

Governing Board Meeting

Agenda and Meeting Information

August 26, 2025

9:00 a.m.

Brooksville Office

2379 Broad Street • Brooksville, Florida
(352) 796-7211 • 1-800-423-1476

Southwest Florida
Water Management District

WATERMATTERS.ORG • 1-800-423-1476



2379 Broad Street, Brooksville, Florida 34604
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

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The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District's functions, including access to and participation in the District's programs, services and activities. Anyone requiring reasonable accommodation, or who would like information as to the existence and location of accessible services, activities, and facilities, as provided for in the Americans with Disabilities Act, should contact the Human Resources Office Chief, at 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or 1-800-423-1476 (FL only); or email ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). If requested, appropriate auxiliary aids and services will be provided at any public meeting, forum, or event of the District. In the event of a complaint, please follow the grievance procedure located at WaterMatters.org/ADA.

Final Agenda GOVERNING BOARD MEETING

**AUGUST 26, 2025
9:00 AM**

**2379 BROAD STREET, BROOKSVILLE, FL 34604
(352) 796-7211**

All meetings are open to the public

- › Viewing of the Board meeting will be available through the District's website at WaterMatters.org.
- › Public input will be taken only at the meeting location.
- › Public input for issues not listed on the published agenda will be heard shortly after the meeting begins.

Pursuant to Section 373.079(7), Florida Statutes, all or part of this meeting may be conducted by means of communications media technology in order to permit maximum participation of Governing Board members.

The Governing Board may take official action at this meeting on any item appearing on this agenda and on any item that is added to this agenda as a result of a change to the agenda approved by the presiding officer of the meeting pursuant to Section 120.525, Florida Statutes.

The order of items appearing on the agenda is subject to change during the meeting and is at the discretion of the presiding officer.

Public Comment will be taken after each presentation and before any Governing Board action(s) except for Governing Board hearings that involve the issuance of final orders based on recommended Orders received from the Florida Division of Administrative Hearings.

Unless specifically stated, scheduled items will not be heard at a time certain.

The current Governing Board agenda and minutes of previous meetings are available at WaterMatters.org.

Bartow Office

170 Century Boulevard
Bartow, Florida 33830
(863) 534-1448 or 1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240
(941) 377-3722 or 1-800-320-3503 (FL only)

Tampa Office

7601 Hwy 301 N
Tampa, Florida 33637
(813) 985-7481 or 1-800-836-0797 (FL only)

MEETING NOTICE

1. CONVENE PUBLIC MEETING

- 1.1 Call to Order
- 1.2 Invocation and Pledge of Allegiance
- 1.3 Employee Recognition
- 1.4 Additions/Deletions to Agenda
- 1.5 Public Input for Issues Not Listed on the Published Agenda

2. CONSENT AGENDA

- 2.1 **Finance/Outreach and Planning Committee:** Knowledge Management: Fund Balance Policy
- 2.2 **Resource Management Committee:** FARMS – Sandhill Native Growers – Phase 2 – H829 (DeSoto County)
- 2.3 **Operations, Lands and Resource Monitoring Committee:** Consent to Withlacoochee River Electric Cooperative Easement Agreement – Green Swamp Wilderness Preserve West Tract – SWF Parcel No. 10-411-127X (Pasco County)
- 2.4 **Regulation Committee:** Water Use Permit No. 20 006040.012, City of Zephyrhills / City of Zephyrhills (Pasco County)
- 2.5 **General Counsel's Report:** Authorization to Issue Administrative Complaint and Order – Environmental Resource Permit Violations; As-Built Deviations – Piper Road Owner, LLC – Environmental Resource Permit No. 43045609.000 – (Charlotte County)
- 2.6 **Executive Director's Report:** Approve Calendar for Fiscal Year 2026 Meeting Dates
- 2.7 **Executive Director's Report:** Approve Governing Board Minutes – July 22, 2025

