



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE PERMIT NO. 11-03808-P  
DATE ISSUED: September 9, 2016**

**PERMITTEE:** NEAL COMMUNITIES OF SOUTHWEST  
FLORIDA L L C  
ATTN: JAMES SCHIER  
5800 LAKEWOOD RANCH BOULEVARD N  
SARASOTA, FL 34240

**PROJECT DESCRIPTION:** This Environmental Resource Permit authorizes construction and operation of a stormwater management system serving 15.89 acres of residential development for a project known as Richmond Park.

**PROJECT LOCATION:** COLLIER COUNTY, SEC 26 TWP 48S RGE 26E

**PERMIT DURATION:** See Special Condition No:1.

This is to notify you of the District's agency action for Permit Application No. 160426-14, dated April 26, 2016. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S).


Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 18 General Conditions (See Pages : 2 - 4 of 7),
3. the attached 16 Special Conditions (See Pages : 5 - 7 of 7) and
4. the attached 3 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 9th day of September, 2016, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website ([my.sfwmd.gov/ePermitting](http://my.sfwmd.gov/ePermitting)).

BY:   
Melissa M. Roberts, P.E.  
Regulatory Administrator  
Lower West Coast Service Center

## NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

## GENERAL CONDITIONS

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
  - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
  - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that

## GENERAL CONDITIONS

require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other

## GENERAL CONDITIONS

uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

## SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on September 9, 2021.
2. Operation and maintenance of the stormwater management system shall be the responsibility of Richmond Park Condominium Association, Inc. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities:

Basin: 2A / Structure CS-2A

1 - 3" dia. CIRCULAR ORIFICE with invert at elev. 11.76' NAVD 88.  
30" dia. REINFORCED CONCRETE PIPE culvert.  
1 - 37" W X 49" L Mod. FDOT Type "D" drop inlet with crest at elev. 13.80' NAVD 88.  
Receiving body : BASIN 2B  
Control elev : 11.76 feet NAVD 88.

Basin: 2B / Structure CS-2B

1 - 12" W X 4" H RECTANGULAR weir with crest at elev. 13.80' NAVD 88.  
1 - 3" dia. CIRCULAR ORIFICE with invert at elev. 11.76' NAVD 88.  
30" dia. REINFORCED CONCRETE PIPE culvert.  
1 - 37" W X 49" L Mod. FDOT Type "D" drop inlet with crest at elev. 17.60' NAVD 88.  
Receiving body : BASIN 2C  
Control elev : 11.76 feet NAVD 88.

Basin: 2C / Structure OCS-2 (Existing Control Structure)

2 - 36" WIDE BROAD CRESTED weirs with crest at elev. 13.16' NAVD 88.  
1 - 54" WIDE BROAD CRESTED weir with crest at elev. 13.16' NAVD 88.  
1 - 3" dia. CIRCULAR ORIFICE with invert at elev. 11.76' NAVD 88.  
48" dia. REINFORCED CONCRETE PIPE culvert.  
1 - 36" W X 79" L Mod. FDOT Type "H" drop inlet with crest at elev. 14.16' NAVD 88.  
Receiving body : COCOHATCHEE CANAL  
Control elev : 11.76 feet NAVD 88.

4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

6. Minimum building floor elevation:

BASIN: 2A - 16.75 feet NAVD 88.  
BASIN: 2B - 16.75 feet NAVD 88.

## SPECIAL CONDITIONS

7. Minimum road crown elevation:  
  
Basin: 2A - 16.05 feet NAVD 88.  
Basin: 2B - 16.05 feet NAVD 88.  
Basin: 2C - 14.06 feet NAVD 88.  
Basin: IMMOKALEE RD. - 14.06 feet NAVD 88.
8. Minimum parking lot elevation:  
  
Basin: 2A - 16.05 feet NAVD 88.  
Basin: 2B - 16.05 feet NAVD 88.  
Basin: 2C - 14.06 feet NAVD 88.  
Basin: IMMOKALEE RD - 14.06 feet NAVD 88.
9. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Compliance (ERC) staff, and any other local government entities as necessary.  
  
