



City of Ocala

ENGINEERING DEPARTMENT
CITY HALL ANNEX
405 S.E. Osceola Avenue (34471)
P. O. Box 1270, Ocala, Florida 34478-1270
PHONE: (352) 629-8521 FAX: (352) 629-8242

December 3, 2004

Mr. Mike Register
St. John's River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

RE: CITY OF OCALA – LAKE TUSCAWILLA

Dear Mike:

It was a pleasure meeting with you, Chou, and Upasana on November 11, 2004 to discuss permitting of the new drainage retention area (DRA) adjacent to Lake Tuscawilla. The following is our understanding of the results of that meeting:

NEW DRA LOCATED WEST OF LAKE TUSCAWILLA

- The City wishes to install a new regional DRA that will provide stormwater treatment to a portion of the Lake Tuscawilla watershed that currently discharges runoff to the Alum Pond.
- Based on the preliminary design, stormwater flow will be diverted from Sub-Basins 11003, 11006, 110061, 110062, 11007, 16000 and 16001 to the new DRA.
- The DRA will be sized to accommodate the Water Quality Volume that would be required for these Sub-basins to be developed to 80% impervious.
- All new development or re-development in the Sub-basins, whether by the City or by private developers, will be permitted through the water management district so as to keep a "running total" of the DRA Water Quality Volume used and remaining.
- The City of Ocala will be the maintaining agency for the DRA.

EXISTING ALUM INJECTION POND

- The Alum Treatment Pond/Lake Tuscawilla DRA is an existing regional DRA.
- By diverting the flow from the aforementioned Sub-Basins to the new DRA, excess Water Quality Volume will become available in the Alum Pond. The amount of Water Quality Volume available will be based on the acres of impervious area diverted, approximately 27 acres according to the preliminary design.
- The City desires to utilize this excess Water Quality Volume to support development and re-development in the remaining Alum Pond Drainage Basin. The amount of new impervious area that could be permitted would be equal to the amount of impervious area diverted to the new DRA, approximately 27 acres.

Mike Register
December 3, 2004
Page 2

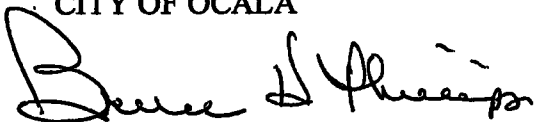
- When a permitted development increases impervious area in the contributing watershed, then Water Quality Volume will be subtracted from the Water Quality Volume "bank" of the Alum Pond.
- The City asked if "credits" would be returned to the Alum Pond if a new development decreased impervious area contributing to the Alum Pond, however, Mike Register did not make a decision in the meeting with regard to these circumstances. We think this is negligible and withdraw requests.
- All new development or re-development in the remaining basin, whether by the City or by private developers, will be permitted through the WMD, and will not require onsite treatment or additional Water Quality Volume in the Alum Pond as long as Water Quality Volume "credits" are available in the Alum Pond.
- The City of Ocala is and will remain the maintaining agency for the existing Alum Treatment Pond and Lake Tuscawilla.
- The City of Ocala will keep a "running total" of the new impervious areas developed in the basin and a balance of the remaining available Water Quality Volume in the Alum Treatment Pond, which will correspond to an impervious area.

Please review the above information and if it is an accurate summary of the meeting, please notify me of such so that we can authorize Black and Veatch to proceed with the permitting of the facilities.

We appreciate the District's continued cooperation with the City on these drainage issues.