3. FINANCE/OUTREACH AND PLANNING COMMITTEE

- 3.1 **Discussion:** Consent Item(s) Moved to Discussion
- 3.2 **Discussion:** Action Item: Kirkland Ranch Land Acquisition
- 3.3 **Discussion:** Information Item: Review of Self-Funded Health Plans
- 3.4 **Submit & File:** Information Item: Budget Transfer Report

4. OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE

- 4.1 **Discussion:** Consent Item(s) Moved to Discussion
- 4.2 **Discussion:** Information Item: Hydrologic Conditions Report

5. RESOURCE MANAGEMENT COMMITTEE

- 5.1 **Discussion:** Consent Item(s) Moved to Discussion
- 5.2 **Submit & File:** Information Item: Minimum Flows and Minimum Water Levels Priority List and Schedule Update
- 5.3 **Submit & File:** Information Item: Lower Hillsborough River Recovery Strategy Implementation – Annual Update

- 5.4 **Submit & File:** Information Item: Proposed Minimum Levels for Lakes Angelo and Denton Prior to Independent Scientific Peer Review

6. REGULATION COMMITTEE

- 6.1 **Discussion:** Consent Item(s) Moved to Discussion

7. GENERAL COUNSEL'S REPORT

- 7.1 **Discussion:** Consent Item(s) Moved to Discussion
- 7.2 **Discussion:** Action Item: Affirm Governing Board Committee Actions

8. COMMITTEE/LIAISON REPORTS

- 8.1 **Discussion:** Information Item: Environmental Advisory Committee

9. EXECUTIVE DIRECTOR'S REPORT

- 9.1 **Discussion:** Information Item: Executive Director's Report

10. CHAIR'S REPORT

- 10.1 **Discussion:** Information Item: Chair's Report
- 10.2 **Discussion:** Information Item: Employee Milestones

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Tampa Office

7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

GOVERNING BOARD OFFICERS, COMMITTEES AND LIAISONS

Approved June 2025

OFFICERS	
Chair	John Mitten
Vice Chair	Jack Bispham
Secretary	Ashley Bell Barnett
Treasurer	John E. Hall

OPERATIONS, LANDS AND RESOURCE MONITORING COMMITTEE
Chair Robert Stern

RESOURCE MANAGEMENT COMMITTEE
Chair Dustin Rowland

REGULATION COMMITTEE
Chair James Holton

FINANCE/OUTREACH AND PLANNING COMMITTEE
Chair John E. Hall*

All Governing Board members are a member of each committee.

** Board policy requires the Governing Board Treasurer to chair the Finance/Outreach and Planning Committee.*

STANDING COMMITTEE LIAISONS	
Agricultural and Green Industry Advisory Committee	Dustin Rowland
Environmental Advisory Committee	Josh Gamblin
Industrial Advisory Committee	James Holton
Public Supply Advisory Committee	Robert Stern

OTHER LIAISONS	
Central Florida Water Initiative	Ashley Bell Barnett
Spring Coast Steering Committee	Kelly Rice
Coastal & Heartland National Estuary Partnership Policy Committee	John E. Hall
Sarasota Bay Estuary Program Policy Board	Jack Bispham
Tampa Bay Estuary Program Policy Board	Nancy Watkins
Tampa Bay Regional Planning Council	Vacant

John R. Mitten
Chair, Hernando, Marion

Jack Bispham
Vice Chair, Manatee

Ashley Bell Barnett
Secretary, Polk

John E. Hall
Treasurer, Polk

Ed Armstrong
Former Chair, Pinellas

Kelly S. Rice
Former Chair, Citrus, Lake,
Levy, Sumter

Michelle Williamson
Former Chair, Hillsborough

Josh Gamblin
DeSoto, Hardee, Highlands

James Holton
Pinellas

Dustin Rowland
Pasco

Robert Stern
Hillsborough

Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

Southwest Florida Water Management District Schedule of Meetings Fiscal Year 2025

