



South Florida Water Management District

Orlando Service Center • 1756 Orlando Central Parkway, Orlando, FL 32809 • (407) 858-6100

CON 24-06

Regulation Department
Application No.: 951228-1

March 28, 1996

Kissimmee Bay Investors
1515 Michigan Avenue
Kissimmee, FL 34744

Dear Permittee:

SUBJECT: Environmental Resource Standard General Permit No. 49-00453-S
Permittee: Kissimmee Bay Investors
Project: Kissimmee Bay Dock Facility
Location: Osceola County, S21/T25S/R30E

Enclosed please find notification and conditions of the South Florida Water Management District Surface Water Management General Permit No. 49-00453-S issued March 28, 1996 for the above referenced application. If you have questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "William C. Stimmel".

William C. Stimmel
Service Center Director
Orlando Service Center

WCS/vj

Enclosures

vj0038

Governing Board:

Valerie Boyd, Chairman
Frank Williamson, Jr., Vice Chairman
William E. Graham

William Hammond
Betsy Krant
Richard A. Machek

Eugene K. Pettis
Nathaniel P. Reed
Miriam Singer

Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 49-00453-S**

Form #0941
08/95

DATE ISSUED: March 28, 1996

PERMITTEE: KISSIMMEE BAY INVESTORS
1515 MICHIGAN AVENUE
KISSIMMEE, FL 34744

PROJECT DESCRIPTION: MODIFICATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 1.42 ACRE(S) OF RECREATIONAL DEVELOPMENT KNOWN AS KISSIMMEE BAY DOCK FACILITY.

PROJECT LOCATION: OSCEOLA COUNTY, SECTION 21 TWP 25S RGE 30E

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 951228-1, dated December 28, 1995. This action is taken pursuant to Rule 40E-1.603 and Chapters 40E-40 and 40E-400, Florida Administrative Code (F.A.C.).

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

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing,
2. the attached General Conditions,
3. the attached 8 Special Conditions, and
4. the attached 7 Exhibit(s).

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on the 28th day of March, 1996, in accordance with Section 120.60(3), Florida Statutes.

BY: 

William C. Stimmel
Service Center Director
Orlando Service Center

Certified Mail No. Z 315 616 098

Enclosures

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 THE 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 NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED 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 REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO.0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT 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 "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.

