SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
PERMIT MODIFICATION NO. 49-00477-S
DATE ISSUED: OCTOBER 8, 2013

PERMITTEE: DEERFIELD LAND CORPORATION
(OSCEOLA CROSSING)
14901 S ORANGE BLOSSOM TRAIL,
ORLANDO, FL 32837

ORIGINAL PERMIT ISSUED: FEBRUARY 15, 1990

ORIGINAL PROJECT DESCRIPTION: OPERATION OF A WATER MANAGEMENT SYSTEM SERVING 126.7 ACRES OF COMMERCIAL LANDS DISCHARGING INTO LAKE TOHOPEKALIGA VIA MILL CREEK SLough OR SHINGLED CREEK.

APPROVED MODIFICATION: MODIFICATION OF AN ENVIRONMENTAL RESOURCE PERMIT TO AUTHORIZE CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE A 72 ACRE COMMERCIAL PROJECT KNOWN AS OSCEOLA CROSSING.

PROJECT LOCATION: OSCEOLA COUNTY, SECTION 04 TWP 25S RGE 29E
PERMIT DURATION: See Special Condition No.1.

This is to notify you of the District's agency action concerning Permit Application No. 130620-12, dated June 19, 2013. 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 Modification is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 19 General Conditions.
3. The attached 20 Special Conditions.
4. The attached 3 Exhibits.

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. Should you wish to object to the proposed agency action or file a petition, please provide written objections, petitions and/or waivers to:

Juanita Addie, Deputy Clerk, MSC9610
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680

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.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed or electronically submitted to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 9th day of October, 2013, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

By
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments
SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on October 8, 2018.

2. Operation of the stormwater management system shall be the responsibility of OSCEOLA CORPORATE CENTER MASTER OWNERS' ASSOCIATION, INC.

3. Discharge Facilities:

   Basin: Pond 309A
   1-30' WIDE BROAD CRESTED weir with crest at elev. 84.25' NGVD 29.
   1-7" dia. CIRCULAR ORIFICE with invert at elev. 83' NGVD 29.

   Receiving body : Wetland L
   Control elev : 83 feet NGVD 29.

   Basin: Pond 309B
   1-5' WIDE BROAD CRESTED weir with crest at elev. 87' NGVD 29.
   1-3" dia. CIRCULAR ORIFICE with invert at elev. 82.75' NGVD 29.

   Receiving body : Wetland L
   Control elev : 82.75 feet NGVD 29.

   Basin: Pond 600
   1-6' WIDE BROAD CRESTED weir with crest at elev. 85.75' NGVD 29.
   1-4.5" dia. CIRCULAR ORIFICE with invert at elev. 83' NGVD 29.

   Receiving body : Wetland H
   Control elev : 83 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. 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.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. 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.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to
properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.

13. If 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, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

14. Minimum building floor elevation:
   BASIN: Pond 309A - 85.90 feet NGVD 29.
   BASIN: Pond 309B - 87.70 feet NGVD 29.
   BASIN: Pond 600 - 88.00 feet NGVD 29.

15. Minimum road crown elevation:
   Basin: Pond 309B - 87.00 feet NGVD 29.
   Basin: Pond 600 - 87.10 feet NGVD 29.

16. Minimum parking lot elevation:
   Basin: Pond 309B - 87.00 feet NGVD 29.
   Basin: Pond 600 - 87.10 feet NGVD 29.

17. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention, unless reasonable assurances are provided that hazardous materials will not enter the project's stormwater management system. Such assurances may include deed restrictions on property planned for resale, type of occupancy, recorded lease agreements, local government restrictive codes, ordinances, licenses, and engineered containment systems designed in accordance with the District's Basis of Review Section 5.2.2(a). Pre-treatment requirements shall be determined on a case by case basis for the commercial areas at the time of application for construction authorization based on their proposed uses.

18. Prior to commencement of construction and in accordance with the work schedule in Exhibit No. 3, page 2, the permittee shall submit documentation that 1.37 fresh water forested credits have been deducted from the ledger for Hatchineha Ranch Mitigation Bank/Permit.

19. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 49-00477-S unless otherwise specified herein. This permit supersedes District Permit Application Number 050120-20.

