

Foxwood HOA Meeting

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Southwest Florida
Water Management District



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Who We Are

- **1 of 5 Water Management Districts**
- **16 counties**
- **10,000 square miles**
- **Population: about 5 million**
- **Funded by local tax dollars**



Areas of Responsibility



Water Supply



Water Quality



Natural Systems



Flood Protection

MAINTAIN THE
BALANCE BETWEEN
THE WATER NEEDS OF
CURRENT AND
FUTURE USERS WHILE
PROTECTING AND
MAINTAINING WATER
AND RELATED
NATURAL
RESOURCES...

Governing Board

A 13-member Governing Board oversees activities, sets policy, and administers the budget.

Governing Board members

- Are unpaid volunteers
- Appointed by the Governor, confirmed by Senate
- Serve staggered four-year terms.



John Henslick

**Manatee County
Representative**

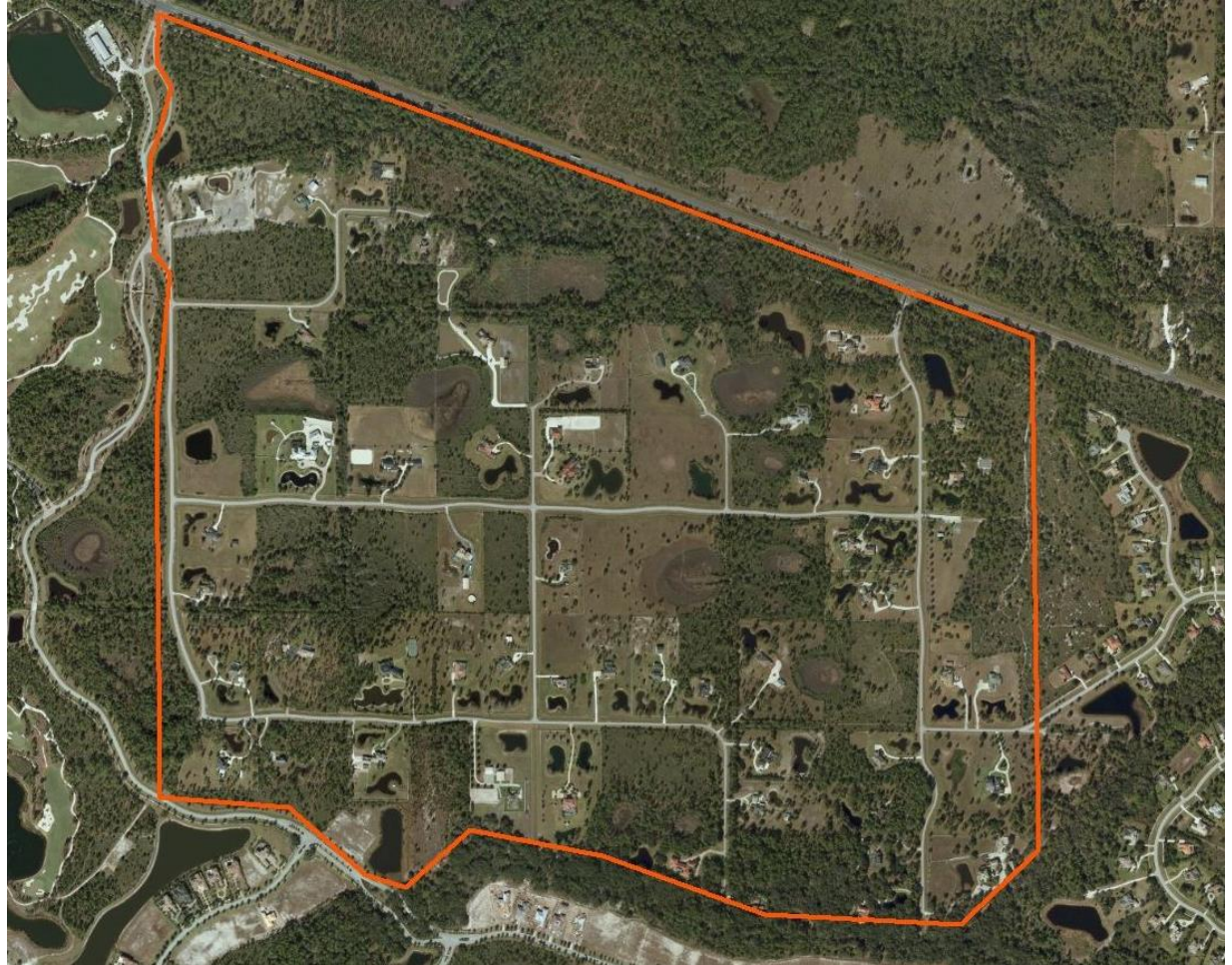
John Henslick – Appointed Sept
2015; Professional Wetland Scientist

Foxwood

ERP NO.
43017076.000

Permit was issued
January 27, 1998.

The permit
authorized the
construction of a
surface water
management system
to serve a 691.37
acre low-density
rural subdivision.





