



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

** Delivered Via Email*

March 31, 2022

Louis Bauer *
SIF II Orlando Airport, LLC
2300 N Field Street
Suite 1650
Dallas, TX 75201

**Subject: Air Commerce Park -Tract D Mass Grading
Request for Additional Information
Application No. 220310-33510
Orange County**

Dear Mr. Bauer,

District staff reviewed the above-referenced application. As discussed with Jean Abi-Aoun on March 31, 2022, the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. Please contact Katie Grablow, at 407-858-6100 ext. 3819 or kgrablow@sfwmd.gov to arrange a field inspection to verify the wetland delineation. Prior to the field inspection, wetland boundaries should be field staked or flagged for SFWMD staff verification and approval. [Section 7.2, Vol. I or Section 7.3, Vol. I]
2. Please provide the required application fee of \$13,125.00 for an Individual Environmental Resource Permit (ERP). The application is not complete until the required application fee has been paid. Payment of application fees can be done by credit card on the District's ePermitting website, or by check. If submitted by check, please make the check payable to the South Florida Water Management District and reference Application No. 220310-33510 in the memo section of the check to ensure adequate processing. [Rule 62-330.071(1), F.A.C.]
3. Please provide a letter from the potable water supply and wastewater collection and treatment service entity, informing adequate capacity for potable water supply and waste water services. [Section 2.3(a), Applicant's Handbook Vol. II]
4. What is the proposed source for landscape irrigation water? Will temporary dewatering be required as part of the construction activities? Please contact Brian Collins at (407) 858-9100 x3809 or by email at bcollins@sfwmd.gov to determine if a Water Use Permit(s) will be required for irrigation and/or dewatering. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review

these applications concurrently and final agency action will be taken once both applications are deemed complete.

5. Regarding the allowable discharge, the proposed discharge is based on a pre-development vs. post-development discharge analysis. Please be advised that the maximum allowable discharge for projects located in the Boggy Creek Basin is 50 CSM. Please revise the design and calculations to show that this criterion is met. [Section 3.2, Vol. II]
6. The submitted boundary and topographical survey was not signed, dated, and sealed by a Florida registered surveyor. Please provide a boundary and topographical survey that is signed, dated, and sealed by a professional surveyor, registered in the State of Florida. (Section 2.2, Vol. II)
7. In addition to the Lake Okeechobee BMAP, it appears that the site is within the bounds of FDEP WBID 3168B, "Boggy Creek" which is impaired for fecal coliform. Please provide a pre- versus post- nutrient loading analysis to show that the proposed project does not add to the impairment of the receiving water body. [Section 8.3, Vol. I] An analysis demonstrating no net increase to annual loading rates of TN and TP will provide a presumption to meet no net increase to the impairment parameter.

Regarding the phosphorous nutrient analysis provided:

- a. Basin "Post" is listed as 78.19 acres, however it appears to be 72.78 acres per Sheet EX-2. Please review and revise as necessary.
- b. Pre development landuse for Basin "Post" does not appear to be appropriate from inspection of the Aerial for this site. From inspection it would appear to be some form of "Undeveloped".
- c. From inspection of the Aerial for this site, a pre-development DICA value of 19% would seem to be very high. Please review and revise as necessary.
- d. The wet pond area for Basin "Post" would appear to be 8.82 acres, not 11.18 acres. There does not appear to be any wet pond area proposed in the Basin "Future" however 1.62 acres of wet pond area are included in the analysis. Please review and revise as necessary.
- e. The on-site soils are a mix of HSG A, A/D and B/D with a water table greater than two feet deep. The NRCS National Engineering Handbook, Table 7-1 recommends using the less restrictive soil classification when the water table is at a depth greater than 2 feet. A CN value of 80 for pervious area is indicative of type "D" soils only. Please supply composite CN values in line with the on-site soils conditions present.
- f. The BMP present in the design for "Future Parcel" is not a wet detention system.
- g. Catchment 1 should not be routed to Catchment 2, as these parcels appear have independent stormwater management systems.
- h. Catchment 1 BMP trains analysis provides a retention volume that does not appear to match the calculations provided in the stormwater management report. In addition, the wet detention BMP does not appear to be present in the treatment train for this

catchment. Please review and revise as necessary.

