



An Equal Opportunity Employer

# Southwest Florida Water Management District

2379 Broad Street • Brooksville, Florida 34609-6899 • 1-800-423-1476 (Florida Only)  
or (352) 796-7211 • SUNCOM 628-4150 • T.D.D. Number Only (Florida Only): 1-800-231-6103  
Internet address: <http://www.dep.state.fl.us/swfwmd>

7601 Highway 301 North  
Tampa, Florida 33637-5759  
1-800-836-0797 or (813) 985-7481  
SUNCOM 578-2070

170 Century Boulevard  
Bartow, Florida 33830-7700  
1-800-492-7862 or (941) 534-1448  
SUNCOM 572-6200

115 Corporation Way  
Venice, Florida 34292-3524  
1-800-320-3503 or (941) 486-1212  
SUNCOM 526-6900

3600 West Sovereign Path, Suite 226  
Lecanto, Florida 34461-8070  
(352) 527-8131  
SUNCOM 667-3271

September 22, 1998

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Vice Chairman, St. Petersburg  
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Sarasota  
**John P. Harlee, IV**  
Bradenton  
**Curtis L. Law**  
Land O Lakes  
**Brenda Menendez**  
Tampa

**Michael J. Seymour**  
Renaissance Construction of Central Florida, Inc.  
461 W DeSoto Street  
Clermont, FL 34711

**Subject: Notice of Final Agency Action for Approval**  
**Permit No:** 4418062.00  
**Project Name:** North River Ranch Path  
**County:** Citrus  
**Sec/Twp/Rge:** 9/17S/17E

Dear Mr. Seymour:

This letter constitutes notice of Final Agency Action for **approval** of the permit application referenced above. Approval is contingent upon no objection to the permit being received by the District within the time frames described below.

Final approval is contingent upon no objection to the District's action being received by the District within the time frames described below.

You or any person whose substantial interests are affected by the District's action regarding your application may request an administrative hearing in accordance with Sections 120.569 and 120.57, F.S., and Chapter 28-106, F.A.C., of the Uniform Rules of Procedure. A request for hearing must (1) explain how each petitioner's substantial interests will be affected by the District's action, or proposed action; (2) state all material facts disputed by the petitioner or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C.. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address within 21 days of receipt of this notice. Receipt is deemed to be the fifth day after the date on which this notice is deposited in the United States mail. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Mediation pursuant to Section 120.573, F.S. to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

The enclosed approved construction plans are part of the permit, and construction must be in accordance with these plans.

If you have questions concerning the permit, please contact Kenneth R. Barrett, P.E., at the Brooksville Service Office, extension 4320. For assistance with environmental concerns, please contact Barry D. Billets, extension 4371.

Sincerely,

A. Paul Desmarais, P.E., Director  
Brooksville Regulation Department

APD:KRB:mjs

Enclosures: Approved Permit w/Conditions  
Construction Plans

Statement of Completion  
Notice of Authorization  
Noticing Packet

cc: File of Record 4418062.00  
Troy E. Burrell, Jr., P.E., Berryman & Henigar

Excellence  
Through  
Quality  
Service

100

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
STANDARD GENERAL  
PERMIT NO. 4418062.00

**EXPIRATION DATE: September 22, 2003**

PERMIT ISSUE DATE: September 22, 1998

This permit, issued under the provisions of Chapter 373, Florida Statutes, and Florida Administrative Code Rule 40D-40, authorizes the Permittee to perform the work outlined herein and shown by the application, approved drawing(s), plans, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

**PROJECT NAME:** North River Ranch Path

**GRANTED TO:** Renaissance Construction of Central Florida, Inc.  
461 W DeSoto Street  
Clermont, FL 34711

**ABSTRACT:** This permit is for construction of a new surface water management system to serve a 40.20 acre subdivision within a total ownership of 323.24 acres. The project is located off West Riverwood Drive, approximately two miles north of CR 488, in Citrus County.