GENERAL CONDITIONS

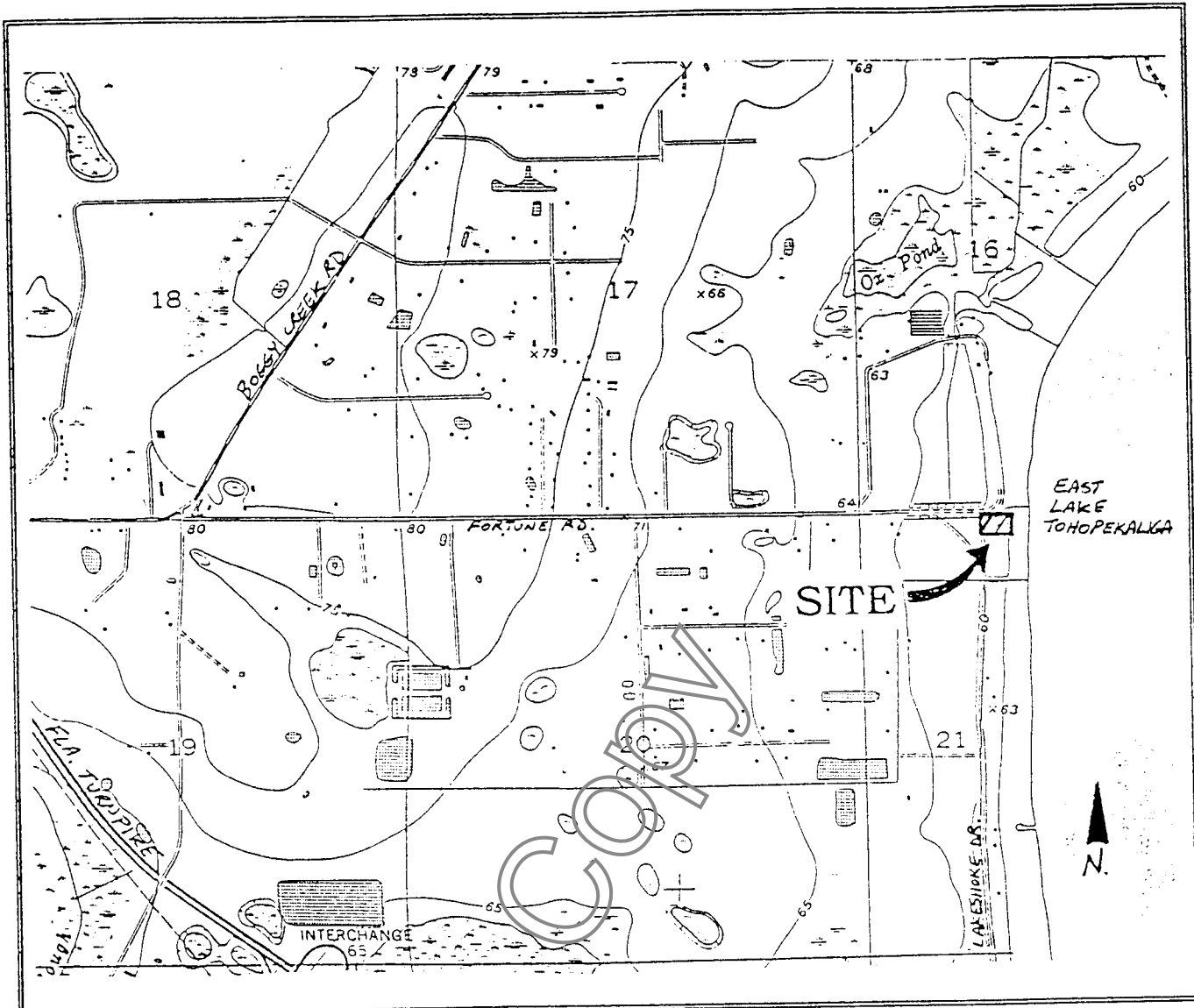
7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE 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 - AUGUST 1995, 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 - AUGUST 1995, PRIOR TO LOT OR UNIT SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE 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.

GENERAL CONDITIONS

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(4), 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.

SPECIAL CONDITIONS

1. MINIMUM ROAD CROWN ELEVATION: 62 FEET NGVD.
2. MINIMUM PARKING LOT ELEVATION: 61 FEET NGVD.
3. DISCHARGE FACILITIES:
 - 1-4' WIDE SHARP CRESTED WEIR WITH CREST AT ELEV. 60.9' NGVD.
 - 1-.25' DIA. CIRCULAR ORIFICE WITH INVERT AT ELEV. 58' NGVD.
 - 155 LF OF 1.92' WIDE X 1.17' HIGH ELLIPTICAL CULVERT.
- RECEIVING BODY : EXISTING CANAL
- CONTROL ELEV : 58 FEET NGVD. /58 FEET NGVD DRY SEASON.
4. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
5. ALL SPECIAL CONDITIONS PREVIOUSLY STIPULATED BY PERMIT NUMBER 49-00453-S REMAIN IN EFFECT UNLESS OTHERWISE REVISED AND SHALL APPLY TO THIS MODIFICATION.
6. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF KISSIMMEE BAY INVESTORS.
7. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.
8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE STAKED AND ROPED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF ROPING AND STAKING AND SCHEDULE AN INSPECTION OF THIS WORK. THE ROPING AND STAKING SHALL BE SUBJECT TO SFWMD STAFF APPROVAL. THE PERMITTEE SHALL MODIFY THE STAKING AND ROPING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. STAKING AND ROPING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.



