

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**Post Office Box 1429**  
**Palatka, Florida 32178-1429**

**PERMIT NO:** 2778-4

**DATE ISSUED:** June 17, 2022

**PROJECT NAME:** Waterwood

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached permit conditions, the use of 30.66 million gallons per year (mgy) (0.08 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household and landscape irrigation) through 2042.

**LOCATION:**

Site: Waterwood  
Lake County

**SECTION(S):**  
17

**TOWNSHIP(S):**  
20S

**RANGE(S):**  
25E

**ISSUED TO:**

Waterwood Community Association, Inc.  
300 Waterwood Dr  
Yalaha, FL 34797-3120

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal, rule, or ordinance.


This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated June 17, 2022

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Water Supply Planning and Assessment

By:

  
\_\_\_\_\_  
Paula Presley  
Supervising Hydrologist

**6/2022 — Waterwood SJRWMD**  
**Water Permit Results**

**2022 WATERWOOD - SJRWMD CONSUMPTIVE USERS PERMIT (CUP2778-4)  
6/17/2022 (date of approval)**

This provides 3 sets of information/data:

- A Summary of 2022 decisions/variables that were negotiated with SJRWMD for the CUP2778-4 permitting
- B 2022 St. Johns River Water Management District (SJRWMD) - Report and Certification of CUP2778-4 Permit for Waterwood's Water System
- C Pertinent history from the 2002 CUP2778-3 application/permit/certification

TAB	SUBTAB	FILENAME	PAGES
A	Summary of 2022 decisions/variables that were negotiated with SJRWMD for the CUP2778-4 permitting (16 pgs)		1-16
	Opening, Table of Contents		
	SJRWMD Website info/access of Water permits on-line		
	SJRWMD (pdf) file - Cover Letter, Permit Approval and Exhibit A		
	SJRWMD (pdf) file - Notice of District Decision to Grant Permits		
	SJRWMD (pdf) file - Standard Water Conservation Plan (and methods calculating 2022 Annual Goal)		
	Waterwood common ground Irrigation maps and total acreage calculation		
	Waterwood annual consumption 1995-2021		
	2022 Waterwood Irrigation schedule (exceptions added)		
	2009 LAKE County letter allowing Waterwood Irrigation schedule variance from County standard		
	Lake Co. Fire Marshal letter (for fire truck utilization of Waterwood hydrants to fill fire trucks)		
B	2022 St. Johns River Water Management District (SJRWMD) - Report and Certification of CUP2778-4 Permit for Waterwood's Water System (45 pgs)		17-61
	<b>File #</b>	<b>SJRWMD description</b>	<b>PDF filenames</b>
B1	7553620.pdf	Additional Material	(7553620) 2022 CUP2778-4 7yr Historical Usage (1 pg)
B2	7553621.pdf	Public Supply Tables	(7553621) 2022 CUP2778-4 Public Supply - Form E (4 pgs)
B3	7553622.pdf	Application	(7553622) 2022 CUP2778-4 application (8 pgs)
B4	7553623.pdf	Deed	(7553623) 2022 CUP2778-4 Property Deed (1986.02) (3 pgs)
B5	7553624.pdf	Deed	(7553624) 2022 CUP2778-4 Property Deed-2 (1994.06) (1 pg)
B6	7553625.png	Map	PDF file is not included in booklet, poor image. USE the Lake Co. GIS mapping for more accuracy
B7	7553626.pdf	Signatures	(7553626) 2022 CUP2778-4 Sec. IX-App. Cert. Signatures (1 pg)
B8	7553627.pdf	Water Conservation Plan	(7553627) 2022 CUP2778-4 Standard Water Conservation Plan (3 pgs)
B9	7553693.pdf	Fee Receipt	(7553693) 2022 CUP2778-4 Fee Receipt (1 pg)
B10	7554417.pdf	Main/Cover Letter	(7554417) 2022 CUP2778-4 Notice of Receipt CUP Application (2 pgs)
B11	7567160.pdf	TSR	(7567160) 2022 CUP2778-4 Technical Staff Report (TSR) (6 pgs)
B12	7567173.pdf	Main/Cover Letter	<b>(7567173) 2022 CUP2778-4 Cover Letter and Permit Approval to WW HOA (11 pgs)</b>
B13	7568127.pdf	Main/Cover Letter	(7568127) 2022 CUP2778-4 Notice of District Decision to Grand Permits (4 pgs)
C	Pertinent history from the 2002 CUP-3 application/permit/certification		62-73

St. John's River Water Management District (SJRWMD) provided 13 PDF's (46 pages) as the approval and supporting documentation for the **Waterwood 2022 Consumptive User Permit (CUP) 2278-rev.4.**

The intent of this document is to help the next Waterwood resident, assisting on the 2042 permit, to navigate thru the 13 files and explains some of the decisions behind several variables that were agreed upon between SJRWMD, General Utilities (contractor for daily water quality testing, light maintenance, state required reports generated/distributed, etc.) and Waterwood during the 2022 permitting preparation and site-inspection.

First and foremost, much thanks to General Utilities (Janet Bolivar, PE) who was the major contributor for the 2022 water permit preparation and SJRWMD interface. Waterwood worked thru GU for the entirety of this initiative!

**Table of Contents of this document are as follows:**

**Page(s)**

Opening, Table of Contents	1
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SJRWMD (pdf) file - Standard Water Conservation Plan (and methods calculating 2022 Annual Goal)	5-6
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Waterwood annual consumption 1995-2021	13
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The 13 SJRWMD CUP2778-4 PDF files can be accessed 2 different ways:

**#1-SJRWMD website for CUP permits** <https://permitting.sjrwmd.com/ep/#/ep>

Project Information Information as of 21-Jun-2022 01:56:52 AM

<b>Project Number</b>	2778 - 4	<b>Project Name</b>	Waterwood		
<b>Sequence Type</b>	Renewal	<b>Permit Type</b>	CUP Individual - Minor	<b>County</b>	Lake (Yalaha)
<b>Received</b>	06/02/2022	<b>Decision</b>	06/17/2022	<b>Expiration</b>	06/17/2042
<b>Description</b>	The District authorizes the use of 30.66 million gallons per year (mgy) (0.08 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household and landscape irrigation) through 2042.				
<b>Status</b>	Issued	<b>Recommendation</b>	Approval	<b>Current Process Stage</b>	<b>Compliance</b> ?
<b>Applicant</b>	Waterwood Community Association, Inc.	<b>Owner</b>	Waterwood Community Association, Inc.	<b>Agent</b>	General Utilities Corp
<b>Total Wells</b>	2	<b>Total Pumps</b>	0		

[Copy Link](#)
[District Map](#)
[Google Earth](#)
[Google Map](#)
[Contact Us](#)

[Close](#)

**LIST OF SJRWMD FILES**

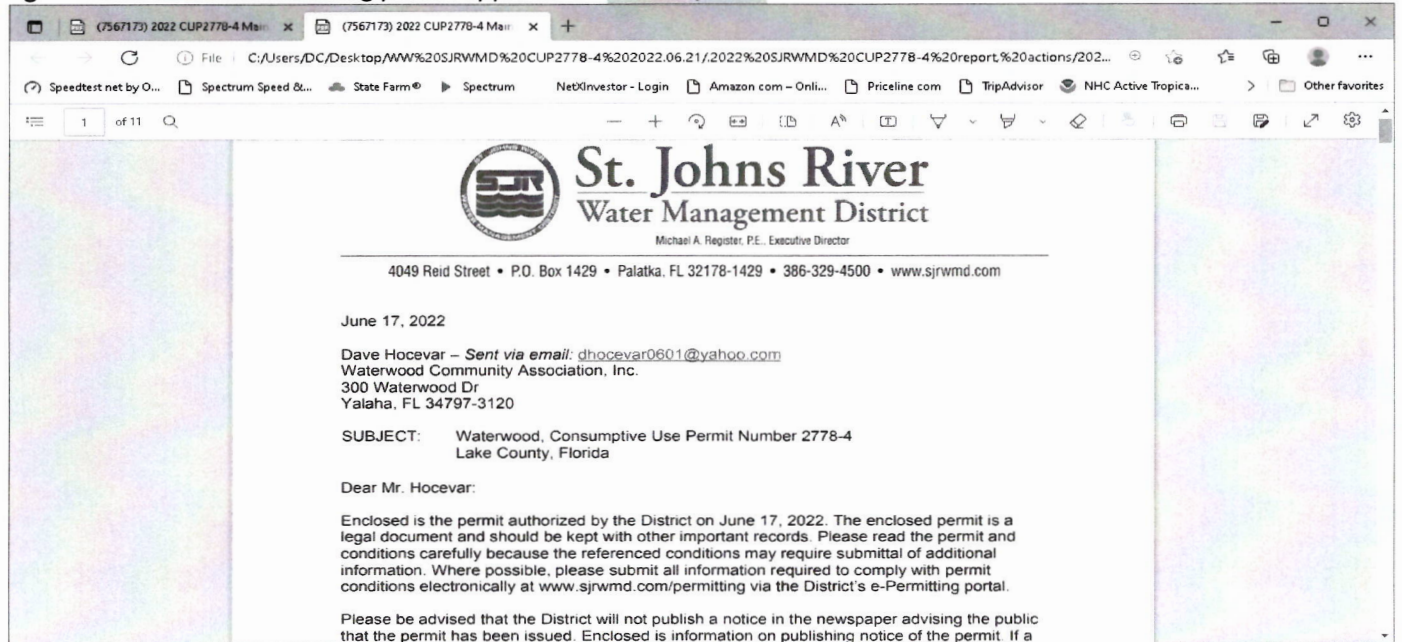
Permit #	Document Date	Type	File Name	Descriptor	Size	Link
2778-4	6/17/2022	Main/Cover Letter	7567173.pdf		268579	View
2778-4	6/2/2022	Deed	7553623.pdf		283443	View
2778-4	6/3/2022	Main/Cover Letter	7554417.pdf		177156	View
2778-4	6/17/2022	TSR	7567160.pdf		58399	View
2778-4	6/2/2022	Signatures	7553626.pdf		310591	View
2778-4	6/2/2022	Fee Receipt	7553693.pdf		198748	View
2778-4	6/2/2022	Application	7553622.pdf		397800	View
2778-4	6/2/2022	Additional Material	7553620.pdf		180464	View
2778-4	6/2/2022	Map	7553625.png		1317452	View
2778-4	6/20/2022	Main/Cover Letter	7568127.pdf		182067	View
2778-4	6/2/2022	Water Conservation Plan	7553627.pdf		165663	View
2778-4	6/2/2022	Deed	7553624.pdf		124944	View
2778-4	6/2/2022	Public Supply Tables	7553621.pdf		153693	View

**#2-All 13 PDF files are stored on Waterwood's Google Doc fileserver under 2022 CUP2778-4 Water permit documents.**

The first number in each filename, e.g. (7567173) below are SJRWMD reference numbers from the Excel spreadsheet (Col.D) above. The actual text file names were added by Waterwood for additional clarification.

**File: (7567173) 2022 CUP2778-4 Cover Letter and Permit Approval to WW HOA (11 pgs)**

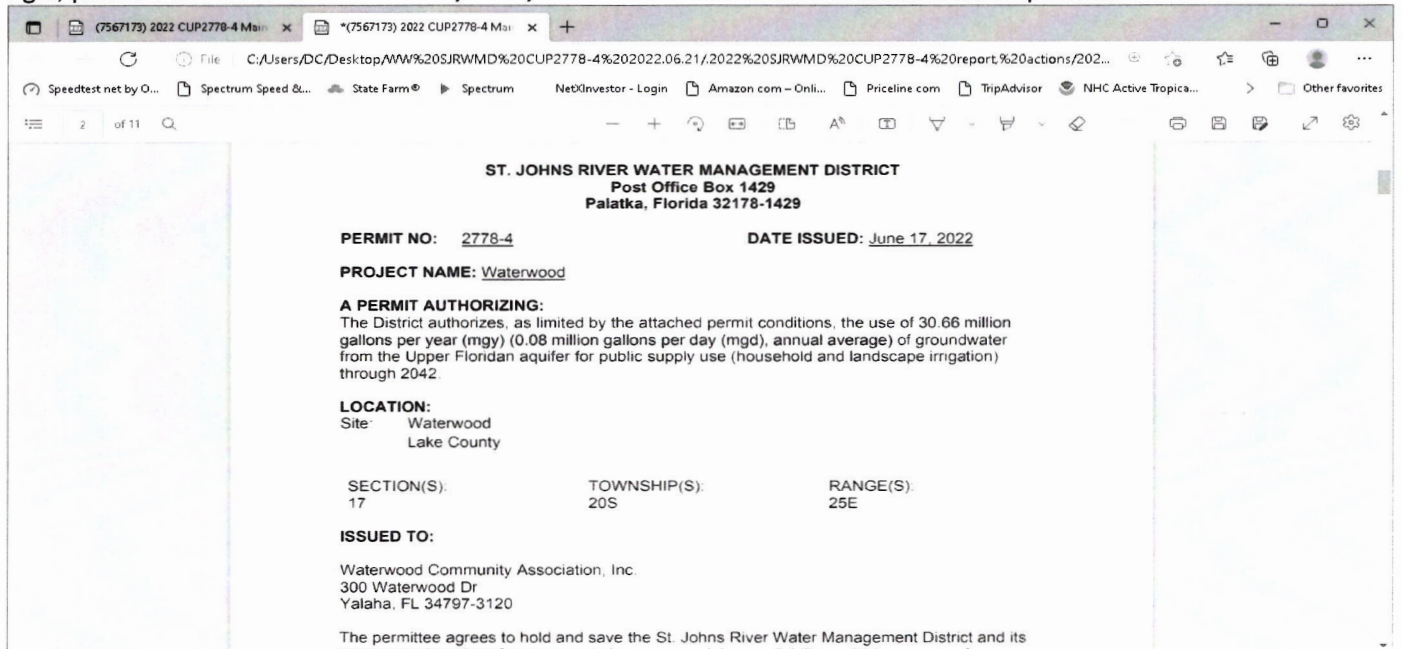
**Pg.1 Cover letter documenting permit approval on June 17, 2022.**



**Pg. 2-2022 Permit Authorization for 30.66 Million Gallons per Year (MGY), the 30.66 calc methods on page 6, note 2.**

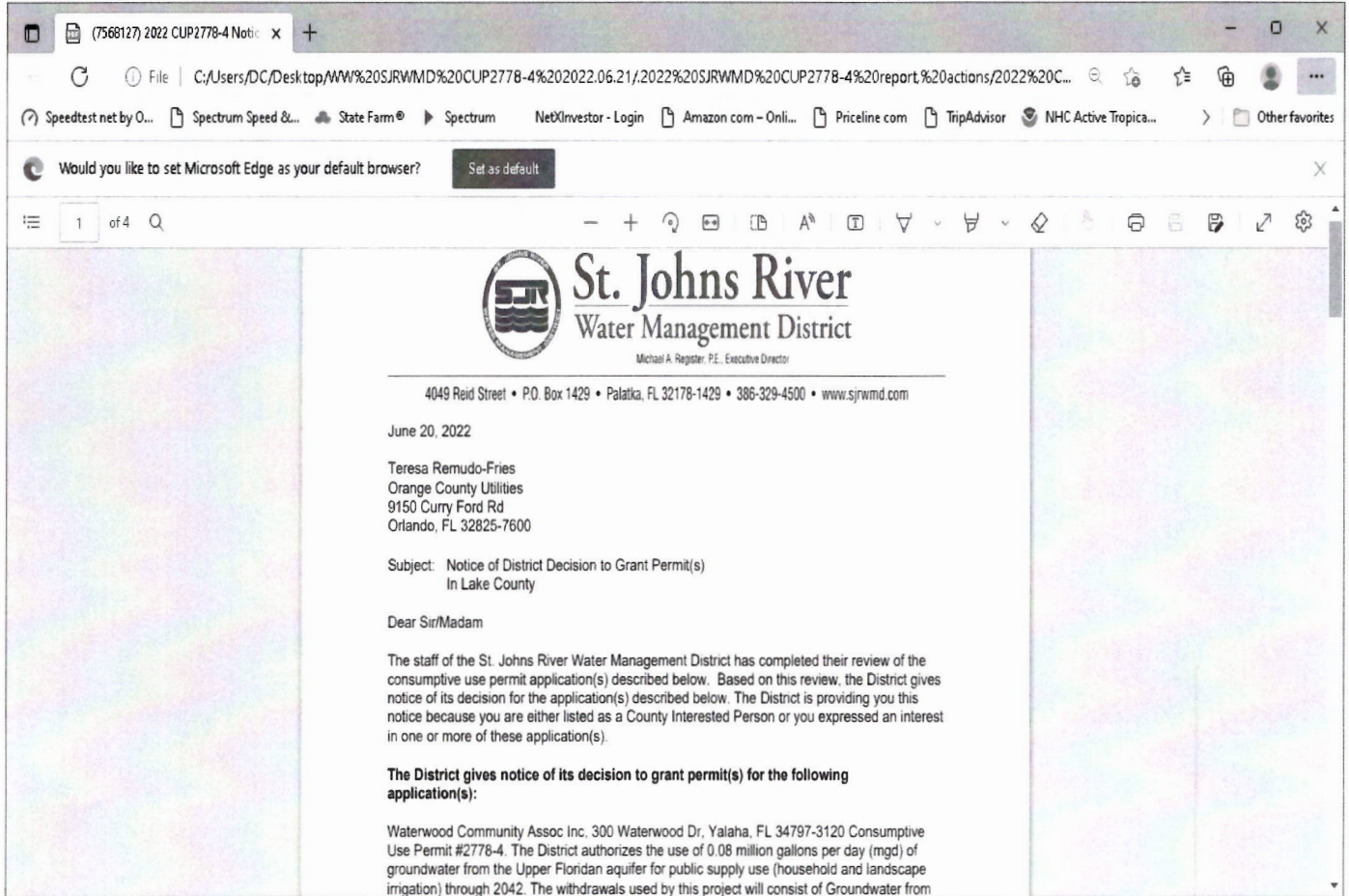
**Pg.3-5-Exhibit A outlines the details and conditions of the permit and is a duplicate of TSR file number 7567650.**

**Pg.6, par.20-Permit active thru June 17, 2042, unless amended over time due to noncompliance.**



**File: (7568127) 2022 CUP2778-4 Notice of District Decision to Grand Permits:**

FYI...Orange Co. monitors SJRWMD (District) notifications of all Central FL water permits. (Not clear as to why needed?).



