



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ENVIRONMENTAL RESOURCE PERMIT NO. 11-01535-P

Form #0145

Rev 08/95

DATE ISSUED: OCTOBER 9, 1997

PERMITTEE: REVCO/GE JOINT VENTURE
(GLEN EDEN LAKES)
255 LELY BEACH BLVD, SUITE 304
BONITA SPRINGS, FL 33923

PROJECT DESCRIPTION: AUTHORIZATION FOR CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 32.76 ACRES OF RESIDENTIAL DEVELOPMENT WITHIN A 41.64 ACRE SITE DISCHARGING TO ONSITE WETLANDS.

PROJECT LOCATION: COLLIER COUNTY, SECTION: 9 TWP: 48S RGE: 25E

This Permit is issued pursuant to Application No. 961202-3, dated November 1, 1996. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, operation, maintenance or use of activities authorized by this Permit. This Permit is issued under the provisions of Chapter 373, Part IV Florida Statutes (F.S.), and the Operating Agreement Concerning Regulation Under Part IV, Chapter 373 F.S. between South Florida Water Management District and the Department of Environmental Protection. Issuance of this Permit constitutes certification of compliance with state water quality standards where necessary pursuant to Section 401, Public Law 92-500, 33 USC Section 1341, unless this Permit is issued pursuant to the net improvement provisions of Subsections 373.414(1)(b), F.S., or as otherwise stated herein.

This Permit may be transferred pursuant to the appropriate provisions of Chapter 373, F.S., and Sections 40E-1.6107(1) and (2), and 40E-4.351(1), (2), and (4), Florida Administrative Code (F.A.C).

This Permit may be revoked, suspended, or modified at any time pursuant to the appropriate provisions of Chapter 373, F.S. and Sections 40E-4.351(1), (2), and (4), F.A.C.

This Permit shall be subject to the General Conditions set forth in Rule 40E-4.381, F.A.C., unless waived or modified by Governing Board. The Application, and the Surface Water Management Staff Review Summary of the Application, including all conditions, and all plans and specifications incorporated by reference, are a part of this Permit. All activities authorized by this Permit shall be implemented as set forth in the plans, specifications, and performance criteria as set forth and incorporated in the Surface Water Management Staff Review Summary. 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, pursuant to the appropriate provisions of Chapter 373, F.S., and Sections 40E-4.361 and 40E-4.381, F.A.C.

In the event the property is sold or otherwise conveyed, the Permittee will remain liable for compliance with this Permit until transfer is approved by the District pursuant to Rule 40E-1.6107, F.A.C.

SPECIAL AND GENERAL CONDITIONS ARE AS FOLLOWS:
SEE PAGES 2-4 OF 7 - 22 SPECIAL CONDITIONS.
SEE PAGES 5-7 OF 7 - 19 GENERAL CONDITIONS.

FILED WITH THE CLERK OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY ITS, GOVERNING BOARD

ON Original signed by:
BY Vern Kaiser
DEPUTY CLERK

Original signed by
By TONY BURNS
ASSISTANT SECRETARY

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 11 FEET NGVD.
2. MINIMUM ROAD CROWN ELEVATION: 10 FEET NGVD.
3. MINIMUM PARKING LOT ELEVATION: 9.21 FEET NGVD.
4. DISCHARGE FACILITIES:
 - 1-.9' W X .9' H RECTANGULAR ORIFICE WITH INVERT AT ELEV. 8' NGVD.
200 LF OF 2' DIA. RCP CULVERT.RECEIVING BODY : ONSITE WETLANDS
CONTROL ELEV : 8 FEET NGVD. /8 FEET NGVD DRY SEASON.
5. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
6. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
8. 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.
9. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
10. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF GLEN EDEN HOMEOWNERS ASSOCIATION, INC. 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 HOMEOWNERS ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.
11. 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.
12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE FENCED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF FENCING AND SCHEDULE AN INSPECTION OF THIS WORK. THE PERMITTEE SHALL MODIFY THE FENCING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. FENCING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.
13. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE

PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.

14. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.
15. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.
16. A WETLAND MONITORING PROGRAM SHALL BE IMPLEMENTED WITHIN THE PROTECTED WETLANDS AND UPLANDS AND DETENTION AREAS. MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 10A-M AND SHALL INCLUDE ANNUAL REPORTS SUBMITTED TO THE SFWMD FOR REVIEW. MONITORING SHALL CONTINUE FOR A PERIOD OF 5 YEARS.
17. A WETLAND MITIGATION PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 10A-M. THE PERMITTEE SHALL RESTORE 1.3 ACRES OF CYPRESS AND 9.3 ACRES OF TRANSITIONAL AREA AND PROTECT .6 ACRE OF UPLAND COMPENSATION AREA(S).
18. THE WETLAND CONSERVATION AREAS AND UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHOWN ON EXHIBIT(S) 7E MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
19. ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE WETLAND MITIGATION, MONITORING AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING WORK SCHEDULE. ANY DEVIATION FROM THESE TIME FRAMES SHALL REQUIRE FORMAL SFWMD APPROVAL. SUCH REQUESTS MUST BE MADE IN WRITING AND SHALL INCLUDE (1) REASON FOR THE MODIFICATION; (2) PROPOSED START/FINISH DATES; AND (3) PROGRESS REPORT ON THE STATUS OF THE EXISTING MITIGATION EFFORTS.

COMPLETION DATE	ACTIVITY
NOVEMBER 30, 1997	BASELINE MONITORING REPORT
APRIL 30, 1998	EXCAVATION AND GRADING MITIGATION AREA
APRIL 30, 1998	RECORD CONSERVATION EASEMENT DOCUMENT
MAY 30, 1998	SUBMIT TOPOGRAPHIC SURVEY OF GRADED AREA
JUNE 15, 1998	PLANTING MITIGATION AREA
JULY 15, 1998	TIME ZERO MONITORING REPORT
OCTOBER 30, 1998	FIRST MONITORING REPORT
APRIL 30, 1999	SEMI-ANNUAL EXOTIC VEGETATION REMOVAL
OCTOBER 30, 1999	SECOND MONITORING REPORT
APRIL 30, 2000	SEMI-ANNUAL EXOTIC VEGETATION REMOVAL
OCTOBER 30, 2000	THIRD MONITORING REPORT
OCTOBER 30, 2001	FOURTH MONITORING REPORT

OCTOBER 30, 2002 FIFTH MONITORING REPORT

20. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT 10H FOR THE PRESERVED/ENHANCED WETLAND AREAS ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREAS AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE FREE FROM INVASIVE EXOTIC VEGETATION (AS CURRENTLY DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL) IMMEDIATELY FOLLOWING A MAINTENANCE ACTIVITY AND SHALL CONSTITUTE NO MORE THAN 5% OF TOTAL VEGETATIVE COVER BETWEEN MAINTENANCE ACTIVITIES. NUISANCE AND EXOTIC PLANT SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.
21. NO LATER THAN APRIL 30, 1998, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT OVER THE REAL PROPERTY DESIGNATED AS A CONSERVATION / PRESERVATION / MITIGATION AREA ON ATTACHED EXHIBIT 7E. THE EASEMENT SHALL BE GRANTED FREE OF ENCUMBERANCES OR INTERESTS WHICH THE DISTRICT DETERMINES ARE CONTRARY TO THE INTENT OF THE EASEMENT. THE CONSERVATION EASEMENT SHALL BE GRANTED TO THE DISTRICT USING THE APPROVED FORM ATTACHED HERETO AS EXHIBIT 7A-D. ANY PROPOSED MODIFICATIONS TO THE APPROVED FORM MUST RECEIVE PRIOR WRITTEN CONSENT FROM THE DISTRICT. UPON RECORDATION, THE PERMITTEE SHALL FORWARD THE ORIGINAL RECORDED EASEMENT TO THE NATURAL RESOURCE MANAGEMENT POST PERMIT COMPLIANCE STAFF IN THE DISTRICT SERVICE CENTER WHERE THE APPLICATION WAS SUBMITTED.
22. THE PERMITTEE SHALL REMIT \$364,724.30 TO THE DISTRICT'S WETLAND MITIGATION FUND (FUND 211) WITHIN 30 DAYS OF RECEIPT OF THE DISTRICT'S INVOICE, FOLLOWING PERMIT ISSUANCE. OF THE \$364,724.30 OF MITIGATION FUNDS, \$206,428.40 SHALL BE FOR THE PURPOSE OF LAND PURCHASE WITHIN CREW, \$115,811.90 SHALL BE FOR THE PURPOSE OF CAPITAL IMPROVEMENT PROJECTS WITHIN CREW, AND \$42,484.00 PLACED IN AN ESCROW ACCOUNT WITH ANNUAL EARNINGS TO BE USED FOR GENERAL OPERATION AND MAINTENANCE COSTS INCURRED WITHIN CREW.

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.

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.

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.



South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574

file

CON 24-06

October 1, 1997

Revco/GE Joint Venture
255 Lely Beach Blvd., Ste. 304
Bonita Springs, FL 33923

Subject: Application No. 961202-3, **Glen Eden Lakes**,
Collier County, S9/T48S/R25E

Enclosed is a copy of this District's staff report covering the permit application referenced therein. It is requested that you read this staff report thoroughly and understand its contents. The recommendations as stated in the staff report will be presented to our Governing Board for consideration on October 9, 1997.

Should you wish to object to the staff recommendation or file a petition, please provide written objections, petitions and/or waivers (refer to the attached "Notice of Rights") to:

Vern Kaiser, Deputy Clerk
South Florida Water Management District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. You are advised, however, to be prepared to defend your position regarding the permit application when it is considered by the Governing Board for final agency action, even if you agree with the staff recommendation, as the Governing Board may take final agency action which differs materially from the proposed agency action.

Please contact the District if you have any questions concerning this matter. If we do not hear from you prior to the date on the "Notice of Rights", we will assume you concur with our recommendations.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee this 1st day of October 1997, in accordance with Section 120.60 (3), Florida Statutes.

Sincerely,

Kenneth G. Ammon, P.E.
Deputy Director
Regulation Department

CERTIFIED Z 397 166 719
RETURN RECEIPT REQUESTED

Governing Board:

Frank Williamson, Jr., Chairman
Eugene K. Pettis, Vice Chairman
Mitchell W. Berger

Vera M. Carter
William E. Graham
William Hammond

Richard A. Machek
Michael D. Minton
Miriam Singer

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



Notice Of Rights

NOTICE OF RIGHTS

Enclosed is a copy of the Staff Review Summary regarding the subject permit application, which is this agency's Notice of Proposed Agency Action.

PETITION FOR FORMAL ADMINISTRATIVE PROCEEDINGS

Any person whose substantial interests are or may be affected by the action which is proposed in the enclosed Notice of Proposed Agency Action/Staff Review Summary, may petition for an administrative hearing in accordance with the requirements of Rule 40E-1.521, Florida Administrative Code, and be filed with (received by) the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. Petitions for administrative hearing on the above application must be filed within fourteen (14) days of actual receipt of this Notice of Proposed Agency Action. Failure to file a petition within this time period shall constitute a waiver of any rights such person may have to request an administrative determination (hearing) under section 120.57, Florida Statutes, concerning the subject permit application. Petitions which are not filed in accordance with the above provisions are subject to dismissal.

FLORIDA LAND AND WATER ADJUDICATORY COMMISSION

A party to the proceeding below may seek review of a Final Order rendered on the permit application before the Land and Water Adjudicatory Commission. Review under section 373.114, Florida Statutes, is initiated by filing a request for review with the Land and Adjudicatory Commission and serving a copy on the Department of Environmental Protection and any person named in the Order within applicable statutory timeframes. This review is appellate in nature and limited to the record below.

DISTRICT COURT OF APPEAL

A party who is adversely affected by final agency action on the permit application is entitled to judicial review in the District Court of Appeal pursuant to section 120.68, Florida Statutes, as provided therein. Review under section 120.68, Florida Statutes, is initiated by filing a Notice of Appeal in the appropriate District Court of Appeal in accordance with Florida Rule of Appellate Procedure 9.110.

CIRCUIT COURT

Section 373.617(2), Florida Statutes, provides:

Any person substantially affected by a final action of any agency with respect to a permit may seek review within 90 days of the rendering of such decision and request monetary damages and other relief in the circuit court in the judicial circuit in which the affected property is located; however, circuit court review shall be confined solely to determining whether final agency action is an unreasonable exercise of the state's police power constituting a taking with just compensation. Review of final agency action for the purpose of determining whether the action is in accordance with existing statutes or rules and based on competent substantial evidence shall proceed in accordance with Chapter 120.

LAST DATE FOR GOVERNING BOARD ACTION:
OCTOBER 9, 1997

DRAFT
Subject to Governing
Board Approval

ENVIRONMENTAL RESOURCE PERMIT STAFF REVIEW SUMMARY

I. ADMINISTRATIVE

APPLICATION NUMBER: 961202-3

PROJECT NAME: GLEN EDEN LAKES

LOCATION: COLLIER COUNTY, S9/T48S/R25E

APPLICANT'S NAME: GATH INC

OWNERS NAME AND ADDRESS: REVCO/GE JOINT VENTURE
255 LELY BEACH BLVD
SUITE 304
BONITA SPRINGS, FL 33923

ENGINEER: BLAIR A. FOLEY

II. PROJECT DESCRIPTION

PROJECT AREA: 41.64 acres DRAINAGE AREA: 32.76 acres

DISTRICT DRAINAGE BASIN: WIGGINS BAY OUTLET BASIN

RECEIVING BODY: ONSITE WETLANDS

CLASSIFICATION: CLASS III

PURPOSE:

This application is a request for an Environmental Resource Permit to authorize Construction and Operation of a surface water management system serving 32.76 acres of residential development within a 41.64 site discharging to onsite wetlands via a spreader swale.

EXISTING FACILITIES:

The 41.64 acre site consists of forested areas and wetlands. Topography of the site varies from approximately 10.0' NGVD in the west to 7.0' NGVD in the east.

Stormwater runoff is conveyed via overland flow from north to south. The site was previously ditched, diked, and then cleared for agricultural uses in the early 1980's.

The site lies within the Wiggins Bay Outlet Basin and has an allowable discharge rate of 0.15 cfs per acre per Collier County Ordinance 90-10. There are no active SFWMD Surface Water Management Permits for the site.

PROPOSED FACILITIES:

The applicant proposes to construct a single family residential community on 102 lots. The surface water management system serving this tract consists of swales, culverts, and inlets which convey stormwater runoff from homesites, roadways, and common areas to a series of interconnected wet detention lakes for water quality treatment and attenuation. Onsite wetlands are hydraulically connected to the lakes via culverts and catch basins.

The applicant proposes to construct a surface water management system with the lakes being controlled at elevation 8.0' NGVD. The front portions of the residential lots drain via sheetflow to valley gutter inlets in the streets. The rear of each lakefront lot drains via sheetflow directly to the lakes. Non-lakefront lots and those bordering wetlands will utilize a rear yard swale system to convey runoff to the street inlets. A single control structure on the eastern side of the project discharges stormwater runoff to an onsite wetland via a spreader swale. The runoff is conveyed via sheetflow southerly through wetland preserves of Tarpon Cove (Permit No. 11-01457-P) and Falling Waters North Preserve (Permit No. 11-01475-P). The ultimate outfall is tidal reaches of the Cocohatchee River.

BASIN INFORMATION:

<u>Basin</u>	<u>Area Acres</u>	<u>WSWT Elev (ft, NGVD)</u>	<u>Normal/Dry Ctrl Elev (ft, NGVD)</u>	<u>Method of Determination</u>
TOTAL PROJECT	32.76	8.00	8/8	WETLAND INDICATOR ELEVATION

DISCHARGE STRUCTURE INFORMATION:

Water Quality Structures:

Basin	Str. #	Bleeder Type	Dimensions	Invert Elev. (ft, NGVD)
TOTAL PROJECT	1	RECTANGULAR ORIFICE	.9' wide X .9' high	8.00

Discharge Culverts:

Basin	Str. #	Description
TOTAL PROJECT	1	200' long, 2' dia. RCP

Receiving Body:

Basin	Str. #	Receiving Body
TOTAL PROJECT	1	ONSITE WETLANDS

III. PROJECT EVALUATION

Discharge Rate:

As shown in the table below, the proposed project discharge is within the 0.15 cfs per acre allowable rate under Collier County Ordinance 90-10.