Governing Board Meeting

October 22, 2024 – 9:00 a.m., Brooksville Office
November 19, 2024 – 9:00 a.m., Tampa Office
December 17, 2024 – 9:00 a.m., Brooksville Office
January 28, 2025 – 9:00 a.m., Tampa Office
February 25, 2025 – 9:00 a.m., Brooksville Office
March 25, 2025 – 9:00 a.m., Tampa Office
April 22, 2025 – 9:00 a.m., Brooksville Office
May 20, 2025 – 9:00 a.m., Tampa Office
June 24, 2025 – 9:00 a.m., Brooksville Office
July 22, 2025 – 9:00 a.m., Tampa Office
August 26, 2025 – 9:00 a.m., Brooksville Office
September 23, 2025 – 3:00 p.m., Tampa Office

Governing Board Workshop

December 17, 2024 – 9:30 a.m., Brooksville Office
March 25, 2025 – 9:30 a.m., Tampa Office

Governing Board Budget Hearing – 5:01 p.m., Tampa Office

2025 – September 9 & 23

Agricultural & Green Industry Advisory Committee – 10:00 a.m.

2024 – December 3
2025 – March 11 (meeting replaced with March 7 tour), June 10, September 9

Environmental Advisory Committee – 10:00 a.m.

2024 – October 8 (canceled)
2025 – January 14, April 8, July 8

Industrial Advisory Committee – 10:00 a.m.

2024 – November 5
2025 – February 11 (meeting replaced with Feb. 28 tour), May 6, August 12

Public Supply Advisory Committee – 1:00 p.m.

2024 – November 5
2025 – February 11 (meeting replaced with Feb. 28 tour), May 6, August 12

Springs Coast Management Committee – 1:30 p.m.

2024 – October 23, December 4
2025 – January 8, February 19, May 21 (canceled), July 9

Springs Coast Steering Committee – 2:00 p.m.

2024 – November 6
2025 – January 22, March 5, July 23

Meeting Locations

Brooksville Office – 2379 Broad St., Brooksville, FL 34604
Tampa Office – 7601 US Highway 301 North, Tampa, FL 33637

Governing Board Meeting
August 26, 2025

1. CONVENE PUBLIC MEETING

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1.5 Public Input for Issues Not Listed on the Published Agenda..... 10

CONVENE PUBLIC MEETING

August 26, 2025

Call to Order

The Board Chair calls the meeting to order. The Board Secretary confirms that a quorum is present. The Board Chair then opens the public meeting. Anyone wishing to address the Governing Board concerning any item listed on the agenda or any item that does not appear on the agenda should fill out and submit a speaker's card. Comments will be limited to three minutes per speaker, and, when appropriate, exceptions to the three-minute limit may be granted by the Chair. Several individuals wishing to speak on the same issue/topic should designate a spokesperson.

Presenter:

John Mitten, Chair

CONVENE PUBLIC MEETING

August 26, 2025

Invocation and Pledge of Allegiance

An invocation is offered. The Board Chair conducts the Pledge of Allegiance to the Flag of the United States of America.

Presenter:

John Mitten, Chair

CONVENE PUBLIC MEETING

August 26, 2025

Employee Recognition

Staff that have reached 20 or more years of service at the District will be recognized.

Presenter:

John Mitten, Chair

CONVENE PUBLIC MEETING

August 26, 2025

Additions/Deletions to Agenda

According to Section 120.525(2), Florida Statutes, additions to the published agenda will only be made for "good cause" as determined by the "person designated to preside." Based upon that authority, the Chair has determined that good cause exists to make certain changes to the agenda. These changes are being made in order to permit the Governing Board to efficiently accomplish necessary public business at this meeting and to reflect the items on the agenda that have been requested or suggested to be deleted, revised, supplemented or postponed.

ADDITIONS: The items that have been added to the agenda were received by the District after publication of the regular agenda. The Board was provided with the information filed and the District staff's analyses of these matters. Staff has determined that action must be taken on these items prior to the next Board meeting. Therefore, it is the District staff's recommendation that good cause has been demonstrated and should be considered during the Governing Board's meeting.

Staff Recommendation:

Approve the recommended additions and deletions to the published agenda if necessary.