NOTE: this document **ONLY** reflects the 0.08 MGD amount, not the MGY amount. Most reference BOTH values! **CAREFUL!** Due to a rounding area,  $0.08 \text{ MGD} \times 365 = 29.2 \text{ MGY}$ , not the 30.66 MGY per the 2022 permit.

See (7553621) 2022 CUP2778-4 Public Supply - Form E. Sec. E3 (on page 6 of this document). This table (Col. J), does reflect 0.084 MGD x 365, which DOES = 30.66 MGY.

**FILE: (7553627) 2022 CUP2778-4 Standard Water Conservation Plan (3 pgs):**

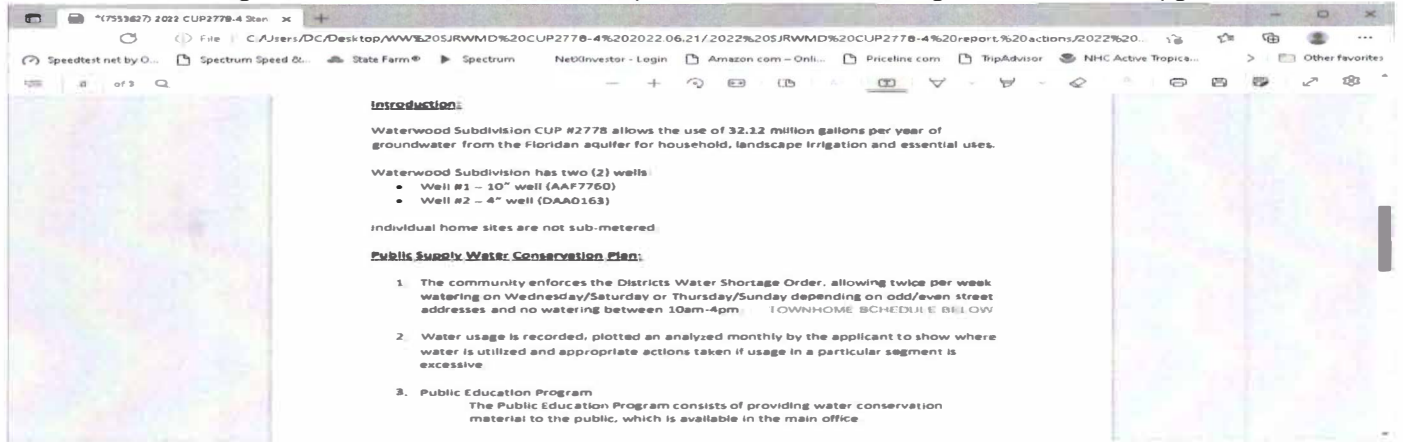
**Pg. 2. Highlights:**

The (noted) **32.12 MGY requested** was the **2002 CUP2778-3 Annual GOAL**.

The **actual 2022 CUP2778-4 Annual GOAL** was set at **30.66 MGY**. Calc methods on pg. 5-6 below.

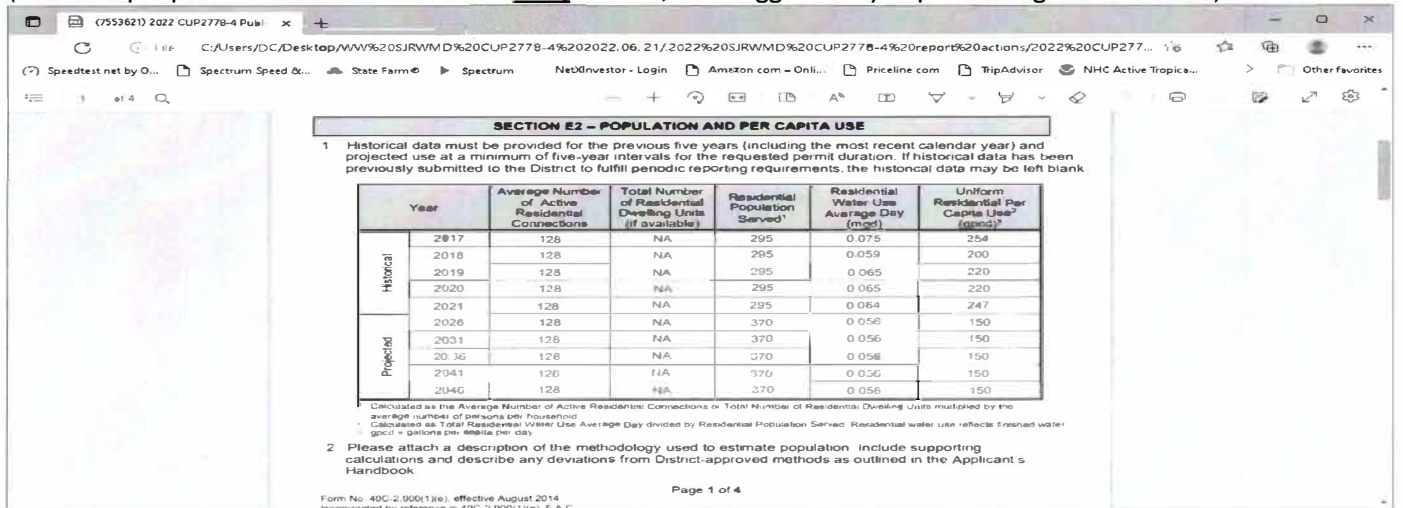
The 2 wells (# and case size) are noted.

The watering schedule does NOT account for special Townhome watering schedule. Details pg. 14-15 below.



**File: (7553621) 2022 CUP2778-4 Public Supply - Form E (4 pgs)**

The 2022 annual goal was calculated (somewhat) differently than how the 2002 annual goal was done. Explained below. (Different people over time and SJRWMD is now, in 2022, more aggressively implementing the FL statues).



**Water Consumption Calculations for 2022 ANNUAL GOAL. Resident Population Served (Col. D) went from 295 to 370.**

Historical (2002-2021) 295 = 128 (Col. B) x 2.3\* per household. (\*a 2.3 factor must have been negotiated in 2002).

Projected (2022-2042) 370 = Waterwood (Col. D-projected) MAX. population was negotiated to be calculated as follows:

52 Townhomes, 2 per household	104 (a 2 per household factor for retiree** community)
76 S.F. homes, 3.5 per household	266 (a 3.5 factor for a residential** community).
	===
	<b>370 total</b>

\*\*discussed the neighborhood is changing with more families now.

**NOTE: Current population per 6/22 phone list reflects 200 owners/tenants. Add 12% for any under counts = 225**  
**At 225 population, annual consumption SHOULD BE (225x150x365) = 12.3 MGY, ~7MGY less than A)=20.26 MGY.**  
**With irrigation, 12.3M + 9.8M is 22.1 MGY. Annually, we are 2+MGY OVER this actual consumption calculation.**

**Water Consumption Calculations for 2022 ANNUAL GOAL (continued):**

2 parts – A) ALL Household daily consumption which includes a daily irrigation allocation for each household.

B) Irrigation for common grounds. The Townhome circle acreage was considered as part of common grounds.

**A) 370 population (with est. growth) x 150 gals per (persons or capita<sup>3</sup>) per day = 55,500 gpcd<sup>3</sup> (gals per capita per day).  
For 365 days = **20.26 MYG****

NOTE 1: 55,500 gpcd equals 0.056 MG (Section E3-Col.B below).

NOTE 2: The 2002 Historical data (for Col.B below) is a combination of household and ALL irrigation usage.

The 2022 Projected data (for Col.B below) is for households ONLY, NO Common irrigation included.

**SECTION E3 - WATER DEMAND COMPONENTS**

1. **Historical and Projected Water Demands.**  
If historical data has been previously submitted to the District to fulfill periodic reporting requirements, the historical data may be left blank. Projections must be provided at a minimum of five-year intervals for the requested permit duration.

Year	Residential Water Use Average Day (mgd)	Commercial / Industrial / Institutional Average Day (mgd)	Recreation and Landscape Irrigation Average Day (mgd)	Routine Exports Average Day (mgd)	Other* (describe) Average Day (mgd)	Water Utility* Average Day (mgd)	Water Losses* Average Day (mgd)	Water Treatment Project* Average Day (mgd) (if applicable)	Annual Average Daily Raw Water Demand* (mgd)
2017	0.075	-	-	-	-	0.0001	0.001	-	0.0761
2018	0.059	-	-	-	-	0.0001	0.001	-	0.0601
2019	0.065	-	-	-	-	0.0001	0.001	-	0.0661
2020	0.065	-	-	-	-	0.0001	0.001	-	0.0661
2021	0.064	-	-	-	-	0.0001	0.001	-	0.0651
2026	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
2031	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
2036	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
2041	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
2046	0.056	-	0.027	-	-	0.0001	0.001	-	0.084

\* Metered bulk industrial and commercial use including businesses, manufacturing facilities, and institutions such as schools and hospitals, including irrigation uses.

**B) Irrigation co-mingling issue;**

Several common areas are watered from several households. This co-mingling of household usage and common irrigation caused much confusion. It took a while to get the SJRWMD inspector to understand our co-mingled water distribution network. SJRWMD is accustomed to much larger “metered” municipalities.

**We AGREED, NO household meters at this time (expensive to implement/maintain), but SJRWMD wants Waterwood to be more aggressive on conservation efforts.** The WW HOA Board will determine appropriate efforts.

**B) Here’s a paragraph from SJRWMD discussing HOW to calculate the annual common acreage irrigation goal**

*We have a model called GWRAPPS (GIS-Based Water Resources and Agricultural Permitting and Planning System) that we run to compute how much water a specific site should need per year depending on things like soil type and rainfall. The model allocates 1.78 mgy for the irrigation of 2.5 acres of landscape for the Waterwood site (this is based on 26.2 inches/year). This number is based on the irrigation requirements for a 2-in-10 year drought, so it does account for drier years already.*

At the time, we were discussing 2.5 acres (erroneous acreage amount from the 2002 permit).

Waterwood recalculated **13.77 acres** of townhome/common area acreage. See pg. 7-12 of this document for details.

So, to recalculate correctly, 1.78 MG ÷ 2.5 acres (erroneous), then X 13.77 (actual) acres = **9.804 MG**.

**TOTAL gallonage for 2022 permit**

**A) 20.26 MG**

**\*\*Per E3 above,**

**B) 9.8 MG**

**0.084 (Col. J) x 365 = 30.66 MG.**

=====

**This was final gallonage for the permit.**

**(slight calc difference) 30.06 MG\*\***

Summary of common area irrigation acreage:

Map Key	AltKey	Common Ground Location info	Acres from GIS Map
A	1208581	Area-WW Clubhouse	0.931
B	2801034	Area-Acacia Pt, Waterwood Dr, Peppertree Ct, Cedar Way, Timber Ln.	4.501
C	2801042	Area-Townhome irrigation, minus the 52 townhome parcels	4.251
D1	2859261	Area-between 212WW & 316WW	0.186
D2	2859261	Area-East of 312 WW	0.097
E	3325613	Area-Entrance East & West Side <b>NOTE: Center Bus Stop area not included</b>	1.882
F	No #	Area=WW road splits between entrance/exits, <u>measured</u> center island with Bus Stop shelter	0.176
G	No #	Area=Greentree Ln island between 110-113 Greentree.	
H	3553888	Area-next to Storage Yd entrance road	0.411
I	3613589	Area-West of Spray field to patio homes	1.187
J	No #	Area-2 WW islands where road splits between 302-304 WW	0.086
			=====
		<b>TOTAL Common Ground acreage</b>	<b>13.770</b>

## A 1208581 - Clubhouse

(23 unread) - ed0810@yahoo.com x Lake County Interactive Map Be x +

gis.lakecountyfl.gov/gisweb/?x=392346.9411468885&y=1604922.9573785977&l=16&query=1208581


LAKE COUNTY CONNECT INTERACTIVE MAP All 1208581 Search

Zoom In Pan Full Extent Identify Select Measure Buffer Sales Clear Print Share About Help Feedback

Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/EXCEL

**1 1208581**  
300 WATERWOOD DR  
Owner: WATERWOOD COMMUNITY ASSN INC  
Owner Address: 300 WATERWOOD DR, YALAHUA, FL, 34797  
[More info](#) [Zoom to](#) [Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#) [Street View](#) [EagleView](#) [Ring](#) [Bird's Eye](#) [FEMA Flood Map](#)



## B 2801034 - Common irrigation for Acacia Pt, Waterwood Dr, Peppertree Ct, Cedar Way, Timber Ln.

(24 unread) - ed0810@yahoo.com x Lake County Interactive Map Be x +

gis.lakecountyfl.gov/gisweb/?x=392241.31329863705&y=1603946.3811570294&l=14&query=2801034

LAKE COUNTY CONNECT INTERACTIVE MAP All 2801034 Search


2801034 - WATERWOOD COMMUNITY ASSN INC - WATERWOOD DR

Zoom In Pan Full Extent Identify Select Measure Buffer Sales Clear Print Share About Help Feedback

Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/EXCEL

**1 2801034**  
WATERWOOD DR  
Owner: WATERWOOD COMMUNITY ASSN INC  
Owner Address: 300 WATERWOOD DR, YALAHUA, FL, 34797  
[More info](#) [Zoom to](#) [Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#) [Street View](#) [EagleView](#) [Ring](#) [Bird's Eye](#) [FEMA Flood Map](#)



**C 2801042 - Townhome irrigation, minus the 52 townhome parcels.**

gis.lakecountyfl.gov/gisweb/?x=392444.80794649676&y=1604250.9634446406&l=15&query=2801042

**LAKE COUNTY CONNECT INTERACTIVE MAP** All 2801042 Search

Zoom In Pan Full Extent Identify Select Measure Buffer Sales Clear Print Share About Help Feedback

**2801042**  
**CLUSTERWOOD DR**  
 Owner: WATERWOOD TOWNHOMES ASSN INC  
 Owner Address: 300 WATERWOOD DR, YALAHUA, FL, 34797  
[More info](#) [Zoom to](#)  
[Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#)  
[Street View](#) [EagleView](#) [Bing Bird's Eye](#)  
[FEMA Flood Map](#)

**Tax Parcels**  
 Total features returned: 1  
**AltKey: 2801042**  
[Google Maps](#) | [Street View](#) | [EagleView](#) | [Bing Bird's Eye](#) | [Property Appraiser](#) | [Tax Collector](#) | [Building Permits](#) | [FEMA Flood Map](#)  
 Parcel Number: 172025065000A00001  
 Parcel Status: Valid  
 Parcel Type: Land Base  
 Section: 17  
 Township: 20  
 Range: 25  
 Subdivision: 0650

**D 2859261 - D1=Area-between 212WW & 316WW, D2= Area-East of 312 WW**

gis.lakecountyfl.gov/gisweb/?x=392605.6206052891&y=1603908.2908209306&l=16&query=2859261

**LAKE COUNTY CONNECT INTERACTIVE MAP** All 2859261 Search

Zoom In Pan Full Extent Identify Select Measure Buffer Sales Clear Print Share About Help Feedback

**1 2859261**  
**WATERWOOD DR**  
 Owner: WATERWOOD COMMUNITY ASSN INC  
 Owner Address: 300 WATERWOOD DR, YALAHUA, FL, 34797  
[More info](#) [Zoom to](#)  
[Property Appraiser](#) [Tax Collector](#)  
[Building Permits](#) [Public Services](#)  
[Google Maps](#) [Street View](#) [EagleView](#)  
[Bing Bird's Eye](#) [FEMA Flood Map](#)

**2 2859261**  
**WATERWOOD DR**  
 Owner: WATERWOOD COMMUNITY ASSN INC  
 Owner Address: 300 WATERWOOD DR, YALAHUA, FL, 34797  
[More info](#) [Zoom to](#)

E 3325613 Area-Entrance East & West Side (NOTE: Center Bus Stop area not included)

LAKE COUNTY CONNECT INTERACTIVE MAP

Search: 3325613

Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/EXCEL

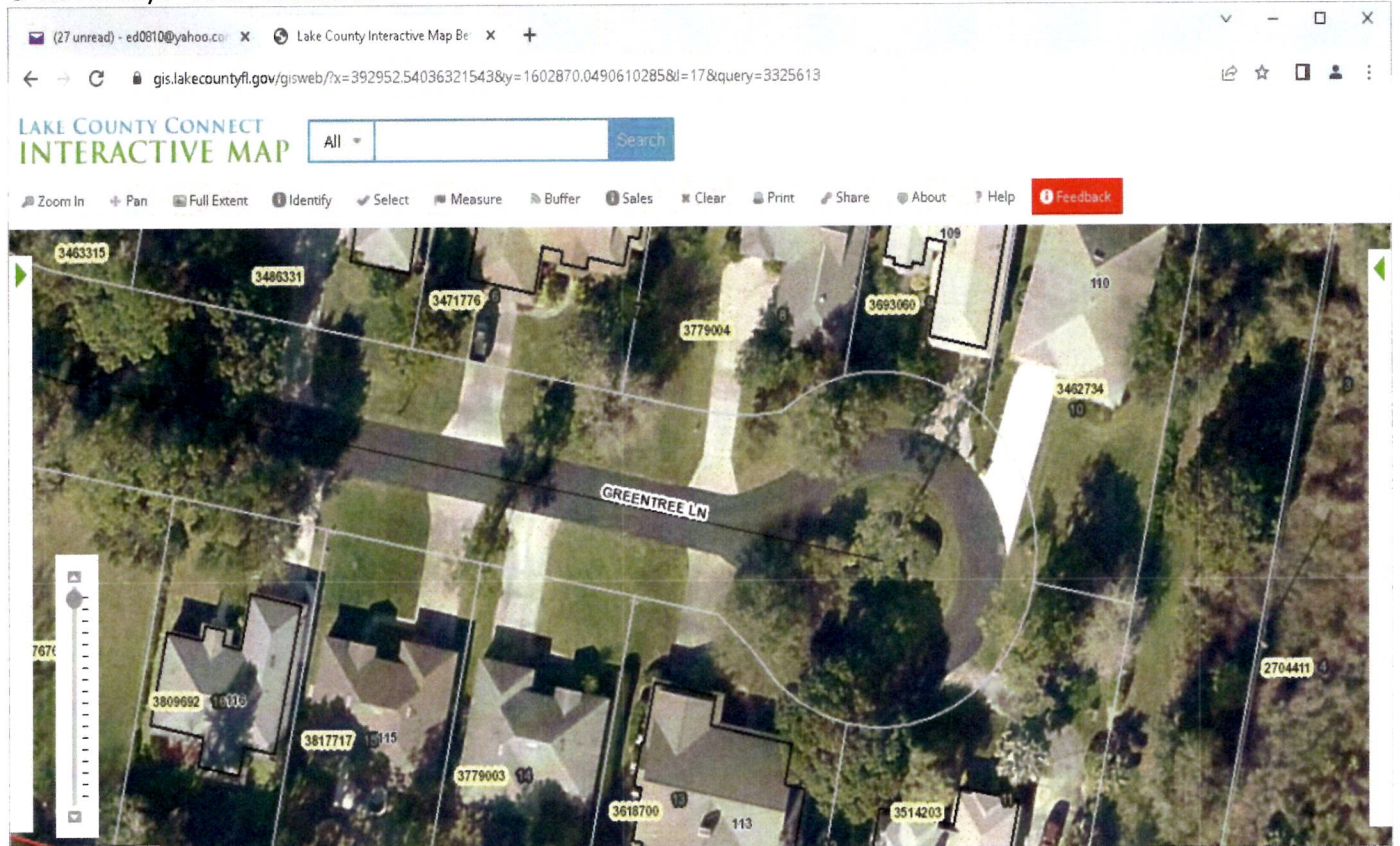
**1 3325613**  
WATERWOOD DR  
Owner: WATERWOOD COMMUNITY ASSN INC  
Owner Address: 300 WATERWOOD DR, YALAH, FL, 34797  
[More info](#) [Zoom to](#) [Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#) [Street View](#) [EagleView](#) [Bing Bird's Eye](#) [FEMA Flood Map](#)

F No Alt Key# - Area=WW road splits between entrance/exits, measured center island with bus stop shelter.