Design Storm Frequency: 25YEAR-3DAY Design Rainfall: 11.55 inches

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
TOTAL PROJECT	4.91	COLLIER COUNTY ORDINANCE 90-10 (0.15 CFS PER ACRE)	4.65	9.84

WATER QUALITY:

Water quality treatment is provided for the first one-inch of stormwater runoff from the developed site.

Vol Vol

Basin	Treatment Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
TOTAL PROJECT	8.13 acres WET DETENTION	2.73	2.73

ROAD DESIGN:

As shown in the following table, minimum road center lines have been set at or above the calculated design storm flood elevation.

Design Storm Freq: 25YEAR-3DAY Design Rainfall: 11.55 inches

Basin	Flood Elevation (ft., NGVD)	Minimum Centerline Elevation (ft., NGVD)
TOTAL PROJECT	9.84	10

FINISHED FLOORS:

As shown in the following table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 100YEAR-3DAY Design Rainfall: 14.68 inches

Basin	Flood Elevation (ft., NGVD)	FEMA Elevation (ft., NGVD)	Minimum Design Elev (ft., NGVD)
TOTAL PROJECT	10.76	11	11

PARKING LOT DESIGN:

As shown in the following table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 10YEAR-1DAY Design Rainfall: 6.80 inches

Basin #	Flood Elevation (ft., NGVD)	Minimum Centerline Elevation (ft., NGVD)
TOTAL PROJECT	9.21	9.21

IV. ENVIRONMENTAL ASSESSMENT

PROJECT SITE DESCRIPTION:

The project site contains a variety of vegetative communities. Available information including soils maps and historic photographs indicate that many of these communities may have been altered and/or created by past activities onsite. The location of each vegetative community is identified on the FLUCFS and Wetland Map attached as Exhibit 4.

Of the 41.6 acres of project area, 33.8 acres consists of wetlands and other surface waters. A survey of the wetland line is attached as Exhibit 6. The majority of the wetlands onsite were disturbed by a farming operation initiated in the early 1980's. Abandoned after initial site preparation, the cleared areas revegetated with weedy and exotic vegetation. In addition, the berming of the farm field provided no outfall route for surface water and may have increased the water levels within the farm field. Of the 33.8 acres of onsite wetlands, 27.8 acres are located within the interior of the farm field berm and include disturbed vegetative communities of hydric pine flatwoods, cypress, and wet prairie. The disturbed forested areas contain inappropriate subcanopy vegetation such as caesar weed, grape vine, dog fennel and wax myrtle. The disturbed cypress contains only seedling cypress. The disturbed wet prairie contains numerous melaleuca seedlings. Each of these characteristics is indicative of the previous clearing activities. The level of exotic plant species coverage is attached as Exhibit 5.

The uplands onsite include pine flatwoods and scrubby pine along the western edge of the site and isolated islands of pine flatwoods along the southern boundary. The scrubby pine area represents a remnant piece of xeric scrub which was separated from a larger scrub system on the west side of Vanderbilt Drive. The canopy consists of slash pine and the understory includes scrub oak and saw palmetto.

EXISTING ON SITE WETLAND COMMUNITIES AND OTHER SURFACE WATERS:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
01	1.20	N/A	DITCH (MAN-MADE)	1.20
02	.30	N/A	BORROW PONDS LESS THAN 5 ACRES	.30
01	32.30	FAIR	PINE FLATWOODS	7.90
			BRAZILIAN PEPPER	6.60
			MELALEUCA	4.80
			WET PRAIRIES	8.10
			DISTURBED LANDS	3.40
			CYPRESS	1.50

TOTAL ON SITE WETLAND/SURFACE WATER ACREAGE: 33.80

EXISTING OFF SITE WETLAND COMMUNITIES AND OTHER SURFACE WATERS:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
OFFSITE	86.00	GOOD/FAIR	WETLAND FORESTED MIXED	86.00

TOTAL OFF SITE WETLAND/SURFACE WATER ACREAGE: 86.00

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
01	7.80	FAIR	PINE FLATWOODS	6.40
			COASTAL SCRUB	.80
			DISTURBED LANDS	.60

TOTAL ON SITE UPLAND ACREAGE: 7.80

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN:

POTENTIAL SPECIES	USE TYPE	POTENTIAL OCCURANCE
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ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

A listed plant and wildlife survey was conducted for the 70 acre parent tract (which included Falling Waters North Preserve - Permit No. 11-01475-P). The results of the survey indicate that the use of the site by listed species is not an issue.

No listed species were noted onsite during the wildlife survey and submitted information indicates that endangered/threatened or species of special concern use of the site is not an issue. A total of 11.5 acres of wetlands and uplands will be preserved onsite and will continue to provide potential habitat and foraging area for wildlife. 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.

LEGAL/INSTITUTIONAL:

A total of 11.5 acres of wetlands and uplands will be preserved onsite within a conservation easement. The location of the conservation easement area is shown on Exhibit 7e. Attached as Exhibit 7a-d is a signed, draft form conservation easement document. The language of the draft document has been

approved by legal staff.

WETLAND PRESERVATION AND IMPACT SUMMARY:

A total of 22.9 acres of wetlands and other surface waters will be impacted as a result of the proposed Glen Eden development. These impacts include 21.7 acres to wetlands and 1.2 acres to other surface waters. Impacts will result from construction of house pads, access roads, and the activity center and excavation of surface water management Lakes 2, 3, 4, and 5. These impacts include 18.2 acres of fill and 4.7 acres of excavation. The soil borings provided indicate that the wetlands onsite are not perched on a confining layer and therefore the proposed excavation will not affect the portions of the wetland being preserved. Wetland impacts have been restricted to the degraded wetlands within the cleared farm field. The wetland impact areas are identified on the attached Exhibit 8. The original site plan proposed 25.9 acres of wetland impacts. Impacts were reduced by reconfiguring and reducing the number of surface water management lakes.

A total of 10.6 acres of wetlands will be preserved within the project boundary. The development plan was designed to protect the onsite areas identified as higher quality wetlands. These areas include the remaining natural wetlands of cypress and hydric pine flatwoods on the eastern edge of the project site and the higher quality wetlands within the historic farm field which exhibit a diversity of vegetation and have adapted well to the onsite hydrologic regime. The higher quality wetlands include an area of cypress with buttonwood and emergent wetland vegetation and portions of the wet prairie. The project was designed to protect a large contiguous preserve area onsite which abuts permitted preserve areas on adjacent properties.

The preserved wetlands will be protected from the surrounding development by a structural buffer consisting of a berm and hedge combination. A detail of the buffer is shown on cross-section A-A on Exhibit 3. Runoff from the access roads which are adjacent to each of the preserved wetlands will be directed to the lakes prior to entering the wetlands.

The existing perimeter berm marks the outer boundary of the proposed project. Wetlands outside the perimeter berm will be preserved with exotic vegetation removed and will continue to accommodate historic offsite flow patterns. As part of the surface water management design, the existing berm will be improved and all wetlands preserved inside the berm will be incorporated into the surface water management system. These wetlands are identified on the mitigation plan as Mitigation Area No. 1 and No. 2 on Exhibit 10i and are also labeled as controlled preserve areas on the surface water management plans attached as Exhibit 2. Mitigation Area No. 1 is connected to Lake 3 and Mitigation Area No.2 is connected to Lake 5 via catch basins set slightly higher than the control elevation. Mitigation area 2 is contiguous with the eastern preserve area extending offsite. The control elevation was set based on hydrologic indicators. A total of six points were surveyed from the buttress/lichen lines on cypress trees, bottom of moss on cypress trees, and top of adventitious rooting on wax myrtle. Based on the survey information the seasonal high water levels range from 8.0 to 8.5 feet NGVD. The 5-year, 1 day

hydrograph indicates that the wetlands incorporated within the water management system will peak 1 foot above control and then will bleed back down to control within 7 days.

SECONDARY IMPACTS

Pursuant to Section 4.2.7 of the Basis of Review, protective measures have been incorporated into the project design to prevent secondary impacts to the preserved wetlands. Specifically, all surface water runoff will receive water quality treatment prior to discharging into the preserved wetlands. The plan provides for long term protection of the preserved wetlands and uplands through the placement of 11.5 acres into a conservation easement. The preserved wetlands will be separated from the development by a permanent structural buffer consisting of a berm and hedge. Water levels within wetlands being incorporated into the water management system will be maintained to provide natural hydroperiods and protect wetland functions. Comments from the Division of Historical Resources indicate there are no significant archaeological or historical sites on the property.

CUMULATIVE IMPACTS

Pursuant to Section 4.2.8 of the Basis of Review, the applicant has provided reasonable assurance that the proposed project will not result in cumulative impacts upon wetlands and other surface waters within the same drainage basin. The proposed project has been considered in conjunction with: existing projects, projects currently under review, and activities under review, approved, or vested in the same drainage basin. These projects include Bently Village to the north, Falling Waters North Preserve Permit No. 11-01475-P to the east, and Tarpon Cove permit No. 11-01457-P to the southeast. Immediately south of the project is undeveloped land which contains extensive wetland systems. The proposed control elevation for the project is consistent with the surrounding water management systems and wetland indicators. In addition, the Glen Eden wetland preservation area is contiguous with preservation areas within the surrounding developments as shown on Exhibit 9. Removal and control of non-native plant species will occur within the preserved wetlands and uplands, thus improving the quality and diversity of the system, and long term protection of these wetlands and uplands will be provided through a conservation easement. All discharges to preserved wetlands on the project site will receive pretreatment.

When considered in combination with other similar projects, which will be required to incorporate similar protective measures in their project design, the proposed project will not have adverse cumulative impacts to the water quality or functions of wetlands and other surface waters within the drainage basin.

WETLAND PRESERVATION:

ID NO	COMMUNITY TYPE	PRESERVATION ACREAGE
01	PINE FLATWOODS	4.30
01	BRAZILIAN PEPPER	.20
01	MELALEUCA	.30
01	WET PRAIRIES	1.10
01	DISTURBED LANDS	3.40
01	CYPRESS	1.30

TOTAL ON SITE PRESERVATION ACREAGE: 10.60

WETLAND IMPACTS:

ID NO	COMMUNITY TYPE	IMPACT ACREAGE	IMPACT TYPE	BIOLOGICAL CONDITION	ACREAGE
01	PINE FLATWOODS	3.60	CLEARING AND FILLING		3.60
01	BRAZILIAN PEPPER	6.40	CLEARING AND FILLING		6.40
01	MELALEUCA	4.50	CLEARING AND FILLING		4.50
01	WET PRAIRIES	7.00	CLEARING AND FILLING		6.40
01	CYPRESS	.20	CLEARING AND FILLING		.20

TOTAL IMPACT ACREAGE: 21.70

MITIGATION/MONITORING:

To offset the proposed 21.7 acres of wetland impacts proposed, the applicant has provided a mitigation plan which consists of both onsite and offsite mitigation. The onsite mitigation includes 10.6 acres of enhancement and 0.60 acres of upland compensation. The offsite mitigation consists of a full cost accounting fee donation to the Corkscrew Regional Ecosystem Watershed (CREW), a Save Our Rivers Program.

The onsite mitigation consists of three separate mitigation areas. Mitigation Area No.1 includes the mechanical removal of exotics, regrading the existing ground elevation, and replanting of cypress habitat within a 1.0 acre area. Mitigation Area 2 consists of hand removal of exotics in areas of less than 50% coverage and mechanical removal of areas of denser coverage, and regrading and replanting of the disturbed pine flatwood area. In both of these mitigation areas, a topographic survey of the graded site will be provided to the District for review and approval prior to initiation of planting. Proposed cross-sections of these mitigation areas are shown on Exhibit 101-m. Mitigation Area 3 consists of an 8.1 acre area of uplands and 0.6 acres of

upland compensation. Exotic plants within this area are less than 50% coverage and will be removed by hand throughout the 8.7 acre area. Plantings will occur in the 3.4 acres of land void of vegetation due to the existing dirt path located on the southern edge of the the property. Tree plantings in each of the mitigation areas will be a minimum of six feet in height and ground cover will be a minimum of 12 inches in height. Trees will be planted on eight foot centers and ground cover on two to three foot centers. A list of potential plant species to be utilized in each mitigation area is included in the attached mitigation plan.

The onsite mitigation shall be considered successful if at the end of five years the planted mitigation area contains 80% survival of planted tree species and 80% coverage of planted ground cover and is naturally recruiting with desirable obligate and facultative wetland species. The mitigation areas shall be free from exotic vegetation immediately following a maintenance activity and should consist of no more than 5% of the total coverage between maintenance activities and other nuisance species shall constitute no more than 10 percent of total cover. Exotic and nuisance vegetation species are identified as those species listed by the Exotic Pest Plant Council at the time of permit issuance.

Monitoring will include baseline, time-zero and annual monitoring events of vegetation, wildlife, rainfall, and wetland water levels. Vegetation transects and permanent fixed-point photograph stations will be monitored in each of the mitigation areas. Tree species and canopy vegetation will be sampled using fixed 20 x 50 plots permanently marked along each transect. The point frame method will be utilized for the herbaceous strata.

Detailed mitigation, monitoring and maintenance data and plans are included as Exhibit(s) 10a-m.

The mitigation plan also provides for funds to be transferred to the District to purchase land within CREW, a project within the District's Save Our Rivers Program. The proposed plan provides mitigation for 8.6 acres of wetland impacts proposed in the development of the Glen Eden site. To offset the wetland impacts, the applicant is proposing to provide funds to the District specifically for the purchase of 86.0 acres of land within the CREW project. In addition to the purchase of the land, the applicant is obligated to provide the capital improvement and maintenance costs. The capital improvement funds can be used immediately to initiate or supplement ongoing restoration activities, such as exotic removal or hydrologic improvements within the CREW. The maintenance activities, such as exotic removal, prescribed burning, etc., may be funded by the interest generated by the principal deposited in this accounting fund.

These funds will be paid to the District upon receipt of an invoice from the South Florida Water Management District.

Of the \$364,724.30 collected, the following disposition will be made:

1. Deposit \$206,428.40 into an established District account

specifically designated for the purpose of land purchase in the CREW project.

2. Deposit \$115,811.90 into an established account for the performance of capital improvement projects (restoration work, exotic control or similar single payment of costs) within the CREW project.
3. Deposit \$42,484.00 into an escrow account established by the District with annual earnings from this account used for general operations and maintenance costs incurred by the District within the CREW project. These funds will be expended once annually to offset fourth quarter expenses.

Offsite mitigation within CREW is considered appropriate for this specific project due in part to the degraded functions and size of the onsite wetland. It should be noted that the use of CREW mitigation may not be appropriate for other projects and the costs per acre reflected in this staff report may be revised in the future. Future use of the CREW area as mitigation will be considered on a project by project basis.

The applicant has purchased credits from the Little Pine Island Mitigation Bank. If credits are available from the bank prior to the initiation of construction at Glen Eden, the applicant has the option of modifying this permit to utilize 10.75 credits from the bank instead of providing funds to CREW. A total of 2.75 credits of Forested Freshwater (Wetland Type 1) credits and 8.0 Herbaceous Freshwater (Wetland Type 3) credits would be purchased from the bank.

The proposed mitigation exceeds \$25,000.00. Therefore the applicant is required to provide financial assurances. A draft irrevocable standby Letter of Credit in excess of the mitigation amount has been incorporated into the permit file.

PROPOSED ON SITE MITIGATION:

ID NO	MITIGATION TYPE	TOTAL ACREAGE MIT.	COMMUNITY TYPE	COMMUNITY ACREAGE
WETLAND 01	ENHANCEMENT	10.60	PINE FLATWOODS	4.40
			BRAZILIAN PEPPER	.20
			MELALEUCA	.20
			WET PRAIRIES	1.10
			DISTURBED LANDS	3.40
			CYPRESS	1.30
UPLAND 01	UPLAND COMP	.60	PINE FLATWOODS	.60

TOTAL ON SITE MITIGATION ACREAGE: 11.20

WETLAND INVENTORY NOTE:

The wetland inventory does not include 1.2 acres of impacts to drainage ditches or other surface waters.