SOURCE:

USGS Topographic Quadrangle Map
 St. Cloud North, Florida
 28081-C3-TF-024 1953/1987

SITE LOCATION:

Sections 21
 Township 25 South
 Range 30 East

SCALE:

1":2000'

HWA

HANSON, WALTER & ASSOCIATES, INC.
 809 E. Oak Street, Suite 200
 Kissimmee, Florida 34744

Kissimmee Bay Dock Facility
 USGS QUADRANGLE MAP

Item C-1

EXHIBIT 1

KISSIMMEE BAY DOCK FACILITY

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 951228-1

PERMIT MODIFICATION NO.: 49-00453-S

LOCATION: OSCEOLA COUNTY, S21/T25S/R30E

OWNER: KISSIMMEE BAY INVESTORS

ENGINEER: HANSON, WALTER & ASSOCIATES, INC.

PROJECT AREA: 1.42 ACRES DRAINAGE AREA: 1.42 ACRES

PROJECT USE: RECREATIONAL

FACILITIES:

1. EXISTING: This is an existing developed residential lot. The single family home and detached metal building are existing. Also existing are a boat ramp, an artificially created canal and access channel connected to East Lake Tohopekaliga. The canal serves as boat access as well as conveyance for off-site drainage.

The property owner received a letter of exemption (No. 49-179270-4) from the Florida Department of Environmental Protection to perform maintenance dredging within the existing canal and access channel. This canal was recently excavated and has adequate access to the navigable portions of East Lake Tohopekaliga.

2. PROPOSED: Construction proposed consists of removing the existing residence and a portion of the detached metal building. The existing boat ramp will be repaired. A 1,644 square foot docking facility with 11 mooring piles for temporary mooring will be constructed within an existing canal. A parking lot and access drive crossing the existing canal and connecting to the existing Kissimmee Bay street network will be constructed. The parking lot and drive will drain to a dry detention area which will overflow to the existing canal. A 54" diameter culvert will be placed in the existing canal, at the proposed crossing, to provide continued flow from off-site drainage areas.

PROJECT LEVEL:

DRAINAGE BASIN: EAST LAKE TOHOPEKALIGA

KISSIMMEE BAY DOCK FACILITY

PERMIT SUMMARY SHEET

RECEIVING BODY: EAST LAKE TOHOPEKALIGA VIA EXISTING CANAL

LOCAL ROAD CRITERIA: 10 YR 24 HR STORM

PARKING LOT CRITERIA: 10 YR 24 HR STORM

BASIN DESIGN FREQUENCY: 10 YR 72 HR STORM

WATER QUALITY:

Water quality treatment for 2.5 inches times the percentage of impervious coverage is provided in a dry detention facility.

The applicant has provided reasonable assurance that the water quality standards will not be violated, pursuant to subsection 373.414(1)(A)F.S. [formerly 403.918(1)F.S.].

Basin	Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
DOCK FACILITY	.1 acres DRY DETENTION	.10	.20

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
DOCK FACILITY	1	PRE VS. POST	1	61

ENVIRONMENTAL ASSESSMENT:

EXISTING ON SITE WETLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
W-1	.07	GOOD/FAIR	FRESHWATER MARSHES	.07

TOTAL ON SITE WETLAND ACREAGE: .07

KISSIMMEE BAY DOCK FACILITY

PERMIT SUMMARY SHEET

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
C-1	.25	N/A	STREAMS AND WATERWAYS	.25
UP-1	1.10	N/A	URBAN AND RESIDENTIAL	1.10

TOTAL ON SITE UPLAND ACREAGE: 1.35

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for endangered, threatened, or species of special concern. No endangered/threatened or species of special concern were observed on site, and submitted information indicates that endangered/threatened or species of special concern use of the site is not an issue. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened or species of special concern are discovered on the site.

ENVIRONMENTAL SUMMARY:

There are no wetland impacts associated with this phase of construction. The 0.07 acres of onsite freshwater marsh will be preserved. This freshwater marsh is part of the littoral zone associated with East Lake Tohopekaliga. The repair of the existing boat ramp and construction of the new access road and docking facility will occur in open water habitat within an existing canal.

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to water resources and is not contrary to the public interest.

