; thence continue along said line S00°30'17"W for 2644.75 feet to the afore described Point of Beginning.

#### DRI Release Parcel 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58" East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances; South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the Southerly right-of-way line of said Moon Lake Road the following two courses and distances: South 79°31'44" East, 394.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

LESS AND EXCEPT

DRI Release Parcel U

A parcel of land being a portion of Section 33, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

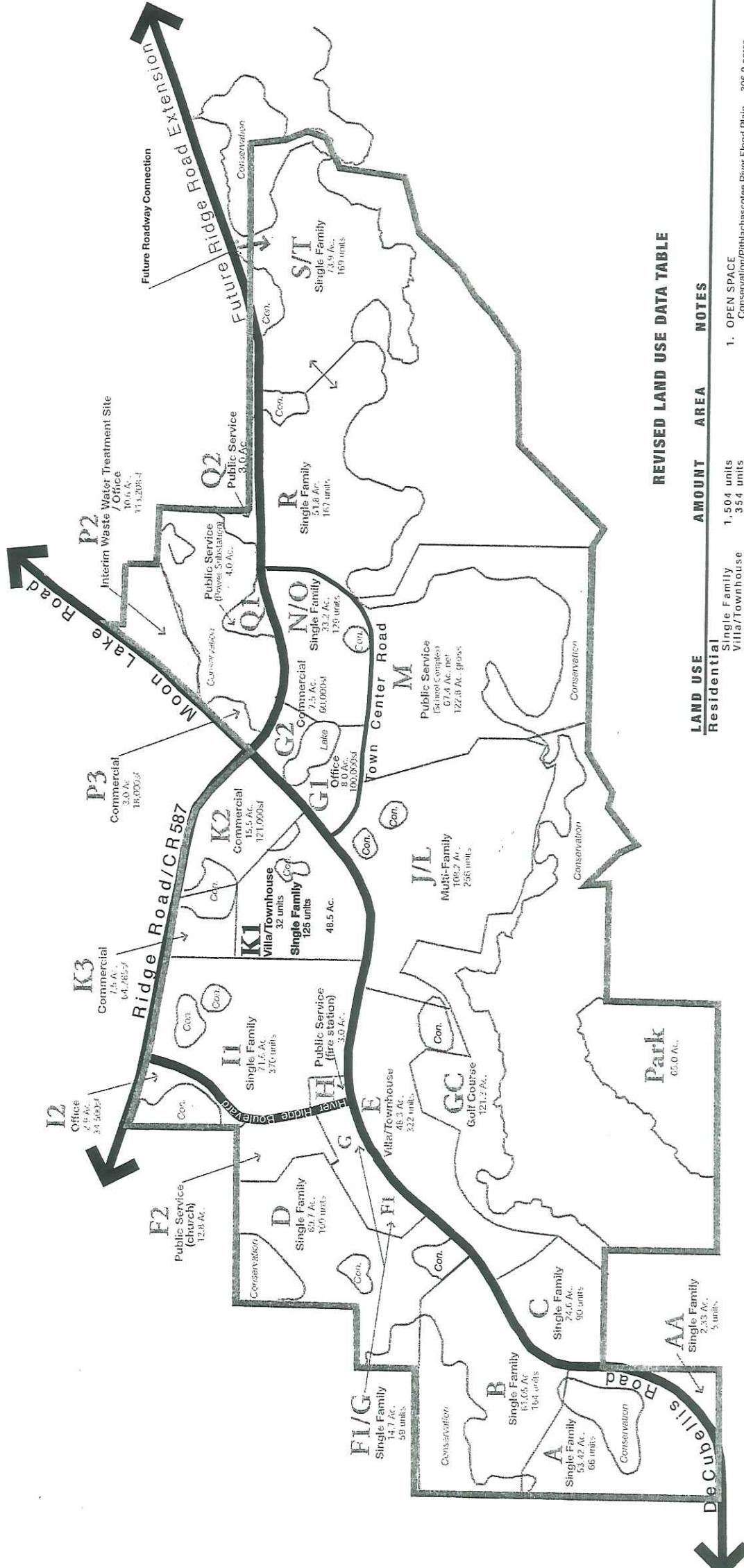
BEGIN at the Northeast corner of Section 33, Township 25 South, Range 17 East, Pasco County, Florida; thence S00°39'27"W, along the East line of the Northeast 1/4 of said Section 33 (being the basis of bearings for this legal description), for 695.59 feet; thence leaving said East line of the Northeast 1/4 of Section 33, N89°20'33"W, for 8.22 feet; thence S28°29'03"W, for 43.73 feet; thence S45°33'45"W, for 159.18 feet; thence N82°41'55"W, for 283.01 feet; thence N38°07'34"W, for 194.51 feet; thence S09°48'09"W, for 96.85 feet; thence S49°59'56"W, for 119.98 feet; thence N89°45'17"W, for 192.07 feet; thence S47°24'10"W, for 232.98 feet to an Easterly corner of that certain property as described in Official Records Book 5297, Page 1465 of the Public Records of Pasco County, Florida; thence the following nine (9) courses along the Easterly, Southerly and Westerly lines, respectively, of said certain property as described in Official Records Book 5297, Page 1465; (1) thence S05°26'17"W, for 167.58 feet; (2) thence S39°58'16"W, for 185.76 feet; (3) thence N77°53'21"W, for 215.96 feet; (4) thence N51°16'53"W, for 119.60 feet; (5) thence N23°59'15"W, for 90.60 feet; (6) thence N42°29'20"E, for 39.14 feet; (7) thence N04°09'32"W, for 92.20 feet; (8) thence N44°10'38"E, for 124.97 feet; (9) thence N74°12'47"E, for 148.62 feet; thence leaving said Westerly line of that certain property as described in Official Records Book 5297, Page 1465, N33°33'55"E, for 238.54 feet; thence S85°31'28"W, for 62.27 feet to the point of intersection with an Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7, as recorded in Plat Book 45, Page 23 of the Public Records of Pasco County, Florida; thence the following two courses along said Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7; (1) thence N45°18'16"E, for 40.14 feet; (2) thence N22°11'35"W, for 645.41 feet; thence leaving said Easterly line of ROSEWOOD AT RIVER RIDGE PHASE 7, N35°30'44"E, for 0.07 feet to the point of intersection with the North line of said Northeast 1/4 of Section 33; thence N89°07'18"E, along said North line of Section 33, for 1,395.72 feet to the POINT OF BEGINNING.

Containing 1,180,571 square feet or 27.102 acres, more or less.

The total subject property contains 1,866.023 acres, more or less.

**EXHIBIT D**

**MAP H**



**REVISED LAND USE DATA TABLE**

LAND USE	AMOUNT	AREA	NOTES
<b>Residential</b>			
Single Family	1,504 units		
Villa/Townhouse	354 units		
Multi-Family	256 units		
		660.5 acres	
<b>Retail/Commercial</b>	263,285 sf	26.0 acres	
<b>Office</b>	247,708 sf	10.9 acres	
<b>Open Space</b>		371.9 acres	
<b>Golf Course</b>		121.3 acres	
<b>Public Service</b>		90.2 acres	
<b>Interim WWTP(P2)</b>		10.6 acres	
<b>Road Rights-of-Way</b>		86.2 acres	
		<u>1,378.3 acres</u>	

1. OPEN SPACE  
Conservation/Pithlachassee River Flood Plain 306.9 acres  
Park 65.0 acres  
371.9 acres  
Additional open space, recreation areas, neighborhood parks, lakes, & conservation areas are also located within each development parcel.
2. DeCubellis Road - Major Collector, Ridge Road Extension - Minor Arterial, River Ridge Blvd. - Collector. All other roads shown - Collector (60' min. r/w).
3. Revised Buildout date is December 31, 2010, per 360.06(19)(c), F.S., as amended.
4. Additional Office space (10,457sf) transferred to parcel I2 via previous trade-off of dwelling units.
5. Additional square footage transferred to parcel G1 (40,000sf) and G2 (17,785sf) via previous trade-off of dwelling units.
6. Additional Office space (2,000sf) allocated to Parcel P2 via previous trade-off of dwelling units.

Last Revision June 18/19, 2009

# RIVERIDGE

## 2008 Revised Map H

### Master Development Plan

# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

8726 Old C.R. 54 Suite D New Port Richey, FL 34653

Phone: (727) 376-7300 Fax: (727) 376-7337

SENT VIA CERTIFIED U.S. MAIL

August 21, 2007

John Myer, DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd. Suite 100  
Pinellas Park, Florida 33782

Brenda Winingham  
Department of Community Affairs  
2555 Shumard Oak Blvd.  
Tallahassee, FL 32399

Michael LaSala, DRI Coordinator  
Growth Management  
West Pasco Government  
7530 Little Road, Suite 320  
New Port Richey, Florida 34654

RE: River Ridge – Development of Regional Impact (DRI No. 74)

Dear Sirs:

As I am sure you already know, the 2007 Growth Management Bill (HB 7203) recently approved by the Florida Legislature and signed by Governor Crist amended Section 380.06 (19)(c), Florida Statutes to authorize a three year extension for all phase, buildout and expiration dates of any development of regional impact under active construction as of July 1, 2007.

More specifically, Section 380.06(19)(c), Florida Statutes, was amended to include the following language:

*In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.*

This letter is written to inform Pasco County and the Tampa Bay Regional Planning Council that the River Ridge DRI was under active construction as of July 1, 2007 and that such construction has been ongoing and continuous since well before that date to the date of this correspondence. As a result, it is our understanding the buildout date for

Phase III of the River Ridge DRI is extended from December 30, 2007 to December 30, 2010. We also understand a similar three year extension is equally applicable to the expiration date for River Ridge, which would be extended from December 30, 2007 to December 30, 2010.

It is our further understanding that all these extensions have taken effect by operation of law and no further action, such as the filing of an NOPC, is required on the part of River Ridge to implement the changes. It should also be noted that Section 4 b.(2) of the current Development Order provides, in pertinent part, that "any delay in the build-out date beyond December 30, 2007 shall require a new transportation analysis, in accordance with Section 380.06, F.D., as the basis for a development order amendment which may include a re-evaluation of required transportation mitigation." However, since the language of HB 7203 clearly states the statutory extensions are not subject to further development-of-regional impact review it is our understanding the law requires no new analysis under Section 380.06, F.S.

We also understand there are ongoing discussions taking place throughout the state as to whether the legislature intended the statutory extensions be subject to any further mitigation requirements; however, the ultimate resolution of the issue should not affect River Ridge since existing DRI's whose phase dates have not expired continue to be exempt from the County's Concurrency Management Ordinance pursuant to Section 402.6 C. of the Pasco County Land Development Code. Thus, no additional local concurrency requirements should be applicable through the new buildout date for Phase III, December 30, 2007.

Should you have any questions or concerns with the information set forth above please do not hesitate to contact me.

Sincerely,

  
SHELLY MAY JOHNSON, ESQ.

Cc: NG Development Corporation  
Debora Slusher, AICP, Florida Design Consultants, Inc.  
Roy Chapman, P.E., Florida Design Consultants, Inc.

#74

# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

8726 Old C.R. 54 Suite D New Port Richey, FL 34653

Phone: (727) 376-7300 Fax: (727) 376-7337

## SENT VIA CERTIFIED U.S. MAIL

June 26, 2007

John Myer, DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Blvd. Suite 100  
Pinellas Park, Florida 33782

Brenda Winingham  
Department of Community Affairs  
2555 Shumard Oak Blvd.  
Tallahassee, FL 32399

Michael LaSala, DRI Coordinator  
Growth Management  
West Pasco Government  
7530 Little Road, Suite 320  
New Port Richey, Florida 34654

RE: River Ridge DRI/Resolution No. 06-134  
Notice of Utilization of Land Use Equivalency Matrix

Ladies and Gentlemen:

Please be advised that we are withdrawing our NOPC that was submitted on June 4, 2007 for the River Ridge DRI. We intend to resubmit the NOPC within the next few weeks. The amendment will include solely the addition to Parcel U of the 33.5 acres m.o.l. We will include the Cultural, Environmental and Vegetation assessments with the submittal. It is my understanding that the filing fees that were submitted with our June 4, 2007 NOPC (Check #44278 to TBRPC and Check #44277 to Pasco County) will be retained by Pasco County and TBRPC to be credited as the application filing fees for the above-mentioned re-submittal.

The purpose of this correspondence is to request confirmation from the governing jurisdictions that the River Ridge DRI is utilizing the Land Use Equivalency Matrix that was approved as Exhibit "D" to Resolution No. 06-134. Following is the listed conversions that are being utilized:

- Parcel U will have a unit count reduction from 217 Multi-Family Units to 31 Multi-Family Units.
- Parcel K1/K3 is currently approved for 80 Villas/Townhouse Units and 100 Single Family Units and will be reduced to reflect a use of 72 Villa/Townhouse Units and 100 Single Family Units.

●Parcel J/L is currently approved for 296 Multi-Family Units and will be reduced to 256 Multi-Family Units.

●Parcel G1 is currently approved for 60,000 S.F. of Office use and will be converted to 100,000 S.F.

●Parcel G2 is currently approved for 75,000 S.F. of Commercial/Retail use and will be converted to 92,785 S.F.

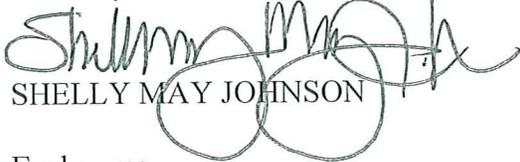
●Parcel I2 is currently approved for 35,000 S.F. of Office use and will be converted to 45,457 S.F.

●Parcel P2 is currently approved for 113,208 S.F. of Office use and will be converted to 115,208 S.F. of Office use.

Enclosed with this correspondence is a copy of Resolution No. 06-134 and a 2007 Revised Map H, and a Proposed Changes graphic indicating which development parcels are subject to the trade-off. I have also enclosed a Trade-Off Conversion Table which sets forth the above-identified conversions that were authorized pursuant to Resolution No. 06-134 and Exhibit "D."

As always, if you have any questions or concerns please do not hesitate to contact my office.

Sincerely,

  
SHELLY MAY JOHNSON

Enclosures

Cc: NG Development Corporation  
Debra Slusher, AICP, Florida Design Consultants, Inc.



**Development parcels to be Changed**

Parcels I2, G1, G2 & P2: non-residential development changed via trade-off matrix (Exhibit D) of Res. No. 06-134.

- I2: +10,457sf office (= 25 MF units)
- G1: +40,000sf office (= 96 MF units)
- G2: +17,785sf retail (= 100.2 MF units + 8 villa/th units)
- P2: +2,000sf office (= 4.8 MF units)

**Existing DRI Boundary**



**Development parcel to be Changed**  
Parcel U: Unit count reduced from 217 to 31 (-186 MF units)

**Development parcels to be Changed**

Parcels K1/K3 & J/L: unit totals changed to reflect built or approved development (- 8 villa/townhouse units; -40 MF units)

June 2007



Residential units decreased and non-residential square footage increase via trade-off matrix (Exhibit D) of Resolution No. 06-134.



# PASCO COUNTY, FLORIDA

FAX (727) 847-8084  
 DADE CITY (352) 521-4274  
 LAND O' LAKES (813) 996-7341  
 NEW PORT RICHEY (727) 847-8193

GROWTH MANAGEMENT DEPARTMENT  
 WEST PASCO GOVERNMENT CENTER  
 7530 LITTLE ROAD, SUITE 320  
 NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL NO. 7003 3110 0003 6048 5410  
 RETURN RECEIPT REQUESTED

March 20, 2006

Mr. John Meyer  
 DRI Coordinator  
 Tampa Bay Regional  
 Planning Council  
 4000 Gateway Centre Blvd., S-100  
 Pinellas Park, FL 33782

RE: River Ridge Development of Regional Impact (#74)  
 Development Order Amendment Resolution 06-134

Dear Mr. Meyer:

Enclosed please find a certified original of the River Ridge Development of Regional Impact #74, Development Order Amendment (Resolution No. 06-134), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This development order amendment was approved by the Pasco County Board of County Commissioners on February 28, 2006.

Sincerely,

Michael LaSala, AICP  
 Senior Planner

Enclosure



**RIVER RIDGE DEVELOPMENT OF REGIONAL  
IMPACT/DEVELOPMENT ORDER AMENDMENT**

**RESOLUTION AMENDING RESOLUTION NO. 82-115 AS AMENDED, BY:  
EXTENDING THE BUILD-OUT DATE FOR PHASE III TO DECEMBER 31,  
2007; EXTENDING THE DURATION DATE OF THE DEVELOPMENT ORDER  
TO DECEMBER 31, 2007; REDUCING RESIDENTIAL, RETAIL, AND OFFICE  
DEVELOPMENT; MODIFYING PHASE III ENTITLEMENTS AND INCLUDING A  
COMMERCIAL COMPONENT; ELIMINATING THE REMAINDER OF  
PHASES IV AND V; REDUCING THE OVERALL RESIDENTIAL COMPONENT  
TO 2,406 UNITS, OVERALL RETAIL SPACE TO 246,000 SQUARE FEET, AND  
OVERALL OFFICE SPACE TO 95,000 SQUARE FEET; INCREASING THE  
PUBLIC SERVICE ACREAGE TO 90.2 ACRES TO ACCOUNT FOR A  
12.8-ACRE CHURCH SITE; PROVIDING FOR A TRADE-OFF MECHANISM;  
PROVIDING FOR THE APPROVAL OF A REVISED MAP "H"; AND REVISING  
THE TRANSPORTATION MITIGATION.**

---

**WHEREAS**, on June 22, 1982, the Pasco County Board of County Commissioners adopted Resolution No. 82-115, as since amended, a Development of Regional Impact (DRI) Development Order (DO) approving, with conditions, the River Ridge DRI; and,

**WHEREAS**, on January 10, 1984, the Board of County Commissioners adopted Resolution No. 84-61, which changed the location of the 65-acre park and added a requirement for a park-access road; and,

**WHEREAS**, on July 10, 1984, the Board of County Commissioners adopted Resolution No. 84-154, which added a golf course and park-access road; and,

**WHEREAS**, on May 12, 1987, the Board of County Commissioners adopted Resolution No. 87-187, which redistributed office uses not to exceed 32.6 acres in Parcels K-2, N, and P-2; redistributed commercial uses not to exceed 45.7 acres from 44.3 acres from Parcels G, N, P-1, and T to K-2, N/O, P-1, and P-3; reduced residential acreage from 1,000.8 to 951.6 acres; redistributed units among residential Parcels I-2 and K to L; and increased open space to 722 acres; and,

**WHEREAS**, Resolution No. 87-187, in particular amended the DO to provide that Developer would: "[c]onstruct an additional two lanes on DeCubellis Road and Ridge Road Extension within River Ridge when warranted by any validated traffic analysis which indicates that such internal roads will fall below level of Service C (Level of Service D at peak hours) after completion of the next contemplated phase of development; provided, following provision of a transportation study to Pasco County, the Developer and Pasco County may enter into an agreement concerning construction obligation and compensation for design and construction of two additional lanes in a manner equitable to both the Developer and Pasco County"; and,

**WHEREAS**, on December 20, 1988, the Board of County Commissioners adopted Resolution No. 88-86A, which reduced residential acreage to 921.4 acres, increased open space to 725.7 acres; redistributed units from Parcels M to V and T; and changed the land use of M to public service; and,

**WHEREAS**, on January 17, 1989, the Board of County Commissioners adopted Resolution No. 89-93, which combined Parcels J and L and changed the use from public service (high school) to multifamily; changed a portion of Parcels L and N/O to M (high school); changed the loop-road configuration; changed K-1 and K-2 parcel sizes without changing intensity; and increased Parcel N/O in size due to the change in the loop road; and,

**WHEREAS**, on August 8, 1989, the Board of County Commissioners adopted Resolution No. 89-222, which identified the Developer's contribution towards a bridge facility; and,

**WHEREAS**, on December 1, 1993, the Board of County Commissioners adopted Resolution No. 94-48, which deleted 3.488 acres, including Parcel P1, from the DRI; and,

**WHEREAS**, on December 21, 1993, the Board of County Commissioners adopted Resolution No. 94-71, which extended the build-out date to 2003 and redistributed development within the parcels; and,

**WHEREAS**, on June 13, 2000, the Board of County Commissioners adopted Resolution No. 00-231, which changed Map "H" to show the final alignment of Ridge Road Extension and also incidental changes to development increments; and,

**WHEREAS**, on September 5, 2001, the Board of County Commissioners adopted Resolution No. 01-301, which removed 487.5 acres from the DRI; decreased the residential development to 2,518 units; decreased commercial/office acreage; removed a proposed roadway from the future Ridge Road Extension to south of the Pithlachascotee River; removed proposed cross-access between Parcels T and U; adjusted acreage totals; and adopted a revised Master Development Plan; and,

**WHEREAS**, on December 23, 2003, NG Development Corporation, hereinafter referred to as "Developer" or "Applicant", filed a Notice of Proposed Change (NOPC) to an approved DO, pursuant to Section 380.06(19), Florida Statutes (F.S.), as amended, requesting the following changes to the DO and Map H: 1. Consolidate all remaining proposed development into Phase III and eliminate Phases IV and V; 2. A four-year and one day extension of the build out date from December 30, 2003 to December 31, 2007 for all remaining development (a cumulative extension of 11 years, 6 months, and 11 days, from the original Phase V build-out date of June 21, 1996); 3. A four year and one day extension of the DRI duration date from December 30, 2003 to December 31, 2007 (a cumulative extension of 5 years, 6 months, and 11 days from the original DRI duration date of June 21, 2002) and a commensurate extension of all applicable deadline dates within the DO; 4. Decrease the residential component from 2,518 dwelling units to 2,406 dwelling units by eliminating 120 multifamily units approved for Parcel F-2 and adding 8 units to proposed Parcel K-1/K-3; 5. Decrease retail entitlement from 517,000 square feet to 246,000 square feet; 6. Decrease office entitlement from 405,000 square feet to 95,000 square feet; 7. Reduce overall office acreage from 26.1 acres to 10.9 acres; 8. Reduce overall retail acreage from 28.9 acres to 26.0 acres; 9. Reduce overall residential acreage from 692.9 acres to 687.6 acres; 10. Increase overall public-service acreage from 77.4 acres to 90.2 acres; 11.

Change the use of Parcel P2 from "Interim Waste Water Treatment Plant/Office" to "Interim Waste Water Treatment Plant"; 12. Change Parcel K-3 from office to residential and combine Parcel K-3 with residential Parcel K-1 into one single residential parcel, K-1/K-3; 13. Remove retail from Parcel I-2 by changing the use from retail/office to office/conservation; 14. Establish a trade-off mechanism to allow mixed use residential units on office Parcel G1 and retail Parcel G2, allow a transfer of residential dwelling units to (proposed office/conservation) Parcel I-2 provided there is no increase in overall units, and allow a transfer of residential dwelling units from residential Parcels "U" and "K1/K2" to office Parcel I-2; and, 15. Revise the transportation mitigation; and,

**WHEREAS**, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

**WHEREAS**, the Board of County Commissioners has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public; and

**WHEREAS**, the culmination of that review, pursuant to Section 380.06(19), F.S., requires approval, approval with conditions, or denial of the above referenced NOPC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County in regular session, duly assembled this 28<sup>th</sup> day of February 2006, that:

The NOPC for the River Ridge DRI is approved with conditions, as set forth in the following DRI DO amendment, which is hereby adopted by the Board of County Commissioners.

#### RIVER RIDGE DEVELOPMENT ORDER AMENDMENT

1. Introduction. This Resolution shall constitute an amendment to the DO

2. General Findings of Fact. The Board of County Commissioners makes the following findings of fact:

a. NG Development Corporation, hereinafter referred to as the "Applicant" or Developer," has filed, in accordance with Subsection 380.06(19), F.S., as amended, an application for a NOPC and associated Responses to Requests for Additional Information, the sum total of which shall be referred to as the "Application."

b. The Proposed Changes to the Development Order and Map H will amend the following: 1. Consolidate all remaining proposed development into Phase III and eliminate Phases IV and V; 2. A four-year and one day extension of the build out date from December 30, 2003 to December 31, 2007 for all remaining development (a cumulative extension of 11 years, 6 months, and 11 days, from the original Phase V build-out date of June 21, 1996); 3. A four year and one day extension of the DRI duration date from December 30, 2003 to December 31, 2007 (a cumulative extension of 5 years, 6 months, and 11 days from the original DRI duration date of June 21, 2002) and a commensurate extension of all applicable deadline dates within the DO; 4. Decrease the residential component from 2,518 dwelling units to 2,406 dwelling units by eliminating 120

multifamily units approved for Parcel F-2 and adding 8 units to proposed Parcel K-1/K-3; 5. Decrease retail entitlement from 517,000 square feet to 246,000 square feet; 6. Decrease office entitlement from 405,000 square feet to 95,000 square feet; 7. Reduce overall office acreage from 26.1 acres to 10.9 acres; 8. Reduce overall retail acreage from 28.9 acres to 26.0 acres; 9. Reduce overall residential acreage from 692.9 acres to 687.6 acres; 10. Increase overall public-service acreage from 77.4 acres to 90.2 acres; 11. Change Parcel K-3 from office to residential and combine Parcel "K-3" with residential Parcel K-1 into one single residential parcel, K-1/K-3; 12. Remove retail from Parcel I-2 by changing the use from retail/office to office/conservation; 13. Establish a trade-off mechanism to allow mixed use residential units on office Parcel G1 and retail Parcel G2, allow a transfer of residential dwelling units to (proposed office/conservation) Parcel I-2 provided there is no increase in overall units, and allow a transfer of residential dwelling units from residential Parcels "U" and "K1/K2" to office Parcel I-2 and allow a transfer of up to 113,208 square feet of office and/or dwelling units to Parcel P-2 by Developer via trade-off of office space; and, 14. Revise the transportation mitigation; and,

c. The project is expected to generate 3,291 gross trips in the PM peak hour through project completion (1,859 inbound/1,432 outbound). Internal capture will reduce the number of trips generated by 10.9 percent to 2,933 (1,694 inbound/1,239 outbound). Pass-by capture to the commercial land uses will further reduce the number of trips generated by 200 to 2,733 net external trips in the PM peak hour (1,594 inbound/1,139 outbound).

d. The real property encompassed by the River Ridge DRI is owned by NG Development Corporation, and a description of the real property is attached hereto as Exhibit "A" (the "Property") which is made a part of this amended DO.

e. The nature, type, scope, intensity, density, costs, and general impact of the NOPC for the River Ridge DRI, in part, are those which are summarized in Composite Exhibit "B", the Application. Exhibit "B" is incorporated into this amended DO by reference and are on file with the Pasco County Growth Management Department.

f. The Pasco County Comprehensive Plan Future Land Use Map classifications for the Property subject to the NOPC are RES-3 (Residential - 3 du/ga), RES-6 (Residential - 6 du/ga) and RES-9 (Residential - 9 du/ga). The proposed development is consistent with the applicable provisions of the RES-3 (Residential - 6 du/ga), RES-6 (Residential - 6 du/ga) and RES-9 (Residential - 9 du/ga) Classifications and other applicable Goals, Objectives, and Policies of the Comprehensive Plan.

g. On March 14, 2005, the TBRPC notified Pasco County that the NOPC was considered and an NOPC Report was approved with conditions during its February 14, 2005 meeting.

h. The Board of County Commissioners scheduled and held a public hearing on the NOPC on November 8, 2005, which was continued to February 28, 2006.

i. Notice of the hearing has been published in accordance with Section 380.06, F.S.

j. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues, and submit rebuttal evidence.

k. Additionally, at the public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

l. The Board of County Commissioners has received and considered the TBRPC NOPC Report on the above-referenced Application.

m. The Board of County Commissioners ~~has received~~ and considered various other reports and information including, but not limited to, the recommendation of the Pasco County Growth Management Department and the Pasco County Development Review Committee (DRC).

### 3. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

a. This River Ridge DRI NOPC will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the Development Order.

b. As conditioned, this amended DO in accordance with the proposed changes addresses issues raised consistent with the report and recommendations of the TBRPC.

c. As conditioned, this amended DO is consistent with the applicable provisions of the Pasco County Land Development Code (local land development regulations).

d. As conditioned, this amended DO is consistent with the applicable provisions of the adopted Pasco County Comprehensive Plan (the Comprehensive Plan). However, this finding shall not be construed to mean that reduction of office acreage or trade-off of office entitlements to residential entitlements is necessarily consistent with the Pasco County Comprehensive Plan in all cases. A finding of consistency was made in this particular case solely as a result of the extraordinary right of way and transportation mitigation donated/performed by this DRI in furtherance of the goals, objectives and policies of the Comprehensive Plan Transportation Element.

e. The land that is the subject of this amended DO is not in an Area of Critical State Concern.

f. As conditioned, this amended DO is consistent with the applicable provisions of the adopted State Comprehensive Plan.

g. The above-referenced proposed change to the River Ridge DRI is presumed to be a substantial deviation as defined by Section 380.06(19)(c), F.S. However, the Applicant has submitted sufficient information to rebut the presumption of a substantial deviation and, therefore, does not require further DRI review pursuant to Chapter 380.06(19) F.S., as amended.