1957



1970



1994

5.10 Rural or Minor Residential Subdivisions.

a. Rural or minor residential subdivisions typically are designed to have large multi-acre lots and minimal roadways that, together, result in a relatively small amount of additional impervious or semi-impervious surfaces compared to pre-developed conditions. Rural or minor residential subdivisions that are designed in accordance with the following parameters will be considered to not cause significant adverse impacts to occur individually or cumulatively and will meet the applicable water quality and water quantity design criteria for permit issuance:

(1) The proposed activities will occur in, on or over less than 100 square feet of wetlands or other surface waters. Road or driveway crossings of ditches constructed in uplands will not be counted against the 100 square foot limit.

(2) The activities will not utilize pumps for storm water management.

(3) The activities will not utilize storm drainage facilities larger than one 24-inch diameter pipe, or its equivalent.

(4) Discharges from the site will meet state water quality standards.

(5) The proposed building floors will be above the 100 year flood elevation.

(6) The surface water management system can be effectively operated and maintained.

(7) Roadways within the subdivision will consist of paved or unpaved stabilized roads with an unyielding subgrade.

(8) The drainage system will not act in a manner that would divert and channelize large areas of overland sheet flow, thereby creating point source discharges that will adversely affect wetlands, or areas beyond the applicant's perpetual control.

(9) Point discharges will not exceed the capacity of receiving waters.

(10) All terminal discharge structures are designed to withstand the 25-year, 24-hour post-development discharge without functional failure.

(11) The proposed post-development impervious and semi-impervious surfaces will not exceed a five percent (5%) increase over pre-developed conditions.

(12) Proposed or projected construction will maintain a minimum 75 foot vegetated buffer, which includes a 25 foot perpetually undisturbed buffer upland of all wetlands and other surface waters. Only the 25 foot perpetually undisturbed buffer will be required adjacent to an isolated wetland entirely located within an individual residential lot.

(13) Proposed or projected construction will maintain a minimum 75 foot buffer adjacent to all project boundaries.

b. The applicant's demonstration of compliance with this subsection shall include provision of a typical lot layout showing proposed driveways, buildings, and other impervious and semi-impervious areas and the anticipated percentage of impervious and semi-impervious surfaces resulting from projected construction on individual residential lots.

c. The boundaries of the surface water management system, wetlands, surface waters and buffers shall be recorded in plats or easements and included in any declaration of covenants, conditions, easements and restrictions and shall be identified in all sales contracts by the developer. These recorded documents shall be perpetual and applicable to all future sales of property within the development. Language shall also be contained in the recorded documents notifying all individual lot owners that permits are required if any of the following items are proposed:

(1) Alteration to the surface water management system; or

(2) Encroachment into the wetlands, wetland buffers, or adjacent off-site property line buffers.

History note: Transferred from 40D-40.301(1) and (2), F.A.C.

5.11 Sensitive Karst Areas.

"Karst" is a geologic term used to describe areas where landscapes have been affected by the dissolution of limestone or dolostone, including areas where the formation of sinkholes is relatively common. In parts of the District, limestone (or dolostone) that makes up or comprises the Floridan Aquifer System occurs at or near the land surface. Sediments overlying the limestone can be highly permeable. Due to its chemical composition, limestone is susceptible to dissolution when it interacts with slightly acidic water. "Sensitive karst areas" reflect areas with hydrogeologic and geologic characteristics relatively more conducive to potential contamination of the Floridan Aquifer System from surface pollutant sources. The formation of karst-related features, such as sinkholes, is also more likely to occur in these areas.

Especially in sensitive karst areas, stormwater management systems must be designed and constructed to prevent direct discharge of untreated stormwater into the Floridan Aquifer System. Systems also must be designed and constructed in a manner that avoids breaching an aquitard and such that construction excavation will not allow direct mixing of untreated water between surface waters and the Floridan Aquifer System. The system shall also be designed to prevent the formation of solution pipes or other types of karst features in any known sensitive karst area. Test borings located within the footprint of a proposed stormwater management pond must be plugged in a manner to prevent mixing of surface and ground waters.

As provided in Section 5.4.1.b of this Volume II, in areas where karst conditions are present, the detention or retention area shall not be excavated to a depth that breaches an aquitard such that it would allow for lesser quality water to pass, either way, between the two systems.

Figures depicting conditions that may occur when retention or detention ponds are constructed in sensitive karst areas appear in Appendix C.

History Note: Adapted from NFWFMD AH II sections 17.1 and 17.3; SWFWMD ERP Information Manual Part B, Basis of Review, Section 6.4.1.b.

Foxwood Facts:

- This project was designed with approximately 5.3 mile of roadside ditches/swales that provide the treatment and conveyance of runoff.
- There are 15 wetlands within the Foxwood Subdivision boundary that totals 50.36 acres.
- The Permit conditions, HOA documents and the final plat set the following criteria:
 1. Property owners within Foxwood shall not have any construction such as but not limited to land clearing or landscape, erecting any building, residence or structure, or perform other intrusive activities that disturb natural conditions within the wetlands, 25-foot perpetually undisturbed buffer uplands of all wetlands, 75-foot vegetated buffer adjacent to all offsite property lines, and any other dedicated drainage easements and perpetually undisturbed buffer areas described in the approved permit and which are to be recorded in the plat of the subdivision, unless prior approval is received by the Permittee and property owners in writing from SWFWMD.
- The District reserves the right to require the Permittee to perform corrective actions if deemed necessary.