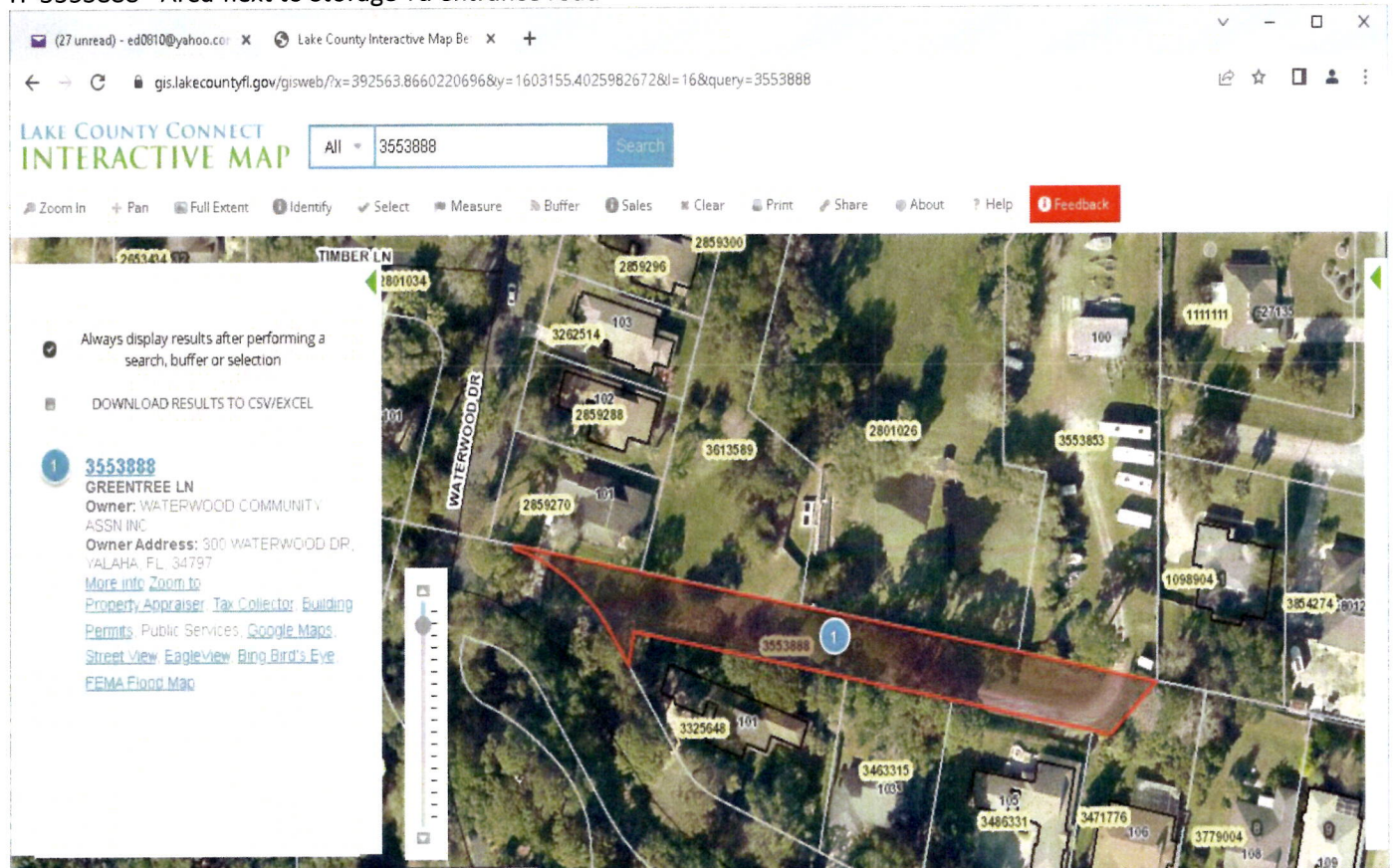
LAKE COUNTY CONNECT INTERACTIVE MAP

Search: 3325613

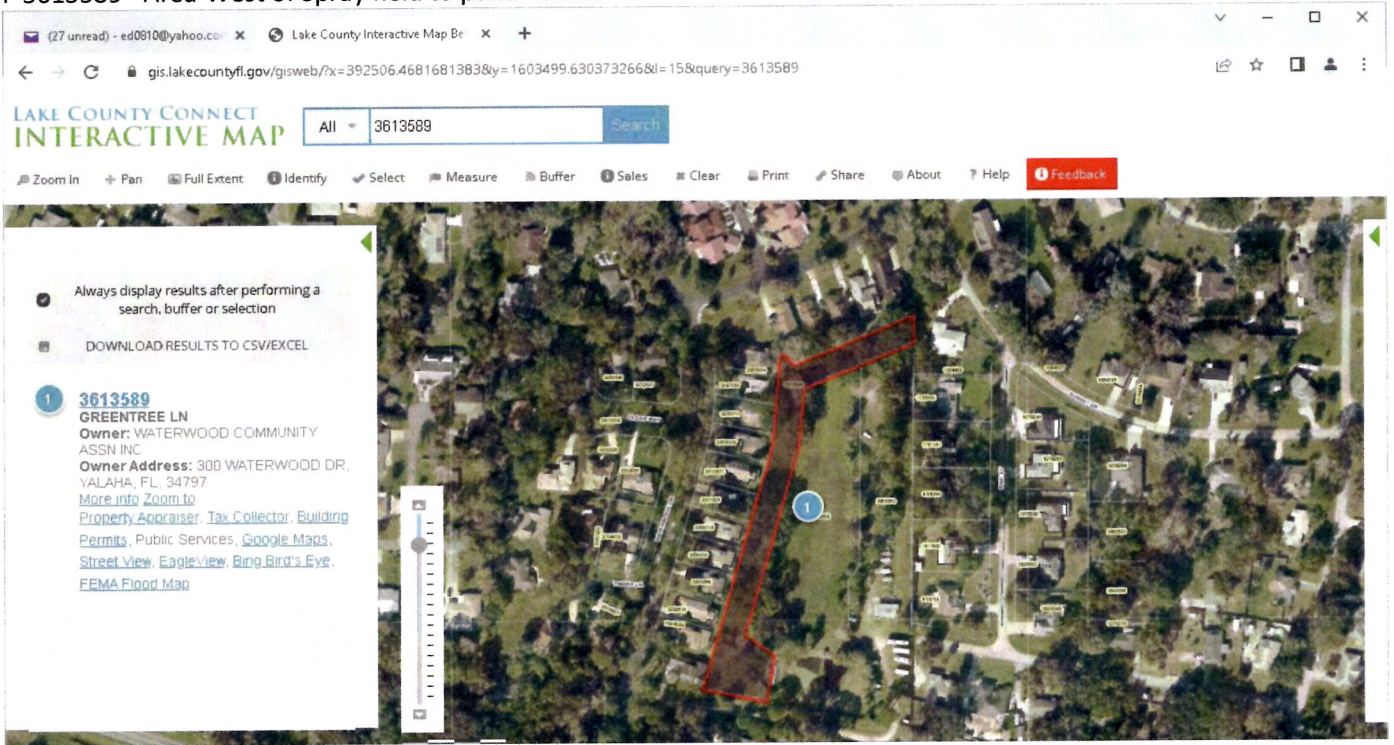
G No Alt Key# - Area=Greentree Ln island between 110-113 Greentree.



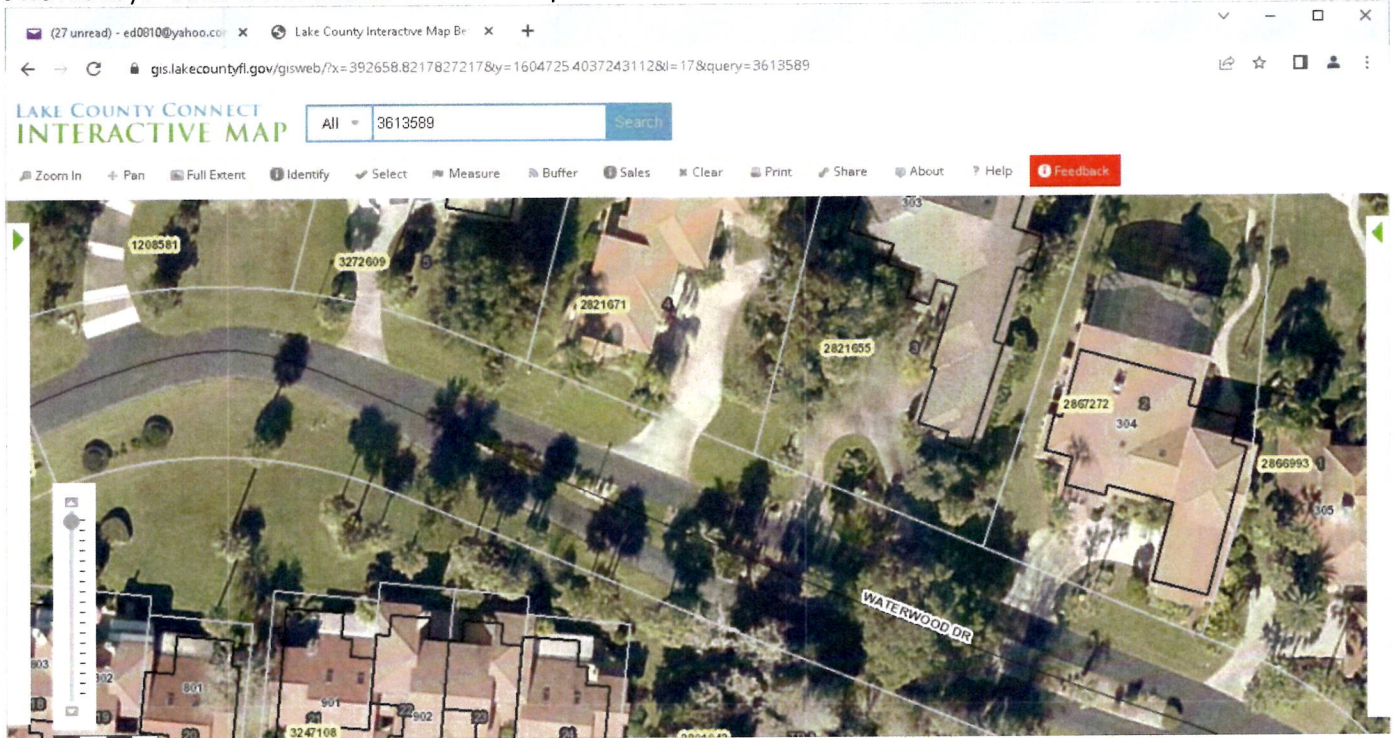
H 3553888 - Area-next to Storage Yd entrance road



I 3613589 - Area-West of Spray field to patio homes



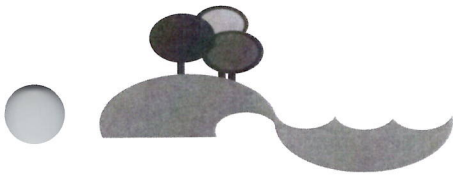
J No Alt Key# - Area-2 WW islands where road splits between 302-304 WW



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History of Waterwood (total) annual water consumption:

YEAR	TOTAL (GPY)	5 YR AVG
1996	26,254,000	
1997	27,322,000	
1998	28,600,000	
1999	28,745,000	
2000	36,001,000	29,384,400
<hr/>		
2001	26,898,800	
2002	25,190,600	
2003	23,425,300	
2004	24,485,500	
2005	22,983,400	24,596,720
<hr/>		
2006	28,030,700	
2007	27,369,900	
2008	29,990,800	
2009	22,295,500	
2010	24,280,300	26,393,440
<hr/>		
2011	30,616,792	
2012	28,943,000	
2013	27,233,000	
2014	26,363,000	
2015	25,079,000	27,646,958
<hr/>		
2016	29,421,000	
2017	27,624,000	
2018	21,534,000	
2019	23,909,000	
2020	23,932,000	25,284,000
<hr/>		
2021	23,438,000	
<hr/>		
=====		
2019-2021	Last 3 yrs	23,759,667
2016-2021	Last 6 yrs	24,976,333
2011-2021	Last 11 yrs	26,190,254
2006-2021	Last 16 yrs	26,253,750
2001-2021	Last 21 yrs	25,859,219



# **WATERWOOD IRRIGATION SCHEDULE**

(as per Lake Co. & St. Johns River Water Mgmt. regulations)

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## **SUMMER (DURING DAYLIGHT SAVINGS TIME)–2X PER WEEK MAX**

**ODD # ADDRESS WEDNESDAY & SATURDAY**

**EVEN # ADDRESS THURSDAY & SUNDAY**

**TOWN HOMES/COMMON \*DATES/ZONES/TIME PER LANDSCAPING MAP**

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## **WINTER (DURING STANDARD TIME)–1X PER WEEK MAX**

**ODD # ADDRESS \*WEDNESDAY**

**EVEN # ADDRESS \*THURSDAY**

**TOWN HOMES/COMMON \*DATES/ZONES/TIME PER LANDSCAPING MAP**

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**\*This deviates from St. John’s River Water Mgmt (website) regulations, by special Waterwood permitting (Lake Co. letter dated 5/20/2009).**

### **IRRIGATION IS LIMITED TO:**

- ONLY THE AMOUNT NECESSARY TO MEET YOUR LANDSCAPING NEEDS.**
- NOT AFTER RECENT RAINS, (e.g. Rain Sensor/Smart Timer or manually off).**
- NOT TO EXCEED ¾ INCH OF WATER PER ZONE PER IRRIGATION DAY.**
- NOT TO EXCEED 1 HOUR OF WATER PER ZONE PER IRRIGATION DAY.**
- AFTER 4PM OR BEFORE 10AM. NO WATERING BETWEEN 10A-4P.**

### **EXCEPTIONS ARE MADE FOR NEWLY SODDED LAWNS AND PLANTINGS:**

**(inform WW HOA when starting modified watering via [improve.waterwood@gmail.com](mailto:improve.waterwood@gmail.com)).**

- FOR NEW GRASS/PLANTS, THAT AREA ONLY CAN BE WATERED DAILY FOR 30 DAYS. DUE TO EVAPORATION, NO WATERING FROM 10A-4P.**
- IF NOT ESTABLISHED YET, WATERING IS ALLOWED THE NEXT 30 DAYS, ON EVERY OTHER DAY. TOTAL 60 DAYS MAX.**

**IN BOTH CASES, SPECIAL IRRIGATION IS LIMITED TO NEW AREAS ONLY AND MINIMUM AMOUNT NECESSARY FOR ESTABLISHING THE ROOTS.**