20. Prior to construction of future phases, a permit modification will be required. Plans and calculations shall be submitted
to demonstrate compliance with the land use and site grading assumptions made in this application.
GENERAL CONDITIONS

1. All activities authorized by this permit 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 and Part IV, Chapter 373, F.S.

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 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. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1998), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. 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. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. 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. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved
responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use 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 the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. 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 40E-4 or Chapter 40E-40, F.A.C..

12. 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.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

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 Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. 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 the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., 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 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 District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk 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 Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District 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.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. Filings by e-mail will not be accepted. Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be 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 SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. Delivery of a petition to the SFWMD’s security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD’s security officer to contact the Clerk’s office. An employee of the SFWMD’s Clerk’s office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk’s Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall 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 with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.
Initiation of an Administrative Hearing
Pursuant to 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 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address 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.

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 extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

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 Sections 120.60(3) and 120.68, Fla. Stat., 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 pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.
INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Osceola Crossing
Permit No.: 49-00477-S
Application No.: 130620-12
Application Type: Environmental Resource (Construction/Operation Modification)
Location: Osceola County, S04/T25S/R29E
Permittee: Deerfield Land Corporation
Operating Entity: Osceola Corporate Center Master Owners' Association, Inc
Project Area: 72.00 acres

Project Land Use: Commercial

Drainage Basin: LAKE TOHOPEKALIGA
Receiving Body: Wetlands H and L

Special Drainage District: NA
Total Acres Wetland Onsite: 2.50
Total Acres Impacted Onsite: 2.50
Offsite Mitigation Credits-Mit.Bank: 1.37 Hatchineha Mitigation Bank
Conservation Easement To District: No
Sovereign Submerged Lands: No

Class: CLASS III

PROJECT PURPOSE:
Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 72 acre commercial project known as Osceola Crossing.
PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located northwest of the intersection of W Osceola Pkwy and N Orange Blossom Trail within the Osceola Corporate Center master permit in Osceola County.

There are previously permitted surface water management facilities within the project area that will be modified under this application. The site was previously permitted under App. No. 050120-20, which will be superseded by this permit.

The 72.0 acre project area is variously composed of pine flatwoods, mixed forested wetlands, marshes, and two large borrow pits. The application proposes to impact the 2.50 acres of wetlands and 4.90 acres of upland cut surface waters within the project area.

PROPOSED PROJECT:

Proposed is the surface water management system serving a retail commercial development. Water quality treatment and attenuation will be provided in three proposed wet detention ponds and Wetlands H and L of the Osceola Corporate Center master system.

Water quality treatment for 2.5 inches times the percentage of imperviousness is proposed.

The applicant has indicated that dewatering is required for construction of this project. The applicant shall obtain a Water Use permit for dewatering prior to construction. (See Conditions)

LAND USE:

Construction
Project:

<table>
<thead>
<tr>
<th>This Phase</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Coverage</td>
<td>10.10 acres</td>
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<tr>
<td>Pavement</td>
<td>38.51 acres</td>
</tr>
<tr>
<td>Pervious</td>
<td>9.31 acres</td>
</tr>
<tr>
<td>Water Mgmt Acreage</td>
<td>14.08 acres</td>
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<tr>
<td>Total</td>
<td>72.00 acres</td>
</tr>
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</table>

WATER QUANTITY:

Discharge Rate:

The proposed ponds discharge to Wetlands H and L where additional attenuation is provided. The applicant has shown that the post-development discharge rates of 44.14 cfs from Wetland H and 164.22 cfs from Wetland L are below the previously permitted allowable discharge rates of 44.37 cfs from Wetland H and 417.43 cfs for Wetland L.

Discharge Storm Frequency: 25 YEAR-3 DAY  Design Rainfall: 11.7 inches
Finished Floors:
As shown in the following table and the attached exhibits, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

<table>
<thead>
<tr>
<th>Basin</th>
<th>Peak Stage (ft, NGVD 29)</th>
<th>Proposed Min. Finished Floors (ft, NGVD 29)</th>
<th>FEMA Elevation (ft, NGVD 29)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309A</td>
<td>85.9</td>
<td>85.9</td>
<td>N/A</td>
</tr>
<tr>
<td>Pond 309B</td>
<td>87.7</td>
<td>87.7</td>
<td>N/A</td>
</tr>
<tr>
<td>Pond 600</td>
<td>88</td>
<td>88</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Road Design:
As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