The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties.  
  
To schedule a pre-construction meeting, please contact ERC staff from the Lower West Coast Service Center at (239) 338-2929 or via e-mail at: [pre-con@sfwmd.gov](mailto:pre-con@sfwmd.gov). When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
10. The permittee shall utilize the criteria contained in the Stormwater Pollution Prevention Plan (Exhibit 2.1) and on the applicable approved construction drawings for the duration of the project's construction activities.
11. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit 2.2.
12. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species. In particular, consultation with the USFWS regarding such species as the Florida bonneted bat and the Florida panther is required prior to the commencement of construction.
13. The permittee shall comply with the provisions of the fox squirrel habitat management plan approved for the project site in accordance with Exhibit 3.4. Prior to initiating construction activities, the site shall be surveyed for the presence of active Big Cypress fox squirrel nests. A 125 foot radius undisturbed buffer must be maintained around all active nests. Following nesting activities, the nesting tree may be removed following coordination with the Florida Fish and Wildlife Conservation Commission and obtaining all required permits.  
  
Any modifications to this program shall require prior written approval from District staff.
14. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.3, the permittee shall submit documentation from Panther Island Mitigation Bank that 0.36 freshwater forested



### **SPECIAL CONDITIONS**

credits have been deducted from the official agency ledger.

15. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit 3.3. Any deviation from these time frames must be coordinated with the District's Environmental Resource Compliance staff, and may require a minor modification to this permit. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
16. The following are exhibits to this permit. Exhibits noted as incorporated by reference are available on the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) under this application number.

Exhibit 1.0	Location Map
Exhibit 2.0	Plans
Exhibit 2.1	Stormwater Pollution Prevention Plan
Exhibit 2.2	Urban Stormwater Management Program
Exhibit 3.0	FLUCCS Habitat Map
Exhibit 3.1	Wetland Impact Map
Exhibit 3.2	Letter of Reservation
Exhibit 3.3	Work Schedule
Exhibit 3.4	Big Cypress Fox Squirrel Management Plan



**PROJECT EVALUATION:****PROJECT SITE DESCRIPTION:**

The site is located at the southwest corner of Immokalee Road and Woodcrest Drive in Collier County. Refer to Exhibit 1.0 for a location map.

The project is comprised of two parcels. The eastern-most parcel comprises 10.61 acres and is vacant containing upland pine flatwoods, disturbed land, and pine-cypress wetlands. There are no permitted water management facilities within this portion of the project site. The 5.28-acre western-most parcel is partially developed with a stormwater management facility for Basin 2 of the Immokalee Road Six-Lane Widening Project (Permit No. 11-01737-P / Applications No. 011206-10, 040423-23, and 130529-8).

A stipulated final judgment was recorded in 2005 (reference OR Book 3892, Page 4139 in the Collier County public records) granting the applicant the right to acquire the western parcel from Collier County and granting an easement to Collier County for drainage, utility, and maintenance purposes. The stipulated final judgement was executed on February 23rd, 2016 (reference OR Book 5426, Page 3145 in the Collier County public records).

For information on the wetlands and surface waters within the project, please refer to the Wetlands and Surface Waters section of this staff report.

**LAND USE:**

- Land use information for the Immokalee Road Basin is based on Basin 2 of Immokalee Road identified under Application No. 040423-23.