Sincerely,

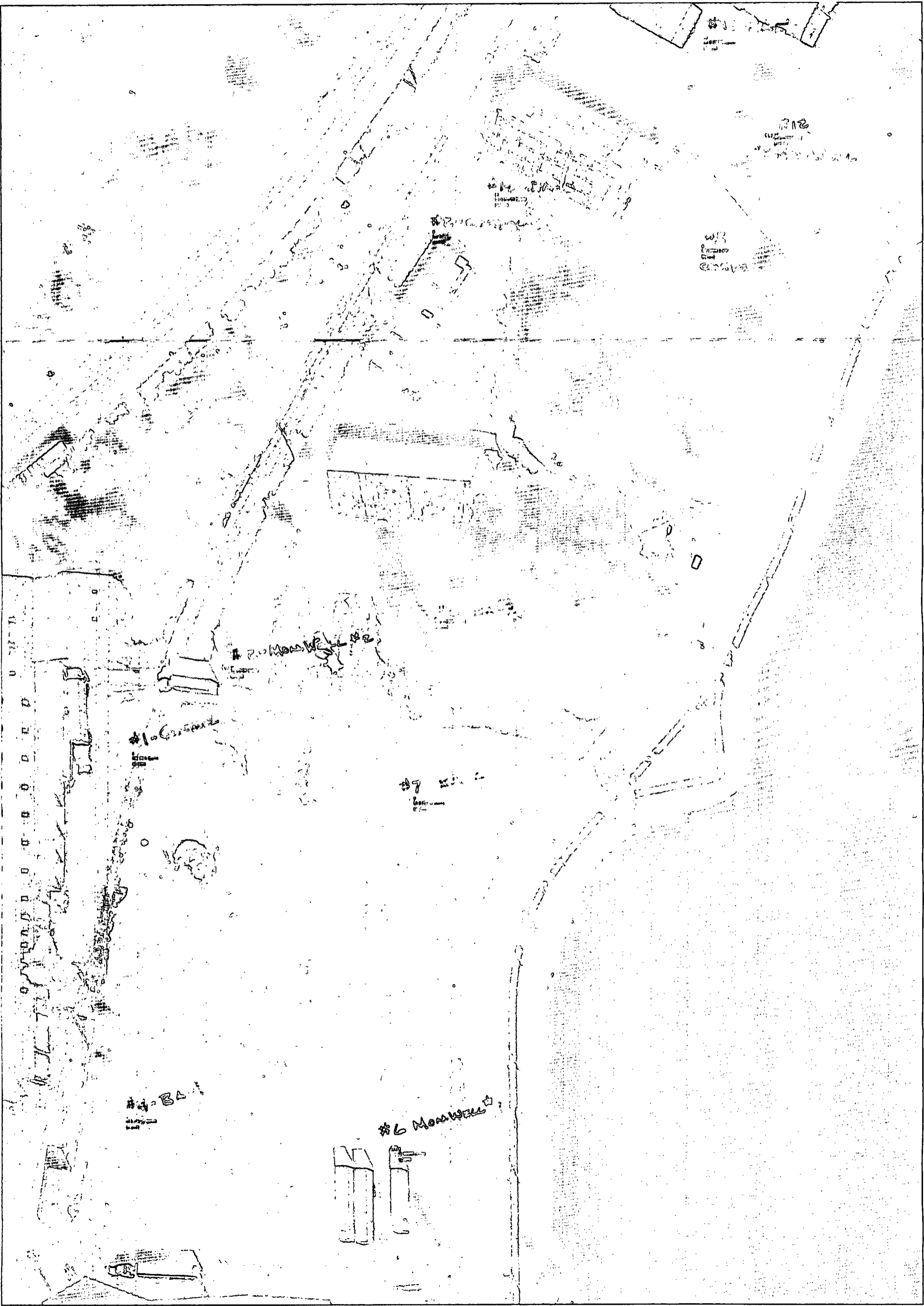
CITY OF OCALA



Bruce H. Phillips, P.E., P.L.S.,
City Engineer

c: Thomas P. Young, P.E., Deputy City Engineer/Drainage and Roads
Kenneth M. Blanton, P.E., Black and Veatch
Heather Cavanaugh, P.E., Black & Veatch