Presenter:

Brian J. Armstrong, P.G., Executive Director

CONVENE PUBLIC MEETING

August 26, 2025

Public Input for Issues Not Listed on the Published Agenda

At this time, the Board will hear public input for issues not listed on the published agenda.

Presenter:

John Mitten, Chair

Governing Board Meeting

August 26, 2025

2. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine and action will be taken by one motion, second of the motion and approval by the Board. If discussion is requested by a Board member, that item(s) will be deleted from the Consent Agenda and moved to the appropriate Committee or Report for consideration.

2.1	Finance/Outreach and Planning Committee: Knowledge Management: Fund Balance Policy	11
2.2	Resource Management Committee: FARMS – Sandhill Native Growers – Phase 2 – H829 (DeSoto County).....	17
2.3	Operations, Lands and Resource Monitoring Committee: Consent to Withlacoochee River Electric Cooperative Easement Agreement – Green Swamp Wilderness Preserve West Tract – SWF Parcel No. 10-411-127X (Pasco County)	20
2.4	Regulation Committee: Water Use Permit No. 20 006040.012, City of Zephyrhills / City of Zephyrhills (Pasco County).....	30
2.5	General Counsel’s Report: Authorization to Issue Administrative Complaint and Order – Environmental Resource Permit Violations; As-Built Deviations – Piper Road Owner, LLC – Environmental Resource Permit No. 43045609.000 (Charlotte County)	51
2.6	Executive Director’s Report: Approve Calendar for Fiscal Year 2026 Meeting Dates.....	53
2.7	Executive Director’s Report: Approve Governing Board Minutes – July 22, 2025.....	55

CONSENT AGENDA

August 26, 2025

Finance/Outreach and Planning Committee: Knowledge Management: Fund Balance Policy

Purpose

Request approval of the revised Fund Balance Governing Board Policy.

Background/History

The Board Policy requires a review of the District's Fund Balance Policy every five years and approval of any modifications made thereto. The previous review was completed on May 7, 2020, and no edits were suggested at that time.

As discussed at the July 2025 Governing Board meeting, staff performed a review of Governing Board Policy, *Fund Balance*. While no substantive changes were needed, staff updated the format to align with the new policy template. Additionally, editorial changes were made to improve language clarity, update titles, and remove duplicate language.

Benefits

Reviewing and updating the District's Fund Balance Policy will maintain compliance with the Knowledge Management initiative, provide clarity, and remove duplicate language.

Staff Recommendation:

Approve the Fund Balance Governing Board Policy as revised.

Presenter:

Melisa Lowe, Bureau Chief, Finance Bureau

GOVERNING BOARD POLICY

Southwest Florida Water Management District

Title: Fund Balance

Document Owner: Executive Director

Approved By: Board Chair

Effective Date: 08/26/2025

Supersedes: 09/29/2015

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PURPOSE

The District will maintain Fund Balance, as defined herein, in accordance with Governmental Accounting Standards. Fund Balance shall be reported in classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The fund balance classifications are non-spendable, restricted, committed, assigned and unassigned.

A Fund Balance policy is adopted in order to: 1) Provide sufficient cash flow for daily financial needs; 2) Offset significant economic downturns or revenue shortfalls; 3) Provide funds for unforeseen expenditures related to emergencies; and 4) Set aside funds for long- and short-term projects. Fund balance information is used to identify the available resources to reduce property taxes, add new governmental programs, expand existing programs, repay long-term debt (where applicable) or enhance the financial position of the District, in accordance with policies established by the District's Governing Board.

SCOPE

This Policy applies to the net position of the District's governmental funds.

AUTHORITY

Governmental Accounting Standards

GOVERNING BOARD POLICY

Title: Fund Balance

Effective Date: 08/26/2025

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DEFINITIONS

N/A

STANDARDS

Governmental Accounting Standards

POLICY

A. FUND BALANCE CLASSIFICATIONS

1. Non-Spendable Fund Balance

Non-spendable fund balance includes amounts that cannot be spent because they are either (a) not in spendable form such as inventory and prepaid items; or (b) legally or contractually required to be maintained intact such as a permanent endowment fund.