**Construction****Project:****Total Project**

Building Coverage	3.02	acres
Dry Detention Areas	.41	acres
Impervious	2.96	acres
Lake	4.11	acres
Pervious	5.39	acres
<b>Total:</b>	<b>15.89</b>	

**Basin :** 2A

**Total Basin**

Building Coverage	2.36	acres
Dry Detention Areas	.41	acres
Impervious	2.31	acres
Pervious	2.02	acres
<b>Total:</b>	<b>7.10</b>	

**Basin :** 2B

**Basin :** 2B**Total Basin**

Building Coverage	.66	acres
Impervious	.65	acres
Lake	.50	acres
Pervious	1.45	acres
<b>Total:</b>	<b>3.26</b>	

**Basin :** 2C**Total Basin**

Lake	3.61	acres
Pervious	1.92	acres
<b>Total:</b>	<b>5.53</b>	

**Basin :** IMMOKALEE RD**Total Basin**

Impervious	8.20	acres
Pervious	2.76	acres
<b>Total:</b>	<b>10.96</b>	

**WATER QUANTITY :****Discharge Rate :**

As shown in the table below, the project discharge is within the allowable limit for the area. The maximum allowable discharge for this project is based on the combination of the designed discharge rate for Basin 2 of Immokalee Road of 26.43 cfs authorized under Permit No. 11-01737-P / Application No. 011206-10 with the maximum allowable discharge rate of 0.04 cfs / acre for the 10.36-acre additional development (Basins 2A and 2B) authorized for construction and operation under this permit.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11.7 inches

<b>Basin</b>	<b>Allow Disch (cfs)</b>	<b>Method Of Determination</b>	<b>Peak Disch (cfs)</b>	<b>Peak Stage ( ft, NAVD 88)</b>
2A	n/a	n/a	n/a	16.04
2B	n/a	n/a	n/a	16.02
2C	26.84	Conveyance Limitation	26.63	14.01
IMMOKALEE RD	n/a	n/a	n/a	14.01

**Finished Floors :**

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14.95 inches

**Basin**

Basin	Peak Stage ( ft, NAVD 88)	Proposed Min. Finished Floors ( ft, NAVD 88)	FEMA Elevation ( ft, NAVD 88)
2A	16.75	16.75	14.5
2B	16.75	16.75	14.5
2C	16.7	N/A	N/A
IMMOKALEE RD	16.7	N/A	N/A

**Road Design :**

Road Storm Frequency : 25 YEAR-3 DAY

Design Rainfall: 11.7 inches

Basin	Peak Stage ( ft, NAVD 88)	Proposed Min. Road Crown ( ft, NAVD 88)
2A	16.04	16.05
2B	16.02	16.05
2C	14.01	14.06
IMMOKALEE RD	14.01	14.06

**Parking Lot Design :**

Parking Lot Storm Frequency : 25 YEAR-3 DAY

Design Rainfall :11.7 inches

Basin	Peak Stage ( ft, NAVD 88)	Proposed Min. Parking Elev. ( ft, NAVD 88)
2A	16.04	16.05
2B	16.02	16.05
2C	14.01	14.06
IMMOKALEE RD	14.01	14.06

**Control Elevation :**

Basin	Area (Acres)	Ctrl Elev ( ft, NAVD 88)	WSWT Ctrl Elev ( ft, NAVD 88)	Method Of Determination
2A	7.10	11.76	11.76	Previously Permitted
2B	3.26	11.76	11.76	Previously Permitted
2C	5.53	11.76	11.76	Previously Permitted
IMMOKALEE RD	10.96	11.76	11.76	Previously Permitted

**Receiving Body :**

Basin	Str.#	Receiving Body
2a	CS-2A	BASIN 2B
2b	CS-2B	BASIN 2C
2c	OCS-2 (EX)	COCOHATCHEE CANAL

**Discharge Structures:** Note: The units for all the elevation values of structures are ( ft, NAVD 88)**Bleeders:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
2C	OCS-2 (EX)	1	Circular Orifice				3"		11.76

**Culverts:**

**Discharge Structures:****Culverts:**

Basin	Str#	Count	Type	Width	Length	Dia.
2C	OCS-2 (EX)	1	Reinforced Concrete Pipe			48"

**Inlets:**

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
2C	OCS-2 (EX)	1	Fdot Mod H Drop Inlet	36"	79"		14.16