POOR QUALITY



Tuscawilla Monitoring Well Project

PT. #	Northing	Eastng	88 Elev.	Description	Latitude	Longitude
1	1766381.823	613333.0724	65.38	SET PK & SHINER	29° 11' 33.70866" N	82° 08' 03.28628" W
2	1766759.193	613551.0636	65.66	SET B/SPIKE	29° 11' 37.44721" N	82° 08' 00.83156" W
3	1766748.093	613746.4552	65.04	SET REBAR & CAP	29° 11' 37.33952" N	82° 07' 58.62682" W
4	1766118.865	613328.1525	68.65	BA 1 GROUND BORING	29° 11' 31.10523" N	82° 08' 03.33840" W
5	1766094.923	613525.6377	70.46	#1 TOP OF CASING	29° 11' 30.87043" N	82° 08' 01.10991" W
6	1766095.135	613525.5799	67.71	#1 GROUND	29° 11' 30.87253" N	82° 08' 01.11057" W
7	1766349.076	613536.7972	65.5	BA 2 GROUND BORING	29° 11' 33.38676" N	82° 08' 00.98726" W
8	1766480.532	613552.1184	65.25	BA 3 GROUND BORING	29° 11' 34.68839" N	82° 08' 00.81608" W
9	1766445.141	613404.3299	67.15	#2 TOP OF CASING	29° 11' 34.33634" N	82° 08' 02.48311" W
10	1766445.258	613404.1618	64.98	#2 GROUND	29° 11' 34.33749" N	82° 08' 02.48501" W
11	1766829.245	613799.1646	67.65	#3 TOP OF CASING	29° 11' 38.14354" N	82° 07' 58.03314" W
12	1766829.325	613799.2989	64.17	#3 GROUND	29° 11' 38.14433" N	82° 07' 58.03162" W
13	1766898.601	613748.2956	65.76	BA 5 GROUND BORING	29° 11' 38.82962" N	82° 07' 58.60798" W
14	1766785.894	613596.6571	65.89	BA 4 GROUND BORING	29° 11' 37.71208" N	82° 08' 00.31747" W

John Miller

From: Tom Young
Sent: Tuesday, January 18, 2011 3:31 PM
To: John Miller
Subject: FW: Calculations-impervious_area_and_land_value.xlsx

Need to talk to you about this in the morning.

From: Tom Young
Sent: Tuesday, January 18, 2011 3:30 PM
To: Melanie Gaboardi
Subject: RE: Calculations-impervious_area_and_land_value.xlsx

Called you this afternoon but missed you. Worked hard on this and have the numbers you are looking for.....however, we are not all confident on the intent of the Water Management District permit and want to discuss with John Miller in the morning. The impact fee in this case (re-development) is based on the water quality requirements based on the permit. Will get with you tomorrow morning.

With all this said, we are not opposed to a Council waiver of these fees but need to be consistent on the process.

From: Melanie Gaboardi
Sent: Tuesday, January 18, 2011 10:28 AM
To: Tom Young
Cc: John Miller; Marc Mondell
Subject: RE: Calculations-impervious_area_and_land_value.xlsx

Thanks, but I've got the storm water monthly use fees covered. The totals that I need are for the Storm water Impact Fees.

From: Tom Young
Sent: Tuesday, January 18, 2011 10:26 AM
To: Melanie Gaboardi
Cc: John Miller; Marc Mondell
Subject: RE: Calculations-impervious_area_and_land_value.xlsx

The monthly storm water utility fee is total impervious divided by 1948 s.f. multiplied by \$5. For example: Phase 1 is $25,505 / 1948 \times \$5$ or \$65.47.
Do you need me to do the rest?

I need to do some research on the impact fee. I will get back to you ASAP.