8. The District defines project area as the area over which construction activities occur, including any areas considered "off-site" by the applicant. Provide the acreage, and percentages of the total project, on a basin-by-basin basis, for the following: [Form 62-330.060(1)1.1.g.]
- a. Impervious surfaces, excluding buildings, wetlands and other surface waters;
 - b. Buildings;
 - c. Pervious surfaces (green areas not including wetlands);
 - d. Lakes, canals, retention areas, other open water areas; and
 - e. Wetlands (Please refer to Section C to ensure consistency in wetland acreages).

Note that a total acreage of 89.23 acres and 86.89 acres have been listed in sheets EX-2, C-6 and Tables 1 and 2 of the stormwater management report. Please review and revise for consistency.

9. Provide calculations and documentation demonstrating that the project, as proposed, meets the applicable design criteria as indicated in the District's Applicant's Handbook, Vol. II.
- a. How will runoff from basins "Roadway South" and "Roadway East" be routed through the stormwater management system?
 - b. It appears from the basin delineation on Sheet EX-2, that basin "Dry Pond A-B" is separate from "Dry Pond C-D-E", however a culvert connection is shown on the construction plans. Please clarify the operation of this system, and where the appropriate water quality treatment volume is accomplished.
 - c. Please provide equivalent length & width calculations for review.
 - d. Will the project require driveway culverts along the proposed driveway connections to "Air Commerce Parkway"? If so, provide the basis of the culvert sizing.
 - e. In the revised off-site flood model, "TRACTD-CANAL" has 7:1 side slopes. However, the construction plans appear to show 4:1 and/or variable side slopes. Please review and revise to assure appropriate capacity in the post-development canal.
 - f. The wet detention pond systems appears to short-circuit from structure SD-72 to control structure OFS-10. [AH-II, 5.4.1]
10. Provide construction plans and calculations that address the required treatment volume and recovery, as well as stage-storage and design elevations, which demonstrate compliance with the appropriate water quality treatment criteria in the Applicant's Handbook, Vol. II.
- a. The calculation of the 0.5" of dry pre-treatment should include all roofed and pervious areas in addition to the impervious paved areas. Water surfaces may be excluded from this calculation. [AH-II, 4.2.2]
 - b. "Basin H" and "Future Roadway" do not discharge through the Wet Detention Pond BMP, and therefore must provide the entire water quality treatment volume for these basins on-site. Please provide backup calculations for these two basins.

c. If the system for basin "Dry Pond A-B" discharges directly to the proposed canal, and discharge is not routed through the Wet Detention Pond BMP, it must provide the entire water quality treatment volume on-site. Please provide backup calculations for this basin.

11. Provide a description of the engineering methodology, assumptions and references for the parameters used, and a copy of all such computations, engineering plans, and specifications used to analyze the system. If a computer program is used for the analysis, provide the name of the program, a description of the program, input and output data, and justification for model selection. [Form 62-330.060(1)1.2.d.] Regarding the ICPR model provided:

a. The on-site soils are a mix of HSG A, A/D and B/D with a water table greater than two feet deep. The NRCS National Engineering Handbook, Table 7-1 recommends using the less restrictive soil classification when the water table is at a depth greater than 2 feet. A CN value of 80 for pervious area is indicative of type "D" soils only. Please supply composite CN values in line with the on-site soils conditions present.

b. The ICPR nodal diagram depicts "Dry Pond G", however this BMP does not appear on the construction plans provided. In addition, the ICPR model includes a link "DryPondAB-WetPond" that does not appear on the construction plans provided. Please review and revise as necessary.

c. The District specifies a maximum UH peak factor of 256. [AH-II, 5.7.6(b)]

d. The broad crested weir modeled in ICPR should use the Fread equation, the Mavis equation currently specified is more appropriate for sharp crested weirs.

e. The ICPR modeled outfall structure for the Pond F outfall erroneously specified a count of 3 for the inlet top (Weir 1 of 2). In addition Weir 2 of 2 is specified as 180", and would appear to be 60" per construction plan design.

f. There are several structures in the ICPR model that could not be located on the construction plans; "Pond CDE to Wet Pond 1", "Pond AB to Wet Pond 1", "Pond G to Canal", "RD South Pond 1" and "RD East Pond 1". Please clarify.

g. Link "PND_AB_PND_CDE" should be a count of 2 pipes per the construction plan details.

h. Please supply backup data for the stage-vs-area curve for Pond G.

i. The tailwater condition at node G060 appears to have a maximum stage of 88.83, not 87.50 as modeled in ICPR.

12. For impacts to regulated floodplains, in accordance with the Applicant's Handbook, Vol. II, provide: [Form 62-330.060(1)1.4.c.]

- Location and volume of encroachment within regulated floodplain(s); and
- Plans and calculations for compensating floodplain storage.

