INSTR # 113635050 Page 1 of 50, Recorded 04/15/2016 at 04:50 PM
Broward County Commission, Deputy Clerk ERECORD

PREPARED BY AND RETURN TO:
Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
Phillips Point
777 S. Flagler Drive, Suite 500
West Palm Beach, Florida 33401

SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WATERCREST AT PARKLAND

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WATERCREST AT PARKLAND (this "Second Amendment"), is made as of this 14th day of April, 2016, by STANDARD PACIFIC OF FLORIDA, a Florida general partnership ("Developer").

RECITALS:

A. Developer previously recorded that certain Declaration of Covenants, Restrictions, and Easements for Watercrest at Parkland, in Official Records Book 50488, Page 788, as amended by that certain First Amendment to Declaration of Covenants, Restrictions, and Easements for Watercrest at Parkland, recorded as Instrument #112903366, all of the Public Records of Broward County, Florida (collectively, the "Declaration").

B. Pursuant to the authority granted in Section 5.1 of the Declaration, prior to the Turnover Date, Developer has the right to make additional lands part of Watercrest (as defined in the Declaration), without the joinder or consent of any person whatsoever.

C. Pursuant to Section 10.2.2 of the Declaration, Developer shall add any modification of the Permit (as defined in the Declaration) (the "Permit Modification") to the Declaration, without the approval of any person whatsoever.

D. The Turnover Date has not yet occurred, and Developer desires to amend the Declaration to make additional lands part of Watercrest and add the Permit Modification to the Declaration, as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer does hereby amend the Declaration as follows:

1. Recitals; Definitions. The above recitals are true and correct and are incorporated herein by this reference. All initially capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Declaration.

2. Additional Land. Developer hereby amends the Declaration to add the property legally described on Exhibit "A" attached hereto (the "Additional Land") to Watercrest and to subject the Additional Land to all covenants, conditions, and restrictions contained in the Declaration, which shall hereafter constitute a covenant running with the Additional Land.

3. Permits. Developer hereby amends to the Declaration to add the Permit Modification attached hereto as Exhibit "B" to Exhibit 4 of the Declaration. All references in the Declaration to the "Permit" shall hereinafter include the Permit Modification.

4. Full Force and Effect. Except as modified or amended by this Second Amendment, the terms and provisions of the Declaration are hereby ratified and confirmed.

(SIGNATURE PAGE FOLLOWS)

Developer hereby executes this Second Amendment, effective as of the date first above written.

WITNESSES:

STANDARD PACIFIC OF FLORIDA, a Florida general partnership

By: Standard Pacific of Florida GP, Inc., a Delaware corporation, its General Partner

Print Name: Lizjuan Bido

By: _____
Justin Cook, Vice President

Print Name: MESHA BENNIE

[SEAL]

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14th day of April, 2016, by Justin Cook, as Vice President of Standard Pacific of Florida GP, Inc., a Delaware corporation, the General Partner of STANDARD PACIFIC OF FLORIDA, a Florida general partnership, on behalf of said partnership, who [✓] is personally known to me or [ ] produced _____ as identification.

Notary Seal:

MESHA BENNIE
MY COMMISSION # EE841653
EXPIRES October 08, 2016
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public - State of Florida
Print Name: MESHA BENNIE
Commission Number: EE841653
Commission Expires: 10-08-2016

EXHIBIT "A"

ADDITIONAL LAND

All of the Plat of WATERCREST - 42 ACRES, according to the Plat thereof, recorded in Plat Book 181, Page 194, of the Public Records of Broward County, Florida.

LESS AND EXCEPT

That certain area shown as "R/W DEDICATED BY THIS PLAT (46167 S.F.)" along the northern edge of the Plat of WATERCREST - 42 ACRES, according to the Plat thereof, recorded in Plat Book 181, Page 194, of the Public Records of Broward County, Florida.

EXHIBIT "B"

PERMIT MODIFICATION

[*See attached*]

FORM #0157
Rev. 07/09

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
PERMIT MODIFICATION NO. 06-00073-S-21
DATE ISSUED: JANUARY 26, 2015

PERMITTEE: STANDARD PACIFIC HOMES
(WATERCREST MODIFICATION CAGLE VANNELLI DRAKE)
825 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33071

ORIGINAL PERMIT ISSUED: JULY 9, 2012

ORIGINAL PROJECT DESCRIPTION: MODIFICATION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE A 297.37 ACRE RESIDENTIAL DEVELOPMENT KNOWN AS BRUSCHI PROPERTY.

APPROVED MODIFICATION: MODIFICATION OF A STORMWATER MANAGEMENT SYSTEM TO SERVE A 44.97 ACRE ADDITION TO A 297.37 ACRE RESIDENTIAL PROJECT KNOWN AS WATERCREST.

PROJECT LOCATION: BROWARD COUNTY , SECTION 29 TWP 47S RGE 41E

PERMIT DURATION: See Special Condition No:1.

This is to notify you of the District's agency action concerning Permit Application No. 140808-5, dated August 8, 2014. 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 18 General Conditions.
3. The attached 10 Special Conditions.
4. The attached 5 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:

Office of the District Clerk
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680
e-mail: clerk@sfwmd.gov

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 this written notice has been mailed or electronically submitted to the Permittee (and the persons listed on the attached distribution list) this 27th day of January, 2015, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

By _____
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on January 26, 2020.

2. Operation of the stormwater management system shall be the responsibility of the Homeowners association. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities: Previously permitted.

4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

6. Minimum building floor elevation: 11.04 ft. NAVD 88.

7. Minimum road crown elevation: 9.20 feet NAVD 88.

8. In accordance with the work schedule in Exhibit 5, the permittee shall submit verification from the Florida Department of Environmental Protection (FDEP) that 7.32 freshwater herbaceous credits have been debited from the Loxahatchee Mitigation Bank ledger as mitigation for this impact.

9. 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. 06-00073-S.

10. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.

GENERAL CONDITIONS

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S. (2012).

2. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified

herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which does or may affect 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, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

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 e-mail. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing or other document 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 District 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 District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. 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 e-mail must be transmitted to the District Clerk's Office at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to 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, SFWMD 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 decision.
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 SFWMD 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 District Clerk within 30 days of rendering of the final SFWMD action.

erp_staff_report.rdf

FINAL APPROVED BY EXECUTIVE DIRECTOR JANUARY 26, 2015

Last Date For Agency Action: March 14, 2015

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Watercrest Modification Cagle Vannelli Drake

Permit No.: 06-00073-S-21

Application No.: 140808-5 **Associated File:** 140827-3 WU Concurrent
140912-12 WU Related

Application Type: Environmental Resource (Construction/Operation Modification)

Location: Broward County, S29/T47S/R41E

Permittee : Standard Pacific Homes

Operating Entity : Homeowners Association

Project Area: 44.97 acres

Permit Area: 342.33 acres

Project Land Use: Residential

Drainage Basin: HILLSBORO CANAL

Receiving Body: Master system **Class:** N/A

Special Drainage District: North Springs Improvement District

Total Acres Wetland Onsite:	18.40	
Total Acres Impacted Onsite :	18.40	
Offsite Mitigation Credits-Mit.Bank:	7.32	Loxahatchee Mitigation Bank
Conservation Easement To District :	No	
Sovereign Submerged Lands:	No	

PROJECT PURPOSE:

This application is a request for modification of Environmental Resource Permit No. 06-00073-S-21 to authorize construction and operation of a 44.97 acre addition (including 2.76 acres of road right-of-way) to the previously permitted 297.36 acre Watercrest development, formerly known as Bruschi Property.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located approximately 0.88 miles north of County Line Road and 1.65 miles west of N. University Drive, in an area known as The Wedge, in the City of Parkland, Broward County.

On July 9, 2012, the District issued Permit No. 06-00073-S-21 for the construction and operation of a stormwater management system serving 297.37 acres of residential development known as the Bruschi Property. The 44.97 acre area subject of this application is located to the northeast of the Bruschi Property site and will be added to the Bruschi Property development. The entire 342.33 acre residential development has been renamed and is now known as Watercrest. For a history of the Bruschi Property and the Wedge area, please refer to Application No's. 120131-10 and 130326-9.

There are no permitted water management facilities within the 44.97 acres of project area subject of this application. The site reflects the historic use for agriculture and contains several buildings, some pavement, a 0.35-acre retention pond, open disturbed areas, pasture and small area of rows and furrows. Approximately 18.4 acres of herbaceous wetlands occur within the pasture and furrows. More information regarding the wetlands and other surface waters is provided in the Wetlands section of this staff report.

PROPOSED PROJECT:

This application is a request for modification of Environmental Resource Permit No. 06-00073-S-21 to authorize construction and operation of a 44.97 acre residential development which will be incorporated into the previously permitted 297.36 acre Watercrest development.

The proposed stormwater management system consists of inlets, yard drains and culverts that collect and convey stormwater runoff to 6.07 acres of additional wet detention area with open culvert connections to the previously permitted stormwater management system of the Watercrest development.

As the proposed project is located within the Water Preserve Area Basin and within one mile of the Site 1 impoundment, lake bottom elevations will not be deeper than -5.00 ft. NAVD for excavation within 0.25 mile of the Site 1 impoundment, and no deeper than -17 ft. NAVD for excavation between 0.25 and 0.5 miles from the Site 1 impoundment, as shown on the submitted plans (Exhibit 2).

LAND USE:

The 44.97 acre project area of this phase in the table below consists of 42.21 acres of residential development and 2.76 acres of Loxahatchee Road right-of-way area.

Construction Project:

	Previously Permitted	This Phase	Total Project	
Building Coverage	30.67	11.95	42.62	acres
Lake	142.85	6.07	148.92	acres
Lake Bank	7.37	1.73	9.10	acres
Pavement	33.56	12.83	46.39	acres
Pervious	77.49	12.39	89.88	acres
Wetland Mitigation	5.42		5.42	acres

	Previously Permitted	This Phase	Total Project
Total:	**297.36**	**44.97**	**342.33**

WATER QUANTITY :

Discharge Rate :

The stormwater management system for the Watercrest development discharges into the North Springs Improvement District's West Basin master system through the previously approved and constructed control structure. No change to the previously permitted control structure is proposed. As shown in the table below, the proposed discharge for the overall Watercrest development is within the allowable limit for the area.

Discharge Storm Frequency : 25 YEAR-3 DAY Design Rainfall : 16.31 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NAVD 88)
Watercrest	20	Discharge Formula	20	9.4

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 24.73 inches

Basin	Peak Stage (ft, NAVD 88)	Proposed Min. Finished Floors (ft, NAVD 88)	FEMA Elevation (ft, NAVD 88)
Watercrest	10.67	11.04	N/A

Road Design :

Road Storm Frequency : 10 YEAR-1 DAY Design Rainfall: 9.5 inches

Basin	Peak Stage (ft, NAVD 88)	Proposed Min. Road Crown (ft, NAVD 88)
Watercrest	8.31	9.2

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NAVD 88)	WSWT Ctrl Elev (ft, NAVD 88)	Method Of Determination
Watercrest	342.34	6.94	6.94	Previously Permitted

WATER QUALITY :

As the project is located within the Water Preserve Area Basin, water quality treatment of 1.5 inches of runoff for the entire Watercrest development is provided in 148.92 acres of wet detention areas. Temporary silt fencing and turbidity barriers are proposed to isolate the work area and prevent violations of state water quality standards for turbidity. No adverse water quality impacts are anticipated as a result of the proposed project.

Basin	Treatment Method

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Watercrest	Treatment	Wet Detention	42.79	42.79

WETLANDS:

Exhibit 3 depicts the location of wetlands and other surface waters on the site. Three different wetland areas are labeled as W-1 Wetland (16.6 acres), W-2 FW (freshwater) Marsh (1.17 acre) and W-3 Mixed Wet/up (0.63 acre). The 0.35-acre retention pond is shown as surface water.

At the time of staff's site inspection, wetlands W-1 and W-2 were not clearly distinguishable from each other. The overall wetland area is within an active cattle pasture and has been disturbed by activities related to previous agricultural operations as well as by hydrological alterations resulting from impoundment of the parcel when the adjacent parcel was developed. The community is characterized as a disturbed marsh dominated by torpedo grass, blue maidencane, and broomsedge with large pockets of pickerel weed, duck potato, cattails and other obligate wetland species scattered throughout. Clumps of Brazilian pepper and earleaf acacia occur within the wetland. Cattle were observed wading through standing water present over a portion of the wetland. Several species of wading birds were observed foraging, including little blue heron (listed as species of special concern-SSC), white ibis (SSC), glossy ibis, great egrets, and cattle egrets. Many frog calls were noted. The wetlands are accessible for avian species traveling to and from the regionally significant Everglades system approximately 1.3 mile to the west and north in Water Conservation Areas 1 (Loxahatchee National Wildlife Refuge) and 2A.

The furrows were not inspected, but the applicant's functional evaluation included them as habitat similar to that in wetlands W-1 and W-2. Based on the origin and land use of the furrows, existing habitat functions are expected to be similar to those of the larger area. The pond is not expected to provide more than minimal wildlife habitat functions considering the location, existing landuse and development activities in the vicinity.

Wetland Impacts:

The applicant submitted information to address the reduction and elimination criteria in subsection 10.2.1, Applicant's Handbook Volume I. Specifically, modifications to significantly reduce impacts to the wetlands would result in a significant reduction in the number of lots (40-47%) and affect the economic viability of the project, so the modifications were considered not practicable. Therefore, modifications were not incorporated and development of the site will result in impacts to the total 18.4 acres of wetlands and 0.35 acres of other surface waters on the site.

Mitigation Proposal:

The proposed activities will result in direct impacts to 18.4 acres of disturbed freshwater herbaceous wetlands and 0.35 acre of other surface waters. The surface waters of the pond do not provide significant ecological benefits so mitigation is not required to offset the impacts to the 0.35 acres of other surface waters on the site.

Mitigation will be required to address the impacts to 18.4 acres of disturbed wetlands. The applicant proposes the purchase of wetland credits from Loxahatchee Mitigation Bank (LMB) to offset the functional loss associated with direct impacts to the wetlands. Staff used the Modified Wetland Rapid Assessment Procedure (M-WRAP), the wetland functional assessment method used to assign credits to LMB, to determine the number of credits necessary to offset the functional loss of 18.4 acres of disturbed freshwater herbaceous wetlands (18.39 acres was used to determine the number of credits). The number

of credits includes a 15% increase adjustment for time lag and risk. Based on the calculations determined using M-WRAP, 7.82 freshwater herbaceous credits will be required. The M-WRAP summary is attached as Exhibit 4.

The applicant submitted a letter from LMB verifying reservation of the required number of herbaceous freshwater wetland credits. In accordance with Special Condition No. 8 and the Work Schedule in Exhibit 5, the applicant shall submit documentation from FDEP within 30 days from permit issuance verifying that 7.82 credits have been purchased and deducted from the bank's credit ledger for this project.