WETLAND INVENTORY -

NEW PHASE - GLEN EDEN

ONSITE

	Cypress	Marsh	Trans.	Mix Forest	Totals
Total Wet. AC	1.5	0	30.8	0	32.3
Wet. Preserved	1.3	0	9.3	0	10.6
Wet. Impacted	.2	0	21.5	0	21.7
Wet. Disturbed	0	0	0	0	0
Wet. Improved	1.3	0	9.3	0	10.6
Wet. Created	0	0	0	0	0
<hr/>					
	Uplands				
Other Compensation		.6			

WETLAND INVENTORY -

NEW PHASE - CREW

OFFSITE

	Cypress	Marsh	Trans.	Mix Forest	Totals
Total Wet. AC	0	0	0	86	86
Wet. Preserved	0	0	0	86	86
Wet. Impacted	0	0	0	0	0
Wet. Disturbed	0	0	0	0	0
Wet. Improved	0	0	0	86	86
Wet. Created	0	0	0	0	0
Uplands					
Other Compensation		N/A			

SYSTEM OPERATION:

Glen Eden Homeowners Association, Inc

PROPOSED LAND USE(S):

Residential

WATER USE PERMIT STATUS:

A Water Use permit is not required for this project at this time.

POTABLE WATER SUPPLIER:

Collier County Utilities

WASTE WATER SYSTEM/SUPPLIER:

Collier County Utilities

DRI STATUS:

This project is not a DRI.

SAVE OUR RIVERS:

The project is not within or adjacent to lands under consideration by the Save Our Rivers program. The offsite mitigation is within the Corkscrew Regional Ecosystem Watershed, A Save Our Rivers program.

SWIM BASIN:

The project is not within nor does it discharge directly to a designated SWIM basin.

RIGHT-OF-WAY PERMIT STATUS:

A Right-of-Way Permit is not required for this project.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

WELL FIELD ZONE OF INFLUENCE:

The project is not located within the zone of influence of a wellfield.

PRIMARY ISSUES RESOLVED:

Offsite mitigation within CREW.

V. APPLICABLE LAND AREA

PROJECT

	<u>TOTAL PROJECT</u>	<u>PREVIOUSLY PERMITTED</u>	<u>THIS PHASE</u>	
TOTAL ACRES	41.64	.00	41.64	acres
WTRM ACREAGE	8.13	.00	8.13	acres
PAVEMENT	4.73	.00	4.73	acres
BUILD COVERAGE	8.41	.00	8.41	acres
PRESERVED	11.50	.00	11.50	acres

VI. STAFF RECOMMENDATION

The Staff recommends that the following be issued:

AUTHORIZATION FOR CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 32.76 ACRES OF RESIDENTIAL DEVELOPMENT WITHIN A 41.64 ACRE SITE DISCHARGING TO ONSITE WETLANDS.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached General and Special Conditions.

DRAFT
Subject to Governing
Board Approval

VII. STAFF REVIEW

AREA MANAGER

Benjamin C. Pratt
Benjamin C. Pratt, P.E.

DATE: 5 Sept 97

NATURAL RESOURCE MANAGEMENT DIVISION APPROVAL

ENVIRONMENTAL EVALUATION

Jamie McCormick
Jamie McCormick

SUPERVISOR

Karen M. Johnson
Karen M. Johnson

DIVISION DIRECTOR:

Robert G. Robbins
Robert G. Robbins

DATE: 9/29/97

SURFACE WATER MANAGEMENT DIVISION APPROVAL

ENGINEERING EVALUATION

Craig A. Medlock
Craig A. Medlock

SUPERVISOR

Richard H. Thompson
Richard H. Thompson, P.E.

DIVISION DIRECTOR:

Anthony M. Waterhouse
Anthony M. Waterhouse, P.E.

DATE: 9/19/97

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.

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.
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 BUILDING FLOOR ELEVATION: 11 FEET NGVD.
2. MINIMUM ROAD CROWN ELEVATION: 10 FEET NGVD.
3. MINIMUM PARKING LOT ELEVATION: 9.21 FEET NGVD.
4. DISCHARGE FACILITIES:
 - 1-.9' W X .9' H RECTANGULAR ORIFICE WITH INVERT AT ELEV. 8' NGVD.
200 LF OF 2' DIA. RCP CULVERT.
 - RECEIVING BODY : ONSITE WETLANDS
 - CONTROL ELEV : 8 FEET NGVD. /8 FEET NGVD DRY SEASON.
5. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
6. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
8. 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.
9. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
10. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF GLEN EDEN HOMEOWNERS ASSOCIATION, INC. 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 HOMEOWNERS ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.
11. 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.

12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE FENCED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF FENCING AND SCHEDULE AN INSPECTION OF THIS WORK. THE PERMITTEE SHALL MODIFY THE FENCING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. FENCING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.
13. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.
14. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.
15. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.
16. A WETLAND MONITORING PROGRAM SHALL BE IMPLEMENTED WITHIN THE PROTECTED WETLANDS AND UPLANDS AND DETENTION AREAS. MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 10A-M AND SHALL INCLUDE ANNUAL REPORTS SUBMITTED TO THE SFWMD FOR REVIEW. MONITORING SHALL CONTINUE FOR A PERIOD OF 5 YEARS.
17. A WETLAND MITIGATION PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 10A-M. THE PERMITTEE SHALL RESTORE 1.3 ACRES OF CYPRESS AND 9.3 ACRES OF TRANSITIONAL AREA AND PROTECT .6 ACRE OF UPLAND COMPENSATION AREA(S).
18. THE WETLAND CONSERVATION AREAS AND UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHOWN ON EXHIBIT(S) 7E MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING,

OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

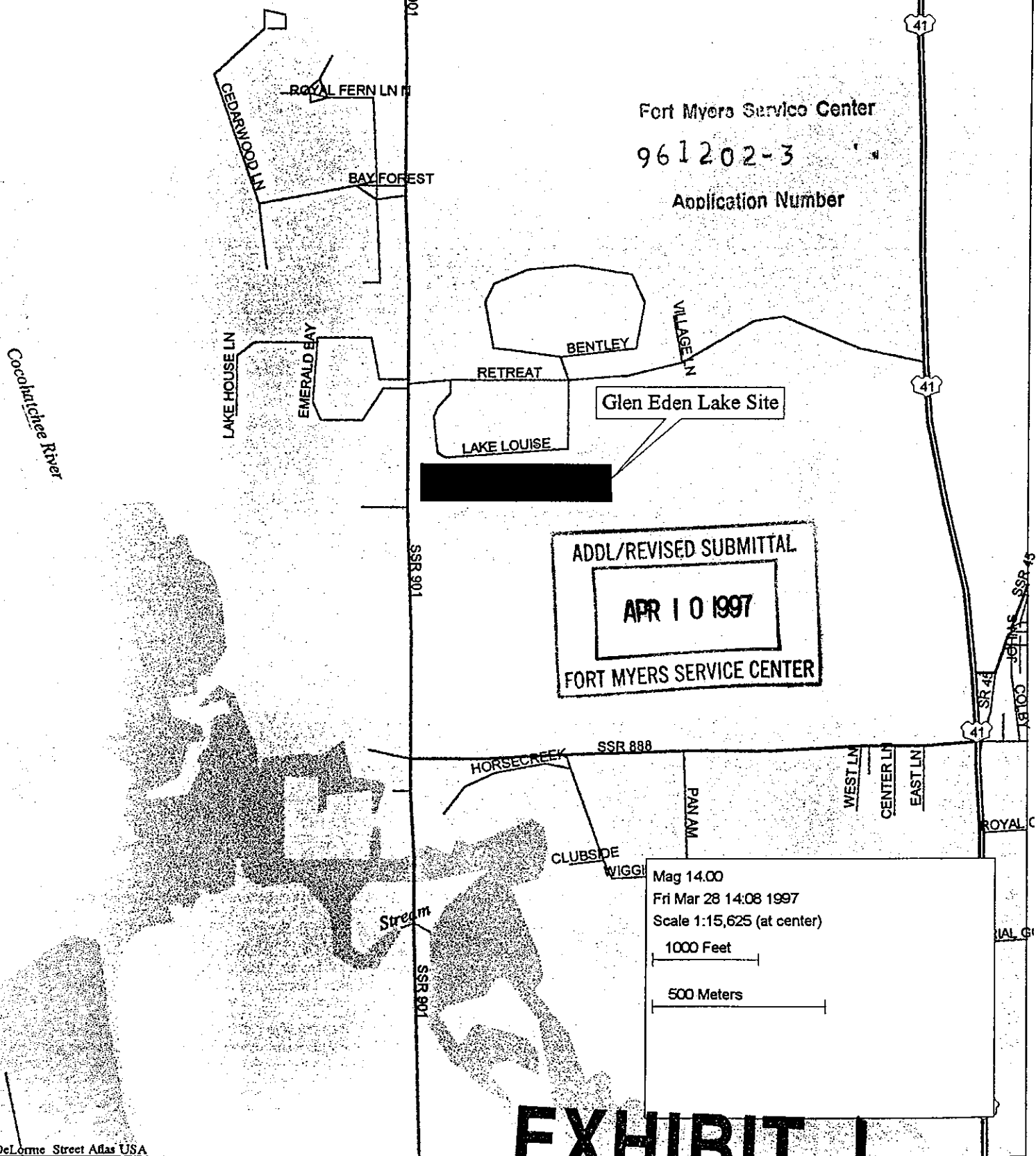
19. ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE WETLAND MITIGATION, MONITORING AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING WORK SCHEDULE. ANY DEVIATION FROM THESE TIME FRAMES SHALL REQUIRE FORMAL SFWMD APPROVAL. SUCH REQUESTS MUST BE MADE IN WRITING AND SHALL INCLUDE (1) REASON FOR THE MODIFICATION; (2) PROPOSED START/FINISH DATES; AND (3) PROGRESS REPORT ON THE STATUS OF THE EXISTING MITIGATION EFFORTS.

COMPLETION DATE	ACTIVITY
NOVEMBER 30, 1997	BASELINE MONITORING REPORT
APRIL 30, 1998	EXCAVATION AND GRADING MITIGATION AREA
APRIL 30, 1998	RECORD CONSERVATION EASEMENT DOCUMENT
MAY 30, 1998	SUBMIT TOPOGRAPHIC SURVEY OF GRADED AREA
JUNE 15, 1998	PLANTING MITIGATION AREA
JULY 15, 1998	TIME ZERO MONITORING REPORT
OCTOBER 30, 1998	FIRST MONITORING REPORT
APRIL 30, 1999	SEMI-ANNUAL EXOTIC VEGETATION REMOVAL
OCTOBER 30, 1999	SECOND MONITORING REPORT
APRIL 30, 2000	SEMI-ANNUAL EXOTIC VEGETATION REMOVAL
OCTOBER 30, 2000	THIRD MONITORING REPORT
OCTOBER 30, 2001	FOURTH MONITORING REPORT
OCTOBER 30, 2002	FIFTH MONITORING REPORT

20. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT 10H FOR THE PRESERVED/ENHANCED WETLAND AREAS ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREAS AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE FREE FROM INVASIVE EXOTIC VEGETATION (AS CURRENTLY DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL) IMMEDIATELY FOLLOWING A MAINTENANCE ACTIVITY AND SHALL CONSTITUTE NO MORE THAN 5% OF TOTAL VEGETATIVE COVER BETWEEN MAINTENANCE ACTIVITIES. NUISANCE AND EXOTIC PLANT SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.
21. NO LATER THAN APRIL 30, 1998, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT OVER THE REAL PROPERTY DESIGNATED AS A CONSERVATION / PRESERVATION / MITIGATION AREA ON ATTACHED EXHIBIT 7E. THE EASEMENT SHALL BE GRANTED FREE OF ENCUMBERANCES OR INTERESTS WHICH THE DISTRICT DETERMINES ARE CONTRARY TO THE INTENT OF THE EASEMENT. THE CONSERVATION EASEMENT SHALL BE GRANTED TO THE DISTRICT USING THE APPROVED FORM ATTACHED HERETO AS EXHIBIT 7A-D. ANY PROPOSED MODIFICATIONS TO THE APPROVED FORM MUST RECEIVE PRIOR WRITTEN CONSENT FROM THE DISTRICT. UPON RECORDATION, THE PERMITTEE SHALL FORWARD THE ORIGINAL RECORDED EASEMENT TO THE NATURAL RESOURCE MANAGEMENT POST PERMIT COMPLIANCE STAFF IN THE DISTRICT SERVICE CENTER WHERE THE APPLICATION WAS SUBMITTED.
22. THE PERMITTEE SHALL REMIT \$364,724.30 TO THE DISTRICT'S WETLAND MITIGATION

FUND (FUND 211) WITHIN 30 DAYS OF RECEIPT OF THE DISTRICT'S INVOICE, FOLLOWING PERMIT ISSUANCE. OF THE \$364,724.30 OF MITIGATION FUNDS, \$206,428.40 SHALL BE FOR THE PURPOSE OF LAND PURCHASE WITHIN CREW, \$115,811.90 SHALL BE FOR THE PURPOSE OF CAPITAL IMPROVEMENT PROJECTS WITHIN CREW, AND \$42,484.00 PLACED IN AN ESCROW ACCOUNT WITH ANNUAL EARNINGS TO BE USED FOR GENERAL OPERATION AND MAINTENANCE COSTS INCURRED WITHIN CREW.

Site Location Map

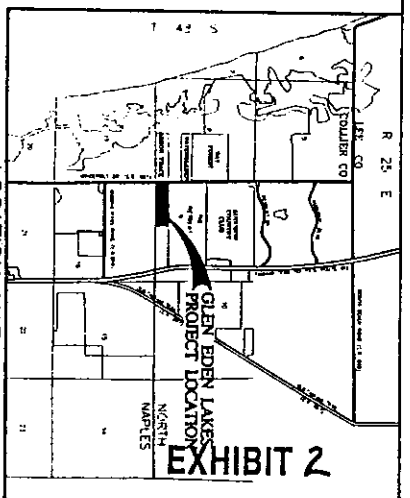


Fort Myers Service Center
961202-3
Application Number

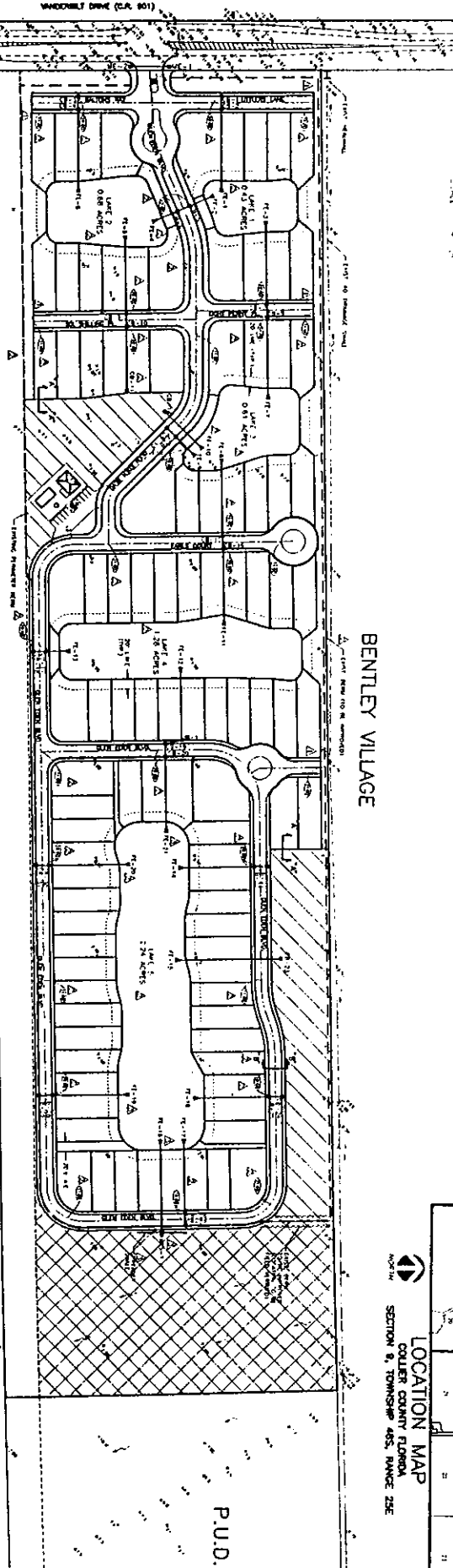
ADDL/REVISED SUBMITTAL
APR 10 1997
FORT MYERS SERVICE CENTER

Mag 14.00
Fri Mar 28 14:08 1997
Scale 1:15,625 (at center)
1000 Feet
500 Meters

EXHIBIT 1



BENTLEY VILLAGE



R.S.F.-4

- NOTES**
1. GLEN EDEN LAKES HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN THE WATER MANAGEMENT FACILITIES.
 2. ALL PROPOSED NEW LOTS TO BE 24' RCP ST @ NW 8.00' N.C.V.D.
 3. FROM 100'-0" TO 100'-0" ELEVATION = 10.78' N.C.V.D.
 4. 3' DIA. 100'-0" RCP ELEVATION = 8.81' N.C.V.D.
 5. 2' DIA. 24'-0" RCP ELEVATION = 11.07' N.C.V.D.
 6. UNPAVED ROAD GRADE = 10.00' N.C.V.D.
 7. UNPAVED ROAD ELEVATION = 9.00' N.C.V.D.