KISSIMMEE BAY DOCK FACILITY

PERMIT SUMMARY SHEET

APPLICABLE LAND USE:

The land use table has been updated to add this new 1.42 acre lot to the original breakdown. Construction included at this time will take place on the 1.42 acre lot plus 0.1 acres within the existing Kissimmee Bay project.

	<u>TOTAL PROJECT</u>	<u>PREVIOUSLY PERMITTED</u>	<u>THIS PHASE</u>	
TOTAL ACRES	271.42	270.00	1.42	acres
WTRM ACREAGE	45.81	45.69	.12	acres
NUMBER OF UNITS	472.00	472.00	.00	units
IMPERVIOUS	92.44	91.81	.63	acres

BASIN LEVEL BREAKDOWN AND FLOOD PROTECTION:

Basin Name: DOCK FACILITY

FLOOD PROTECTION:

LOCAL ROAD CRITERIA	
FLOOD CONTOUR	60.50 FEET NGVD
MINIMUM ROAD GRADE	62.00 FEET NGVD
PARKING LOT CRITERIA	
FLOOD CONTOUR	60.50 FEET NGVD
MINIMUM PARKING LOT GRADE	61.00 FEET NGVD

COMMENTS:

- 1 . The proposed boat ramp and docking facility are located landward of the 59.0' NGVD contour line (the established "safe upland line") therefore authorization to use state-owned submerged lands is not required.

KISSIMMEE BAY DOCK FACILITY

PERMIT SUMMARY SHEET

DIVISIONAL APPROVAL:

SURFACE WATER MANAGEMENT

Edward W. Yarn
Edward W. Yarn, P.E.