The project is located within a hydrologically open drainage basin. Consistent with Chapter 40D-4, F.A.C., water quantity requirements, the principal design storm was based on a 100-year, 24-hour rainfall event of 10.6 inches for volume of retention. This is a large lot subdivision and the surface water management system consists of roadside swales with ditch blocks to hold the 100-year storm event without discharge. Minimal changes of grade will be done for the single road, therefore 100-year floodplain compensation is not required. No adverse on-site/off-site water quantity impacts are expected. Compliance with Chapter 40D-4, F.A.C., water quality requirements are assured, as the swales have been sized to retain and infiltrate one-half inch of runoff within 72 hours. No adverse on-site/off-site water quality impacts are expected. The project is located adjacent to the Withlacoochee River, an Outstanding Florida Water. Within the project, there are 6.57 acres of forested wetlands that are contiguous to the River. No impacts to wetlands are proposed.

The surface water management system will be operated and maintained by the Riverwood Ranch Homeowners Association. No objections to this permit application have been filed at the District to date.

**OP. & MAINT. ENTITY:** Riverwood Ranch Homeowners Association

**PROPERTY LOCATION:** Citrus County

**SEC/TWP/RGE:** 9/17S/17E

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**TOTAL ACRES OWNED  
 OR UNDER CONTROL:** 323.24

**PROJECT SIZE:** 40.20 Acres

**LAND USE:** Residential

**DATE APPLICATION FILED:** May 18, 1998

**AMENDED DATE:** N/A

I. Water Quantity/Quality

POND #	AREA ACRES @ T.O.B.	TREATMENT TYPE
1	1.78	On-Line Retention
TOTAL	1.78	

Mixing Zone required: YES ( ) NO (X)  
 Variance required: YES ( ) NO (X)

II. 100-Year Floodplain

Encroachment (ac-ft):	Compensation (ac-ft):
0.00	0.00

III. Environmental Considerations

<b>Wetland Information:</b>				
WETLAND #	TOTAL AC.	NOT IMPACTED AC.	TEMPORARILY DISTURBED AC.	PERMANENTLY DESTROYED AC.
B	6.57	6.57	0.00	0.00
TOTAL	6.57	6.57	0.00	0.00

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<b>Mitigation Information:</b>					
<b>AREA #</b>	<b>CREATED/ RESTORED AC.</b>	<b>UPLAND PRESERVED AC.</b>	<b>ENHANCED WETLANDS AC.</b>	<b>WETLANDS PRESERVED AC.</b>	<b>MISC. MIT. AC.</b>
1	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	0.00	0.00	0.00	0.00	0.00
<b>NET CHANGE</b>	+0.00	<b>OTHER MITIGATION TOTAL</b>			0.00

Comments: The project is located adjacent to the Withlacoochee River, an Outstanding Florida Water. Within the project, there are 6.57 acres of forested wetlands that are contiguous to the river. No impacts to wetlands are proposed.

Conservation easement not required.

#### **SPECIFIC CONDITIONS**

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Rule 40D-1.6105, F.A.C. In such situations, each landowner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The discharges from this system shall meet state water quality standards as set forth in Chapter 62-302 and Rule 62-4.242, F.A.C., for class waters equivalent to the receiving waters.
3. The Permittee shall retain the design engineer, or other professional engineer registered in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the professional engineer so employed. This information shall be submitted prior to construction.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
  - (X) wetland preservation
  - (X) wetland buffers
  - ( ) upland preservation
  - ( ) limits of approved wetland impacts
  - ( ) construction access for (list mitigation sites)

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

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5. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Brooksville Service Office a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C., and signed, dated, and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.

6. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Brooksville Service Office:

- a. Homeowners, property owners, master association or condominium association articles of incorporation, and
- b. Declaration of protective covenants, deed restrictions or declaration of condominium.

The Permittee shall submit these documents prior to any lot or unit sales within the project served by the surface water management system, or upon completion of construction of the surface water management system, whichever occurs first.

7. For dry bottom retention systems, the retention area(s) shall become dry within 72 hours after a rainfall event. If a retention area is regularly wet, this situation shall be deemed to be a violation of this permit.

8. The Permittee shall notify the District of any sinkhole development in the surface water management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

9. The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.

- ( ) For systems utilizing effluent filtration or exfiltration, the inspections shall be performed 18 months after operation is authorized and every 18 months thereafter.
- (X) For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.
- ( ) For systems utilizing effluent filtration or exfiltration and retention or wet detention, the inspections shall be performed 18 months after operation is authorized and every 18 months thereafter.

10. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.

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11. The following language shall be included as part of the deed restrictions for each lot:

All lot owners will be required to obtain a lot survey showing the location of the jurisdictional line and buffer zone established by the Southwest Florida Water Management District. The survey must be obtained prior to closing and shall be recorded together with the deed to the lot. No construction alterations will be allowed below the buffer zone as established by the survey without first obtaining permits required by the Southwest Florida Water Management District.

12. The following language shall be included as part of the deed restrictions for each lot:

All lot owners will be required to obtain Proprietary Authorization from the Southwest Florida Water Management District to use Sovereign Submerged Lands (SSL) before the owner performs such activities as dredging, filling, or the construction in, on or over SSL (for example, dock building). All lot owners shall have a lot survey prepared by a licensed surveyor, showing the location of the elevation of the landward extent of the SSL, which is 27.5 National Geodetic Vertical Datum. A copy of the survey shall be provided to the developer.

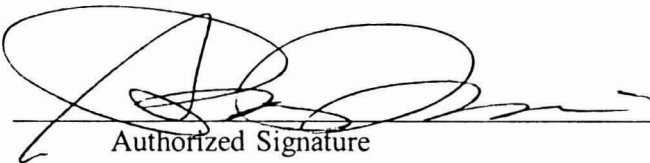
13. The following language shall be included as part of the deed restrictions for each lot:

No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the Southwest Florida Water management District.

14. Refer to GENERAL CONDITION No. 15 herein.

#### **GENERAL CONDITIONS**

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.



Authorized Signature

**EXHIBIT "A"**

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.
5. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the district as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

**ERP General Conditions**

**Individual, Standard General, Minor Systems**



6. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
7. Off site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
8. The permittee shall complete construction of all aspects of the surface water management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
9. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
  - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
  - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
  - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
10. All surface water management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
11. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.
12. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.



13. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.
14. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
15. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
16. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
17. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.
18. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.

**ERP General Conditions**  
**Individual, Standard General, Minor Systems**

19. The permittee is hereby advised that Section 253.77, F.S., states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
21. 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 section 373.421(2), F.S., provides otherwise.
22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

**PROFESSIONAL CERTIFICATION\***  
**FOR THE ENGINEERING EVALUATION REPORT**

MSSW/ERP Permit Number: 4418062.00

Date Application Received: May 18, 1998

Permittee's Name: Renaissance Construction of Central Florida, Inc.

Address: 461 W DeSoto Street  
Clermont, FL 34711

Project Name: North River Ranch Path


Project Description: Residential

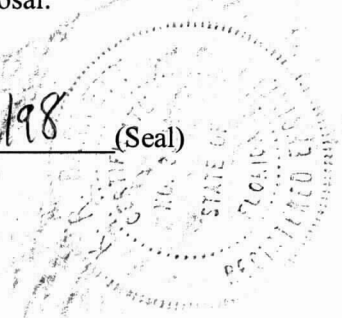
Project Size: 40.20 Acres

Activity: Construction

Section(s)/Township/Range: 9/17S/17E

I HEREBY CERTIFY that the engineering features described in the referenced application to construct and/or operate a surface water management system associated with the indicated project have been evaluated regarding provision of reasonable assurance of compliance with Part IV, Chapter 373, Florida Statutes, and Chapters 40D-4, 40D-40 or 40D-400, Florida Administrative Code, as applicable. I have not evaluated and do not make any certifications as to other aspects of the proposal.

 9/21/98 (Seal)  
Kenneth R. Barrett, P.E., FL P.E. #30114, Date  
Brooksville Regulation Department  
Southwest Florida Water Management District



\* When required by Section 61G15-26.001(1), F.A.C., a professional engineer's seal, signature and date (i.e., "Professional Certification") means that the work indicated has been conducted under the responsible supervision, direction or control of a person licensed by the State to practice engineering, who by authority of their license is required to have some specialized knowledge of engineering. Professional Certification is not a guaranty or warranty of fitness or suitability, either explicit or implied.