LEGEND

- UNCONTROLLED PRECISE AREA
- 81202-3
- CONTROLLED PRECISE AREA
- EXISTING ELEVATION
- UNPAVED ROAD
- OTHER ROAD
- PLUMED ROAD SECTION
- PERMITS AREA
- UNPAVED ROAD ELEVATION
- ACCESS ELEVATION

UNCONTROLLED PRECISE AREA
 81202-3
 CONTROLLED PRECISE AREA
 EXISTING ELEVATION
 UNPAVED ROAD
 OTHER ROAD
 PLUMED ROAD SECTION
 PERMITS AREA
 UNPAVED ROAD ELEVATION
 ACCESS ELEVATION

COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS • PLANNERS • SURVEYORS • GEOLOGISTS
 2706 SOUTH HORSESHOE DR. • NAPLES FLA. 34104 • (941) 643-2224 • FAX (941) 643-7143

GLEN EDEN LAKES WATER MANAGEMENT PLAN

SHEET NO. 1
 TOTAL SHEETS 2
 DATE: 2-11-87
 SCALE: 1" = 100'
 PROJECT NO. SEP 23 87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

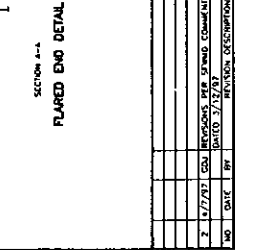
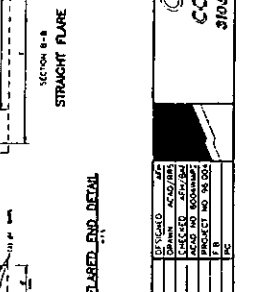
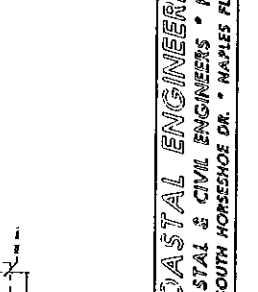
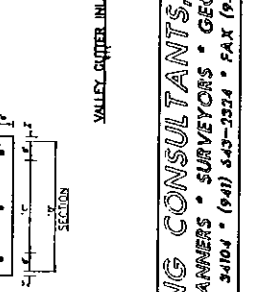
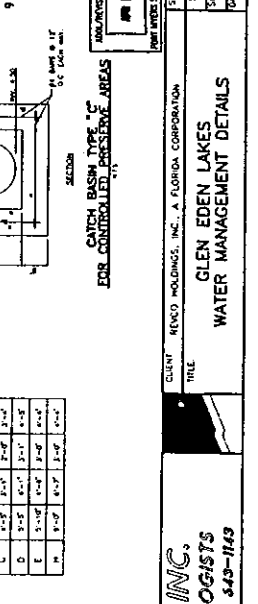
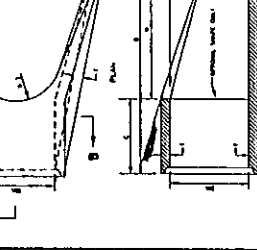
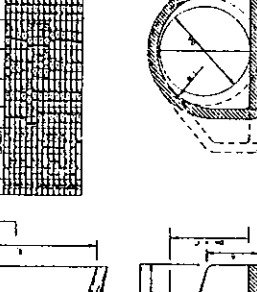
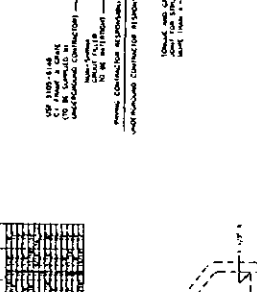
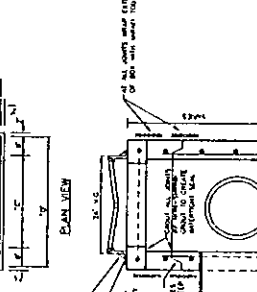
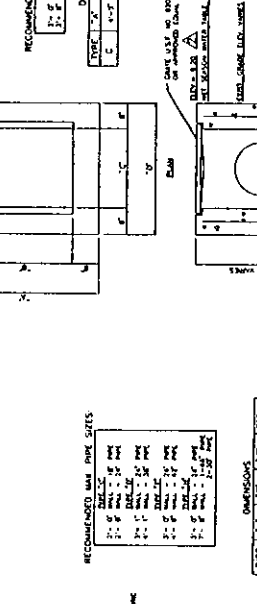
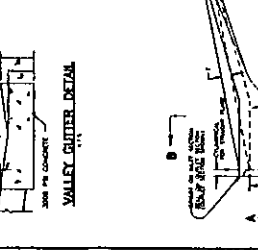
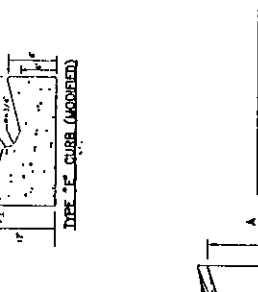
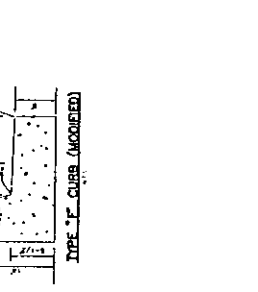
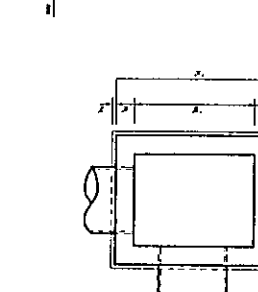
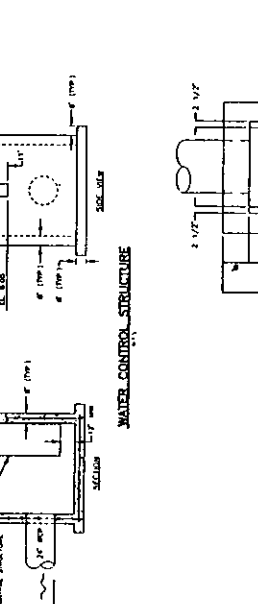
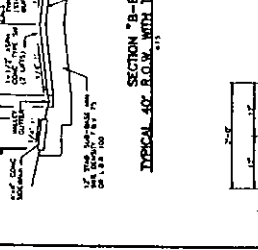
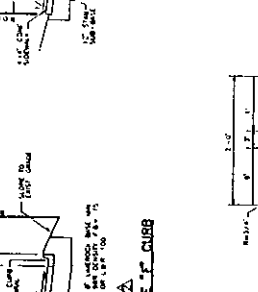
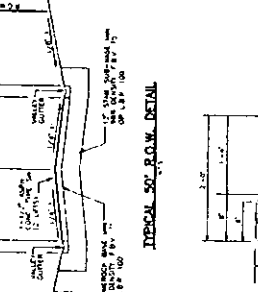
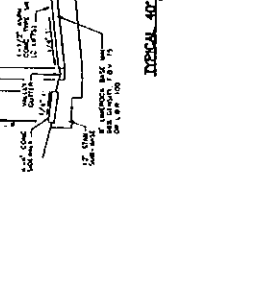
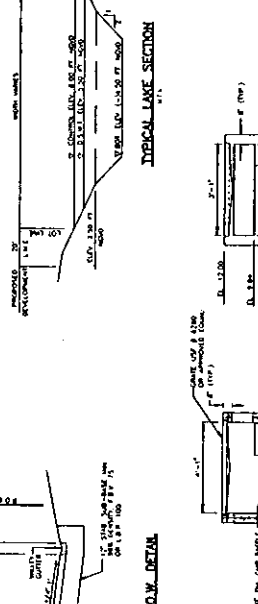
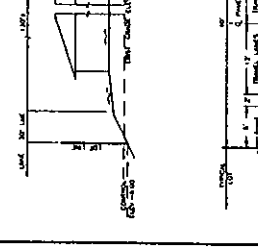
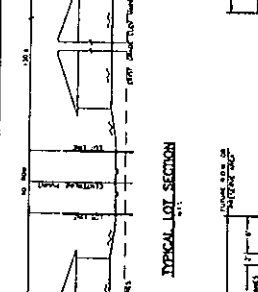
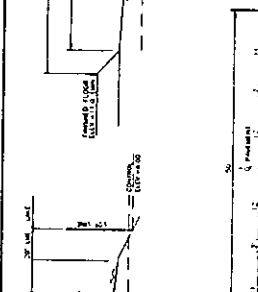
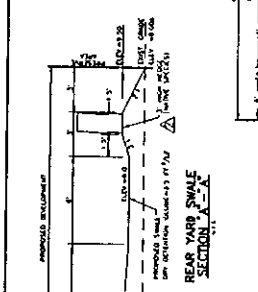
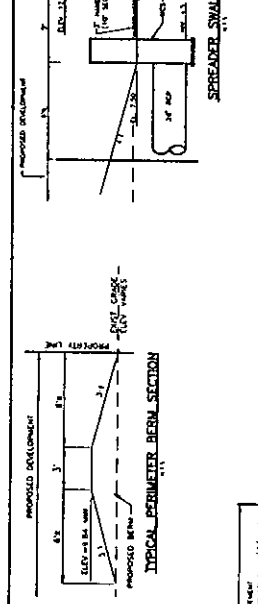


Figure 2. FLUCFCS AND WETLAND MAP

961202-3

Fort Myers Service Center

ADDL/REVISED SUBMITTAL
MAY 23 1997
FORT MYERS SERVICE CENTER

FLUCFCS CODE	DESCRIPTION	ACREAGE
4119	PINE FLATWOODS, DISTURBED	6.4 Ac.±
4151	PINE FLATWOODS, HYDRIC	3.5 Ac.±
4159	PINE FLATWOODS, DISTURBED, HYDRIC	4.4 Ac.±
4169	SCRUBBY PINE FLATWOODS, DISTURBED	0.8 Ac.±
4221	BRAZILIAN PEPPER / WAX MYRTLE, HYDRIC	6.6 Ac.±
4241	MELALEUCA, HYDRIC	4.8 Ac.±
514	DRAINAGE DITCHES	1.2 Ac.±
621	CYPRESS	1.0 Ac.±
6219	CYPRESS, DISTURBED	0.5 Ac.±
6439	WET PRARIE, DISTURBED	8.1 Ac.±
7421	BORROW AREA, HYDRIC	0.3 Ac.±
814	ROAD RIGHT-OF-WAY	0.6 Ac.±
8141	ROAD RIGHT-OF-WAY, HYDRIC	3.4 Ac.±
TOTAL		41.6 Ac.±

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 1/26/97
REVISED: 3/30/97, 5/11/97

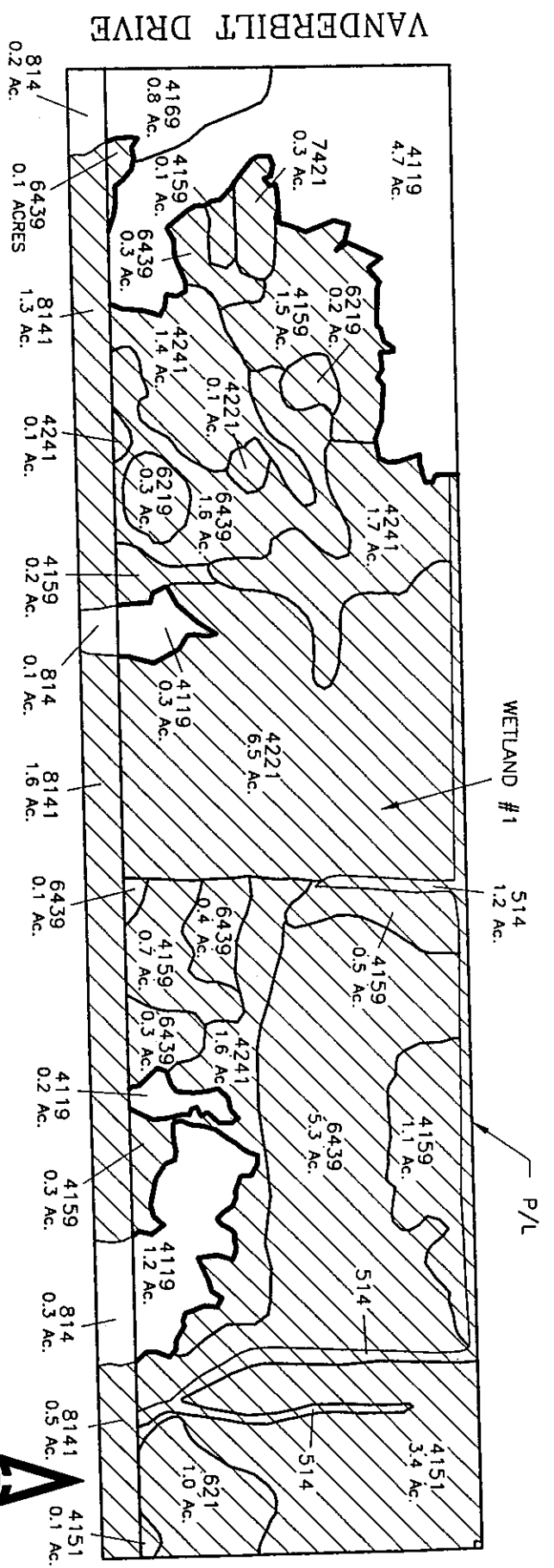






EXHIBIT 4

WETLAND EXOTIC INFESTATION MAP
GLEN EDEN

Application Number
961202-3

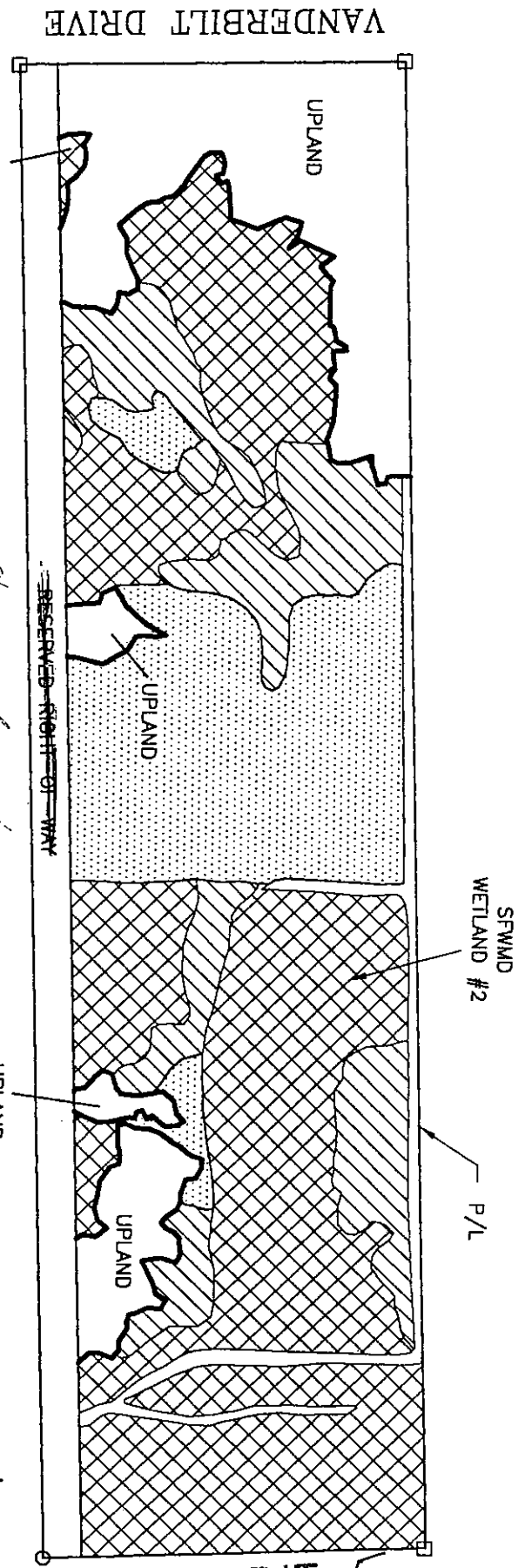
NOTES:
WETLAND LINE SURVEY PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC. PERCENT COVER BY EXOTICS (MELALEUCA, BRAZILIAN PEPPER AND DOWNY ROSE MYRTLE) ESTIMATED FROM FIELD SURVEYS AND 1"=200' COLLIER COUNTY AERIAL PHOTOGRAPH AND 1"=100' COLOR AERIAL PHOTOGRAPH. EXOTIC COVER ESTIMATES INCLUDE TOTAL EXOTIC COVER IN BOTH THE TREE AND SHRUB STRATA.