2. Restricted Fund Balance

Restricted fund balance includes amounts that are restricted to specific purposes. The restrictions placed on the use of resources that identify and describe circumstances under which a need for funds arise must either be (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

3. Committed Fund Balance

Committed fund balance includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (i.e., by resolution) of the Governing Board. Those committed amounts and their constraints cannot be altered or lifted unless the Governing Board authorizes such by taking the same formal action it imposed to commit those funds. Fund balance may be committed for such purposes including but not limited to: (a) future major maintenance and repair projects; (b) meeting future obligations resulting from unanticipated events; (c) accumulating resources pursuant to stabilization arrangements; and d) setting aside amounts for specific projects.

4. Assigned Fund Balance

Assigned fund balance includes amounts that are constrained by the District's intent to use the amounts for specific purposes but are neither restricted nor committed. The determination of assignment is delegated by the Governing Board to the Division Director of Business and Information Technology Services or, in the Director's absence, the Finance Bureau Chief. Assignment of fund balance may be: (a) made for a specific purpose that is narrower than the general purposes of the District itself; or (b) used to reflect the appropriation of a portion of existing unassigned fund balance to eliminate a projected deficit in the subsequent year's budget in an amount no greater than the projected excess of expected expenditures over expected revenues.

Assigned fund balance shall reflect management's intended use of resources as set forth in the annual budget (and any amendments thereto). Assigned fund balance may or may not be

GOVERNING BOARD POLICY

Title: Fund Balance

Effective Date: 08/26/2025

Page 3 of 5

appropriated for expenditure in the subsequent year depending on the timing of the project/reserve for which it was assigned.

5. Unassigned Fund Balance

Unassigned fund balance is the residual classification for the general fund and represents fund balance that has not been restricted, committed or assigned to a specific purpose within the general fund.

B. RESERVATION OF FUND BALANCE

1. Committed Fund Balance

The Governing Board hereby establishes the following committed fund balance reserves:

- a. Economic Stabilization Fund – Reservation of fund balance to address an unexpected non-routine circumstance, such as:
 - i. When the President of the U.S. or the Governor of Florida declares an emergency by executive order and the District's funds are not sufficient to continue operations for a minimum of a two-month period; or
 - ii. When the Governing Board determines through adoption of a resolution that damages and/or losses have directly impacted the citizens and/or the environment within District boundaries, including structural emergencies, for which remedial action cannot wait until the next fiscal year; or
 - iii. When projected ad valorem tax collections are two percent less than 96 percent of the taxable property values as certified by the District's 16 counties multiplied by the Governing Board approved millage rate. Projections are based on historical collections (e.g., due to refunds of prior year tax collections resulting from successful challenges of property assessments, county unable to sell sufficient tax certificates for unpaid property taxes).

The amount of the fund will be equal to two months (16.7 percent) of operating expenditures based on the subsequent year's approved budget, with the amount reset at the end of each fiscal year as part of the budget adoption process. Use of the fund will require a budget amendment and resolution approved by the Governing Board. Any amounts used from the fund will be replenished within a three-year period.

- b. Long-term Projects Reserve – Reservation of fund balance for the purpose of funding future water supply and water resource development and other long-term District core mission projects. The reserve amount will be adopted by resolution based on future projects as approved by the Governing Board.

GOVERNING BOARD POLICY

Title: Fund Balance

Effective Date: 08/26/2025

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2. Assigned Fund Balance

The Governing Board authorizes its delegate to establish the following assigned fund balance reserve, including but not limited to:

Short-term Projects Reserve – Assignment of fund balance for the purpose of funding alternative water supply projects, water resource development projects including facilitating agricultural resource management systems (FARMS) projects, storm-water improvement projects (water quality and flood protection), and restoration projects.