### 4. Approval Stipulations

a. The requirements of and conditions contained in this amended DO shall regulate the development of the Property described in Exhibit "A". Following the adoption of this amended DO, all plans for development on this Property shall be consistent with the conditions and restrictions recited therein. Such conditions shall be binding upon all Applicant's or Developer's successors in interest to the Property.

b. In the event the Pasco County Administrator or his designee determines that a violation of the provisions hereof has occurred, the Pasco County Administrator or his designee may issue a Notice of Noncompliance to the Applicant/Developer. If non-compliance is not cured by the date stated in the notice of noncompliance, the County Administrator or his designee may require that all development related to the violation shall cease until the violation has been corrected. The Applicant or Developer may appeal the determination to the Board of County Commissioners pursuant to Article 317 of the Pasco County Land Development Code.

c. All development specifically authorized by this amended DO shall be carried out in accordance with the provisions hereof. Adverse impacts shall be mitigated as specified in this DO.

d. Development of the River Ridge DRI shall also be governed by the standards and procedural provisions of the Comprehensive Plan. Land development regulations shall be applied in a manner that is consistent with Section 163.3194(1)(b), F.S and the Land Development Regulations. Conflicts between the land development regulations and this DO shall be resolved in accordance with applicable law.

5. Order.

Having made the above Findings of Fact and drawn the above conclusions of law, it is ordered that the Development Order and Map H are hereby amended as follows:

a. Master Development Plan, Map H, dated January 2006, which reflects the proposed changes, and which is attached hereto and made a part hereof as Exhibit "C", is hereby approved and adopted and becomes part of the Development Order. This Revised Map H/Master Development Plan supersedes all previously adopted master plans.

b. The first paragraph of Section 3 of Resolution No. 94-71, amending Resolution No. 82-115, is hereby amended to read as follows:

The phase build-out dates are as follows:

Phase 1	December 30, 1993
Phase 2	December 30, 1994
Phase 3	December 30, 2007

Any delay in the build-out date beyond December 30, 2007 shall require a new transportation analysis, in accordance with Section 380.06, F.S., as the basis for a DO amendment which may include re-evaluation of required transportation mitigation.

c. The second paragraph of Section 3, Resolution No. 94-71, amending Resolution No. 82-115, set forth the composition of uses, densities, and intensities in River Ridge. This composition was amended by

Resolution No. 00-231 and was further amended by Resolution No. 01-301 by reference to exhibits attached to these two (2) respective resolutions both entitled "Revised Map H/Master Development Plan." Such uses, densities, and intensities are hereby amended as set forth on the "2006 Revised Map H/Master Development Plan," attached hereto as Exhibit "C," which for all intents and purposes is incorporated herein. One Hundred Twenty (120) multifamily units approved for Parcel F-2 are hereby eliminated and eight (8) units are hereby added to Parcels K-1/K-3. Dwelling units may be transferred to parcel G-1 and G-2 via trade-off of office space and retail space. Dwelling units may be transferred to Parcel I-2 by Developer via a trade-off of office space. Additional office space up to 113,208 square feet/dwelling units may be allocated to Parcel P-2 via trade-off of dwelling units and/or office space. Further, subject to applicable provisions of the Pasco County Comprehensive Plan, applicable Development of Regional of Impact thresholds, and applicable requirements for MPUD modifications, the Developer may exchange land use entitlements in accordance with the adopted Land Use Equivalency Matrix (Exhibit "D"). Subject to the possible exchange of land uses as described herein, the project consists of the approximate area and land uses as described in the phase schedule amended as follows:

Phase	Build-Out	Residential (Dwelling Units)	Commercial (Sq. Ft.)	Office (Sq. Ft.)	Public Service (Acres)
I	December 30, 1993	1119	0	0	67.4
II	December 30, 1994	36	0	0	0.0
III Completed	December 31, 2007	927	87,248	0	0.0
III Remaining Specific Approval	December 31, 2007	324	158,752	95,000	22.8
TOTALS		2,406	246,000	95,000	90.2*

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

d. The following shall be added as the third paragraph of Section 3, Resolution No. 94-71, amending Resolution No. 82-115:

3.a. Land Use Exchange

(1) Development entitlements within the project may be exchanged pursuant to the Land Use Equivalency Matrix set out in Exhibit "D" attached hereto. Land use exchange requests shall be provided to and approved by the Pasco County Development Review Committee, with copies to the FDCA and the TBRPC for review and comment a minimum of fourteen (14) days prior to final authorization granted by Pasco County, and the use thereof shall be reported in the next biennial report. Exhibit "D" represents the Land Use Equivalency Matrix, which is acceptable.

(2) The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

(3) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the Notice of Proposed Change (NOPC) process as required by Section 380.06(19), F.S.

e. The developer has complied with all transportation mitigation improvements listed in DRI DO Res. 82-115, as amended.

f. Section B. 12 Transportation, of Resolution 82-115, as amended, is hereby deleted and replaced with the following:

In accordance with NOPC traffic analysis, off-site improvements have been identified. Exhibit "E" provides a proportionate-share cost calculation of Eight Hundred Forty-Eight Thousand Four Hundred Fifty-One and 80/100 Dollars (\$848,451.80) (in 2005 dollars, the "Proportionate Share Amount") as the River Ridge DRI proportionate-share contribution for transportation system improvements. In consideration of contributions being made hereunder by Developer, including but not limited to an agreement not to seek transportation impact fee credits, the Proportionate Share Amount in 2005 dollars will not be increased for any reason in excess of the Eight Hundred Forty-Eight Thousand Four Hundred Fifty-One and 80/100 Dollars (\$848,451.80) provided for hereinabove. All of the improvements will be made to Pasco County maintained/owned roadways and intersections. The developer shall pay the Proportionate Share Amount for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S., and Rule 9J-2.045(7) 3, Florida Administrative Code (FAC). The Proportionate Share Amount shall be paid to Pasco County within 90 days of approval of this DO by the Board of County Commissioners and shall not be eligible for transportation impact fee credits. The County will use the Proportionate Share Amount to expeditiously construct DeCubellis Road that will relieve congestion on Ridge Road from Galen Wilson to Broad Street as identified in the proportionate-share cost calculation.

g. The Developer shall be responsible for construction of all access improvements for the project prior to or concurrent with vertical construction of the portions of the project necessitating such improvements as determined by the County at the time of preliminary site plan approval and/or at the time of issuance of access permits for the project. At each preliminary plan/preliminary site plan approval, the DRC or Development Review Division may also require further site access/site-related intersection improvements and site access/site-related roadway improvements. All access improvements, number of access points, spacing, and geometry of access points shown on Map H attached hereto shall be subject to compliance with the provisions of Pasco County's access-management regulations.

h. In addition to the foregoing, 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". Because such dedications solely affect a County roadway,

amendments of Exhibits "F", "G" and "H" do not create the likelihood of any additional regional impact, and may be amended by Resolution of the Board of County Commissioners without an amendment of the Development Order or NOPC application pursuant to Section 380.06(19)(e)(2), Florida Statutes. The Developer agrees not to challenge or seek compensation for the foregoing dedications under applicable law (including transportation impact fee credits). The Developer shall have no other obligations with respect to the Ridge Road Extension and DeCubellis Road Extension for River Ridge DRI. If these dedications are not received and deemed acceptable by the Real Estate Division within 90 days of approval of this DO by the BCC (with the exception of item Numbers 5 and 6 on Exhibit F which shall not be subject to the 90 day period), no further preliminary plan/preliminary site plan, construction plan or plat approvals will be granted by the County until the aforementioned dedications are complete. The Developer can seek a re-conveyance of lands dedicated per Section 255.22, Florida Statutes.

i. The Developer shall dedicate right-of-way for the Swarthmore Boulevard extension from the present terminus of Swarthmore Boulevard in Rosewood River Ridge Phase 7 north (through the area known as "Crockett Ranch" also owned by the Developer) to Ridge Road Extension. Swarthmore Boulevard extension shall be designed by the County, including cross section and right-of way width, to meet or exceed the design of Swarthmore Boulevard shown on the construction plans for Rosewood at River Ridge Phases 5 through 7, approved on March 21, 2000, as amended, by the Pasco County Development Review Division, subject to the County design standards in effect at the time of Swarthmore Boulevard extension construction plan approval. Completion of Swarthmore Boulevard extension by the County shall coincide with the completion of that portion of Ridge Road Extension providing access. The Developer shall dedicate right-of-way for Swarthmore Boulevard within 90 days of the County's request or upon completion of the Ridge Road Extension providing access, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions. The Developer agrees not to challenge or seek compensation for the foregoing dedications under applicable law (including transportation impact fee credits).

j. Section F.2. of Resolution 82-115, is hereby amended as follows:

The duration of the DO shall expire on December 31, 2007.

k. Concurrency

The Developer's continued performance in accordance with this DO shall continue to vest the project for transportation concurrency purposes through the build out date of the DRI, as it may be extended from time to time.

l. This DO shall take effect when rendered in accordance with Section 380.06, F.S. and Rule 9J-2.025(5), FAC.

6. Notice of Adoption

a. A Notice of Adoption of this resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(14)(a), F.S., as amended.

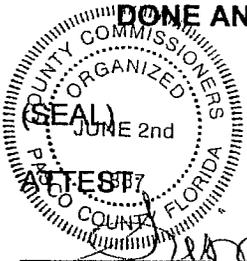
b. The Clerk of the Board of County Commissioners shall return five (5) signed and certified copies of this DO and the Notice of Adoption, and one additional original executed Notice of Adoption, to the Pasco County Growth Management Department. The Pasco County Growth Management Department shall then send copies of each document to the FDCA, TBRPC, and to attorneys of record in these proceedings.

c. The DO shall be deemed rendered upon transmittal of copies to all recipients identified in Chapter 380, F.S., as amended.

7. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

DONE AND RESOLVED this 28<sup>th</sup> day of February, 2006.



[Signature]  
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA  
[Signature] APPROVED  
FEB 28 2006  
CHAIRMAN

WITNESSES:  
[Signature]  
[Signature]

By: Steve Simon  
\_\_\_\_\_  
Print

Its Chairman of the Board of County  
\_\_\_\_\_  
Title Commissioners

APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the Pasco County Attorney

[Signature]  
ATTORNEY

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF  
PAGE(S) 1-30 OF 30 PAGES  
OF THE ORIGINAL OF RECORD IN MY  
OFFICE. WITNESS MY HAND AND THE  
COUNTY'S OFFICIAL SEAL THIS  
3/16/06  
JED PITTMAN, CLERK TO THE BOARD  
BY [Signature] D.C.

## EXHIBITS

- EXHIBIT A - Legal Description**
- EXHIBIT B - NOPC Application (Incorporated by Reference and on File with Pasco County Growth Management Department)**
- EXHIBIT C - Map H**
- EXHIBIT D - Land Use Equivalency Matrix**
- EXHIBIT E - Proportionate Share Table**
- EXHIBIT F- Right-of-Way, Pond Sites, Access, and Mitigation Areas**
- EXHIBIT G - "River Ridge Right-Of-Way, Drainage Areas, Wetland Mitigation Areas and Easements Dedicated to Pasco County " map by Florida Design Consultants, Inc., (Revised 2-20-06)**
- Exhibit H - Plans of Proposed Decubellis Road, Sheets 1 and 6**

**EXHIBIT A**  
**Legal Description**

\_\_\_\_\_

## EXHIBIT A

### Legal Description

**PARCEL 29:** That portion of the South ½ of the South ½ of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest ¼ of the Southeast ¼ of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North ½ of the Northeast ¼ of the Southeast ¼ of the southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West ½ of the Southwest ¼ of the Southeast ¼ of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

**PARCEL 30:** That portion of the East ¼ of the South ½ of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-567 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East ¼ of the South ½ of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

**PARCEL 31:** The East ½ of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest ¼ of said Section 31; AND the East ½ of the Northeast ¼ of the Northwest ¼ of said Section 31; AND the Southeast ¼ of the Northwest ¼ of said Section 31; AND the Southwest ¼ of the Northwest ¼ of said Section 31; LESS AND EXCEPT that portion of the Southwest ¼ of the Northwest ¼ of said Section 31 described in Official Record Book 650, Pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast ¼ of the Southwest ¼ of said Section 31.

**PARCEL 32:** Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest ¼ of the Southwest ¼ of said Section 32.

**PARCEL 33:** All of Section 33, Township 25 South, Range 17, East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest ¼ of the Southwest ¼ of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, Pages 189, 190, and 191 of the public records of Pasco County, Florida.

### PARCEL "A"

A parcel of land located in Section 32 and 33, Township 22 S., Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Section 33, Township 25 South, Range 17 East; thence N89°53'14"W along the South line of said Section 33 for 2645.62 feet to the South ¼ corner of said Section 33; thence continue along said South line, S89°57'06"W for 2646.58 feet to the Southwest corner of said Section 33 and also being the Southeast corner of Section 32, Township 25 South, Range 17 East, thence S89°29'31"W along the South line of said Section 32 for 2645.80 feet to the South ¼ corner of said Section 32; thence continue along said South line N89°32'49"W for 1323.51 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 32; thence N00°13'50"E along the East line of said Southwest ¼ of the Southwest ¼ of Section 32 for 1318.36 feet to the Northeast corner of said Southwest ¼ of the Southwest ¼ of Section 32; thence N04°57'38"W for 198.16 feet; thence S47°06'39"E for 504.64 feet; thence S28°29'38"E for 229.40 feet; thence N47°59'59"E for 483.55 feet; thence S77°09'24"E for 204.22 feet; thence N57°08'46"E for 509.25 feet; thence S89°11'34"E for 2251.03 feet; thence S62°23'02"E for 239.06 feet; thence N45°36'15"E for 494.58 feet; thence N45°35'32"E for 342.26 feet; thence N42°30'57"E for 482.07 feet; thence S89°39'21"E for 454.68 feet; thence N87°30'57"E for 550.30 feet; thence N54°09'33"E for 491.92 feet; thence N46°29'10"E for 263.26 feet; thence N57°27'19"E for 323.54 feet; thence N42°52'08"E for 600.70 feet; thence N74°26'19"E for 630.00 feet; thence S84°15'00"E for 417.09 feet; thence N32°51'55"E for 331.48 feet; thence N88°34'11"E for 350.85 feet; thence N47°07'14"E for 394.42 feet; thence N84°39'58"E for 347.59 feet to a point on the East line of said Section 33; thence S00°40'45"W along said line for 1488.51 feet to the East ¼ corner of said Section 33; thence continue along said line S00°30'17"W for 2644.75 feet to the afore described Point of Beginning.

### DRI Release Parcel 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58"East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County

Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances; South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East, 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the Southerly right-of-way line of said Moon Lake Road the following two courses and distances: South 79°31'44" East, 394.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

**EXHIBIT B**

**NOPC Application**

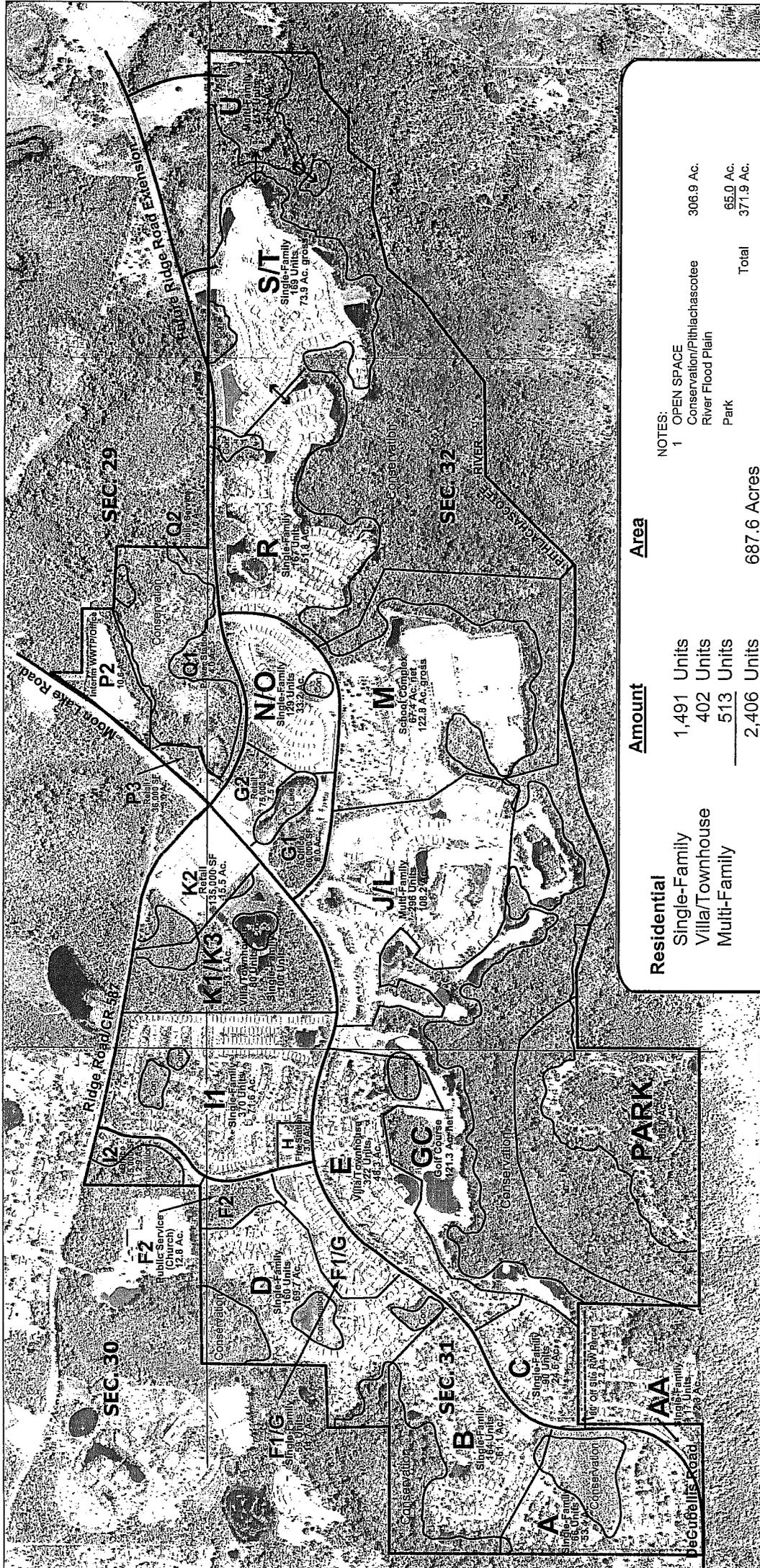
**(Incorporated by Reference and on File with Pasco County Growth Management Department)**

\_\_\_\_\_

**EXHIBIT C**

**Map H**





Map graphic based on current MPUD Master Development Plan  
 Map graphic prepared by: Gulf Coast Consulting, Inc.

# RIVER RIDGE

2006 Revised MAP H (Revised January 2006)  
**MASTER DEVELOPMENT PLAN**  
 October 30, 1999; Rev. MPUD Amend. Cond. #3 (8/8/99)  
 Revised December 12, 1999; October 13, 1998; February 27, 1999; October 26, 1993; June 13, 2000; July 5, 2001

Residential	Amount	Area
Single-Family	1,491 Units	687.6 Acres
Villa/Townhouse	402 Units	26.0 Ac.
Multi-Family	513 Units	10.9 Ac.
	<u>2,406 Units</u>	<u>371.9 Ac.</u>
Retail/Commercial	246,000 SF	121.3 Ac.
Office	95,000 SF	90.2 Ac.
Open Space		10.6 Ac.
Golf Course		86.9 Ac.
Public Service		1,405.4 Ac.
Interim WWTP (P2)		
Road Rights-of-Way		

- NOTES:
- 1 OPEN SPACE  
Conservation/Pithlachascotee River Flood Plain  
Park  
Total  
65.0 Ac.  
371.9 Ac.
  - 2 DeCubellis Road - Major Collector, Ridge Road Extension - Minor Arterial, River Ridge Blvd. - Collector, All other roads shown - Collector (60' min. R/W)
  - 3 Buildout date is revised to December 31, 2007.
  - 4 Dwelling units may be transferred to parcel I2 via trade-off of office space.
  - 5 Dwelling units may be transferred to parcel G1 and G2 via trade-off of office space and retail space.
  - 6 Additional office space up to 113,208 sf / residential units may be allocated to parcel P2 via trade-off of dwelling units and/or office space.

**EXHIBIT D**

**Land Use Equivalency Matrix**

\_\_\_\_\_

EXHIBIT "D"

**River Ridge**  
**Trip Trade-Off Matrix**

**1. Trip Generation Rates: PM Peak Hour**

Office	1.49 trips / 1,000 s.f.
Retail	3.74 trips / 1,000 s.f.
Residential Multi-Family	0.62 trips / unit
Residential Villa / Townhouse	0.54 trips / unit
Residential Single-Family	1.01 trips / unit

**2. Trade-off Conversions:**

A. Office and Multi-Family		(1.49 / 0.62 = 2.40)
1,000 s.f. Office	=	2.40 Multi-Family Units
1 Multi-Family Unit	=	417 s.f. office
B. Office and Villa / Townhouse		(1.49 / 0.54 = 2.76)
1,000 s.f. Office	=	2.76 Villa / Townhouse Units
1 Villa/Townhouse Unit	=	362 s.f. office
C. Office and Single-Family Detached		(1.49 / 1.01 = 1.47)
1,000 s.f. Office	=	1.47 Single-Family Detached Units
1 Single-Family Detached	=	680 s.f. office
D. Retail and Multi-Family		(3.74 / 0.62 = 6.03)
1,000 s.f. Retail	=	6.03 Multi-Family Units
1 Multi-family Unit	=	166 s.f. retail
E. Retail and Villa / Townhouse		(3.74 / 0.54 = 6.92)
1,000 s.f. Retail	=	6.92 Villa / Townhouse Units
1 Villa/Townhouse Unit	=	144 s.f. retail
F. Retail and Single-Family Detached		(3.74 / 1.01 = 3.70)
1,000 s.f. Retail	=	3.70 Single-Family Detached Units
1 Single-Family Detached	=	270 s.f. retail

**EXHIBIT E**

**Proportionate Share Table**

---

REVISED TABLE 8  
 RIVER RIDGE DRI  
 PROPORTIONATE SHARE COST CALCULATIONS

9/9/2004

ROADWAY SEGMENT	IMPROVEMENT	LENGTH	CONSTRUCT. COST	ENG/CEI COST	RAW COST	TOTAL COST	TOTAL DRI TRIPS	CAPACITY INCREASE	RIVER RIDGE PERCENT	RIVER RIDGE COST
STARKEY BLVD. / RIVER CROSSING BLVD	SIGNALIZE	NA	\$113,300	\$40,788	\$0	\$154,088	533	1,175	45.38%	\$69,897
CR 77 (BOX ELDER - SANDALWOOD)	WIDEN TO 4LD	0.38 MILES	\$1,088,900	\$384,804	\$213,780	\$1,687,484	72	1,900	3.79%	\$63,189
RIDGE RD. (GALEN WILSON - BROAD ST.)	WIDEN TO 6LD	0.75 MILES	\$2,085,950	\$743,742	\$413,180	\$3,222,882	382	2,200	17.38%	\$569,610
LITTLE ROAD / MASSACHUSETTS AVE.	ADD EBLT, EBR, WBR	NA	\$300,000	\$108,000	\$80,000	\$488,000	88	444	15.32%	\$71,878
<b>TOTAL</b>						<b>\$784,371</b>				

NOTES: RIVER RIDGE COST = DRI TRIPS/INCREASE IN SERVICE VOLUME x TOTAL COST  
 CONSTRUCTION COSTS BASED ON 2002 FDOT TRANSPORTATION COSTS (MARCH 2003)  
 PRELIMINARY ENGINEERING AND CONSTRUCTION INSPECTION IS 36% OF CONSTRUCTION COST  
 RAW IS 20% OF CONSTRUCTION COST  
 RAW EXISTS AT STARKEY BLVD/RIVER CROSSING BLVD. FOR SIGNALIZATION

INFLATION FACTORS	2004	2005	2006	2007	PROP. SHARE WITH INFLATION
	1.07	1.11	1.14	1.18	
	\$817,876.96	\$848,451.80	\$871,382.93	\$901,957.77	

## EXHIBIT F

### Right-of-Way, Pond Sites, Access, and Mitigation Areas

The rights-of-way to be or which have been dedicated to the County under the terms of the River Ridge DRI and MPUD (collectively, the "Dedications") or those which will be dedicated by Developer relating to the Ridge Road and DeCubellis Road improvements are set forth herein below. Each such Dedication has been or shall be made by deed, easement, or plat based on the applicable deadline for such Dedication. All conveyances shall occur at record plat, construction plan approval where a record plat is not required, or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements in the event Developer is the owner of the property necessary for such access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions. Such Dedications shall be at no cost to the County, except for recording fees which shall be paid by the County, shall not be eligible for transportation impact fee credits, and are as follows:

1. County and Developer agree and acknowledge that Developer has heretofore conveyed to County one hundred twenty feet (120) in width of right-of-way for DeCubellis Road, River Ridge Boulevard, and other roadways, as required by the DRI and MPUD Conditions of Approval, in addition to providing certain necessary mitigation, drainage, retention, and compensatory storage therefore.
2. Developer shall dedicate to the County right-of-way per the approved Ridge Road Extension right-of-way maps, approximately 14.56 acres, for Ridge Road Extension from Ridge Road Boulevard to eastern boundary of the DRI as graphically depicted on Exhibit "G".
3. Developer shall dedicate to the County right-of-way per the approved Ridge Road Extension right-of-way maps, approximately 12.19 acres, for the further extension to the east of Ridge Road Extension across property owned by Developer known as "Crockett Ranch", which lies to the east of the River Ridge MPUD, as graphically depicted on Exhibit "G". County and Developer acknowledge that this transfer of such right-of-way and other lands within "Crockett Ranch" described in this Exhibit "F" is only occurring at this time due to the necessity of this land for the County's construction of Ridge Road Extension, and is being done as to both the River Ridge DRI and "Crockett Ranch" after County's threat of condemnation of such rights-of-way and land owned by Developer.
4. The Developer shall dedicate to the County ten (10) parcels of land totaling 19.33 acres for pond sites, access, and floodplain mitigation for Ridge Road Extension, including the following: Pond 1A is 3.30 acres on the north side of Ridge Road Extension; Pond 2A is 5.34 acres on the north side of Ridge Road Extension; the floodplain mitigation area of 5.05 acres is directly south of Pond 2A; Pond 3B is 2.01 acres on the south side of Ridge Road Extension; Pond 3A is 3.18 acres on the south side of Ridge Road Extension; and, a 0.45 acre portion of Pond 4A is located on the south side of Ridge Road Extension east of the "Crockett

Ranch" property line (that portion of Pond 4A within Section 28, Twp 25 S, Rng. 17 E). All ten (10) parcels are graphically depicted on Exhibit "G."

5. The Developer shall dedicate to the County 2.40 acres of land north of Town Center Road and East of DeCubellis Road for expansion of the pond for the DeCubellis Road widening project, as graphically depicted on Exhibit "G" upon the receipt of the South West Florida Water Management District (SWFWMD) permit for same.

6. The Developer shall dedicate to the County a drainage easement consisting of approximately of 0.5 acres south of Town Center Road and East of DeCubellis Road for the DeCubellis Road widening project and a 20.00 foot wide drainage easement from Town Center Road, as graphically depicted on Exhibit "G" upon the receipt of the South West Florida Water Management District (SWFWMD) permit for same.

7. The Developer shall dedicate to the County the approximate 221.89 acres of land lying adjacent to a certain golf course within River Ridge for mitigation for the Ridge Road Extension, as graphically depicted on Exhibit "G".

8. The Developer shall dedicate to the County 3.18 acres of land for that portion of Pond 4A within Section 27, Twp 25 S., Rng. 17 E., located to the south of Ridge Road Extension in what is known as "Crockett Ranch" also owned by the Developer for mitigation for Ridge Road Extension, as graphically depicted on Exhibit "G".

9. The Developer shall dedicate to the County a drainage easement 20.00 feet in width for the construction of a new drainage outfall pipe. Said drainage easement shall be located from DeCubellis Road right-of-way to existing Pond 1000 as shown on page 6 of the approved construction plans for DeCubellis Road (final plan dated 12/21/05) (Exhibit "H").

10. The Developer shall dedicate to the County a temporary construction easement as necessary to raise the top of bank elevation to 31.00 for Pond 1000, the location of which is shown on page 6 of the approved construction plans for DeCubellis Road (final plan dated 12/21/05) (Exhibit H).

11. The Developer shall dedicate to the County a temporary construction easement as necessary to raise the top of bank elevation to 30.80 for Pond 800, the location of which is shown on page 6 of the approved construction plans for DeCubellis Road (final plan dated 12/21/05) (Exhibit "H").

12. The Developer shall dedicate to the County temporary construction easements as necessary to provide access to Ponds 1000 and 800, the location of which are shown on page 6 of the approved construction plans for DeCubellis Road (final plan dated 12/21/05) (Exhibit "H").

13. The Developer shall dedicate to the County drainage easements Ponds 1000 and 1200, the location of which are shown on page 6 of the approved construction plans for DeCubellis Road (final plan dated 12/21/05) (Exhibit "H").

14. The Developer shall dedicate to the County temporary construction easements as necessary for the construction of the improvements shown on the construction plan at the following intersections with DeCubellis Road: Baltusrol Boulevard, Tall Pines Boulevard, and Tee Time Circle. In connection with County's exercise of its rights set forth herein, County hereby covenants and agrees to repair any physical damage that occurs to the property of NG Development Corporation and third parties to the extent caused by County or its agents, and to return such property to substantially the same condition as existed immediately prior to County's work commencement.