The proposed project is located within the service area of LMB, and LMB is located within the same basin, Eastern Palm Beach County, as the project site. Therefore, the project is in compliance with subsection 10.2.8, Vol. I and will not result in unacceptable cumulative impacts to the functions of wetlands and other surface waters within the basin.

Wetland Inventory :

CONSTRUCTION MOD -Watercrest Mod Cagle Vanelli Drake

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Flucs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Flucs	Adj Delta	Functional Gain / Loss
OSW	ON	500	Direct	.35							.000	.000
Wetland	ON	641	Direct	18.40						100	.000	.000
			Total:	18.75								.00

Fluccs Code	Description
100	Urban And Residential
500	Water
641	Freshwater Marshes

MITBANK LOXAHATCHEE MITIGATION BANK

Type Of Credits	Number Of Credits
	Mitigation Bank Cr Used
Fresh Water Herbaceous	7.32
Total:	**7.32**

Wildlife Issues:

Several species of wading birds, including species listed as Species of Special Concern by the Florida Fish and Wildlife Conservation Commission, were observed foraging in the wetlands on the site. Considering the close proximity to the Everglades wetland habitat complex to the west and north, other listed species, including species listed as threatened or endangered could occur on the site. Staff recommends that the permittee coordinate with the appropriate agencies regarding measures to protect wildlife, including listed species, prior to and during construction. This permit does not relieve the

applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

CERTIFICATION, OPERATION, AND MAINTENANCE:

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

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

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

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

RELATED CONCERNS:

Water Use Permit Status:

The applicant's consultant has indicated that lake water from the on-site lake will be used as a source for irrigation water for the project. Application No. 140912-12 has been submitted. The applicant's consultant has also indicated that dewatering is required for construction of this project. Water Use Permit Application No. 140827-3 has been submitted and is being reviewed concurrently with the ERP application. 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:

North Springs Improvement District.

Waste Water System/Supplier:

North Springs Improvement District.

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:

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded in the project area and the project is therefore unlikely to have an effect upon any such properties.

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 a stormwater management system to serve a 44.97 acre addition to a 297.37 acre residential project known as Watercrest.

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

Caroline Hanes

SUPERVISOR

Barbara J. Conmy

SURFACE WATER MANAGEMENT APPROVAL

ENGINEERING EVALUATION

Tjerk van Veen

SUPERVISOR

Carlos A. de Rojas, P.E.

ENVIRONMENTAL RESOURCE PERMITTING BUREAU CHIEF :

Anita R. Bain

DATE: 21-Jan-2015

REGULATION DIVISION ASSISTANT DIRECTOR :

Anthony M. Waterhouse, P.E.

DATE: 1/21/15

GENERAL CONDITIONS

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S. (2012).

2. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

GENERAL CONDITIONS

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
   a. Immediately if any previously submitted information is discovered to be inaccurate; and
   b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

GENERAL CONDITIONS

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on January 26, 2020.
2. Operation of the stormwater management system shall be the responsibility of the Homeowners association. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.
3. Discharge Facilities: Previously permitted.
4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
6. Minimum building floor elevation: 11.04 ft. NAVD 88.
7. Minimum road crown elevation: 9.20 feet NAVD 88.
8. In accordance with the work schedule in Exhibit 5, the permittee shall submit verification from the Florida Department of Environmental Protection (FDEP) that 7.32 freshwater herbaceous credits have been debited from the Loxahatchee Mitigation Bank ledger as mitigation for this impact.
9. 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. 06-00073-S.
10. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.

Table of Contents for Staff Report Exhibits

Application No. 140808-5

Watercrest Modification Cagle Vanelli Drake

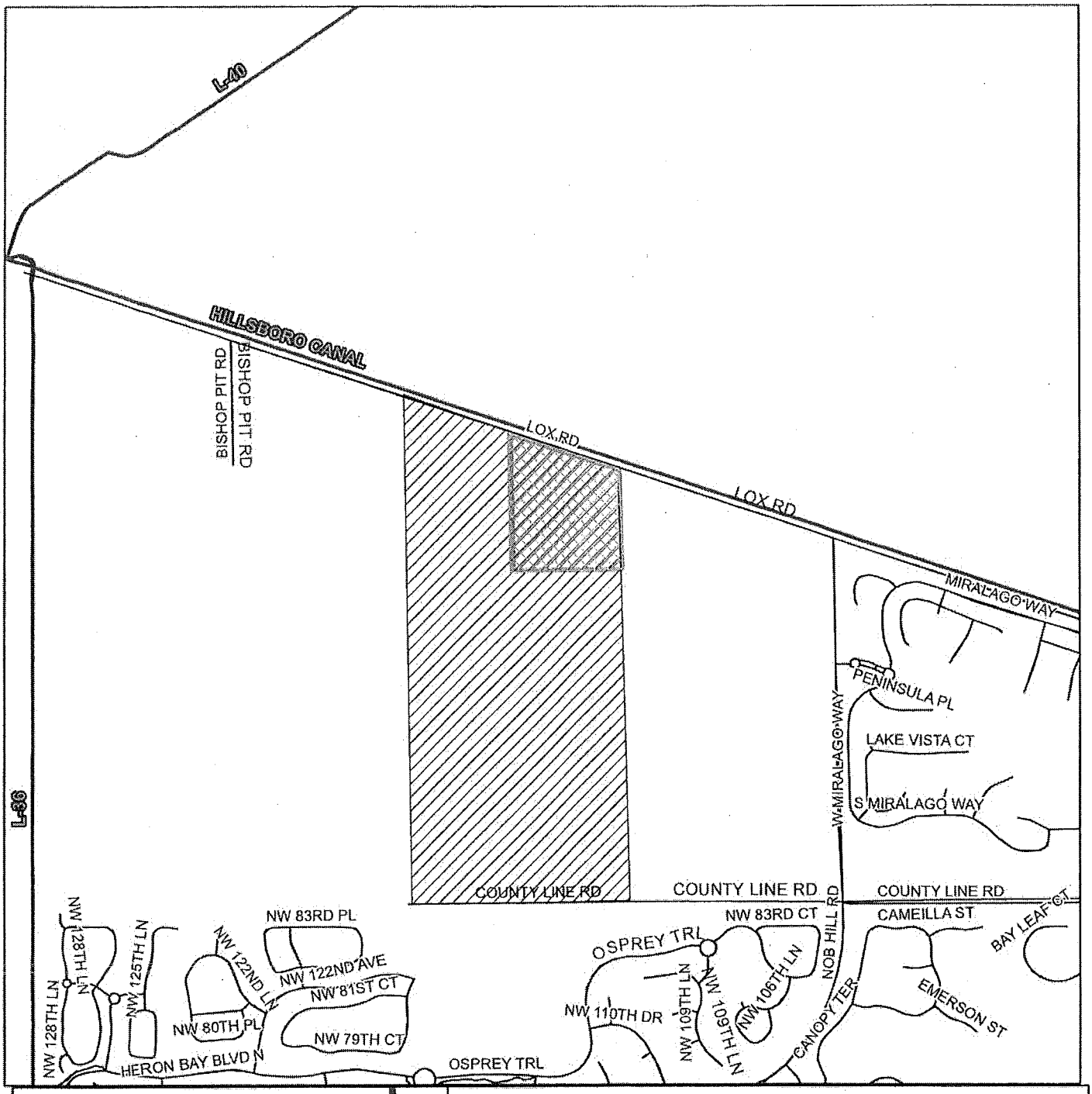
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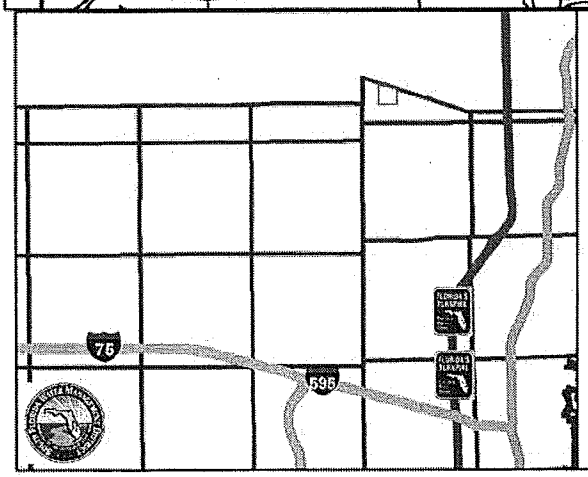
2 Construction Plans

3 Wetlands Map

4 Mitigation Scores (MWRAP)

5 Work Schedule





BROWARD COUNTY, FLORIDA

Legend

Application

Watercrest Development

N

Map Date: 2015-01-20

Application No: 140808-5

Permit No: 06-00073-S-21

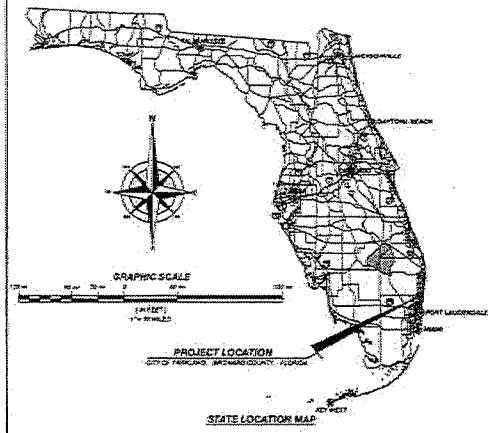
Sec 29 / Twp 47 / Rge 41

Project Name: WATERCREST MODIFICATION
CAGLE VANNELLI DRAKE

0 0.325 0.65

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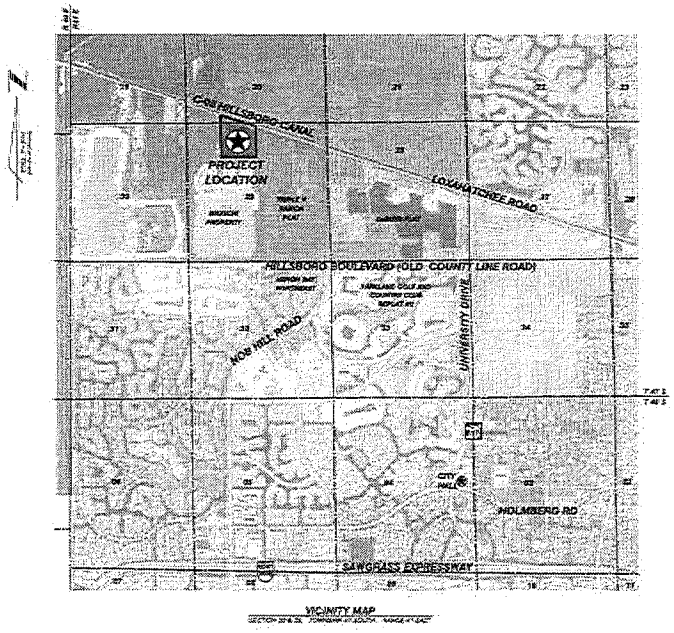
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WATERCREST - 42 ACRES

CITY OF PARKLAND, BROWARD COUNTY, FLORIDA

STANDARD PACIFIC HOMES, LTD.



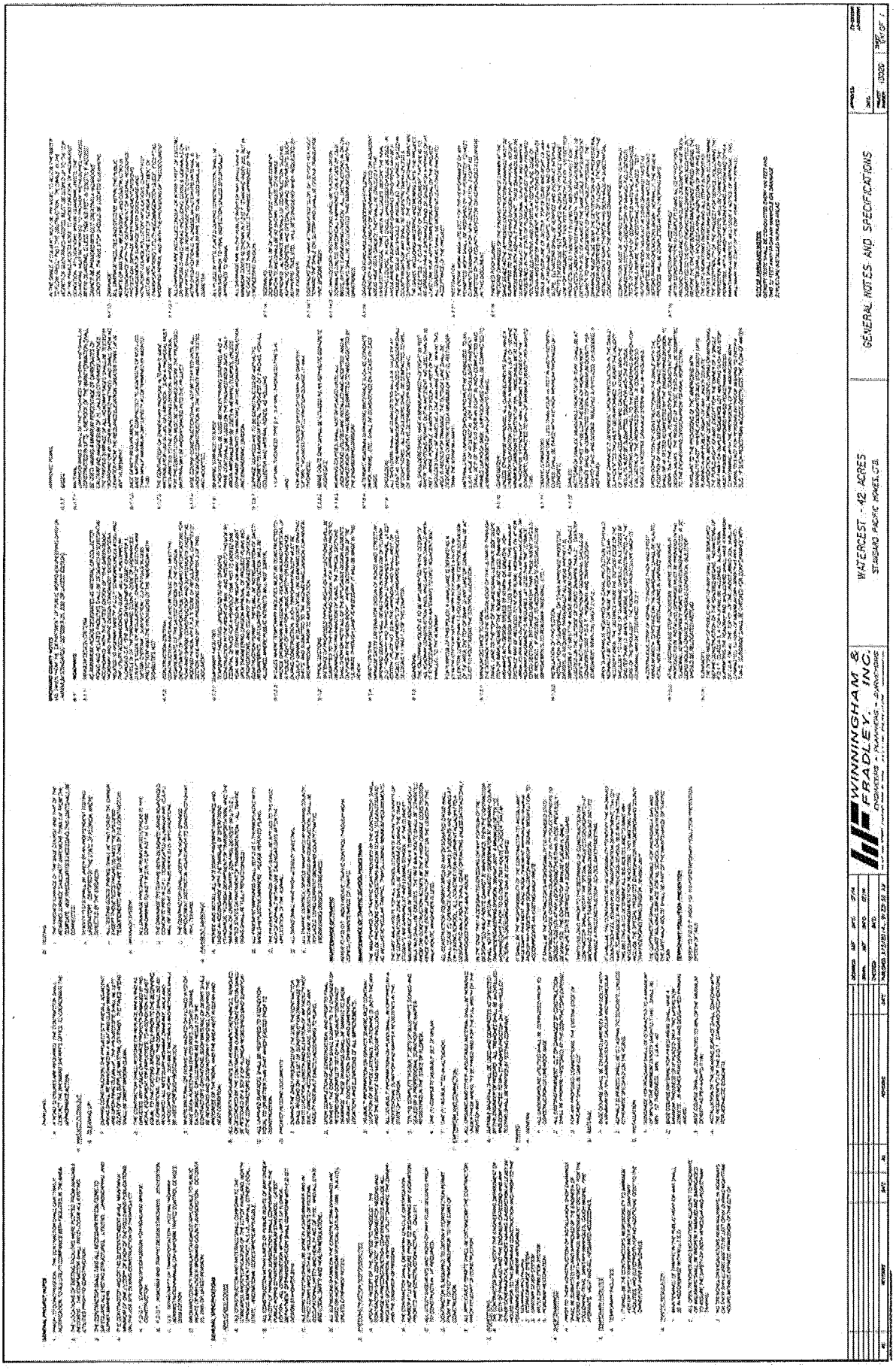
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WATER DISTRIBUTION SYSTEM
SEWAGE COLLECTION SYSTEM
PAVEMENT MARKINGS & SIGNAGE

