



ARS

Annual Report Summary

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DRI #524 - HICKORY HILL HERNANDO COUNTY RY 2015-16

On April 26, 2007, the Hernando County Board of County Commissioners granted a Development Order via Resolution (Not Numbered) for Hickory Hills, LLC. The 2,766± acre project is a mixed-use development located west of Lockhart Road, east of Baseball Pond Road, south of Old Trilby Road and north of Church and Myers Roads in eastern Hernando County.

The Development Order has been amended twice, most recently on June 28, 2011 (Res. No. 2011-106). The Amendments, have, in part authorized: addition of ~4.55 acres with no additional entitlements; realignment of the southern project entrance to minimize wetland impacts; and extension of the project buildout and Development Order expiration dates by a cumulative period of eight years due to a culmination of 2009 legislation (i.e. SB 360/2 Years), 2010 legislation (SB 1752/2 Years) and 2011 legislation (i.e. HB 7207/4 Years). The Development Order now expires on November 1, 2032.

The following constitute the approved project entitlements with an established buildout date of December 31, 2029:

RESIDENTIAL (Single-Family Units)	COMMERCIAL (Sq. Ft.)	GOLF (Holes)
1,750	50,000	54*

* - Authorization to construct the final 18 holes is subject to favorable surface and groundwater quality monitoring assessments and demonstration of adequate environmental performance” following completion of the first 36 holes.

PROJECT STATUS

Development this Reporting Year: no development activity transpired during the reporting period.

Cumulative Development: development of the project has yet to be initiated.

Projected Development: no specific development activity has been identified for the next reporting year.

In lieu of preparing a formal Annual Report, the Applicant has submitted a correspondence dated February 17, 2016 indicating that “there has been no additional development pursuant to the development order since the submission of the previous report.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18). The extent of compliance with the following Development Order conditions will be determined as development is initiated and progresses forward and a formal Annual Report is prepared and submitted to the Tampa Bay Regional Planning Council for review.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer shall prepare and submit an *Environmental Monitoring Plan* (EMP) to the County Planning Agency and “appropriate state agencies” for review and approval concurrent with submittal of the first conditional plat and updated with each conditional plat submitted. The EMP (and associated updates) shall be included with the Annual Report. The EMP shall consist of the following components: *Stormwater Pollution Prevention Plan*; *Integrated Pest Management Plan*; *Chemical Management Plan*; *Groundwater Monitoring Plan*; *Wildlife Habitat Management Plan*; *Pet Management Plan*; and “*Hickory Hill Good Neighbor Policy*” (regarding neighboring wells mitigation requirements). [Condition 4.(A)(1)(a)]
2. The golf courses shall be designed, constructed and maintained to meet (or exceed) the Audubon International’s Signature Gold Program’s Natural Resource Management Plan’s Environmental and Design Standards or the equivalence [Condition 4.(A)(2)(e)(ii)]. Conformance to the AISP Gold Standards shall continue to be documented within each Annual Report [Condition 4.(A)(2)(e)(iv)].
3. Baseline groundwater monitoring data shall be collected [Condition 4.(A)(2)(i)]. Said monitoring shall be conducted through at least five years following expiration of the Development Order to ensure no degradation of the groundwater systems [Condition 4.(A)(2)(ii)]. The groundwater monitoring results shall be included with the future Annual Reports [Condition 4.(A)(2)(ii)(3)].
4. The Developer’s Annual Report shall include a report on the monitoring and maintenance of the habitat preservation areas and identify any proposed revision(s) to the Wildlife Habitat Management Plan (WHMP) and the Environmental Management Plan (EMP). [Condition 4.(A)(4)(b)(ii)]
5. The Developer shall educate the residents on the importance of protecting ground and surface water resources, water conservation measures and to promote the principles of the Florida Yards & Neighborhood Program. Workshops with residents shall be held, at minimum, annually. [Condition 4.(B)(2)(k)(1)]
6. The Developer shall donate \$150,000 to Hernando County Fire Rescue for fire protection equipment and/or facility. Such payment shall be rendered prior to the issuance of the 201st residential building permit. [Condition 4.(D)]
7. The onsite community center, clubhouse or other suitable facility shall be constructed for use as an emergency hurricane shelter for development residents. Construction shall include hurricane storm shutters or impact resistant windows/doors designed to withstand a Category 5 storm. [Condition 4.(E)(1)(a)]
8. The Developer shall donate \$175,000 (calculated as \$100/unit X 1,750 units) to Hernando County to create and/or promote affordable housing within the County. Such payment shall be rendered prior to the issuance of the 101st residential building permit. [Condition 4.(F)]
9. The Developer shall be responsible for making all the following required Pipeline Transportation Improvements: Lockhart Road Improvements; Lockhart Road Right-of-Way Dedications (from northern project boundary to I-75 & southern project boundary to I-75); Lockhart Road/S.R. 50 Intersection Improvements; and Church Road/Spring Lake Highway Intersection Improvements. Each of these improvements is specified in further detail in Conditions 4.(K)(7)(a)-(f).

10. The Developer shall make a lump sum payment of \$1,370,485 to Hernando County on or before July 1, 2014 to mitigate impacts to the State/Regional transportation system. [Condition 4.(K)(8)]
11. While Summary of Development Order Conditions #9 & #10 (above) were determined to satisfy the transportation mitigation obligations for the first 1,440 residential units and all non-residential development, the Developer will be subject to the payment of County impact road fees for all units above the initial 1,440 units. [Condition 4.(K)(10)]
12. Following the issuance of the 201st residential building permit, the Developer shall conduct traffic monitoring annually in April with all monitoring results submitted in conjunction with subsequent Annual Reports [Condition 4.(K)(11)(a)]. The future monitoring results will be compared against the 2,091 PM Peak Hour trips approved for the project [Condition 4.(N)(6)].
13. Stipulation 5.(C) recognizes that an Annual Report shall be submitted “*on February 1st of each year following the adoption year of this Development Order until termination of development activity.*” The stipulation specifies all recipient agencies, including “WRPC.” The Developer is hereby informed that the Withlacoochee Regional Planning Council (WRPC) was disbanded in 2015 as a result of the 2014 legislative session. Oversight of Hernando (and Citrus) County DRIs was alternatively conveyed to the Tampa Bay Regional Planning Council. In this regard, please transmit copies of future Annual Reports to the Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782 along with the corresponding Annual Report review fee of \$250, as specified in Rule 9J-2.0252, F.A.C.

DEVELOPER OF RECORD

Two Rivers Ranch Inc./Hickory Hills Land Company, Attention: Michael A. Babb, President, 40 Ranch Road, Thonotosassa, FL 33592 is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

Since a formal Annual Report was not filed in conjunction with the RY 2015-16 Annual Report, an assessment of Development Order compliance could not be conducted by TBRPC staff at the present time. Additionally, since development has yet to commence, many of the Conditions are not applicable at this time. Hernando County is responsible for ensuring compliance with the terms and conditions of the Development Order.