**EXHIBIT G**

("River Ridge Right-Of-Way, Drainage Areas, Wetland Mitigation Areas and Easements Dedicated to Pasco County " map by Florida Design Consultants, Inc. (Revised 2-20-06)





**EXHIBIT H**

**Plans of Proposed DeCubellis Road, Sheets 1 and 6**

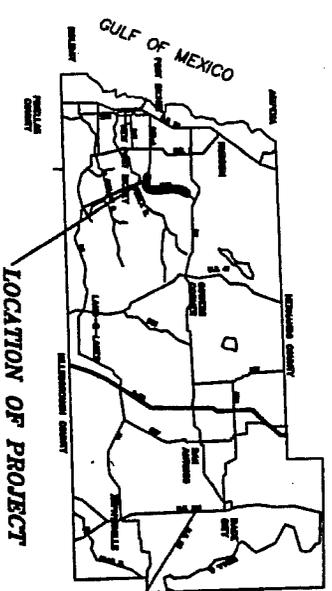
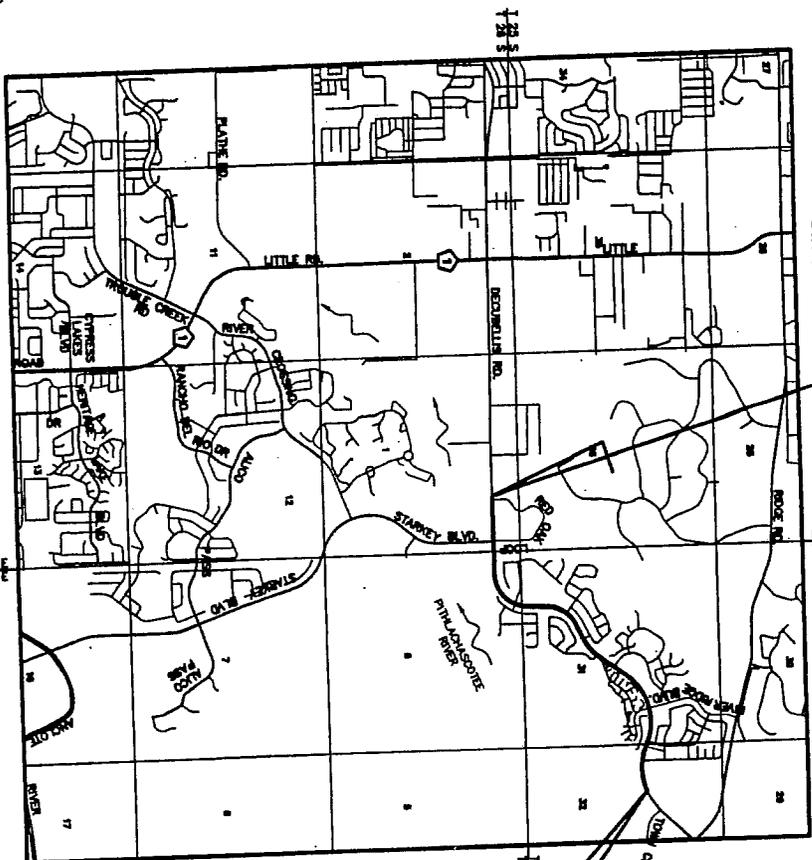




**PASCO COUNTY, FLORIDA**  
 ENGINEERING SERVICES DEPARTMENT

**PLANS OF PROPOSED  
 DECUBELLIS ROAD**

FROM WEST OF STARKEE BOULEVARD TO SOUTH OF RIDGE ROAD



MAP OF PASCO COUNTY, FLORIDA



DATE SPECIFICATIONS:  
 FOOT DESIGN STANDARDS (JANUARY, 2004 EDITION)  
 FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2004 EDITION).

FINAL PLANS - 12/21/05

**THIS CONTRACT PLAN SET INCLUDES**  
 ROADWAY PLANS  
 SIZING AND PAIEMENT HARRING PLANS  
 SIGNALIZATION PLANS

**INDEX OF ROADWAY PLANS**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2-3	DRAINAGE MAP - EXISTING CONDITIONS
4	EXISTING DRAINAGE STRUCTURES
5-6	DRAINAGE MAP - PROPOSED CONDITIONS
7	GENERAL NOTES
7A	MAINTENANCE OF TRAFFIC - GENERAL NOTES
8	TYPICAL SECTIONS
8A	SPECIAL DETAILS
9-10	CONTROL LAYOUT
11-17	ROADWAY PLAN - PROJECT
18-42	INTERSECTION LAYOUT/DETAIL
43-81	CROSS SECTION FACILITIES
82-89	STORM RECORDS
90	STORMWATER STRUCTURE DETAILS
91-91A	STORMWATER POLLUTION PREVENTION PLANS
92-93	EROSION CONTROL PLANS
94-95	

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

**PASCO COUNTY BOARD OF COUNTY COMMISSIONERS**

- DISTRICT 1 : TED SCHRADER
- DISTRICT 2 : PAT WALTER, E.D.D.
- DISTRICT 3 : ANN HILDEBRAND
- DISTRICT 4 : STEVE SIMON
- DISTRICT 5 : JACK MARIANO
- COUNTY ADMINISTRATOR : JOHN J. GALLAGHER

**LENGTH OF PROJECT**

	LINEAR FT.	MILES
ROADWAY	10,061.20	2.01
EMPODS	-	-
NET LENGTH	10,061.20	2.01
EXCEPTIONS	-	-
GROSS LENGTH	10,061.20	2.01

**REVISIONS**

DATE	BY	DESCRIPTION

PASCO COUNTY PROJECT COORDINATOR: WAYNE TOORHELL, P.E.

**FD** FLORIDA DESIGN CONSULTANTS, INC.  
 ENGINEER, ENVIRONMENTALIST, SURVEYORS & PLANNERS  
 1000 WEST 14th Avenue, Fort Lauderdale, FL 33311  
 Phone: (954) 574-1111 Fax: (954) 574-1111

ENGINEER OF RECORD: WARTT L. MORGAN, P.E. 45189



NOTICE OF ADOPTION OF AN AMENDMENT TO THE  
DEVELOPMENT ORDER FOR THE RIVER RIDER  
DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 06-134 dated 2/28/2006, has adopted an amendment to the development order for a Development of Regional Impact known as River Ridge DRI (Resolution No. 82-115). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit A of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.



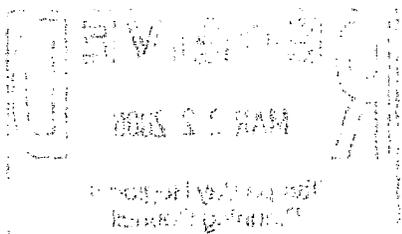
Jed Pittman  
JED PITTMAN, CLERK

Steven Simon  
STEVEN SIMON, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

APPROVED  
FEB 28 2006

APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the County Attorney

BY: David White  
ATTORNEY





# PASCO COUNTY, FLORIDA

Growth Management/Zoning Department  
West Pasco Government Center  
7530 Little Road, Suite 320  
New Port Richey, FL 34654  
Tel. (727) 847-8140  
Fax. (727) 847-8084

CERTIFIED MAIL NO. 7000-0600-0024-4522-0121  
RETURN RECEIPT REQUESTED

September 17, 2001

Mr. John Meyer  
DRI Coordinator  
Tampa Bay Regional  
Planning Council  
9455 Koger Boulevard  
St. Petersburg, FL 33702

RE: River Ridge – Development of Regional Impact, Notice of Proposed Change #74  
(NOPC) Development Order

Dear Mr. Meyer:

Enclosed please find a certified copy of the River Ridge Development of Regional Impact – Notice of Proposed Change (NOPC), Development Order (Resolution No. 01-301), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This development order was approved by the Pasco County Board of County Commissioners on September 5, 2001.

Please feel free to contact this office if you have any questions.

Sincerely,

Deversray L. Garner

Planner II

DLG/dlg

Enclosure

cc: Debora Slusha, P.E., Florida Design Consultants  
Samuel P. Steffey, II, Growth Management Administrator  
Deborah J. Bolduc, AICP, Senior Planner  
Michael LaSala, AICP, Planner II

A RESOLUTION AMENDING THE DEVELOPMENT ORDER FOR  
THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, in accordance with Section 380.06, Florida Statutes, the Pasco County Board of County Commissioners adopted a development order (DO) approving, with conditions, the River Ridge Development of Regional Impact (DRI), by Resolution No. 82-115, amended by Resolution Nos. 84-61, 84-154, 87B187, 88-86A, 89-83, 89-222, 94-49, 94-71, and 00-231 (DO); and,

WHEREAS, on July 6, 2001, N.G. Development filed an application entitled Notification of a Proposed Change to a Previously Approved DRI pursuant to Subsection 380.06(19), Florida Statutes, proposing to: 1) remove 487.8 acres from DRI; 2) decrease residential development to a maximum of 2,518 units; 3) decrease commercial/office acreage to a combined total not to exceed 55 acres; 4) remove a proposed roadway from the future Ridge Road Extension to lands south of the Pithlachascotte River; 5) remove a proposed cross access route between Parcels T and U; 6) adjust unit and acreage totals of specified development parcels to reflect existing conditions, current plan approvals, and maximum future development, and; 7) adopt a revised Master Development Plan (Map H) to reflect changes in land uses.

WHEREAS, the Board of County Commissioners, as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and,

WHEREAS, the Board of County Commissioners has reviewed the Notice of Proposed Change (NOPC) as well as all related testimony and evidence submitted by each party and members of the general public.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

1. DO for River Ridge be amended as set forth below:

a. General Findings of Fact:

(1) The Board of County Commissioners, having received all related comments, testimony, and evidence submitted by each party and members of the general public, finds that there is substantial competent evidence to support the following findings of fact:

(a) DO is a valid final DO within the provisions of Section 163.3167(8), Florida Statutes, affecting property described on Exhibit I, attached hereto and incorporated herein.

(b) NOPC includes a description of the proposed changes.

(c) The proposed changes necessitate amending DO.

(d) A comprehensive review of the impacts generated by the proposed changes, together with all previous amendments, has been conducted by Pasco County, the Tampa Bay Regional Planning Council (TBRPC), and the Florida Department of Community Affairs (FDCA).

(e) The proposed changes, together with all previous amendments, do not create additional regional impacts on transportation or other facilities, including water, wastewater, drainage, solid waste, recreation, and mass transit over those approved in DO; nor do they create impacts that were not previously reviewed.

b. Conclusions of Law. The Board of County Commissioners, having made the above findings of fact, reaches the following conclusions of law:

(1) Development in accordance with the proposed changes will not unreasonably interfere with the achievement of the objectives of the adopted State Comprehensive Plan.

(2) The proposed changes are consistent with the Land Development Code and the adopted local comprehensive plan.

(3) The proposed changes are not located in an area of critical state concern designated as such pursuant to Section 380.05(19), Florida Statutes.

(4) Certain of the proposed changes are presumed to create a substantial deviation pursuant to Subsection 380.06(19), Florida Statutes.

(5) NOPC has satisfactorily addressed all regional issues related to development of DRI and the presumption of a substantial deviation has been rebutted.

(6) The proposed changes, together with all previous amendments, do not create additional impacts to public facilities or any type of regional impact over those approved in DO. The proposed amendments, therefore, do not constitute a "substantial deviation" from DO, pursuant to Chapter 380.06, Florida Statutes.

(7) Nothing herein shall limit or modify the rights originally approved by DO or the protection afforded under Section 163.3167(8), Florida Statutes.

(8) The proposed changes, once effective, are consistent with the provisions of Section 402, Pasco County Land Development Code, the Pasco County Concurrency Management System, and the development rights granted by DO, as amended hereby, remain vested thereunder.

(9) These proceedings have been duly conducted pursuant to applicable law and regulations; and based upon the record and these proceedings, the various departments of the County and the developer are authorized to approve/conduct development as described herein.

(10) The review by the County, TBRPC, and other participating agencies and interested citizens reveals that the proposed changes do not create additional impacts on regionally significant resources, facilities, or services beyond those approved in DO and that impacts are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes.

The review by the County, TBRPC, and other participating agencies and interested citizens reveals that the proposed changes do not create additional impacts on regionally significant natural resources, facilities, and

services beyond those approved in DO, and that impacts are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes.

c. Order. Having made the above findings of fact and drawn the above conclusions of law, it is ordered that DO be amended as follows:

The revised Master Development Plan dated July 6, 2001, which reflects the proposed changes and which is attached hereto and made part hereof as Exhibit B is hereby approved and adopted and becomes part of DO. This revised Master Development Plan supersedes all previously adopted master plans.

d. Effective Date. This resolution shall take effect immediately upon adoption.

e. Notice of Adoption. A Notice of Adoption of this resolution, in the form attached hereto and incorporated herein as Exhibit C shall be filled and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

f. Certified Copies. The Clerk to the Board shall return a signed certified copy of this resolution and the Notice of Adoption described in the above section to the Pasco County Growth Management/ Zoning Department, which shall then send copies of each document to the FDCA, TBRPC, to the attorney of record in these proceedings.

DONE AND RESOLVED this 5<sup>th</sup> day of September, 2001.



Jed Pittman  
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Steve Simon  
STEVE SIMON, CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the County Attorney

APPROVED  
SEP 05 2001

BY: David Reddick  
ATTORNEY

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESS MY HAND THE COUN-  
TY'S OFFICIAL SEAL THIS 7<sup>th</sup> day of Sept 2001  
JED PITTMAN, CLERK TO THE BOARD  
Donalee Schmitt c.c.

## EXHIBIT A

### Legal Description

PARCEL 29: That portion of the South ½ of the South ½ of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest ¼ of the Southeast ¼ of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North ½ of the Northeast ¼ of the Southeast ¼ of the southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West ½ of the Southwest ¼ of the Southeast ¼ of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

PARCEL 30: That portion of the East ¼ of the South ½ of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-567 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East ¼ of the South ½ of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: The East ½ of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest ¼ of said Section 31; AND the East ½ of the Northeast ¼ of the Northwest ¼ of said Section 31; AND the Southeast ¼ of the Northwest ¼ of said Section 31; AND the Southwest ¼ of the Northwest ¼ of said Section 31; LESS AND EXCEPT that portion of the Southwest ¼ of the Northwest ¼ of said Section 31 described in Official Record Book 650, Pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast ¼ of the Southwest ¼ of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest ¼ of the Southwest ¼ of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17, East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest ¼ of the Southwest ¼ of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, Pages 189, 190, and 191 of the public records of Pasco County, Florida.

### PARCEL "A"

A parcel of land located in Section 32 and 33, Township 22 S., Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Section 33, Township 25 South, Range 17 East; thence N89°53'14"W along the South line of said Section 33 for 2645.62 feet to the South ¼ corner of said Section 33; thence continue along said South line, S89°57'06"W for 2646.58 feet to the Southwest corner of said Section 33 and also being the Southeast corner of Section 32, Township 25 South, Range 17 East, thence S89°29'31"W along the South line of said Section 32 for 2645.80 feet to the South ¼ corner of said Section 32; thence continue along said South line N89°32'49"W for 1323.51 feet to the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 32; thence N00°13'50"E along the East line of said Southwest ¼ of the Southwest ¼ of Section 32 for 1318.36 feet to the Northeast corner of said Southwest ¼ of the Southwest ¼ of Section 32; thence N04°57'38"W for 198.16 feet; thence S47°06'39"E for 504.64 feet; thence S28°29'38"E for 229.40 feet; thence N47°59'59"E for 483.55 feet; thence S77°09'24"E for 204.22 feet; thence N57°08'46"E for 509.25 feet; thence S89°11'34"E for 2251.03 feet; thence S62°23'02"E for 239.06 feet; thence N45°36'15"E for 494.58 feet; thence N45°35'32"E for 342.26 feet; thence N42°30'57"E for 482.07 feet; thence S89°39'21"E for 454.68 feet; thence N87°30'57"E for 550.30 feet; thence N54°09'33"E for 491.92 feet; thence N46°29'10"E for 263.26 feet; thence N57°27'19"E for 323.54 feet; thence N42°52'08"E for 600.70 feet; thence N74°26'19"E for 630.00 feet; thence S84°15'00"E for 417.09 feet; thence N32°51'55"E for 331.48 feet; thence N88°34'11"E for 350.85 feet; thence N47°07'14"E for 394.42 feet; thence N84°39'56"E for 347.59 feet to a point on the East line of said Section 33; thence S00°40'45"W along said line for 1488.51 feet to the East ¼ corner of said Section 33; thence continue along said line S00°30'17"W for 2644.75 feet to the afore described Point of Beginning.

### DRI Release Parcel 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58"East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County

Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances; South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East, 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the Southerly right-of-way line of said Moon Lake Road the following two courses and distances: South 79°31'44" East, 394.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

## EXHIBIT B

2001 Revised H/Master Development Plan  
July 5, 2001

NOTICE OF ADOPTION OF AMENDMENT OF THE  
DEVELOPMENT ORDER FOR THE RIVER RIDGE  
DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners by Resolution No. 01-301 dated September 5, 2001, has adopted an amendment to the development order for the River Ridge Development of Regional Impact. The above-referenced development order, as amended constitutes a land development regulation applicable to the property described in Exhibit A of the development order.

A legal description of the property concerned, development order, and resolution amending the development order may be examined upon request at the Pasco County Office of the Clerk to the Board, Pasco County Courthouse, Dade City, Florida.

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA



*[Handwritten Signature]*

STEVE SIMON, CHAIRMAN

STATE OF FLORIDA  
COUNTY OF Pasco

APPROVED  
SEP 05 2001

The foregoing Notice of Adoption of Development Order was acknowledged before me, Commissioners of Pasco County, Florida. He is personally known to me and did not take an oath.

Seal:

*[Handwritten Signature]*  
*[Handwritten Signature]*



APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the County Attorney

BY: *[Handwritten Signature]*  
ATTORNEY

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESS MY HAND THE COUN-  
TY'S OFFICIAL SEAL THIS 1<sup>st</sup> day of Sept 2001  
JED PITTMAN, CLERK TO THE BOARD  
BY: *[Handwritten Signature]* D.C.



# PASCO COUNTY, FLORIDA

Growth Management/Zoning Department  
 West Pasco Government Center, Suite 320  
 7530 Little Road  
 New Port Richey, FL 34654-5868  
 Phone: (727) 847-8140  
 FAX: (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 9008  
 RETURN RECEIPT REQUESTED

June 19, 2000

John Meyer  
 DRI Coordinator  
 Tampa Bay Regional Planning Council  
 9455 Koger Boulevard  
 St. Petersburg, FL 33702

RE: River Ridge Development of Regional Impact Development Order Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the River Ridge Development of Regional Impact DRI (#74), Development Order (DO) Amendment (Resolution No. 00-231), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. The River Ridge DRI DO Amendment was approved by the Pasco County Board of County Commissioners on June 13, 2000.

Sincerely,

Deborah J. Bolduc, A.I.C.P.  
 Senior Planner

Enclosure

cc: Samuel P. Steffey, II, Growth Management Administrator  
 File copy

DJB/djb

c:/doc/corresp/tbrper

BY COMMISSIONER \_\_\_\_\_

RESOLUTION No. 00-231

RESOLUTION AMENDING THE DEVELOPMENT ORDER  
FOR THE RIVER RIDGE  
DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, in accordance with Section 380.06, Florida Statutes, the Pasco County Board of County Commissioners (the "Commission") adopted a development order approving, with conditions, the RIVER RIDGE Development of Regional Impact ("DRI"), by Resolution 82-115, amended by Resolution No. 84-61, 84-154, 87-187, 88-86A, 89-83, 89-222, 94-49, and 94-71 (the "Development Order"); and

WHEREAS, on September 1, 1999, N.G. Development filed an application entitled Notification of a Proposed Change to a Previously Approved Development of Regional Impact ("DRI") pursuant to Subsection 380.06(19), Florida Statutes, proposing to (i) relocate residential units and adjust Increment unit amounts and acreage to reflect final Ridge Road Extension alignment; final engineering design for increments and roadways; approved lots; and current jurisdictional data, and; (ii) adopt a Revised Master Development Plan ("Map H") to reflect changes in land uses ( the "Proposed Changes").

WHEREAS, the Commission, as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

WHEREAS, the Commission has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public.

NOW, THEREFORE, BE IT RESOLVED by the Commission in regular session, duly assembled this 17th day of June 2000, that the Development Order for RIVER RIDGE be amended as set forth below:

- I. General Findings of Fact. The Commission, having received all related comments, testimony and evidence submitted by each party and members of the general public, finds that there is substantial competent evidence to support the following findings of fact:
  - A. The Development Order is a valid final development order within the provisions of Section 163.3167(8), Florida Statutes, affecting property described on Exhibit 1 attached hereto and incorporated herein.
  - B. The NOPC includes a description of the Proposed Changes.
  - C. The Proposed Changes necessitate amending the Development Order.
  - D. A comprehensive review of the impacts generated by the Proposed Changes, together with all previous amendments, has been conducted by Pasco County (the County), the Tampa Bay Regional Planning Council (TBRPC) and the Department of Community Affairs (DCA).

- E. The Proposed Changes, together with all previous amendments, do not create additional regional impacts on transportation or other facilities, including water, wastewater, drainage, solid waste, recreation and mass transit over those approved in the Development Order nor do they create impacts that were not previously reviewed.

II. Conclusions of Law. The Commission, having made the above findings of fact, reaches the following conclusions of law:

- A. Development in accordance with the Proposed Changes will not unreasonably interfere with the achievement of the objectives of the adopted State Comprehensive Plan.
- B. The Proposed Changes are consistent with the land development regulations and the adopted local comprehensive plan.
- C. The Proposed Changes are not located in an area of critical state concern designated as such pursuant to Section 380.05(19), Florida Statutes.
- D. Certain of the Proposed Changes are presumed to create a substantial deviation, pursuant to Subsection 380.06(19), Florida Statutes.
- E. The NOPC has satisfactorily addressed all regional issues related to development of the DRI and the presumption of a substantial deviation has been rebutted.
- F. The Proposed Changes, together with all previous amendments, do not create additional impacts to public facilities or any type of regional impact over those approved in the Development Order. The proposed amendments, therefore, do not constitute a "substantial deviation" from the Development Order, pursuant to Chapter 380.06, Florida Statutes.
- G. Nothing herein shall limit or modify the rights originally approved by the Development Order or the protection afforded under Section 163.3167(8), Florida Statutes.
- H. The Proposed Changes, once effective, are consistent with the provisions of Section 402, Pasco County Land Development Code, the Pasco County Concurrency Management System, and the Development Rights granted by the Development Order, as amended hereby, remain vested thereunder.
- I. These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record and these proceedings, the various departments of the County, and the developer are authorized to approve/conduct development as described herein.
- J. The review by the County, the TBRPC, and other participating agencies and interested citizens reveals that the Proposed Changes do not create additional impacts on regionally significant natural resources, facilities and services beyond those approved in the Development Order, and that impacts are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes.

III. Order. Having made the above findings of fact and drawn the above conclusions of law, it is ordered that the Development Order be amended as follows:

The Revised Master Development Plan, dated August 10, 1999, which reflects the Proposed Changes, and which is attached hereto and made part hereof as Exhibit 2, is hereby approved and adopted and becomes part of the Development Order. This Revised Master Development Plan supersedes all previously adopted master plans.

IV Effective Date. This Resolution shall take effect immediately upon adoption.

V Notice of Adoption. A Notice of Adoption of this Resolution, in the form attached hereto and incorporated herein as Exhibit 3, shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended,

VI Certified Copies. The Clerk of the Commission shall return a signed certified copy of this Resolution and the Notice of Adoption described in Section V above to the Pasco County Growth Management Department, which shall then send copies of each document to the DCA and the TBRPC, and to the attorney of record in these proceedings.

DONE AND RESOLVED this 13 day of June, 2000.



BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Jed Pittman, Clerk

BY: [Signature]  
Chairperson

**APPROVED**  
**JUN 13 2000**

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: Robert N. Summer  
Attorney



STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS June 13, 2000  
JED PITTMAN, CLERK TO THE BOARD  
BY: Doressa Hagen D.C.

**Exhibit 1**  
**Legal Description**

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 29: That portion of the South 1/2 of the South 1/2 of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

PARCEL 30: That portion of the East 1/4 of the South 1/2 of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East 1/4 of the South 1/2 of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: The East 1/2 of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest 1/4 of said Section 31; AND the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southwest 1/4 of the Northwest 1/4 of said Section 31; LESS AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 31 described in Official Record Book 650, pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast 1/4 of the Southwest 1/4 of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest 1/4 of the Southwest 1/4 of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, pages 189, 190 and 191 of the public records of Pasco County, Florida.

85

August 26, 1993

DRI RELEASE PARCEL 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58" East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances: South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East, 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the southerly right-of-way line of said Moon Lake Road; the following two courses and distances: South 79°31'44" East, 194.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

I HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION AND ATTACHED SKETCH OF DRI RELEASE PARCEL 29-1 MEET THE "MINIMUM TECHNICAL STANDARDS" FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 21FH-6, FLORIDA ADMINISTRATIVE CODE.

\_\_\_\_\_  
DENNIS J. DeHOFF  
PROFESSIONAL LAND SURVEYOR NO. 4289  
NOT VALID WITHOUT EMBOSSED SEAL.

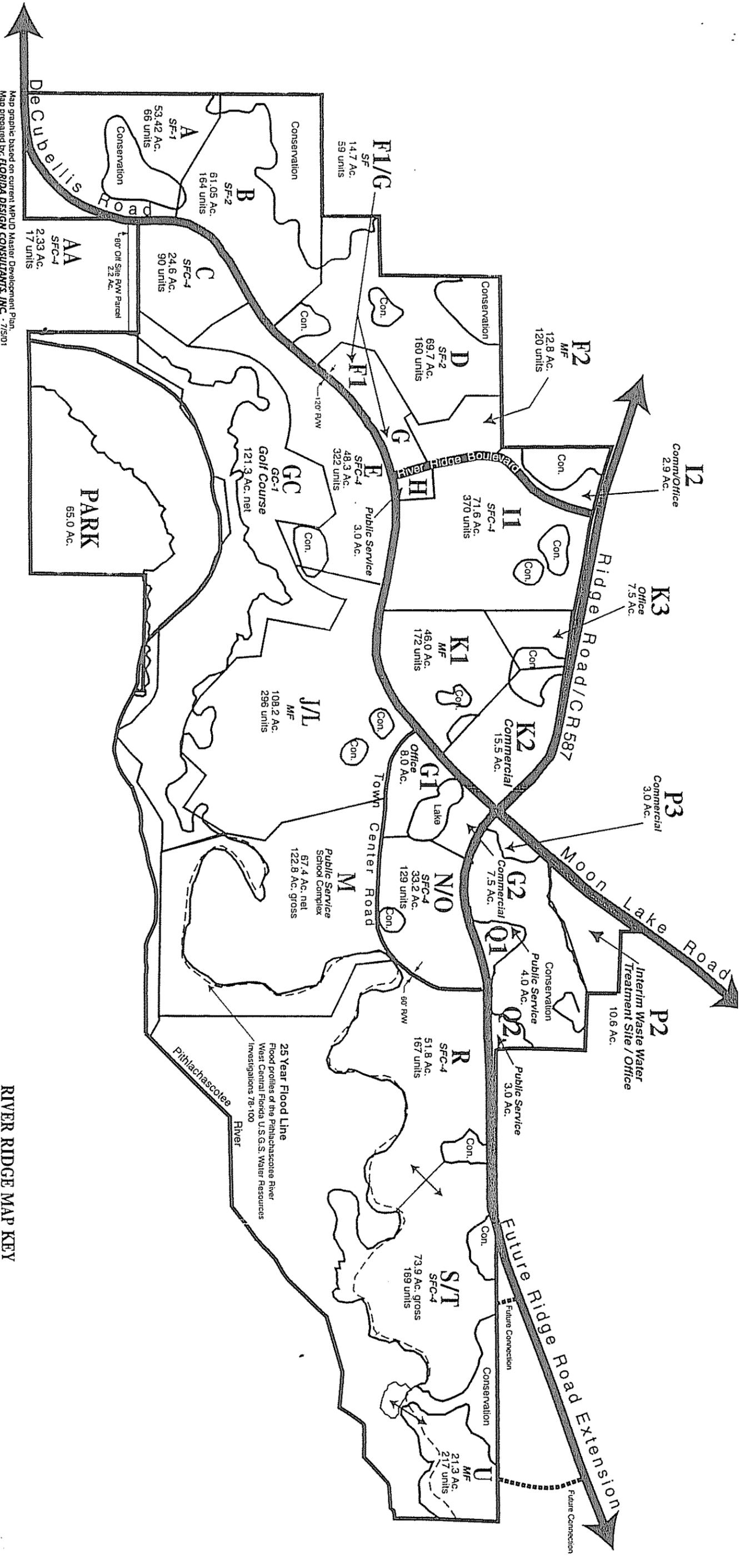
ALL.DOC p13

86

**Exhibit 2**

**Revised Map H - Master Development Plan**

**August 10, 1999**



Map graphic based on current MPUD Master Development Plan.  
 Map prepared by: FLORIDA DESIGN CONSULTANTS, INC. - 7/5/01

# RIVER RIDGE

## 2001 REVISED MAP H MASTER DEVELOPMENT PLAN

October 30, 1989; Rev. MPUD Amend. Cand. #3 (6/8/89)  
 Revised December 12, 1988; October 13, 1988; February 27, 1988; May 8, 1989; October 26 1993; June 13, 2000.