From: Melanie Gaboardi
Sent: Tuesday, January 18, 2011 10:02 AM
To: Tom Young
Cc: John Miller; Marc Mondell
Subject: Calculations-impervious_area_and_land_value.xlsx

Tom,
Per our conversation this morning, attached is the spreadsheet showing the impervious areas by project phase. It was thought that there would not be a storm water impact fee. Please confirm for me.

$$\frac{(1.25'' \text{ over impervious AREA}) + 0.5'' = 1.75'' \text{ " " " "}}$$

PHASE I $\frac{1.75'}{12} \times 25,505 = 3,719.573 \times 0.15 = \$ 2,789.61$

PHASE II - " $\times 40,098 \text{ Ft}^2 \times 0.15 = \$ 4,385.72$

PHASE III - " $\times 22,751 \text{ Ft}^2 \times 0.15 = \$ 2,488.39$

Total $\$ 9,663.72$

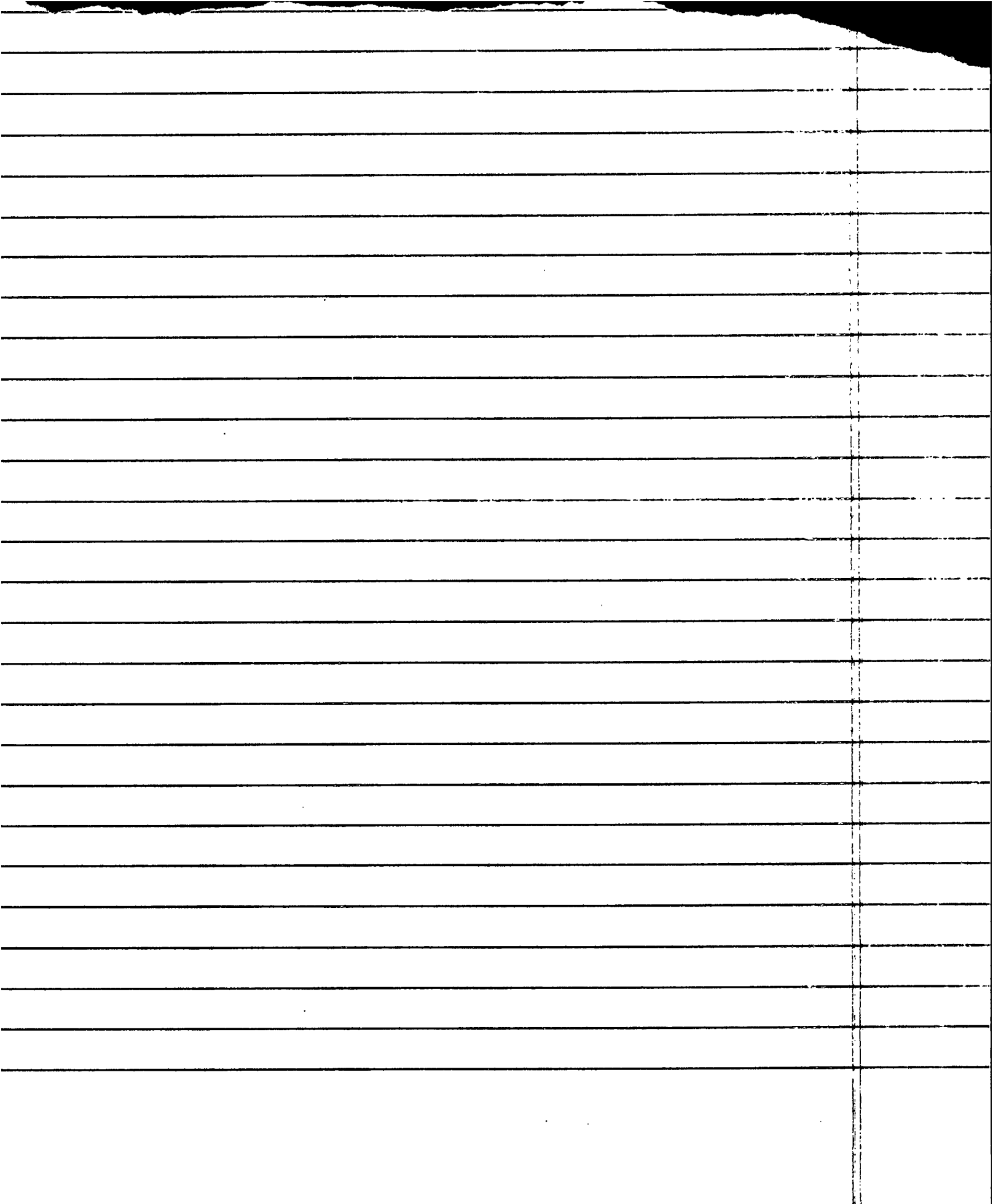
PHASE 4 - 1st BROADWAY - $44,114 \text{ Ft}^2 = \$ 4,825.00$

