



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

Overview

The Community Development District (CDD) is a governmental entity established to address the long-term needs of its community. Created under Chapter 190 of the Florida Statutes, a CDD's primary responsibilities include planning, financing, constructing, operating, and maintaining community-wide infrastructure, as well as providing other essential services for the benefit of its residents.

The CDD ensures that residents have access to well-maintained infrastructure. When components of the infrastructure require replacement, the CDD will either fund them through the non-ad valorem assessment or enter into short-term financing arrangements or issue long-term bonds to fund projects over several years.

The cost of operating a CDD is borne by those who benefit from its services. Property owners within the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector. This assessment may consist of two parts:

1. An annual operations and maintenance assessment – This fluctuates from year to year based on the approved budget for that fiscal year.
2. An annual capital or debt service assessment – This is used to repay financing for community infrastructure and facilities.

Over the years, **River Ridge CDD** has undertaken numerous infrastructure improvements, including:

- Replacement of the Golf Course and Community irrigation pump station
- Multiple paver projects
- Community landscape enhancements
- Installation of a Golf Irrigation Control System
- Asphalt resurfacing on all roadways
- Stormwater management basin improvements
- Stormwater mitigation efforts

As the community continues to age—now over 25 years old, it is essential to begin reviewing and evaluating long-term infrastructure planning to ensure sustainability and continued functionality.

Purpose and Funding of the Long-Range Plan

The Long-Range Plan outlines critical infrastructure projects for the next ten years to ensure the continued maintenance and enhancement of the community, which is managed by the Community Development District (CDD). Additional projects may be identified and reviewed over the coming years, subject to evaluation once current projects are approved and completed. Projects will be reviewed and approved on a fiscal year basis.

The CDD's responsibilities within the community include:

- **Stormwater management**
- **Streets and sidewalks**
- **Community and golf course irrigation systems**
- **Lake and wetland management**
- **Other essential infrastructure components**

This plan serves as a guiding framework for long-term planning and does not represent a fixed schedule. Project funding will be assessed annually and may be adjusted, accelerated or delayed depending on available resources. If a recommended project undergoes significant changes in scope, cost, or timeline, the River Ridge Board of Supervisors will re-evaluate it.

Each project will be approved and funded through the non-ad valorem assessment for the following fiscal year, financing through a short-term loan or long-term bond. The goal is to implement a gradual increase in the non-ad valorem assessment while avoiding significant year-over-year changes.

All projects require approval by the River Ridge Community Development District Board of Supervisors.

Long-Range Projects by Critical Need

Critical Need	Project Name	Funding Year
1	Traffic Calming Project	2025
2	Phase 2 Additional Well	2026
3	Stormwater Management Phase III	2026
4	Monument Renovation	2026
5	Gatehouse Renovation	2026/2027
6	Phase III Paver Projects	2026
7	Phase IV Paver Projects	2030
8	Golf Course Irrigation Piping	2030
9	Community Irrigation Piping	2030/2031/2032+
10	Community Stormwater Safeguards Control Structures	2033
11	Asphalt Resurfacing & Gutter Repairs	2035
12	Landscape Enhancements	2035

River Ridge CDD Long-Range Planning Report (2025–2035)

Critical Need 1: Traffic Calming Projects

Estimated Cost: FY 2025 – \$150,000

Description: The district will evaluate the need for additional traffic-calming measures, such as speed tables, traffic signage, and other solutions to ensure safe traffic flow within the community. The first initiative will be the installation of radar speed signs throughout the property to deter speeding. Additional measures include educational initiatives and a comprehensive traffic-calming assessment to identify further needs and improvements.

Critical Need 2: Phase 2 Additional Well

Estimated Cost: FY 2026 – \$285,000

Description: This project will add an additional well on the property to provide a redundant water supply system, ensuring access to water during periods of limited reclaimed water availability or insufficient rainfall. This system will support sustainable water management practices and safeguard the landscaping and golf course from water shortages.

Critical Need 3: Stormwater Projects Phase III

Estimated Cost: FY 2026 – \$585,000

Description: This project aims to enhance drainage infrastructure by installing additional drainage systems in key areas. The focus includes the left side of Lakes 8 behind the Oak Run buildings, the area behind Seaside III, and the left side of Sound 1 behind the Turnberry I buildings. Additionally, improvements will be made to Sound 3 behind a portion of Palmetto Dunes. These enhancements will improve stormwater management and reduce the risk of flooding during heavy rainfall and enhance the golfing experience.