FORT MYERS SERVICE CENTER
REVISED SUBMITTAL
FEB 13 1997

-  SURVEYED WETLAND LINE
-  >75-100% EXOTIC COVER IN SFWMD WETLANDS (5.2 Ac.±)
-  50-75% EXOTIC COVER IN SFWMD WETLANDS (7.2 Ac.±)
-  <50% EXOTIC COVER IN SFWMD WETLANDS (16.8 Ac.±)

LEGEND

SCALE: 1"=300'



PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 1/26/97

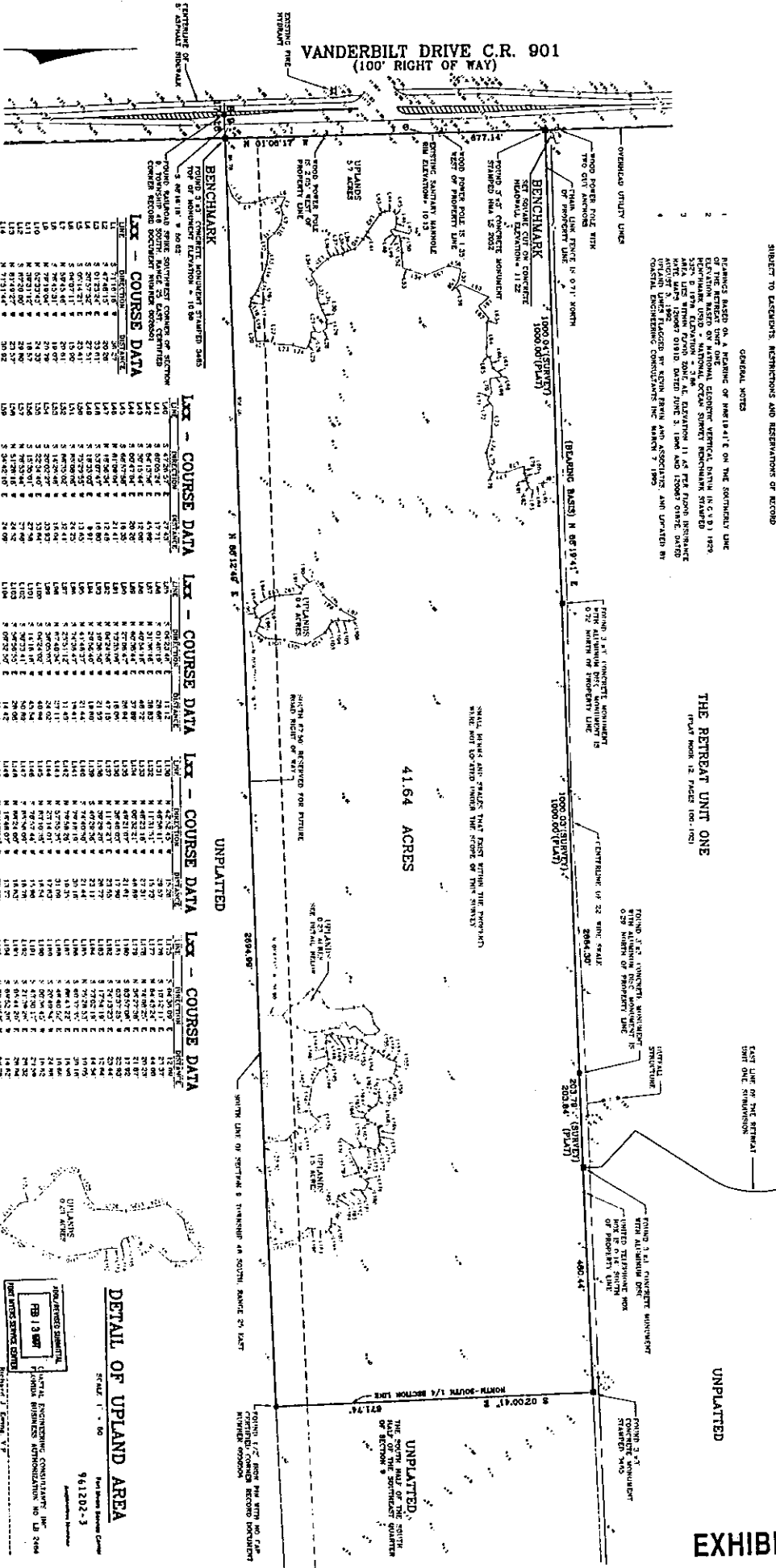
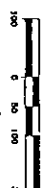
DESCRIPTION

THE SOUTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 23 EAST LESS AND EXCEPT THE WEST 80' TRAILWAY SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

GENERAL NOTES

1. REFERENCE MADE TO A RECORD OF A MAP OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 23 EAST, LESS AND EXCEPT THE WEST 80' TRAILWAY, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
2. ELEVATION MARK ON NATIONAL GEODETIC CONTROL POINT STATION 1259, 3.25' E 1/4 CORNER ELEVATION = 7.26'.
3. ELEVATION MARK ON NATIONAL GEODETIC CONTROL POINT STATION 1260, 3.25' E 1/4 CORNER ELEVATION = 7.26'.
4. ALL DATA COLLECTED BY ERIN PERIN AND ASSOCIATES, INC. DATED AUGUST 2, 1982.

**VANDERBILT DRIVE C.R. 901
(100' RIGHT OF WAY)**



**THE RETREAT UNIT ONE
PLAT BOOK 12 PAGES 100-102**

41.64 ACRES

UNPLATTED

LINE	DIRECTION	BEARING	DISTANCE	LINE	DIRECTION	BEARING	DISTANCE
L1	N	89°12'40\"	100.00	L101	S	89°12'40\"	100.00
L2	E	0°00'00\"	100.00	L102	N	89°12'40\"	100.00
L3	S	89°12'40\"	100.00	L103	E	0°00'00\"	100.00
L4	N	89°12'40\"	100.00	L104	S	89°12'40\"	100.00
L5	E	0°00'00\"	100.00	L105	N	89°12'40\"	100.00
L6	S	89°12'40\"	100.00	L106	E	0°00'00\"	100.00
L7	N	89°12'40\"	100.00	L107	S	89°12'40\"	100.00
L8	E	0°00'00\"	100.00	L108	N	89°12'40\"	100.00
L9	S	89°12'40\"	100.00	L109	E	0°00'00\"	100.00
L10	N	89°12'40\"	100.00	L110	S	89°12'40\"	100.00
L11	E	0°00'00\"	100.00	L111	N	89°12'40\"	100.00
L12	S	89°12'40\"	100.00	L112	E	0°00'00\"	100.00
L13	N	89°12'40\"	100.00	L113	S	89°12'40\"	100.00
L14	E	0°00'00\"	100.00	L114	N	89°12'40\"	100.00
L15	S	89°12'40\"	100.00	L115	E	0°00'00\"	100.00
L16	N	89°12'40\"	100.00	L116	S	89°12'40\"	100.00
L17	E	0°00'00\"	100.00	L117	N	89°12'40\"	100.00
L18	S	89°12'40\"	100.00	L118	E	0°00'00\"	100.00
L19	N	89°12'40\"	100.00	L119	S	89°12'40\"	100.00
L20	E	0°00'00\"	100.00	L120	N	89°12'40\"	100.00
L21	S	89°12'40\"	100.00	L121	E	0°00'00\"	100.00
L22	N	89°12'40\"	100.00	L122	S	89°12'40\"	100.00
L23	E	0°00'00\"	100.00	L123	N	89°12'40\"	100.00
L24	S	89°12'40\"	100.00	L124	E	0°00'00\"	100.00
L25	N	89°12'40\"	100.00	L125	S	89°12'40\"	100.00
L26	E	0°00'00\"	100.00	L126	N	89°12'40\"	100.00
L27	S	89°12'40\"	100.00	L127	E	0°00'00\"	100.00
L28	N	89°12'40\"	100.00	L128	S	89°12'40\"	100.00
L29	E	0°00'00\"	100.00	L129	N	89°12'40\"	100.00
L30	S	89°12'40\"	100.00	L130	E	0°00'00\"	100.00
L31	N	89°12'40\"	100.00	L131	S	89°12'40\"	100.00
L32	E	0°00'00\"	100.00	L132	N	89°12'40\"	100.00
L33	S	89°12'40\"	100.00	L133	E	0°00'00\"	100.00
L34	N	89°12'40\"	100.00	L134	S	89°12'40\"	100.00
L35	E	0°00'00\"	100.00	L135	N	89°12'40\"	100.00
L36	S	89°12'40\"	100.00	L136	E	0°00'00\"	100.00
L37	N	89°12'40\"	100.00	L137	S	89°12'40\"	100.00
L38	E	0°00'00\"	100.00	L138	N	89°12'40\"	100.00
L39	S	89°12'40\"	100.00	L139	E	0°00'00\"	100.00
L40	N	89°12'40\"	100.00	L140	S	89°12'40\"	100.00
L41	E	0°00'00\"	100.00	L141	N	89°12'40\"	100.00
L42	S	89°12'40\"	100.00	L142	E	0°00'00\"	100.00
L43	N	89°12'40\"	100.00	L143	S	89°12'40\"	100.00
L44	E	0°00'00\"	100.00	L144	N	89°12'40\"	100.00
L45	S	89°12'40\"	100.00	L145	E	0°00'00\"	100.00
L46	N	89°12'40\"	100.00	L146	S	89°12'40\"	100.00
L47	E	0°00'00\"	100.00	L147	N	89°12'40\"	100.00
L48	S	89°12'40\"	100.00	L148	E	0°00'00\"	100.00
L49	N	89°12'40\"	100.00	L149	S	89°12'40\"	100.00
L50	E	0°00'00\"	100.00	L150	N	89°12'40\"	100.00
L51	S	89°12'40\"	100.00	L151	E	0°00'00\"	100.00
L52	N	89°12'40\"	100.00	L152	S	89°12'40\"	100.00
L53	E	0°00'00\"	100.00	L153	N	89°12'40\"	100.00
L54	S	89°12'40\"	100.00	L154	E	0°00'00\"	100.00
L55	N	89°12'40\"	100.00	L155	S	89°12'40\"	100.00
L56	E	0°00'00\"	100.00	L156	N	89°12'40\"	100.00
L57	S	89°12'40\"	100.00	L157	E	0°00'00\"	100.00
L58	N	89°12'40\"	100.00	L158	S	89°12'40\"	100.00
L59	E	0°00'00\"	100.00	L159	N	89°12'40\"	100.00
L60	S	89°12'40\"	100.00	L160	E	0°00'00\"	100.00
L61	N	89°12'40\"	100.00	L161	S	89°12'40\"	100.00
L62	E	0°00'00\"	100.00	L162	N	89°12'40\"	100.00
L63	S	89°12'40\"	100.00	L163	E	0°00'00\"	100.00
L64	N	89°12'40\"	100.00	L164	S	89°12'40\"	100.00
L65	E	0°00'00\"	100.00	L165	N	89°12'40\"	100.00
L66	S	89°12'40\"	100.00	L166	E	0°00'00\"	100.00
L67	N	89°12'40\"	100.00	L167	S	89°12'40\"	100.00
L68	E	0°00'00\"	100.00	L168	N	89°12'40\"	100.00
L69	S	89°12'40\"	100.00	L169	E	0°00'00\"	100.00
L70	N	89°12'40\"	100.00	L170	S	89°12'40\"	100.00
L71	E	0°00'00\"	100.00	L171	N	89°12'40\"	100.00
L72	S	89°12'40\"	100.00	L172	E	0°00'00\"	100.00
L73	N	89°12'40\"	100.00	L173	S	89°12'40\"	100.00
L74	E	0°00'00\"	100.00	L174	N	89°12'40\"	100.00
L75	S	89°12'40\"	100.00	L175	E	0°00'00\"	100.00
L76	N	89°12'40\"	100.00	L176	S	89°12'40\"	100.00
L77	E	0°00'00\"	100.00	L177	N	89°12'40\"	100.00
L78	S	89°12'40\"	100.00	L178	E	0°00'00\"	100.00
L79	N	89°12'40\"	100.00	L179	S	89°12'40\"	100.00
L80	E	0°00'00\"	100.00	L180	N	89°12'40\"	100.00
L81	S	89°12'40\"	100.00	L181	E	0°00'00\"	100.00
L82	N	89°12'40\"	100.00	L182	S	89°12'40\"	100.00
L83	E	0°00'00\"	100.00	L183	N	89°12'40\"	100.00
L84	S	89°12'40\"	100.00	L184	E	0°00'00\"	100.00
L85	N	89°12'40\"	100.00	L185	S	89°12'40\"	100.00
L86	E	0°00'00\"	100.00	L186	N	89°12'40\"	100.00
L87	S	89°12'40\"	100.00	L187	E	0°00'00\"	100.00
L88	N	89°12'40\"	100.00	L188	S	89°12'40\"	100.00
L89	E	0°00'00\"	100.00	L189	N	89°12'40\"	100.00
L90	S	89°12'40\"	100.00	L190	E	0°00'00\"	100.00
L91	N	89°12'40\"	100.00	L191	S	89°12'40\"	100.00
L92	E	0°00'00\"	100.00	L192	N	89°12'40\"	100.00
L93	S	89°12'40\"	100.00	L193	E	0°00'00\"	100.00
L94	N	89°12'40\"	100.00	L194	S	89°12'40\"	100.00
L95	E	0°00'00\"	100.00	L195	N	89°12'40\"	100.00
L96	S	89°12'40\"	100.00	L196	E	0°00'00\"	100.00
L97	N	89°12'40\"	100.00	L197	S	89°12'40\"	100.00
L98	E	0°00'00\"	100.00	L198	N	89°12'40\"	100.00
L99	S	89°12'40\"	100.00	L199	E	0°00'00\"	100.00
L100	N	89°12'40\"	100.00	L200	S	89°12'40\"	100.00

DETAIL OF UPLAND AREA

SCALE: 1" = 50'

961202-3

Professional Engineer and Surveyor
 Not Valid Without The Seal, Stamp and Signature of the Professional Engineer and Surveyor.
 THE ORIGINAL SURVEY RECORDS AND INSTRUMENTS ARE KEPT AT THE OFFICE OF THE ENGINEER AND SURVEYOR.
 DATE SIGNED: FEB 13 1987

BOUNDARY & TOPOGRAPHIC SURVEY
 BOYCO HOLDINGS, INC., A FLORIDA CORPORATION
 COASTAL ENGINEERING CONSULTANTS, INC.
 1000 N. W. 10th Street, Suite 100
 Ft. Lauderdale, Florida 33304
 PHONE: (305) 581-1100
 TELETYPE: (305) 581-1100
 FAX: (305) 581-1100

EXHIBIT 6

ADDL/REVISED S' TAL
FEB 14 1997
FORT MYERS SERVICE CENTER

standard form - <Date>

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this _____ day
of _____, 19____, by Reuce Holding Inc
(address) _____

("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

961202-3

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Collier County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct (name of project) Glen Eden ("Project") at a site in Collier County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. _____ ("Permit") authorizes certain activities which affect surface waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve and/or mitigate wetlands under the District's jurisdiction; and

WHEREAS, the Grantor has developed and proposed as part of the permit conditions a conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1995), over the Property.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

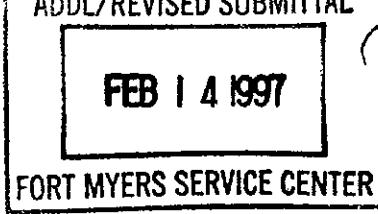
The scope, nature, and character of this conservation easement shall be as follows:

It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife.

