

**PUBLIC FACILITIES REPORT**

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

HILLSBOROUGH COUNTY, FLORIDA

November 2011

Prepared by:





## **PURPOSE AND SCOPE**

This report is being prepared at the request of Diamond Hill Community Development District (the District) to comply with requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next five years.

## **GENERAL INFORMATION**

The District encompasses 187.781 acres within the unincorporated area of Hillsborough County, Florida (the "County"). The District is located in portions of Sections 17 & 18, Township 29 South, Range 21 East and is south of Interstate-4 and north of State Road 60. The District is bounded on the west and south by farmland, on the east by property owned by Hillsborough County, and on the north by residential units. A legal description of the Diamond Hill Subdivision is on file at the District Manager's Office. The majority of the Diamond Hill lots are located around the Diamond Hill Golf Course which was developed more than 20 years ago after a phosphate mining operation was completed in the area. The golf course, however, is not part of the District.

A site plan for the majority of the Diamond Hill development was initially approved by Hillsborough County in 1972 showing an 825 unit residential subdivision. A revised General Development Plan was submitted to Hillsborough County in 2002 proposing the development of 520 lots. During the following two years the total number of residential units was revised downward to the current plan of 450 lots that have now been developed in a total of three phases (1 A, 1 B and 2). The development also includes a  $\pm 1.3$  acre community amenity parcel. Phase 1A consists of 250 units, Phase 1B consists of 72 units and Phase 2 contains the remaining 128 units. The District Engineer and District Manager maintain drawings for these developments.

The District was responsible for the construction of certain infrastructure improvements including stormwater management facilities, wastewater collection/transmission facilities and water supply facilities. No reclaimed water facilities were constructed within the District boundaries.

## **GOVERNMENTAL ACTIONS**

The District was established by Hillsborough County Board of County Commissioners on May 11, 2004 (Ordinance #04-23) and became effective May 19, 2004. All applicable zoning, vesting and concurrency approvals necessary for the development were issued in 2003 and 2004, and construction of all utilities, roadways, drainage systems, etc., was completed in 2005. All wastewater collection transmission facilities, and all potable water distribution facilities were dedicated to Hillsborough County at the completion of their construction in 2005, and Hillsborough County is now responsible for the operation and maintenance of these facilities.

## **STORMWATER MANAGEMENT FACILITIES**

The design criteria for the District's stormwater management system were regulated by both Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The stormwater management plan for Diamond Hill focused on utilizing newly constructed ponds for stormwater treatment in conjunction with stormwater attenuation within both the newly constructed ponds and naturally occurring wetlands. The naturally occurring wetlands and lake system within Diamond Hill constitutes approximately 35% of the District land area.



The primary objectives of the stormwater management system for the District were:

1. To provide a stormwater conveyance and storage system which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydro periods.
4. To ensure that adverse stormwater impacts do not upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

The stormwater collection and outfall systems consist of a combination of curb inlets, pipe culverts, curbs, control structures and open waterways. Wetlands hydro periods (normal pool and season high water elevations) are being maintained through proper maintenance of the outfall control structures. The construction of the entire stormwater management system infrastructure was monitored by Hillsborough County and SWFWMD, and at the completion of construction the initial District Engineer (Florida Design Consultants, Inc.) certified to both agencies, and to the District, that the system was constructed in substantial accordance with the approved plans and permits. Each stormwater retention/treatment area was designated with a tract number and the District has contracted with a lake maintenance company to provide the maintenance of the retention/treatment facilities needed to ensure that they continue to function properly.

The remaining portions of the stormwater management facilities are the inlets, curbs and drainage pipes within the district boundaries. These components were designed to accommodate only the stormwater runoff within the District. No additional capacity is available. A set of Record Drawings of all stormwater management facilities is on file with the District Engineer and, as of the date of this report, the system appears to be functioning as designed.

#### **CURRENTLY PROPOSED EXPANSION NEXT FIVE YEARS**

Since all intended and required facilities needed to serve the Diamond Hill Community Development District have been constructed, no expansion of these facilities is anticipated during the next five years

#### **REPLACEMENT OF FACILITIES**

The District has improved and replaced some components of the stormwater management system in order to maintain the functional design capacity and integrity of the system. Specific locations and brief description of the recent projects (completed in 2009 and 2010) follow:

Pond 1350 outfall structure – Replace outfall structure with an energy dissipation structure.

Pond 1400 outfall structure - Replace outfall structure with an energy dissipation structure.



Gem Luster Court drainage swale – Construct a swale to both store and convey stormwater runoff away from the residences along Gem Luster Court.

The District will continue to monitor the components of the stormwater management system and replace or improve elements where and when required. No improvements are anticipated at the time of this report.