<table>
<thead>
<tr>
<th>Basin</th>
<th>Peak Stage (ft, NGVD 29)</th>
<th>Proposed Min. Road Crown (ft, NGVD 29)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309A</td>
<td>85.5</td>
<td>85.5</td>
</tr>
<tr>
<td>Pond 309B</td>
<td>87</td>
<td>87</td>
</tr>
<tr>
<td>Pond 600</td>
<td>87.1</td>
<td>87.1</td>
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</table>

Parking Lot Design:
As shown in the following table and the attached exhibits, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

<table>
<thead>
<tr>
<th>Basin</th>
<th>Peak Stage (ft, NGVD 29)</th>
<th>Proposed Min.Parking Elev. (ft, NGVD 29)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309A</td>
<td>85.5</td>
<td>85.5</td>
</tr>
<tr>
<td>Pond 309B</td>
<td>87</td>
<td>87</td>
</tr>
<tr>
<td>Pond 600</td>
<td>87.1</td>
<td>87.1</td>
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</tbody>
</table>

Control Elevation:

<table>
<thead>
<tr>
<th>Basin</th>
<th>Area (Acres)</th>
<th>Ctrl Elev (ft, NGVD 29)</th>
<th>WSWT Ctrl Elev (ft, NGVD 29)</th>
<th>Method Of Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309A</td>
<td>23.45</td>
<td>83</td>
<td>83.00</td>
<td>Wet Season Soil Borings</td>
</tr>
<tr>
<td>Pond 309B</td>
<td>19.05</td>
<td>82.75</td>
<td>82.75</td>
<td>Wet Season Soil Borings</td>
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<tr>
<td>Pond 600</td>
<td>29.50</td>
<td>83</td>
<td>83.00</td>
<td>Wet Season Soil Borings</td>
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</table>

Receiving Body:

<table>
<thead>
<tr>
<th>Basin</th>
<th>Str.#</th>
<th>Receiving Body</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309a</td>
<td>CS-309A</td>
<td>Wetland L</td>
</tr>
<tr>
<td>Pond 309b</td>
<td>CS-309B</td>
<td>Wetland L</td>
</tr>
<tr>
<td>Pond 600</td>
<td>CS-600</td>
<td>Wetland H</td>
</tr>
</tbody>
</table>
**Discharge Structures:** Note: The units for all the elevation values of structures are (ft, NGVD 29)

<table>
<thead>
<tr>
<th>Bleeders: Basin</th>
<th>Str#</th>
<th>Count</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Length</th>
<th>Dia.</th>
<th>Invert Angle</th>
<th>Invert Elev.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond 309A</td>
<td>CS-309A</td>
<td>1</td>
<td>Circular Orifice</td>
<td>7&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pond 309B</td>
<td>CS-309B</td>
<td>1</td>
<td>Circular Orifice</td>
<td>3&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>Pond 600</td>
<td>CS-600</td>
<td>1</td>
<td>Circular Orifice</td>
<td>4.5&quot;</td>
<td></td>
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<table>
<thead>
<tr>
<th>Weirs: Basin</th>
<th>Str#</th>
<th>Count</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Length</th>
<th>Dia.</th>
<th>Elev.</th>
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<tr>
<td>Pond 309A</td>
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<td>Broad Crested</td>
<td>30'</td>
<td></td>
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<td>84.25 (crest)</td>
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<td>CS-309B</td>
<td>1</td>
<td>Broad Crested</td>
<td>5'</td>
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<td></td>
<td>87 (crest)</td>
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<tr>
<td>Pond 600</td>
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<td>Broad Crested</td>
<td>6'</td>
<td></td>
<td></td>
<td></td>
<td>85.75 (crest)</td>
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</table>

**WATER QUALITY:**

Water quality treatment for 2.5 inches times the percentage of imperviousness is proposed. No adverse water quality impacts are anticipated as a result of the proposed project.