### RIVER RIDGE MAP KEY

Symbol	Land Use	Lot Size	Acres	Units
SF-1	Single-Family	1/2 Acre	53.4	66
SF-2	Single-Family	7500 S.F.	130.8	324
SFC-3	Single-Family Cluster <sup>(1)</sup>	7500 S.F.	0	0
SFC-4	Single-Family Cluster <sup>(1)</sup>	4500 S.F.	320.4	1323
MF	Multi-Family		188.3	805
Comm	Commercial		28.9	
Office	Professional Office		26.1	
	Open Space		371.9	
GC	Golf Course		121.3	
Public	Public Service		77.4	
	Road Rights-of-Way		86.9	

Total Gross Density: 1.8 DU/AC.      1405.4      2,518

#### Notes:

- (1) Single-Family Cluster units not to exceed 1,500 total.
  - (2) Multi-Family units not to exceed 805 total.
  - (3) Combined Commercial & Professional Office uses not to exceed 55.0 acres.
  - (4) Interim wastewater treatment plant will revert to Professional Office following connection to Pasco County system.
- ACRES**
- |                               |              |
|-------------------------------|--------------|
| Conservation / Pithlachascoes | 306.9        |
| River Flood Plain             | 65.0         |
| Park                          | 55.0         |
| <b>Total</b>                  | <b>371.9</b> |
- Additional open space / recreation areas, lakes, & conservation areas will be located within each tract.
- (5) Decubellis Road - Major Collector, Ridge Road Extension - Minor Arterial, River Ridge Blvd. - Collector. All other roads shown - Collector (60' min. RW)

**Exhibit 3**  
**Notice of Adoption**

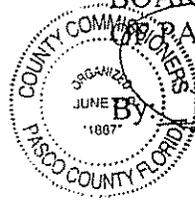
**DEVELOPMENT ORDER FOR THE RIVER RIDGE  
DEVELOPMENT OF REGIONAL IMPACT (DR)**

Pursuant to section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Commissioners by Resolution No. 00-231, dated June 13, 2000, has adopted an amendment to the Development Order for the River Ridge Development of Regional Impact (DRI). The above-referenced Development Order, as amended constitutes a land development regulation applicable to the property described in Exhibit 1 of the Development Order.

A legal description of the property concerned, the Development Order and the resolution amending the Development Order may be examined upon request at the Office of the Clerk of the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud or encumbrance on the real property described in the above-mentioned Exhibit 1 or actual or constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

BOARD OF COUNTY COMMISSIONERS  
PASCO COUNTY, FLORIDA



*[Signature]*  
Chairperson

**APPROVED**  
**JUN 13 2000**

STATE OF FLORIDA )  
COUNTY OF PASCO )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 13th day of June, 2000, as Chairperson of the BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. He is personally known to me and did not take an oath.

*[Signature]*  
Notary Public

*[Signature]*  
Deputy Clerk

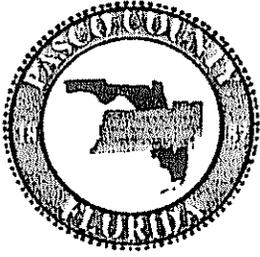
APPROVED AS TO LEGAL FORM AND CONTENT  
Office of County Attorney

By: *[Signature]*

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS June 13, 2000



JED PITTMAN, CLERK TO THE BOARD  
*[Signature]* D.C.



# PASCO COUNTY, FLORIDA

---

CERTIFIED # P 864 084 027

GROWTH MANAGEMENT  
DEVELOPMENT SERVICES ADM.  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654  
(813) 847-8132

December 30, 1993

Tim Butts, AICP  
Tampa Bay Reg. Planning  
Council  
9455 Koger Blvd.  
St. Petersburg, FL 33702-2491

RE: River Ridge DRI Development Order Amendment

Dear Mr. Butts:

Please find enclosed a certified copy of Resolution 94-71, amending the development order for River Ridge DRI.

Sincerely,  
*Dean R. Neal*  
Dean R. Neal  
Senior Planner

DRN/ca

Enclosure

cc: John Baker, FL Dept. of Community Affairs (Cert. # P 864 084 025)  
Clyde Hobby, P.A. (Cert. # P 864 084 026)

RIVER RIDGE DEVELOPMENT ORDER AMENDMENT  
DEVELOPMENT OF REGIONAL IMPACT  
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-115, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on June 22, 1982, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-115, a Development of Regional Impact Development Order approving, with conditions, the River Ridge Development of Regional Impact.

WHEREAS, on June 16, 1993, N G Development Corporation filed a Notification Requesting a Change to an Approved Development Order, pursuant to Section 380.06(19), Florida Statutes; and,

WHEREAS, on January 10, 1984, the Board of County Commissioners approved Resolution No. 84-61, amending the conditions set forth in Section B, Subsection 12, Paragraph 6, by adding Subparagraphs (9), (10), and (11); providing for the timing of construction of a portion of an internal access road; providing for the construction of a bridge across the Pithlachascotee River to a proposed County park; providing for bridge impact fees including the method of payment, timing, and amount and use thereof; amending the condition set forth in Section B, Subsection 13, Paragraph a; designating the property depicted in Exhibit "F" as the parkland site to be donated by the developer to Pasco County; and,

WHEREAS, on July 10, 1984, the Board of County Commissioners approved Resolution No. 84-154, amending Resolution No. 82-115; amending Paragraph B.3.2. to allow for the possible approval of a golf course and retention/detention areas; amending Subparagraph B.12.b.(9) to allow for the realignment of the proposed internal road to the proposed park site; and amending the River Ridge Master Development Plan to reflect said changes; and,

WHEREAS, on May 12, 1987, the Board of County Commissioners approved Resolution No. 87-187, amending Resolution No. 82-115; amending Section B.12.6., providing for the donation of right-of-way by the developer to the County for certain internal and adjoining major roadways, and providing for the construction of said roads; and,

WHEREAS, on December 20, 1988, the Board of County Commissioners approved Resolution No. 88-86A, amending Resolution No. 82-115; amending the Master Development Plan by designating Increment M as public service, and designating Increment V as SFC-4 with two hundred ninety-two (292) units; amending the number of units in Increment T to three hundred seventy-nine (379); and amending the acreage of Increment J to fifty-three (53) acres; and,

WHEREAS, on January 17, 1989, the Board of County Commissioners approved Resolution No. 89-83, amending Resolution No. 82-115, providing for boundary changes of certain

increments due to the realignment of the loop road between DeCubellis Road and Ridge Road Extension; and,

WHEREAS, on August 8, 1989, the Board of County Commissioners approved Resolution No. 89-222, amending Resolution No. 82-115; providing for the realignment of Ridge Road Extension; a redistribution of residential densities and commercial/professional office acreage; providing for payment by the developer of bridge impact fees to the County; and providing for construction of said bridge; and,

WHEREAS, on December 1, 1993, the Board of County Commissioners approved Resolution No. 94-48, a Development of Regional Impact (DRI) amendment that deleted a 3.448-acre parcel from the DRI to provide right-of-way for the proposed intersection of DeCubellis Road and the Ridge Road Extension; and,

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Resolution 82-115 allowed development of six thousand five hundred forty (6,540) residential units and commercial/professional development totaling 76.9 acres (nine hundred twenty-two thousand [922,000] square feet of floor area), plus 675.8 acres of recreation/open space and 142.5 acres categorized as "other".
2. N G Development Corporation has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form RPM-BSP-PROPCHANGE-1.
3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Growth Management, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.
4. The proposed change would extend the build-out dates of all remaining phases of development by less than seven (7) years and change the composition of the phases.
5. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
6. The Board of County Commissioners of Pasco County has given fifteen (15) days notice and held a public hearing on the above-referenced request on December 21, 1993.
7. Neither the Tampa Bay Regional Planning Council nor the Florida Department of Community Affairs has exercised their right to participate at the public hearing.
8. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.
9. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

10. The Board of County Commissioners has received and considered the recommendations of Pasco County Growth Management and the Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to the River Ridge Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

2. The proposed change to the River Ridge Development of Regional Impact is approved with conditions and Resolution No. 82-115 hereby amended incorporating the following changes.

3. The phase build-out dates are as follows:

Phase 1	December 30, 1993
Phase 2	December 30, 1994
Phase 3	December 30, 1997
Phase 4	December 30, 2001
Phase 5	December 30, 2003

Proposed Composition

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Phase 4</u>	<u>Phase 5</u>
Residential (Units)	718	92	300	832	4,598
Commercial (Acres)	0	0	15.0	22.5	6.8
Office (Acres)	0	0	3.0	29.6	0
Public Service (Acres)	43.0	0	4.0	3.0	0

4. All conditions of Resolution No. 82-115, as amended, and Rezoning Petition No. 1567, as amended, shall remain in full force and effect.

5. Should a conflict of language occur between the DRI development order and the approval conditions of the MPUD, the most restrictive shall rule.

DONE AND RESOLVED THIS 21st DAY OF DECEMBER, 1993.

(SEAL)

ATTEST:

BY: Elaine H. Mitchell, DC  
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Ann Hildebrand  
ANN HILDEBRAND, CHAIRMAN

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: [Signature]  
ATTORNEY

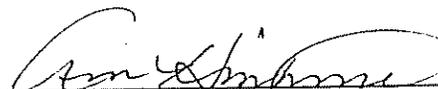
STATE OF FLORIDA  
COUNTY OF PASCO  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORDED IN MY OFFICE, WITNESSED BY ME AND THE COUNT-  
Y'S OFFICIAL SEAL THIS 21st day of Dec. 1993  
JED PITTMAN, CLERK TO THE BOARD  
BY: Elaine H. Mitchell D.C.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER  
FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 9471 dated December 21, 1993, has adopted an amendment to the Development Order for a Development of Regional Impact known as River Ridge (Resolution No. 82-115). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit "A" of the Development Order.

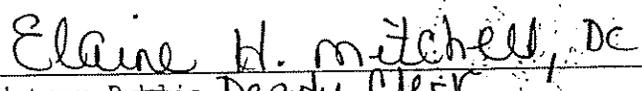
A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit "A" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

  
ANN HILDEBRAND, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

State of Florida )  
County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 21st day of December, 1993:

  
~~Notary Public~~ Deputy Clerk  
State of Florida at Large  
My Commission Expires:

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

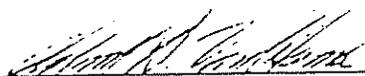
BY:   
ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 29: That portion of the South 1/2 of the South 1/2 of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

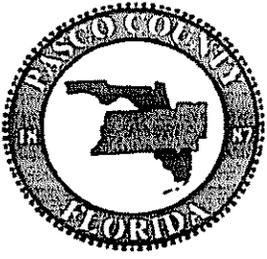
PARCEL 30: That portion of the East 1/4 of the South 1/2 of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East 1/4 of the South 1/2 of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: The East 1/2 of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest 1/4 of said Section 31; AND the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southwest 1/4 of the Northwest 1/4 of said Section 31; LESS AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 31 described in Official Record Book 650, pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast 1/4 of the Southwest 1/4 of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest 1/4 of the Southwest 1/4 of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, pages 189, 190 and 191 of the public records of Pasco County, Florida.



# PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT  
DEVELOPMENT SERVICES ADM.  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654  
(813) 847-8132

CERTIFIED NO. P 146 931 936

December 13, 1993

Tim Butts, AICP  
Tampa Bay Regional  
Planning Council  
9455 Koger Blvd.  
St. Petersburg, FL 33702

RE: River Ridge DRI Amendment

Dear Mr. Butts:

Enclosed is a certified copy of Resolution # 94-48, amending Resolution # 82-115 a DRI development order for River Ridge.

Sincerely,

*Dean R. Neal*  
Dean R. Neal  
Senior Planner

DRN/ca

CERTIFIED cc:

John Baker, Florida Dept. of Community Affairs  
Certified #P 146 931 949

Michele Baker, NG Development Corp.  
Certified #P 146 931 950

Enclosure

RIVER RIDGE DEVELOPMENT ORDER AMENDMENT  
DEVELOPMENT OF REGIONAL IMPACT  
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-115, AS AMENDED, DELETING A 3.488-ACRE PARCEL FROM THE DEVELOPMENT REGIONAL IMPACT AND REVISING THE LEGAL DESCRIPTION FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on June 22, 1982, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-115, a Development of Regional Impact Development Order approving, with conditions, the River Ridge Development of Regional Impact.

WHEREAS, on September 29, 1993, Pasco County Board of County Commissioners filed a Notification Requesting a Change to an Approved Development Order, pursuant to Section 380.06(19), Florida Statutes; and,

WHEREAS, on January 10, 1984, the Board of County Commissioners approved Resolution No. 84-61, amending the conditions set forth in Section B, Subsection 12, Paragraph 6, by adding Subparagraphs (9), (10), and (11); providing for the timing of construction of a portion of an internal access road; providing for the construction of a bridge across the Pithlachascotee River to a proposed County park; providing for bridge impact fees including the method of payment, timing, and amount and use thereof; amending the condition set forth in Section B, Subsection 13, Paragraph a; designating the property depicted in Exhibit "F" as the parkland site to be donated by the developer to Pasco County; and,

WHEREAS, on July 10, 1984, the Board of County Commissioners approved Resolution No. 84-154, amending Resolution No. 82-115; amending Paragraph B.3.2. to allow for the possible approval of a golf course and retention/detention areas; amending Subparagraph B.12.b.(9) to allow for the realignment of the proposed internal road to the proposed park site; and amending the River Ridge Master Development Plan to reflect said changes; and,

WHEREAS, on May 12, 1987, the Board of County Commissioners approved Resolution No. 87-187, amending Resolution No. 82-115; amending Section B.12.6., providing for the donation of right-of-way by the developer to the County for certain internal and adjoining major roadways, and providing for the construction of said roads; and,

WHEREAS, on December 20, 1988, the Board of County Commissioners approved Resolution No. 88-86A, amending Resolution No. 82-115; amending the Master Development Plan by designating Increment M as public service, and designating Increment V as SFC-4 with two hundred ninety-two (292) units; amending the number of units in Increment T to three

hundred seventy-nine (379); and amending the acreage of Increment J to fifty-three (53) acres; and,

WHEREAS, on January 17, 1989, the Board of County Commissioners approved Resolution No. 89-83, amending Resolution No. 82-115, providing for boundary changes of certain increments due to the realignment of the loop road between DeCubellis Road and Ridge Road Extension; and,

WHEREAS, on August 8, 1989, the Board of County Commissioners approved Resolution No. 89-222, amending Resolution No. 82-115; providing for the realignment of Ridge Road Extension; a redistribution of residential densities and commercial/professional office acreage; providing for payment by the developer of bridge impact fees to the County; and providing for construction of said bridge; and,

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Resolution 82-115 allowed development of six thousand five hundred forty (6,540) residential units and commercial/professional development totaling 76.9 acres (nine hundred twenty-two thousand [922,000] square feet of floor area), plus 675.8 acres of recreation/open space and 142.5 acres categorized as "other".

2. The Pasco County Board of County Commissioners (the Board) has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form RPM-BSP-PROPCHANGE-1.

3. The Board has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Growth Management, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.

4. The proposed change would delete from the Development of Regional Impact a 3.488-acre parcel described legally in Exhibit B.

5. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

6. The Board of County Commissioners of Pasco County has given fifteen (15) days notice and held a public hearing on the above-referenced request on December 1, 1993.

7. Both the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs have indicated in writing that the presumption of substantial deviation has been successfully rebutted by the applicant.

8. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

9. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

10. The Board of County Commissioners has received and considered the recommendations of Pasco County Growth Management and the Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

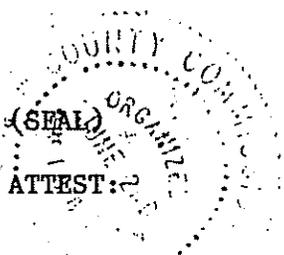
1. The above-referenced proposed change to the River Ridge Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

2. The proposed change to the River Ridge Development of Regional Impact is approved and Resolution No. 82-115 is hereby amended incorporating the following changes:

a. The 3.488 acre parcel as described in Exhibit B is hereby deleted from the Development of Regional Impact, and the deletion is reflected in a Revised Exhibit "A", the legal description for River Ridge Development of Regional Impact.

3. All conditions of Resolution No. 82-115, as amended, and Rezoning Petition No. 1567, as amended, shall remain in full force and effect.

DONE AND RESOLVED THIS 15<sup>th</sup> DAY OF Dec., 1993.



BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Debbie Olszanski, D.C.  
JED PITTMAN, CLERK

BY: [Signature]  
ANN HILDEBRAND, CHAIRMAN

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: [Signature]  
ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 29: That portion of the South 1/2 of the South 1/2 of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast square feet of said Section 29; ALSO LESS AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959; ALSO LESS AND EXCEPT that portion of the above described parcel described in EXHIBIT "B" as DRI RELEASE PARCEL 29-1, attached hereto.

PARCEL 30: That portion of the East 1/4 of the South 1/2 of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East 1/4 of the South 1/2 of said Section 30 described in Official Record Book 1084, page 99, of the public records of Pasco County, Florida.

PARCEL 31: The East 1/2 of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest 1/4 of said Section 31; AND the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southwest 1/4 of the Northwest 1/4 of said Section 31; LESS AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 31 described in Official Record Book 650, pages 125 and 126, of the public records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast 1/4 of the Southwest 1/4 of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest 1/4 of the Southwest 1/4 of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,893.125 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, pages 189, 190 and 191 of the public records of Pasco County, Florida.

OR 2277P 1460

EXHIBIT "B"

August 25, 1993

DRI RELEASE PARCEL 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 29; thence along the West boundary line of said Section 29, North 00°30'58" East, a distance of 942.90 feet, to the Southerly right-of-way line of Moon Lake Road, County Road S-587, formerly known as State of Florida Road No. S-587, as shown on the STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, dated February 2, 1959; thence along the Southerly right-of-way line of said Moon Lake Road, the following five courses and distances: South 79°31'44" East, a distance of 1197.63 feet; South 10°28'16" West, 5.00 feet; South 79°31'44" East, 700.00 feet; North 10°28'16" East, 5.00 feet; South 79°31'44" East, 237.61 feet, for a POINT OF BEGINNING; thence continue along the Southerly right-of-way line of said Moon Lake Road the following two courses and distances: South 79°31'44" East, 394.11 feet; 283.08 feet along the arc of a curve to the left, said curve having a radius of 994.93 feet, a central angle of 16°18'07" and a chord of 282.12 feet which bears South 87°40'48" East; thence South 79°31'44" East, a distance of 105.32 feet; thence a distance of 47.74 feet along the arc of a curve to the left, said curve having a radius of 360.07 feet, a central angle of 07°35'48" and a chord of 47.71 feet which bears South 83°19'38" East; thence South 43°48'24" West, a distance of 467.16 feet; thence South 89°44'36" West, a distance of 41.73 feet; thence North 44°19'11" West, a distance of 389.72 feet; thence North 45°40'49" East, a distance of 10.00 feet; thence a distance of 248.45 feet along the arc of a curve to the left, said curve having a radius of 1241.00 feet, a central angle of 11°28'14" and a chord of 248.03 feet which bears North 50°03'18" West, to the POINT OF BEGINNING.

The above described parcel contains 3.488 acres, more or less.

I HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION AND ATTACHED SKETCH OF DRI RELEASE PARCEL 29-1 MEET THE "MINIMUM TECHNICAL STANDARDS" FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.

DENNIS J. DeHOFF  
PROFESSIONAL LAND SURVEYOR NO. 4289  
NOT VALID WITHOUT EMBOSSED SEAL.

ALL.DOC p13

R1727363	V5718361	12/02/93 10:13 AM
RECORDING/INDEXING		17.00
RECORDS MODERNIZATION FEE		2.50
CERTIFICATIONS & SEARCHES		1.00
COPIES-RECORDED		4.00
	TOTAL:	24.50
CRANJO	115002 CHARGED:	24.50
	01-A AMT PAID:	.00

OR 3227P1461

078828

93 DEC -2 AM 10:15

FILED FOR RECORD

CLK. CR. CT. PASCO COUNTY, FL.

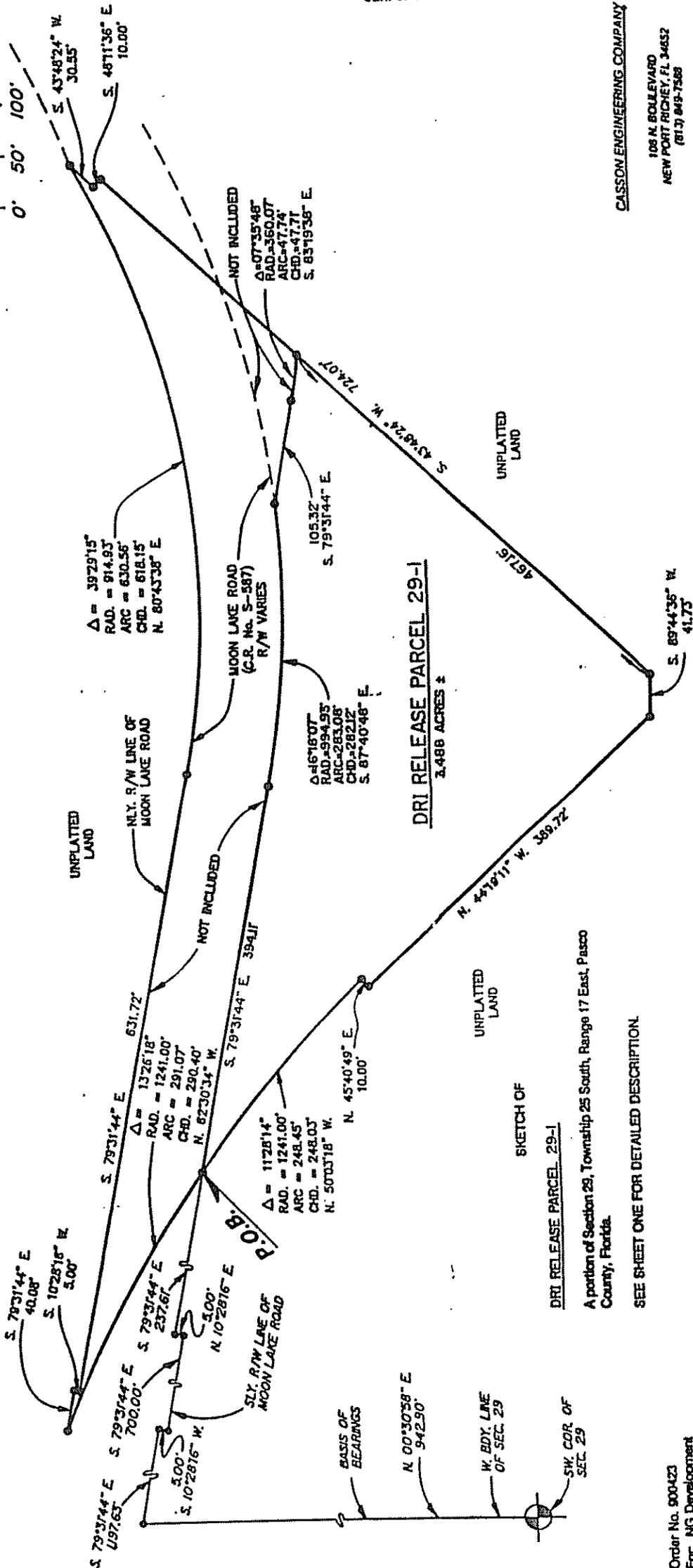


0' 50' 100'

- LEGEND**
- CHD. = CHORD
  - RNG. = RANGE
  - COR. = CORNER
  - RAD. = RADIUS
  - NOT SET = NOT SET
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - BDY. = BOUNDARY
  - S/R. = STATE ROAD
  - R/W. = RIGHT-OF-WAY
  - ∠ = CENTRAL ANGLE
  - P.O.B. = POINT OF BEGINNING

NOTE: THIS SKETCH IS NOT A SURVEY

NOTE: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00° 30' 58" EAST FOR THE WEST BOUNDARY LINE OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.



SKETCH OF

DRI RELEASE PARCEL 29-1

A portion of Section 29, Township 25 South, Range 17 East, Pasco County, Florida.

SEE SHEET ONE FOR DETAILED DESCRIPTION.

Order No. 900423  
 For: NG Development  
 Date of Sketch: AUGUST 25, 1993  
 SHEET TWO OF TWO

CASSON ENGINEERING COMPANY

108 N. BOLLIVARD  
 NEW PORT RICHEY, FL 34652  
 (813) 849-7588

DRAWN BY: WES  
 CHECKED BY: DJD

DR 2927P1 AR2

RIVER RIDGE DEVELOPMENT ORDER AMENDMENT  
DEVELOPMENT OF REGIONAL IMPACT  
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-116, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL; TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND TO AMEND SECTION B(12)(b)(10), TO ALLOW PASCO COUNTY TO COLLECT FUTURE BRIDGE IMPACT FEES AND A PER DWELLING UNIT SURCHARGE FOR BRIDGE IMPACT FEES IN ARREARS WITHIN CERTAIN SUBDIVISIONS OF THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT, AND DETERMINING THAT THE PROPOSED CHANGES DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on June 22, 1989, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-116, a Development of Regional Impact Development Order approving, with conditions, the River Ridge Development of Regional Impact; and

WHEREAS, it has become necessary to amend Resolutions 82-115 and 84-61; and

WHEREAS, on May 30, 1989, N.G. Development Corporation, Inc., filed a Notification Requesting a Change to an Approved Development Order, pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Resolution 82-116 allowed development of 6,540 residential units and commercial/professional development totaling 78.3 acres.
2. A total sum of Twenty Seven Thousand Four Hundred Twenty and 00/100 Dollars (\$27,420.00) in "Bridge Impact Fees" should have been deposited by the original developer in an interest-bearing trust account, pursuant to Section B.12(b) of Resolution 82-116, as amended by Resolution 84-61. Those fees were not previously deposited, but have now been provided through Irrevocable Letter of Credit No. 89-03, issued by Sun Bank of Pasco County, on behalf of the original developer's successor in interest, N.G. Development Corporation, Inc., thereby necessitating an amendment of Resolutions 82-115 and 84-61.
3. N.G. Development Corporation, Inc., hereafter known as the "Developer", has simultaneously filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order (the "Notification") on Florida Department of Community Affairs Form BRM-08-86.
4. The Developer has submitted the Notification to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.

5. The change proposed by the Developer in the Notification would redistribute residential densities and commercial/professional acreage on the site; would realign River Road Extension further south; and would increase conservation areas by 2.8 acres.
6. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
7. The Board of County Commissioners of Pasco County has considered the above-referenced amendments on August 8, 1989.
8. The Board of County Commissioners has received and considered the recommendations of the Pasco County Planning Department and the Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed changes to the River Ridge Development of Regional Impact are not substantial deviations and, therefore, do not require further Development of Regional Impact review, pursuant to Chapter 380.06(19), Florida Statutes, as amended.
2. The proposed changes to the River Ridge Development of Regional Impact are approved and Resolution No. 82-116 hereby amended, incorporating the following changes:

B.12. Transportation

b. General Conditions

(10) The Developer shall pay a portion of the cost of construction by the County of a bridge facility across the Pithlachascotee River, leading to the parkland site depicted in the revised Master Development Plan, to wit; One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00), plus interest accrued from date of deposit as provided for below, or fifty percent (50%) of the cost of such construction, whichever is less, in accordance with the following:

(a) The Developer shall pay impact fees in the amount of Sixty and 00/100 Dollars (\$60.00) per residential dwelling unit, for the remaining residential dwelling units to be constructed within the River Ridge

Development of Regional Impact. Said impact fees shall be payable by the Developer at the time of issuance of each such building permit and shall be assessed and collected by Pasco County.

- (b) An additional amount as set forth in Exhibit A, attached hereto, shall be assessed and collected by Pasco County upon issuance of a building permit for development within The Glen, Tall Pines, Deerwood, The Oaks, and Gracewood Villages of River Ridge in order to collect on a per house basis the bridge impact fee arrearages for each of said villages.
- (c) Prior to commencing construction of the bridge facility, the County shall notify the Developer of its intent to proceed with such construction.
- (d) Should the County not construct a bridge facility within five years after issuance of the 3,000th residential building permit, all bridge impact fees paid by the Developer shall be refunded in full to the Developer.
- (e) Should the bridge impact fees paid by the Developer exceed fifty percent (50%) of the cost of construction of a bridge facility by the County, the excess shall be refunded in full to the Developer.
- (f) If, 15 years from January 10, 1984, less than 3,000 residential building permits have been issued by the County, the County shall elect to either construct the bridge facility, utilizing the bridge impact fees previously deposited, or shall refund said bridge impact fees to the Developer.

B.20. Land Use and Master Plan

- a. Land use types and the location thereof, shall be as shown on the Master Development Plan as submitted, or as subsequently modified pursuant to Condition B.20.b., below.
- b. A revised Master Development Plan that incorporates the revisions required pursuant to this amended Development Order shall be submitted to the Planning and Zoning Department for review.

and to the Development Review Committee for a determination of compliance within 45 days of final approval of this Development Order Amendment, and prior to the first preliminary/site plan submittal thereafter.

- c. All conditions of the Master Planned Unit Development rezoning Petition 3318, as approved January 27, 1987, and subsequently amended, shall remain in effect and are incorporated into this Development Order as Exhibit B. If there is a conflict with provisions of this Development Order (or other part thereto incorporated by reference), the more stringent provision shall prevail unless specifically waived by the Pasco County Board of County Commissioners.

DONE AND RESOLVED THIS 9<sup>th</sup> DAY OF August, 1989.

(SEAL)

ATTEST:

BY: Jed Pittman  
JED PITTMAN, CLERK  
By: Mailee Schmitt, DC

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Allan G. Sfranek, Jr.  
ALLAN G. SAFRANEK, JR., CHAIRMAN

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: [Signature]  
Attorney

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 9<sup>th</sup> day of August 1989

JED PITTMAN, CLERK TO THE BOARD

BY: Mailee Schmitt, DC

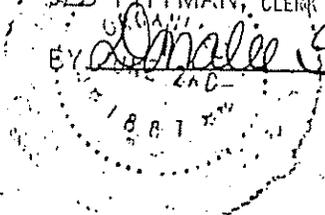


EXHIBIT B

Pasco County Rezoning Petition #3318  
Conditions of Approval



# PASCO COUNTY, FLORIDA

---

PLANNING & ZONING DEPARTMENT  
STERLING BUILDING  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654  
(813) 847-8193

RECEIVED

AUG 28 1989

Tampa Bay Regional  
Planning Council

August 16, 1989

Mr. Clyde Hobby, Esq.  
6917 S.R. 54  
New Port Richey, FL 33563

Re: River Ridge DRI Non-Substantial Deviation Determination

Dear Mr. Hobby:

The purpose of this letter is to inform you that on August 8, 1989 the Pasco County Board of County Commissioners determined that changes to the River Ridge Development of Regional Impact Development Order were non-substantial. Attached please find the executed resolution and notice of adoption.