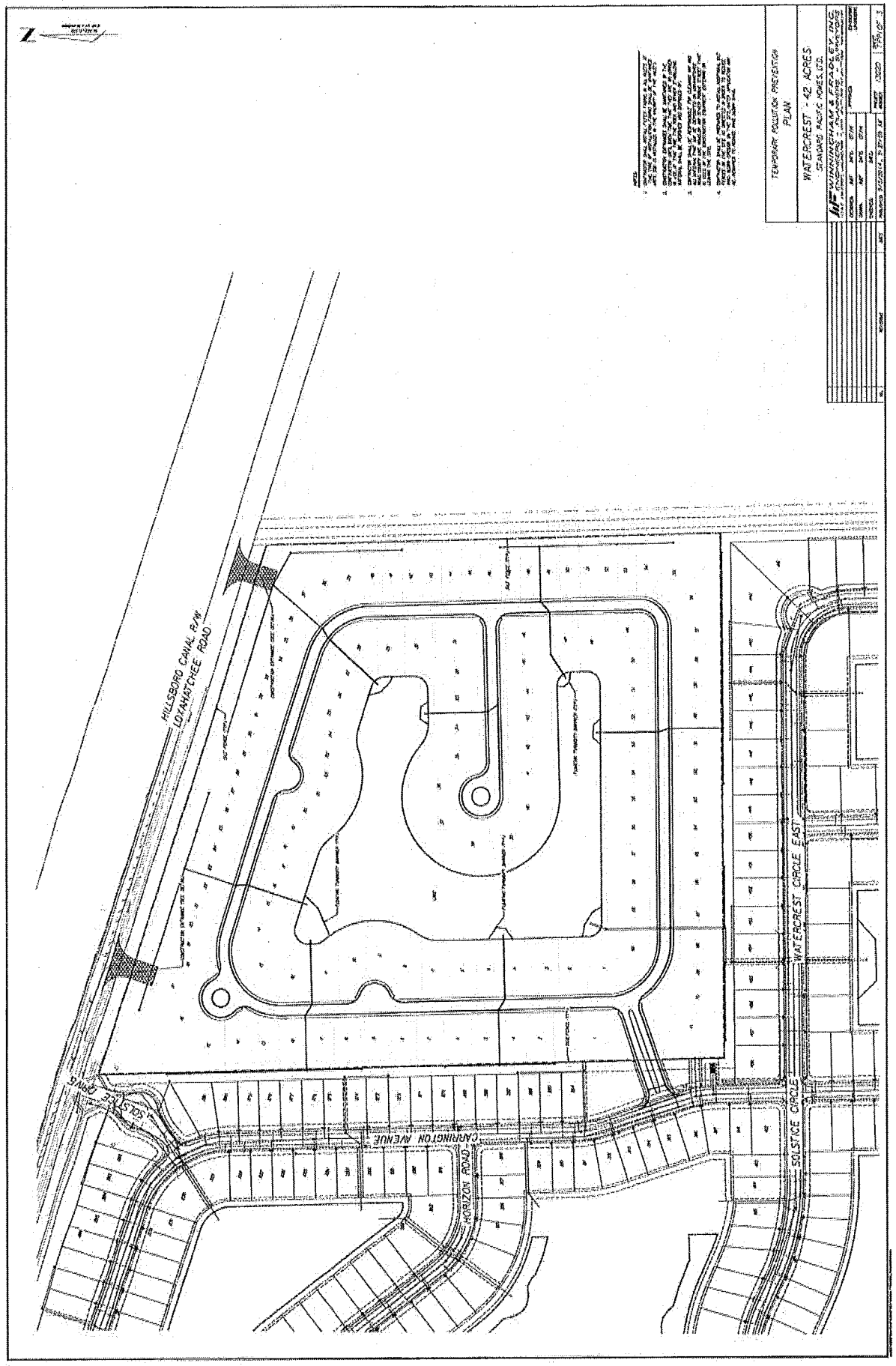
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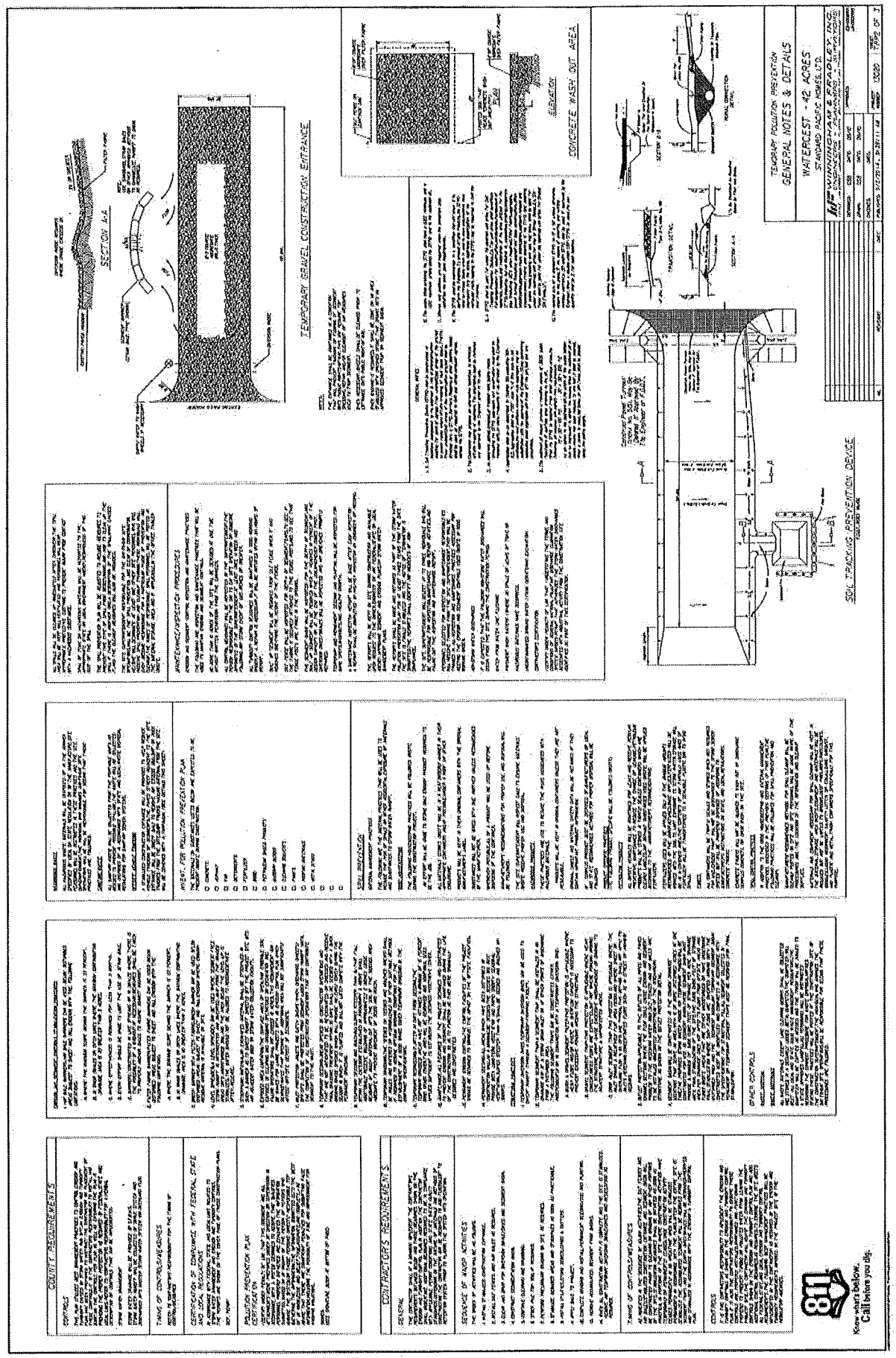
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CRAIG S. UNGER, P.E.

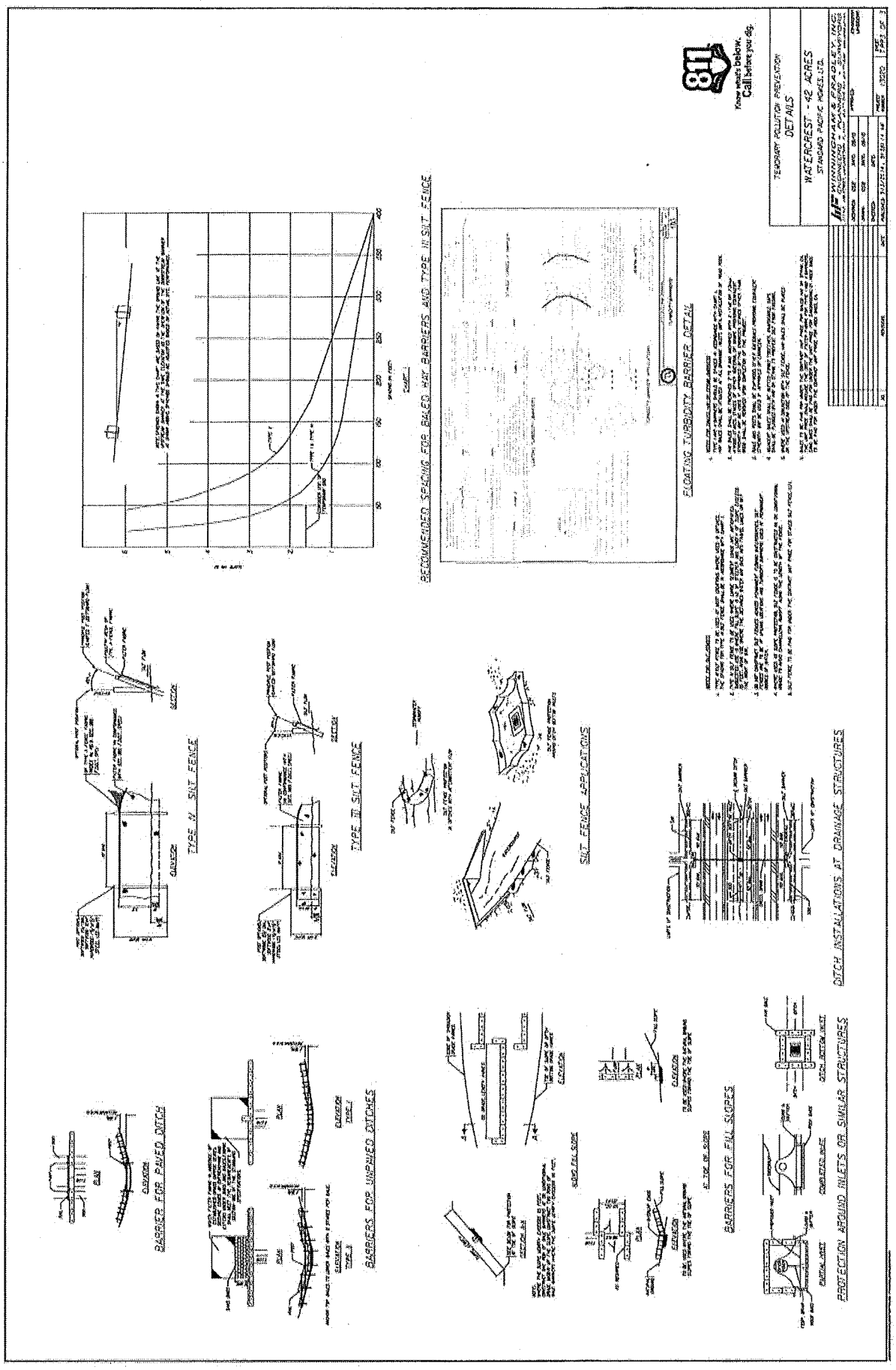
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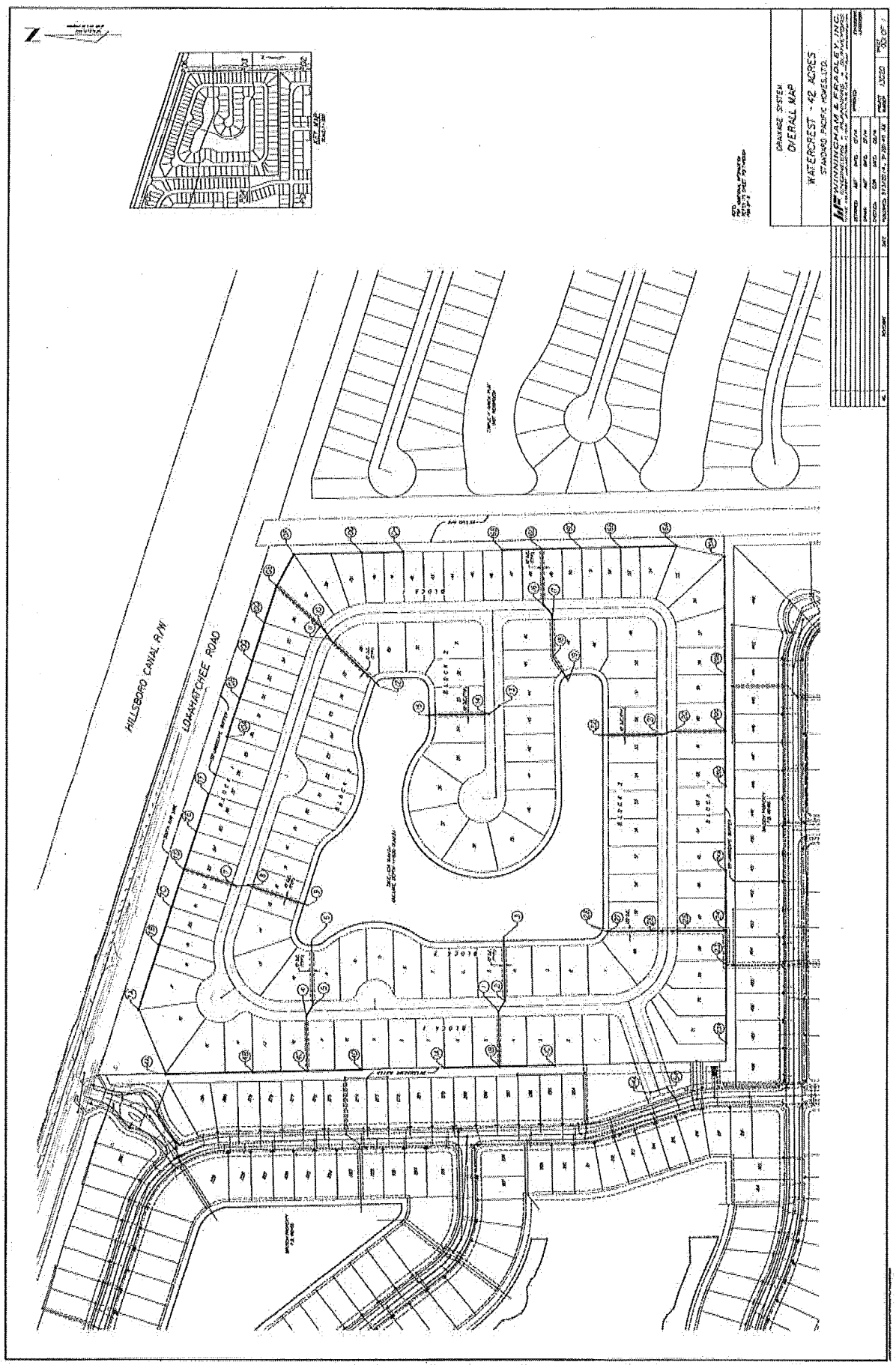
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ENGINEERS • PLANNERS • SURVEYORS