<table>
<thead>
<tr>
<th>Basin</th>
<th>Treatment Method</th>
<th>Vol Req'd (ac-ft)</th>
<th>Vol Prov'd</th>
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<td>Treatment</td>
<td>6.6 acres</td>
<td>9.38</td>
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<td>Pond 309B</td>
<td>Treatment</td>
<td>3.03 acres</td>
<td>2.68</td>
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<tr>
<td>Pond 600</td>
<td>Treatment</td>
<td>4.45 acres</td>
<td>4.85</td>
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</table>

**WETLANDS:**

Wetland W-25 (2.42 ac. within the project) consists of a larger system dominated by cypress although this area proposed for impact is slightly higher in elevation than the rest of the wetland and is inundated less frequently. This area is dominated by both loblolly bay (Gordonia lasianthus) and cypress (Taxodium sp.). The adjacent borrow pond appears to have had had some hydrologic effect on this wetland and upland species are growing into the edge of the wetland.

Surface water W-17A (2.37 ac.) is an upland cut borrow area within which a canopy of slash pine (Pinus elliottii) has recruited, with a variety of other common species including wax myrtle (Myrica cerifera) and spike rush (Eleocharis sp.). Herbaceous vegetation includes mermaid weed (Proserpinaca pectinata), bushy bluestem (Andropogon virginicus), red root (Lachnanthes caroliniana), haptins (Eriocaulon sp.), and St. Johns wort (Hypericum sp.), pickerelweeds (Pontederia), beak sedge (Rhynchospora alba), and cattails (Typha latifolia). Cypress regeneration was noted in the groundcover.

Surface Water W-17B (2.53 ac.) was historically a borrow pit. It now functions as an herbaceous wetland with a large area of open water. There is limited emergent vegetation in the system likely due to the historic excavation and soil conditions. The perimeter has sand cord grass (Spartina bakeri), wax myrtle, dog fennel (Anthemis cotula), and duck potato (Sagittaria latifolia).

Wetland W-17B(0.08 ac.) is a portion of the above described borrow pond (17B) which was dug in what was historically wetlands.
Wetland Impacts:

Impacts (totaling 7.40 ac.) to all of the described wetland and surface water areas are proposed as the result of the proposed activities. But only the impacts to wetland W-25 (2.42 ac.) and wetland W-17B (0.80 ac.) will require mitigation. The remainder of surface water 17-B (2.53 ac.) and all of surface water 17A (2.37 ac.) do not require mitigation in as much as they are manmade upland cut borrow ponds.

ELIMINATION AND REDUCTION:

Due to the location of W-17A, W-17B and W-25 and with consideration of the current function of these systems, preserving and incorporating the subject wetlands into the post-development condition would achieve little in terms of environmental benefit. Previous site plans for The Oasis (Application No. 050120-20) avoided additional wetland impacts to these systems. However, developable uplands lie along the west side of U.S. Highway 441, and it was determined that the existing access point and turn radius would need to be modified to allow for access to this parcel that conforms with Florida Department of Transportation (FDOT) traffic standards. Further evaluation of project design to include this additional acreage into the original project area of the previously permitted project known as The Oasis resulted in the determination that redesign of the infrastructure and stormwater ponds would also be necessary to facilitate development of the parcel in accordance with regulatory standards. Due to the size and degraded quality of the wetlands from historic impacts from the construction of U.S. Highway 441, these wetlands provide only limited habitat value to wildlife. If left un-impacted in the post-development condition, these wetland areas would be surrounded by high intensity retail and commercial development, resulting in the wetlands being even less functional that in the current condition, providing little to no habitat value for wildlife. The functional value of the wetlands would be further exacerbated by their location immediately adjacent to two high intensity roadways.

CUMULATIVE IMPACTS:

The proposed 2.50 acres of wetland impacts represent less than 1% of the overall preserved on-site wetlands associated with the OCC DRI project area. Therefore, it should be considered that 99% of the DRI wetlands, and in-basin wetlands, will remain preserved in the post-development condition. Applied to the wider potential impacts to the basin of a like nature this would not constitute an unacceptable cumulative impact to the basin.

Mitigation Proposal:

As mitigation to offset the proposed 2.50 acres of wetland impact (with a UMAM value of 1.37) the applicant proposes to purchase 1.37 freshwater forested UMAM credits from the Hatchineha Ranch Mitigation Bank. A copy of the credit reservation letter is attached as Exhibit 3, page 1. The credits are required by permit condition to be purchased within 30 days of permit issuance. A copy of the work schedule is attached as Exhibit 3, page 2.