To carry out this purpose, the following rights are conveyed to Grantee by this

*Standard easement form
as approved by District legal staff - S. J. M. Innick 8-24-97*

EXHIBIT 7a



Fort Myers Service Center
961202-3
Application Number

easement:

To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with a District approved maintenance plan;

Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

Surface use except for purposes that permit the land or water area to remain in its natural condition;

Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

Acts or uses detrimental to such aforementioned retention of land or water areas;

Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

Grantee shall not be responsible for any costs or liabilities related to the

EXHIBIT 7b

operation, upkeep or maintenance of the Property.

Application Number

Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

The terms, conditions, restrictions and purpose of this conservation easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this conservation easement.

This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Collier County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ has hereunto set its authorized hand this _____ day of _____ 199__.

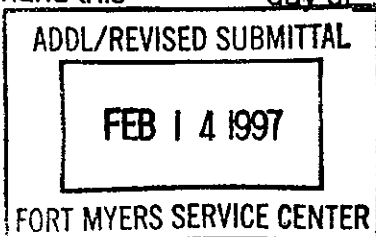


EXHIBIT 7c

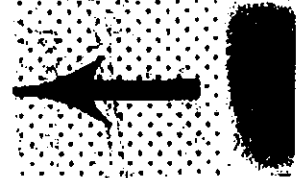
Signed, sealed and delivered in our presence as witnesses:

Revo Holding, Inc.
A Florida corporation

[Signature]
Print Name: M. Joann Sandy
Print Name:

By:

[Signature]
Print Name: GARY KINSELLA
Title: MANAGING PARTNER



STATE OF FLORIDA

Fort Myers Service Center

961202-3

Application Number

) ss:

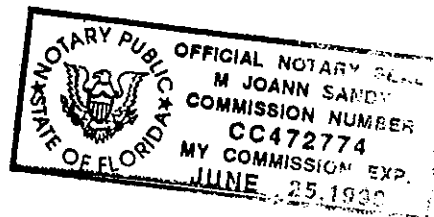
COUNTY OF Collier

On this 12th day of February, 1997 before me, the undersigned notary public, personally appeared Gary Kinsella, personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the (position) Managing Partner, of (corporation) Revo Holding, Inc., a Florida corporation, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
Print Name: M. Joann Sandy
My Commission Expires:



South Florida Water Management District
Legal Form Approved: SFWMD

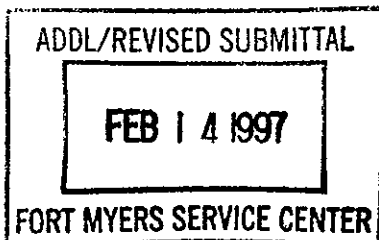


EXHIBIT 7d

VANDERBILT DRIVE

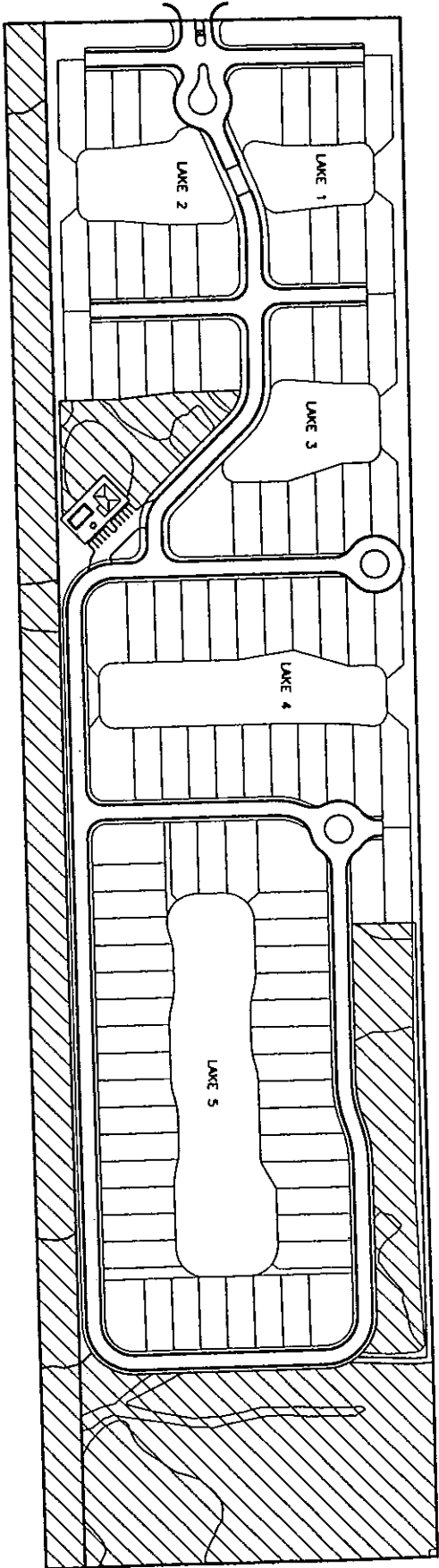


EXHIBIT 7e

JOB NO. REF. 84CE002

Fort Myers Service Center

961202-3

NOTES:

WETLAND LINE SURVEY AND SITE PLAN PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC.

LEGEND



CONSERVATION AREAS (11.5 Ac.F.)

SCALE: 1" = 300'



GLEN EDEN CONSERVATION AREAS MAP

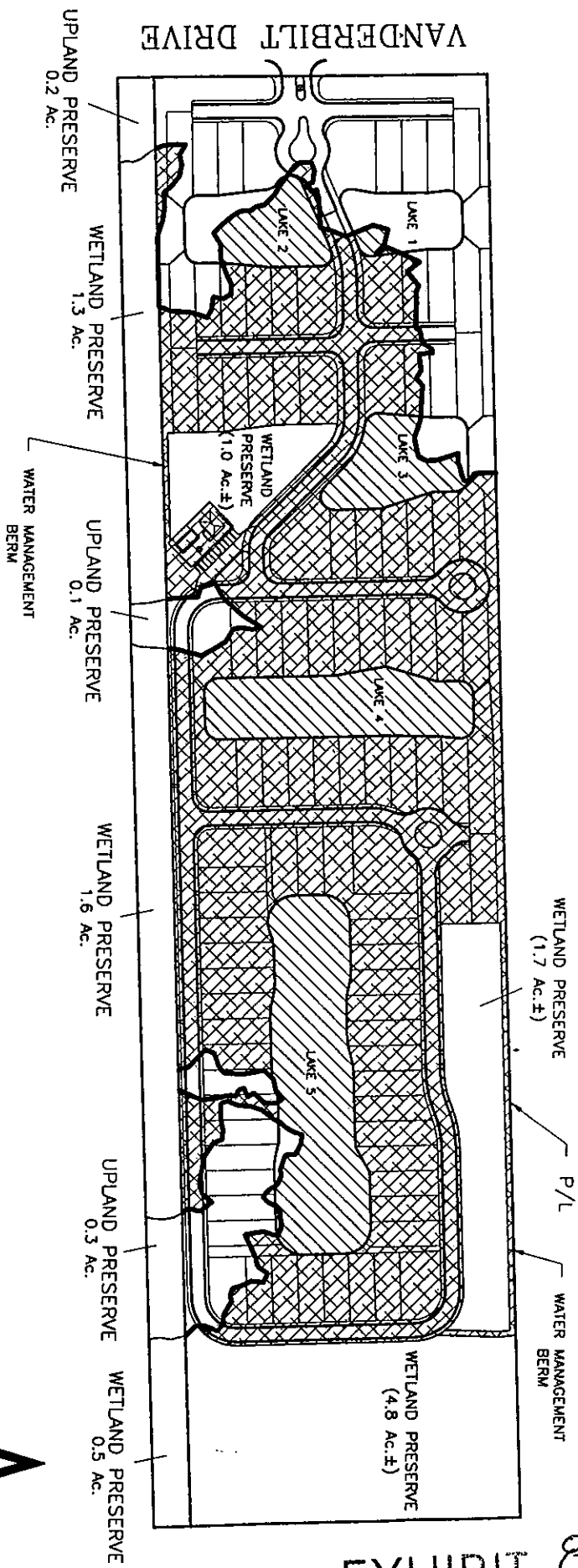
FORT MYERS SERVICE CENTER
 MAY 23 1997

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF
 REVISED: 5/11/97
 DATE: 3/30/97

96-22-3 Fort Myers Service Center




VANDERBILT DRIVE



NOTES:
 WETLAND LINE SURVEY PROVIDED BY COASTAL
 ENGINEERING CONSULTANTS, INC.

SITE PLAN and WETLAND IMPACT MAP
 GLEN EDEN

FORT MYERS SERVICE CENTER
 MAY 23 1997
 ADDL/REVISED SUBMITTAL

-  SURVEYED WETLAND LINE
-  WETLAND FILL (18.2 Ac.±)
-  WETLAND EXCAVATION (4.7 Ac.±)

LEGEND

SCALE: 1" = 300'



PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 1/30/97
 REVISED: 3/30/97, 5/11/97

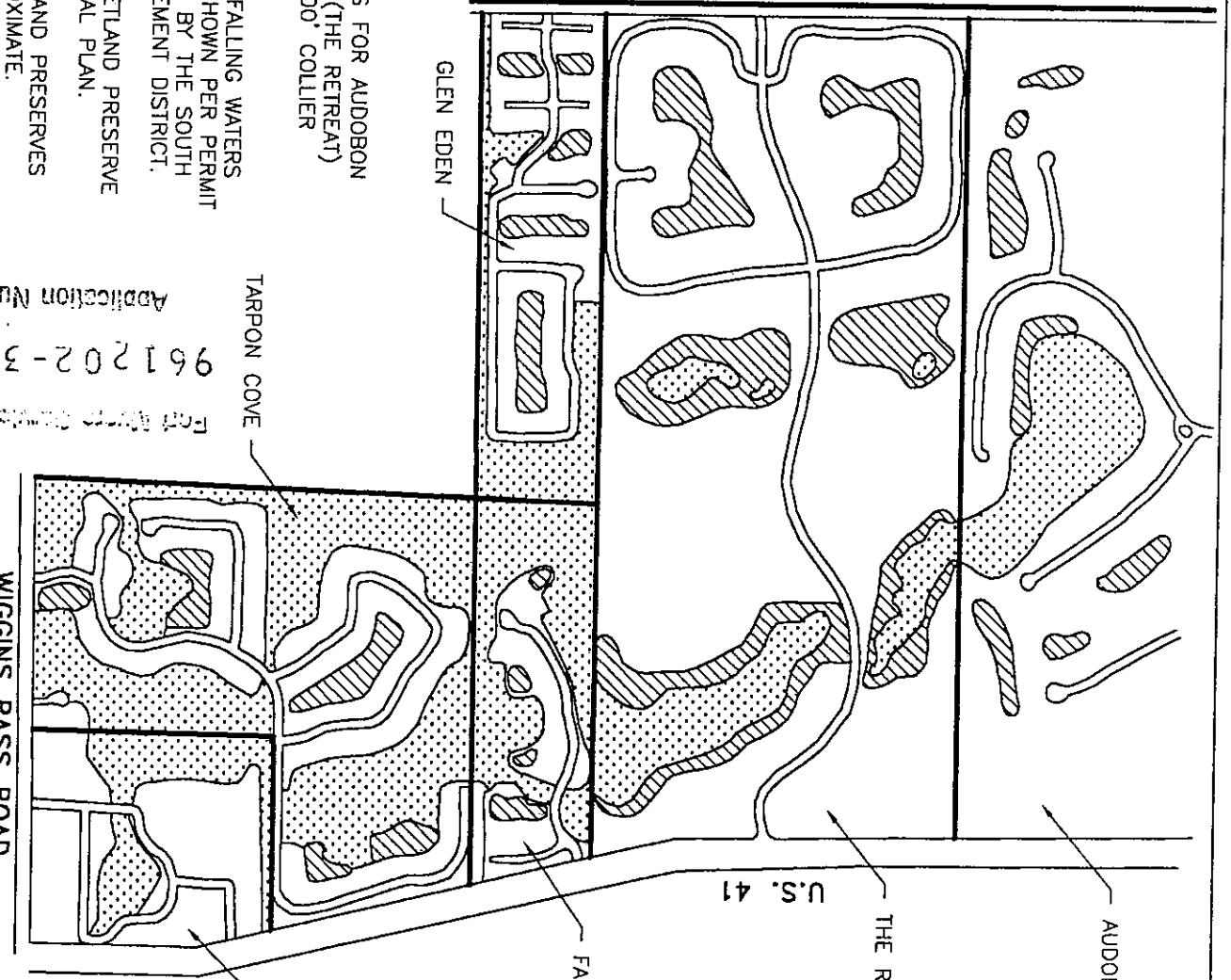
EXHIBIT 8

MAKERS SERVICE CENTER

APR 1 1997

COOL/REVISED SUBMITT

VANDERBILT BEACH ROAD



AUDOBBON

THE RETREAT

U.S. 41

FALLING WATERS

LAWMETKA PLAZA

WIGGINS PASS ROAD

TARPON COVE

GLEN EDEN

LEGEND

WETLAND PRESERVE

LAKES

SCALE: 1" = 1000'



EXHIBIT 9

NOTES:

1. WETLAND PRESERVES FOR AUDOBBON AND BENTLEY VILLAGE (THE RETREAT) ESTIMATED FROM 1"=200' COLLIER COUNTY PHOTOGRAPH.
2. TARPON COVE AND FALLING WATERS WETLAND PRESERVES SHOWN PER PERMIT INFORMATION PROVIDED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
3. LAWMETKA PLAZA WETLAND PRESERVE SHOWN PER CONCEPTUAL PLAN.
4. LOCATIONS OF WETLAND PRESERVES AND LAKES ARE APPROXIMATE.

GLEN EDEN OFF-SITE WETLAND PRESERVES

Application Number
961202-3
Port Waters Services Center

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 3/30/97

**GLEN EDEN
WETLAND MITIGATION/MONITORING/MAINTENANCE PLAN
SFWMD APPLICATION NO. 961202-3**

**FEBRUARY 10, 1997
REVISED MAY 10, 1997**

INTRODUCTION

The following outlines the wetland mitigation plan for the 41.6± acre Glen Eden project located in Section 9, Township 48 South, Range 25 East, Collier County. The construction of a residential subdivision and associated amenities on the property will result in impacts to 22.9 acres of South Florida Water Management District (SFWMD) jurisdictional wetlands. In order to offset the loss of wetland functions due to the proposed construction activities, a total of 10.9 acres of on-site wetlands will be enhanced and preserved and a total of 86.0 acres will be purchased within CREW. The mitigation work and purchase of lands within CREW will be done concurrently with the construction of infrastructure and water management system for the residential subdivision. As part of the mitigation program for the SFWMD, the enhanced and preserved on-site wetlands and an additional 0.6 acre of on-site uplands will be placed in a conservation easement.

ON-SITE MITIGATION PLAN

On-site wetland mitigation consists of enhancing 10.9 acres of SFWMD wetlands and preserving 0.6 acre of uplands. Table 1 provides a breakdown of the SFWMD acreages.

