



River Ridge Community Development District
Long-Range Infrastructure Plan
Executive Summary
5 Year Planning
2024-2029

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 fund(s) the project(s) 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. Recent projects included the following:

- Community Master Landscape Renovation – FY 2023 - \$823,878.00
- Rain Bird Irrigation Control System – FY 2023 \$850,000.00
- Community Irrigation Pump Station – FY 2022 \$260,000.00
- Community Filtration System – FY 2022 \$66,000.00
- Phase II Paver Project – FY 2021 - \$238,000.00

As the community is aging and now over 20 years old, it is critical to continue our review and evaluation of the long-range needs of our infrastructure.

Purpose and Funding 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 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. The “Estimated Costs” listed for each project are projected estimates based on recent costs experienced on similar projects in other communities.

Long-Range Projects by Priority

Priority 1

Project: Irrigation Well Water & Storm Water Management Assessment
& Improvements

Funding Year: 2023-2024-2025

Priority 2

Project: Monuments Renovation

Funding Year: 2025

Priority 3

Project: Gatehouses Renovation

Funding Year: 2026/2027

Priority 4

Project: Traffic Calming Projects

Funding Year: 2028

Priority 5

Project: Phase III & IV Paver Projects

Funding Year: 2028/2029

Priority 1. Storm Water Management Assessment & Improvements

Estimated Cost: FY 2024 \$440,000.00 & 2025 \$440,000.00

Description:

Irrigation Well Water Improvements:

Phase 1 Well Upgrade - Estimated Cost: \$140,000

This project consists of upgrading our current well to allow more water supply to our aqua range and lakes 9. This increased capacity will support adding additional water supply for our Golf Course and Community when needed.

Phase 2 Additional Well - Estimated Cost: \$140,000

The project scope will be to add an additional well on property that will provide redundant systems for supplying water when we are in lack of water from either the reclaimed water or rain. By implementing this additional system, it will support sustainable practices and ensure the well-being of the properties landscaping and golf course assets.

Storm Water Management Assessment & Improvements:

Seaside I & II: Improvements to the green area that separates the Seaside Community from the golf course to reduce standing water and provide drainage connections to the existing lakes and surrounding inlets. Improvements will consist of, but not limited to, raising the existing grade to reduce the occurrence of standing water, installation of pipes and inlets to collect water and direct it to adjacent lakes and existing inlets, restoration of disturbed areas and sodding the disturbed areas to prevent erosion. The proposed improvements will require an easement agreement between the PSGRC and the District for continued maintenance of the pipes and inlets.

The Masters: Improvements to the low areas between the existing homes and the adjacent golf course. Such improvements are intended to collect water that has been standing in the low-lying areas and direct the water to existing lakes and surrounding inlets. Improvements will consist of, but not limited to, installation of pipes and inlets along existing property lines and within existing drainage easements that are dedicated to the District. Sodding disturbed areas to prevent erosion. Location of the proposed improvement will be per the previously provided District Engineer exhibit.

Control Structures Modification: Modifications to the existing control structures for Basins E2, E5, and E6 per the approved South Florida Water Management District (SFWMD) permit. Improvements will consist of but are not limited to the installation of concrete/block restrictions to the existing structures to restrict flow and direct it into a more optimal flow pattern in the basin, will also include the restoration of disturbed areas & installation of sod to control erosion.

Priority 2. Monuments Renovation

Estimated Cost: FY 2025 -\$220,000.00

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.

Priority 3. Gatehouses Renovation

Estimated Cost: FY 2026 \$460,000.00 & FY 2027 \$40,000.00

Description: 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.

Priority 4. Traffic Calming Projects

Estimated Cost: FY 2028 \$200,000.00

Description: The District will evaluate the need for additional traffic calming speed tables, traffic circles and other items to assist in ensuring the safe flow of traffic within the community. This project will also include the renovation of the gate access system and any potential upgrades needed to ensure the safe movement of traffic entering and exiting the community.

Priority 5. Phase III & IV Paver Projects

Estimated Cost: FY 2028 \$275,000.00 & FY 2029 \$275,000.00

Description: With the recent upgrades to roadway pavers in Phase II, these paver installations will enhance and complete the areas in the community where original pavers remain.

Phase III – Scope will include Main Gate Entrance and the surrounding area, Golf Cart Crossing River #2 to River #3

Phase IV – Scope will include The Masters Entrance, Palmetto Dunes Entrance, Palmetto Dunes Cul-de-Sac 1&2, Williams Road Entrance, Island Sound Entrance, Mailbox Crosswalks on Pelican Sound Drive & Sound Way, Southern Hills Cul-de-Sac 1&2