Wetland Inventory:

Wetlands 17A (2.37 ac.) and 2.53 acres of wetland W17B are being released from under the conservation easement and impacted. But, since these are upland cut borrow pits and were never used as mitigation, no mitigation to offset the impacts is being required now (UMAM scores are only provided for those areas requiring mitigation).
Wetland Inventory:

CONSTRUCTION MOD - Osceola Crossing

<table>
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<tr>
<th>Site Id</th>
<th>Site Type</th>
<th>Pre-Development</th>
<th>Post-Development</th>
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<tr>
<td>UP 889 ON</td>
<td>411 Direct</td>
<td>1.31 .15</td>
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<tr>
<td>W17A ON</td>
<td>523 Direct</td>
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<tr>
<td>W17B ON</td>
<td>641 Direct</td>
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<td>W25 ON</td>
<td>617 Direct</td>
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<td>0</td>
<td>-1.37</td>
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Flucss Code | Description
---|---
411 Pine Flatwoods
411 Pine Flatwoods - Hydric
411 Pine Flatwoods -
Upland
523 Lakes > 10 Acres But <
100 Acres
617 Mixed Wetland
Hardwoods
641 Freshwater Marshes

MITBANK

HATCHINEHA MITIGATION BANK

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<tr>
<th>Type Of Credits</th>
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<td>Mitigation Bank Cr Used</td>
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LEGAL ISSUES:

All of these wetlands were under a conservation easement dedicated to the District. A partial release of these parcels was approved by the Board on September 12, 2013.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of an appropriate registered professional registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).
Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.
RELATED CONCERNS:

Water Use Permit Status:
The applicant has indicated that reuse water from Toho Water Authority will be used as a source for irrigation water for the project.

The applicant has indicated that dewatering is required for construction of this project. The applicant shall obtain a Water Use permit for dewatering prior to construction. (See Conditions)

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:
Toho Water Authority

Waste Water System/Supplier:
Toho Water Authority

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

DRI Status:
This project is not a DRI.

Historical/Archeological Resources:
No information has been received that indicates the presence of archaeological or historical resources in the project area or indicating that the project will have any effect upon significant historic properties listed, or eligible for listing in the National Register of Historic Places.

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 RECOMMENDATION TO EXECUTIVE DIRECTOR:

The Staff recommends that the following be issued:

Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 72 acre commercial project known as Osceola Crossing.

Based on the information provided, District rules have been adhered to.
Staff recommendation is for approval subject to the attached General and Special Conditions.

STAFF REVIEW:

NATURAL RESOURCE MANAGEMENT APPROVAL

ENVIRONMENTAL EVALUATION

Susan C. Elfers

SUPERVISOR

Jennifer Thomson

SURFACE WATER MANAGEMENT APPROVAL

ENGINEERING EVALUATION

Jose A. Gomez, P.E.

SUPERVISOR

Mark S. Daron, P.E.

ENVIRONMENTAL RESOURCE PERMITTING BUREAU CHIEF:

Anita R. Bain

DATE: 10/8/13

REGULATION DIVISION ASSISTANT DIRECTOR:

Anthony M. Waterhouse, P.E.

DATE: 10/8/13
GENERAL CONDITIONS

1. All activities authorized by this permit 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 and Part IV, Chapter 373, F.S.

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 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. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. 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. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. 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. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental
GENERAL CONDITIONS

Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use 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 the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. 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 encumbrance 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 40E-4 or Chapter 40E-40, F.A.C..

12. 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.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No
GENERAL CONDITIONS

Notice* Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

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 Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. 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 the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on October 8, 2018.

2. Operation of the stormwater management system shall be the responsibility of OSCEOLA CORPORATE CENTER MASTER OWNERS' ASSOCIATION, INC.

3. Discharge Facilities:

   Basin: Pond 309A

   1-30' WIDE BROAD CRESTED weir with crest at elev. 84.25' NGVD 29.
   1-7" dia. CIRCULAR ORIFICE with invert at elev. 83' NGVD 29.

   Receiving body: Wetland L
   Control elev: 83 feet NGVD 29.

   Basin: Pond 309B

   1-5' WIDE BROAD CRESTED weir with crest at elev. 87' NGVD 29.
   1-3" dia. CIRCULAR ORIFICE with invert at elev. 82.75' NGVD 29.

