



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751 • 407-659-4800
On the internet at www.sjrwmd.com.

August 16, 2019

Jeff Fuqua
Hartwood Residential, LLC
401 Ferguson Drive
Orlando, FL 32805-1009
Sent via email: jeff@amickinc.com

Re: Hartwood Marsh Residential
Application Number: 158467-1
(Please reference the application number on all correspondence.)

Dear Mr. Fuqua:

The St. Johns River Water Management District (District) has received your Individual Environmental Resource Permit application. Upon review of the proposed project, the following technical information is needed to sufficiently review the application. This information is being requested under the authority granted to the District by sections 373.413(2) and 373.4131, Florida Statutes (F.S.), and rules 62-330.054, 62-330.060, 62-330.301 and 62-330.302, Florida Administrative Code (F.A.C.).

In order to expedite the review of your application, please use the application number referenced above and respond electronically through e-Permitting at sjrwmd.com/permitting or submit all requested information to the District.

1. Insufficient information was provided to verify whether the stormwater management system will provide for the treatment and volumetric attenuation of stormwater runoff generated by the proposed residential development and adjacent roadways. Accordingly, please address the following:
 - a. Clarify the capacity for Ponds 1 and 2 as there are discrepancies between the stage-area-volume data provided in the drainage calculations and PONDS recovery analyses. Provide revisions for consistency.
 - b. The curve numbers for the roads (ROW 70%) and Amenity Center (60%) land covers used in the post-development peak rate and volumetric analyses appear low. Please review and provide revisions consistent with the proposed condition. Include supporting calculations as part of your response.
 - c. Based on the topographic survey, it does not appear that Basin PRE-1 drains entirely to the west to the wetland as currently assumed in the design of the stormwater management system. Please review the pre-development condition and provide revised calculations for consistency. Include runoff from the off-site contributing area

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to the south in the design of the system, as applicable.

- d. The rainfall amount of 10.2 inches for the 25-year, 96-hour storm event currently used in the design of the system does not appear correct for the project location. Please review and provide revisions demonstrating that the stormwater management system is sufficiently sized to retain and recover the pre-post difference in runoff volume generated by the 25-year, 96-hour storm event.

[62-330.301(1)(a),(b),(c),(e), F.A.C.; Sections 3 and 5, A.H. Vol II]

2. Please provide the following revisions, clarifications and information on the construction plans:
 - a. Clarify, on the plans, how off-site runoff from the east (Basins Off-Site Pre-2 and Off-Site Pre-3) will be routed to Pond 1. The piping shown on Sheet C311 of the plans is unclear in this regard.
 - b. Clarify the diameter for the equalizer pipe connecting Pond 1 to Pond 2. Provide revisions consistent with the calculations.

[62-330.301(1)(a),(b),(c),(e),(i), F.A.C.]

3. As noted in Nicole's August 8, 2019 email, the construction plans show a wetland line with a notation that it was flagged by Bio-Tech Consulting, Inc. (BTC) on July 6, 2015. However, the environmental report (ER) states that BTC flagged the wetlands in February 2018. There are no wetland and other surface water (OSW) figures included in the ER. Please clarify the discrepancy and verify the boundaries within the ER and the plans match.

In addition, aeriels and GIS wetland and soil layers show additional areas within the project area and adjacent to the project area that may be wetlands and OSW beyond what is shown on the plans. A site visit needs to be scheduled with District staff to determine if wetlands and OSW will be impacted. Please verify if additional wetlands and OSW exist within project area that need to be included in the wetland figures to be provided and contact Nicole at 407-659-4835 or nmartin@sjrwmd.com to schedule the site meeting.

Please provide an updated environmental report that includes a current, detailed description of all wetlands, OSW, and uplands within the project boundaries. Provide figures that show the wetlands and OSW referenced in the description. If wetlands or OSW impacts are proposed (after reduction and elimination is addressed), please provide a mitigation plan to offset direct and secondary impacts to wetlands and/or OSW resulting from construction of the proposed project.