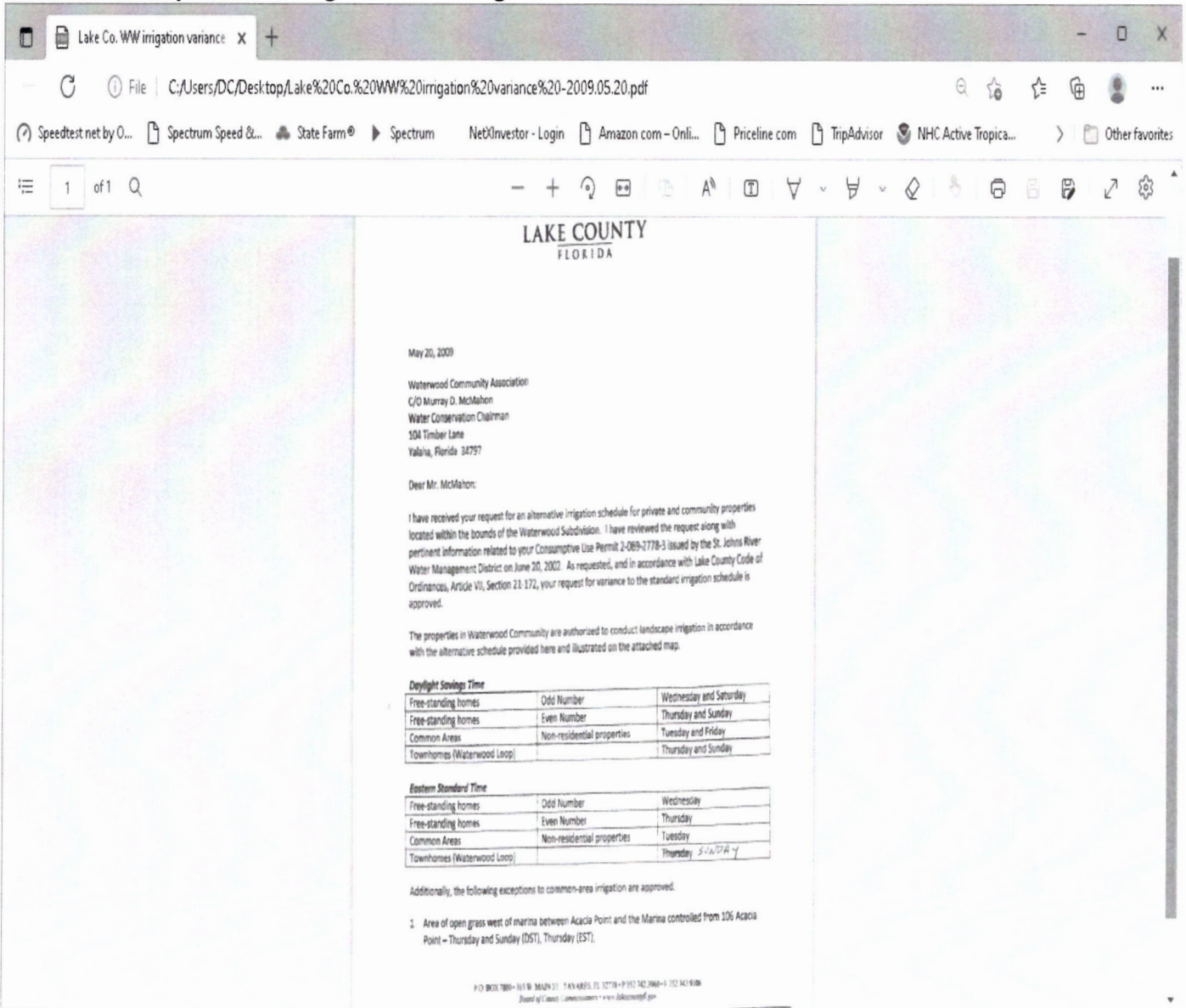
**If any questions, please contact Ed Klaczak @ 772-834-4084 (voice/text).**

In 2009, Lake County provided Waterwood a variance, so that we could irrigate per a modified schedule from what is documented for Lake County. **THUS, Waterwood's irrigation schedule slightly varies from the SJRWMD or Lake County's irrigation schedule by household address.**

This is noted in the published 2014 and 2022 Waterwood irrigation schedule.

It was further learned that the 5 Townhome irrigation areas and various zones could NOT be completed on one day. Currently, Brightview (current contractor for lawn maintenance and sprinkler repairs) and Waterwood maintain a slightly different townhome irrigation schedule maps/instructions. Posted by the mailboxes. This does vary from the 2009 Lake Co. permit variance letter. This did NOT come up as a concern during the 2022 permitting activities.

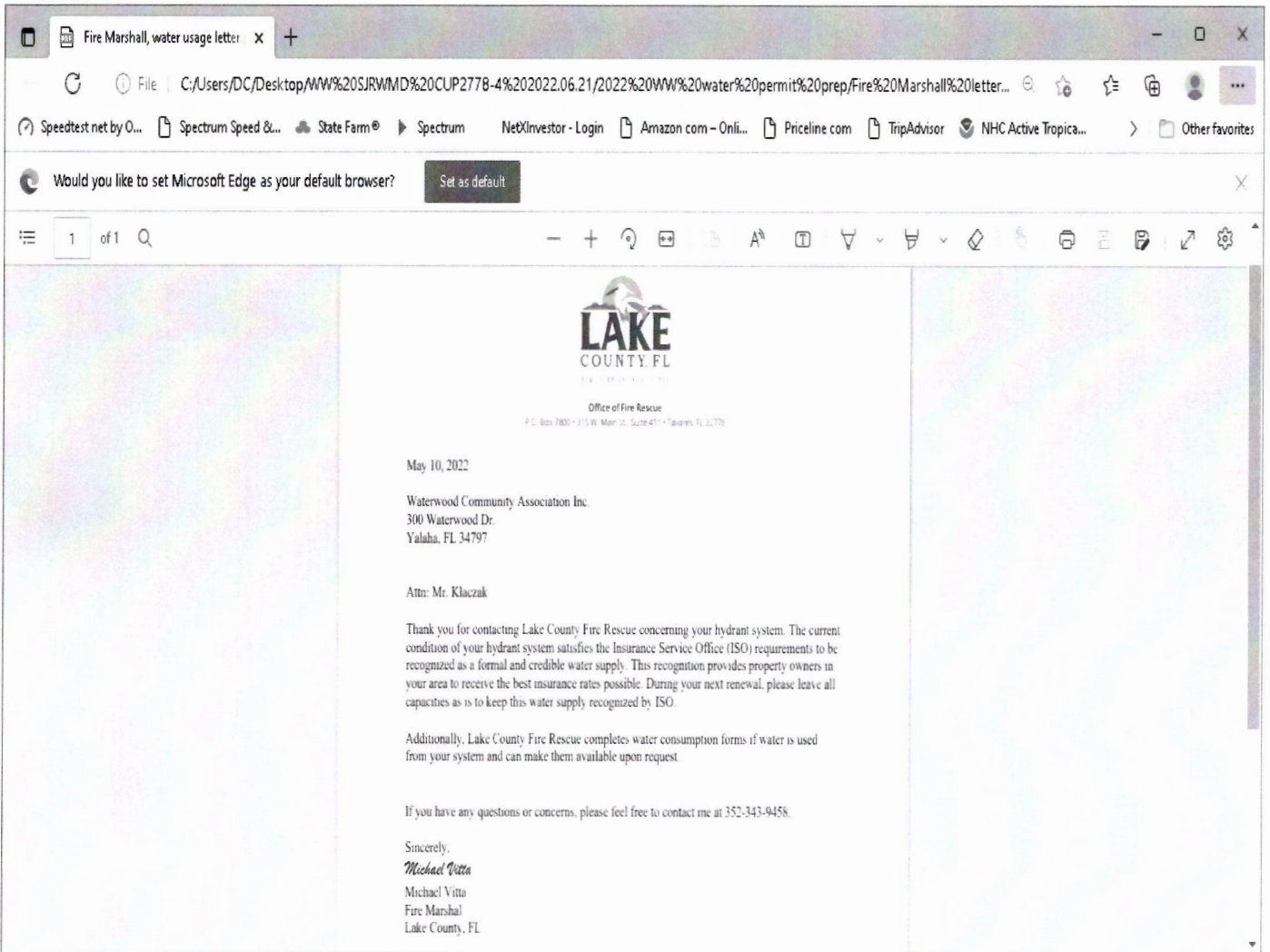
**2009 LAKE County letter allowing Waterwood irrigation schedule variance**



**Lake County Fire Marshal's letter pertaining to using Waterwood hydrants to fill up fire trucks.**

I visited the Yalaha Rt. 48 Fire House and the local Fire Chief indicated that for the last few years their primary fill location is a newer Leesburg hydrant on Rt. 48, close to Number 2 Road. But they didn't want to lose Waterwood as an alternate/back-up fill location. Each fire house has an ISO rating and having a 2<sup>nd</sup> water source location identified positively helps this ISO rating. The better the ISO rating, the lower the homeowner insurance rates nearby the firehouse.

The 2002 permit had a 1M GPY allocation for fire house usage. In 2022, SJRWMD would NOT provide this allocation going forward, but did indicate that if any draws did occur during the year for fire truck usage, the gallonage should be recorded and this amount would NOT be included in Waterwood's annual consumption usage. The fire trucks have metering capabilities on each truck. We just need to get the records.

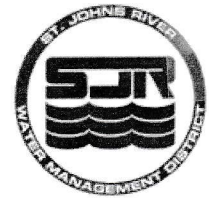


**Best regards,**  
**Waterwood HOA Board – Water Conservation sub-committee**  
**Ed Klaczak**  
**316 Waterwood Dr.**  
[e.klaczak@yahoo.com](mailto:e.klaczak@yahoo.com)  
**(772) 834-4084**



# CONSUMPTIVE USE PERMIT

## Public Supply – Form E



### St. Johns River Water Management District

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
Application forms may also be submitted electronically at [www.sjrwmd.com](http://www.sjrwmd.com).

### SECTION E1 – SITE INFORMATION

1. Submit a map showing: [if available, provide items A through C in a District-approved electronic format, e.g. ESRI shapefile, AutoCAD, DXF, KMZ, or compatible GIS file]:
  - A. The Distribution Area boundary(ies) where service is currently being provided and where the utility is proposing to provide service during the permit duration;
  - B. The Authorized Water Service Area or Franchise Area boundary in which the utility is legally authorized to provide potable water service;
  - C. All existing and proposed withdrawal and connection point locations. Label all wells, pumps and connection points so they match the IDs provided in Section IV (Sources of Water) of the main application form (Form No. 40C-2.900(1), which is incorporated by reference in Rule 40C-2.900(1), F.A.C.);
  - D. A north arrow and map scale; and
  - E. Labeled landmarks such as major roads and political boundaries.

### SECTION E2 – POPULATION AND PER CAPITA USE

1. Historical data must be provided for the previous five years (including the most recent calendar year) and projected use at a minimum of five-year intervals for the requested permit duration. If historical data has been previously submitted to the District to fulfill periodic reporting requirements, the historical data may be left blank.

Year		Average Number of Active Residential Connections	Total Number of Residential Dwelling Units (if available)	Residential Population Served <sup>1</sup>	Residential Water Use Average Day (mgd)	Uniform Residential Per Capita Use <sup>2</sup> (gpcd) <sup>3</sup>
Historical	2017	128	NA	295	0.075	254
	2018	128	NA	295	0.059	200
	2019	128	NA	295	0.065	220
	2020	128	NA	295	0.065	220
	2021	128	NA	295	0.064	247
Projected	2026	128	NA	370	0.056	150
	2031	128	NA	370	0.056	150
	2036	128	NA	370	0.056	150
	2041	128	NA	370	0.056	150
	2046	128	NA	370	0.056	150

<sup>1</sup> Calculated as the Average Number of Active Residential Connections or Total Number of Residential Dwelling Units multiplied by the average number of persons per household.  
<sup>2</sup> Calculated as Total Residential Water Use Average Day divided by Residential Population Served. Residential water use reflects finished water.  
<sup>3</sup> gpcd = gallons per capita per day

2. Please attach a description of the methodology used to estimate population. Include supporting calculations and describe any deviations from District-approved methods as outlined in the Applicant's Handbook.

<b>Waterwood Subdivision</b>							
Consumptive Use Permit Number # 2778							
Reported Water Usage (MOR) Report							
Permitted for 32.12 million gallons per year (mgy)							
<b>Month/Year</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<i>January</i>	1,923,000	1,675,000	2,310,000	1,782,000	1,655,000	1,773,000	1,567,000
<i>February</i>	1,588,000	1,806,000	1,885,000	1,825,000	1,539,000	1,615,000	1,754,000
<i>March</i>	2,293,000	2,351,000	2,650,000	2,071,000	1,855,000	2,201,000	1,978,000
<i>April</i>	2,504,000	2,577,000	2,931,000	2,275,000	1,884,000	2,392,000	1,966,000
<i>May</i>	3,038,000	2,757,000	3,664,000	2,185,000	2,355,000	2,617,000	2,497,000
<i>June</i>	2,606,000	2,679,000	2,066,000	1,791,000	2,169,000	1,978,000	2,195,000
<i>July</i>	2,195,000	2,810,000	1,940,000	1,415,000	2,094,000	2,220,000	1,386,000
<i>August</i>	1,654,000	2,539,000	2,140,000	1,361,000	1,770,000	1,907,000	1,620,000
<i>September</i>	1,503,000	2,466,000	1,390,000	1,215,000	2,121,000	1,815,000	1,832,000
<i>October</i>	2,158,000	2,587,000	2,050,000	2,014,000	2,327,000	1,761,000	2,464,000
<i>November</i>	1,737,000	2,556,000	2,540,000	1,831,000	1,983,000	1,924,000	2,049,000
<i>December</i>	1,942,000	2,619,000	1,990,000	1,876,000	2,029,000	1,688,000	2,132,000
Total Flow x1000 (gals)	25,141,000	29,422,000	27,556,000	21,641,000	23,781,000	23,891,000	23,440,000
Total Flow (mgy)	<b>25.14</b>	<b>29.42</b>	<b>27.56</b>	<b>21.64</b>	<b>23.78</b>	<b>23.89</b>	<b>23.44</b>
Total Daily Flow (mgd)	<b>0.069</b>	<b>0.081</b>	<b>0.075</b>	<b>0.059</b>	<b>0.065</b>	<b>0.065</b>	<b>0.064</b>
Max Allowable per CUP (mgy)	<b>32.12</b>	<b>32.12</b>	<b>32.12</b>	<b>32.12</b>	<b>32.12</b>	<b>32.12</b>	<b>32.12</b>
Population	295	295	295	295	295	295	295



# CONSUMPTIVE USE PERMIT

## Public Supply – Form E



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  - C. All existing and proposed withdrawal and connection point locations. Label all wells, pumps and connection points so they match the IDs provided in Section IV (Sources of Water) of the main application form (Form No. 40C-2.900(1), which is incorporated by reference in Rule 40C-2.900(1), F.A.C.);
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Year	Average Number of Active Residential Connections	Total Number of Residential Dwelling Units (if available)	Residential Population Served <sup>1</sup>	Residential Water Use Average Day (mgd)	Uniform Residential Per Capita Use <sup>2</sup> (gpcd) <sup>3</sup>	
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<sup>1</sup> Calculated as the Average Number of Active Residential Connections or Total Number of Residential Dwelling Units multiplied by the average number of persons per household.  
<sup>2</sup> Calculated as Total Residential Water Use Average Day divided by Residential Population Served. Residential water use reflects finished water.  
<sup>3</sup> gpcd = gallons per capita per day

2. Please attach a description of the methodology used to estimate population. Include supporting calculations and describe any deviations from District-approved methods as outlined in the Applicant's Handbook.

**SECTION E3 – WATER DEMAND COMPONENTS**

**1. Historical and Projected Water Demands.**

If historical data has been previously submitted to the District to fulfill periodic reporting requirements, the historical data may be left blank. Projections must be provided at a minimum of five-year intervals for the requested permit duration.

Year		Residential Water Use Average Day (mgd) (from Section E2 above)	Commercial / Industrial / Institutional <sup>1</sup> Average Day (mgd)	Recreation and Landscape Irrigation Average Day <sup>2</sup> (mgd)	Routine Exports Average Day <sup>3</sup> (mgd)	Other <sup>4</sup> (describe) Average Day (mgd)	Water Utility <sup>5</sup> Average Day (mgd)	Water Losses <sup>6</sup> Average Day (mgd)	Water Treatment Reject <sup>7</sup> Average Day (mgd) (if applicable)	Annual Average Daily Raw Water Demand <sup>8</sup> (mgd)
Historical Water Demand	2017	0.075	-	-	-	-	0.0001	0.001	-	0.0761
	2018	0.059	-	-	-	-	0.0001	0.001	-	0.0601
	2019	0.065	-	-	-	-	0.0001	0.001	-	0.0661
	2020	0.065	-	-	-	-	0.0001	0.001	-	0.0661
	2021	0.064	-	-	-	-	0.0001	0.001	-	0.0651
Projected Water Demand	2026	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
	2031	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
	2036	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
	2041	0.056	-	0.027	-	-	0.0001	0.001	-	0.084
	2046	0.056	-	0.027	-	-	0.0001	0.001	-	0.084

<sup>1</sup> Metered bulk industrial and commercial use including businesses, manufacturing facilities, and institutions such as schools and hospitals, including irrigation uses associated with these facilities whose irrigation source is provided by the utility.

<sup>2</sup> Use for irrigation of common areas such as parks, athletic fields, cemeteries, medians, and rights-of-way.

<sup>3</sup> Water routinely supplied to other utilities through interconnections.

<sup>4</sup> Examples of "Other" could include supplementation of a reclaimed water system, environmental restoration, or other uses not listed above.

<sup>5</sup> Water used for line flushing, well lubrication, and other water system maintenance.

<sup>6</sup> Water losses including leakage from transmission and storage facilities and other unknown water losses.

<sup>7</sup> Reject water from treatment systems such as reverse osmosis

<sup>8</sup> The annual average day raw water demand; should represent the sum of the columns to the left.

2. Attach a description of the methodology used to develop projections for each column in the Projected Water Demands table above. Include supporting calculations and describe any deviations from District-approved methods as described in the Applicant's Handbook.

**SECTION E4 – HISTORICAL AND REQUESTED WATER USE**

**1. Historical and Projected Water Supply Sources**

Provide the historical and projected water supply from each source. Sources include any bulk water purchases or transfers. The sum of all sources should equal the Annual Average Daily Raw Water Demand.

	Year	Requested Amounts and Source(s) of Water (mgy)				
		Annual Average Daily Raw Water Demand (mgd) Section E3 Table 1	Source 1 Name <sup>1</sup> Floridan (mgy)	Source 2 Name (mgy)	Source 3 Name (mgy)	Source 4 Name (mgy)
Historical Water Supply	2017	0.0761	32.12			
	2018	0.0601	32.12			
	2019	0.0661	32.12			
	2020	0.0661	32.12			
	2021	0.0651	32.12			
Projected Water Supply	2026	0.084	30.66			
	2031	0.084	30.66			
	2036	0.084	30.66			
	2041	0.084	30.66			
	2046	0.084	30.66			

<sup>1</sup> Provide the name of the water source. Examples include upper Floridan aquifer, stormwater pond, surficial aquifer, Davis Lake

**2. Wellfield Operation Schedule**

Describe the typical wellfield operation schedule, including source and/or facility specific allocations if applicable. Identify which wells are primary, secondary (peaking), stand-by, and describe the well rotation schedule.