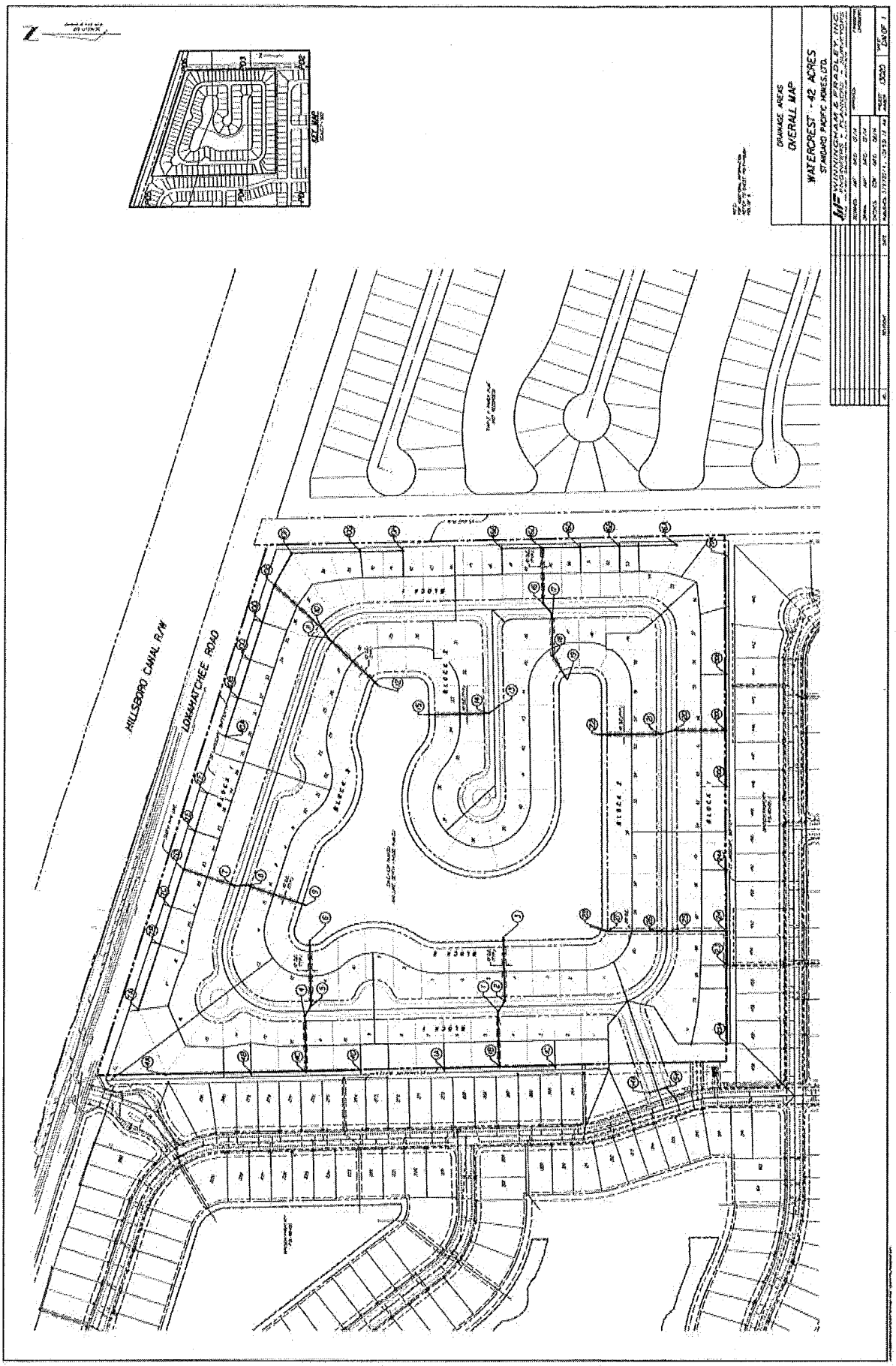

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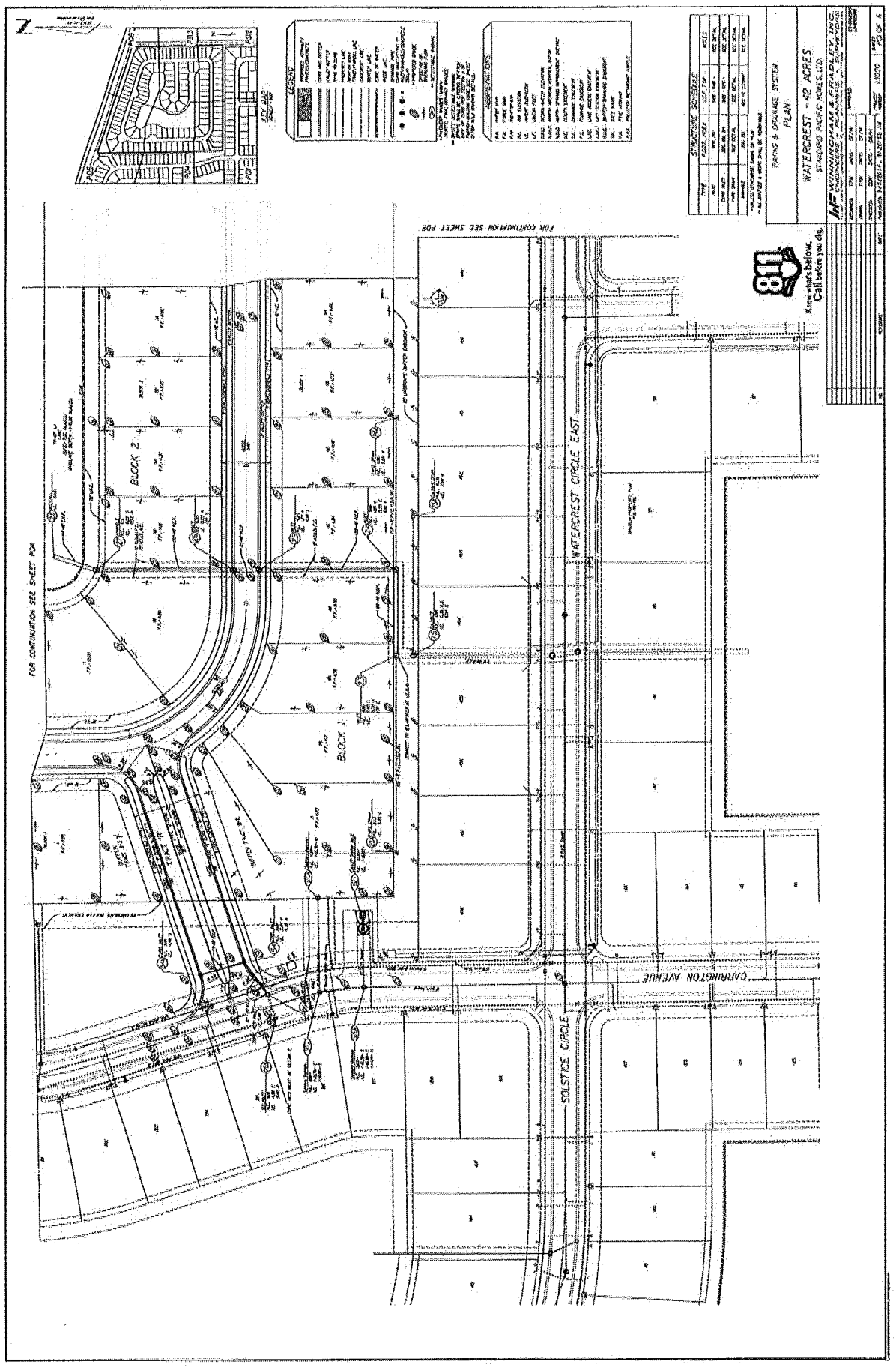

TEMPORARY POLLUTION PREVENTION PLAN
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STANDARD PACIFIC HOMES, INC.
WINNINGHAM & FRADLEY, INC.
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LOXAHATCHEE ROAD
WATERCREST CIRCLE EAST
SOLSTICE CIRCLE
CARRINGTON AVENUE
HORIZON ROAD

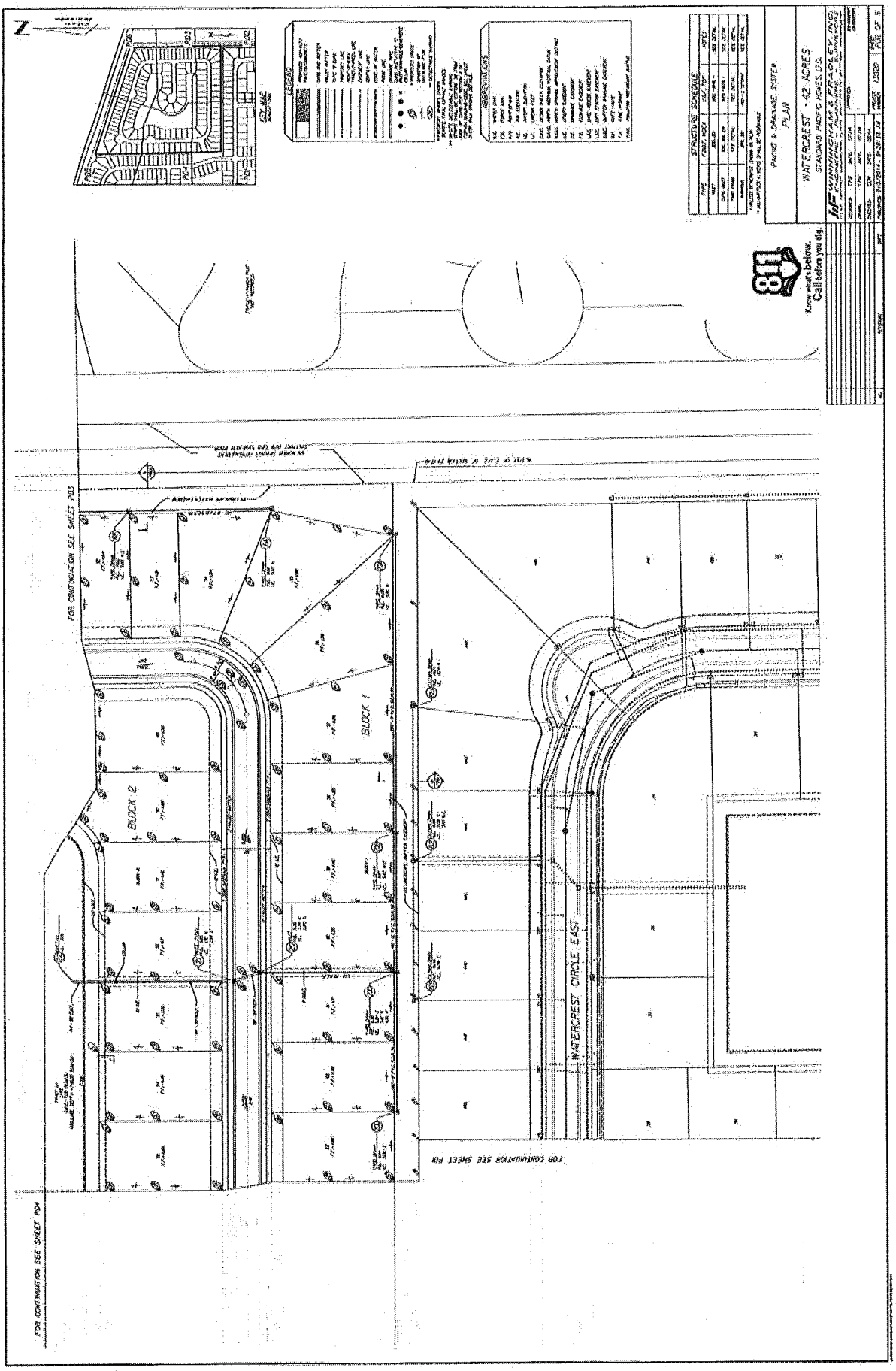

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SOIL TRACKING PREVENTION DEVICE
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WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
CUNNINGHAM & FRADLEY, INC.
ENGINEERS / PLANNERS / SURVEYORS
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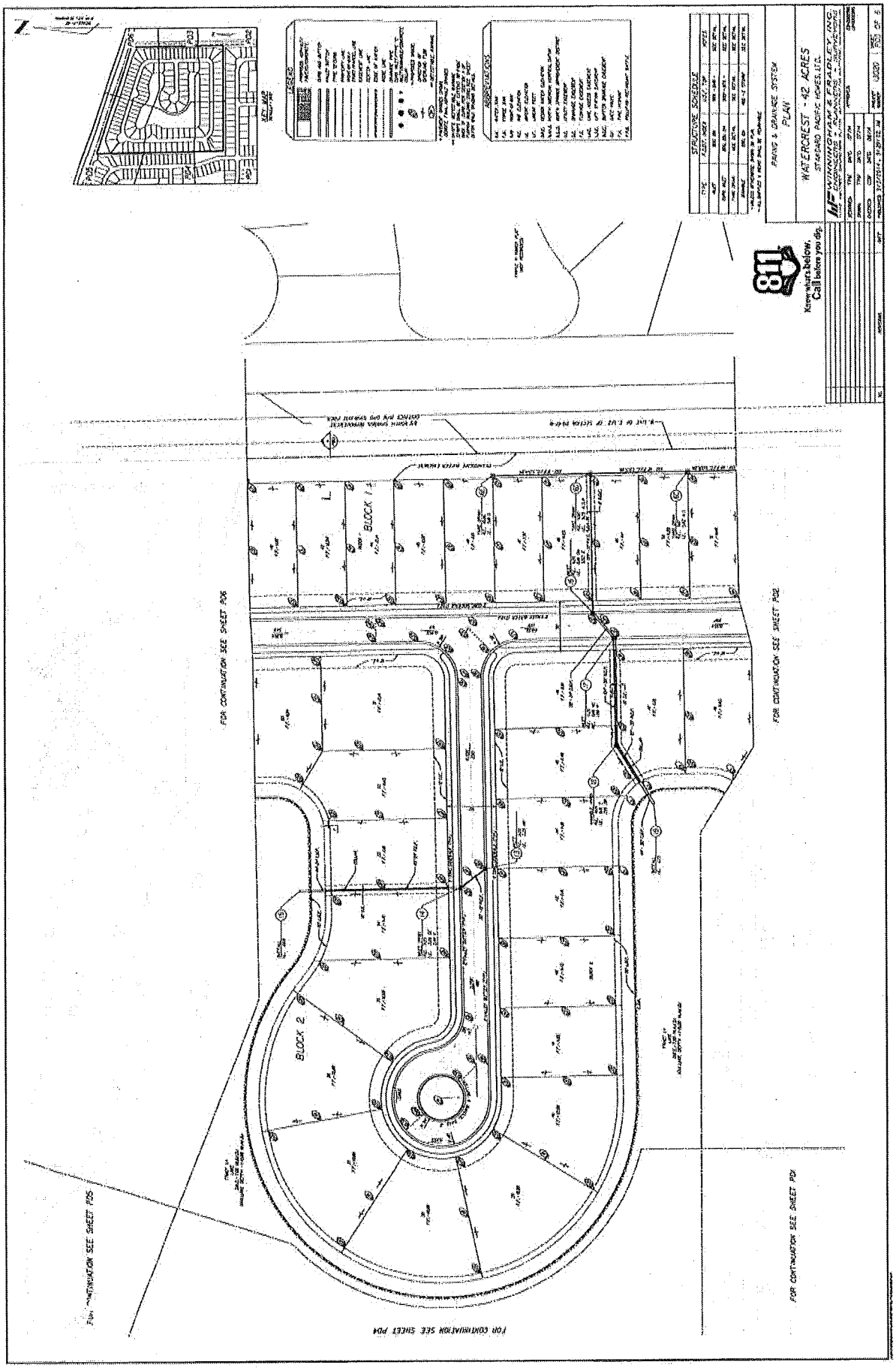