   Receiving body: Wetland L
   Control elev: 82.75 feet NGVD 29.

   Basin: Pond 600

   1-6' WIDE BROAD CRESTED weir with crest at elev. 85.75' NGVD 29.
   1-4.5" dia. CIRCULAR ORIFICE with invert at elev. 83' NGVD 29.

   Receiving body: Wetland H
   Control elev: 83 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. 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.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. 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.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse
SPECIAL CONDITIONS

flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.

13. If 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, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (500) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

14. Minimum building floor elevation:
   - BASIN: Pond 309B - 87.70 feet NGVD 29.
   - BASIN: Pond 600 - 88.00 feet NGVD 29.

15. Minimum road crown elevation:
   - Basin: Pond 309B - 87.00 feet NGVD 29.
   - Basin: Pond 600 - 87.10 feet NGVD 29.

16. Minimum parking lot elevation:
   - Basin: Pond 309B - 87.00 feet NGVD 29.
   - Basin: Pond 600 - 87.10 feet NGVD 29.

17. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention, unless reasonable assurances are provided that hazardous materials will not enter the project's stormwater management system. Such assurances may include deed restrictions on property planned for resale, type of occupancy, recorded lease agreements, local government restrictive codes, ordinances, licenses, and engineered containment systems designed in accordance with the District's Basis of Review Section 5.2.2(a). Pre-treatment requirements shall be determined on a case by case basis for the commercial areas at the time of application for construction authorization based on their proposed uses.

18. Prior to commencement of construction and in accordance with the work schedule in Exhibit No. 3, page 2, the permittee shall submit documentation that 1.37 fresh water forested credits have been deducted from the ledger for Hatchineha Ranch Mitigation Bank/Permit.

19. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 49-00477-S.
SPECIAL CONDITIONS

unless otherwise specified herein. This permit supersedes District Permit Application Number 050120-20.

20. Prior to construction of future phases, a permit modification will be required. Plans and calculations shall be submitted to demonstrate compliance with the land use and site grading assumptions made in this application.
Standard Table of Contents for Exhibits

1.0 Location Map
2.0 Construction Plans
3.0 Wetlands & Other Surface Waters
July 24, 2013

Thomas M. Roehrk
Deerfield Land Corporation
14901 South Orange Blossom Trail
Orlando, FL 32837

Re: Credit Reservation from Hatchineha Ranch Mitigation Bank
Project Name: Osceola Crossing

Dear Mr. Roehrk:

This letter shall serve as your notice that one and thirty-seven hundredths (1.37) forested wetland credits have been temporarily reserved at Hatchineha Ranch Mitigation Bank, South Florida Water Management District Permit #53-00003-M, pursuant to and contingent upon your execution of and compliance with the terms of the attached Agreement. As stated in the Agreement, upon our receipt of the Final Purchase Price on or before October 22, 2013, the Credits will be transferred.

We appreciate the opportunity to serve your mitigation needs. Please do not hesitate to contact me if you have any questions.

Very truly yours,

[Signature]
Rebecca Perry
Central Florida Protection Manager
South Florida Water Management District  
Work Schedule Requirements

**Application No:** 130620-12

<table>
<thead>
<tr>
<th>Mitigation Plan ID:</th>
<th>HATCH RCH MIT BK</th>
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<td>SUBMIT MITIGATION BANK DOCUMENTATION</td>
<td>30-NOV-13</td>
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STAFF REPORT DISTRIBUTION LIST

OSCEOLA CROSSING
Application No: 130620-12
Permit No: 49-00477-S

INTERNAL DISTRIBUTION
X Jose A. Gomez, P.E.
X Susan C. Elfers
X Jennifer Thomson
X Mark S. Daron, P.E.
X A. Bain
X A. Lee
X A. Waterhouse
X ERC Engineering
X ERC Environmental

EXTERNAL DISTRIBUTION
X Permittee - Deerfield Land Corporation
X Engr Consultant - Harris Civil Engineers L L C
X Env Consultant - Bio-Tech Consulting Incorporated

GOVERNMENT AGENCIES
X Div of Recreation and Park - District 6 - FDEP
X Osceola County Engineer