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## SECTION E5 – REUSE FEASIBILITY

For public water supply utilities that operate a domestic wastewater treatment facility, please provide an analysis of the economic, environmental, and technological feasibility of making reclaimed water available or increasing reclaimed water availability for beneficial reuse. Pursuant to subsection 403.064(6), F.S., a reuse feasibility study prepared in accordance with subsection 403.064(2), F.S., satisfies the requirement to conduct a reuse feasibility study.

## SECTION E6 – WATER CONSERVATION

### 1. CONSERVATION

Please attach a copy of the conservation plan, and include a copy of any water conservation ordinances related to the plan. If your facility is located in a Water Resource Caution Area, there may be additional water conservation requirements as described in section 2.2.2.5 of the Applicant's Handbook.

- A. Indicate whether the conservation program is a Standard Conservation Plan or a Goal-based Plan.
- Standard Conservation Plan       Goal-based Plan
- B. Please attach a copy of the current water rate structure.



# CONSUMPTIVE USE PERMIT APPLICATION



## St. Johns River Water Management District

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

Application forms may also be submitted electronically at [floridaswater.com](http://floridaswater.com).

### SECTION I - CONTACT INFORMATION

If necessary, attach additional sheets if there are multiple applicants, owners, agents, etc.

1. **APPLICANT** (Complete legal name in which permit should be issued)

NAME: Waterwood Community Assoc Inc

If applicant is a business, provide a contact person: Dave Hocevar

ADDRESS: 300 Waterwood Dr

CITY, STATE, ZIP: Yalaha FL 34797-3120

PHONE: (352) 324-3229

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: dhocevar0601@yahoo.com

Do you want all correspondence to be transmitted electronically to this email address?  Yes  No

Applicant is:  Owner  Lessee\*  Other (explain) \_\_\_\_\_

\*Attach copy of current lease, or written authorization from property owner

2. **OWNER** (If different than applicant)

NAME: Waterwood Community Assoc Inc

ADDRESS: 300 Waterwood Dr

CITY, STATE, ZIP: Yalaha FL 34797-3120

PHONE: (352) 324-3229

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: dhocevar0601@yahoo.com

3. **AGENT OR CONSULTANT** Address all correspondence to the person below?  Yes  No

NAME: Thomas Felton

COMPANY NAME (if applicable): General Utilities

ADDRESS: P.O. Box 491221

CITY, STATE, ZIP: Leesburg FL 34749-1221

PHONE: (352) 787-2493

CELL PHONE: (352) 267-1358

EMAIL ADDRESS: generalutilities@aol.com

4. **COMPLIANCE CONTACT** (Person responsible for ensuring that the permit conditions are met)

NAME: Thomas Felton, General Utilities Corp

ADDRESS: P.O. Box 491221

CITY, STATE, ZIP: Leesburg FL 34749-1221

PHONE: (352) 787-2493

CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: generalutilities@aol.com



**SECTION IV – SOURCES OF WATER**  
 (please attach additional facility tables if necessary)

**SUMMARY OF GROUNDWATER (WELL) FACILITIES**

Site or Wellfield Name <sup>1</sup>	District ID (if available)	Florida Unique Well ID (if available)	Owner's Well Name	Capacity (gpm)	Pump Type <sup>2</sup>	Casing Diameter (inches) <sup>3,4</sup>	Casing Depth (feet)	Total Depth (feet)	Status <sup>4</sup> (include date if proposed)	Type of Water Use Accounting Method <sup>5</sup>	Last Meter Check/ Method Validation <sup>6</sup>	Type of Water Use (refer to Section III)
Waterwood	10168		1	700		10	81	180	Active			
Waterwood	0	DAA0163	Well No. 2	85	Submersible	4	99	200	Active	Flow Meter	18-APR-19	Public Supply

- 1 If project consists of separate or non-contiguous pieces of property or wellfields
- 2 Centrifugal (impeller located above water level), submersible (pump set below water level), turbine (motor at ground surface that drives an impeller below water level), vacuum underdrain (typically used for dewatering), well point system (typically used for dewatering), or other (any pump that does not fall into one of the categories previously listed)
- 3 The casing diameter is defined as the largest permanent water-bearing casing of the well at land surface.
- 4 Active (currently in use), Inactive (capped, does not have power, or the connection to the water supply system has been severed), Abandoned (plugged and abandoned in accordance with 40C-3, Florida Administrative Code), or Proposed (include anticipated construction date)
- 5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
- 6 Enter the date of the last flow meter accuracy check or alternative method validation

### SUMMARY OF SURFACE WATER (PUMP) FACILITIES

Site Name <sup>1</sup>	District ID (if available)	Owner's Pump Name	Pump Capacity (gpm)	Pump Intake Diameter (inches)	Pump Type <sup>2</sup>	Name of Surface Water Body	Type of Surface Water Body <sup>3</sup>	Status <sup>4</sup> (include date if proposed)	Type of Water Use Accounting Method <sup>5</sup>	Last Meter Check / Method Validation <sup>6</sup>	Type of Water Use (refer to Section III)

- 1 If project consists of separate or non-contiguous pieces of property or wellfields
- 2 Centrifugal (impeller located above water level), submersible (pump set below water level), turbine (motor at ground surface that drives an impeller below water level), hydraulic dredge pump (typically used for mining), hydraulic dewatering pump (typically used for construction or mining), other (any pump that does not fall into one of the categories previously listed)
- 3 Ditch/canal, lake/pond (natural), lake/pond (artificial), river/creek, spring, mining/borrow pit
- 4 Active (currently in use), Inactive (does not have power, or the connection to the water supply system has been severed), Proposed
- 5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
- 6 Enter the date of the last flow meter accuracy check or alternative method validation

### SUMMARY OF CONNECTION POINT FACILITIES

Connection points include locations where potable or non-potable water (including reclaimed water) purchased from a water supplier enters a project site.

Site Name <sup>1</sup>	District ID (if available)	Owner's Connection Point Name	Water Supplier Name <sup>2</sup>	Type of Surface Water Body <sup>3</sup>	Status <sup>4</sup> (include date if proposed)	Type of Water Use Accounting Method <sup>5</sup>	Last Meter Check / Method Validation <sup>6</sup>	Type of Water Use (refer to Section III)

- 1 If project consists of separate or non-contiguous pieces of property or wellfields
- 2 Name of water supplier that provides water to the project through the connection point
- 3 Reclaimed water holding pond, stormwater management system
- 4 Active (currently in use), Inactive (the connection to the water supply system has been severed), Proposed
- 5 Flow Meter, Time Clock / Pump Run Time, Hour Meter, Digital Electric Meter, Analog Electric Meter
- 6 Enter the date of the last flow meter accuracy check or alternative method validation

**SECTION V –  
USE OF LOWEST QUALITY WATER AND EVALUATION OF RECLAIMED WATER FEASIBILITY**

The applicant may be required to evaluate the feasibility of utilizing reclaimed water and/or other lower quality water sources. The feasibility analysis must be completed as outlined in Section 2.3.3(e), A.H.

**SECTION VI – SUMMARY OF REQUESTED WATER USE**

Summarize the requested water use from each supplemental form (Agricultural, Public Supply, Commercial / Industrial, etc.) in the table below. Provide projections for each source, at five-year intervals, for the requested permit duration. If the requested permit duration exceeds 20 years, please attach a supplemental sheet providing additional five-year projections for each source.

Year	Requested Amounts and Source(s) of Water				Total Requested Water Use (mgy)
	Floridan (mgy) <sup>2</sup>	(mgy)	(mgy)	(mgy)	
Other/Unknown	32.12				32.12
2027 - 2032	32.12				32.12
2032 - 2037	32.12				32.12
2037 - 2042	32.12				32.12

<sup>1</sup> Provide the name of the water source. Examples include upper Floridan aquifer, stormwater pond, surficial aquifer, Davis Lake.

<sup>2</sup> Million gallons per year

**SECTION VII – AQUIFER STORAGE AND RECOVERY (complete if applicable)**

ASR Facility Name	Source of Stored Water <sup>1</sup>	Storage Aquifer Name	Recovery Water Destination	Projected Demand Average (mgy)	Projected Demand Maximum (mgy)	Projected Injected Average (mgy)	Projected Injected Maximum (mgy)

<sup>1</sup> Aquifer name, surface water body, water treatment plant name.

Please describe any projected increases or decreases (from historical average) in the amounts stored or recovered.

**SECTION VIII – IMPACT EVALUATION**

When determining whether the permit applicant has provided reasonable assurances that the conditions for issuance in Rule 40C-2.301, F.A.C., are met, the District will consider the projected impacts of the proposed consumptive use on an individual and cumulative basis. In order to provide reasonable assurance, studies and/or impact evaluations may be required. Please refer to the Applicant's Handbook for guidance regarding the impact evaluations and attach analyses, if applicable.

**SECTION IX – APPLICANT CERTIFICATION**

I certify that to the best of my knowledge and belief, all of the information provided on this form and in any attachment to it is correct. I also certify that I have legal authority to execute this application for the applicant and certify that the applicant will have sufficient legal authority to undertake the activities described herein. I understand that any material false statement in an application to continue, initiate, or modify a use, or any material false statement in any report or statement of fact required of the permittee, may result in revocation, in whole or in part, of the permit (Section 373.243(1), F.S.). With advance notice, I agree to provide St. Johns River Water Management District staff, with proper identification, entry to the project site for the purpose of performing analyses of the site for determining whether the conditions for issuance will be met. Further, if a permit is granted, I agree that, with advance notice, District staff with proper identification shall have permission to enter, inspect, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications.

(If applicable) I authorize **Thomas Felton** to act as my agent for permit application coordination.

<u>Dave Hocevar</u>	_____	<u>02-JUN-22</u>
APPLICANT'S NAME (print or type)	APPLICANT'S SIGNATURE	DATE
<u>Thomas Felton</u>	_____	<u>02-JUN-22</u>
AUTHORIZED AGENT'S NAME (print or type)	AUTHORIZED AGENT'S SIGNATURE	DATE

When an application that will be considered by the District's Governing Board is complete, the applicant will be notified of the date of the hearing (Governing Board meeting) at which the application will be considered at least 14 days in advance. The Governing Board normally meets on the second Tuesday of the month.

**SECTION X – APPLICANT CHECKLIST**

The following items must be included with the permit application submittal:

- Proof of Property Control (e.g., deed, lease), if not already on file with the District
- Application Fee (refer to online fee schedule or Applicant's Handbook)
- Location/Site Map
- Supplemental Form(s) and associated supporting information (e.g., maps, calculations)
- Water Conservation Plan

**Additional Addresses**

<b>Applicant</b>	
------------------	--

<b>Land Owner</b>	
-------------------	--

<b>Agent</b>	
--------------	--

<b>Compliance Contact</b>	
---------------------------	--

<b>Consultant</b>	
-------------------	--

<b>Water Use Reporting (EN-50) Contact</b>	Thomas Felton General Utilities P.O. Box 491221
--	---

	Leesburg FL 34749-1221
--	------------------------

<b>Attorney</b>	
-----------------	--

86 4851

QUIT-CLAIM DEED FROM CORPORATION

RAMCO FORM 42

866 PAGE 1172

REC 3.00  
DOC 50

This Quit-Claim Deed, Executed this 10<sup>th</sup> day of FEBRUARY, A. D. 19 86, by

WATERWOOD, INC.,  
a corporation existing under the laws of the State of Florida, and having its principal place of business at Post Office Box 337, Yalaha, Florida 32797,

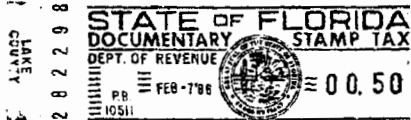
first party, to  
WATERWOOD COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit  
whose postoffice address is  
Post Office Box 337, Yalaha, Florida 32797,  
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth,** That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to wit:

The lands conveyed by this Deed are described on Exhibit "A" attached hereto and incorporated herein by this reference.

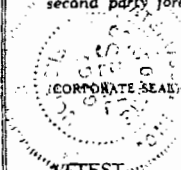
This conveyance is made subject to the covenants and restrictions set forth on aforementioned Exhibit "A".



RECORDED  
FEB 10 1986  
STATE OF FLORIDA  
DEPT. OF REVENUE

FEB 10 12 31 PM '86

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



**In Witness Whereof** the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WATERWOOD, INC.  
Secretary

Signed, sealed and delivered in the presence of:

Wanda S. Surrea  
Sue Cigga

By: Robert J. Zahradnik  
Robert J. Zahradnik, Vice President

STATE OF Florida } ss:  
COUNTY OF Lake

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert J. Zahradnik and

well known to me to be the Vice President and Secretary respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of February, A. D. 19 86.

(Notarial Seal)

Wanda S. Surrea  
Notary Public  
My Commission Expires:

This instrument prepared by: Peter J. Fides, II  
Maguire, Voorhis & Wells, P.A.  
Address: P.O. Box 633  
Orlando, Florida 32802  
My Commission Expires April 24, 1988  
Served This Territory Insurance, Inc.

EXHIBIT A

TO QUIT-CLAIM DEED FROM WATERWOOD, INC.  
TO WATERWOOD COMMUNITY ASSOCIATION, INC.

The lands hereby conveyed are described as follows:

1. Those road rights-of-way as shown on the Plat of Waterwood, as recorded in Plat Book 25, Pages 29, 30 and 31, Public Records of Lake County, Florida.

2. That property shown as Green Belt on the Plat of Waterwood, as recorded in Plat Book 25, Pages 29, 30 and 31, Public Records of Lake County, Florida.

3. That part of Tract "B", according to the Plat of Waterwood, as recorded in Plat Book 25, Pages 29, 30 and 31, Public Records of Lake County, Florida, described as follows:

Beginning at the most Northwesterly corner of said Tract "B", run S.80°12'15"E. along the Northeasterly line of said Tract "B", 163.86 feet; thence S.0°02'28"E., 16.10 feet; thence N.88°59'27"W., 161.58 feet; thence N.0°06'15"E. along the most Westerly line of said Tract "B", 41.13 feet to the Point of Beginning.

4. The road right-of-way for Waterwood Drive as shown on the Plat of Waterwood Townhouses as recorded in Plat Book 25, Pages 44 and 45 of the Public Records of Lake County, Florida.

5. That property lying West of Waterwood First Addition, as recorded in Plat Book 27, Page 68, Public Records of Lake County, Florida, described as follows:

Beginning at the Southwesterly corner of Lot 5 of said Waterwood, First Addition, run N.13°47'31"E. along the Westerly line of said Lot 5 a distance of 227 feet, more or less, to the waters of Lake Harris and a point designated as Point "A". Begin again at the Point of Beginning, said P.O.B. being on the curved Northerly right-of-way of Waterwood Drive, said curve being concave Southeasterly and having a radius of 239.08 feet and said Point of Beginning being N.6°22'24"E. from the center point of said curve. From said P.O.B., run Westerly along the arc of said curve through a central angle of 18°22'23" an arc distance of 76.67 feet to the beginning of a curve concave Southeasterly and having a radius of 223.0 feet; thence Southwesterly along the arc of said curve through a central angle of 10°17'26" an arc distance of 40.05 feet to the beginning of a curve concave Northerly and having a radius of 25.0 feet; thence Westerly and Northwesterly along the arc of said curve through a central angle of 70°17'26" an arc distance of 30.67 feet to the beginning of a right-of-way curve along the Easterly right-of-way of Acacia Point, according to the Plat of Waterwood, as recorded in Plat Book 25, Pages 29, 30 and 31, Public Records of Lake County, Florida, said right-of-way curve being concave Northeasterly and having a radius of 140.0 feet; thence

Northwesterly along the arc of said curve through a central angle of 27°30'00" an arc distance of 67.20 feet to the beginning of a curve concave Easterly and having a radius of 79.62 feet; thence Northerly along the arc of said curve through a central angle of 28°30'00" an arc distance of 39.60 feet; thence continue along said right-of-way N.14°00'00"E., 103.10 feet to the beginning of a curve concave Westerly and having a radius of 55.0 feet; thence Northerly along the arc of said curve through a central angle of 9°00'00" an arc distance of 8.64 feet; thence N.5°00'00"E. along the Easterly line of Lot 1 of aforesaid Waterwood a distance of 150.0 feet, more or less, to the waters of Lake Harris; thence Southeasterly along and with the waters of Lake Harris to the aforementioned Point "A".

TOGETHER with all improvements presently located thereon.

SUBJECT TO all easements, encumbrances, reservations, rights-of-way and restrictions of record.

The said lands and any and all improvements located thereon (hereinafter collectively referred to "the Lands") are conveyed subject to the following reservations, covenants and restrictions:

1. Master Declaration. This conveyance is made by the Developer, Waterwood, Inc., subject and pursuant to the terms of that certain Waterwood Declaration of Covenants and Restrictions dated September 5, 1980 and recorded in Official Records Book 709, Page 337, of the Public Records of Lake County, Florida, as amended and supplemented from time to time. The Lands are hereby declared to constitute Common Property, as defined in Subsection 1.e. of Article I of the aforementioned Declaration.

2. Covenant for Maintenance. As recited in Section 2 of Article IV of the aforementioned Declaration, this conveyance is made subject to the following covenant:

In order to preserve and enhance the property values and amenities of the Waterwood Development, the foregoing Common Properties and all facilities now or hereafter built or installed thereon, shall at all times be maintained in good repair and condition and shall be operated in accordance with high standards. The maintenance and repair of the Common Property shall include, but not be limited to, the repair of damage to roadways, walkways, docks, buildings, outdoor lighting and fences, and shall include landscape maintenance.

3. Disclaimer of Warranty. TO THE EXTENT PERMITTED BY LAW, GRANTOR DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO THE LAND, IMPROVEMENTS AND PERSONALTY CONVEYED HEREBY, WHETHER ARISING FROM CUSTOM, USAGE OF TRADE, COURSE OF DEALING, CASE LAW OR OTHERWISE, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND OF HABITABILITY. GRANTEE TAKES ALL SUCH ITEMS IN THEIR "AS IS, WHERE IS" CONDITION.