Should you have any questions on the matter, please call.

Sincerely,

*Tammy B. Vrana*

Tammy B. Vrana  
Planner II

TBV/sw

Attachment

cc: Ms. Suzanne Cooper, Tampa Bay Regional Planning Council  
Ms. Marina Gonzalez-Pennington, Florida Department of Community Affairs



**BOARD OF COUNTY COMMISSIONERS**  
**PASCO COUNTY, FLORIDA**

TO: *Sam Steffy, Planning*  
MEETING DATE: *Aug 8, 1989*  
AGENDA ITEM: *9B5a*  
BOARD ACTION: *Approval*

*Enclosed please me (1) certified copy  
of the above agenda item.*

RECEIVED  
AUG 11 1989

FROM THE OFFICE OF BOARD RECORDS, DADE CITY COURTHOUSE, EXT. 347  
DATE: *Aug 9, 1989*

*Amelia Schmidt*  
DEPUTY CLERK

BR-1

FCC Approved  
MAY 12, 1987

RIVER RIDGE  
MAY 12, 1987 AMENDMENT  
MASTER PUD  
CONDITIONS OF APPROVAL

DRAINAGE

1. The developer agrees to conform with the National Flood Insurance Program.
2. The developer agrees to obtain County, FDER, and SWFWMD approval of a Master Drainage Plan for the property prior to any preliminary plan approval and construction unless specifically waived by the County Commission. The Master Drainage Plan shall include, as a minimum, the following:
  - a. General location of major drainage channels/structures and the maintenance responsibilities.
  - b. General location of detention ponds.
  - c. Typical pre- and post-construction stormwater facilities and/or methodology.
  - d. Method of disallowing an increased rate of stormwater runoff, not to exceed ten (10) percent, into the Pithlachascotee River and off-site.
  - e. Standard or typical treatment of the bayheads, wetlands, and detention ponds.

The developer shall implement such approved plans utilizing techniques including, but not limited to, the following:

- a. Construction of improvements
- b. Donation of funds
- c. Donation/dedication of property

(Note: The developer has complied with this condition via submission and agency approval of the "River Ridge Master Drainage Plan" and supplementary report approved by the Board of County Commissioners on September 27, 1983. The developer acknowledges that an amended Master Drainage Plan, incorporating modifications (if any) required pursuant to the proposed Development Plan Amendment, may be required prior to the first preliminary/site plan approval for any increment east of Increments J and K.)

3. The developer agrees to submit general drainage plans for an entire increment (bubble) prior to approval of the first preliminary/site plan within that increment.
4. The area along the Pithlachascotee River which falls below the twenty-five (25) year flood level shall remain as preservation and/or conservation land. No construction, clearing, or dredging will be allowed in this area unless specifically approved by the County and any other regulatory agency having jurisdiction. Easements for preservation and/or conservation and drainage shall be placed on this area.

The developer also agrees to protect such lands by recordable covenants and restrictions. Such covenants and restrictions will not allow individual lot lines to protrude into the preservation and/or conservation area. Such preservation and/or conservation land that is not given other exemptions may be usable as open space in accord with the current ordinances and codes.

There shall be no development (construction, clearing, dredging, etc.) in the areas designated preservation and/or conservation, unless specifically approved by the County and appropriate other regulatory agencies. The Florida Department of

Environmental Regulation (FDER) jurisdictional boundaries, as may be modified by the appropriate agency, shall define the preservation and/or conservation areas for areas upland (landward) of the 25-year flood level. The approximate boundaries shall be indicated on each preliminary/site plan, with preservation or conservation easements placed on said preservation lands on or prior to approval of the record plat or final construction drawing approval.

#### LAND USE

5. The River Ridge Master Development Plan, dated November 10, 1986, revised through February 12, 1987 and supportive report dated November 19, 1986, revised via letter dated February 23, 1987 shall be the plan used as a basis for herein stated conditions of approval.
6. A minimum building setback of thirty-five feet (35') from the southern boundary line of Increments AA, Z, W1, and W2 shall be in effect.
7. The area within (inside) 100' of the 25-year flood level boundary may be used in calculating open space for the adjoining increment (bubble).
8. The developer agrees to donate to the County the public service Increment Q-1 for governmental facilities, such as for Fire/EMS facilities. The developer may have up to one hundred twenty (120) days to donate such land from the date the County makes such a request to the developer.
9. P.SVCE designated increments are intended for civic and recreational uses servicing primarily the needs of the River Ridge Development and for governmental uses.
10. The developer shall deed to the County School District a minimum forty-(40) acre school site (Increment V) exclusive of any required right-of-way in accordance with the DRI Development Order and as approximately located on the revised Master Development Plan.
11. The ordinances and regulations current at the time of preliminary or site plan submittal shall be in effect, unless otherwise specifically stipulated herein and/or in the DRI Development Order or as specifically modified at the request of the developer following review by the DRC and approval by the BCC.

A preliminary plan must be approved for an entire increment (bubble) prior to any phase construction drawing approval. A concept design (overall layout) must be approved for an entire multi-family or commercial bubble prior to any phase site plan approval. The maximum number of units for River Ridge shall not exceed 6,540. Residential development shall occur in accordance with "Table 1 - River Ridge General Standards for Residential Tracts", dated February 11, 1987, and attached hereto. The number of units and density may increase or decrease within any specific increment (bubble) shown on the Master Development Plan provided:

1. There is a corresponding increase or decrease, as appropriate, in some other increment to indicate that the total unit threshold of 6,540 is not exceeded; and
2. Total multi-family unit amount will not exceed 2,800; and
3. Individual increment dwelling unit density and use (unit type) shall be as specified in "Table 1 - River Ridge General Standards for Residential Tracts"; and
4. SFC attached units will not exceed 3218.

Residential use may not be intensified within any one increment, as provided above, following approval of the plat or final site plan for the first unit in that increment without review and approval by the Board of County Commissioners.

At the request of the developer, and upon recommendation of the Zoning Administrator, the DRC may amend use designations of residential increments shown on the Master Development Plan provided:

1. There is a corresponding increase or decrease, as appropriate, in some other increment to indicate that the total unit threshold of 6,540 is not exceeded; and
2. Total multi-family unit amount will not exceed 2,809; and
3. SFC attached units will not exceed 3,218.

With the submittal of each preliminary or site plan, the developer shall also submit the accumulative number of residential units by type and the gross leasable square footage of nonresidential structures which have received preliminary and site plan approval from the County and those of which have been record platted and/or constructed. In addition, if any redistribution of units is proposed, pursuant to the guidelines above, the developer shall submit an amended Master Development Plan to the Zoning Administrator illustrating unit redistribution.

12. The Developer may designate a site or sites which do not exceed a total of five (5) acres to be used for recreational vehicle storage for the exclusive use of River Ridge residents. Such a site(s) shall have appropriate landscape buffering and must be approved by the Zoning Administrator.

#### TRANSPORTATION

13. Prior to the submittal of construction plans for the roadway improvements for Ridge Road Extension and for future roadway improvements for DeCubelis Road (Mass. Ave. Extension) geometric alignments for each roadway must be approved by the County. The geometric alignment and pavement cross-section shall be based upon provision for a major collector (urban) roadway for DeCubelis Road and for a minor arterial (urban) roadway for Ridge Road Extension. Where appropriate, design speeds may be reduced to 35 MPH in "speed restricted" locations. The typical roadway cross-section structural design for DeCubelis Road and Ridge Road Extension shall meet the requirements of Section 336.045, F.S.

The developer shall construct two lanes of DeCubelis Road and Ridge Road Extension, excluding that portion of Ridge Road Extension abutting the proposed school site (Increment V), with the obligation to construct the additional two lanes should level of service on that roadway drop below level of service "C" daily ("D" peak hour) in accordance with the Development Order. However, the Developer shall be responsible for construction of the Ridge Road extension abutting Increment V if that increment is released to the Developer by the School Board. The developer shall provide a sixty-foot (60') roadway stub-out thru Increment W1 (at the time of construction of Increment W1) from the Loop Road south of the river to the eastern property line. This stub-out shall not be required if the developer becomes obligated to construct Ridge Road extension abutting Increment V. Following provision of a transportation study to Pasco County, the developer and Pasco County may enter into an agreement concerning construction obligation and compensation for design and construction of the two additional lanes of both DeCubelis Road and Ridge Road extension in a manner equitable to both the developer and Pasco County.

The developer shall donate to the County, or plat the right-of-way, for Ridge Road Extension and DeCubelis Road of at least one hundred twenty feet (120') in width, except where approved County roadway construction plans have reduced the right-of-way requirement, for the entire length of the road within and abutting the project (including right-of-way for the Ridge Road extension extending to the east boundary line). Where the developer commits to construct urban closed drainage a reduction in right-of-way width may be permitted. However, in any event sufficient right-of-way shall be donated/dedicated to accommodate the proposed four-lane divided arterial roadway section and drainage collection/conveyance (treatment and storage may occur, if approved by the County, within adjacent increments (bubbles)). At intersections of major roads, where more right-of-way is needed to accommodate the roadway, additional right-of-way shall be provided. No principal structure shall be closer to Ridge Road Extension or DeCubelis Road rights-of-way than thirty-five feet (35'). However, the setback may be reduced to 25 feet if a 6-foot high wall is constructed as a buffer (buffer easement included).

14. The developer shall submit a plan indicating the construction phasing of the major roads. Approval must be obtained from the DRC prior to preliminary plan approval of any increment east of Increments I or J. Said phasing can be amended at the request of the developer by the DRC. The County shall have the right to require specific dates of right-of-way dedication and/or completion for the construction of any internal major road (along with the connecting external intersection) required to provide safe access to the increment which is the subject of the submittal at the time of each preliminary/site plan approval. The developer shall demonstrate, with each preliminary/site plan submittal, the adequacy of the internal transportation improvements which will serve the existing increments and those increments submitted for approval. Level of Service "C" daily and Level of Service "D" in peak hour shall be deemed adequate for DeCubelis Road and Ridge Road Extension. Major roads are those roads shown on the Master Development Plan, however, the two Loop Roads shall not be considered major roads unless so determined by the DRC. Loop Road rights-of-way shall be a minimum sixty (60) feet in width.
15. The utilization of private roads with inverted crowns for local streets may be permitted provided DRC approval is obtained during preliminary site plan review; however, in such an event, those roads would never be incorporated in the County road system for maintenance.
16. A sixty-foot (60') roadway right-of-way stub out shall be reserved from either increments T or U to provide a secondary access to the adjacent property to the North. Principal access to said adjacent property shall not be permitted through River Ridge. No individual residential unit curb cuts shall be permitted along this right-of-way without DRC approval.
17. Vehicular access rights shall be restricted by the County along Ridge Road Extension and DeCubelis Road in accordance with an access plan approved by the DRC for the entire increment. Landscape buffering shall be provided along these roads. A unifying landscape buffer plan for these major roads shall be provided to the DRC for approval prior to the approval of the next preliminary plan east of Increments I and J.
18. Sidewalks on each side shall be constructed along all major collector and arterial roads. A DRC approved pedestrian path plan shall supercede this requirement along some or all of these roads.

#### UTILITIES

19. An amended Master Utility Plan for the entire development must be submitted to the County for review and approval prior to approval of construction drawings of the first preliminary/site plan in the area east of Increments J and K. This Utility Plan shall initially show/address the following:
  - a. Trunk sewer lines and lift stations.
  - b. Major potable water lines.
  - c. Method of sewage treatment in accordance with the Utility Service Agreement between First Tarpon Service Corporation (developer) and Pasco County, dated May 24, 1983, as amended through January 27, 1987 by River Ridge Properties, Inc. and the County.
  - d. Major overhead electric lines.
  - e. Method of lighting all major roads.
20. Preliminary/site plans for any increment not declared complete as of May 12, 1987, shall consider, as far as practical and permissible by the appropriate regulatory agencies, the reuse of treated wastewater effluent for all nonpotable irrigation needs.

#### MISCELLANEOUS

21. The developer has complied with the parkland dedication requirements established in the River Ridge Development Order, as amended. In addition to the parkland requirement, the developer shall donate to the County fifty dollars (\$50.00) per residential unit for park improvements. Said money to be collected prior to record platting or final construction drawing approval for multi-family units. The developer or his assignees shall comply with requirements of the Park Bridge Resolution No. 84-61, dated January 10, 1984.

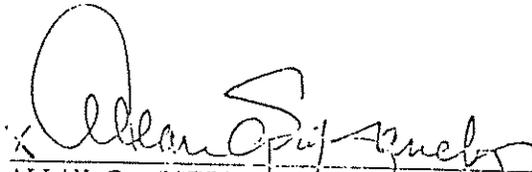
22. The County will use the data submitted in this and previous rezoning applications (September 24, 1980; March 30, 1981; and November 19, 1986) as basis for County approvals of plans, unless otherwise stipulated herein. If a conflict arises in the plans, the latest plan shall govern.
23. MPUD conditions specified herein supercede all prior MPUD conditions for River Ridge. These MPUD conditions, however, do not supercede, repeal, revise or otherwise affect the terms and conditions of the "Resolution Adopting a Development Order Approving, With Conditions, the River Ridge Development of Regional Impact" adopted by the Board of County Commissioners of Pasco County as Resolution No. 82-115 on June 22, 1982, as amended by Resolution No. 84-61 adopted by the Board of County Commissioners of Pasco County on January 10, 1984, as further amended by Resolution No. 84-154 adopted by the Board of County Commissioners of Pasco County on July 10, 1984, and as further amended by Resolution No. 87-187 adopted by the Board of County Commissioners of Pasco County on May 12, 1987 concurrently with the adoption of the MPUD conditions specified herein (said Resolutions No. 82-115, 84-61, 84-154 and 87-187 being herein collectively referred to as the "DRI Order"). The DRI Order shall remain effective and shall be controlling in any instance and upon any question wherein there appears to be a conflict between said DRI Order and the MPUD conditions specified herein, or where said DRI Order may address matters, parts of matters, or details of matters, upon which the MPUD conditions specified herein are silent.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER  
FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 89-222 dated August 8, 1989, has adopted an amendment to the Development Order for a Development of Regional Impact known as River Ridge (Resolution 82-116, as amended). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of the Development Order.

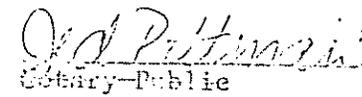
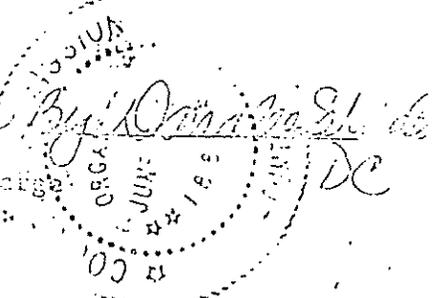
A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(14)(d), Florida Statutes.

  
ALLAN G. SAFFRANEK, JR. CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

State of Florida )  
County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 8th day of August, 1989.

  
J. D. Pittman  
Notary Public  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_  
Deputy Clerk  


APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

  
\_\_\_\_\_  
Attorney

the difference between the designated lot size for the tract type and the cluster lot size shall be left in open space. Cluster Lots shall abut and/or have direct access to open space areas where practical. Narrow linear open space areas will be discouraged. The developer shall submit a concept sketch for DRC review and approval prior to submission of a preliminary site plan. The DRC shall have the authority to reject or recommend modification of the concept sketch.

Tract Type as Designated on  
the Master Development Plan  
SF-1   SF-2   SFC-3   SFC-4   M

4. Accessory uses shall be in accordance with regulations for the R-3 district.

D. Single Family Cluster (High Density Cluster Residential)

1. Permitted in the following tract types: X   X
2. Development and use shall be in accordance with regulations for the R-4, High Density Residential District, Article XIII, Pasco County Zoning Ordinance. Cluster Development in accordance with area and bulk regulations of Article XXI shall be permitted a principal use. Lots shall abut and/or have direct access to open space areas where practical. Narrow linear open space areas will be discouraged. The developer shall submit a concept sketch for DRC review and approval prior to submission of a preliminary site plan. The DRC shall have the authority to reject or recommend modification of the concept sketch.

3. Single family attached dwellings, not to exceed four dwelling units per attached grouping. Cluster lots shall be a minimum of 2,500 square feet, provided the difference between the designated lot size for the tract type and the cluster lot size shall be left in open space. Cluster Lots shall abut and/or have direct access to open space areas where practical. Narrow linear open space areas will be discouraged. The developer shall submit a concept sketch for DRC review and approval prior to submission of a preliminary site plan. The DRC shall have the authority to reject or recommend modification of the concept sketch.

4. Accessory uses shall be in accordance with regulations for the R-4 district.

E. MULTI-FAMILY

1. Permitted in the following tract types: X
2. Development and use shall be in accordance with regulations for the MF-1, Multi Family Medium Density District, Article XIV, Pasco County Zoning Ordinance, except that minimum front setback shall be 20 feet.

RIVER RIDGE GENERAL STANDARDS FOR RESIDENTIAL TRACTS

		Tract Type as Designated on the Master Development Plan				
		SF-1	SF-2	SFC-3	SFC-4	MF
1.	<u>MAXIMUM DWELLING UNITS PERMITTED</u> The number of dwelling units permitted on a tract shall not exceed the total acres within tract multiplied by:	2.0	6.0	6.0	7.5	12.0
2.	<u>USE, AREA AND DIMENSIONAL REGULATIONS</u> The approved preliminary plan or site plan for a tract shall designate the tract for development and use in conformance with the use, area and dimensional requirements of one of the following development approaches:					
A.	<u>Single Family Detached (Rural Residential)</u>					
	1. Permitted in the following tract types:	X	X	X	X	X
	2. Development and use shall be in accordance with regulations for the R-1, Rural Density Residential District, Article X, Pasco County Zoning Ordinance, except that minimum lot width shall be 95 feet.					
B.	<u>Single Family Detached (Medium Density Residential)</u>					
	1. Permitted in the following tract types:		X	X	X	X
	2. Development and use shall be in accordance with regulations for the R-3, Medium Density Residential District, Article XII, Pasco County Zoning Ordinance, except that minimum lot width shall be 60 feet, front setback 20 feet and side setback 7.5 feet.					
C.	<u>Single Family Cluster (Medium Density Cluster Residential)</u>					
	1. Permitted in the following tract types:			X	X	X
	2. Development and use shall be in accordance with regulations for the R-3, Medium Density Residential District, Article XII, Pasco County Zoning Ordinance, except that minimum front setback shall be 20-feet and side setback 7.5-feet. Cluster Development in accordance with area and bulk regulations of Article XXI shall be a permitted principal use. Cluster Lots shall abut and/or have direct access to open space areas where practical. Narrow linear open space areas will be discouraged. The developer shall submit a concept sketch for DRC review and approval prior to submission of a preliminary site plan. The DRC shall have the authority to reject or recommend modification of the concept sketch.					
3.	Single family attached dwellings, not to exceed four dwelling units per attached grouping. Cluster lots shall be a minimum of 2,500 square feet, provided					

EXHIBIT "A"

ADDITIONAL BRIDGE IMPACT FEES

AT RIVER RIDGE

<u>Village</u>	<u>#Lots sold to date</u>	<u>Fees that should have been collected</u>	<u>Remaining platted lots unsold</u>	<u>Fee surcharge per remaining lot</u>
The Glen	135	x \$60 = \$8,100	(±) 29	= \$279.31
Tall Pines	127	x \$60 = \$7,620	(±) 116	= \$65.89
Deerwood	17	x \$60 = \$1,020	(±) 142	= \$7.18
The Oaks	118	x \$60 = \$7,080	(±) 56	= \$126.43
Gracewood	13	x \$60 = \$780	(±) 53	= \$14.72
		<u>\$24,480</u>		

*G.B. 2  
River Ridge*

*3rd Rec D.C.*

*9.00  
1.50  
10.50*

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER  
FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 89-222 dated August 8, 1989, has adopted an amendment to the Development Order for a Development of Regional Impact known as River Ridge (Resolution 82-116, as amended). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of the Development Order.

A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(14)(d), Florida Statutes.

*x Allan Safranek*  
ALLAN G. SAFRANEK, JR. CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

State of Florida )

County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this

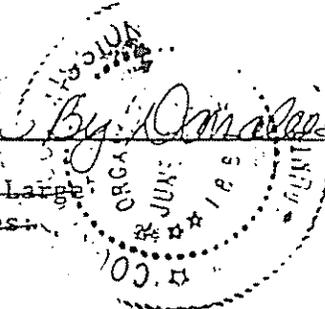
8th day of August, 1989.

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE AND THAT I AM AN OFFICER OF THE COUNTY'S OFFICE AND CLERK TO THE BOARD  
23rd day of August  
JED PITTMAN, CLERK TO THE BOARD

BY Amalee Schmitt D.C.

Jed Pittman By Amalee Schmitt  
~~Notary Public~~  
State of Florida at Large  
~~My Commission Expires~~  
Deputy Clerk



APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

*[Signature]*  
\_\_\_\_\_  
Attorney

EXHIBIT "A"

ADDITIONAL BRIDGE IMPACT FEES

AT RIVER RIDGE

Village	#Lots sold to date	Fees that should have been collected	Remaining platted lots unsold	Fee surcharge per remaining lot
The Glen	135	x \$60 = \$8,100	(÷) 29	= \$279.31
Tall Pines	127	x \$60 = \$7,620	(÷) 116	= \$65.89
Deerwood	17	x \$60 = \$1,020	(÷) 142	= \$7.18
The Oaks	118	x \$60 = \$7,080	(÷) 56	= \$126.43
Gracewood	13	x \$60 = \$780	(÷) 53	= \$14.72
		<u>\$24,480</u>		

588387  
 TELEPHONE RECORD  
 AUG 9 12 06 PM '89

RECORD VERIFIED  
 JED PITTMAN  
 Clerk Circuit Court, Pasco County

*J. Pitman*

O.R. 1830 PG 1711

*9.B-2a  
 River Ridge*



# PASCO COUNTY, FLORIDA

DADE CITY (904) 521-4274  
NEW PORT RICHEY (813) 847-8132

PLANNING AND ZONING DEPT.  
PASCO COUNTY GOVT. COMPLEX  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

January 25, 1989

Ms. Suzanne Cooper, DRI Coordinator  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard  
St. Petersburg, FL 33702

RE: River Ridge, Substantial Deviation Determination

Dear Ms. Cooper:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners held a public hearing to determine if a proposed change to the River Ridge Development of Regional Impact Development Order constitutes a substantial deviation. The Board met on January 17, 1989 and determined the proposed change not to be a substantial deviation to the Development Order.

A copy of the resolution amending the Development Order is attached along with the Notice of Adoption. Also, attached for your records, please find an earlier nonsubstantial deviation determination Resolution and Notice of Adoption, approved by the Pasco County Board of County Commissioners on January 5, 1988, which was never executed.

Please do not hesitate to call me if there are any questions or you need more information.

Sincerely,

*Elizabeth A. Eginton*  
Elizabeth A. Eginton  
Senior Planner

EAE/m012502:wp

Attachments

cc: William G. Munz, Acting Assistant County Administrator (Development Services)  
Samuel P. Steffey, II, Planning Director

RIVER RIDGE DEVELOPMENT ORDER AMENDMENT  
DEVELOPMENT OF REGIONAL IMPACT  
NONSUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-116, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, on June 22, 1982, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-116, a Development of Regional Impact Development Order approving, with conditions, the River Ridge Development of Regional Impact consisting of 6,540 residential units and commercial/professional development totaling 76.9 acres, and 50 acres of public service uses; and

WHEREAS, on October 21, 1988, NG Development, Inc. filed an application requesting a nonsubstantial deviation determination pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the proposed changes consist of:

1. Relocation further north of the loop road between DeCubellis Road and the Ridge Road Extension.
2. Changing the westerly portion of the high school site to multifamily and combining it with new Parcel J/L.
3. Changing the eastern half of Parcel L (multifamily) and the portion of Parcel N/O (office/commercial) south of the loop road alignment to public service use and combining them with Parcel M (high school site).
4. Changing the remaining portion of Parcel L (multifamily) located north of the new loop road alignment to commercial/office and combining it with Parcel N/O.
5. Combining the remaining westerly portion of Parcels L (multifamily) and J (multifamily) located south of the new loop road location as one Parcel to be called J/L.
6. Changing Parcel G which was designated for public service use to commercial/office and changing an equal area of Parcels N/O (commercial/office) to public service use and designating it as Parcel G-1.
7. Redefining the boundary between Parcels K-1 and K-2 and reducing the size of K-2 (commercial/office) from 16 acres to 15.46 acres and increasing the size of K-1 from 56.1 acres to 56.64 acres without changing the intensity, density, or use of either.

8. Increasing the size of Parcel N/O by .54 acres / virtue of the road realignment.
9. Relocating .54 acres of commercial/office from Parcel K-2 to Parcel N/O without increasing the previously approved total acreages for professional office and commercial.

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. NG Development has filed an application for a nonsubstantial deviation determination.
2. The Board of County Commissioners of Pasco County is the local government governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
3. The developer has submitted the request for approval of a proposed change simultaneously to Pasco County, the Tampa Bay Regional Planning Council, and the State Department of Community Affairs.
4. The Board of County Commissioners of Pasco County has considered the above-referenced requests on January 10, 1989.
5. All parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.
6. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County

in regular session duly assembled that:

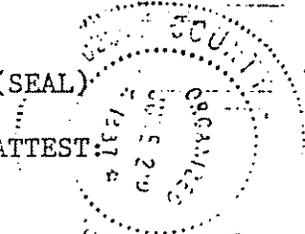
1. The above-referenced proposed change to the River Ridge Development of Regional Impact does not constitute a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.
2. The proposed change to the River Ridge Development of Regional Impact is approved and Resolution No. 82-116, hereby amended incorporating the following changes:
  - a. Relocation further north of the loop road between DeCubellis Road and the Ridge Road Extension.
  - b. Changing the westerly portion of the high school site to multi-family and combining it with new Parcel J/L.
  - c. Changing the eastern half of Parcel L (multifamily) and the portion of Parcel N/O (office/commercial) south of the loop road

alignment to public service use and combining them with Parcel M (high school site).

- d. Changing the remaining portion of Parcel L (multifamily) located north of the new loop road alignment to commercial/office and combining it with Parcel N/O.
  - e. Combining the remaining westerly portion of Parcels L (multifamily) and J (multifamily) located south of the new loop road location as one Parcel to be called J/L.
  - f. Changing Parcel G which was designated for public service use to commercial/office and changing an equal area of Parcels N/O (commercial/office) to public service use and designating it as Parcel G-1.
  - g. Redefining the boundary between Parcels K-1 and K-2 and reducing the size of K-2 (commercial/office) from 16 acres to 15.46 acres and increasing the size of K-1 from 56.1 acres to 56.64 acres without changing the intensity, density, or use of either.
  - h. Increasing the size of Parcel N/O by .54 acres by virtue of the road realignment.
  - i. Relocating .54 acres of commercial/office from Parcel K-2 to Parcel N/O without increasing the previously approved total acreages for professional office and commercial.
3. All terms and conditions of Resolution 82-116, as amended, shall remain in effect.
  4. All development shall proceed in accordance with the revised Master Development Plan, received December 21, 1988.

DONE AND RESOLVED THIS 17 DAY OF October, 1989.

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA



(SEAL)  
ATTEST:

BY: Jed Pittman  
JED PITTMAN, CLERK

By: Amelia Gomez, D.C.

BY: Allan G. Safranek, Jr.  
ALLAN G. SAFRANEK, JR., CHAIRMAN

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: \_\_\_\_\_  
Attorney

7.0  
C  
115-002

R  
Bld REC

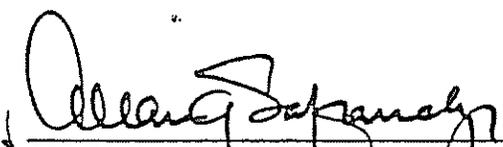
NOTICE OF ADOPTION OF DEVELOPMENT ORDER AMENDMENT

RIVER RIDGE DRI

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. \_\_\_\_\_, dated January 17, 1989, has adopted an amendment to a Development Order for the Development of Regional Impact known as River Ridge. A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

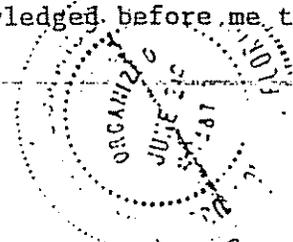
The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A."

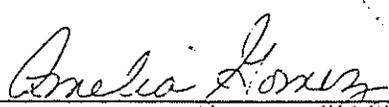
The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in Exhibit "A" nor actual nor constructive notice of any of the same under the authority of Section 380.06(14)(d), Florida Statutes.

  
ALLAN G. SAFRANEK, JR., Chairman  
Board of County Commissioners

State of Florida )  
County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 17 day of January, 1989.