84% Imp.

PER Bruce PHILLIPS - (meeting with Bruce, I and JOHN MILLER ON 1/19/11) - No stormwater Impact F665₆ - I did NOT agree. See my calculations ABOVE FOR WATER QUALITY REQUIREMENTS per S.J.R.W.M.D. PERMIT.

John Miller
1-19-11

W. Phillips
1/19/11



SECTION C
ENVIRONMENTAL RESOURCE PERMIT NOTICE OF RECEIPT OF APPLICATION

This information is required in addition to that required in other sections of the application. Please submit five copies of this notice of receipt of application and all attachments. Please submit all information on 8 1/2" x 11" paper.

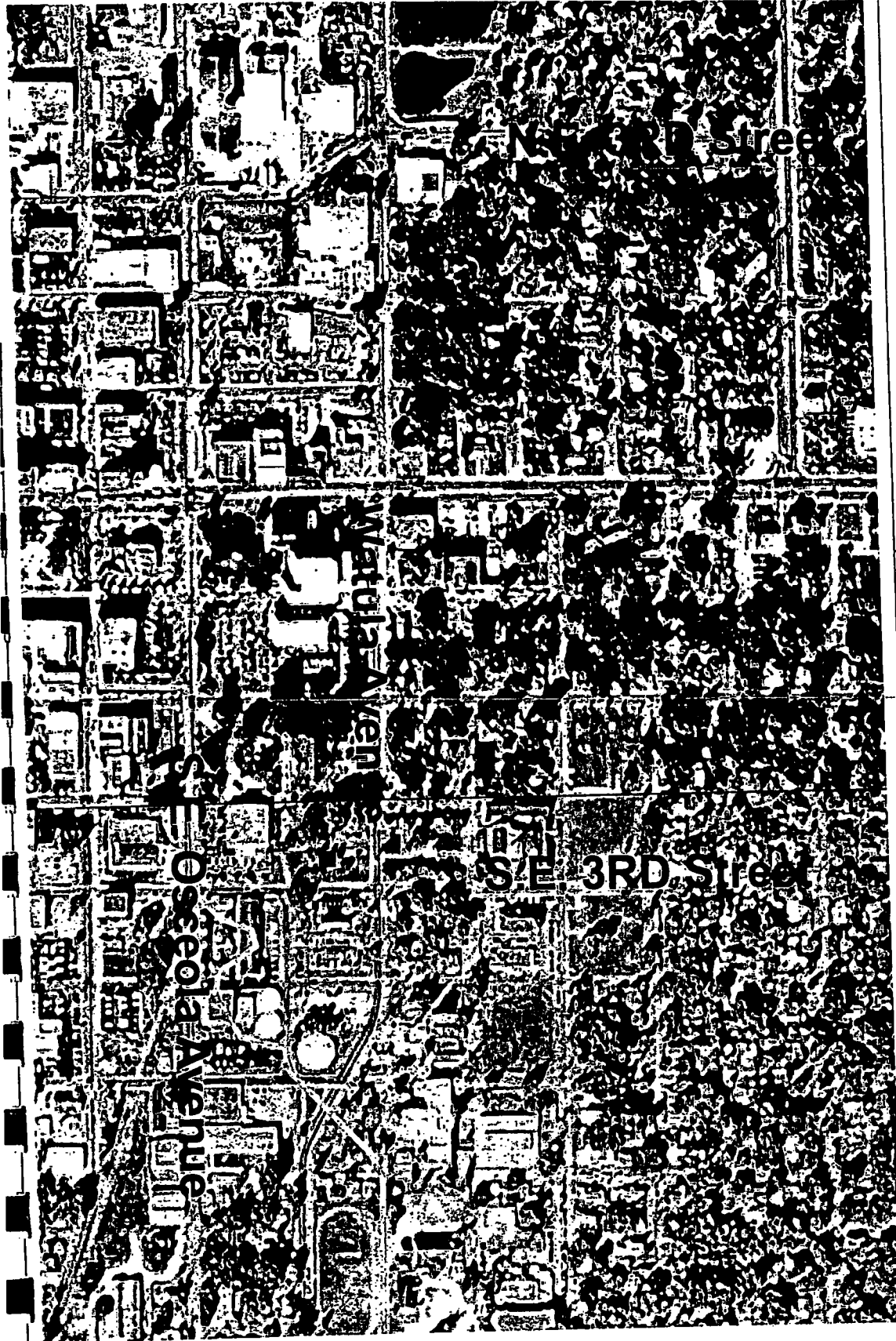
Project Name: Lake Tuscaawilla Indiv. ERP County: Marion
Owner: City of Ocala
Applicant: City of Ocala
Applicant's Address: P.O. Box 1270
Ocala, Florida 34478-1270