Name: Robert J. Zahradnik  
 Address: Waterwood, Inc. 303 Waterwood Dr., Yalaha, Fl. 34797  
 This Instrument Prepared by: Robert J. Zahradnik Waterwood, Inc. 303 Waterwood Dr. Yalaha, Fl. 34797  
 Address: Waterwood, Inc. 303 Waterwood Dr. Yalaha, Fl. 34797  
 Property Appraiser's Parcel Identification (Folio) Number(s):

©Seminole Press & Printing Co., Inc. 1987

REC 1300 RECEIVED FOR  
 TF 200 EXCISE TAXES  
 DOC 70 JAMES C. WATKINS  
 INT 8 CLERK LAKE CO FL  
 6300 BY [Signature] D.C.

Grantee(s) S.S. #(s):

94 22412

BOOK 1298 PAGE 0323

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 1st day of June, A.D. 19 94, by WATERWOOD, INC, a corporation existing under the laws of State of Florida, and having its principal place of business at 303 Waterwood Dr., Yalaha, Fl. 34797, first party to WATERWOOD COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, whose post office address is 300 Waterwood Dr., Yalaha, Fl. 34797

second party:

(Wherever used herein the terms "first party" and "second party" shall include, singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County, of Lake State of Florida, to wit:

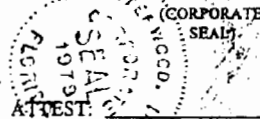
The lands conveyed by this Deed are described on Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is made subject to the covenants and restrictions set forth on aforementioned Exhibit "A".

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said corporation has caused this presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 1st day of June, A.D. 19 94.

WATERWOOD, INC.



Secretary

Signed, sealed and delivered in the presence of:

Witness Signature: Sara K. Sunderman  
 Printed Name: Sara K. Sunderman

Witness Signature: Kathryn Ann Seidler  
 Printed Name: Kathryn Ann Seidler

STATE OF Florida )  
 COUNTY OF Lake )

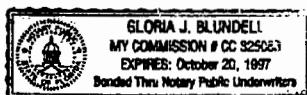
[Signature] President (Signature)  
 Robert J. Zahradnik  
 Printed Name

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert J. Zahradnik

known to me to be the President and

respectively of Waterwood, Inc., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. (Check one: )

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this day of JUNE, A.D. 19 94

[Signature] Notary Signature  
 Gloria J. Blundell  
 Printed Name

RECORDED  
 RECORDED  
 LAKE COUNTY, FL  
 JUN 1 4 08 PM '94  
 Clerk Circuit Court

**SECTION IX – APPLICANT CERTIFICATION**

I certify that to the best of my knowledge and belief, all of the information provided on this form and in any attachment to it is correct. I also certify that I have legal authority to execute this application for the applicant and certify that the applicant will have sufficient legal authority to undertake the activities described herein. I understand that any material false statement in an application to continue, initiate, or modify a use, or any material false statement in any report or statement of fact required of the permittee, may result in revocation, in whole or in part, of the permit (Section 373.243(1), F.S.). With advance notice, I agree to provide St. Johns River Water Management District staff, with proper identification, entry to the project site for the purpose of performing analyses of the site for determining whether the conditions for issuance will be met. Further, if a permit is granted, I agree that, with advance notice, District staff with proper identification shall have permission to enter, inspect, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications.

(If applicable) I authorize **Thomas Felton** to act as my agent for permit application coordination.

<b>Dave Hocevar</b>		<b>16-MAR-22</b>
APPLICANT'S NAME (print or type)	APPLICANT'S SIGNATURE	DATE
<b>Thomas Felton</b>		<b>16-MAR-22</b>
AUTHORIZED AGENT'S NAME (print or type)	AUTHORIZED AGENT'S SIGNATURE	DATE

When an application that will be considered by the District's Governing Board is complete, the applicant will be notified of the date of the hearing (Governing Board meeting) at which the application will be considered at least 14 days in advance.  
The Governing Board normally meets on the second Tuesday of the month.

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Standard Water Conservation Plan  
For:

**Waterwood Community Association Inc**

**CUP # 2778**

Section (s): 17  
Township (s): 20S  
Range(s): 25E  
Lake County

Prepared by:

Janet M. Bolivar, P.E.  
General Utilities Corp  
P.O. Box 491221  
Leesburg, FL 34749-1221

Report Date: 21 March 2022

---

**Introduction:**

Waterwood Subdivision CUP #2778 allows the use of 32.12 million gallons per year of groundwater from the Floridan aquifer for household, landscape irrigation and essential uses.

Waterwood Subdivision has two (2) wells:

- Well #1 – 10" well (AAF7760)
- Well #2 – 4" well (DAA0163)

Individual home sites are not sub-metered.

**Public Supply Water Conservation Plan:**

1. The community enforces the Districts Water Shortage Order, allowing twice per week watering on Wednesday/Saturday or Thursday/Sunday depending on odd/even street addresses and no watering between 10am-4pm.
2. Water usage is recorded, plotted and analyzed monthly by the applicant to show where water is utilized and appropriate actions taken if usage in a particular segment is excessive.
3. Public Education Program  
The Public Education Program consists of providing water conservation material to the public, which is available in the main office.
4. An Outdoor Water Use Reduction Program  
Waterwood Subdivision does have a landscape irrigation system serving common areas. Xeriscape landscaping is encouraged.
5. An Indoor Water Use Conservation Plan  
Educational material is made available at the office to encourage water conservation.
6. Waterwood subdivision charges for water usage as part of the Quarterly Maintenance Fees.

- 
7. Water usage is recorded, plotted and analyzed monthly by the applicant to show where water is utilized and appropriate actions taken if usage in a particular segment is excessive.



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

Print Date: Jun 2, 2022

## Fee Receipt

Receipt Date: Jun 2, 2022

**Receipt #:** P92458

**Total Amount:** \$100.00

**Received By:** System Generated

**Received From:** Thomas Felton

**Payment Reason:** Application Fee

**Fee Category:** CUP

**Payment Method:** Online

**Payment Details:** OnLine-09983E-761793

**Payee Address:** Thomas M Felton, General Utilities Co, P.O. Box 491221, Leesburg, FL 34749-1221

**Comments:** Online Fee from E-Permitting

### Line Item(s):

Reference #	Reason	Received Amount	Refund Amount
PROJ: 2778-4	Application Fee	\$100.00	\$0.00

### Contact(s):

**Reference #**      **Contacts**

PROJ: 2778-4      Applicant: Dave Hocevar, Waterwood Community Assoc Inc, 300 Waterwood Dr, Yalaha, FL 34797-3120  
Owner: Waterwood Community Assoc Inc, 300 Waterwood Dr, Yalaha, FL 34797-3120  
Agent: Thomas Felton, General Utilities, P.O. Box 491221, Leesburg, FL 34749-1221

### GOVERNING BOARD

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

J. Chris Peterson, SECRETARY  
WINTER PARK

Ron Howse, TREASURER  
COCOA

Ryan Atwood  
MOUNT DORA

Doug Bournique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

Cole Oliver  
MERRITT ISLAND

Janet Price  
FERNANDINA BEACH



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

June 3, 2022

Teresa Remudo-Fries  
Orange County Utilities  
9150 Curry Ford Rd  
Orlando, FL 32825-7600

**Subject: Notice of Receipt of Consumptive Use Permit Application(s)  
In Lake County**

Dear Sir/Madam:

This is your notification that the St. Johns River Water Management District (District) has received the Individual Consumptive Use Permit (CUP) application(s) listed below:

Waterwood Community Assoc Inc, 300 Waterwood Dr, Yalaha, FL 34797-3120 Consumptive Use Permit application #2778-4, received June 02, 2022. The applicant proposes the use of 0.08 million gallons per day (mgd) of groundwater from the Upper Floridan aquifer for public supply type uses (household and landscape irrigation). The withdrawals used by this project will consist of Groundwater from FAS - Upper Floridan Aquifer via 1 active well in Lake County, located in Section 17, Township 20 South, Range 25 East, for a project known as Waterwood. The file(s) containing the permit application(s) are available at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) and then click on "Regulatory Permit Search".

The District issues two types of Individual consumptive use permits (CUPs) –staff-issued CUPs, and Governing Board-issued CUPs. Decisions on Individual CUP application(s) will be made at either a District service center (if staff issued) or at the District's Governing Board meeting where permit applications that have not been delegated to District staff will be acted upon. The Governing Board normally meets on the second Tuesday of the month.

Objections, comments, questions, or information regarding an application for an Individual CUP must be made in writing and received by the Office Director, Office of Business and Administrative Services, P.O. Box 1429, Palatka, FL: 32178-1429, or by e-mail at [applicationsupport@sjrwmd.com](mailto:applicationsupport@sjrwmd.com) as soon as possible after the notification of the application receipt. The Permit Application Number of the Project Name should be included in the objection. If the District receives a timely objection, the objector will receive written notice of the District's decision (or intended decision) on the permit application.

A Notice of Decision (or Notice of Intended District Decision) will be provided to persons who timely requested individual notice. A request for individual notice must be received by the Office Director, Office of Business and Administrative Services, prior to the date the Notice of Decision (or Notice of Intended District Decision) is generated. Please note that filing a written objection does not entitle you to a Chapter 120 Florida Statutes, administrative hearing. For more information, call (386) 329-4570.

---

#### GOVERNING BOARD

---

Rob Bradley, CHAIR  
FLEMING ISLAND

Ryan Atwood  
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

Doug Bournique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

J. Chris Peterson, SECRETARY  
WINTER PARK

Cole Oliver  
MERRITT ISLAND

Ron Howse, TREASURER  
COCOA

Janet Price  
FERNANDINA BEACH

**CERTIFICATE OF SERVICE**

I hereby certify that this Notice of Receipt of Consumptive Use Permit Application(s) has been sent on June 3, 2022, to:

Teresa Remudo-Fries  
Orange County Utilities  
teresa.remudo-fries@ocfl.net

Sincerely,

*M. Daniels*

Margaret Daniels, Office Director  
Office of Business and Administrative Services  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

CONSUMPTIVE USE TECHNICAL STAFF REPORT  
17-Jun-2022  
APPLICATION #: 2778-4

**Owner:** Waterwood Community Association, Inc  
300 Waterwood Dr  
Yalaha, FL 34797-3120  
(352) 324-3229

**Applicant:** Dave Hocevar  
Waterwood Community Association, Inc.  
300 Waterwood Dr  
Yalaha, FL 34797-3120  
(352) 324-3229

**Agent:** Thomas Felton  
General Utilities Corp  
PO Box 491221  
Leesburg, FL 34749-1221  
(352) 787-2493

**Compliance Contact:** Thomas Felton  
General Utilities Corp  
PO Box 491221  
Leesburg, FL 34749-1221  
(352) 787-2493

**Project Name:** Waterwood  
**County:** Lake

**Authorization Statement:**

The District authorizes, as limited by the attached permit conditions, the use of 30.66 million gallons per year (mgy) (0.08 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household and landscape irrigation) through 2042.

**Recommendation:** Approval

**Reviewers:** Alexandra Smith

**Abstract:**

This application is a renewal of an existing public supply permit with a request for a 5% decrease from 32.12 mgy (0.088 mgd) to 30.66 mgy (0.084 mgd) in Upper Floridan aquifer groundwater allocation. Allocations are based on a projected population of 370

residents, a residential daily per capita of 150 gallons, and GWRAPPS recommendations. Staff is recommending a 20-year permit duration with no compliance reporting.

**Project Location and Background:**

The Waterwood Community is located approximately one mile west of the town Yalaha on Lake Harris in Lake County. The property consists of 124 residential units, 72 of which are individual homes and 52 are townhomes. Groundwater for household potable use and landscape irrigation is supplied by Wells 1 and 2. Groundwater is also used to irrigate 13.7 acres of common area landscaping within the community. Water usage for both Wells 1 and 2 is accounted for via one totalizing flow meter, which was calibrated in April 2019. Individual homes are not metered. The population of the community is projected to increase to a maximum of 370 residents due to more families moving in. The allocation is based on 150 gallons per day per resident and 370 residents, and based on GWRAPPS recommendations for the common area irrigation.

**Station Information**

**Site Name:** Waterwood

Well Details								
District ID	Station Name	Casing Diameter (inches)	Casing Depth (feet)	Total Depth (feet)	Capacity (GPM)	Source Name	Status	Use Type
10168	Well No. 1	10	81	180	700	FAS - Upper Floridan Aquifer	Active	Public Supply
526833	Well No. 2	4	99	200	85	FAS - Upper Floridan Aquifer	Active	Public Supply

**Conditions**

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the

District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.

3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.
4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated through a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.
9. The permittee's consumptive use of water as authorized by this permit shall not adversely impact wetlands, lakes, rivers, or springs. If adverse impacts occur,

the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

10. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.
11. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
12. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
13. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
14. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
15. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.
16. Following the effective date of the re-evaluated Minimum Flows and Levels (MFL), adopted pursuant to 373.042, F.S., for Lake Apshawa South and the Wekiva Springshed, this permit is subject to modification during the term of the permit, upon reasonable notice by the District to the permittee, to achieve

compliance with any approved MFL recovery or prevention strategy for Lake Apshawa South and the Wekiva Springshed. The permittee's participation in implementing an approved MFL prevention/recovery strategy shall be limited to offsetting or mitigating the impact of the permittee's groundwater allocation on these MFLs. The District shall revoke the permit in whole or in part, if the permittee fails to implement its portion of any approved prevention/recovery strategy for any of these MFLs in accordance with the schedule included in the strategy. Nothing herein shall be construed to alter the District's authority to modify a permit under circumstances not addressed in this condition.

17. All irrigation shall be in conformity with the requirements set forth in subsection 40C-2.042(2), F.A.C.
18. If chemicals are to be injected into the irrigation system, the permittee shall install and maintain a backflow prevention device on all wells or surface pumps that are connected to the irrigation system.
19. All submittals made to demonstrate compliance with this permit must include CUP number 2778-4 labeled on the submittal. Submittals should be made online at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) whenever possible.
20. This permit will expire on June 17, 2042.
21. Maximum annual groundwater withdrawals from the Upper Floridan aquifer for public supply use (household and landscape irrigation) must not exceed 30.66 million gallons (0.08 mgd, annual average).
22. The permittee shall maintain monthly records of water use, by source, for the permitted project and shall provide the records to the District upon request. The records must be maintained for the life of the permit.
23. All wells must continue to be equipped with totalizing flow meters. All flow meters must measure within +/- 5% of actual flow, be verifiable and be installed according to the manufacturer's specifications.
24. In order to ensure that the volume of water withdrawn and recorded by the permittee is accurate to within +/- 5% of actual flow, the meter accuracy from each withdrawal point must be validated once every 10 years and recorded on the Flow Meter Accuracy Report Form (EN-51). The validation documents must be provided to the District upon request.
25. The permittee must maintain all flow meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

26. The permittee must implement the Water Conservation Plan submitted to the District on June 2, 2022, in accordance with the schedule contained therein.
27. The permittee shall use the lowest quality water source, such as reclaimed water, surface/storm water, or alternative water supply, to supply the needs of the project when deemed feasible pursuant to District rules and applicable state law.
28. By January 31 each year, the permittee shall submit a completed Annual Statement of Continuing Use form to the District. The preferred method of submittal is [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting).



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

June 17, 2022

Dave Hocevar – *Sent via email:* [dhocevar0601@yahoo.com](mailto:dhocevar0601@yahoo.com)  
Waterwood Community Association, Inc.  
300 Waterwood Dr  
Yalaha, FL 34797-3120

**SUBJECT:** Waterwood, Consumptive Use Permit Number 2778-4  
Lake County, Florida

Dear Mr. Hocevar:

Enclosed is the permit authorized by the District on June 17, 2022. The enclosed permit is a legal document and should be kept with other important records. Please read the permit and conditions carefully because the referenced conditions may require submittal of additional information. Where possible, please submit all information required to comply with permit conditions electronically at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) via the District's e-Permitting portal.

Please be advised that the District will not publish a notice in the newspaper advising the public that the permit has been issued. Enclosed is information on publishing notice of the permit. If a newspaper notice is not published to close the point of entry, the time to challenge the issuance of the permit will not expire. A potential petitioner has 26 days from the date on which the actual notice is deposited in the mail, or 21 days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, *Florida Statutes*. Receipt of such a petition by the District may result in this permit becoming null and void. Also, enclosed is a copy of the Notice of Rights.

If you have any questions concerning the permit, please contact Alexandra Smith in the Apopka Service Center at (407) 659-4831

Sincerely,

A handwritten signature in black ink that reads "Rich Burklew".

Richard Burklew, Bureau Chief  
Water Use Regulation

CC: Agent: Thomas Felton – *Sent via email:* [generalutilities@aol.com](mailto:generalutilities@aol.com)  
General Utilities Corp

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**GOVERNING BOARD**  
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Rob Bradley, CHAIR  
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Maryam H. Ghyabi-White, VICE CHAIR  
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Cole Oliver  
MERRITT ISLAND

Janet Price  
FERNANDINA BEACH

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
Post Office Box 1429  
Palatka, Florida 32178-1429

**PERMIT NO:** 2778-4

**DATE ISSUED:** June 17, 2022

**PROJECT NAME:** Waterwood

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached permit conditions, the use of 30.66 million gallons per year (mgy) (0.08 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household and landscape irrigation) through 2042.

**LOCATION:**

Site: Waterwood  
Lake County

**SECTION(S):**  
17

**TOWNSHIP(S):**  
20S

**RANGE(S):**  
25E

**ISSUED TO:**

Waterwood Community Association, Inc.  
300 Waterwood Dr  
Yalaha, FL 34797-3120

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal, rule, or ordinance.

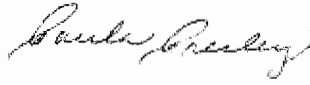
This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated June 17, 2022

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Water Supply Planning and Assessment

By:

  
\_\_\_\_\_  
Paula Presley  
Supervising Hydrologist

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 2778-4**  
**Waterwood**  
**DATE ISSUED: June 17, 2022**

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.
3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.
4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated through a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.