**Weirs:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
2C	OCS-2 (EX)	1	Broad Crested	54"				13.16 (crest)
2C	OCS-2 (EX)	2	Broad Crested	36"				13.16 (crest)

**SWM(Internal) Structures:** Note: The units for all the elevation values of structures are ( ft, NAVD 88)**Bleeders:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
2A	CS-2A	1	Circular Orifice				3"		11.76
2B	CS-2B	1	Circular Orifice				3"		11.76

**Culverts:**

Basin	Str#	Count	Type	Width	Length	Dia.
2A	CS-2A	1	Reinforced Concrete Pipe			30"
2B	CS-2B	1	Reinforced Concrete Pipe			30"

**Inlets:**

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
2A	CS-2A	1	Fdot Mod D Drop Inlet	37"	49"		13.8
2B	CS-2B	1	Fdot Mod D Drop Inlet	37"	49"		17.6

**Weirs:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
2B	CS-2B	1	Rectangular	12"	4"			13.8 (crest)

**WATER QUALITY :**

Water quality treatment will be provided in the interconnected dry detention and wet detention system. As shown in the table below, the project provides the total required 3.12 acre-feet of water quality treatment volume. The project provides 0.44 acre-feet of dry detention volume and 0.97 acre-feet of wet detention volume for the residential development basins (Basins 2A and 2B). The existing 3.61-acre lake (Lake 2C) provides 1.71 acre-feet of wet detention volume for Basins 2C and the existing corridor of Immokalee Road draining into this lake.

Pursuant to Appendix E of Volume II, the water quality treatment volume provided includes an additional 50% treatment volume above the requirements in Section 4.2 of Volume II to provide reasonable assurance that the project will not have an adverse impact on the quality of the receiving body, North Golden Gate (WBID 3278S). This watershed has been identified as impaired for dissolved oxygen with the causative pollutants of nutrients.

In addition to the required water quality treatment volume, the applicant provided site specific pollutant loading calculations to demonstrate that the storm water management system reduces the post

development loading of pollutants (specifically nutrients) to levels less than the loadings generated under the pre-development condition. The pollutant loading calculations are based upon the removal characteristics associated with the system.

The project also includes implementation of a Stormwater Pollution Prevention Plan (Exhibit 2.1) and an Urban Stormwater Management Program (Exhibit 2.2) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

<b>Basin</b>	<b>Treatment Method</b>		<b>Vol Req.d (ac-ft)</b>	<b>Vol Prov'd</b>
2A	Treatment	Dry Detention	.44	.44
2B	Treatment	Wet Detention	.97	.97
2C	Treatment	Wet Detention	1.71	1.71

## **WETLANDS:**

### **Wetlands And Other Surface Waters:**

The project area contains two wetlands (one wetland is 0.09-acres and the second wetland is 0.84-acres) and one surface water (a 4.20-acre storm water pond) totaling 5.13 acres. Please see Exhibit 3.0 for wetland locations. The wetlands can be generally described as pine cypress cabbage palm with varying levels of exotic vegetation. Additional wetland descriptions are located in epermitting.

The project will result in impacts to 0.93 acres of wetlands as described in the table below. Exhibit 3.1 identifies the locations of the wetlands that will be impacted. Based on the location of the wetlands within the project area, avoidance and minimization was not feasible for the type of development planned for the site. In addition, the wetlands are disturbed with exotic vegetation and have been hydrologically altered by regional disruptions to sheetflow, and therefore do not provide a high level of function within the West Collier Basin.

The smaller onsite wetland (Wetland 2) is isolated and less than 0.5-acres and does not meet the criteria of Section 10.2.2.1 Volume 1; therefore no mitigation is required for Wetland 2.

To mitigate for the wetland impacts, the applicant will purchase 0.36 freshwater forested mitigation bank credits from Panther Island Mitigation Bank, as depicted in Exhibits 3.2-3.3. The amount of mitigation was determined by using the Uniform Mitigation Assessment Method in Chapter 62-345, F.A.C. The final scores can be found in the permit file.