  
Notary Public Deputy CLERK  
State of Florida at Large  
My Commission Expires:

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

\_\_\_\_\_  
Attorney

RIVER RIDGE DEVELOPMENT ORDER AMENDMENT  
DEVELOPMENT OF REGIONAL IMPACT  
NONSUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-115 AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, on November 24, 1988, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-115, a Development of Regional Impact Development Order approving, with conditions, the River Ridge Development of Regional Impact consisting of 6,540 residential units and development, 922,000 square feet of commercial/professional space, public service parcels, and a park; and

WHEREAS, River Ridge Properties, Inc., filed an application requesting a nonsubstantial deviation determination pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the proposed change would amend the Master Development Plan as follows:

1. Designate Increment M (existing M and part of J) as "public service".
2. Designate Increment V as SFC-4 with 292 units.
3. Amend the number of units shown on the Plan for Increment T to 379.
4. Amend the acreage shown on the Plan for Increment J to 53 acres; and

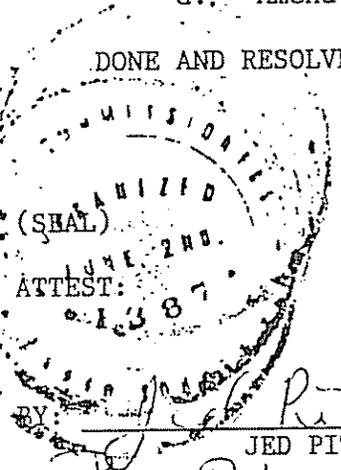
WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

5. River Ridge Properties, Inc., has filed an application for a nonsubstantial deviation determination.
6. The Board of County Commissioners of Pasco County is the local government governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
7. The Board of County Commissioners of Pasco County has considered the above-referenced requests on January 5, 1988.
8. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning and Zoning Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to the River Ridge Development of Regional Impact does not constitute a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.
2. The proposed change to the River Ridge Development of Regional Impact is approved and Resolution No. 82-115 hereby amended incorporating the Master Development Plan shall be amended as follows to:
  - a. Designate Increment M (existing M and part of J) as "public service".
  - b. Designate Increment V as SFC-4 with 292 units.
  - c. Amend the number of units of Increment T to 379.
  - d. Amend the acreage of Increment J to 53 acres.

DONE AND RESOLVED THIS 20<sup>th</sup> DAY OF December, 1988.



BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

BY: Jed Pittman  
 JED PITTMAN, CLERK  
 By: Rebecca S. Hauke

BY: Allan G. Safranek, Jr.  
 ALLAN G. SAFRANEK, JR., CHAIRMAN

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: [Signature]  
 Attorney

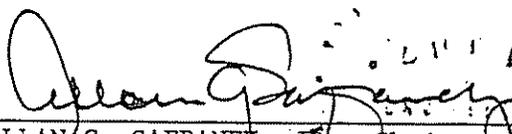
NOTICE OF ADOPTION OF DEVELOPMENT ORDER

River Ridge DRI

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 88-86A dated January 5, 1988, has adopted an amendment to a Development Order for the Development of Regional Impact known as River Ridge. A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A."

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in Exhibit "A" nor actual nor constructive notice of any of the same under the authority of Section 380.06(14)(d), Florida Statutes.

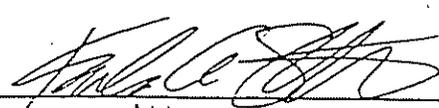
  
ALLAN G. SAFRANEK, JR., Chairman  
Board of County Commissioners

State of Florida )  
County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 20<sup>th</sup> day of December, 1988.

  
Notary Public ~~Representative~~ Clerk  
State of Florida ~~at Large~~  
My Commission Expires: \_\_\_\_\_

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

  
\_\_\_\_\_  
Attorney

RECEIVED

PLANNING DEPARTMENT  
15000 E. BAYVIEW BLVD.  
DADE CITY, FL 34601



# PASCO COUNTY, FLORIDA

---

## OFFICE OF THE COUNTY ATTORNEY

7530 Little Road  
New Port Richey, Florida 33553  
PHONE (813) 847-8120

J. Ben Harrill, Esq.  
County Attorney

Lisa C. Bennett, Esq.  
Karla A. Stetter, Esq.  
Edward B. Helvenston, Esq.  
Brent E. Simon, Esq.

May 15, 1987

Ms. Suzanne Cooper  
D.R.I. Coordinator  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard  
St. Petersburg, FL 33702-2491

Dear Ms. Cooper:

Please find enclosed a resolution by the Pasco County Board of County Commissioners amending the "Transportation Conditions" contained in paragraph B.12(b) of the River Ridge Development Order to reflect a change in the master development plan for the project. The Board also determined that the proposed changes do not constitute a substantial deviation pursuant to section 380.06(19), Florida Statutes. This resolution was approved at the May 12, 1987 Commission meeting. Finally, attached is a copy of the new River Ridge Master Development Plan.

If you have any questions regarding this matter, please do not hesitate to call me or Douglas Uden at (813) 847-8132.

Sincerely yours,

Karla A. Stetter  
Assistant County Attorney

KAS/jh

cc: Douglas Uden

RESOLUTION AMENDING RESOLUTION NO. 82-115, AS AMENDED BY RESOLUTION NO. 84-61, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE RIVER RIDGE DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH B.12b TO REFLECT CHANGE IN THE MASTER DEVELOPMENT PLAN; AND DETERMINING THAT THE PROPOSED CHANGE IS NOT A SUBSTANTIAL DEVIATION.

WHEREAS, on June 22, 1982, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-115 a DRI Development Order approving, with conditions, the River Ridge Development of Regional Impact consisting of 6,540 residential units; and commercial/professional development totaling 922,000 square feet of floor area; and

WHEREAS, on November 19, 1986, River Ridge Properties, Inc., filed an application (revised 2/23/87) requesting a proposed change to the River Ridge DRI, Amendment of the Development Order and determination that the proposed change does not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. River Ridge Properties, Inc., has filed an application for a proposed change to the River Ridge DRI, Amendment of the Development Order and determination that the proposed change does not constitute a substantial deviation.
2. The Board of County Commissioners of Pasco County is the local government governing body having jurisdiction over the review and approval of said DRI in accordance with Section 380.06, Florida Statutes.
3. The developer has submitted simultaneously to Pasco County, the Tampa Bay Regional Planning Council (TBRPC), and the State Department of Community Affairs (DCA) the request for approval of a proposed change.
4. Pasco County has given 15 days' notice and scheduled a public hearing.
5. Neither the TBRPC nor DCA has exercised their right to participate at the public hearing.
6. The Board of County Commissioners of Pasco County has held a public hearing on the above-referenced requests on May 12, 1987.
7. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross-examination, and submit rebuttal evidence.
8. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

9. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to the River Ridge DRI does not constitute a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), F.S.
2. The proposed change to the River Ridge DRI is approved with conditions as set forth below and the Development Order along with the Master Development Plan, is hereby amended incorporating the approved change and conditions of approval relating to the change. The River Ridge Development Order is amended as follows:

Section 12. Transportation, Conditions, b. General Conditions, is hereby amended as follows:

- (3) The developer shall dedicate or donate, to the County, right-of-way sufficient to provide a total minimum of 120 feet in width along the following roads where said roads adjoin or traverse the boundaries of the project:
  - (a) Moon Lake Road (CR-587).
  - (b) Massachusetts Avenue Ext. (DeCubellis Road) (Connecting Moon Lake Road with Massachusetts Avenue.
  - (c) Moon Lake Ridge Road Extension (Running eastward from Moon Lake Road along the northern edge of Sections 33 and 33) to the project's easterly boundary.

The developer shall have 90 days from the time the right-of-way is needed to deed or otherwise dedicate the right-of-way.

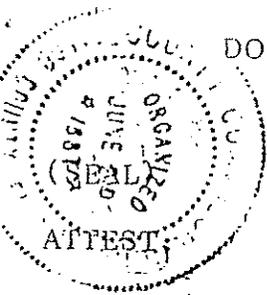
- (4) The attached map depicting roadways in western Pasco County should be used in locating roadways referred to in this development order (Exhibit E).
- (5) Unless waived by the County, there shall be no physical road connection from River Ridge to Tanglewood East Subdivision (to the west) until such time as the Massachusetts Avenue Extension is constructed from River Ridge to Plaza Drive (CR-1).
- (6) Construct all major internal roadways within the DRI, excluding that portion of Ridge Road Extension abutting the proposed school site (Increment V), as two-lane, off-center roads. However, the Developer

shall be responsible for construction of the Ridge Road extension abutting Increment V if that increment is released to the Developer by the School Board.

- (7) Construct an additional two lanes on DeCubellis Road and Ridge Road Extension within River Ridge all major internal roadways when warranted by any validated traffic analysis which indicates that such internal roads will fall below Level of Service C (Level of Service D at peak hours) after completion of the next contemplated phase of development; provided, following provision of a transportation study to Pasco County, the Developer and Pasco County may enter into an agreement concerning construction obligation and compensation for design and construction of the two additional lanes in a manner equitable to both the Developer and Pasco County.

BE IT FURTHER RESOLVED that Resolution 87-187 as amended, shall constitute the Development Order for the River Ridge DRI.

DONE AND RESOLVED this 12th day of May, 1987.



BOARD OF COUNTY COMMISSIONERS  
PASCO COUNTY, FLORIDA

BY: Jed Pittman  
JED PITTMAN, CLERK

BY: Ann Hildebrand  
ANN HILDEBRAND, CHAIRMAN

By: Kelly Gray, Deputy Clerk

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

BY: [Signature]  
Attorney

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORDED IN MY OFFICE WITH MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS May 14, 1987  
JED PITTMAN, CLERK OF THE BOARD  
BY Kelly Gray D.C.



# PASCO COUNTY, FLORIDA

## OFFICE OF THE COUNTY ATTORNEY

7530 Little Road  
New Port Richey, Florida 33553  
PHONE (813) 847-8120

July 12, 1984

J. Ben Harrill, Esq.  
County Attorney

Eloise Taylor, Esq.  
David Smolker, Esq.  
Lisa C. Bennett, Esq.

Mr. William A. Ockunzzi  
Executive Director  
Tampa Bay Regional Planning Council  
9455 Koger Blvd., Suite 219  
St. Petersburg, FL 33702

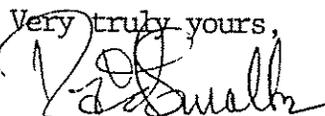
Re: River Ridge DRI Amendment/Tall Pines Golf Course

Dear Mr. Ockunzzi:

Please find enclosed a certified copy of Resolution No. 84-154, amending the River Ridge DRI Development Order and revising the River Ridge Master Development Plan to allow for construction of a golf course within areas previously designated on said plan as conservation/preservation/recreation area to allow for the realignment of the Park Land Access Road.

The Pasco County Planning Staff recommended and the Board of County Commissioners has determined that the proposed amendment would not constitute a substantial deviation and, therefore, on July 10, 1984, the Board of County Commissioners passed Resolution No. 84-154 to implement this amendment.

If you have any comments or questions, or if I can be of any further assistance in this matter, please do not hesitate to contact me.

Very truly yours,  


David Smolker  
Assistant County Attorney

DS/lrg  
Enclosure



NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, that the River Ridge Master Development Plan is hereby amended to create a new increment (GC-1) (more particularly described in Attachment "A" affixed hereto and incorporated by reference herein) and to realign a portion of the proposed park access road, both of which changes are depicted on "Addendum to Exhibit C" of the River Ridge DRI Development Order attached hereto and incorporated by reference herein and hereafter referred to as the Revised River Ridge Master Development Plan.

BE IT FURTHER RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session, duly assembled that paragraph B.3.a. of Resolution No. 82-115 is hereby amended as follows:

CONDITIONS

"a. The area along the Pithlachascotee River which falls below the 25-year flood plain shall be retained as preservation land; except as provided herein. No construction, clearing or dredging shall be allowed unless specifically approved by the County. Easements for preservation/conservation and drainage shall be placed on this area. Possible approvals for development would be limited to those areas required for necessary access roadways, the two (2) bridge crossings and recreational activities (excluding construction); and the construction of a golf course and retention/detention areas within increment GC-1 provided that said golf course and retention/detention areas are designed in such a manner as to preserve the tree canopy along the river flood plain; preserve the integrity of the isolated wetlands within the river flood plain for wildlife habitat; and reserve a portion of the non-treed river flood plain in order to preserve the natural vegetation for wildlife feeding grounds and habitat."

BE IT FURTHER RESOLVED that subparagraph B.12.b(9) of Resolution 82-115 as amended by Resolution No. 84-61 is hereby amended as follows:

" (9) The developer shall construct a public access to the parkland site depicted in Exhibit "F", that portion of the internal roadway system depicted on the Revised River Ridge Master Development Plan as running from

the proposed Massachusetts Road Extension, southeasterly, ~~between~~ along the southern and eastern boundary of increments SFC-4 (158 units) ~~and SFC-4-(320 units)~~; to the 25-year flood plain elevation so as to coincide with construction of a bridge facility by the County. In addition, upon commencement of construction of said bridge facility by the County, the developer shall grant the County an access easement from the proposed Massachusetts Road Extension to the parkland site depicted in Exhibit "F" which shall substantially conform to the right-of-way corridor depicted in the Revised River Ridge Master Development Plan."

DONE AND RESOLVED this                      day of                      1984.

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY James L. Hollingsworth  
JAMES L. HOLLINGSWORTH, Ph.D.



BY Jed Pitman  
JED PITMAN, Clerk  
Norm Eastman D.C.

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney  
BY David Smalzer  
Attorney

Attachments:  
Addendum to Exhibit "C" of the River Ridge DRI Development Order  
Attachment "A"

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESSED BY HAND AND THE COUN-  
TY'S OFFICIAL SEAL THIS 10 Days July, 1984  
JED PITMAN, CLERK TO THE BOARD  
BY Norm Eastman D.C.

DESCRIPTION OF

PARCEL GC-1

A portion of Sections 31 and 32, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 31; thence run along the East boundary line of the Northeast 1/4 of said Section 31, South 0° 18' 00" West, a distance of 1,383.88 feet to a point on the Southerly right-of-way line of Massachusetts Avenue Extension, said point being North 0° 18' 00" East, a distance of 1,199.68 feet from the Southeast corner of the Northeast 1/4 of said Section 31; thence along the said Southerly right-of-way line the following courses and distances: South 72° 02' 38" East, 52.52 feet; 12.01 feet along the arc of a curve to the left to a point lying on the said Southerly right-of-way line, said curve having a radius of 1,530.00 feet and a chord of 12.01 feet which bears South 72° 16' 07" East; thence South 12° 14' 12" West, a distance of 931.57 feet for a POINT OF BEGINNING; thence North 65° 51' 55" East, a distance of 216.53 feet; thence North 25° 06' 51" East, a distance of 533.76 feet; thence South 61° 52' 27" East, a distance of 389.43 feet; thence South 12° 48' 16" West, a distance of 680.19 feet; thence South 81° 06' 35" East, a distance of 430.71 feet; thence South 06° 52' 07" East, a distance of 236.86 feet; thence South 45° 08' 44" East, a distance of 764.68 feet; thence South 79° 23' 56" East, a distance of 462.87 feet; thence North 47° 45' 54" East, a distance of 349.99 feet; thence South 56° 28' 38" East, a distance of 444.58 feet; thence North 33° 46' 24" East, a distance of 515.72 feet; thence South 20° 04' 00" East, a distance of 349.77 feet; thence South 20° 27' 09" East, a distance of 354.26 feet; thence North 89° 11' 34" West, a distance of 335.78 feet; thence South 57° 08' 46" West, a distance of 509.25 feet; thence North 77° 09' 24" West, a distance of 204.22 feet; thence South 47° 59' 59" West, a distance of 483.55 feet; thence North 28° 19' 38" West, a distance of 229.40 feet; thence North 47° 06' 39" West, a distance of 504.64 feet; thence North 88° 30' 05" West, a distance of 810.22 feet; thence North 40° 59' 34" West, a distance of 711.27 feet; thence North 73° 33' 37" West, a distance of 225.23 feet; thence North 59° 33' 39" West, a distance of 271.53 feet; thence South 83° 16' 06" West, a distance of 582.27 feet; thence South 24° 19' 24" West, a distance of 194.57 feet; thence South 76° 15' 18" West, a distance of 435.44 feet; thence South 53° 54' 45" West, a distance of 420.99 feet; thence North 72° 02' 10" West, a distance of 206.86 feet; thence South 32° 28' 26" West, a distance of 437.26 feet; thence South 64° 47' 23" West, a distance of 107.23 feet to the Easterly Extension of the North boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 31; thence along the Easterly Extension of the North boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 31, North 89° 55' 17" West, a distance of 270.82 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 31; thence along the North boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 31, North 89° 55' 17" West, a distance of 272.15 feet; thence North 39° 04' 36" East, a distance of 591.70 feet; thence North 08° 20' 13" East, a distance of 494.59 feet; thence North 19° 26' 42" East, a distance of 423.75 feet; thence North 65° 33' 25" East, a distance of 630.12 feet; thence South 80° 04' 06" East, a distance of 375.66 feet; thence North 25° 06' 34" East, a distance of 447.37 feet; thence North 74° 31' 26" East, a distance of 601.63 feet; thence South 32° 20' 53" East, a distance of 243.97 feet; thence South 13° 55' 20" West, a distance of 499.53 feet; thence North 65° 51' 55" East, a distance of 529.14 feet to the POINT OF BEGINNING.

The above described parcel contains 121.274 acres more or less.



WOL  
SCL  
file

# PASCO COUNTY, FLORIDA

## OFFICE OF THE COUNTY ATTORNEY

7530 Little Road  
New Port Richey, Florida 33553  
PHONE (813) 847-8120

J. Ben Harrill, Esq.  
County Attorney

January 24, 1984

Eloise Taylor, Esq.  
David Smolker, Esq.

Mr. William A. Ockunzzi  
Executive Director  
Tampa Bay Regional Planning Council  
9455 Koger Blvd., Suite 219  
St. Petersburg, FL 33702

Re: River Ridge, DRI #74 - Development Order Amendment

Dear Mr. Ockunzzi:

Please find enclosed a certified copy of Resolution No. 84-61, amending the River Ridge DRI Development Order, Resolution 82-115, and clarifying certain conditions relating to the construction of a bridge across the Pithlachascotee River to the property depicted in Exhibit "F" of the River Ridge DRI Development Order. This resolution provides for the timing of construction of the bridge and a portion of the internal access road, provides for bridge impact fees, including the method of payment, timing, amount and use thereof, and designating the property depicted in Exhibit "F" of the development order as the site to be donated by the developer to Pasco County.

This amendment merely clarifies certain conditions set forth in the original development order, and therefore is not a change to the previously approved DRI.

If I can be of further service in this matter, please do not hesitate to contact me.

Very truly yours,  
*J. Ben Harrill*  
J. Ben Harrill  
County Attorney

DS/lrg  
Enclosure

DS  
D. Ockunzzi

RESOLUTION AMENDING "THE RIVER RIDGE" DRI DEVELOPMENT ORDER, RESOLUTION NO. 82-115; AMENDING THE CONDITIONS SET FORTH IN SECTION B, SUBSECTION 12, PARAGRAPH b. BY ADDING SUBPARAGRAPHS (9), (10), AND (11); PROVIDING FOR THE TIMING OF CONSTRUCTION OF A PORTION OF AN INTERNAL ACCESS ROAD; PROVIDING FOR THE CONSTRUCTION OF A BRIDGE ACROSS THE PITHLACHASCOTEE RIVER TO A PROPOSED COUNTY PARK; PROVIDING FOR BRIDGE IMPACT FEES, INCLUDING THE METHOD OF PAYMENT, TIMING, AMOUNT AND USE THEREOF; AMENDING THE CONDITION SET FORTH IN SECTION B, SUBSECTION 13, PARAGRAPH a.; DESIGNATING THE PROPERTY DEPICTED IN EXHIBIT "F" AS THE PARKLAND SITE TO BE DONATED BY THE DEVELOPER TO PASCO COUNTY.

---

WHEREAS, a dispute arose between the developer and the County as to the interpretation of the River Ridge DRI Development Order with respect to the construction of a bridge across the Pithlachascotee River to the property depicted in Exhibit "F" of the River Ridge DRI Development Order, Resolution No. 82-115; and

WHEREAS, the developer and the County, after negotiations, have reached a compromise agreement with respect to said interpretation which is in the best interests of both the developer and the County; and

WHEREAS, implementation of said compromise agreement requires the amendment of certain portions of the River Ridge DRI Development Order, Resolution No. 82-115;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, that Section B, Subsection 12, paragraph b. of the River Ridge DRI Development Order, Resolution No. 82-115, is hereby amended by the addition of subparagraphs (9), (10), and (11), as follows:

"(9) The developer shall construct as public access to the parkland site depicted in Exhibit "F", that portion of the internal roadway system depicted on the River Ridge Master Development Plan as running from the proposed Massachusetts Road Extension, southeasterly, between increments SFC-4 (158 Units) and SFC-4 (320 units), to the 25-year flood plain elevation so as to coincide with the construction of a bridge

facility by the County. In addition, upon commencement of construction of said bridge facility by the County, the developer shall grant the County an access easement from the proposed Massachusetts Road Extension to the parkland site depicted in Exhibit "F" which shall substantially conform to the right-of-way corridor depicted in the River Ridge Master Development Plan.

"(10) The developer shall pay a portion of the costs of construction by the County of a bridge facility across the Pithlachascotee River leading to the parkland site depicted in Exhibit "F", to-wit, One Hundred and Eighty Thousand (\$180,000.00) Dollars, plus interest accrued from date of deposit as provided for below, or fifty (50%) percent of the costs of such construction, whichever is less, in accordance with the following:

(a) The developer shall pay impact fees in the amount of Sixty (\$60.00) Dollars per residential dwelling unit for up to the first three thousand (3,000) residential dwelling units to be constructed within the River Ridge DRI. Said impact fees shall be payable by the developer at the time of issuance of each such building permit and shall be deposited by the developer at the First Savings Bank of Florida, Holiday, Florida, in an interest bearing trust account bearing the names of the County and the developer in accordance with subparagraph (b) hereof.

(b) The County shall notify the developer, on a monthly basis, of the number of building permits issued during the previous month. Within thirty (30) days of its receipt of such notification, the developer shall deposit the corresponding impact fees in the aforementioned trust account and shall forward to the County a complete statement accounting for impact fees so deposited.

(c) Prior to commencing construction of the bridge facility, the County shall notify the developer of its intent to proceed with such construction.

(d) Should the County not construct a bridge facility within five (5) years after issuance of the three thousandth residential building permit, all impact fees deposited by the developer, plus interest accrued thereon, shall be refunded in full to the developer.

(e) Should the impact fees deposited by the developer, plus the interest accrued thereon, exceed fifty (50%) percent of the costs of construction of a bridge facility by the County, the excess shall be refunded in full to the developer".

(f) If, after fifteen (15) years from the date of this Amendment, less than three thousand residential building permits have been issued by the County, the County shall elect to either construct the bridge facility utilizing the impact fees previously deposited, plus interest accrued thereon, or shall refund said impact fees to the developer.

"(11) Within ninety (90) days of receipt by the developer of the County's intent to proceed with construction of a bridge facility, the developer may, at its option, elect to construct an upgraded version of said bridge facility as part of an extension of a portion of the internal roadway system through the parkland site depicted in Exhibit "F" to that portion of the River Ridge DRI east of said parkland site and south of the Pithlachascotee River. Should the developer elect to construct such a bridge facility, all previously deposited impact fees, plus interest accrued thereon, shall be utilized by the developer to defray the costs of the construction of such bridge facility. In addition, the County shall grant the developer a non-exclusive right of access to and a non-exclusive easement across said parkland site.

Said easement shall be at least sixty (60) feet in width and shall be configured to accomplish the most reasonably direct route possible through said parkland site. Said bridge facility shall be completed by the developer within one (1) year after obtaining all necessary permits and the developer shall act diligently and in good faith in attempting to obtain said permits as soon as possible after the developer's decision to construct an upgraded version of said bridge. As to that portion of the River Ridge DRI lying east of said parkland site and south of the Pithlachascotee River, no more than five hundred (500) residential dwelling units, in addition to development of the planned school facility, shall be constructed thereon until such time as the second bridge across the Pithlachascotee River, as depicted in the River Ridge Master Development Plan, is constructed".

BE IT FURTHER RESOLVED that Section B, Subsection 13, Paragraph a. of the River Ridge DRI Development Order is hereby amended as follows:

"a. The developer shall donate to the County sixty-five (65) acres for a parkland bank and Fifty (\$50.00) Dollars per unit park improvement fee. The parkland shall be deeded by the developer to the County prior to approval of the first preliminary plan. The parkland site shall incorporate the property depicted on Exhibit "F".

DONE AND RESOLVED this 10th day of January, 1984.

[S.E.A.L.]  
 ATTEST:  
*Jed Pittman*  
 By *James L. Hollingsworth, Ph.D.*  
 Jed Pittman, Clerk

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

By *James L. Hollingsworth*  
 James L. Hollingsworth, Ph.D.  
 Chairman

STATE OF FLORIDA  
 COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE WITH ME IN MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 23rd day of January 1984  
 JED PITTMAN, CLERK TO THE BOARD

APPROVED AS TO LEGAL FORM AND CONTENT  
 Office of the County Attorney

By *Ben Harill*  
 Attorney

BY *James Eastman* D.C.



# PASCO COUNTY, FLORIDA

## OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road  
New Port Richey, FL 33552  
PHONE: (813) 847-8120

Gerald A. Figurski, Esq.  
County Attorney

Scott L. Knox, Esq.  
J. Ben Harrill, Esq.  
Christopher G. Miller, Esq.

June 24, 1982

Ms. Sheila Benz  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard  
St. Petersburg, FL 33702

Dear Sheila:

Enclosed please find a certified copy of Pasco County Resolution No. 82-115, adopting a Development Order approving, with conditions, the River Ridge Development of Regional Impact, which was approved by the Board of County Commissioners on June 22, 1982.

If you have any questions or comments please feel free to contact me.

Sincerely,

Scott L. Knox  
Chief Assistant County Attorney

SLK:mjs  
Enclosure

06/24/82

RECEIVED  
JUN 24 1982

*Final  
D.I.*

RESOLUTION ADOPTING A DEVELOPMENT ORDER  
 APPROVING, WITH CONDITIONS, THE RIVER RIDGE  
 DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, First Tarpon Service Corporation has filed an Application for Development Approval (ADA) with the Pasco County Planning and Zoning staff; and

WHEREAS, the ADA has been received in accordance with Chapter 380.06, Florida Statutes; and

WHEREAS, the culmination of that review requires the approval, denial, or approval with conditions, of the above-referenced ADA;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session, duly assembled, this 22nd day of June, 1982, that:

The above-referenced ADA is approved with conditions, as set forth in the following Development Order which is hereby adopted by the Board of County Commissioners:

**RIVER RIDGE, DRI DEVELOPMENT ORDER**

A. General Findings of Fact

The Board of County Commissioners of Pasco County makes the following general Findings of Fact:

1. First Tarpon Service Corporation hereinafter referred to as "First Tarpon Service Corp." in accordance with Section 380.06, Florida Statutes, has filed with Pasco County an ADA for River Ridge Development of Regional Impact (DRI No. 74).
2. The Board of County Commissioners of Pasco County is the local government governing body having jurisdiction over the review and approval of said DRI in accordance with Section 380.06, Florida Statutes.
3. The Board of County Commissioners is in receipt of a sufficiency notification from the Tampa Bay Regional Planning Council, dated May 10, 1982.
4. The Board of County Commissioners has scheduled public hearings on the above-referenced ADA before the Pasco County Planning Commission and before the Board.
5. Notice of such notice has been published at least sixty (60) days prior to the date set for the Board hearing.
6. Both the Pasco County Planning Commission and the Board of County Commissioners have held public hearings on the above-referenced ADA on May 26, 1982, and June 22, 1982, respectively.

7. At said public hearings, all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross-examination, and submit rebuttal evidence.
8. Additionally, at said public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.
9. The Board of County Commissioners has received and considered the Tampa Bay Regional Planning Council report on the above-referenced ADA.
10. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning Commission and various other reports and information, including but not limited to, the recommendation of the Pasco County Planning and Zoning staffs.
11. The real property involved in this proposed DRI is owned by First Tarpon Service Corp., and a description of said real property is attached hereto as Exhibit "A" and made a part hereof by reference.
12. The nature, type, scope, intensity, density, costs, and general impact of the proposed Development of Regional Impact is that which is summarized on composite Exhibit "B" attached hereto and incorporated by reference herein. (TBRPC impact synopsis)
13. The land use designation for the area subject to the ADA is residential, commercial and open space.
14. Zoning on the property which is subject to the ADA is Master Planned Unit Development (MPUD).

B. Specific Findings on Impact and Conditions Restricting Development.

1. Water Quantity and Drainage

Findings

Hydrogeologic units underlying the site are the surficial aquifer, confining layer, and the Floridan Aquifer. The confining layer is highly variable and not completely impermeable. This allows a hydraulic connection between the surficial and the Floridan Aquifer. The potentiometric surface of the Floridan Aquifer decreases in the westerly direction.

The surface water on the site is dominated by the Pithlachascotee River, which has a poorly defined channel. The river channel in many parts of the flood plain cannot be differentiated from the broad, flat swamp that characterizes this area. Recharge potential to the Floridan Aquifer from the flood

plain is slight. Water quality in both aquifers is considered good with a higher mineral content in the Floridan Aquifer than the surficial aquifer. Water quality of the Pithlachascotee River generally falls within the standards accepted by the State of Florida for Class 3 surface water. By preserving the existing flood plain and incorporating a drainage retention system into the development, it is expected that pollutant impacts into the river will be minimized.

The proposed stormwater management system for the River Ridge project will utilize existing natural drainage patterns and possibly utilize existing storage areas and stormwater discharge points.

The majority of drainage from the proposed development site presently drains into the Pithlachascotee River. Three small areas on the north and west perimeters of the site flow into off-site drainage basins. In particular, Boggy Creek drains approximately 95 acres along the western boundary of the site. Four culvert crossings convey runoff to and from the site under State Road 587.