DATE: 3/26/96

NATURAL RESOURCE MANAGEMENT

Marc S. Ady
Marc S. Ady

DATE: 3/26/96

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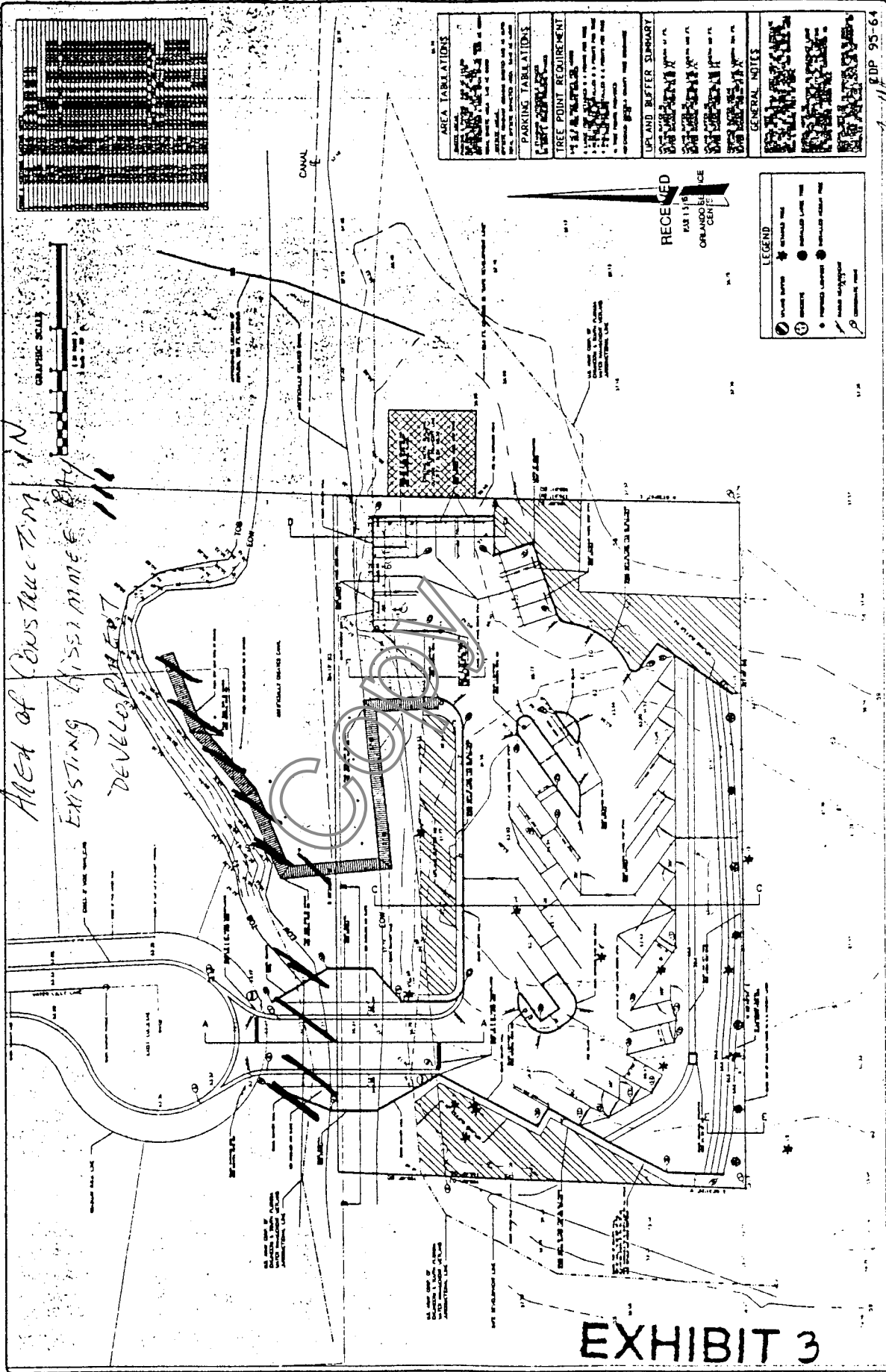
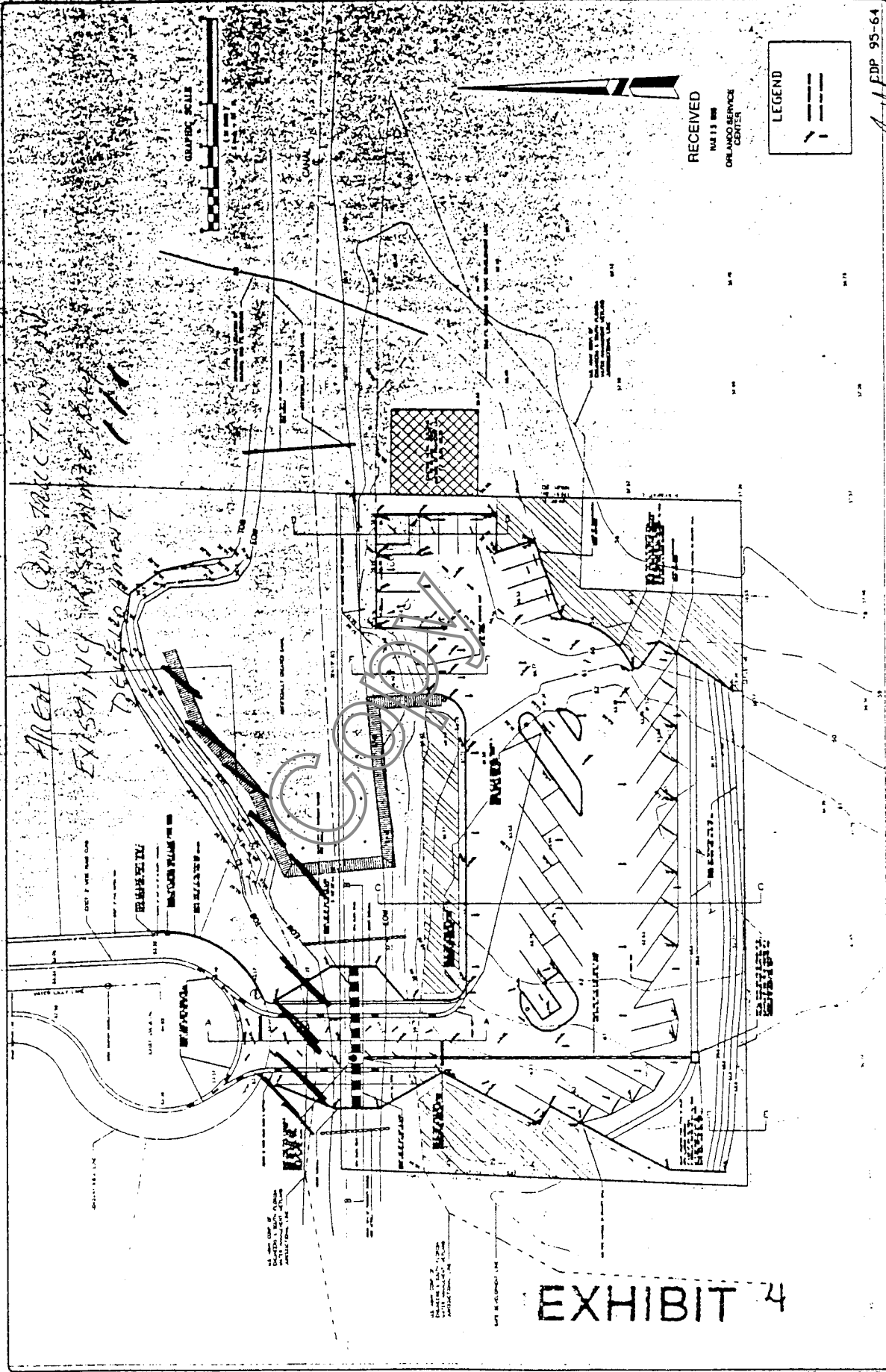
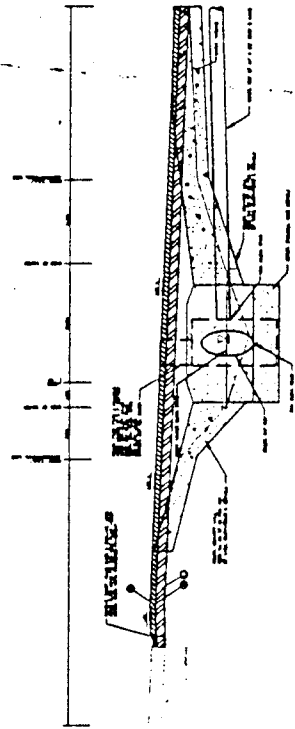