TEMPORARY POLLUTION PREVENTION
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WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
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TYPE M SILT FENCE
SILT FENCE APPLICATIONS
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BARRIERS FOR UNPAVED DITCHES
BARRIERS FOR FILL SLOPES
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

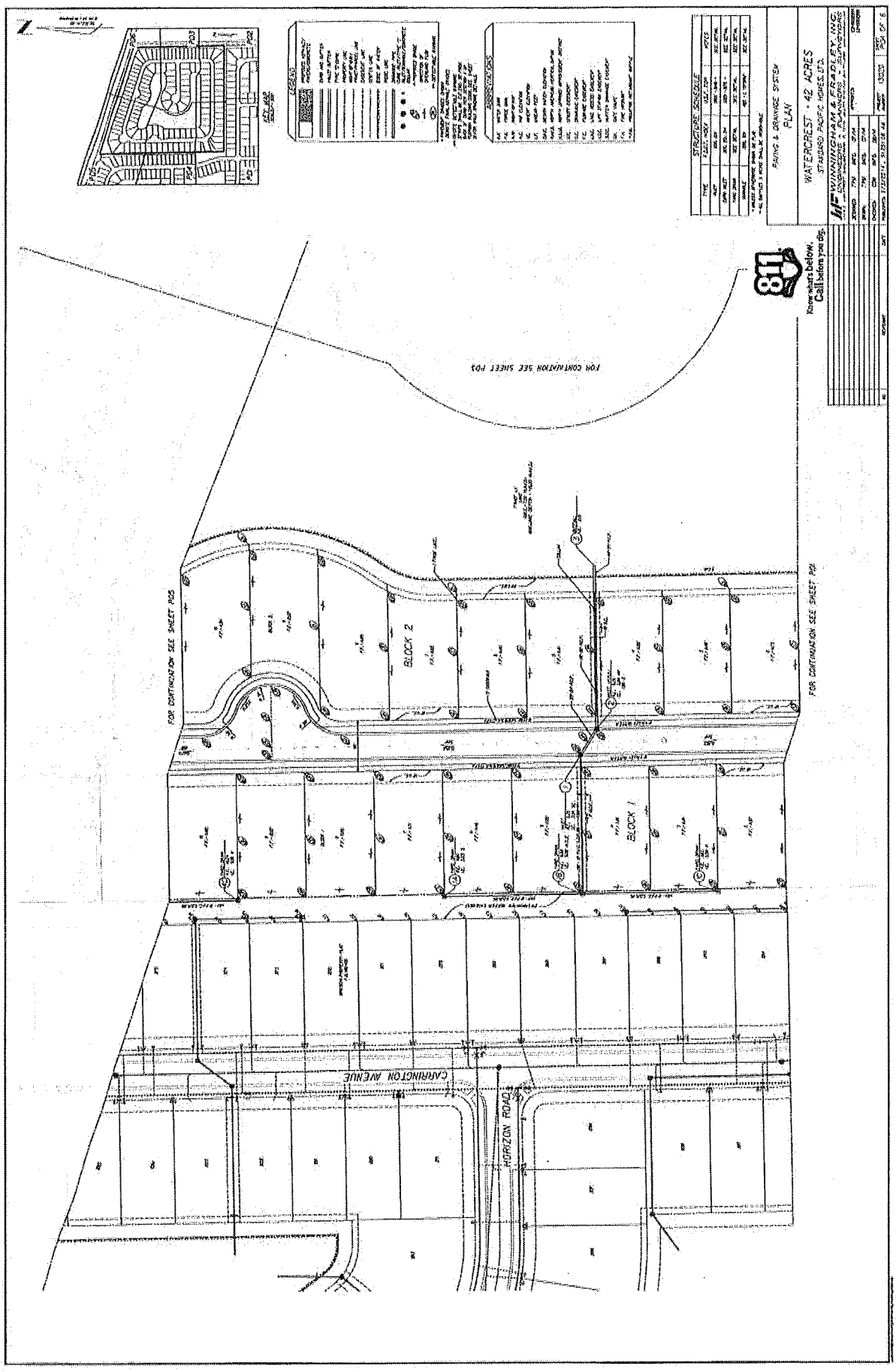

DRAINAGE SYSTEM
OVERALL MAP
WATERCREST - 42 ACRES
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HILLSBORO CANAL R/W
LOXAHATCHEE ROAD

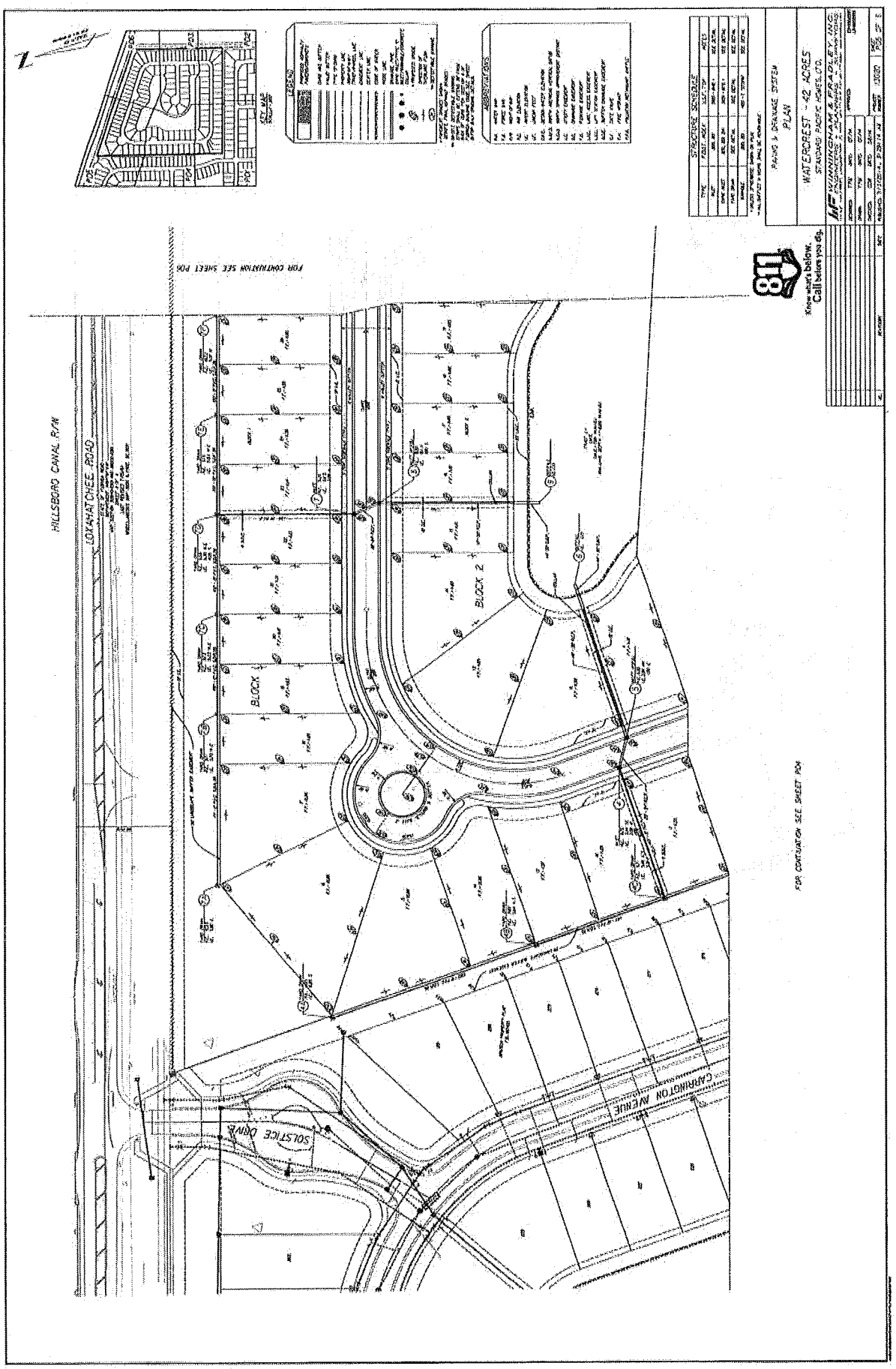

DRAINAGE AREAS
OVERALL MAP
WATERCREST - 42 ACRES
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HILLSBORO CANAL R/W
LOXAHATCHEE ROAD