C. SPENDING ORDER OF FUND BALANCES

The District reduces restricted fund balance amounts first when both restricted and unrestricted fund balances including committed, assigned, and unassigned are available, and when expenditures are incurred for the purposes for which amounts in the restricted fund balance could be used. Regarding unrestricted fund balance, committed amounts would be reduced first, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

D. ANNUAL REVIEW AND DETERMINATION OF FUND BALANCE POLICY

Compliance with the provisions of this policy shall be reviewed as a part of the annual financial audit and preparation of the District's Annual Comprehensive Financial Report.

DISTRIBUTION

This Policy will be stored in the designated Governing Board Policy Repository. The Finance Bureau Chief will be notified if any changes to the Policy are necessary.

REFERENCES

N/A

REVIEW PERIOD

This Policy will be reviewed every five years.

GOVERNING BOARD POLICY**Title: Fund Balance****Effective Date: 08/26/2025****Page 5 of 5****DOCUMENT DETAILS**

Document Name	Fund Balance
Formerly Known As	N/A
Document Type	Policy
Author(s)	Finance Bureau Chief, Accounting Manager
Reviewing Stakeholder(s)	Office of General Counsel, Senior staff, Executive staff, Budget Manager
Document Owner Name	Brian Armstrong
Document Owner Title	Executive Director
Review Period (in days)	1825
Span of Control	Governing Board
Supersedes Date	09/29/2015
Effective Date	08/26/2025

APPROVAL

John R. Mitten
Chair

Date

CONSENT AGENDA

August 26, 2025

**Resource Management Committee: FARMS – Sandhill Native Growers – Phase 2 – H829
(DeSoto County)**

Purpose

To request approval for a Facilitating Agricultural Resource Management Systems (FARMS) project with Sandhill Native Growers, Inc., and approval to reimburse FARMS eligible costs up to a not-to-exceed limit of \$64,687 (63 percent of total project costs). The District funding is requested from the Governing Board FARMS Fund. Total project costs are estimated at \$102,687.

Project Proposal

The District received a project proposal from Sandhill Native Growers, Inc. for their 150-acre property located four miles east of Arcadia in southern DeSoto County, within the Southern Water Use Caution Area (SWUCA), and Shell, Prairie and Joshua Creek Priority Area (SPJC). The proposal is for an expansion to their existing alternative water supply project that utilizes a 2-acre reservoir to collect tailwater and surface water from the property and surrounding watershed. Mainline piping will be used to offset Upper Floridan aquifer groundwater use on an additional 11 acres of container nursery. This portion of the property is permitted to use 49,400 gallons per day (gpd) for supplemental irrigation. The Water Use Permit (WUP) for the entire property authorizes the use of 302,800 gpd for 75 acres of container nursery. FARMS project components consist of mainline piping necessary to connect the existing surface water reservoir to the irrigation system in the southwest portion of the property, the automation of the groundwater pump in that section of the property and valve automation.

On January 24, 2023, the Governing Board approved a FARMS project with Sandhill Native Growers, Inc., on this property, to facilitate the use of a 2-acre reservoir to offset groundwater used for supplemental irrigation of a 61 acres of their container nursery. FARMS project components consisted of two surface water pump stations, the automation of the surface water pumps, automation of groundwater pumps in the eastern section of the property, filtration, a weather station, soil moisture probes, valve automation, fertigation, and the piping necessary to connect the surface water to the existing irrigation system in the eastern section of the property. The estimated offset for this project was 80,000 gpd. The project went online in December 2024 and is still ramping up with an offset of 176,900 gpd reached in June 2025.

Benefits/Costs

The proposed project involves water quantity and water quality best management practices for supplemental irrigation, reduction in mineralized groundwater impacts to the SPJC, and therefore qualifies for 75 percent cost-share reimbursement under the FARMS Program. The project is expected to reduce groundwater use by an additional eight percent, or 25,000 gpd for supplemental irrigation. Based on the estimated groundwater offset, and a proposed five-year contract term, the cost per thousand gallons of water saved is \$2.45. These values are within the guidelines for the generally accepted average cost savings per thousand gallons for the implementation of alternative water supplies, and improved irrigation techniques for container nurseries. Reimbursement will be from the Governing Board FARMS Fund. Upon approval of the project presented at this meeting, the Governing Board will have \$1,389,810 remaining in its FARMS Program budget.

