



**River Ridge Community Development District**  
**Long-Range Infrastructure Plan**  
**Executive Summary**  
**5 Year Planning**

## ***Overview***

The Community Development District, CDD, is a governmental entity created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and provide other services specifically for the benefit of its residents.

The CDD provides residents with highly maintained infrastructure, and when a component of the infrastructure systems needs to be replaced, the CDD either finances the project/s over several years or funds the projects within the annual tax assessment.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities. Because River Ridge CDD is a governmental unit they cannot reserve for infrastructure projects and need to either finance or assess as projects come up.

Over the years, River Ridge CDD has made many infrastructure improvements. For example, River Ridge replaced the Golf Course irrigation pump station back in 2015. Other improvements within the last 5 years include asphalt resurfacing on all roadways, stormwater management basins and the Phase I Paver Project.

As the community is aging and now over 20 years old, it is critical to start reviewing and evaluating the long range planning of our infrastructure.

## ***Purpose of the Long-Range Plan***

The Long-Range Plan identifies projects for the next five years that are critical to maintaining and enhancing the infrastructure of the community, which is managed by the CDD. Other projects may become necessary and reviewed within the next few years to be evaluated after the current projects are approved and completed. The projects will be reviewed and approved for the on a fiscal year by year basis. The CDD responsibilities within our community include storm water management, streets, sidewalks, community /golf irrigation systems, lake and wetland management, and also includes other items.

The Plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding. If there are significant changes involving scope, cost, and/or schedule to a recommended project, the River Ridge Board of Supervisors will re-evaluate it. All projects require approval by the River Ridge Community Development District Board of Supervisors.

## ***Funding of the Long-Range Plan***

Each project will be approved and funded by the annual tax assessment for the following fiscal year without a loan. This will be the approach of pay as you go.

## ***Long-Range Projects by Priority***

Priority	Project	Funding Year
1	Community Irrigation Pump Station	2022
2	Community Filtration System	2022
3	Community Injection Treatment Stations (3)	2022
4	Phase II Paver Project	2022
5	Golf Irrigation System and Filtration System	2023
6	Community Master Landscape Plan	2024
7	Gatehouse and Monuments Renovations	2025
8	Community Fence Line	2025

### ***Priority 1. Community Irrigation Pump Station***

Estimated Cost: \$260,000

Description: The community pump station will be upgraded with the most up-to-date equipment and technology which will protect the investment of the landscape. The community pump station provides irrigation water to all 22 neighborhoods in Pelican Sound, as well as various Club and Common areas.

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### ***Priority 2. Community Filtration System***

Estimated Cost: \$66,000

Description: The design of the V-Series filter incorporates the latest self-cleaning screen technology. The complexity and cleaning efficiency of any self-cleaning screen filter is in the mechanical system that drives the cleaning process. The screen filters can remove suspended solids. Maximum flow rate shall be 1600GPM per filter with a 300-micron screen.

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### ***Priority 3. Community Irrigation Injection Treatment Systems (3)***

Estimated Cost: \$90,000

Description: The system will supply a chemical injection treatment to the irrigation lines to reduce the number of microorganisms within the irrigation lines. Locations include: (1) Corner of Southern Hills, (2) Pelican Sound Blvd, (3) Corner of Palmetto Dunes

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#### ***Priority 4. Phase II Paver Project***

Estimated Cost: \$238,000

Description: Replacement of brick pavers at the Corkscrew round-a-bout, as well as extension and replacement of brick pavers to the Pinehurst neighborhood entrance. This will provide consistency among all neighborhood entrances. The second portion is to add brick pavers the River Ridge section of the Hammock Greens main entrance located at Pelican Sound Blvd and Hammock Greens Lane.

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#### ***Priority 5. Golf Irrigation System & Filtration System***

Estimated Cost: \$823,878

Description: The Revolutionary Diagnostics of the IC (Irrigation Control) System allows the golf course to monitor status and proactively resolve issues. This exclusive innovation prevents turf damage and saves time. The Rain Bird® IC System™ connects central control directly to every rotor and valve, providing exceptional course conditions, with unmatched water and energy efficiency. This project includes replacing all irrigation heads 1,371 and irrigation stations throughout the golf courses. This also includes adding the latest and greatest filtration system.

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#### ***Priority 6. Community Master Landscape Plan***

Estimated Cost: \$809,757

Description of Landscape Enhancement: In large part, the aesthetic beauty of Pelican Sound is due to its landscaping. As most of our current landscaping is now twenty years old, it is imperative that the landscape materials are updated and modernized to retain the viability of our community. This project includes updating the main roadways throughout the community including entrances to all neighborhoods.

Project objectives include but are not limited to: add large flowering trees that primarily bloom during winter/spring; add flowering understory to brighten shady areas and add contrast to palms; place beds of color at strategic spots to add visual interest at intersections where vehicles stop and draw attention to pedestrian/golf cart crossings; maximize visual interest at intersections where vehicles stop and

drivers can see detail; increase visibility and wayfinding; accentuate positive site features and buffer view shields to focus user on the positive features.

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### ***Priority 7. Gate House and Monuments Renovations***

Estimated Cost: \$464,830

Description of Gate House Renovations: The gate houses at Corkscrew Rd and Main Gate entrances require improvements to exterior and interior finishes and furnishings. The design theme would be updated to provide continuity with the Golf Club.

Description of Monuments Renovations: With the capital improvements to Pelican Sound amenities, it is important to update the monuments at the Corkscrew Rd entrance, Williams Rd entrance, and US-41/Main Gate entrance.

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### ***Priority 8. Community Fence Line***

Estimated Cost: \$235,664

Description: This project will include an evaluation of neighboring communities for various details such as height, material, and design of community boundary fences. The focus area is along the current fence line boundaries along Williams Rd. Other areas will be evaluated and reviewed to determine if any other fencing needs to be considered.

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