9. The permittee's consumptive use of water as authorized by this permit shall not adversely impact wetlands, lakes, rivers, or springs. If adverse impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
10. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.
11. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
12. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
13. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
14. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
15. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.
16. Following the effective date of the re-evaluated Minimum Flows and Levels (MFL), adopted pursuant to 373.042, F.S., for Lake Apshawa South and the Wekiva Springshed, this permit is subject to modification during the term of the permit, upon reasonable notice by the District to the permittee, to achieve compliance with any approved MFL recovery or prevention strategy for Lake Apshawa South and the Wekiva Springshed. The permittee's participation in implementing an approved MFL prevention/recovery strategy shall be limited to offsetting or mitigating the impact of the permittee's groundwater allocation on these MFLs. The District shall revoke the permit in whole or in part, if the permittee fails to implement its portion of any approved prevention/recovery strategy for any of these MFLs in accordance with the schedule included in the strategy. Nothing herein shall be construed to alter the District's authority to modify a permit under circumstances not addressed in this condition.

17. All irrigation shall be in conformity with the requirements set forth in subsection 40C-2.042(2), F.A.C.
18. If chemicals are to be injected into the irrigation system, the permittee shall install and maintain a backflow prevention device on all wells or surface pumps that are connected to the irrigation system.
19. All submittals made to demonstrate compliance with this permit must include CUP number 2778-4 labeled on the submittal. Submittals should be made online at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) whenever possible.
20. This permit will expire on June 17, 2042.
21. Maximum annual groundwater withdrawals from the Upper Floridan aquifer for public supply use (household and landscape irrigation) must not exceed 30.66 million gallons (0.08 mgd, annual average).
22. The permittee shall maintain monthly records of water use, by source, for the permitted project and shall provide the records to the District upon request. The records must be maintained for the life of the permit.
23. All wells must continue to be equipped with totalizing flow meters. All flow meters must measure within +/- 5% of actual flow, be verifiable and be installed according to the manufacturer's specifications.
24. In order to ensure that the volume of water withdrawn and recorded by the permittee is accurate to within +/- 5% of actual flow, the meter accuracy from each withdrawal point must be validated once every 10 years and recorded on the Flow Meter Accuracy Report Form (EN-51). The validation documents must be provided to the District upon request.
25. The permittee must maintain all flow meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.
26. The permittee must implement the Water Conservation Plan submitted to the District on June 2, 2022, in accordance with the schedule contained therein.
27. The permittee shall use the lowest quality water source, such as reclaimed water, surface/storm water, or alternative water supply, to supply the needs of the project when deemed feasible pursuant to District rules and applicable state law.
28. By January 31 each year, the permittee shall submit a completed Annual Statement of Continuing Use form to the District. The preferred method of submittal is [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting).

## Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001  
Revised 12.7.11

**Notice of Rights**

**Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Waterwood Community Association, Inc.  
300 Waterwood Dr  
Yalaha, FL 34797-3120

This 17th day of June 2022.



Richard Burklew, Bureau Chief

Permit Number: 2778-4

## NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to [compliancesupport@sjrwmd.com](mailto:compliancesupport@sjrwmd.com) (preferred method) or send a copy of the original affidavit to:

Office of Business and Administrative Services  
4049 Reid Street  
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that on \_\_\_\_\_ the District issued Permit No. \_\_\_\_\_ for a Consumptive Use Permit to serve (type of project) \_\_\_\_\_ activities. The total allocation authorized is \_\_\_\_\_ mgd of (groundwater/surface water). The project is located in \_\_\_\_\_ County, Section(s) \_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit applicant is \_\_\_\_\_.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns River Water Management District (District) staffs' analysis on the above-listed compliance report(s) and associated permit(s), please submit your request to Office Director, Office of Business and Administrative Services, PO Box 1429, Palatka, FL 32178-1429. You may view the TSR by going to the Permitting section of the District's website at [www.sjrwmd.com/permitting/index.html](http://www.sjrwmd.com/permitting/index.html). To obtain information on how to find and view a TSR, visit [https://permitting.sjrwmd.com/epermitting/html/EP\\_FAQs.html](https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html), and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). The District will not accept a petition sent by facsimile (fax). Mediation may be available if you meet the conditions stated in the full Notice of Rights (see last paragraph).

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit [http://www.sjrwmd.com/nor\\_dec/](http://www.sjrwmd.com/nor_dec/) to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the Consumptive Use Permit Application(s) described above. You can also request the Notice of Rights by contacting the Office Director, Office of Business and Administrative Services, P. O. Box 1429, Palatka, FL 32178, phone (386)329-4570.

## **NEWSPAPER ADVERTISING**

### **ALACHUA**

The Alachua County Record, Legal Advertising  
P. O. Box 806  
Gainesville, FL 32602  
352-377-2444/ fax 352-338-1986

### **BRADFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

### **CLAY**

Clay Today, Legal Advertising  
1560 Kinsley Ave., Suite 1  
Orange Park, FL 32073  
904-264-3200/ fax 904-264-3285

### **FLAGLER**

Flagler Tribune, c/o News Journal  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
386-681-2322

### **LAKE**

Daily Commercial, Legal Advertising  
P. O. Drawer 490007  
Leesburg, FL 34749  
352-365-8235/fax 352-365-1951

### **NASSAU**

News-Leader, Legal Advertising  
P. O. Box 766  
Fernandina Beach, FL 32035  
904-261-3696/fax 904-261-3698

### **ORANGE**

Sentinel Communications, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

### **PUTNAM**

Palatka Daily News, Legal Advertising  
P. O. Box 777  
Palatka, FL 32178  
386-312-5200/ fax 386-312-5209

### **SEMINOLE**

Seminole Herald, Legal Advertising  
300 North French Avenue  
Sanford, FL 32771  
407-323-9408

### **BAKER**

Baker County Press, Legal Advertising  
P. O. Box 598  
Macclenny, FL 32063  
904-259-2400/ fax 904-259-6502

### **BREVARD**

Florida Today, Legal Advertising  
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# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

June 20, 2022

Teresa Remudo-Fries  
Orange County Utilities  
9150 Curry Ford Rd  
Orlando, FL 32825-7600

Subject: Notice of District Decision to Grant Permit(s)  
In Lake County

Dear Sir/Madam

The staff of the St. Johns River Water Management District has completed their review of the consumptive use permit application(s) described below. Based on this review, the District gives notice of its decision for the application(s) described below. The District is providing you this notice because you are either listed as a County Interested Person or you expressed an interest in one or more of these application(s).

**The District gives notice of its decision to grant permit(s) for the following application(s):**

Waterwood Community Assoc Inc, 300 Waterwood Dr, Yalaha, FL 34797-3120 Consumptive Use Permit #2778-4. The District authorizes the use of 0.08 million gallons per day (mgd) of groundwater from the Upper Floridan aquifer for public supply use (household and landscape irrigation) through 2042. The withdrawals used by this project will consist of Groundwater from FAS - Upper Floridan Aquifer via 2 active wells in Lake County, located in Section 17, Township 20 South, Range 25 East, for a project known as Waterwood.

The file(s) containing the permit application(s) and TSR(s) are available at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting), and then click on "Regulatory permit search" under "Other information". If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of a permit application, please submit your request to: Director, Office of Business and Administrative Services, email – [applicationsupport@sjrwmd.com](mailto:applicationsupport@sjrwmd.com). You may also review it by going to the Permitting section of the District's website at [sjrwmd.com/permitting/index.html](http://sjrwmd.com/permitting/index.html). To obtain information on how to find and view a TSR or other permit application file documents, visit [https://permitting.sjrwmd.com/epermitting/html/EP\\_FAQs.html](https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html), and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

If you wish to do so, please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described in this letter.

**GOVERNING BOARD**

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
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Ryan Atwood  
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Doug Bournique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

Cole Oliver  
MERRITT ISLAND

Janet Price  
FERNANDINA BEACH

**CERTIFICATE OF SERVICE**

I hereby certify that this Notice of District Decision and the attached Notice of Rights was sent on June 20, 2022, to:

Teresa Remudo-Fries  
Orange County Utilities  
teresa.remudo-fries@ocfl.net

Sincerely,

*M. Daniels*

Margaret Daniels, Office Director  
Office of Business and Administrative Services  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

Enclosure: Notice of Rights

cc: District File(s)

## Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmf.com](http://www.sjrwmf.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

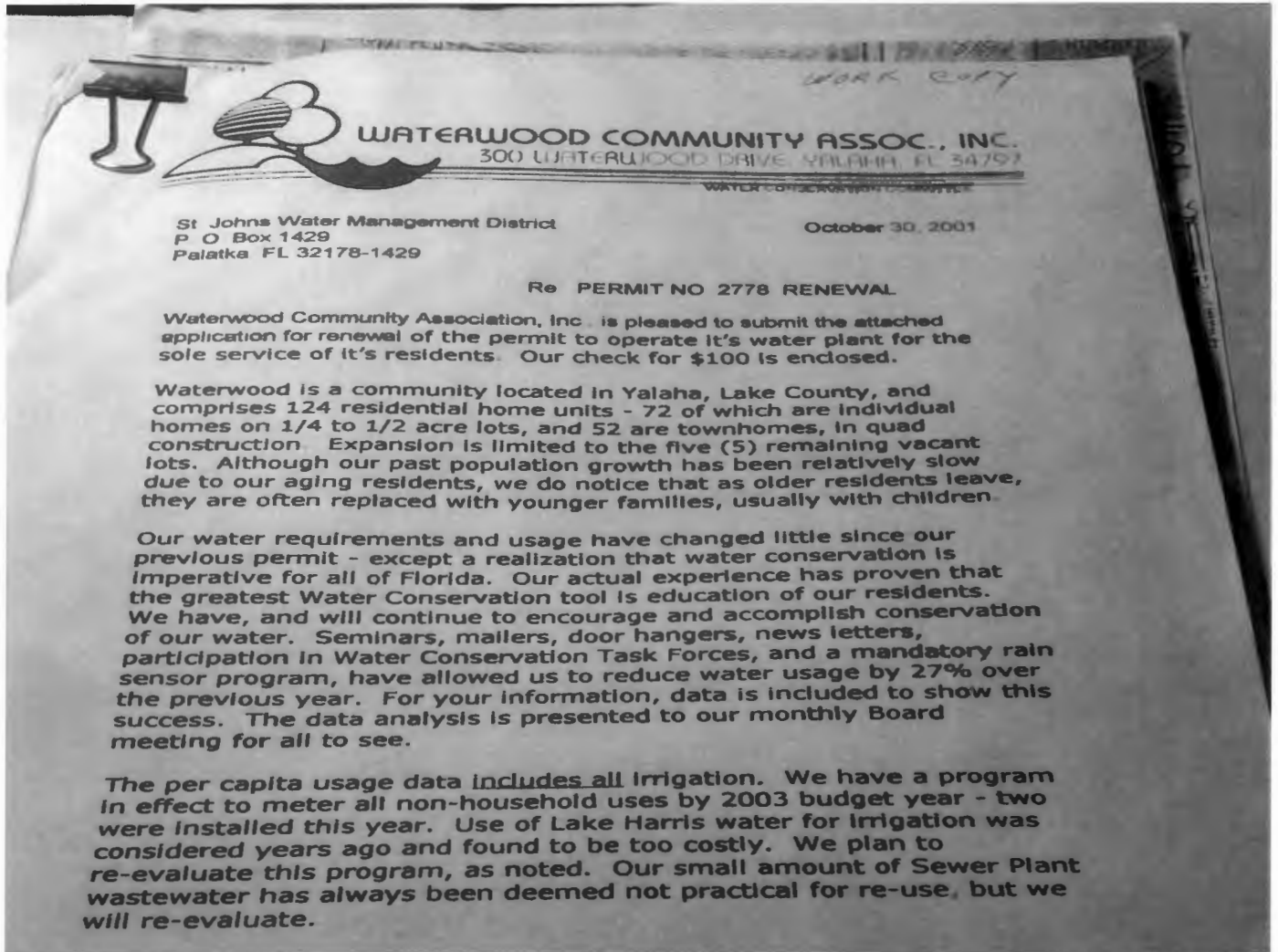
NOR.Decision.DOC.001  
Revised 12.7.11

2002 info

2022.07

In preparation for the 2022 St. Johns River Water Mgmt District (SJRWMD) Consumptive Users Permit (CUP2778-4) review, paper archives from the 2002 CUP-3 review were analyzed. Archived highlights are copied/explained below.

10/2001 letter to SJRWMD



Our system has been checked recently by Florida Rural Water Assoc., of which Waterwood is a member, and found to be "tight", with no apparent leaks, and our master meter tested to 0.6 % accuracy. FRWA report is included.

Although we have diligently tried, we have been unable to generate some of the permit application data. The "smallness" of our system and our current metering arrangement are not easily compatible with the questionnaire. I'm afraid that at times we just get lost in the small decimal numbers indicative of our system size, but that does not prevent us from successfully practicing Water Conservation. Please bare with us. I will be glad to try to get answers to any questions you may have.

We respectfully request approval of this permit renewal.

Sincerely,  
Waterwood Community Association  
*Murray D. McMahon*  
Murray D. McMahon,  
Director of Water Conservation  
Phone: (352) - 324 - 3426

**WATERWOOD COMMUNITY ASSOCIATION**

**WATER PLANT PERMIT**

**CUP # 2778**

**June 20, 2002 ---- June 20, 2022**

**St. Johns River Water Management District**

**WCA OFFICE COPY**

**PLEASE DO NOT REMOVE FROM OFFICE**

For 2002 CUP-3 review, there was 1 MGY allocation for the local Fire Dept water usage. Not sure records were saved when utilized. From 1990's-2014, the F.Dept routinely/annually pulled water.

In 2022, spoke with the F.Dept and they now use a hydrant on Rt.48, near #2 road as primary, but wanted to keep Waterwood as back up. The annual 1MGY allocation was removed from the annual goal, but Waterwood was to RECORD any F.Dept usage.

For 2022, Common irrigation was calculated differently after several discussions with Gen. Utilities and SJRWMD. See the 2022 CUP-4 summary.

These are 2001 calcs:

				(Please check)		
				*Documented	*Negligible/ Undocumented	
3A	Irrigation (Common)	<u>2,88</u>	Mgals/YR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	+ from 2002
3B	Swimming Pools + CLUB HOME	<u>.554</u>	Mgals/YR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
3C	Sewer Cleaning + PROBLEMS	<u>3,600</u>	Mgals/YR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	* FLOW METER
3D	Water Quality Flushing	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3E	Fire Fighting	<u>23,600</u>	Mgals/YR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*
3F	Construction flushing	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3G	Main Breaks	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3H	Schools	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3I	Decorative Fountains	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3J	Allowable Line Loss	_____	Mgals	<input type="checkbox"/>	<input type="checkbox"/>	
3K	Other Uses (Attach list):	_____		<input type="checkbox"/>	<input type="checkbox"/>	
3L	Total:	<u>7,69</u>	Mgals/YR			
	(sum of lines 3A - 3K)					

\* Negligible/Undocumented - Check if you feel the amount represents a very small part of the overall total water use or if the amount is not documented.

\* Documented - Check if the water use estimate is documented. Only documented use estimates will be accepted for items 3A-3K. Documentation must take the form of metered reports, journal entries or other records.

\* THESE UNMETERED USES ARE INCLUDED IN TAIL 2. WE ARE INSTALLING METERS TO BETTER DOCUMENT ALL NON-HOUSEHOLD USES. SOME METERS HAVE BEEN INSTALLED, BUT NOT FOR SUFFICIENT TIME TO EVALUATE

1995-2002 Waterwood water consumption summary:

There is a worksheet in the 2002 workbook that summarizes from 1995-2013, then monthly calcs thereafter.

WATERWOOD WATER CONSUMPTION - Sept 2002													
MONTH	TOTAL WATER CONSUMED PER MONTH				COMPARE 2001				COMPARE 2002				
	1995	1996	1997	1998	1995	2000	2001	2002	Monthly	Monthly	Est 20k	Est 20k	Est 20k
JAN	1,561,000	1,566,000	2,510,000	1,286,000	1,061,000	2,168,000	2,024,000	2,122,800	-19.10%	-3.4%	JAN	Est 20k	282,200
FEB	1,818,000	1,811,000	2,510,000	1,130,000	1,985,000	2,145,000	2,031,900	2,122,800	-2.20%	-5.3%	FEB	Est 20k	243,000
MARCH	1,854,000	1,843,000	2,893,000	1,895,000	2,048,000	2,780,000	2,229,000	2,421,300	8.63%	-12.9%	MARCH	Est 20k	378,000
APRIL	2,113,000	2,021,000	2,172,000	2,439,000	3,042,000	3,170,000	2,447,000	2,321,700	-5.12%	-26.9%	APRIL	Est 20k	365,740
MAY	2,883,000	2,911,000	2,674,000	2,707,000	2,602,000	3,092,000	2,844,000	3,080,300	7.58%	-21.4%	MAY	Est 20k	357,280
JUNE	2,687,000	2,504,000	2,154,000	2,437,000	2,146,000	3,000,000	2,121,200	1,900,200	-10.42%	-50.1%	JUNE	Est 20k	305,600
JULY	2,482,000	1,849,000	2,073,000	2,558,000	2,614,000	3,198,000	1,898,100	1,672,800	-10.45%	-47.5%	JULY	Est 20k	340,920
AUGUST	1,561,000	2,112,000	2,073,000	2,558,000	2,614,000	3,198,000	1,898,100	1,672,800	-10.45%	-41.2%	AUGUST	Est 20k	356,500
SEPT	1,603,000	2,087,000	2,307,000	2,898,000	2,858,000	3,494,000	2,884,000			-39.2%	SEPT	Est 20k	345,000
OCT	1,584,000	2,434,000	2,073,000	2,499,000	2,008,000	3,494,000	2,884,000				OCT		
NOV	1,281,000	3,328,000	1,919,000	2,708,000	2,253,000	3,111,000	2,199,000				NOV		
DEC	2,272,000	1,781,000	1,621,000	2,817,000	2,321,000	2,993,000	2,498,000				DEC		
YEAR TOTAL	21,871,000	26,254,000	26,382,000	29,500,000	28,745,000	36,900,000	28,998,000	18,887,200	-3.54%	-29.53%	YEAR TOTAL	3,247,580	251,990

TOTAL WATER ANNUAL ACTUAL USE		TOTAL WATER USED (GALLONS PER DAY - Avg)			TOTAL WATER GALLONS PER DAY PER PERSON				PERCENT IRRIGATION CALCULATE				
Year	Actual Use	2000	2001	2002	2000	2001	2002	2000	2001	2002	SEWER gpd	IRRIGATION gpd	PERCENT
1995	29,422,000	71,803	89,845	68,477	240	287	232	28,000	55%	22,006	50%		
1996	31,520,000	76,807	74,356	73,565	280	252	246	25,000	53%	22,311	52%		
1997	33,570,000	89,677	71,980	78,196	304	244	265	22,000	55%	22,452	56%		
1998	30,480,000	108,867	81,567	77,380	350	278	262	19,300	64%	19,480	59%		
1999	31,080,000	125,548	91,768	96,719	428	311	335	15,500	70%	16,897	71%		
2000	29,480,000	129,913	70,707	63,340	430	240	215	14,560	62%	19,040	51%		
2001	27,980,000	160,039	96,200	53,000	348	204	183	14,935	57%	28,619	28%		
2002	17,120,000	97,742	96,774	57,516	331	192	195	21,611	42%	26,187	34%		
		86,200	93,600	52,440	292	182	178	21,460	39%	25,700	29%		
		708,806	88,935		372	201		17,868	70%				
		701,700	72,300		262	245		18,240	75%				
		56,548	80,184		298	272		20,280	75%				
		94,633	73,085	65,184	304	250	235	19,888	80%				

Water Usage Maximums to Waterwood Community Set by El Estero River Water Management Authority

Landscaping irrigation is provided between 10:00am and 4:00pm. Limit on flow (gpd) per week: Club & Est. - 5000. Club & Est. This is a water authority regulated. AAC & Waterwood Residents.