EXHIBIT 3

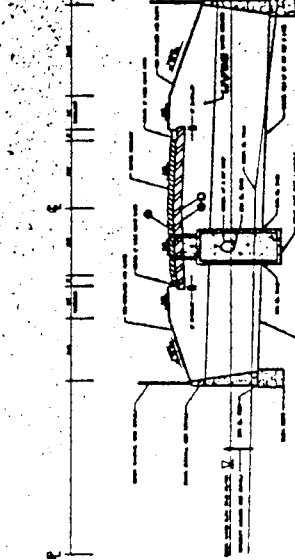
PREPARED FOR: KISSIMMEE BAY INVESTMENTS 1515 HIGHWAY AVENUE ORLANDO, FLORIDA 32804		SHEET NO. 53 of 52
HWA Hanson, Waller & Associates, Inc. ENGINEERING, SURVEYING AND PLANNING 1407 S.W. 5th Street ORLANDO, FLORIDA 32806		EDP 95-64
DATE: 11.15.63 DRAWN BY: J.W. CHECKED BY: J.W. SCALE: AS SHOWN	TITLE: SITE DIMENSION PLAN	PROJECT NO.: 95-64



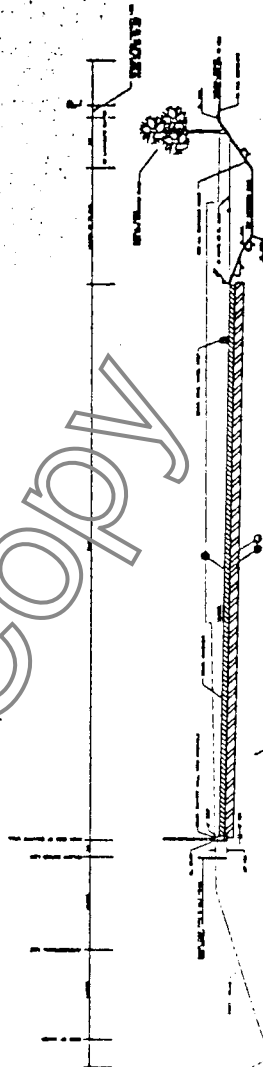
PREPARED FOR KISSIMMEE BAY INVESTORS 1315 MICHIGAN AVENUE MIAMI, FL 33139	HWA Hanson, Walter & Associates, Inc. ENGINEERING, SURVEYING AND PLANNING	SHEET NO. 04 OF 07 JOB NO. 3633
PAVING, GRADING, DRAINAGE, & UTILITY PLAN		
FDP 95-64		



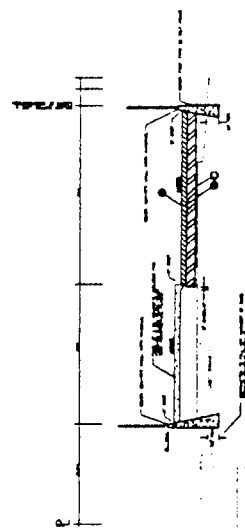
SECTION A-A



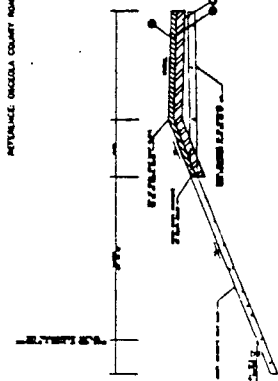
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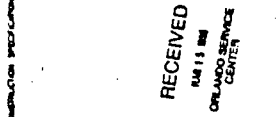
SECTION C-C



SECTION D-D



SECTION E-E



SECTION F-F

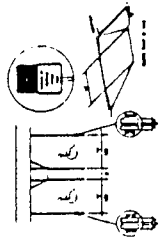
PAVEMENT SPECIFICATIONS

- 1. TYPE 3 ASPHALT COMPACTED TO MAX DENSITY AS DETERMINED BY THE MARSHALL STABILITY TEST ASPHALT MIXTURE SHALL BE OVER 12-10 ON LOCAL PRIME COAL.
- 2. 50M-CEMENT BASE WITH MIN. 300 PSI TO MAX. 7 DAYS COMPRESSIVE STRENGTH, COMPACTED TO MAX. 97% DENSITY OF MOO. PROCTOR AS DETERMINED BY AASHITO T-154.
- 3. STABILIZED SUBGRADE (60 PSI F.V.) COMPACTED TO MAX. 97% DENSITY OF MOO. PROCTOR AS DETERMINED BY AASHITO T-180 (ON U.M. = 40). REFERENCE DESIGN COUNTY ROAD CONSTRUCTION PERFORMANCE, 1984.

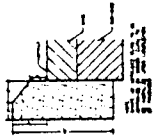
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EXHIBIT 5

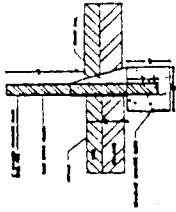
SHEET NO OF OF	SHEET NO OF OF	TYPICAL CROSS SECTIONS	PREPARED FOR MISSISSIPPIAN AVIATION 11515 W. PALM BLVD. MIAMI, FL 33174 (305) 551-0000	HWA Hanson, Wolff & Associates, Inc. 200 E. W. ST. SUITE 100 ORLANDO, FLORIDA 32744 PHONE (407) 847-7443 FAX (407) 847-7400 ENGINEERING, SURVEYING AND PLANNING	CDP 95-64
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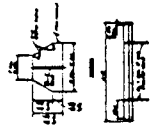
HANDICAP RAMP & STRIPING DETAIL