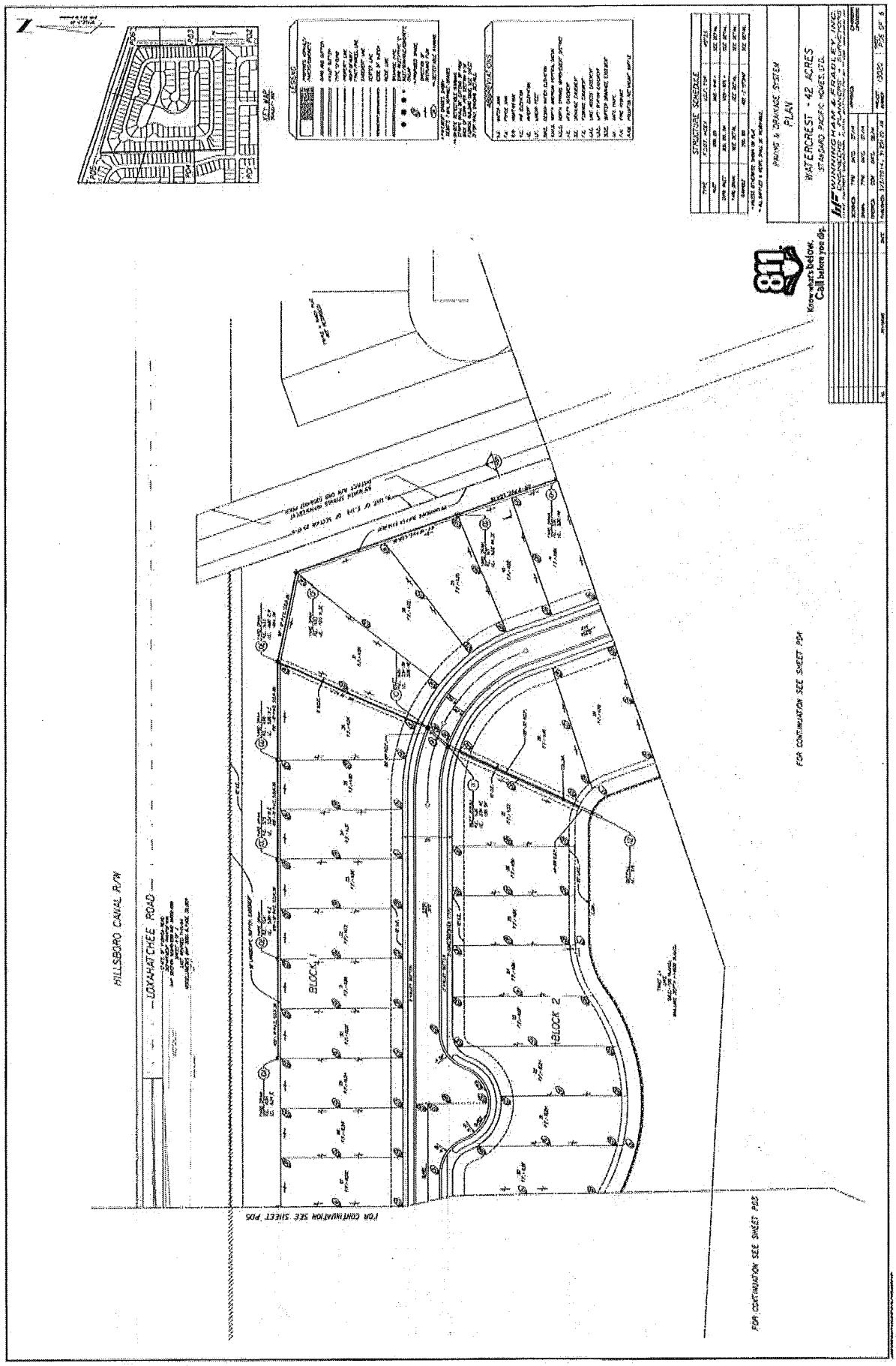

WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES LTD.
PAVING & DRAINAGE SYSTEM PLAN
WATERCREST CIRCLE EAST
SOLSTICE CIRCLE
CARRINGTON AVENUE
BLOCK 1
BLOCK 2
FOR CONTINUATION SEE SHEET P01
FOR CONTINUATION SEE SHEET P02
Know what's below. Call before you dig.
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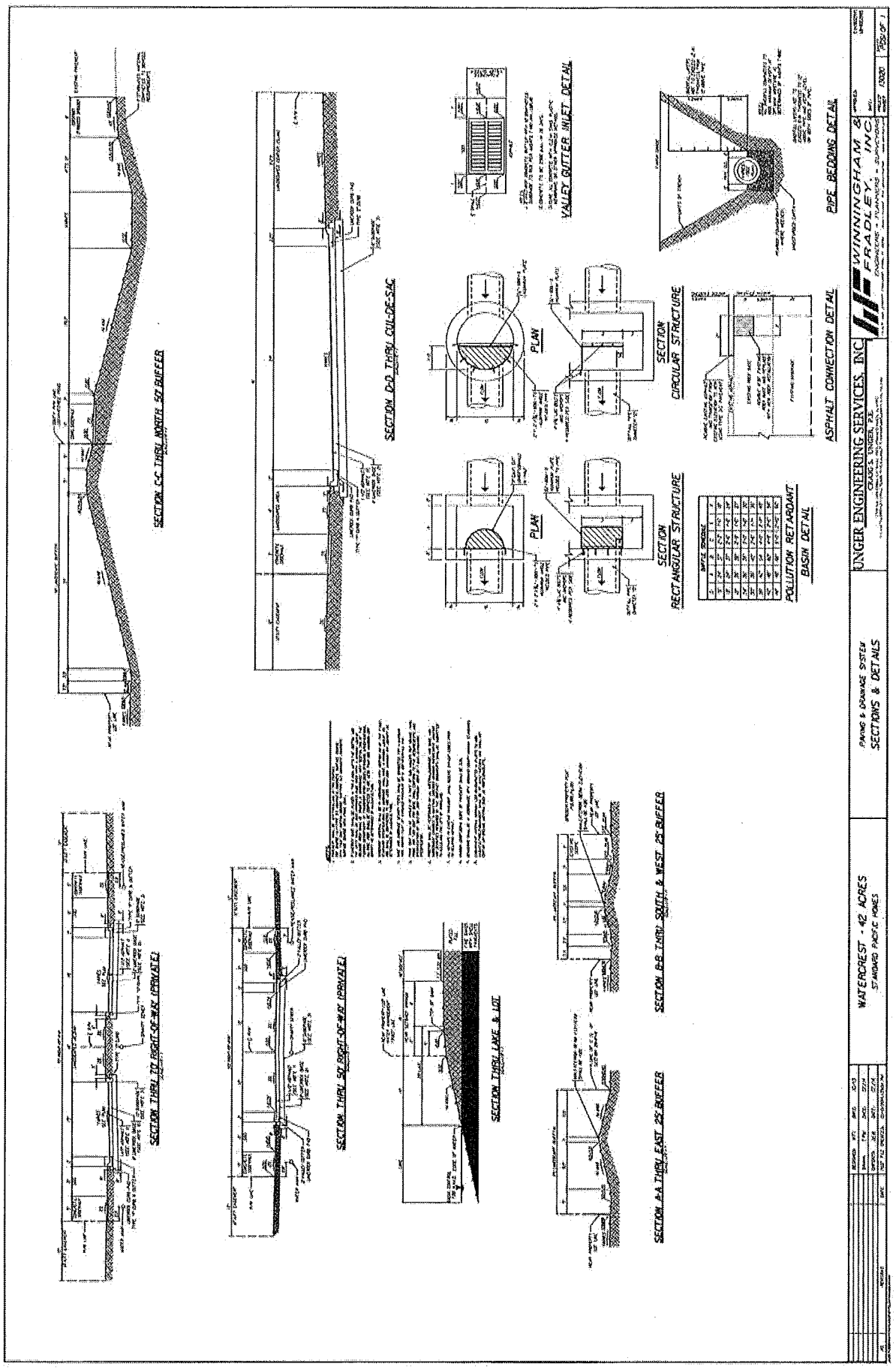

WATERCREST CIRCLE EAST
BLOCK 1
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FOR CONTINUATION SEE SHEET P01
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WATERCREST - 42 ACRES
STANLEY HILL ROAD

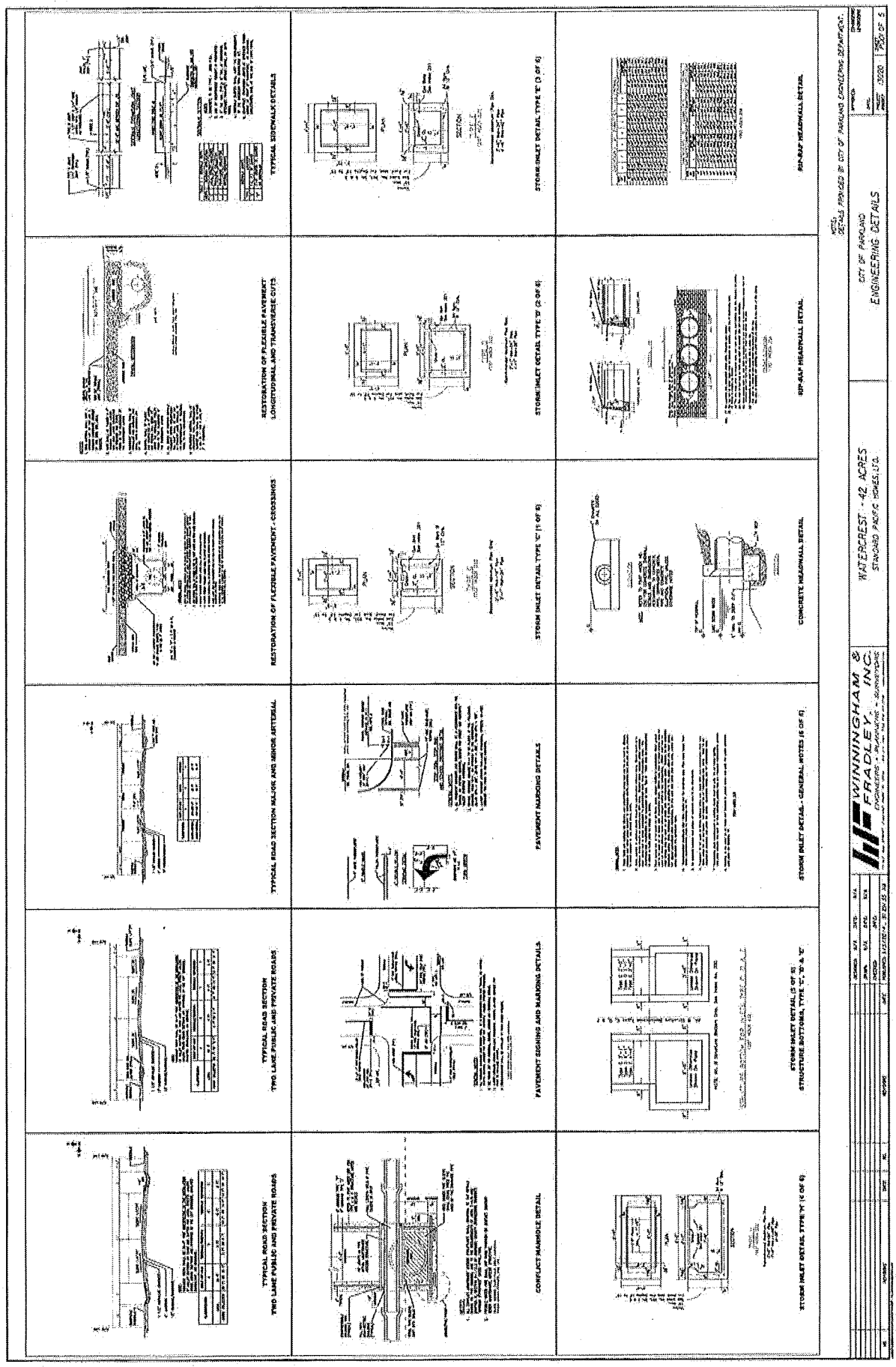

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PAVING & DRAINAGE SYSTEM PLAN
STRUCTURE SCHEDULE
ABBREVIATIONS
LEGEND
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FOR CONTINUATION SEE SHEET P02
FOR CONTINUATION SEE SHEET P04
FOR CONTINUATION SEE SHEET P01

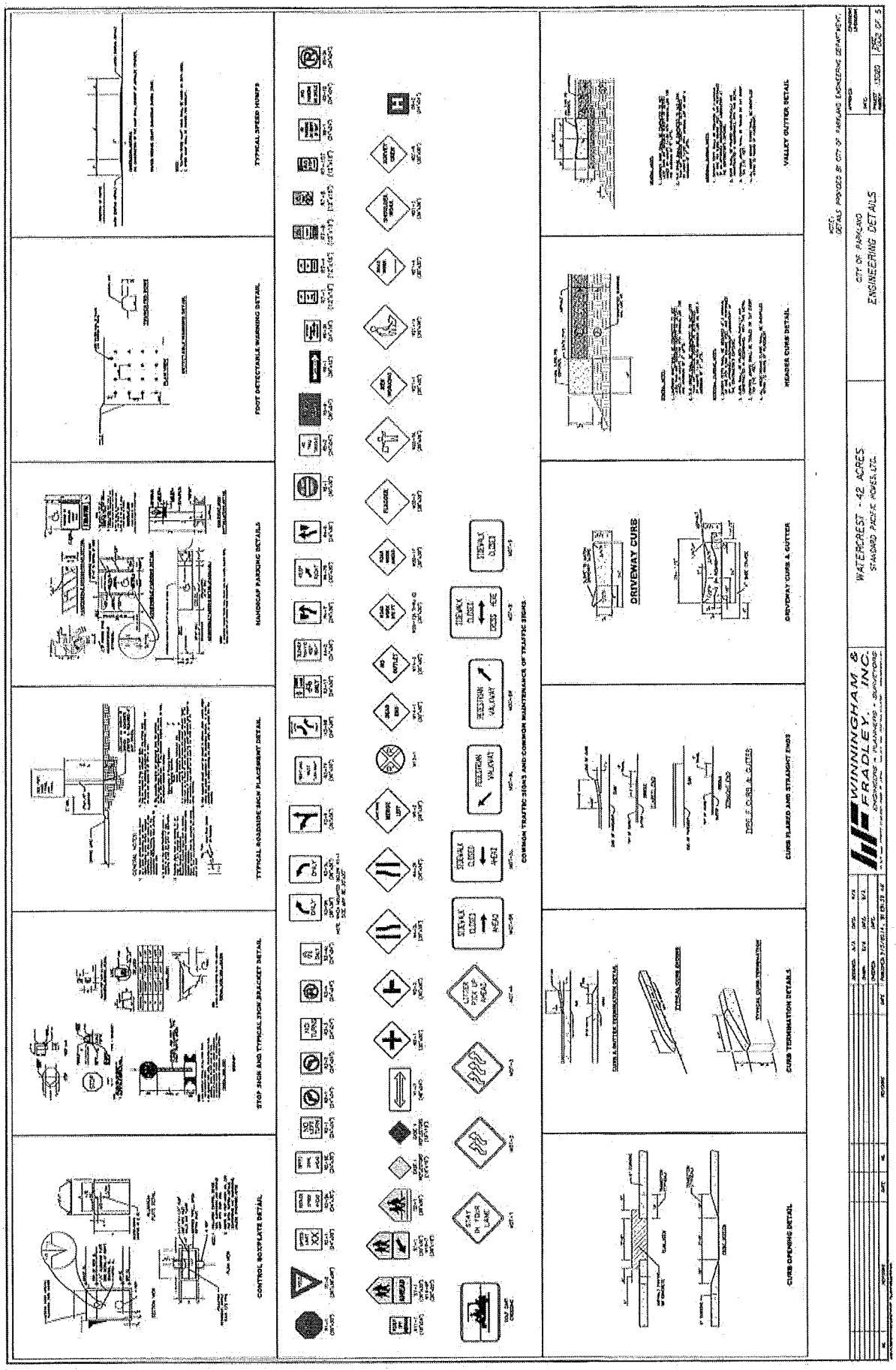

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WINNINGHAM & FRADLEY INC.
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BLOCK 1
CARRINGTON AVENUE
HORIZON ROAD
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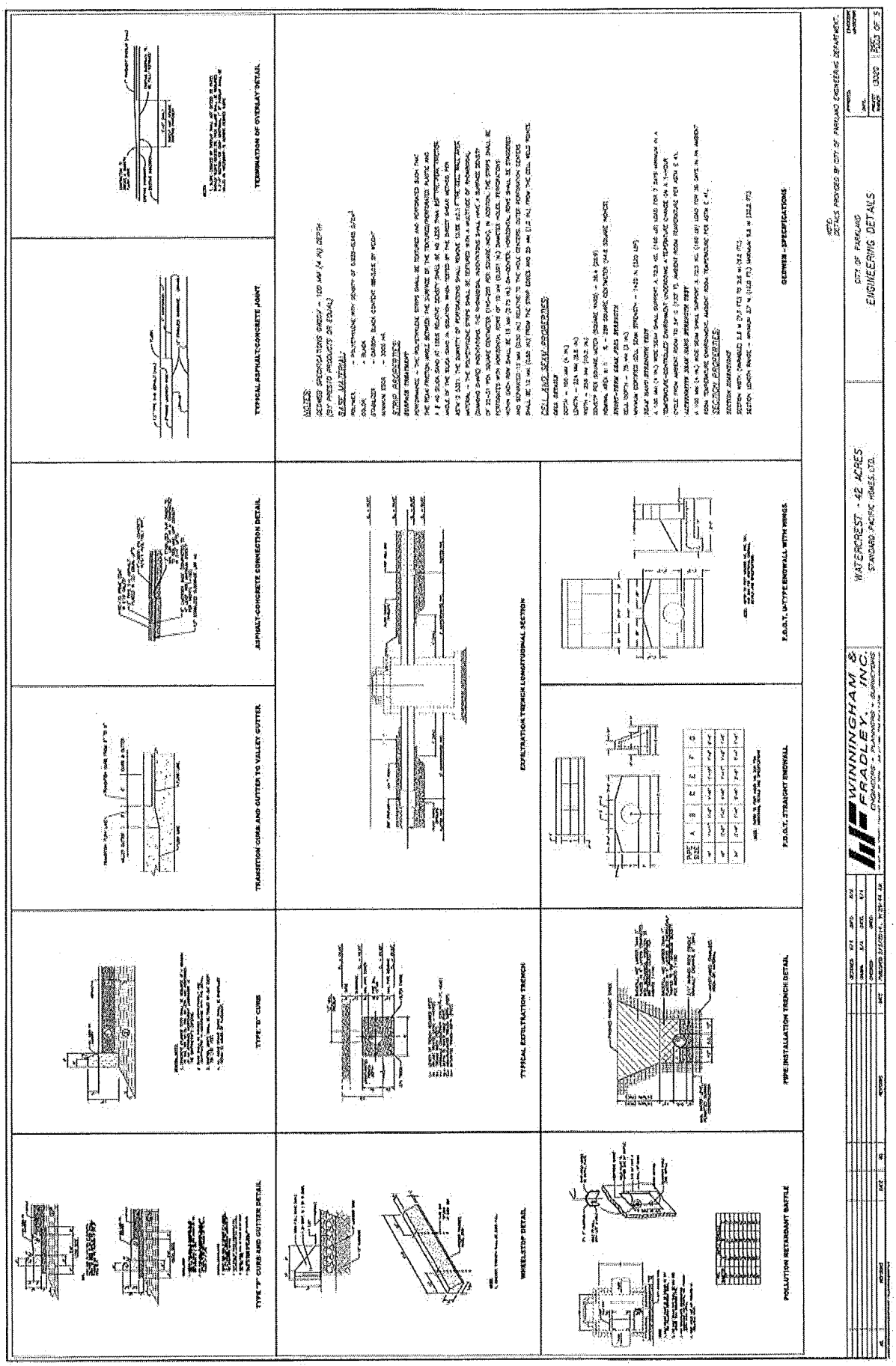