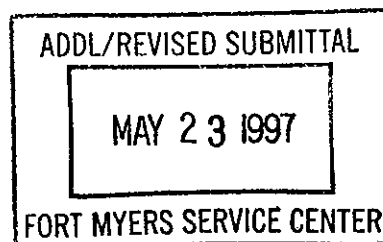
Table 1. Mitigation Acreages and Existing and Proposed Habitats

Mitigation Area	Existing Habitat	Exotic Coverage	Existing FLUCFCS	Target Habitat	Approx. Acreage
No. 1	Brazilian Pepper/Wax-Myrtle, Hydric	>75-100%	4221	Cypress	0.05
				Wet Prairie	0.05

Fort Myers Service Center

961202-3

Passarella and Associates, Inc. 05/10/97
(#96CEC002)



Page 1 of 8

EXHIBIT 10a

Table 1 (Continued)

Mitigation Area	Existing Habitat	Exotic Coverage	Existing FLUCFCS	Target Habitat	Approx. Acreage
No. 1 (Cont.)	Melaleuca, Hydric	>75-100%	4241	Cypress	0.15
				Wet Prairie	0.15
	Cypress, Disturbed	<50%	6219	Cypress	0.3
	Wet Prairie, Disturbed	<50%	6439	Wet Prairie	0.3
No.2	Pine Flatwoods, Hydric, Disturbed	>75-100%	4159	Pine Flatwoods, Hydric	0.8
		<50%	4159	Pine Flatwoods, Hydric	0.1
	Drainage Ditch	<50%	514	Pine Flatwoods, Hydric	0.2
	Wet Prairie, Disturbed	<50%	6439	Wet Prairie	0.6
No.3	Pine Flatwoods, Hydric	<50%	4151	Pine Flatwoods, Hydric	3.4
	Drainage Ditch	<50%	514	Ditch	0.2
	Cypress	<50%	621	Cypress	1.0
	Wet Prairie, Disturbed	<50%	6439	Wet Prairie	0.2
	Road Right-of-Way	50-75%	814	Pine Flatwoods	0.6
	Road Right-of-Way, Hydric	50-75%	8141	Pine Flatwoods, Hydric and Cypress	3.4
TOTAL					11.5

Mitigation Area No.1

This area consists of a total of 1.0 acre adjacent to the proposed club house and includes 0.1 acre of Brazilian Pepper/Wax-Myrtle, Hydric (FLUCFCS Code 4221) with >75-100 percent cover by exotics, 0.3 acre of Melaleuca, Hydric (FLUCFCS Code 4241) with >75-100 percent cover by exotics, 0.3 acre of Cypress, Disturbed (FLUCFCS Code 6219) with <50 percent cover by exotics,

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 (#96CEC002)

EXHIBIT 10b
 Page 2 of 8

Fort Myers Service Center
 961202-3

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MAY 23 1997

FORT MYERS SERVICE CENTER

and 0.3 acre of Wet Prairie, Disturbed (FLUCFCS Code 6439) with <50 percent cover by exotics. In the Cypress, Disturbed and Wet Prairie, Disturbed habitats, wetland enhancement will include the hand removal of exotics (i.e., felling of trees and herbicide treatment of stumps or girdling standing trees and treating with herbicide).

The Brazilian Pepper/Wax-Myrtle, Hydric and Melaleuca, Hydric habitats will be enhanced by the mechanical removal of exotics, grading, and planting as cypress habitat (0.2 acre), and wet prairie habitat (0.2 acre). After exotic removal, the cypress habitat will be graded from 7.4 to 7.8 feet NGVD and the wet prairie habitat from 7.8 to 8.4 feet NGVD. A topographic survey of the graded site will be provided to the District for review and approval prior to initiation of planting. For the graded wet prairie, plantings will include a minimum of three of the five species listed in Table 2. For the graded cypress, plantings will include cypress and a minimum of three of the other six species listed in Table 2. Planted ground cover will be a minimum of 12 inches in height and two inch container or equivalent. Ground cover will be installed on two to three foot centers. Planted trees will be a minimum of six feet in height and three gallon container or equivalent. Trees will be planted on eight foot centers.

Table 2. Planting List for Mitigation Area No. 1 and No. 3

Habitat	Common Name	Scientific Name	Planting Elevation
Wet Prairie	Cordgrass	<i>Spartina bakeri</i>	7.8 - 8.4
	Gulfdune paspalum	<i>Paspalum monostachyum</i>	7.8 - 8.4
	Sawgrass	<i>Cladium jamaicense</i>	7.8 - 8.4
	Softrush	<i>Juncus effusus</i>	7.8 - 8.4
	Wiregrass	<i>Aristida stricta</i>	7.8 - 8.4
Cypress	Cypress	<i>Taxodium ascendens</i>	7.4 - 7.8
	Red Maple	<i>Acer Rubrum</i>	7.4 - 7.8
	Bacopa	<i>Bacopa caroliniana</i>	7.4 - 7.8
	Cordgrass	<i>Spartina Bakeri</i>	7.4 - 7.8
	Maindencane	<i>Panicum hemitomom</i>	7.4 - 7.8
	Gulfdune paspalum	<i>Paspalum monostachyum</i>	7.4 - 7.8
	Spikerush	<i>Eleocharis interstincta</i>	7.4 - 7.8

Passarella and Associates, Inc. 05/10/97
 (#96CEC002)

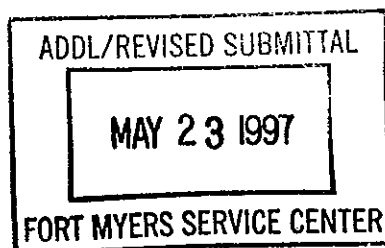


EXHIBIT 10c

Fort Myers Service Center
 961202-3

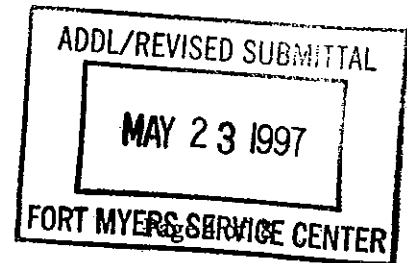
Mitigation Area No. 2

This area consists of a total of 1.7 acres and includes 0.9 acre of Pine Flatwoods, Hydric, Disturbed (FLUCFCS Code 4159) of which 0.1 acre has <50 percent cover by exotics and 0.8 acre has >75-100 percent cover by exotics, 0.2 acre of Drainage Ditch (FLUCFCS Code 514), and 0.6 acre of Wet Prairie Disturbed (FLUCFCS Code 6439) with <50 percent cover by exotics. In the Pine Flatwoods, Hydric, Disturbed and Wet Prairie, Disturbed habitats with <50 percent cover by exotics, wetland enhancement will include the hand removal of exotics (i.e., felling of trees and herbicide treatment of stumps or girdling standing trees and treating with herbicide).

The Pine Flatwoods, Hydric, Disturbed with >75-100 percent cover by exotics and the Drainage Ditch will be enhanced by the mechanical removal of exotics, grading, and planting as Hydric Pine Flatwoods habitat. After exotic removal, the area will be graded from 8.2 to 8.4 feet NGVD. A topographic survey of the graded site will be provided to the District for review and approval prior to initiation of planting. Plantings will include slash pine and a minimum of four of the other six species listed in Table 3. Planted trees will be a minimum of six feet in height and three gallon container or equivalent. Ground cover will be a minimum of 12 inches in height and two inch container or equivalent. Trees will be planted on eight foot centers and ground cover on two to three foot centers.

Table 3. Planting List for Mitigation Area No. 2

Habitat	Common Name	Scientific Name	Planting Elevation
Pine Flatwoods, Hydric	Dahoon holly	<i>Illex cassine</i>	8.2 - 8.4
	Slash pine	<i>Pinus elliottii</i>	8.2 - 8.4
	Wax-Myrtle	<i>Myrica cerifera</i>	8.2 - 8.4
	Cordgrass	<i>Spartina bakeri</i>	8.2 - 8.4
	Gulfdune paspalum	<i>Paspalum Monostachyum</i>	8.2 - 8.4
	Sawgrass	<i>Cladium jamicense</i>	8.2 - 8.4
	Wiregrass	<i>Artistida stricta</i>	8.2 - 8.4



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(#96CEC002)

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961 202-3

EXHIBIT 10d

Mitigation Area No. 3

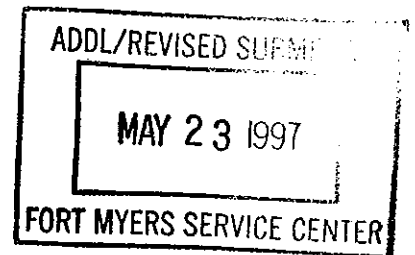
This area consists of 3.3 acres of Pine Flatwoods, Hydric (FLUCFCS Code 4151), 0.2 acre of Drainage Ditch (FLUCFCS Code 514), 1.0 acre of Cypress (FLUCFCS Code 621), and 0.2 acre of Wet Prairie, Disturbed (FLUCFCS Code 6439). These habitats have <50 percent cover by exotics. In addition, there are 3.4 acres of wetlands and 0.6 acres of uplands within the former road right-of-way which will be enhanced as part of mitigation area no. 3. These two habitats have 50 to 75 percent cover by exotics. Wetland enhancement for mitigation area no. 3 will include the hand removal of exotics (i.e., felling of trees and herbicide treatment of stumps or girdling standing trees and treating with herbicide). The 0.2 acre of drainage ditch will be left as is. The 3.4 acres of wetlands within the road right-of-way will be planted with a minimum of one tree species and three of the five ground cover species listed in Table 2. Planted ground cover will be a minimum of 12 inches in height and two inch container or equivalent. Ground cover will be installed on two to three foot centers. Planted trees will be a minimum of six feet in height and three gallon container or equivalent. Trees will be planted on eight foot centers.

OFF-SITE MITIGATION

Off-site mitigation consists of purchasing 86.0 acres within CREW (8.6 acres required at 10:1 ratio = 86.0 acres). If mitigation credits become available at the Little Pine Island Mitigation Bank, the applicant may modify this plan to use 10.75 mitigation credits from the bank. A total of 2.75 Forested Freshwater (Wetland Type 1) credits and 8.0 Herbaceous Freshwater (Wetland Type 3) credits would be purchased from the bank.

ON-SITE MITIGATION SUCCESS CRITERIA

The on-site mitigation shall be considered successful if at the end of five years the planted mitigation area contains 80 percent survival by planted tree species and 80 percent coverage by planted ground cover species and naturally recruited desirable obligate and facultative wetland species. The mitigation areas shall be free from exotic vegetation immediately following a maintenance activity and should consist of no more than 5 percent of total coverage between maintenance activities and other nuisance species shall constitute no more than 10 percent of total cover. Exotic and nuisance vegetation species are identified as those species listed by the Exotic Pest Plant Council at the time of permit issuance.



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(#96CEC002)

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Page 5 of 8

961202-3

EXHIBIT 10e

ON-SITE MONITORING

Monitoring Methodology

The proposed monitoring of the enhanced wetlands and preserved uplands will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. Baseline monitoring will document conditions in the project site as they currently exist. The time-zero report will document the conditions immediately following wetland construction. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the baseline, time-zero, and annual reports will utilize identical methods of data collection from identical sampling stations.

A. Vegetation Monitoring

Wetlands and uplands will be vegetatively monitored prior to and following enhancement activities. Sampling in wetland enhancement areas and upland preserves will involve both the herbaceous and canopy stratum.

To facilitate an intensive, accurate, and repeatable sampling program, the point frame method will be utilized for the herbaceous strata. At each sampling transect, ten point quadrats will be sampled. Each point quadrat consists of 1m square wire grid with 25 cross points. Any plant species directly below a cross point will be recorded, including bare ground. Each cross point represents 4 percent of the square meter. Water depths will also be recorded at each sampling station. For each sampling station, species identified will be listed and percent cover computed and discussed.

Tree species and canopy vegetation will be sampled using fixed 20 x 50 plots permanently marked along each transect. Existing native trees within each plot will be counted. Planted trees within each transect will be counted and height recorded.

B. Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and sign of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

Passarella and Associates, Inc. 05/10/97
(#96CEC002)

Fort Myers Service Center

961202-3

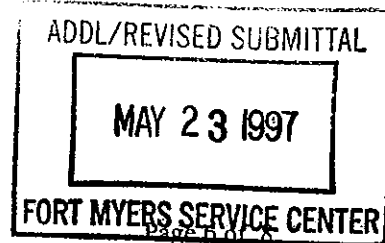


EXHIBIT 10f

C. Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas providing physical documentation of the condition and appearance of an area, as well as any changes taking place within it. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

D. Rainfall and Staff Gauge Recordings

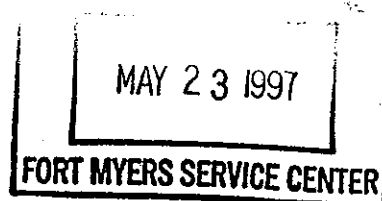
A total of four staff gauges will be installed. A staff gauge will be installed in each of the following mitigation areas: No. 1, No. 2, and No. 3. Data will be collected bi-weekly during the wet season (typically June through mid-October) and monthly during the remainder of the year as water levels permit. Water levels will be recorded and the data presented in the reports along with available rainfall data for the area.

Monitoring Reports

The permittee will submit annual monitoring reports to the SFWMD documenting the success of the mitigation program and general condition of the preservation areas. Monitoring will be conducted until the success criteria are met. Within 60 days of permit issuance, the baseline wetland monitoring for the mitigation areas will be submitted to the SFWMD. The time-zero monitoring report will be submitted within 60 days of completion of exotic eradication. Annual monitoring reports will include the following information:

- ◆ Brief description of mitigation and maintenance work performed since the previous report along with a discussion of any modifications to the mitigation or maintenance program.
- ◆ Brief description of anticipated mitigation and maintenance work to be conducted over the next year.
- ◆ A summary of staff gauge data collected within wetland preserves on the project site.
- ◆ Results of quantitative vegetation monitoring conducted in the enhanced wetlands. A list of observed wildlife species.
- ◆ Panoramic photographs taken at photo stations within the enhanced wetlands.

Fort Myers Service Center
961202-3



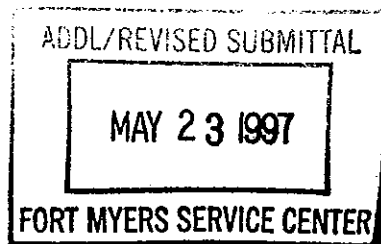
CONSERVATION EASEMENT

Within six months of permit issuance, the permittee will have a legally sufficient conservation easement prepared. The conservation easement will be to the South Florida Water Management District following SFWMD's standard easement format. The conservation easement will ensure that the on-site mitigation areas will remain in a natural state in perpetuity. These preserved mitigation areas will not be disturbed by dredging, filling, land clearing, agriculture activities, or other construction work whatsoever except for those activities described in this mitigation plan.

MAINTENANCE AND LONG-TERM MANAGEMENT

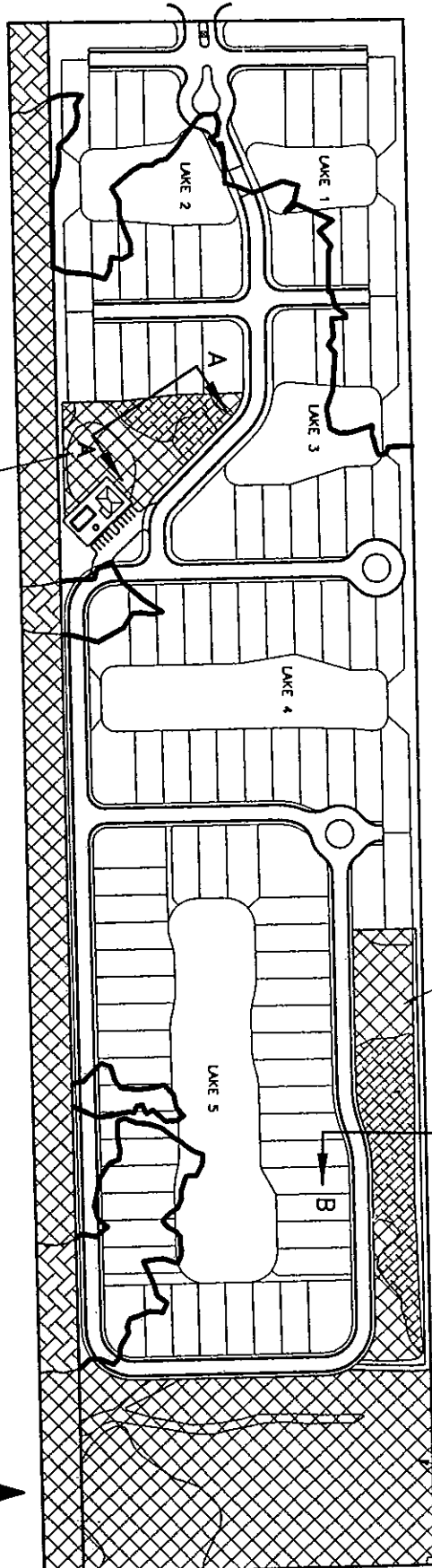
In order to ensure the future success of the on-site mitigation plan, a long-term maintenance and management plan has been designed. The overall goal of this plan is to provide for the effective long-term management of the preservation and enhancement areas as a viable upland and wetland ecosystem.