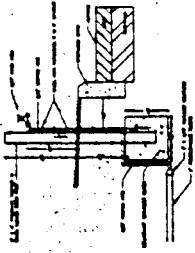
EXTRUDED CURB



CONCRETE POLE



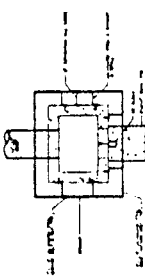
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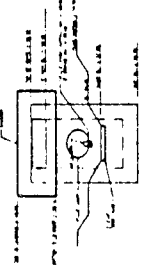
HOSE BIBB



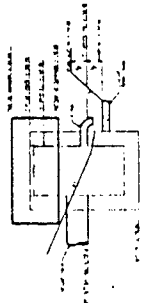
MIAMI CURB



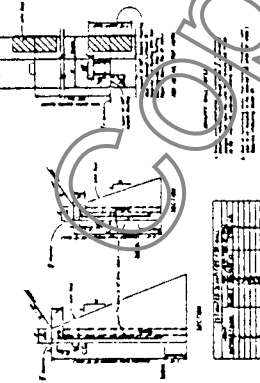
CONTROL STRUCTURE



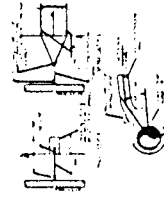
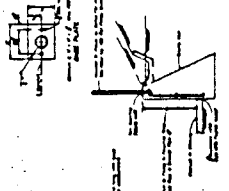
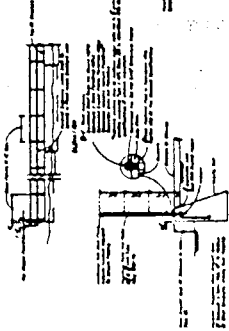
GRAVITY WALL



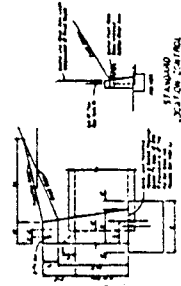
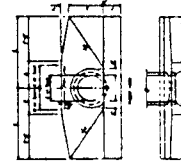
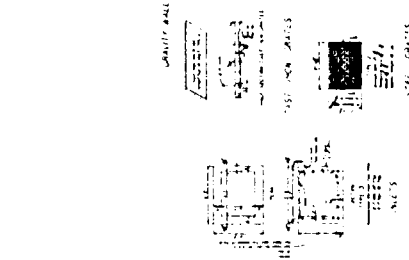
FOOT TYPE 'D' INLET



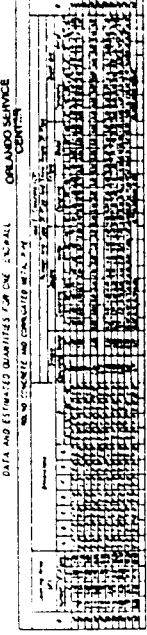
ALUMINUM PIPE HANDRAILS



TYPICAL WATER SERVICE



RECEIVED
MAR 15 1964
GRANDDAD SERVICE
CORPORATION



DATA AND ESTIMATED QUANTITIES FOR ONE CHANNEL
NO. 10 CONCRETE AND CORRODED METAL
EVALUATE DIMENSIONS (EXCLUSIVE OF MULTIPLE PIPE SPACING)

EXHIBIT 6

ADP 99-64

PREPARED FOR MISSISSIPPI BAY INVESTMENTS 1515 HIGHWAY AVENUE MISSISSIPPI, FL 39744 (407) 933-0686	SHEET NO 68 of 67 JOB NO. 99-64
HWA HANSON, WALKER & ASSOCIATES, INC. ENGINEERING, SURVEYING AND PLANNING 100 E. ONE ST. SUITE 100 ORLANDO, FLORIDA 32814 PHONE (407) 847-8113 FAX (407) 847-7119	DETAILS
TYPICAL WATER SERVICE CONTROL STRUCTURE GRAVITY WALL FOOT TYPE 'D' INLET CONCRETE ENDWALLS	CONCRETE ENDWALLS

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APPLICATION NUMBER: 951228-1
PERMIT MODIFICATION NUMBER: 49-00453-S

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