A regional model is not accepted by the District in lieu of providing compensating storage for impacts to floodplains. Please provide an analysis of cup-for-cup compensating storage. Storage within the stormwater ponds is acceptable, but any storage accounted for must be hydraulically connected to the existing floodplain.

13. Please be advised that the minimum finished floor elevations shall be at or above the stage of the 100-year/3-day storm event. Minimum parking lot elevations shall be at or above the stage of the 10-year/24-hour event. Minimum roadway centerline elevations shall be at or above the stage of the 10-year/24-hour event or the control elevation plus 2 feet. Please provide a tabulation of the relevant flood protection criteria and storm event stages for each pond. [Section 3.4, Vol. II]
14. Provide a copy of the boundary survey and legal description of the property subject to the proposed works for the District's use in the permitting noticing process [Rule 62-330.060; F.A.C.]
15. It appears that work is proposed on areas which are owned and/or controlled by others, including but not limited to rerouting the ditch/canal that serves different properties; works on the Orange County Outfall Canal to the east and Air Commerce Parkway. Does the applicant have authorizations and/or easements from the entity those are dedicated to allowing for the proposed work and also for maintenance? Please provide copies of all relevant easements. Depending on the above responses, it may be appropriate to have the property owner as co-applicant(s). Please provide details of any coordination which has occurred with the land owner(s) to date. Would these entities be willing to be co-applicants? Please explain. Additional information may be required depending on the response. [Section 4.2.3, Vol. I]
16. The submitted plans also indicate that works are proposed within the existing 80' drainage easement. Please provide written authorizations from the entity this easement is dedicated to that allows for the proposed works or provide documentation of easement abandonment. [Section 4.2.3, Vol. I]

Advisory Comments: The following comments are advisory in nature and do not require a response to the District.

A1. As of Dec. 22, 2020, the Florida Department of Environmental Protection (DEP) has assumed authority to administer the dredge and fill permitting program under Section 404 of the Federal Clean Water Act within certain "assumed waters" in the state. Your project may fall within assumed waters.

If your project involves wetland or other surface water impacts, and if you do not already have a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act, you may need a State 404 permit.

If your project requires a State 404 permit, please complete Section I of the ERP application "Supplemental Information for State 404 Program Permits" and upload it along with other application documents to the District's ePermitting portal.

There is no need to submit a State 404 permit application if you already have an application pending with the USACE because the USACE will transfer any pending applications within assumed waters to DEP.

If you already have a 404 permit from the USACE for the same work proposed in this ERP application, then no further action is required, unless revisions are proposed to the project such

that a modification to the 404 permit is required.

More information about the State 404 permitting program may be found on DEP's website: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program>.

Please contact your local DEP office for any questions regarding the need for a State 404 permit.

A2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (FDEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the FDEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting FDEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at NPDES-stormwater@dep.state.fl.us. For additional information on the NPDES Stormwater Program including all regulations and forms cited in the brochure visit: www.dep.state.fl.us/water/stormwater/npdes/.

Prior to responding to this letter, please contact the assigned staff members to discuss solutions to the above questions and/or set a meeting to resolve the remaining issues: Katherine Grablow, Application environmental reviewer at (407) 858-6100 3819 or via email at kgrablow@sfwmd.gov; Christopher Hardin, Staff Engineer at 407-858-6100 x 3815 or via email at chardin@sfwmd.gov; and Sandra Gonzalez, Property Analyst at (561) 682-6786 or via email at sgonzale@sfwmd.gov.

Please submit the complete response electronically on the District's ePermitting website (www.sfwmd.gov/epermitting) using the 'Additional Submittals' link. Information on the District's ePermitting program is enclosed. Alternatively, please provide (1) original hard copy of the requested information, clearly labeled with the application number, to Orlando Service Center, 1707 Orlando Central Parkway, Suite 200, Orlando, Florida 32809.

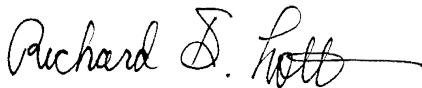
If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 of Vol. I. If additional time is necessary, please submit a written request for an extension via the ePermitting website before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is

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recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), F.A.C. If the application is denied by the agency, fees will not be returned or credited.

Sincerely,

A handwritten signature in black ink, reading "Richard S. Lott". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Richard Lott, P.G., P.E.
Section Leader, Engineer

c: William Hockensmith, Florida Engineering Group, Inc *
Jean Abi-Aoun, PE *