Approximately 200 acres of the site will consist of stormwater detention areas. A 25-year, six-hour design storm was used to determine the site's detention requirements, while a 100-year, 24-hour design storm event was used to determine total retention requirements. These areas will be used to store the increase in runoff due to development prior to discharge through existing and proposed drainage corridors. Swales will be used wherever possible to convey stormwater to detention and retention areas and to major discharge points. The more intensely developed commercial and residential areas of the site will be drained by storm sewers. Both the storm sewer and swale capacities will be designed based on a 10-year storm event. Water quality control measures will be utilized in the design of the project's retention and detention ponds. Existing wetlands will be used as biological water quality treatment areas.

#### Conditions

- a. The drainage system shall be designed as conceptually presented in the ADA, including the use of the existing topography, conservation areas, swales, culverts, and detention/retention areas. There shall be

no significant increase in runoff from preconstruction conditions of the entire DRI project as committed in the ADA.

- (1) Prior to approval of an increment (bubble) the developer shall identify any major drainage channels/structures proposed within the watershed surrounding that increment which serves more than one increment (bubble). The approximate location and size of drainage improvements should be indicated on the Master Site Plan. During the design stage of each increment, the necessary surrounding drainage areas shall be reserved by easement, with permanent recording of these easements when the surrounding property is platted and recorded. Maintenance of these areas shall be by the developer until such time as they are recorded on a final plat.
  - (2) For those drainage improvements which are not interconnected with other increments (bubbles), the entity responsible for maintenance of the drainage system in each increment (bubble) shall be determined during the review and approval of preliminary plans as they are submitted for each increment.
- b. In addition to having no significant increase in runoff, the capacities of the four (4) culverts crossing under Moon Lake Road (C.R. 578) shall not exceed their engineered level.
  - c. The data from the water quality monitoring program conducted by the United States Geological Service shall be used to determine the effectiveness of water quality control measures implemented during construction and development of the project. If this data indicates a deterioration of water quality below applicable FDER criteria, the County Environmental Control Division, in conjunction with the Florida Department of Environmental Regulation and U.S.G.S., shall ascertain the possible reasons for such deterioration. If found to be caused by the project, appropriate mitigation measures, approved by the County in coordination with the agencies listed above, shall be immediately undertaken by the developer.
  - d. The existing groundwater tables shall be maintained. Any depressional areas in which major construction is proposed shall be subject to thorough subsurface investigations, consistent with standard engineering practice, as committed in the ADA. Any limitations indicated

by subsurface testing shall be accommodated during design and construction.

2. Wetlands

Findings

Approximately 700 acres of wetlands are found on the River Ridge site. The application indicates that 93 percent of the total wetlands area will be preserved. Wetlands and upland areas will be altered in order to properly accommodate drainage retention requirements. The total wetlands areas to be lost to development will be replaced by a greater area of lakes resulting in a larger total surface area and diversity of aquatic systems. The most extensive wetland system is associated with the river flood plain, and this area will be left completely intact, except for the two bridges that are proposed to cross the Pithlachascotee River or possible recreation activities. Measures are planned to minimize the impact of the bridge crossings on the river flood plain such as: 1) the profile grade and support structures of the bridges will safely accommodate peak flow and flood elevations of the river; 2) the alignment, height, and location of the bridges will minimize clearing of vegetation; 3) construction techniques will be incorporated to minimize impacts to adjacent vegetation; 4) runoff from road approaches to the bridges will not be allowed to flow directly into the Pithlachascotee River or the flood plain; 5) the construction of the bridges across the Pithlachascotee River will be in accordance with Department of Environmental Regulation permitting requirements.

Conditions

- a. Any wetlands which are specifically allowed to be developed by Florida Department of Environmental Regulation, in accordance with the Master P.U.D. Condition #13, shall be replaced in at least equal acreage by other aquatic systems, except for possible recreation activities.
- b. The measures outlined in the ADA to minimize the impacts of the proposed bridge crossings on the wetlands area shall be implemented in accordance with permitting requirements of the U.S. Army Corps of Engineers, the Florida Department of Environmental Regulation, and the Southwest Florida Water Management District. Construction of an access bridge across the Pithlachascotee River, is required prior

to permitting any residential development on the south side of the river.

3. Flood Plains

Findings

The ADA contains a map indicating those areas lying within the 25-year and 100-year flood plains. In areas where structures will be located in the 100-year flood plain, all finished floors will be constructed above the 100-year flood plain elevation. No construction will occur within the 25-year flood plain, except that required by the construction of two bridges across the river flood plain to provide access to residential areas and possible recreation facilities. The application includes a letter from the Pasco County Community Development Department verifying that the County qualifies for Federal Flood Insurance.

Conditions

- a. The area along the Pithlachascotee River which falls below the 25-year flood level shall be retained as preservation land. No construction clearing or dredging shall be allowed in this area unless specifically approved by the County. Easements for preservation/conservation and drainage shall be placed on this area. Possible approvals for development would be limited to those areas required for necessary access roadways, the two (2) bridge crossings and recreation activities (excluding construction).

4. Soils

Findings

The River Ridge site and surrounding area are covered by surficial deposits of sands and clays. The proposed site is characterized by the general soil associations of Candler-Paola-Tavares, Myakka-Pomona-Basinger, and Myakka-Astatula-Tavares.

Soil types with severe limitations are predominantly located in the Pithlachascotee River flood plain and depressional areas. No residential or commercial construction is proposed within the 25-year flood plain and standard acceptable measures planned to correct severe or moderate soil limitations for development include the following: Fill placement for building pads prior to construction of foundations, anti-corrosive additives to concrete, and sealants under structures. Placement of sod or other suitable stabilizers on

side slopes of pond embankments is expected to decrease erosion problems. Detention areas side slopes will be flattened to help increase stability. Corrective measures to paved areas may include removal and replacement of soil with suitable materials, filling to proper grade, compaction, and use of additives to fill material.

Mineral deposits found on the site include deep sands and limestone bedrock, which have minimal commercial value. Any areas in which major construction is proposed will be subjected to thorough subsurface investigation, consistent with standard engineering practice.

Surface depressions, which may indicate sinkhole potential, are present on the project site. However, development will be limited in these areas, wells will be carefully constructed and existing groundwater tables maintained. Further, any areas in which major construction is proposed will be subjected to additional subsurface testing. These measures should reduce any impact from surface subsidence.

#### Conditions

- a. See Conditions #1A and 1C (Water Quality and Drainage) and Condition #5 (Air Quality) of this Development Order.

#### 5. Air Quality

##### Findings

The major source of air pollutants generated by the River Ridge development will be those associated with vehicular traffic. It is estimated that the average daily emissions at build-out will be: 526 pounds of hydrocarbons, 1,375 pounds of nitrogen oxide, and 7,406 pounds of carbon monoxide. The proposed development is located in Pasco County, which is designated an ozone nonattainment area.

A secondary source of air pollutants associated with the River Ridge project will be dust resulting from land clearing and construction activities. The applicant has proposed several measures to control dust emissions during construction including mulching, seeding, and the rapid completion of earth-moving activities.

### Conditions

- a. As proposed in the ADA, the dust control measures, such as mulching, seeding, and sodding, shall be instituted during construction.

## 6. Natural Vegetation and Wildlife

### Findings

The proposed site is dominated by the Pithlachascotee River and its broad flood plain. The application identifies 12 different vegetation communities existing on site. Two species of plants, the coontie and spoonflower, are listed by the State as threatened and rare species, respectively. While these species were not observed during field investigations, there is the possibility that they do occur based on compatibility of habitat. However, the application indicates that these species will not be impacted by development.

The ADA includes a listing of the wildlife characteristics of the River Ridge site derived from the extensive data available from the adjacent J. B. Starkey Wilderness area. The application contains a listing of rare and endangered wildlife species either identified or possibly existing on-site. Endangered or threatened species actually observed on-site include: gopher tortoise, Florida Sandhill crane, snowy egret and the southern bald eagle. The preservation of a large percentage of the site's wetlands will help to maintain much of the wildlife habitat. Also, the proposed development has incorporated into its design four major corridors of open space linking the Pithlachascotee River flood plain to the J. B. Starkey Wilderness area and its associated habitats. Parks in the upland area will provide additional wildlife habitats.

### Conditions

- a. Should any threatened/endangered wildlife and vegetation species be found on-site, the known critical habitat shall be isolated, the proper authorities shall be contacted, and appropriate measures implemented to preserve the habitat, as deemed necessary.
- b. The wildlife corridors linking the Starkey Wilderness Area with the Pithlachascotee River shall be conserved as committed in the ADA. The landowner of the river preservation area shall be responsible for maintenance of these links.

7. Historical and Archaeological Sites

Findings

No recorded historical or archaeological sites exist on the River Ridge project site. Although the potential for site occurrence at the proposed development is considered low, the State Bureau of Historic Sites and Properties recommended that a professional archaeological survey of nine locations be conducted. A resources survey of the River Ridge property was performed by Archaeological Consultants, Inc. This survey concluded that all locations, except 8Pa70, evidenced limited findings and do not warrant further archaeological investigation. The State Bureau of Historic Sites and Properties has concurred with this conclusion.

Conditions

- a. The 8Pa70 site, as identified in Figure 1 on page 19-A of the ADA, shall be withheld from development until such time as its archaeological significance has been determined by the Florida Bureau of Historic Sites and Properties and subsequent recommendations have been implemented.

8. Water Supply

Findings

At build-out, it is estimated that the average daily demand for potable water at River Ridge will be 2,128,600 gallons per day. The estimated nonpotable water demand is expected to be 674,000 gallons per day at project completion. Potable water for River Ridge will be supplied by Pasco County. Two parcels of land will be donated to the County for use as water well sites. The exact location of the sites has not yet been determined. Nonpotable water for open space irrigation will be provided by on-site private wells and/or utilize surface water from lakes on-site. The ADA contains a letter from the Pasco County Utilities Department confirming its ability to provide water service to the River Ridge project.

Conditions

- a. A utility service agreement shall be entered into between the Developer and the County prior to construction drawing approval of the first phase of development or portion thereof. Such agreement shall stipulate the responsibilities for the construction, operation, and ownership of up to two (2) on-site wells and for extension of existing water distribution lines to the development site.

9. Wastewater

Findings

It is estimated that the total average daily flows of wastewater for the River Ridge project will be approximately 240,000 gallons per day by 1985, 915,000 gallons per day by 1990, and reach 1,400,000 gallons per day by build-out in 1996. The development lies within service area 7 of the Pasco County Comprehensive Plan for Wastewater Treatment. Sewage in this area will be routed to the proposed Pasco County Subregional Treatment Plant. If the proposed County plant is not completed and in service prior to the initial phase of the project, an on-site interim treatment plant will be provided. Pasco County would operate and maintain the interim treatment plant, which would provide for secondary treatment of wastewater. Upon connection with the proposed subregional plant, the interim plant would be abandoned and removed. The proposed interim plant would have a capacity of 140,000 gallons per day.

If an interim treatment plant is required, effluent would be disposed of through percolation ponds. Septic tanks will not be used on-site.

Conditions

- a. A utility service agreement shall be entered into between the Developer and the County prior to construction drawing approval of the first phase of development or portion thereof. Such agreement shall stipulate the responsibilities for the construction, operation, maintenance, and ownership of the off-site sewer, the interim sewage plant, and the subregional sewage plant.

In addition, the agreement shall make the provision that the interim sewage treatment plant be designed and constructed in a manner to facilitate future expansion as necessary to serve this project.

10. Solid Waste

Findings

It is estimated that the average daily solid waste to be generated by River Ridge will be 27.8 tons/day at build-out in 1996. Solid waste will be collected by Waste Aid Systems, Inc., and the ADA contains a letter from Waste Aid confirming its ability to provide service during and after construction of the proposed project.

Solid waste generated by this development will be disposed of at a County-owned landfill site or at a private landfill site utilized by Waste Aid Systems. Pasco County is currently in the process of establishing a regional sanitary landfill, north of the project site, but this site may not be available until after the project development begins.

Conditions

- a. Preliminary or site plan approval of each increment (bubble) will be contingent upon the developer presenting evidence to the County Planning Division that adequate solid waste disposal capacity is available to serve that increment.

11. Energy

Findings

River Ridge's electrical energy demand is projected to average 207,582 kilowatt hours per day upon completion. Peak demand is projected to be 39,195 kilowatts at build-out. All electrical service will be provided by Withlacoochee River Electric Cooperative. The ADA contains a letter from Withlacoochee Electric indicating its expected excess capacities and ability to provide electrical service to River Ridge "pending governmental and public regulation regarding the expansion of electrical facilities." It will be necessary for Withlacoochee River Electric Cooperative to expand its existing facilities and obtain the necessary approvals, environmental permits and right-of-way acquisition which are not yet in process.

Energy conservation measures will be incorporated into the overall design of the River Ridge project. Residential units will be constructed in accordance with the Florida Energy Efficiency Building Code. The River Ridge project will offer on-site neighborhood and community shopping facilities which will reduce the need for vehicular travel.

Conditions

- a. Preliminary or site plan approval of each increment (bubble) will be contingent upon the developer presenting evidence to the County that Withlacoochee Electric Cooperative, Inc. has the ability to provide service to that increment of this development.

## 12. Transportation

### Findings

River Ridge is proposed for construction in west-central Pasco County, east of U.S. 19 on C.R. 587. C.R. 587 (Moon Lake Road) is the major roadway directly serving the project site. The western coastal area of Pasco County is undergoing an unprecedented period of growth with numerous residential developments under construction or proposed. Presently, most roadways surrounding the site are operating at an acceptable level of service (C or better). The only roadways operating below Level of Service C are portions of U.S. 19, Ridge Road, and Moon Lake Road. These are operating at a daily Level of Service D and E.

The DRI/ADA includes an analysis of transportation impacts for each phase of the development within the area bounded as follows:

- U.S. 19 (S.R. 55) on the west,
- S.R. 52 and Fivay Road on the north,
- Florida Power right-of-way on the east, and
- S.R. 54 on the south.

Few improvements are scheduled for roadways in this area. The Florida Department of Transportation (FDOT) has scheduled widening of U.S. 19 to six lanes from the Pinellas/Pasco County line to Fivay Road.

The analysis in the DRI/ADA indicates that the level of service on nearly all roadways will be below LOS C in 1987 and at LOS E in 1990. By 1993 nearly every roadway analyzed will be operating at a daily Level of Service E unless it is upgraded.

### Conditions

- a. Pasco County shall develop a West Pasco Interim Transportation Improvements Plan (ITIP) in cooperation with the Tampa Bay Regional Planning Council, the Florida Department of Transportation, the New Port Richey/West Pasco Metropolitan Planning Organization, and the developers in the study area. The ITIP shall be consistent in content with the methodology required for the adoption of a formal transportation improvements plan and shall include:

- (1) An evaluation of existing and future levels of service on the regionally significant roadways in West Pasco County. All existing, approved, and projected development in the area will be considered in this evaluation.
- (2) Proposed improvements to existing regionally significant roadways which are required in order to maintain a Level of Service C (Level of Service D in peak hours) or other acceptable Level of Service identified in any adopted ITIP on such roadways.
- (3) Proposed new transportation corridors or roadways which will be needed to contribute to the maintenance of a Level of Service C (Level of Service D in peak hours) or other acceptable Level of Service identified in any adopted ITIP on existing regionally significant roadways.
- (4) An assessment of traffic impacts from existing, approved, and projected development will be assessed.
- (5) The procedures by which mass transit will be studied as a viable alternative for alleviating overburdening of regionally significant roadways.
- (6) A formula or mathematical expression for allocating the proportionate share of the cost of improvements of the transportation system in West Pasco County. Such formula or mathematical expression may also be adopted, alternatively, by County Ordinance. The mathematical expression may take into account:
  - (a) The number of external trips generated at the reasonably expected buildout level by each DRI on the specific regionally significant roadway links identified in the report of the Tampa Bay Regional Planning Council for each DRI (Exhibit D);

- (b) The number of trips which can be maintained at Level of Service C (Level of Service D in peak hours) or other acceptable Level of Service identified in any adopted ITIP on each specific improved regionally significant roadway identified in the report of the Tampa Bay Regional Planning Council (capacity) for each DRI (Exhibit D);
- (c) The improvements and cost of improvements of each specific regionally significant roadway identified in the report of the Tampa Bay Regional Planning Council for each DRI (Exhibit D);
- (d) A method for adjusting the proportionate share to reflect increases or decreases in prices due to inflation or deflation;
- (e) Assignments of specific roadway improvements to be constructed by the developer of each DRI based upon the DRI's proportionate share of the cost of such improvements of regionally significant roadways as such improvements are specified in the report of the Tampa Bay Regional Planning Council for each DRI (Exhibit D);
- (f) Designation of the timing or sequence for construction of specific roadway improvements by the developers of each DRI;
- (g) An adjustment or other credit where other funding sources are used to construct an improvement which is otherwise assigned to the DRI developer by the ITIP;
- (h) An adjustment or other credit to the proportionate share of the DRI developer for tax revenues to be contributed by the development subsequent to construction on the basis of a ratio between the total dollar amount of tax revenues devoted to road improvements in the County budget and the dollar amount of the entire County budget.
- (i) Similar factors for other undeveloped and developing lands in western Pasco County.
- (j) Impacts on other roads in western Pasco County.

b. General Conditions

- (1) If the following roadway segments fall below Level of Service C (D at peak hour) or other acceptable Level of Service identified in the ITIP (or future ITIP) and/or the TBRPC Growth Policy, Future of the Region, the County shall not approve any further site plans or preliminary plans within the DRI beyond 1155 units until such time as the developer, the County, or other entities make commitments to improve the roadways in a manner sufficient to restore said roadways to a Level of Service C (D in peak hours) or other acceptable Level of Service identified in the ITIP (or future revised ITIP):
  - (a) Ridge Road (587-A) from Regency Park Blvd. to Plaza Drive (CR-1).
  - (b) Moon Lake Road (CR-587) from Plaza Drive to River Ridge entrance.
  - (c) Plaza Drive (CR-1) from Ridge Road to Massachusetts Avenue.
  - (d) After it has been constructed, Massachusetts Avenue from Plaza Drive (CR-1) to River Ridge entrance.
- (2) The developer shall, prior to the completion of the first 1155 units and prior to the completion of each additional 1200 units thereafter, periodically perform an updated traffic analysis covering the external trips generated by the existing and approved development, plus the next projected phase or portion thereof for which the developer is seeking approval. The analysis shall be related to the then current existing and committed transportation systems. The traffic analysis shall be prepared in a format similar to that contained in the ADA, shall be in accordance with generally accepted traffic engineering practices, and shall be validated by a Transportation Planning Agency designated by the County. In addition, the traffic analysis may indicate alternative transportation improvements or mechanisms which, when implemented, will offset the transportation impacts of the DRI. The findings of this validated traffic analysis, when approved by the County and TBRPC, shall replace the original

DRI traffic analysis as presented in the ADA for all development up to the latest phase of development which is analyzed in the analysis. The findings of the validated traffic analysis may also be utilized by the County in any formula established in the ITIP for calculating the current proportionate share of the developer for the cost of the regionally significant improvements specified in the report of the Tampa Bay Regional Planning Council (Exhibit D) and associated improvement construction assignments designated for the developer.

- (3) The developer shall dedicate or donate, to the County, right-of-way sufficient to provide a total minimum of 120 feet in width along the following roads where said roads adjoin or traverse the boundaries of the project:
  - (a) Moon Lake Road (CR-587)
  - (b) Massachusetts Avenue Ext. (Connecting Moon Lake Road with Massachusetts Avenue).
  - (c) Moon Lake Road Extension (Running eastward from Moon Lake Road along the northern edge of Sections 32 and 33).

The developer shall have 90 days from the time the right-of-way is needed to deed or otherwise dedicate the right-of-way.

- (4) The attached map depicting roadways in western Pasco County should be used in locating roadways referred to in this development order (Exhibit E).
- (5) Unless waived by the County, there shall be no physical road connection from River Ridge to Tanglewood East Subdivision (to the west) until such time as the Massachusetts Avenue Extension is constructed from River Ridge to Plaza Drive (CR-1).
- (6) Construct all major internal roadways within the DRI as two-lane, off-center roads.
- (7) Construct an additional two lanes on all major internal roadways when warranted by any validated traffic analysis which indicates that such internal roads will fall below Level of Service C (Level of Service D at peak hours) after completion of the next contemplated phase of development.

- (8) Construct right and left turn stacking lanes at all intersections of major roadways constructed by the developer, unless said condition is waived by the County Engineer.
- c. Transportation Improvement Alternatives - The River Ridge development will have a substantial negative impact on several regionally significant highway facilities within the primary impact area identified in the ADA. Roadway improvements required to mitigate the negative impact of this proposed development on transportation facilities have been identified in the ADA. The three alternatives which follow are measures which may mitigate the negative transportation impact associated with the River Ridge DRI. One of these three alternatives must be implemented by the County and/or the developer.

#### ALTERNATIVE I

1. Commitments for the following roadway improvements shall be made by Pasco County or other entity before development approval shall be issued by the County beyond 1155 units (Phase 1).
  - (a) Widen Moon Lake Road (CR-587) to four lanes from Plaza Drive to the River Ridge entrance, referenced as needed in the ADA. River Ridge will contribute 23 percent of the Level of Service C traffic in 1985. (Exhibit E, Link No. 11)
  - (b) Widen Plaza Drive to four lanes from Moon Lake Road to CR-587, referenced as needed in the ADA. River Ridge will contribute 8 percent of the Level of Service C traffic in 1985. (Link No. 12)
  - (c) Signalize and add appropriate turn lanes at the intersection of Moon Lake Road and the River Ridge entrance roadway, referenced as needed in the ADA. River Ridge will contribute 21 percent of the Level of Service D 1985 peak-hour intersection traffic.
2. Commitments from Pasco County or other entities for improvements of the following roadways is a prerequisite to development approval beyond 2737 units (Phase 2).

- (a) Add appropriate through and turn lanes to the intersection of CR-587A and Plaza Drive referenced as needed in the ADA. River Ridge will contribute 19.4 percent of the total traffic in 1987.
  - (b) Signalize and add appropriate turn lanes to the intersection of S.R. 52 and Moon Lake Road, referenced as needed in the ADA. River Ridge will contribute 25.6 percent of the total traffic in 1987.
3. Commitments from Pasco County or other entities for improvement of the following roadways shall be a prerequisite to development approval beyond 4065 units (Phase 3).
- (a) Widen Fivay Road to four lanes from U.S. 19 to SR 52, referenced as needed in the ADA. River Ridge will contribute 8 percent of the Level of Service C traffic in 1991. (Link No. 4)
  - (b) Widen SR 52 to four lanes from west of Moon Lake Road to the Florida Power easement in Section 11, Township 25 South, Range 17 East, referenced as needed in the ADA. River Ridge will contribute up to 18 percent of the Level of Service C traffic in 1991. (Link No. 6)
  - (c) Widen Ridge Road to a four lane divided cross-section from U.S. 19 to Plaza Drive, as referenced in the ADA. River Ridge will contribute 42 percent of the Level of Service C traffic in 1991. (Link No. 9)
  - (d) Widen Plaza Drive (CR-1) to a four-lane, divided cross section from CR-587 to Moon Lake Road, referenced as needed in the ADA. River Ridge will contribute 43 percent of the Level of Service C traffic in 1991. (Link No. 12)
  - (e) Widen Little Road to four lanes from SR-54 to CR-587, referenced as needed in the ADA. River Ridge will contribute 49 percent of the Level of Service C traffic in 1991. (Link Nos. 15 & 18)
  - (f) Construct Massachusetts Avenue to four lanes from Plaza Drive to the River Ridge Development, referenced as needed in the ADA. River Ridge will contrib-

- ute 68 percent of the Level of Service C traffic in 1991. (Link No. 16)
- (g) Widen S.R. 54 to four lanes from Rowan Road eastward to the Florida Power easement in Section 30, Township 26 South, Range 17 East, referenced as needed in the ADA. River Ridge will contribute 11 to 23 percent of the Level of Service C traffic in 1991. (Link Nos. 22 & 23)
  - (h) Widen Rowan Road to four lanes from SR-54 to CR-587, referenced as needed in the ADA. River Ridge will contribute 26 percent of the Level of Service C traffic in 1991. (Link No. 24)
  - (i) Add appropriate through and turn lanes to the intersection of S.R. 54 and Rowan Road, referenced as needed in the ADA. River Ridge will contribute 15 percent of the total traffic in 1991.
  - (j) Add appropriate through and turn lanes to the intersection of S.R. 54 and Little Road, referenced as needed in the ADA. River Ridge will contribute 29 percent of the total traffic in 1991.
4. Commitments from Pasco County or other entities for improvement of the following roadways shall be a prerequisite to developments approved beyond 4897 units (Phase 4).
- (a) Widen Moon Lake Road to four lanes from S.R. 52 to the River Ridge entrance roadway, referenced as needed in the ADA. River Ridge will contribute 51 percent of the Level of Service C traffic in 1994. (Link No. 7)
  - (b) Widen Moon Lake Road to a four-lane, divided cross section from Plaza Drive to the River Ridge entrance roadway, referenced as needed in the ADA. River Ridge will contribute 81 percent of the Level of Service C traffic in 1994. (Link No. 11)
  - (c) Widen CR-587 to a four-lane, divided cross section from Plaza Drive to Rowan Road, referenced as needed in the ADA. River Ridge will contribute 52 percent of Level of Service C traffic in 1994. (Link No. 13)

- (d) Widen Little Road to a four-lane, divided cross section from S.R. 54 to CR-587, referenced as needed in the ADA. River Ridge will contribute 37 to 54 percent of the Level of Service C traffic in 1994. (Link Nos. 15 & 18)
- (e) Widen S.R. 54 to a four-lane, divided cross section east of Little Road to the Florida Power easement in Section 30, Township 26 South, Range 17 East. River Ridge will contribute up to 21 percent of the Level of Service C traffic in 1994. (Link No. 23)
- (f) Add appropriate turn lanes to the intersection of CR-587 and Rowan Road, referenced as needed in the ADA. River Ridge will contribute 34 percent of the total traffic in 1994.
- (g) Add appropriate through and turn lanes to the intersection of CR-587 and Little Road, referenced as needed in the ADA. River Ridge will contribute 47 percent of total traffic in 1994.
- (h) Add appropriate through and turn lanes to the intersection of CR-587A and Regency Park Boulevard, referenced as needed in the ADA. River Ridge will contribute 24 percent of the total traffic in 1994.
- (i) Add appropriate through and turn lanes to the intersection of Moon Lake Road and the River Ridge entrance roadway, referenced as needed in the ADA. River Ridge will contribute approximately 65 percent of the total traffic at build-out.
- (j) Widen S.R. 52 to a six-lane, divided cross section from Fivay Road to west of Moon Lake Road, referenced as needed in the ADA. River Ridge will contribute 14 to 25 percent of the Level of Service C traffic in 1994. (Link No. 5)
- (k) Widen Ridge Road to a six-lane, divided cross section from U.S. 19 to Plaza Drive, referenced as needed in the ADA. River Ridge will contribute 58 percent of the Level of Service C traffic in 1994. (Link No. 9)

- (1) Widen Plaza Drive to a six-lane, divided cross section from CR-587 to Moon Lake Road, referenced as needed in the ADA. River Ridge will contribute 63 percent of the Level of Service C traffic in 1994. (Link No. 12)

#### ALTERNATIVE II

1. Upon the adoption of the ITIP by the County, any future revised ITIP, or County road impact fee ordinances, the provisions of Alternative II shall be complied with, to the exclusion of Alternatives I and III, and the DRI developer may:
  - (a) Construct those specific roadway improvements established in any adopted ITIP which would be equivalent in cost to the amount of the DRI's proportionate share as determined by the ITIP funding formula; or,
  - (b) Make a cash contribution of the DRI's proportionate share in accordance with the mathematical formula and timing schedule set forth in the ITIP, any future revised ITIP, or other County road impact fee ordinance provided that monies collected from the developer shall be expended on improvements within the DRI impact area, which are directly related to the objective of mitigating transportation impacts generated by the DRI. The developer shall become responsible for paying any established road impact fee for all units within the approved DRI, including the initial 1155 units, only to the extent and in the same manner such fees are imposed on other developers subject to such fees.
2. If equivalent roadway improvements are not constructed or cash contributions are not made in accordance with the ITIP or other County ordinance establishing road impact fees, the County shall not approve any further site or preliminary plans within the DRI, beyond 1155 dwelling units (Phase 1).

#### ALTERNATIVE III

1. In the event an ITIP or County road impact fee ordinance is not adopted prior to the completion of the initial 1155 units (Phase I), the developer shall have the option to construct, at its expense, the improvements to the transportation system de-

scribed below, which have been determined to be of at least equivalent value to the developer's aggregate proportionate share through Phase 3 of those improvements required under Alternative I. If selected, this alternative shall serve to fully discharge the developer's responsibility to address the transportation system impacts of the development through Phase 3 and the County shall assume responsibility for the developer's aggregate proportionate share of those other improvements required under Alternative I through Phase 3 of the development. Responsibilities for implementing this alternative are as follows:

- (a) The County shall provide all necessary rights-of-way and easements as needed to construct the improvements, except where an improvement is on or directly adjacent to the DRI, wherein the developer shall provide rights-of-way and easements in full or in part as necessary.
  - (b) The developer shall be responsible for project design and construction to County specifications. The constructed and approved project shall be dedicated to the County upon completion.
  - (c) If during implementation of Alternative III a road impact fee is adopted pursuant to the ITIP, an adopted ITIP, or other County ordinance, the developer shall complete all contractual obligations undertaken to that point in the implementation of this Alternative III and shall be afforded credits against impact fees imposed for the value of the project to that point.
2. The timing of the project described below shall be as follows:
- (a) Beyond Phase 1 (1155 units) and prior to submitting the next applicable phase of development or portion thereof for County review, the developer shall provide the County with notice of intent to construct the required project. Approval of Phase 2 or any portion thereof shall be contingent upon the developer providing the County with a copy of an executed contract for engi-

neering design of the required project. Approval of building permits for units within Phase 2 shall be contingent upon the developer providing the County with approved construction plans and an executed contract for construction of the required project. The project shall be completed prior to approval of Phase 3.