The proposed mitigation is located within the same basin as the impacts, therefore pursuant to Section 10.2.8 of Volume I, the project will not result in unacceptable cumulative impacts to the West Collier Basin.

**Wetland Inventory :**

CONSTRUCTION NEW -Richmond Park

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
W1	ON	624	Direct	.84	.43	.00					-.430	-.361
W2	ON	624	Direct	.09							.000	.000
<b>Total:</b>				.93								-.36

<u>Fluc cs Code</u>	<u>Description</u>
624	Cypress - Pine - Cabbage Palm

MITBANK		PANTHER ISLAND	
Type Of Credits		Number Of Credits	
		<b>Mitigation Bank Cr Used</b>	
Fresh Water Forested		.36	
<b>Total:</b>		<b>.36</b>	

**Fish And Wildlife Issues:**

The wetlands to be impacted provide habitat for wetland-dependent species including Big Cypress fox squirrel. The proposed mitigation will provide or improve habitat for wetland-dependent species. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning. The project is undergoing a review by the US Fish and Wildlife Service (USFWS) under Section 10 of the Endangered Species Act. Based on copies of correspondence from the USFWS (see epermitting), the project is within the secondary panther zone, and will need to provide Panther Habitat Units. In addition, surveys for the Florida bonneted bat were required and conducted in August 2016. Please see special condition no. 12 regarding fulfilling the requirements of the consultation with the US Fish and Wildlife Service prior to construction.

Please see Exhibit 3.4 for a copy of a Big Cypress fox squirrel management plan.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

**CERTIFICATION, OPERATION, AND MAINTENANCE:**

Pursuant to Chapter 62-330.310 Florida Administrative Code (F.A.C.), Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic



observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all stormwater management systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of stormwater management systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity will be responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

**RELATED CONCERNS:****Water Use Permit Status:**

The applicant has indicated that a groundwater well will be used as a source for irrigation water for the project. Water Use application number 160628-31 is being processed concurrently for this project.

The applicant has indicated that dewatering is required for construction of this project. Water Use application 160628-29 is being reviewed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

**CERP:**

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

**Potable Water Supplier:**

Collier County Utilities.

**Waste Water System/Supplier:**

Collier County Utilities.

**Right-Of-Way Permit Status:**

A District Right-of-Way Permit is not required for this project.

**Historical/Archeological Resources:**

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that there is some potential for undiscovered archeological sites to occur within the property. Please refer to General Condition No. 14 regarding fortuitous finds or unexpected discoveries during ground disturbing activities on the project site. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

**DEO/CZM Consistency Review:**

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

**Third Party Interest:**

No third party has contacted the District with concerns about this application.

**Enforcement:**

There has been no enforcement activity associated with this application.

**STAFF REVIEW:**

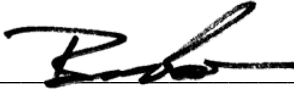
**DIVISION APPROVAL:**

**NATURAL RESOURCE MANAGEMENT:**

  
\_\_\_\_\_  
Laura Layman




**DATE:** 9/9/16

**SURFACE WATER MANAGEMENT:**

  
\_\_\_\_\_  
Brian Rose, P.E.

**DATE:** 9/8/16



<p><b>Exhibit No: 1</b></p>	<p>Exhibit Created On: 2016-04-28</p>	<p>COLLIER COUNTY, FL</p>	<p> Application</p> <p>Permit No: 11-01737-P</p> <p>Application Number: 160426-14</p> 
<p align="center"><b>REGULATION DIVISION</b></p> <p align="center">Project Name: RICHMOND PARK</p>			<p align="center"><a href="http://sfwmd.gov">sfwmd.gov</a></p> <p align="center">Created by Regulation GIS Section South Florida Water Management District</p>
		<p>0                      1,200                      2,400</p> <p>_____ Feet</p>	<p align="center">N</p> 