Critical Need 4: Monument Renovation

Estimated Cost: FY 2026 – \$220,000

Description: As Pelican Sound reaches its 25-year milestone, it is necessary to replace aging monuments to maintain the community's aesthetic appeal. Updates will include renovations at the Corkscrew Road entrance, Williams Road entrance, and US-41/Main Gate entrance. The permitting process will also cover neighborhood monument renovations, which will be funded through Pelican Sound's replacement capital.

Critical Need 5: Gatehouse Renovation

Estimated Cost: FY 2026 – \$460,000, FY 2027 – \$460,000

Description: The gatehouses at the Corkscrew Road and Main Gate entrances require structural and aesthetic improvements to both interior and exterior finishes. The renovations will include updated designs to create

architectural continuity with the Golf Club and River Club Complex, ensuring a cohesive and welcoming entrance experience for residents and visitors.

Critical Need 6: Phase III Paver Projects

Estimated Cost: FY 2026 – **\$150,000**

Description: Following the successful completion of Phase II roadway paver upgrades, Phases III will continue enhancements to key areas within the community.

- **Phase III:** Focused on upgrading the Main Gate Entrance, surrounding areas, and Williams Road Entrance.

Critical Need 7: Phase IV Paver Projects

Estimated Cost: FY 2030 – **\$360,000**

Description: Following the successful completion of Phase II roadway paver upgrades, Phases IV will continue enhancements to key areas within the community.

- **Phase IV:** Covering the Masters Entrance, Palmetto Dunes Entrance, Palmetto Dunes Cul-de-Sacs 1 & 2, Island Sound Entrance, mailbox crosswalks on Pelican Sound Drive & Sound Way, Golf Cart Crossing from River #2 to River #3 and Southern Hills Cul-de-Sacs 1 & 2.

Critical Need 8: Golf Course Irrigation Piping

Estimated Cost: FY 2030 – **\$5,250,000**

Description: This project involves the replacement and modernization of the golf course irrigation piping system, ensuring efficient water distribution to maintain healthy turf conditions. The new irrigation piping system will incorporate advanced piping materials and updated irrigation technology, improving water conservation and long-term sustainability. This project will be coordinated with the golf course renovations which is funded by the PSRGC.

Critical Need 9: Community Irrigation Piping

Estimated Cost: FY 2030 – **\$150,000**, FY 2031 – **\$50,000**, FY 2032 – **\$50,000**, FY 2033 – **\$50,000** FY 2034 – **\$50,000**, FY 2035 – **\$500,000**

Description: Over the next decade, the community's irrigation infrastructure will be systematically upgraded to improve efficiency and reliability. This phased project will replace aging mainline piping and introduce more efficient water distribution technologies, reducing water waste and optimizing irrigation coverage throughout the common areas and residential landscapes.

Critical Need 10: Community Stormwater Safeguards Control Structures

Estimated Cost: FY 2033 – **\$500,000**

Description: This project will involve upgrading and reinforcing or repairing existing stormwater control structures to enhance flood prevention and water retention capabilities. The improvements will address

drainage system integrity, erosion control, and environmental compliance, ensuring that the community remains resilient against heavy rainfall and storm events. This also includes the Dry Detention area number 1.

Critical Need 11: Asphalt Resurfacing & Gutter Repairs

Estimated Cost: FY 2035 – \$1,450,000

Description: As part of the long-term infrastructure plan, major asphalt resurfacing and gutter repair work will be conducted throughout the community. This project will ensure safer roadways, improved drainage, and extended pavement lifespan, addressing areas that have experienced wear and tear over time.

Critical Need 12: Landscape Enhancements

Estimated Cost: FY 2035 – \$800,000

Description: The Landscape Enhancements project focuses on replacing plantings that have reached the end of their useful life and updating landscaping to reflect current community conditions. This includes the removal and replacement of aging or declining trees, shrubs, and other vegetation with sustainable, climate-appropriate species. Additionally, improvements will be made to enhance the support of environmental sustainability. These enhancements will help preserve the natural beauty of the community while meeting the evolving needs.

Conclusion

The River Ridge CDD Long Range Planning (2025–2035) outlines strategic investments aimed at maintaining infrastructure integrity, safety, and aesthetic appeal while promoting sustainability and efficiency. Each initiative has been carefully planned to address immediate and future needs, ensuring continued high-quality living standards for residents.

Key Activity Dates: Long Term Operating Item

Preserve and Conservation Area Fire Protection Mitigation

Estimated Cost: Budgeted on a per year basis

Description: This project is to protect residential neighborhoods communities near preserves, conservation lands, and wildfire-prone areas. This plan would involve a proactive fire management strategy to minimize the risk of wildfire spreading to homes while maintaining the ecological balance of protected landscapes.