- (b) All rights-of-way and easements necessary for construction shall be provided by the County when the design contract is let. If rights-of-way and easements needed for project design and construction are not provided by the County, any delays caused thereby shall not be grounds for delaying approval of further development if all other requirements for approval have been met by the developer.
3. The project shall consist of design and construction of the intersection of Moon Lake Road (as extended) and Massachusetts Avenue (as extended), as located on the River Ridge Master Development Plan. It shall provide four-lane, divided cross sections in all directions, with adequate turning, acceleration and deceleration lanes, and signalization, as determined necessary in the ADA. The intersection shall be fully integrated into the existing road network and all necessary transition lane improvements for the integration of the newly constructed intersection with the existing roadways shall be constructed as part of the project.
  4. Development of Phases 4 and 5, respectively, shall be contingent upon the occurrence of one of the following: (1) adoption of an ITIP (implementing Alternative II); (2) commitments as required under Alternative I; or, (3) expansion of the identified improvements to be constructed by the developer under this Alternative III to include improvements drawn from Exhibit D, which are determined by the developer, county, and region to be of at least equivalent value to the developer's aggregate proportionate share through Phases 4 and 5, respectively.

13. Recreation

Findings

A total of 676 acres are allocated for open space/conservation uses at the proposed River Ridge development. As a provision of the Master PUD rezoning agreement for the project, the developer has agreed to donate 65 acres on the site to Pasco County for a park land bank. The property will be deeded to Pasco County and the County will then assume responsibility for development and maintenance of any recreational facilities.

Conditions

- a. The developer shall donate to the County 65 acres for a parkland bank and fifty dollars (\$50.00) per unit park improvement fee. The parkland shall be deeded by the developer to the County prior to approval of the first preliminary plan. The parkland site shall incorporate the property depicted on either Exhibit F or Exhibit G, at the County's option.

14. Educational Facilities

Findings

The River Ridge Development is designed to primarily provide housing for retired persons with a total of 1,165 school-age children estimated to reside at River Ridge upon completion of the project. The developer has agreed to reserve a 40-acre site for school use at River Ridge. The site will be deeded to the Pasco County District School Board in accordance with the Master PUD rezoning agreement for the River Ridge development. A letter provided from the Pasco County superintendent of public schools cites the need for capital improvements, including one elementary school site and the construction of a full-size elementary school and one secondary school site and the construction of one-third of a secondary school facility.

Conditions

- a. The developer shall donate to the County School District a minimum 40-acre school site. The time of donation is to be determined by the developer and the School District, but this donation shall not be later than June, 1992. The donation shall be by deed, which shall contain a clause providing for reversion of the donation site in the event a school is not constructed thereon within five years after the date of the donation.

15. Health Care

Findings

No specific on-site medical or health care facilities are planned for the River Ridge project. Currently, there are three hospitals and four nursing or convalescent homes located within the West Pasco County area. The nearest hospital to River Ridge is located in New Port Richey, approximately five miles away. Emergency Medical Services (EMS) will be provided by Pasco County from several existing stations in the West Pasco County area. The developer has agreed to donate a site to house a fire/EMS facility.

Conditions

- a. See Condition #16 below (Fire Protection).

16. Fire Protection

Findings

Fire protection services will be provided by the Pasco County Fire Department. The closest fire station to the River Ridge site at present is the Magnolia Valley Volunteer Fire Station, located approximately four and one-half miles west of the project. This station has a staff of 34 active volunteer fire fighters and an average response time of five minutes. The developer has agreed to make available a site of approximately two to three acres for a fire/EMS facility. The site will be located in one of the public service areas delineated in the development plan for River Ridge.

Conditions

- a. The developer shall donate to the County a minimum of two (2) acres and a maximum of three (3) acres within one of the public service bubbles for a Fire/EMS facility when deemed necessary by the County.

17. Police Protection

Findings

The River Ridge development will be served by the Pasco County Sheriff's Department with its main station located on Moon Lake Road in New Port Richey. Current response time for a priority call should not exceed five minutes. No on-site police protection services, facilities, or sites will be dedicated or otherwise provided at River Ridge; however, the sites reserved for public service uses in the Master Development Plan may be used for such

facilities if needed. A letter from the Pasco County Sheriff's Department has been submitted with the ADA verifying the ability of Pasco County to provide adequate police services to the development.

Conditions

- a. None.

18. Housing

Findings

The proposed River Ridge Development will contain approximately 6,540 units at build-out. All units are intended for owner-occupancy. The majority of the units will be multifamily apartments (3,290) with the remainder being single family cluster (2,820) and single family detached housing units (430). The number of residential units estimated by the applicant represents the maximum units possible under the densities and acres approved in the River Ridge Master Planned Unit Development (PUD) rezoning agreement. The primary target group for the marketing effort for the residential units will be the retirement population within the Tampa Bay Region.

According to the proposed River Ridge Application for Development Approval (ADA), the developer intends to retain the option to develop or to sell all or portions of the site to other concerns for development. The project is planned as a development/construction program rather than a lot sales program. As a result, a final plan that identifies the type, size, value, and tenure composition of the project's units has not been prepared at this time. The estimated median value of all units is expected to be just under \$60,000 with multifamily units representing a large portion of the units valued below the median.

Conditions

- a. None.

19. Economy

Findings

Land development and construction expenditures for the River Ridge project are expected to total over \$380 million over the 15 year development period. Of this amount, about \$329 million or about 86 percent of all development costs will be spent within the region. It is estimated that \$141 million will be spent for construction labor which will maintain a work force averaging 520 people over the 15 year period. Of this number, about 470 people

will be from the region's labor force. Commercial and office space will be approximately 910,000 square feet and will support a permanent work force of approximately 2,400 people. At build-out, the payroll for permanent employees will reach about \$30.8 million. The estimated ad valorem tax yield from the River Ridge project is expected to be \$4,418,000 at build-out.

The proposed project site includes approximately 27 acres of improved pasture, which will be replaced by development. There are no other agricultural or forestry resources present on the site.

Major capital improvements will be necessary to accommodate the proposed development in several areas of public facilities, including improvements to wastewater facilities, expansion of the County's potable water distribution system, future solid waste disposal facilities, and public school facilities. In addition, considerable transportation improvements will be required as a result of this development.

#### Conditions

- a. None.

#### C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The River Ridge DRI will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan, if any, applicable to the area encompassed in ADA;
2. The development is consistent with local land development regulations;
3. The development is consistent with the report and recommendations of the Regional Planning Agencies.
4. The development is not in an area of critical state concern.

#### D. General Conditions Restricting Development

1. Development of the area embraced by the ADA shall be governed by the standards and procedural provisions of adopted comprehensive plans, elements thereof, and land development regulations.
2. Construction of all improvements shall be governed by applicable County building, plumbing, electrical, energy, and other codes or regulations.
3. Installation of public facilities shall conform to regulations established in County codes or ordinances establishing such regulations.

E. Monitoring Procedures

1. The local official responsible for monitoring the River Ridge Development of Regional Impact shall be the Director of Community Development.

F. Duration

1. This development order shall take effect on June 22, 1982.
2. The duration of the development order shall be a period of twenty (20) years, provided that the effective period may be extended by the Board upon a showing of good cause.

G. Annual Report

1. First Tarpon Service Corp. shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state land planning agency on June 22nd of each year during the term of the development order. The report shall include, at a minimum, the following information:
  - a. Any changes in the proposed plan of development;
  - b. Description of the development activities which have occurred over the previous year, including a summary of the number, type, and location of residential units and commercial structures;
  - c. A description of development activity proposed for the next year;
  - d. A statement setting forth names and addresses of any assignees or successors in interest to this development order.

H. Amendment/Substantial Deviations

All proposed substantial and material changes to a Development of Regional Impact for which a development order has been approved shall be submitted to the Board of County Commissioners for a substantial deviation determination prior to implementation of such changes by the developer. As used in this paragraph, the term substantial deviation means any change to a previously approved Development of Regional Impact which creates a reasonable likelihood of additional significant adverse regional impacts or any other significant regional impact which was not previously reviewed by the Board of County Commissioners or the Regional Planning Agency.

The following types of changes to the approved D.R.I. development shall require submission for a substantial deviation determination:

1. Any proposed plans which differ substantially from an approved Master Site Plan or Master Drainage Plan.
2. Any plan which does not substantially conform to or implement the conditions set forth in this development order.

Prior to amending any provision in this development or issuing any substantial deviation determination, the County shall provide Tampa Bay Regional Planning Council with reasonable notice of its intent to consider such an amendment. Such notice shall be reasonably calculated to permit Tampa Bay Regional Planning Council to appear at the public hearing or present written comments on the proposed change prior to the effective date of the amendment or change.

I. Effect of Development Order/ADA

1. The requirements of and conditions imposed by this development order shall constitute regulations or restrictions which restrict the development of the property described in Exhibit "A" attached hereto. Following the adoption of this development order, all plans for development on the referenced property shall be consistent with the conditions and restrictions recited in this development order. Such regulations and restrictions shall be binding upon all successors in interest to any of the parties hereto.
2. All development of the property subject to this development order shall substantially conform to the ADA filed by First Tarpon Service Corp., unless otherwise modified by the provisions of this development order. Said ADA is attached hereto as Exhibit "C".

J. Miscellaneous Provisions

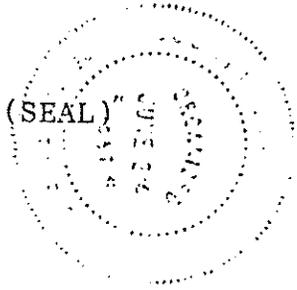
1. A Notice of Adoption of this Resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(14)(a), Florida Statutes, and the development order contained herein shall govern the development of the River Ridge DRI.
2. The County Attorney is hereby authorized and directed to cause a certified copy hereof to be served on the State Land Planning Agency, the Tampa Bay Regional Planning Council, and upon attorneys of record in these proceedings for First Tarpon Service Corp.
3. Funds collected from fees imposed under this development order shall be placed in separate trust accounts for each type of capital improvement for which the fee was collected, including education facilities and public safety facilities. Thereafter monies collected shall be used solely for the expansion of such capital improvements necessitated by the impacts of the development approved in the development order.

K. Severability

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Resolution

is held invalid, the remainder of the Resolution shall be construed as not having contained said section, subsection, sentence, clause, or provision, and shall not be effected by such holding.

DONE AND RESOLVED this 22<sup>nd</sup> day of June, 1982.



BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: *Barry M. Doyle*  
BARRY M. DOYLE, CHAIRMAN

ATTEST:

*Jed Pittman*  
Jed Pittman, Clerk

APPROVED AS TO FORM AND LEGALITY  
Office of the County Attorney

*[Signature]*  
Attorney

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUNT-  
Y'S OFFICIAL SEAL THIS June 23, 1982  
JED PITTMAN, CLERK TO THE BOARD

BY *Margelinda Pathe* D.C.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 29: That portion of the South 1/2 of the South 1/2 of Section 29, Township 25 South, Range 17 East, Pasco County, Florida, lying South and East of the Southerly and Easterly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2151, and depicted on the State of Florida Department of Transportation right-of-way map dated February 5, 1959; AND that portion of the Northwest 1/4 of the Southeast 1/4 of said Section 29 lying Southeast of the Southeasterly right-of-way line of said County Road No. C-587; LESS AND EXCEPT the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 29; ALSO LESS AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 29 lying North of the centerline of Old Moon Lake Road as it existed prior to February 5, 1959.

PARCEL 30: That portion of the East 1/4 of the South 1/2 of Section 30, Township 25 South, Range 17 East, Pasco County, Florida, lying South of the Southerly right-of-way line of County Road No. C-587 (Moon Lake Road), formerly known as State Road No. S-587, Section 14620-2250, and depicted on the State of Florida Department of Transportation right-of-way map dated November 4, 1958, LESS AND EXCEPT that portion of the East 1/4 of the South 1/2 of said section 30 described in Official Record Book 1084, page 99, of the Public Records of Pasco County, Florida.

PARCEL 31: The East 1/2 of Section 31, Township 25 South, Range 17 East, Pasco County, Florida; AND the Southwest 1/4 of said Section 31; AND the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southeast 1/4 of the Northwest 1/4 of said Section 31; AND the Southwest 1/4 of the Northwest 1/4 of said Section 31; LESS AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 31 described in Official Record Book 650, pages 125 and 126, of the Public Records of Pasco County, Florida; ALSO LESS AND EXCEPT the Southeast 1/4 of the Southwest 1/4 of said Section 31.

PARCEL 32: Section 32, Township 25 South, Range 17 East, Pasco County, Florida, LESS AND EXCEPT the Southwest 1/4 of the Southwest 1/4 of said Section 32.

PARCEL 33: All of Section 33, Township 25 South, Range 17 East, Pasco County, Florida.

The above described Parcels 29, 30, 31, 32, and 33 contain a total of 1,896.613 acres more or less, including the area lying within the Utility Easement over the South 15 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 25 South, Range 17 East as described in Official Record Book 719, pages 189, 190 and 191 of the Public Records of Pasco County, Florida.

EXHIBIT "B"

Summary of Impacts

<u>Total Development Area:</u>	1,896.0 Acres (Total)
Residential	1,000.8 Acres
Commercial/Office	76.9 Acres
Recreation/Open Space	675.8 Acres
Other	142.5 Acres
<u>Total Projected Population:</u>	13,100
<u>Number of Dwelling Units:</u>	6,540
<u>Average Price Range:</u>	\$50,000 - \$70,000 (1981 Dollars)
<u>Estimated Project Construction Expenditures:</u>	\$380,700,000
<u>Estimated Cumulative Ad Valorem Tax Yield:</u>	\$4,418,000
<u>Water Supply:</u>	
Estimated Daily Water Requirement at Build-Out	
Potable:	2,128,600 Gallons per day
Non-Potable:	674,200 Gallons per day
Total:	2,802,800 Gallons per day
<u>Sewage Treatment:</u>	
Estimated Average Daily at Build-Out	1,442,000 Gallons per day
<u>Solid Waste:</u>	
Estimated Average Daily Generation at Build-Out	27.8 Tons/Day
<u>Energy:</u>	
Projected Average Daily Electrical Requirement at Build-Out	207,582 Kilowatt Hours
Peak Hour Demand	39,195 Kilowatts

Primary Transportation Network

Percentage of Average Daily Traffic

Attributed to Development at Build-Out in 1996

	<u>Build-Out</u> <u>Daily Trips</u>	<u>Build-Out</u> <u>LOS</u>	<u>Existing</u> <u>LOS</u>
Fivay road - 12 percent	17,500	E	C
Plaza Drive - 19 to 24 percent	22,000	E	B-C
Moon Lake Road - 25 percent	30,000	E	C
Little Road - 37 to 43 percent	24,000	E	B
SR 54 - 10 to 23 percent	23,000	E	B-C
CR 587 -20 to 56 percent	12-25,000	E	A-C
<u>Build-Out:</u>	1996		

Exhibit "D"

The following roadway improvements were found to be needed to maintain a L.O.S. C by the time of River Ridge's build-out (approximately 1996).

- Widen Moon Lake Road (CR-587) to four lanes from Plaza Drive to the River Ridge entrance, referenced as needed in the ADA.
- Widen Plaza Drive to four lanes from Moon Lake Road to CR-587, referenced as needed in the ADA.
- Signalize and add appropriate turn lanes at the intersection of Moon Lake Road and the River Ridge entrance roadway, referenced as needed in the ADA.
- Add appropriate through and turn lanes to the intersection of CR-587A and Plaza Drive, referenced as needed in the ADA.
- Signalize and add appropriate turn lanes to the intersection of SR-52 and Moon Lake Road, referenced as needed in the ADA.
- Widen Fivay Road to four lanes from U.S. 19 to SR 52, referenced as needed in the ADA.
- Widen SR 52 to four lanes from west of Moon Lake Road to the Florida Power easement in Section 11, Township 25 South, Range 17 East, referenced as needed in the ADA.
- Widen Ridge Road to a four-lane, divided cross section from U.S. 19 to Plaza Drive, as referenced in the ADA.
- Widen Plaza Drive to a four-lane, divided cross section from CR-587 to Moon Lake Road, referenced as needed in the ADA.

- Widen Little Road to four lanes from SR-54 to CR-587, referenced as needed in the ADA.
- Construct Massachusetts Avenue to four lanes from Plaza Drive to the River Ridge Development, referenced as needed in the ADA.
- Widen SR-54 to four lanes from Rowan Road eastward to the Florida Power easement in Section 30, Township 26 South, Range 17 East, referenced as needed in the ADA.
- Widen Rowan Road to four lanes from SR-54 to CR-587, referenced as needed in the ADA.
- Add appropriate through and turn lanes to the intersection of SR-54 and Rowan Road, referenced as needed in the ADA.
- Add appropriate through and turn lanes to the intersection of SR-54 and Little Road, referenced as needed in the ADA.
- Widen Moon Lake Road to four lanes from SR-52 to the River Ridge entrance roadway, referenced as needed in the ADA.
- Widen Moon Lake Road to a four-lane, divided cross section from Plaza Drive to the River Ridge entrance roadway, referenced as needed in the ADA.
- Widen CR-587 to a four-lane, divided cross section from Plaza Drive to Rowan Road, referenced as needed in the ADA.
- Widen Little Road to a four-lane, divided cross section from SR-54 to CR-587, referenced as needed in the ADA.
- Widen SR-54 to a four-lane, divided cross section east of Little Road to the Florida Power easement in Section 30, Township 26 South, Range 17 East.
- Add appropriate turn lanes to the intersection of CR-587 and Rowan Road, referenced as needed in the ADA.
- Add appropriate through and turn lanes to the intersection of CR-587 and Little Road, referenced

as needed in the ADA.

-Add appropriate through and turn lanes to the intersection of CR-587A and Regency Park Boulevard, referenced as needed in the ADA.

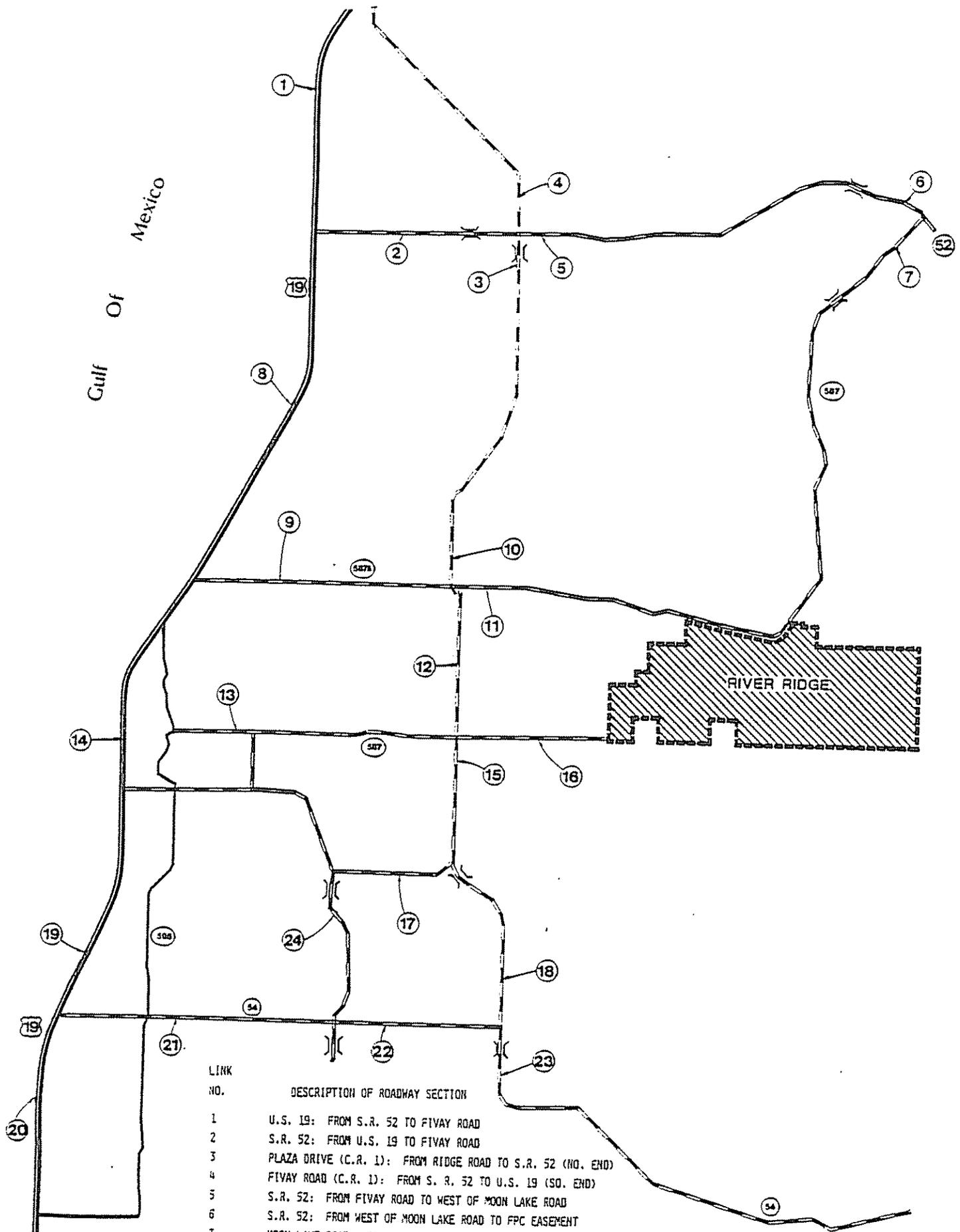
-Add appropriate through and turn lanes to the intersection of Moon Lake Road and the River Ridge entrance roadway, referenced as needed in the ADA.

-Widen SR-52 to a six-lane, divided cross section from Fivay Road to west of Moon Lake Road, referenced as needed in the ADA.

-Widen Ridge Road to a six-lane, divided cross section from U.S. 19 to Plaza Drive, referenced as needed in the ADA.

-Widen Plaza Drive to a six-lane, divided cross section from CR-587 to Moon Lake Road, referenced as needed in the ADA.

Gulf Of Mexico

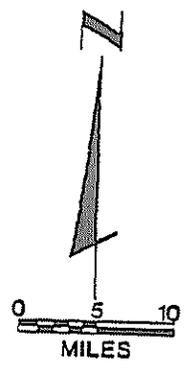


LINK NO.	DESCRIPTION OF ROADWAY SECTION
1	U.S. 19: FROM S.R. 52 TO FIVAY ROAD
2	S.R. 52: FROM U.S. 19 TO FIVAY ROAD
3	PLAZA DRIVE (C.R. 1): FROM RIDGE ROAD TO S.R. 52 (NO. END)
4	FIVAY ROAD (C.R. 1): FROM S. R. 52 TO U.S. 19 (SO. END)
5	S.R. 52: FROM FIVAY ROAD TO WEST OF MOON LAKE ROAD
6	S.R. 52: FROM WEST OF MOON LAKE ROAD TO FPC EASEMENT
7	MOON LAKE ROAD: FROM S.R. 52 TO RIVER RIDGE ENT.
8	U.S. 19: FROM C.R. 587A TO S.R. 52
9	RIDGE ROAD: FROM U.S. 19 TO PLAZA DRIVE
10	PLAZA DRIVE (C.R. 1): FROM RIDGE ROAD TO S.R. 52 (SO. END)
11	MOON LAKE ROAD: FROM RIVER RIDGE TO PLAZA DR. (C.R. 1)
12	PLAZA DRIVE (C.R.1): FROM MOON LAKE ROAD TO C.R. 587
13	C.R. 587: FROM PLAZA DRIVE TO ROWAN ROAD
14	U.S. 19: FROM MAIN ST. TO C.R. 587A
15	LITTLE ROAD (C.R. 1): FROM C.R. 587 TO S.R. 54 (NO. END)
16	MASSACHUSETTS AVENUE: FROM RIVER RIDGE TO PLAZA DR. (C.R. 1)
17	PLATHE RD: FROM LITTLE ROAD (C.R.1) TO ROWAN ROAD
18	LITTLE ROAD (C.R.1): FROM C.R. 587 TO S.R. 54 (SO. END)
19	U.S. 19: FROM S.R. 54 TO MAIN ST.
20	U.S. 19: SOUTH OF S.R. 54
21	S.R. 54: FROM U.S. 19 TO ROWAN ROAD
22	S.R. 54: FROM ROWAN ROAD TO LITTLE ROAD (C.R.1)
23	S.R. 54: EAST OF LITTLE ROAD (C.R.1)
24	ROWAN ROAD: FROM C.R. 587 TO S.R. 54

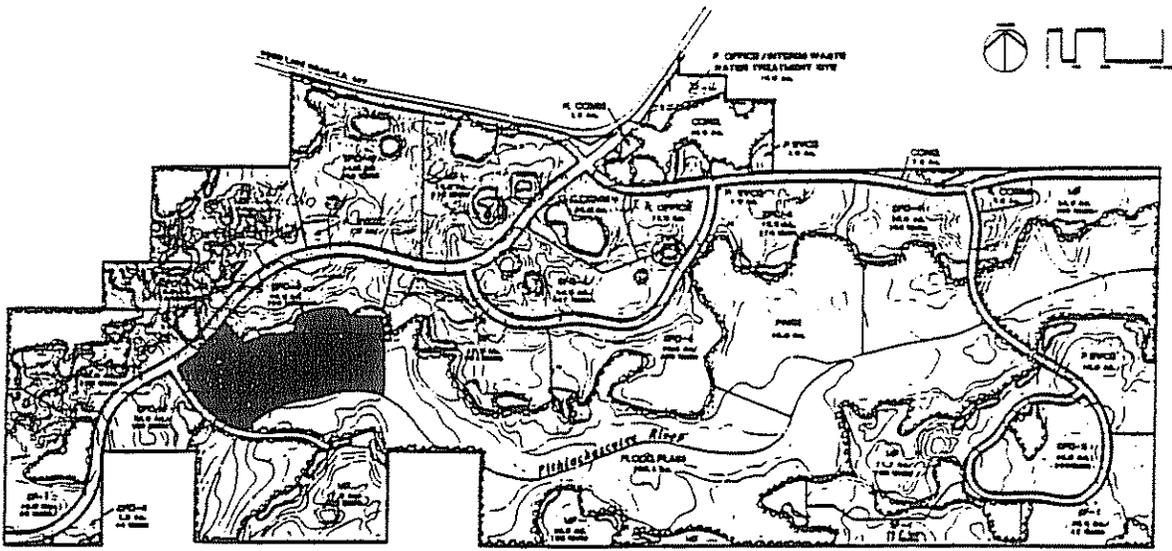
**EXHIBIT E  
ROADWAY LINK  
ANALYSIS LOCATIONS**

**LEGEND**

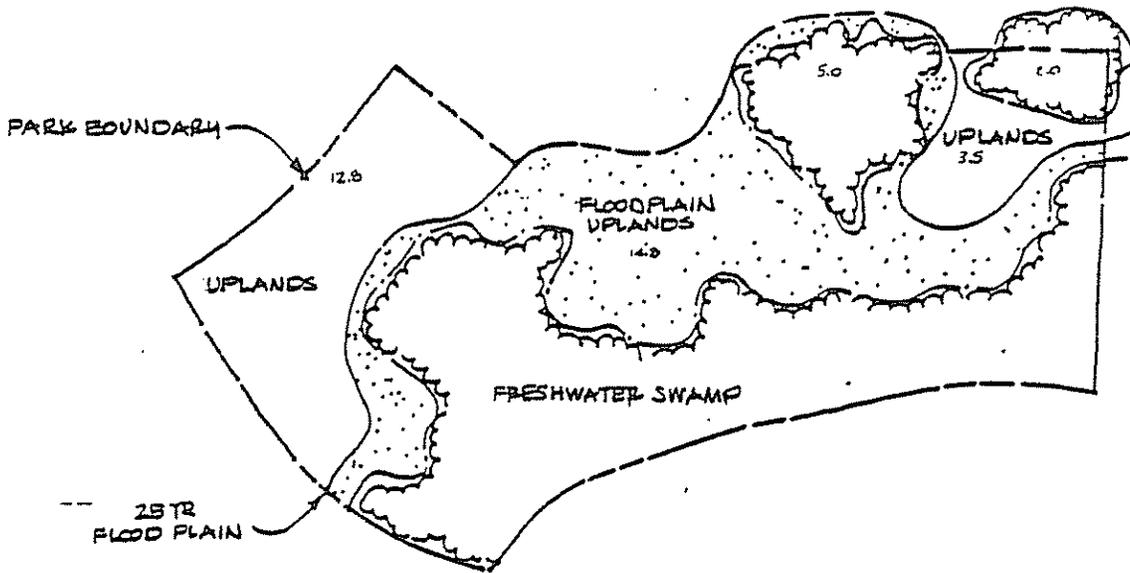
- TWO LANE -
- FOUR LANE -
- BRIDGE -







MASTER DEVELOPMENT PLAN



ALTERNATIVE B  
PARK LOCATION

ACRES	MIX	
UPLANDS	16.3	25%
FLOODPLAIN UPLANDS	14.8	23%
FRESHWATER SWAMP	32.9	52%
<b>65.0</b>	<b>100%</b>	

RIVER RIDGE  
PBS + J INC 5-19-82