1. Indicate the project boundaries on a USGS quadrangle map reduced or enlarged as necessary to legibly show the entire project. If not apparent from the quad map, attach a location map showing a north arrow and a graphic scale; Section(s), Township(s), and Range(s); and sufficient detail to allow a person unfamiliar with the site to find it. See Figure 1-1.
2. Provide the names of all wetlands, or other surface waters that would be dredged, filled, impounded, diverted, drained, or would receive discharge (either directly or indirectly), or would otherwise be impacted by the proposed activity, and specify if they are in an Outstanding Florida Water or Aquatic Preserve:
N/A
3. Attach a depiction (plan and section views), which clearly shows the works or other facilities proposed to be constructed. Use a scale sufficient to show the location and type of works. Use multiple sheets, if necessary. Attached
4. Briefly describe the proposed project (such as "construct a deck with boatshelter", "replace two existing culverts", "construct surface water management system to serve 150 acre residential development"):
Individual ERP for Lake Tuscaawilla to include Ocala Electric Utilities Building, Fire Station #1, and future re-development.
5. Specify the acreage of wetlands or other surface waters, if any, that are proposed to be disturbed, filled, excavated, or otherwise impacted by the proposed activity:
N/A
6. Provide a brief statement describing any proposed mitigation for impacts to wetlands and other surface waters (attach additional sheets if necessary):
N/A

4-083-19634-5

Palatka

FOR AGENCY USE ONLY	
Application Name	City of Ocala-Lake Tuscaawilla
Application Number	4-083-19634-5
Office where the application can be inspected	Palatka office
Date to be posted	
Date to be removed	



- Project Area
- Ocala Electric Utility
 - Ocala Fire Station
 - Lake Tusawilla Study Area

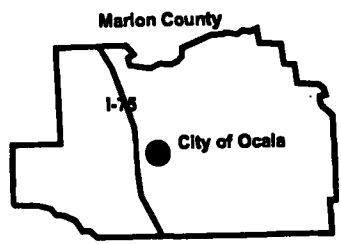


Exhibit 2
City of Ocala
Lake Tusawilla ERP Permit
Ocala Electric Utilities Project Location