[62-330.301, F.A.C., 62-330.302, F.A.C.; 10.0, A.H. Volume I]

4. Clarify who will operate and maintain the stormwater management system for the residential subdivision and roadway improvements for Hartwood Marsh and Hancock Roads. Provide homeowners association documents and easement agreements, as necessary. [62-330.060, F.A.C.; Section 12, A.H. Vol I; Section 2.5, A.H. Vol II]

****Please note, as of October 1, 2017, the U.S Army Corps of Engineers (Corps) is no longer participating in the Joint Application process. If your project does not qualify for federal authorization pursuant to the State Programmatic General Permit V-R1 (SPGP V-R1) or SAJ-111 Coordination Agreements, you may need to apply separately to the Corps using the appropriate federal application form for activities under federal jurisdiction. Please see the Corps' *Jacksonville District Regulatory Sourcebook* for more information about federal permitting. Please call your local Corps office if you have questions about federal permitting.****

Please be aware, suggestions or other direction provided by District staff are offered to assist applicants in complying with District rules. However, applicants bear the burden of demonstrating that their application meets the applicable rule requirements. Although District staff may provide suggestions to applicants that would allow staff to recommend approval of an application to the District's Executive Director or delegatee, the final decision regarding the approval of a permit application is up to the District's Executive Director or delegatee. If an application is recommended for substantive denial, the application will be scheduled for consideration by the District's Governing Board. Applicants are hereby advised the Governing Board and the Executive Director or delegatee are not bound by previous statements or recommendations of District staff regarding an application.

If the applicant desires to dispute the necessity for any information requested on an application form or in a letter requesting additional information, he or she may, pursuant to section 373.4141, F.S, and section 5.5.3.6, Environmental Resource Permit Applicant's Handbook Volume I (ERP A.H. Volume I) request that District staff process the application without the requested information. If the applicant is then unsatisfied with the District's decision regarding issuance or denial of the application, the applicant may request a section 120.569, F.S. hearing pursuant to chapter 28-106 and rule 40C-1.1007, F.A.C.

Please be advised that under section 5.5.3.5, ERP A.H. Volume I, the applicant has 90 days from the date the District makes a timely request for additional information to submit that information to the District. If an applicant requires more than 90 days to respond, it must notify the District in writing of the circumstances, at which time the application shall remain in active status for one additional period of up to 90 days. The District will grant additional extensions for good cause shown by the applicant. A showing that the applicant is making a diligent effort to obtain the requested additional information, and that the additional time period is both reasonable and necessary to supply the information will be considered good cause. In such case, the District will grant a specified amount of additional time.

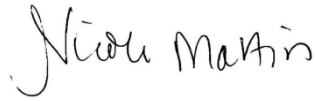
If the applicant chooses not to, or is unable to, respond to the request for additional information within the above time frames, the application will be administratively denied. An administrative denial is not a determination of the merit of an application and does not preclude the applicant from reapplying at a later time. However, the applicant will not receive a refund of processing fees submitted, and the District will not apply those processing fees to a subsequently submitted permit application or notice. If an applicant cannot provide the information within the applicable time frames, the applicant may wish to withdraw the application in accordance with section 5.5.3.7, ERP A.H. Volume I. Please note, pursuant to Rule 62-330.020(2), F.A.C., no construction may begin on the proposed project until a permit is issued by the District.

If you have any questions, please contact Sandy Joiner at (407) 659-4871 or by e-mail: SJoiner@sjrwmd.com and Nicole Martin at (407) 659-4835 or by e-mail: NMartin@sjrwmd.com.

Sincerely,



Sandra J. Joiner, P.E.
Senior Professional Engineer
Division of Regulatory Services



Nicole Martin
Regulatory Scientist IV
Division of Regulatory Services

CC: Regulatory File

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