BWR PL = Metered fresh water to sewer plant for processing  
 CLUB HSE = Metered water to Club house, pool & CH irrigation  
 IRRIGATION = call watered home & common irrigation  
 IRRIGATION = (land water - sewer gpd + SWR PL) gpd water  
 \*For Dept usage = est. Should be refined

2002-2002 Annual Report, summary of actions, (NOTE: 2000 was 6MGY over GOAL):

*Waterwood Community Association*  
333 Waterwood Drive  
Yalaha, Florida 34787  
(888) 824-5229

WATER CONSERVATION COMMITTEE

**WATER CONSERVATION**  
**2001-2002 ANNUAL REPORT**

Waterwood entered 2001 with a serious challenge in our water usage. In 2000 we exceeded our permitted maximum water usage by 6,600,000 gallons - our highest year in history. This was more than 22% above our permitted limit - and this, in the year before permit renewal.

With this challenge, our Water Conservation Committee had its work cut out. An expedited Water Conservation Plan was put into action:

1. **Mandatory Rain Sensor on every home.** After a strong education program by mail, and a few threats, Bob Oechslin and his team helped install Rain Sensors on 100% of Waterwood homes and commons. And, at the same time, adjusted their controllers to St. Johns Water Management guidelines.
2. **Implemented SJRWMD restrictions of two day per week watering.**
3. **Coordinated presentation of "Florida Friendly Landscaping Seminar" by SJRWMD and LCWA** to about 60 Waterwood residents here in the clubhouse.
4. **Coordinated extensive education program concerning need for Water Conservation**
5. **Waterwood became member of Florida Rural Water Association.**
  - \* Conducted LEAK TEST of Waterwood system; found to be tight.
  - \* Conducted calibration check of our Master Flow Meter as required by SJRWMD, found accurate to 0.6%, very good.
  - \* Planning for a "Smoke Test" of our sewer system in the near future.
6. **Worked closely with Clyde Bitner and Tom Felton to prepare and submit Water Permit Renewal application to SJRWMD. Awaiting Permit approval**

All this resulted in a reduction in our 2001 water usage by 25.28%, to end the year within our permitted maximum of 28,000,000 gallons per year. A copy of our water usage history is attached.

We thank all our residents for proving that Waterwood can truly do its part in continuing to conserve water.

Respectfully submitted,  
WATER CONSERVATION COMMITTEE  
Murray McMahon, Chairman  
Bob Oechslin  
Clyde Bitner

For 2002 CUP-3 review, it appears that the TOTAL Waterwood acreage (36.9 acres) was utilized for irrigation calcs, probably because ALL households are unmetered and pull from the community well.

The 2022 CUP-4 summary will explain how it was done differently for the CUP-4 review (13.77 acres).

TYPE OF VEGETATION	NO. OF ACRES	IRRIGATION METHOD	AMOUNT REQUESTED (Mgals/Year)*	SOURCE NAME (lake, or well ID)
LAWN/LANDSCAPING	36.9	AUTOMATICALLY CONTROLLED SPRINKLERS WITH RAIN SENSORS	15 *	WELL #1

1/2 X URBAN Landscape & Irrigation system completed by Sept 2013

2. Attach 2 copies of the following:

Main Well #1 the 10" case diameter and 180' depth.

NOTE: After 2002 CUP review, (~2019) a 2<sup>nd</sup> well #2 (4" @ 200') was added:

**SOURCES OF WATER**  
(Summary Data Sheet)

Please supply information regarding the source(s) of water for your activities. Include information regarding all wells/pumps on the property.

Table 1.  
**SUMMARY OF GROUND WATER SOURCES**

Water Pump Number	Well or Facility Name	Casing Elev. (ft)	Casing Depth (ft)	Steel Depth (ft)	Casing Material	Pump Capacity (GPM)	Total Depth	Use	Remarks
#1		16	81	180	2 1/4"	700	1980	NA	Domestic

\* - See use descriptions on page 4. If more than one use type, show predominate use.

*Waterwood Community Association*  
WCA Waterwood/Orlando      Yalaha, Florida 32127      (407) 324-3729

WATER CONSERVATION COMMITTEE

July 5, 2002

WCA BOARD OF DIRECTORS  
ALL MAINTENANCE

Re: Water Permit Approval  
CUP # 2778

Clyde and I are pleased to announce that we received our approved Water permit. It is dated June 2, 2002 and gives us a small increase in allowable water use over our old permit. The permit is for twenty (20) years, and allows "the use of 32.12 million gallons per year from the Floridan aquifer for household, landscape irrigation, and essential use."

This permit and the application documents will be filed in the WCA file system, and a copy of the permit will be placed in the office.

There are conditions with which we must continue to comply, and a few actions which we must implement in the future, but there are NO SURPRISES. All of the conditions were acknowledged as part of our application and are part of our WCA Conservation Plan, attached. Basically, Waterwood conditions that must continue include:

- Continue our Water conservation plan.
- Continue periodic reporting of use data to SJRWMD by Tom Felton.
- Have flow meters checked every three years, within 30 days of June 2. This can be a free service by our membership in Florida Rural Water Authority.
- INSTALL additional metering to measure non-household usage. This includes installing a meter to measure all practical commons irrigation systems, including the berm areas, Townhome circles, etc., and wherever else a meter can be placed to help quantify these uses. Two of these meters were installed in 2001. The 2002 budget contains money for more of these, and the 2003 budget must (Anyone who wants can argue the rationale for this metering, but it is a better trade off than individual home metering and charging!) It was a requirement in our old permit, also. WCA and TH Maintenance must accomplish. Clyde and I will assist.
- We need to get a better handle on Fire Dept. usage. (McMahon will do this.)
- Occasionally we must evaluate use of lake, pond, or other recycled water sources.
- Otherwise we keep on recording, promoting, educating, putting flyers in billings, watching sprinkler operation, and reporting in the WWWord.

We must avoid becoming complacent now that we have a 20 year permit. Water conservation is still critical.

Murray McMahon    and    Clyde Bitner

CC: Tom Felton

## WCA WATER CONSERVATION PLAN

1. WCA Board Action:
  - Require **ALL** Homes and Commons to have rain sensors on irrigation system by Nov. 2001.
  - Mandate immediate compliance with SJRWMD restrictions: (Jan. 2001)
    - NO watering between 10 am and 4 pm.
    - Two day per week maximum - as defined in law.
  - Enhance Water Conservation Committee authority. (March, 2001)

2. WATER CONSERVATION COMMITTEE ACTION:

- Letter to all residents mandating a rain sensor on every controller.
  - Establish a working committee to assist rain sensor program.
  - Purchase sensors in bulk for resale to residents.
  - Install sensor for any who need assistance.
  - Check and set all Controllers to required schedule.
  - Follow up and observe for violations.
- Report and recommend action to Board. <sup>10%</sup> Now 95% compliant.
- Maintenance Committee install Rain Sensors on all commons controllers.
- Join and actively participate in Florida Rural Water Assoc. (2001)
- • Consider organizing "Toilet Flapper Valve Replacement" program. (2002)
- • Evaluate recycle or lake water program for irrigation. (2003)
- Coordinate Waterwood education programs. (Continuing)

3. EDUCATION (Continuing)

- Publish water usage to Board and community monthly.
- • Include flyers from SJRWMD and LCWA in quarterly billing.
- • Include statement "THANK YOU FOR CONSERVING WATER" on each billing invoice. (Started in year 2000)
- • Place "door hanger" at any home observed in violation. (Continuing)
- Monthly articles in "Waterwood Word" concerning necessity of conserving water.
- Coordinated presentation of FLORIDA FRIENDLY LANDSCAPING by Teressa Watkins of LCWA. Over 60 attendees. (May, 2001)
- Stress Water Conservation crisis in meeting presentations.
- Encourage Xeriscape plantings. Include information in "Blue Book". (Feb. 2001)
- Waterwood representative (M. D. McMahon) participated in Lake County Water Auth. Task Force on Water Conservation techniques. (2000)

4. TRACKING - (Continuing)

- Record, evaluate, plot and distribute data analysis monthly, to show where our water goes and how we may conserve. (See Attached) -(Continuing)
- DOE* • Install meter to measure direct water usage to sewer plant. (April, 2001)
- DOE* • Install meter to measure water usage to clubhouse & pool. (April, 2001)
- • Direct installation of additional metering for all non-household usage points (Commons Irrigation, etc.) . (Complete by 2003)
- • Meter or otherwise quantatize regular usage by Lake County Fire Dept. for routine hose test programs and fire fighting. (see LCFD letter)

2012 plan

IMPORTANT - WATER CONSERVATION UP-DATE

Meters

As we rapidly approach our maximum allowable water usage in waterwood, the St. Johns water Management District office has tended to monitor our usage more and more closely. The threat from them might very well amount to a requirement that we have a seperate water meter for every residence. Costs to each residence . . . for purchase and installation . . . an estimated \$120.00. To further complicate the situation after installation, all 125 to 130 of these meters would have to be read on a periodic basis, and charges for water usage billed to each residence. Needless to say, we'd like to postpone these events for at least the next 150 years. Our course of action now is to convince the St. Johns people that we are genuinely making a supreme effort to conserve water.

Sensors

As a first step in the conservation process the installation of the MINI-CLIK Rain Sensors on every residence would be appropriate and desirable. The Waterwood Townhome Association budgeted for the purchase of the Mini-Clicks this year and will soon have all fifty-two units governed by thaes sensors. Incidentally, Rain Sensor devices are now required on all new homes constructed in Florida. It now seems most appropriate for the "Free Standing" home owners to join with the Townhome owners and have their irrigation systems regulated by the Rain Sensors. We can buy these sensors at an attractive price (about \$21. each) if we buy in quantity, and we have ample talent in Waterwood to aassist in the installations.

For those Free Standing homeowners who don't now have a Rain Sensor and would like to have their names added to a list to get one, please call Bob Oechslin (Oxlin) . . . 324-3611 . We will buy them for you (at the best price we can get) and sell them to you at our cost.

**PROPOSED WATER CONSERVATION RESOLUTIONS**

1. BE IT RESOLVED THAT WATERING LAWNS, GARDENS AND OTHER LANDSCAPED AREAS BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM IS PROHIBITED WITHIN WATERWOOD AS REQUIRED BY THE WATER MANAGEMENT DISTRICT. FURTHER, THIS RESOLUTION SHALL PROVIDE THAT HABITATUAL VIOLATORS OF THIS RESTRICTION SHALL BE SUBJECT TO HAVING THEIR WATER SUPPLY CUTOFF BY DIRECTION OF THE BOARD. PROVIDED HOWEVER, THIS RESTRICTION SHALL NOT APPLY TO NEWLY PLANTED MATERIALS FOR A PERIOD OF 30 DAYS FOLLOWING PLANTING.

2. BE IT RESOLVED THAT SINGLE FAMILY HOMES FROM AND AFTER THIS DATE BE REQUIRED TO OBSERVE THAT WATERING MAY ONLY BE DONE ON DAYS THAT COINCIDE WITH THE STREET NUMBER OF THE RESIDENCE--EVEN NUMBERED RESIDENCES WATER ON EVEN NUMBERED CALENDAR DAYS AND ODD NUMBERED RESIDENCES WATER ON ODD NUMBERED CALENDAR DAYS. PROVIDED FURTHER, THE TOWNHOMES SHALL BE REQUIRED TO PROGRAM THEIR SYSTEMS TO WATER ZONES ON ALTERNATE DAYS AND NOT WATER ALL ZONES ON ONE DAY WITH NO SUCCESSIVE DAYS OF WATERING FOR ANY ONE ZONE.

3. BE IT RESOLVED THAT THE BOARD CONFIRMS THAT THE MAINTENANCE COMMITTEE HAS BEEN ACTING AS THE DEFACTO "WATER CONSERVATION COMMITTEE" AND SHALL CONTINUE IN THIS CAPACITY. THE DUTIES AND RESPONSIBILITIES OF THIS COMMITTEE SHALL CONTINUE TO BE THAT OF IDENTIFYING AND REPORTING TO THE BOARD ANY AND ALL WATER CONSERVATION MEASURES THAT ARE APPROPRIATE FOR THE WATERWOOD COMMUNITY WHICH ARE CONSISTENT WITH GOOD WATER CONSERVATION METHODS AND WITH THE REQUIREMENTS OF THE WATER MANAGEMENT DISTRICT.

2003 – it appears that SJRWMD actually patrolled our neighborhood and issued notices of violation.

Haven't seen this from 2014-2022, but I suspect if we got close to our annual limit, it might start up again.

2022 – started internally monitoring of single-family home compliance to published schedule.

*Waterwood Community Association*

WATER CONSERVATION COMMITTEE

May 1, 2003

Ken Hed, WCA President  
Faye Newby, WCA Vice President  
John Faulstich, WTA President  
Mo Mokszycki, WCA Maintenance  
Gary Newby, WCA Maintenance  
Tom Lewis, WTA Maintenance  
Mickey Harvey, WTA Maintenance  
Charles Russell, WCA Board Water Rep  
Lew Wilson, WCA Board Maint. Rep

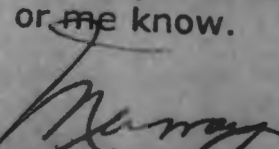
Re: SECOND SPRINKLER VIOLATION WARNING

Attached is a copy of a SECOND Violation Warning citation issued by SJRWMD against Waterwood on March 21. Apparently at 2:59 AM on March 21, a FRIDAY, the St. Johns patrol person detected sprinklers operating near the 600 Townhome building. This is the same date of the first citation near the entry. According to St. Johns mandate, sprinklers can operate between 4 PM and 10 AM, two days per week - Wednesday and Saturday or Thursday and Sunday. **NEVER ON FRIDAY!**

The citation was initially sent to Larry Morris at 604 Waterwood in error, since the sprinklers were operating near his home. I notified SJRWMD that the responsible party should be WTA, and the records are corrected.

As you know, I discussed the first citation with authorities at St. Johns and wrote them a nice letter of explanation. I was told that any further infraction after the warning will subject us to an automatic fine. (I don't think I will write them about this one.)

Never-the-less, we must now be ultra careful that ALL WCA and WTA commons sprinklers are properly set and that we continue to advise our residents to be ultra careful as well. If anyone notices sprinklers operating at illegal times, let them or me know.

  
Murray McMahon  
Water Conservation



# St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director

Post Office Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

June 6, 2003

**CERTIFIED MAIL NO. 7001-2510-0006-9701-4032**

Waterwood Community Assn.  
300 Waterwood Drive  
Yalaha, FL 34797

RE: Consent Order for Violation of Water Shortage Order  
F.O.R. 2000-62; Consent Order #1586

Dear Waterwood Community Assn.:

On **May 20, 2003**, staff for the St. Johns River Water Management District inspected your property located at **Route 48, Yalaha, FL 34797**, and observed the following activity: **watering islands along Waterwood Way on the wrong day.**

Please be advised that the above-described activity is a violation of the District's Water Shortage Order issued on January 10, 2001. Section 373.129, Florida Statutes, authorizes



Florida

Department of Financial Services  
TOM GALLAGHER, CHIEF FINANCIAL OFFICER



FLDFS · Office of Financial Institutions and Securities Regulation · Office of Insurance Regulation ·

### Professional Liability Closed Claims Orders

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#### INSTRUCTIONS FOR ORDERING COPIES OF FLORIDA PROFESSIONAL LIABILITY CLOSED CLAIM FILES

All requests for copies of closed claim reports must be in writing. This can be done by mail or FAX. The mailing address is:

Florida Department of Insurance  
Attn: Document Processing Section  
P.O. Box 5320  
Tallahassee, FL 32314-5320

If you wish to FAX your request, please address it to "Attn: Document Processing Section" and FAX to (850)488-3429.

All requests submitted must have the following information:

For doctor's and lawyer's closed claims:

1. The professional's name (please be sure to specify whether your request applies to medical professional liability claims or legal professional liability claims)
2. Department file number or date time frame (ie. 1983-1994)
3. License number of the doctor (in case there is more than one name listed)

For hospital closed claims:

1. The hospital's name
2. Date time frame