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GRADING & DRAINAGE SYSTEM PLAN
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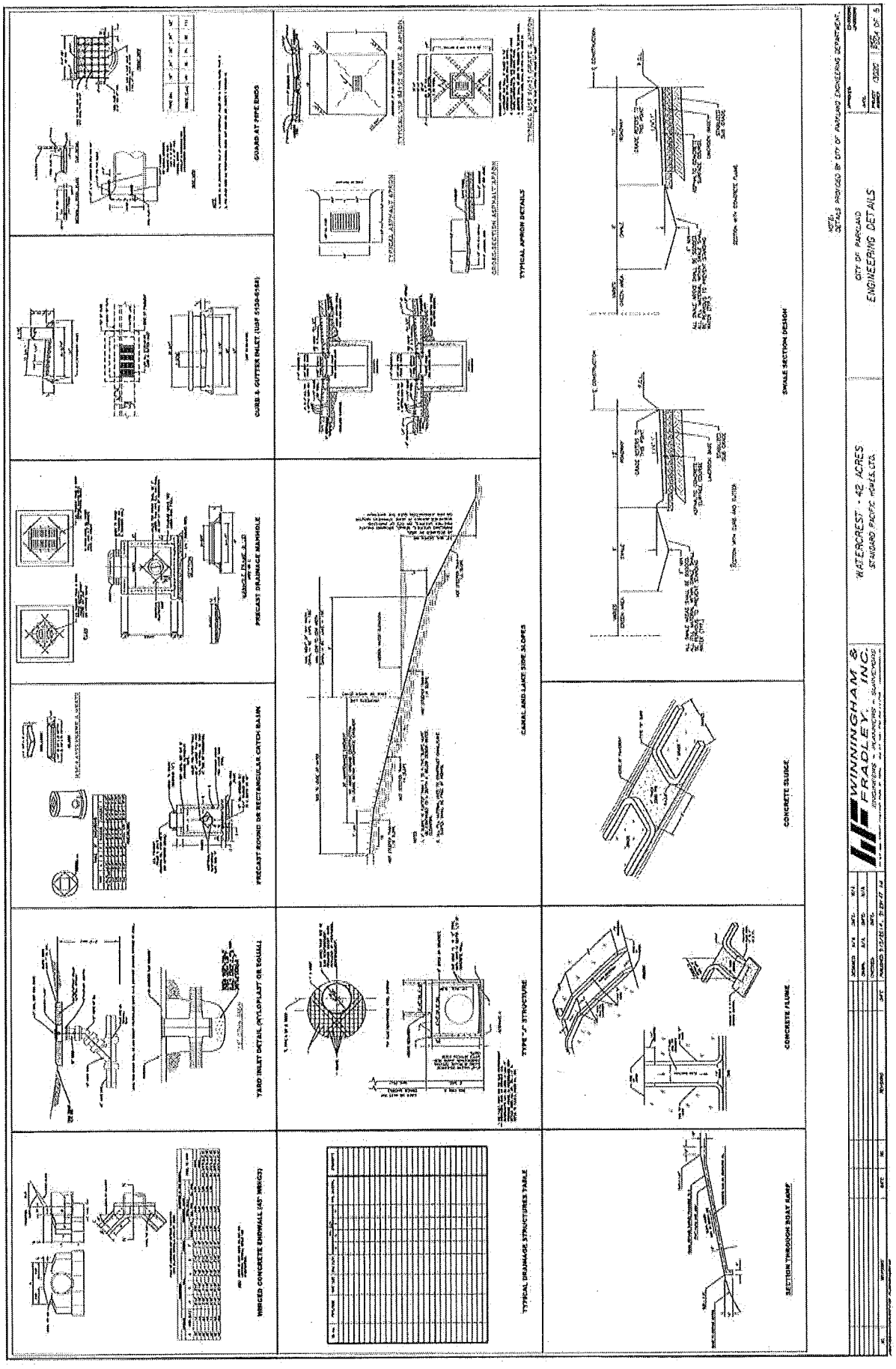

WATERCREST - 42 ACRES
PAVING & DRAINAGE SYSTEM PLAN
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BLOCK 2
FOR CONTINUATION SEE SHEET P04
FOR CONTINUATION SEE SHEET P05
FOR CONTINUATION SEE SHEET P03

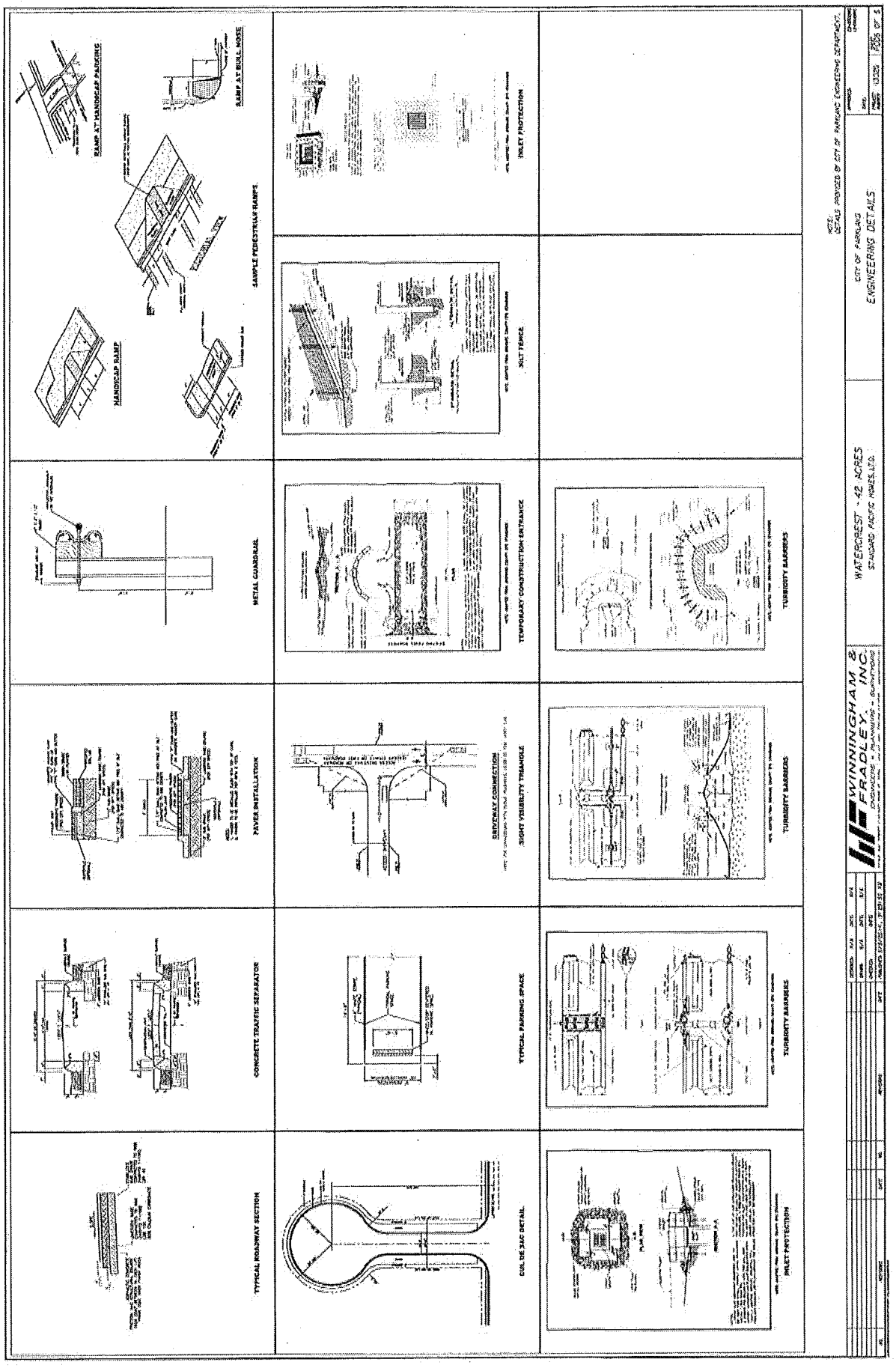

SECTION C-C THRU NORTH 50' BUFFER
SECTION D-D THRU CUL-DE-SAC
VAULT GUTTER INLET DETAIL
PLAN
SECTION
CIRCULAR STRUCTURE
PLAN
SECTION
RECTANGULAR STRUCTURE
POLLUTION RETARDANT
BASIN DETAIL
ASPHALT CONNECTION DETAIL
PIPE BEDDING DETAIL
SECTION E-E THRU 70' RIGHT-OF-WAY (PRIVATE)
SECTION THRU 50' RIGHT-OF-WAY (PRIVATE)
SECTION THRU LAKE & LOT
SECTION A-A THRU EAST 25' BUFFER
SECTION B-B THRU SOUTH & WEST 25' BUFFER
UNGER ENGINEERING SERVICES, INC.
CHUCK S. UNGER, P.E.
WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
PAVING & DRAINAGE SYSTEM
SECTIONS & DETAILS
WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES

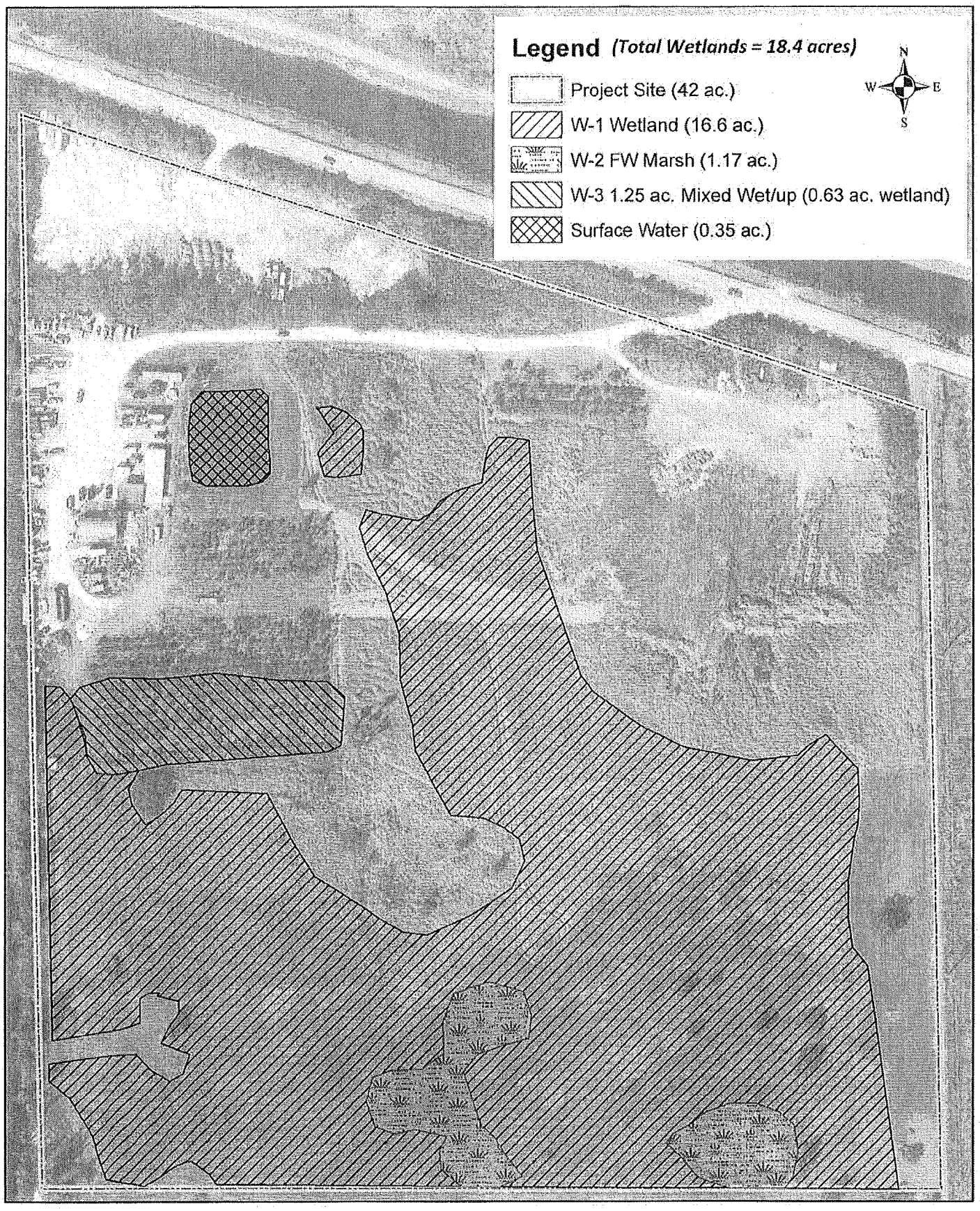

WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
CITY OF PARKLAND
ENGINEERING DETAILS
WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
DETAILS PROVIDED BY CITY OF PARKLAND ENGINEERING DEPARTMENT.
TYPICAL ROAD SECTION
TWO LANE PUBLIC AND PRIVATE ROADS
TYPICAL ROAD SECTION
TWO LANE PUBLIC AND PRIVATE ROADS
TYPICAL ROAD SECTION MAJOR AND MINOR ARTERIAL
RESTORATION OF FLEXIBLE PAVEMENT - CROSSINGS
RESTORATION OF FLEXIBLE PAVEMENT
LONGITUDINAL AND TRANSVERSE CUTS
TYPICAL SIDEWALK DETAILS
CONFLICT MANHOLE DETAIL
PAVEMENT SIGNING AND MARKING DETAILS
PAVEMENT MARKING DETAILS
STORM INLET DETAIL TYPE "C" (1 OF 6)
STORM INLET DETAIL TYPE "D" (2 OF 6)
STORM INLET DETAIL TYPE "E" (3 OF 6)
STORM INLET DETAIL TYPE "H" (4 OF 6)
STORM INLET DETAIL (5 OF 6)
STRUCTURE BOTTOMS, TYPE "C", "D" & "E"
STORM INLET DETAILS - GENERAL NOTES (6 OF 6)
CONCRETE HEADWALL DETAIL
RIP-RAP HEADWALL DETAIL
RIP-RAP HEADWALL DETAIL


WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
CITY OF PARKLAND
ENGINEERING DETAILS
WINNINGHAM & RADLEY INC.
DRIVEWAY CURB
DRIVEWAY CURB & GUTTER
HEADER CURB DETAIL
VALLEY GUTTER DETAIL
CURB TERMINATION DETAILS
CURB OPENING DETAIL
CONTROL BOX PLATE DETAIL
STOP SIGN AND TYPICAL SIGN BRACKET DETAIL
TYPICAL ROADSIDE SIGN PLACEMENT DETAIL
HANDICAP PARKING DETAIL
FOOT DETECTABLE WARNING DETAIL
TYPICAL SPEED HUMPS
COMMON TRAFFIC SIGNS AND COMMON MAINTENANCE OF TRAFFIC SIGNS


WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, UTA
CITY OF FARMLAND
ENGINEERING DETAILS
WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
TYPE "B" CURB AND GUTTER DETAIL
TYPE "B" CURB
TRANSITION CURB AND GUTTER TO VALLEY GUTTER
ASPHALT-CONCRETE CONNECTION DETAIL
TYPICAL ASPHALT-CONCRETE JOINT
TERMINATION OF OVERLAY DETAIL
WHEELSTOP DETAIL
TYPICAL EXFILTRATION TRENCH
EXFILTRATION TRENCH LONGITUDINAL SECTION
F.D.O.T. STRAIGHT ENDWALL
F.D.O.T. U-TYPE ENDWALL WITH WINGS
POLLUTION RETARDANT BAFFLE
PIPE INSTALLATION TRENCH DETAIL
NOTES
DETAILS PROVIDED BY CITY OF FARMLAND ENGINEERING DEPARTMENT.
DETAIL SHEET 3 OF 5


WATERCREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
CITY OF PARKLAND
ENGINEERING DETAILS
WINNINGHAM & FRADLEY, INC.
TYPICAL APRON DETAILS
CANAL AND LAKE SIDE SLOPES
SWALE SECTION DESIGN
CONCRETE SLUDGE
CONCRETE FLUME
TYPICAL DRAINAGE STRUCTURES TABLE
SECTION THROUGH BOAT RAMP
TYPE "J" STRUCTURE
YARD INLET DETAIL (STYLOPLAST OR EQUAL)
PRECAST ROUND OR RECTANGULAR CATCH BASIN
PRECAST DRAINAGE MANHOLE
CURB & GUTTER INLET (SDP 5130-5131)
GUARD AT PIPE ENDS
HINGED CONCRETE ENDWALL (SEE WINGS)


WINNINGHAM & FRADLEY, INC.
WATERFOREST - 42 ACRES
STANDARD PACIFIC HOMES, LTD.
CITY OF PARKLAND
ENGINEERING DETAILS
RAMP AT HANDICAP PARKING
RAMP AT BULL NOSE
SAMPLE PEDESTRIAN RAMPS
HANDICAP RAMP
INLET PROTECTION
INLET TERCE
METAL GUARDRAIL
TEMPORARY CONSTRUCTION ENTRANCE
TURBIDITY BARRIERS
PAVER INSTALLATION
DRIVEWAY CONNECTION
SIGHT VISIBILITY TRIANGLE
CONCRETE TRAFFIC SEPARATOR
TYPICAL PARKING SPACE
TURBIDITY BARRIERS
TYPICAL ROADWAY SECTION
CUL DE SAC DETAIL
INLET PROTECTION



12/31/2010	Revised: 08/06/2014	J. J. Goldasich and Associates, Incorporated	Watercrest Modification	Env 1 of 1
0 37.5 75 150 225 300 375 Feet		Ecological Services Natural System Analysis (561) 883-9555 jjg@jjgoldasich.com	Wetland and Surface Water Areas Cagle, Vannelli, Drake Modification Broward County, Florida	

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Functional Analysis Worksheet **M-WRAP** NO OVERSTORY

SITE:	Cagle / Vannelli - Pasture	**CLIENT:**	Standard Pacific Homes of Florida
Evaluation Date:	1/25/2013, 8/2/2014	NWI Designation:	NONE
Polygon Category:	Pasture	SCS Soils Classification:	Dania Muck
Polygon Identification Number:	1	Land Use/Future Land Use:	Pasture/Residential
Polygon Size In Acres:	18.39	Assessment Team Members:	Goldasich

General Description: **The area is an active cattle pasture, used for storage of vegetative debris and cattle grazing. Past impacts have included excavations, filling, drainage and agricultural operations.**

Final MWRAP 0.37

Credits 7.82

Wildlife - *Wildlife Utilization* FINAL SCORE: 1.5

0 **Existing wetland exhibits no evidence of wildlife utilization**
- Existing wetland is heavily impacted.
- No evidence of wildlife utilization

1 **Existing wetland exhibits minimal evidence of wildlife utilization**
- There is minimal evidence of wildlife utilization
- Wetland provides little habitat for birds and small mammals.
- There are sparse or limited adjacent upland food sources.
- Site may located in residential, industrial or commercial developments with frequent human disturbances.

1.5
- The site is not contiguous with naturally occurring vegetative communities (uplands or wetlands).

2 **Existing wetland exhibits moderate evidence of wildlife utilization**
- There is evidence of wetland utilization by small or medium sized mammals (observations, tracks, scat).
- There is evidence of aquatic macroinvertebrates, amphibians, and/or forage fishes.
- Adjacent upland food sources available.
- There is minimal potential for human disturbance.
- There is adequate protective cover for wildlife.
- The site is contiguous and continuous on at least 50% of its perimeter to naturally occurring vegetative communities (uplands or wetlands).

3 **Existing wetland exhibits strong evidence of wildlife utilization**
- There is strong evidence of wetland utilization by large mammals and reptiles.
- There are abundant aquatic macroinvertebrates, amphibians, and/or forage fishes.
- Abundant upland food sources are available.
- There is a high potential for wildlife use.
- The potential for human disturbance is negligible.
- There is significant cover for wildlife within the wetland or adjacent upland.
- The site is contiguous and continuous on at least 80% of its perimeter to naturally occurring vegetative communities (uplands or wetlands).

Comments:

Ok, per C. Hanes , 12/8/14

	Vegetation - Overstory/Shrub/Groundcover/Exotic & Nuisance Vegetation	FINAL SCORE: 1
0	**No desirable wetland overstory/shrub canopy present.**	
0	No desirable wetland trees or shrubs species present. If present, trees are newly planted seedlings providing little habitat support (I.e. roosting, nesting, foraging) Site may have been subject to recent clear cutting with little evidence of canopy regeneration. Wetland and adjacent areas are heavily infested (>75%) with exotic and nuisance plant species.	
1	**Few desirable wetland overstory/shrub canopy present.**	
	Site may exhibit large amounts of undesirable or inappropriate tree or shrub species. Desirable trees may be immature, but provide some potential for habitat support. There are minimal signs of natural recruitment of tree or shrub species. Few snags present, or if many present it may be an indication of hydrology problems or environmental impacts. Live canopy trees may exhibit disease or insect damage. Wetland and adjacent areas are infested 25% to 50% with exotic and nuisance plant species.	
2	**Moderate amount of desirable wetland overstory/shrub canopy present.**	
	Few undesirable or inappropriate tree or shrub species present. Wetland overstory/shrub canopy is providing habitat support. There is some evidence of natural recruitment of canopy/shrub seedlings. Few snags or den trees present. Live canopy trees are healthy with minimal evidence of disease or insect damage. Area contains exotic and nuisance plant species (<25%) with potential for infestation to spread. Areas adjacent may contain exotic or nuisance plant species providing a seed source for future reestablishment.	
3	**Abundant amount of desirable wetland overstory/shrub canopy present.**	
	No nuisance or inappropriate canopy/shrub species present. Desirable trees are providing good habitat support. There is strong evidence of natural recruitment of canopy/shrub seedlings. Few snags or den trees are present. Live canopy trees are healthy with minimal evidence of disease or insect damage. Area contains no exotic plant species. If present, negligible nuisance plants. Adjacent area is mostly native plant species. Site is void of inappropriate vegetation and nuisance vegetative species are minimal.	
0	**Ground cover is severely impacted or non-existant.**	
	Ground cover may be dominated by nuisance or inappropriate species. Vegetative ground cover is extensively maintained, managed or impacted. Site may be a freshly mulched mitigation area with no evidence of seed germination. Wetland and adjacent areas are heavily infested (>75%) with exotic and nuisance plant species.	
1	**Ground cover is extensively impacted or dominated by large amounts of inappropriate plant species.**	
1	Ground cover is routinely managed for either aesthetics or agricultural production. Site may be a newly planted mitigation area with low plant biomass density. The site may be newly mulched with signs of seed germination. Ground cover may consist of primarily nuisance and inappropriate vegetation. Wetland and adjacent areas are infested 25% to 50% with exotic and nuisance plant species.	
2	**Ground cover is slightly impacted and provides some functional habitat.**	
	Ground cover is slightly impacted (human induced effects). Mulched or planted areas have become established with desirable native plant species. Ground cover is primarily appropriate native species. Area contains exotic and nuisance plant species (<25%) with potential for infestation to spread. Areas adjacent may contain exotic or nuisance plant species providing a seed source for future reestablishment.	
3	**Ground cover is extensive with minimal or no disturbances.**	
	There are minimal or no disturbances to ground cover. Area may be subjected to either managed or natural periodic burns for enhancement to ground cover. Area contains no exotic plant species. If present, negligible nuisance plants. Adjacent area is mostly native plant species. Site is void of inappropriate vegetation and nuisance vegetative species are minimal.	
Comments:		

Ok, per C. Hanes , 12/8/14

	Hydrology - *Including Field Indicators of Wetland Hydrology*	FINAL SCORE: 1
0	**Hydrologic regime has become severely altered with strong evidence of succession to transitional/upland or open water plant community.**	
	The wetland hydrology has been severely altered. There is an inadequate hydroperiod to support wetland plant species for a particular community type. There is strong evidence that upland plants are encroaching into the historical wetland area. Water levels are too high or too low, resulting in the die off of wetland plant species. There are no indicators of a hydrologic regime that would be typical for the subject community type. In sites with an organic soil substrate, there is evidence of substantial soil subsidence. In sites that have mineral soils and no natural organic surface horizons, the uppermost 6" of the soil at or below the target water surface elevation exhibit substantial changes in color values as measured by a MSCC, as compared to site's unaltered or reference condition.	
1	**Hydrologic regime inadequate to maintain a viable wetland system.**	
1	The site does not exhibit an adequate hydroperiod to maintain a system that is being created, enhanced, or preserved. Succession of wetland plants into transitional/upland species. Appropriate vegetation is stressed or dying from too much or too little water. There are few, if any, indicators of a hydrologic regime that would be typical for the subject community type. In sites with an organic soil substrate, there is evidence of soil subsidence. In sites that have mineral soils and no natural organic surface horizons, the uppermost 6" of the soil at or below the target water surface elevation exhibit readily observable changes in color values as measured by a MSCC, as compared to site's unaltered or reference condition.	
2	**Hydrologic regime adequate to maintain a viable wetland system. External features may affect wetland hydrology.**	
	Wetland appears to exhibit an adequate hydroperiod, although site conditions may exist that interfere or influence the hydroperiod of the site (canals, ditches, swales, berms, culverts, pumps, control elevation, and well fields). Plants appear healthy and exhibit no stress from too much or too little water. There are some indicators of a hydrologic regime that would be typical for the subject community type. In sites with an organic soil substrate, there is evidence of little or no soil subsidence. In sites that have mineral soils and no natural organic surface horizons, the uppermost 6" of the soil at or below the target water surface elevation exhibit only minor changes in color values as measured by a MSCC, as compared to site's unaltered or reference condition.	
3	**Hydrologic regime adequate to maintain a viable wetland system.**	
	System exhibits a natural wetland hydroperiod. If wetland is adacent to canals, ditches, swales, berms, or wellfields, there are no direct observable negative impacts to the wetland within the landscape setting. Plants are healthy and exhibit no stress resulting from an improper hydroperiod. There are few to several indicators of a hydrologic regime that would be typical for the subject community type. In sites with an organic soil substrate, there is no evidence soil subsidence. In sites that have mineral soils and no natural organic surface horizons, the uppermost 6" of the soil at or below the target water surface elevation exhibit no changes in color values as measured by a MSCC, as compared to site's unaltered or reference condition.	

Comments:

	Water Quality - *Water Quality Inputs & Treatment*	FINAL SCORE:	0.90

%	LAND USE CATEGORY	Score
	recreation/open space	3
	citrus groves-ag	2
	low density residential	2
	low intensity commercial	2
	rangeland	2
	single-family residential	1.5
	golf courses	1.5
	rangeland with dense cattle	1.5
	highway	1
	industrial	1
	multi-family residential	1
80.0%	pasture-ag	1
20.0%	row crops-ag	1
	dairy and feed lots	0
	high-intensity commercial	0

%	TREATMENT CATEGORY	Score
	natural undeveloped areas	3
	berms which prevent runoff from entering wetland	2.5
	wet detention with swales	2.5
	wet detention with dry retention	2.5
	combination grass swales with dry retention	2
80.0%	grass swales only	1
	dry retention only	1
20.0%	no treatment	0

Comments:

Ok, per C. Hanes , 12/8/14

South Florida Water Management District

Work Schedule Requirements

Application No : 140808-5

Mitigation Plan ID: WATERCREST MOD CAGLE

Activity	**Due Date**
SUBMIT MITIGATION BANK DOCUMENTATION	26-FEB-15

Exhibit No :

STAFF REPORT DISTRIBUTION LIST

WATERCREST MODIFICATION CAGLE VANNELLI DRAKE

Application No: 140808-5

Permit No: 06-00073-S-21

INTERNAL DISTRIBUTION

X Caroline Hanes
X Tjerk van Veen
X Carlos A. de Rojas, P.E.
X Barbara J. Conmy
X A. Bain
X A. Waterhouse
X ERC Engineering
X ERC Environmental

EXTERNAL DISTRIBUTION

X Permittee - Standard Pacific Homes
X Agent - Jim Goldasich

GOVERNMENT AGENCIES

X Broward County - Director, Water Mgmt Div
X Broward County Engineer
X City of Parkland City Engineer
X Div of Recreation and Park - District 5 - Miranda Cunningham, FDEP
X North Springs Improvement District

OTHER INTERESTED PARTIES

X Alexandria Larson
X Audubon of Florida - Charles Lee