Following the completion of the initial exotic removal effort, regular inspections of the mitigation areas will occur. Inspections will occur semi-annually for the first two years. During these inspections, the entire mitigation area will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted and corrective actions taken. Once exotic/nuisance species levels have been reduced to acceptable limits (i.e., less than 10 percent cover), inspections of the mitigation areas will be conducted annually.



Fort Myers Service Center
961 202-3

EXHIBIT 10i



VANDERBILT DRIVE 961202-3

Fort Myers Service Center






ADDITIONAL/REVISED SUBMITTAL
MAY 23 1997
FORT MYERS SERVICE CENTER

MITIGATION AREA No. 1
(SEE SHEET 2 of 5 FOR DETAILS)

MITIGATION AREA No. 2
(SEE SHEET 3 of 5 FOR DETAILS)

MITIGATION AREA No. 3

LEGEND

-  SURVEYED WETLAND LINE
-  WETLAND PRESERVE (1.0 Ac.±)
-  WETLAND ENHANCEMENT HAND REMOVAL OF EXOTICS (8.7 Ac.±)
-  WETLAND ENHANCEMENT MECHANICAL REMOVAL OF EXOTICS, GRADING AND PLANTING (1.2 Ac.±)
-  UPLAND PRESERVE HAND REMOVAL OF EXOTICS (0.6 Ac.±)

SCALE: 1"=300'



NOTES:

LIMITS OF MECHANICAL REMOVAL OF EXOTICS TO BE FLAGGED AND THEN VERIFIED BY SFWMD STAFF PRIOR TO CLEARING ACTIVITIES.
WETLAND LINE SURVEY AND SITE PLAN PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC.

GLEN EDEN WETLAND MITIGATION PLAN
SHEET 1 of 5

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 2/2/97
REVISED: 3/30/97, 5/11/97



SCALE: 1"=100'

961202-3
Fort Myers Service Center

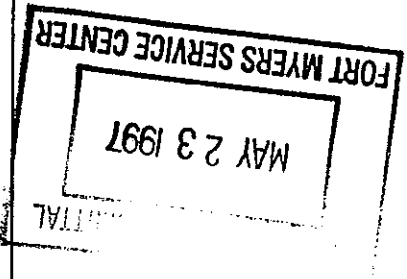


NOTES:





LIMITS OF MECHANICAL REMOVAL OF EXOTICS TO BE FLAGGED AND THEN VERIFIED BY SFWMD STAFF PRIOR TO CLEARING ACTIVITIES.

WETLAND LINE SURVEY AND SITE PLAN PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC.

MITIGATION AREA No. 1
 GLEN EDEN WETLAND MITIGATION PLAN
 SHEET 2 of 5



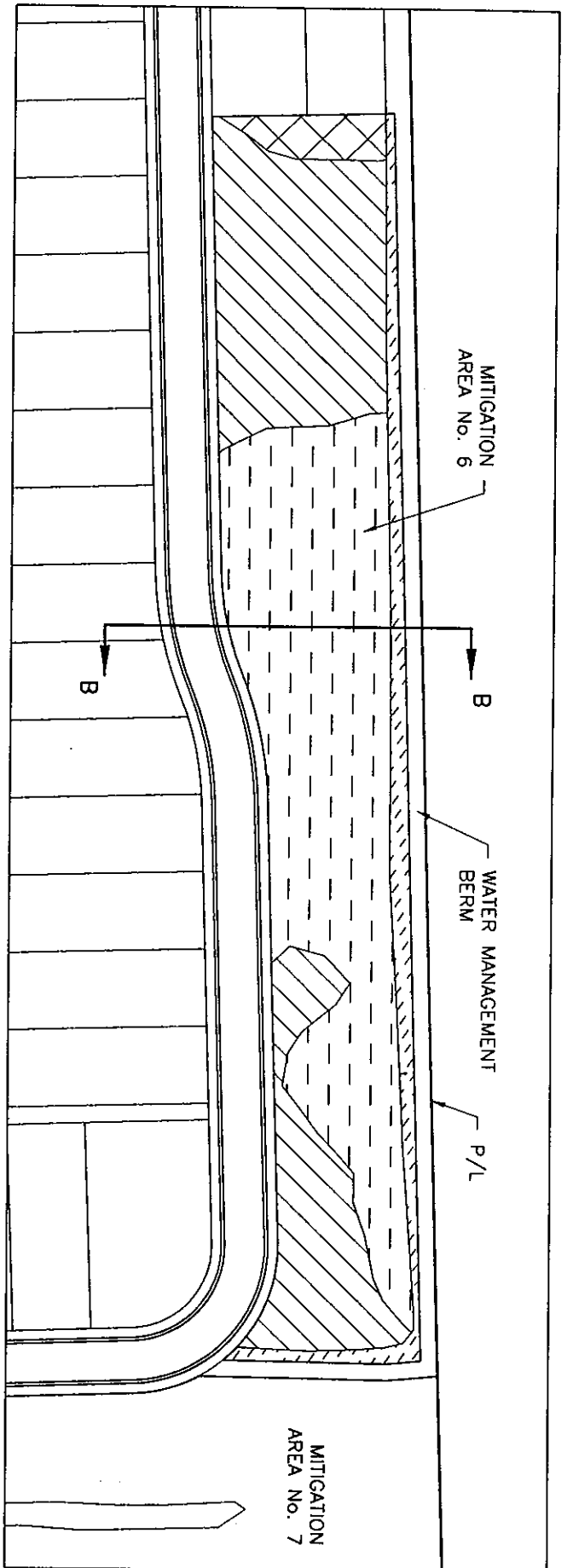
LEGEND

-  WETLAND ENHANCEMENT
HAND REMOVAL OF EXOTICS;
CYPRESS HABITAT (0.3 Ac.±)
-  WETLAND ENHANCEMENT
HAND REMOVAL OF EXOTICS;
WET PRAIRIE HABITAT (0.3 Ac.±)
-  WETLAND ENHANCEMENT
MECHANICAL REMOVAL OF
EXOTICS, GRADING AND
PLANTING; CYPRESS HABITAT
(0.2 Ac.±)
-  WETLAND ENHANCEMENT
MECHANICAL REMOVAL OF
EXOTICS, GRADING AND
PLANTING; WET PRAIRIE
HABITAT (0.2 Ac.±)

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 2/2/97
 REVISED: 3/30/97, 5/11/97

EXHIBIT 10j







Fort Myers Service Center
 961202-3

NOTES:

LIMITS OF MECHANICAL REMOVAL OF EXOTICS TO BE FLAGGED AND THEN VERIFIED BY SFWMD STAFF PRIOR TO CLEARING ACTIVITIES.
 WETLAND LINE SURVEY AND SITE PLAN PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC.

LEGEND

-  WETLAND ENHANCEMENT HAND REMOVAL OF EXOTICS: HYDRIC PINE FLATWOODS HABITAT (0.1 Ac. ±)
-  WETLAND ENHANCEMENT HAND REMOVAL OF EXOTICS: WET PRAIRIE HABITAT (0.6 Ac. ±)
-  WETLAND ENHANCEMENT MECHANICAL REMOVAL OF EXOTICS, GRADING AND PLANTING: HYDRIC PINE FLATWOODS HABITAT (0.8 Ac. ±)
-  WETLAND ENHANCEMENT (EXISTING DITCH) GRADING AND PLANTING: HYDRIC PINE FLATWOODS (0.2 Ac. ±)

SCALE: 1" = 100'



MITIGATION AREA No. 2
 GLEN EDEN WETLAND MITIGATION PLAN
 SHEET 3 of 5

ADDL/REVISED SUBMITTAL

MAY 23 1997

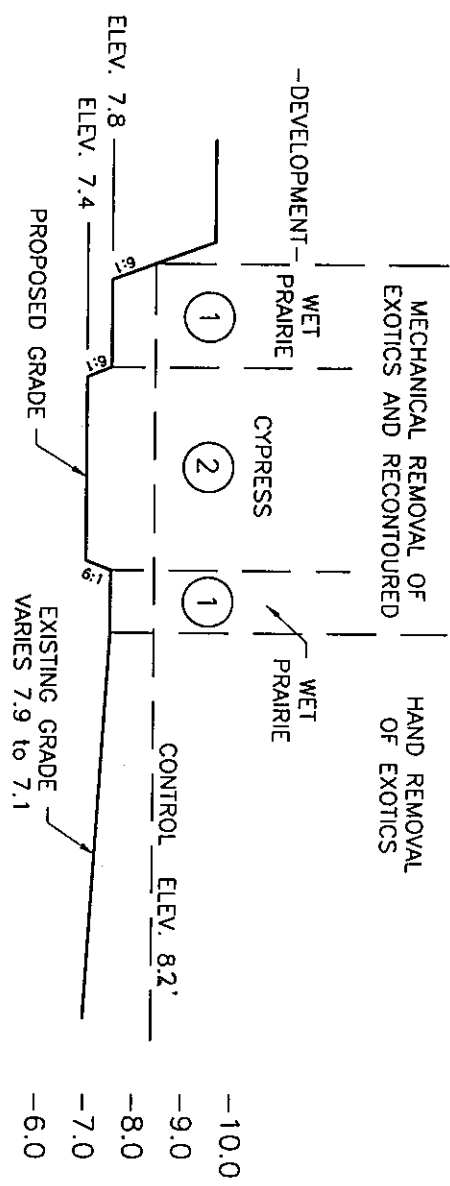
FORT MYERS SERVICE CENTER

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF DATE: 2/2/97
 REVISED: 3/30/97

EXHIBIT 10K

961202-3
 Fort Myers Service Center



SECTION A-A

(TYPICAL GRADING AND PLANTING SECTION)

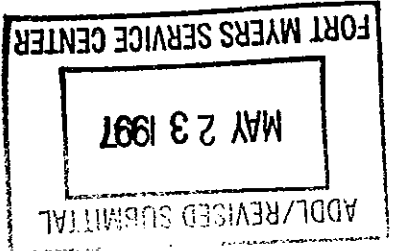
HORIZ.: 1"=60'
 VERT.: 1"=4'

1. WET PRAIRIE PLANTING LIST (ELEV. 7.8 to 8.4)

- CORDGRASS (SPARTINA BAKERI)
- GULFDUNE PASPALUM (PASPALUM MONOSTACHYUM)
- SAWGRASS (CALDIUM JAMAICENSE)
- SOFT-RUSH (JUNCUS EFFUSUS)
- WIREGRASS (ARISTIDA STRICTA)

2. CYPRESS PLANTING LIST (ELEV. 7.4 to 7.8)

- CYPRESS (TAXODIUM ASCENDENS)
- RED MAPLE (ACER RUBRUM)
- BACOPA (BACOPA CAROLINIANA)
- CORDGRASS (SPARTINA BAKERI)
- MAIDENCANE (PANICUM HEMITOMON)
- GULFDUNE PASPALUM (PASPALUM MONOSTACHYUM)
- SPIKERUSH (ELEOCHARIS INTERSTINCTA)



MITIGATION AREA No. 1 TYPICAL SECTION
 GLEN EDEN WETLAND MITIGATION PLAN
 SHEET 4 of 5

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF
 REVISION: 3/30/97
 DATE: 2/8/97

EXHIBIT 102

EXHIBIT 10 m

FORT MYERS SERVICE CENTER
MAY 23 1997

WATER MANAGEMENT
BERM (SEE
ENGINEERING
PLANS FOR DETAILS)

~ MECHANICAL REMOVAL OF
EXOTICS AND RECONTOURED ~

~ HYDRIC PINE FLATWOODS ~

ROAD
(SEE ENGINEERING
PLANS FOR DETAILS)

CONTROL ELEV. 8.2

PROPOSED GRADE ELEV. 8.2
(EXISTING GRADE VARIES 8.0 to 8.4)

-10.0
-9.0
-8.0
-7.0

Fort Myers Service Center

SECTION B-B

961202-3

(TYPICAL GRADING AND PLANTING SECTION)

HORIZ.: 1"=40'
VERT.: 1"=4'

HYDRIC PINE FLATWOODS PLANTING LIST (PLANTING ELEV. 7.5 to 8.5)

- DAHOON HOLLY (ILLEX CASSINE)
- SLASH PINE (PINUS ELLIOTTII)
- WAX MYRTLE (MYRICA CERIFERA)
- CORDGRASS (SPARTINA BAKERI)
- GULFDUNE PASPALUM (PASPALUM MONOSTACHYUM)
- SAWGRASS (CALDIUM JAMAICENSE)
- WIREGRASS (ARISTIDA STRICTA)

MITIGATION AREA No. 2 TYPICAL SECTION
GLEN EDEN WETLAND MITIGATION PLAN
SHEET 5 of 5

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: JRF
REVISED: 3/30/97

DATE: 2/8/97

IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____

ISSUER: Amsouth Bank
811 Anchor Rode Drive
Naples, Florida 34103 (hereinafter "Issuer")

PLACE & DATE OF ISSUANCE: 811 Anchor Rode Drive
Naples, Florida 34103

Date: March 15, 1997

PLACE OF EXPIRY: At Issuer's Counters

DATE OF EXPIRY: This credit shall be until 3/31/98 and shall thereafter be automatically renewed for successive one-year periods on the anniversary of its issue unless at least sixty (60) days prior to any such anniversary date, the Issuer notifies the Beneficiary in writing by registered mail that the Issuer elects not to so renew this Credit.

APPLICANT: Revco/GM Joint Venture
76 Fourth Street
Bonita Springs, Florida 34134

BENEFICIARY: South Florida Water Management District
West Palm Beach, Florida (hereinafter "beneficiary")
P.O. Box 24680 West Palm Beach, Florida 33416

AMOUNT: \$382,690.00(U.S.) up to an aggregate thereof.

CREDIT AVAILABLE WITH: Issuer

BY: Payment against documents detailed herein and Beneficiary's drafts at sight drawn on the Issuer.

DOCUMENTS REQUIRED: AVAILABLE BY BENEFICIARY'S DRAFTS AT SIGHT DRAWN ON THE ISSUER AND ACCOMPANIED BY BENEFICIARY'S STATEMENT PURPORTEDLY SIGNED BY THE DISTRICT REPRESENTATIVE, CERTIFYING THAT:

Revco Holdings, Inc. has failed to construct and/or maintain the improvements associated with Glen Eden or a final inspection satisfactory to SFWMD has not been performed prior to the date of expiry, and satisfactory alternative performance security has not been provided to and formally accepted by the Beneficiary.

EXHIBIT 11a

Page 2
Irrevocable Standy Letter of Credit

Drafts drawn under this Letter of Credit Number _____ must be marked:

"DRAWN UNDER AMSOUTH BANK OF FLORIDA, NAPLES, FLORIDA LETTER OF CREDIT NUMBER _____ DATED MARCH 15, 1997" THE ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS, IF ANY MUST BE PRESENTED FOR PROPER ENDORSEMENT.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF THE ISSUER'S UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, OR AMPLIFIED BY PREFERENCE TO ANY DOCUMENT INSTRUMENT, OR AGREEMENT REFERENCED TO HEREIN OR IN WHICH THIS DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT, INSTRUMENT, OR AGREEMENT.

ISSUER HEREBY ENGAGES WITH BENEFICIARY THAT DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT WILL BE DULY HONORED BY ISSUER IF PRESENTED WITH THE VALIDITY OF THIS CREDIT.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1993 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NUMBER 500.

AMSOUTH BANK OF FLORIDA

EXHIBIT 11b

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APPLICATION NUMBER: 961202-3

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X Applicant:

GATH INC

X Applicant's Consultant:

BLAIR A. FOLEY

X Engineer, County of:

COLLIER

Engineer, City of:

Local Drainage District:

COUNTY

X Collier -Agricultural Agent

BUILDING AND ZONING

OTHER

X Brian Kenedy
X Collier County Audubon Society
X Div of Recreation and Park - District 8
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X Florida Audubon - Charles Lee
X Leonore Reich
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ADDRESSES

Brian Kenedy
24965 Bay Cedar Drive
Bonita Springs, FL 33923

Collier County Audubon Society
1441 Gulf Coast Drive
P.O. Box 11387
Naples, FL 34101-1387

Div of Recreation and Park - District 8
FDEP
1843 S Tamiami Trail
Osprey, FL 34229

Leonore Reich
713 Reef Point Circle
Naples, FL 33963