Staff Recommendation:

1. Approve the Sandhill Native Growers, Inc. – Phase 2 project for a not-to-exceed project reimbursement of \$64,687 provided by the Governing Board;
2. Authorize the transfer of \$64,687 from fund 010 H017 Governing Board FARMS Fund to the H829 Sandhill Native Growers, Inc. – Phase 2 project fund;
3. Authorize the Division Director to sign the agreement.

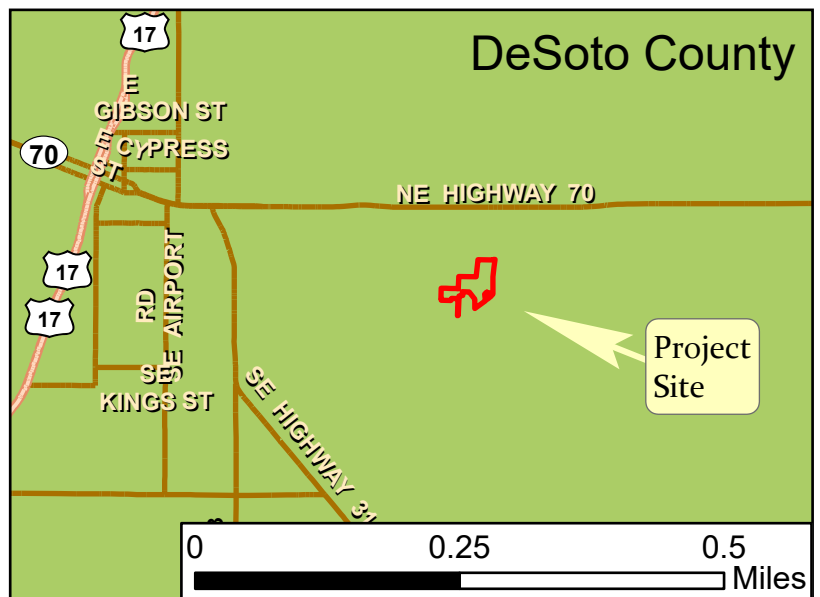
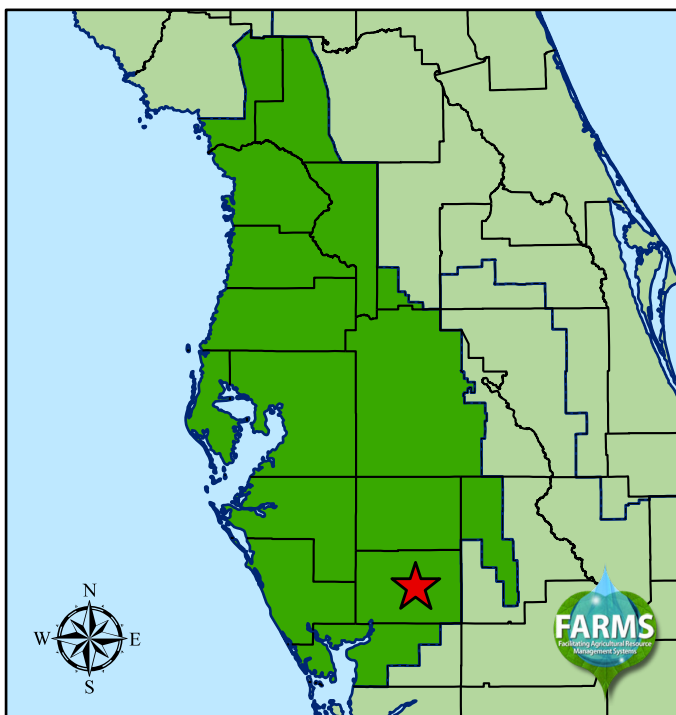
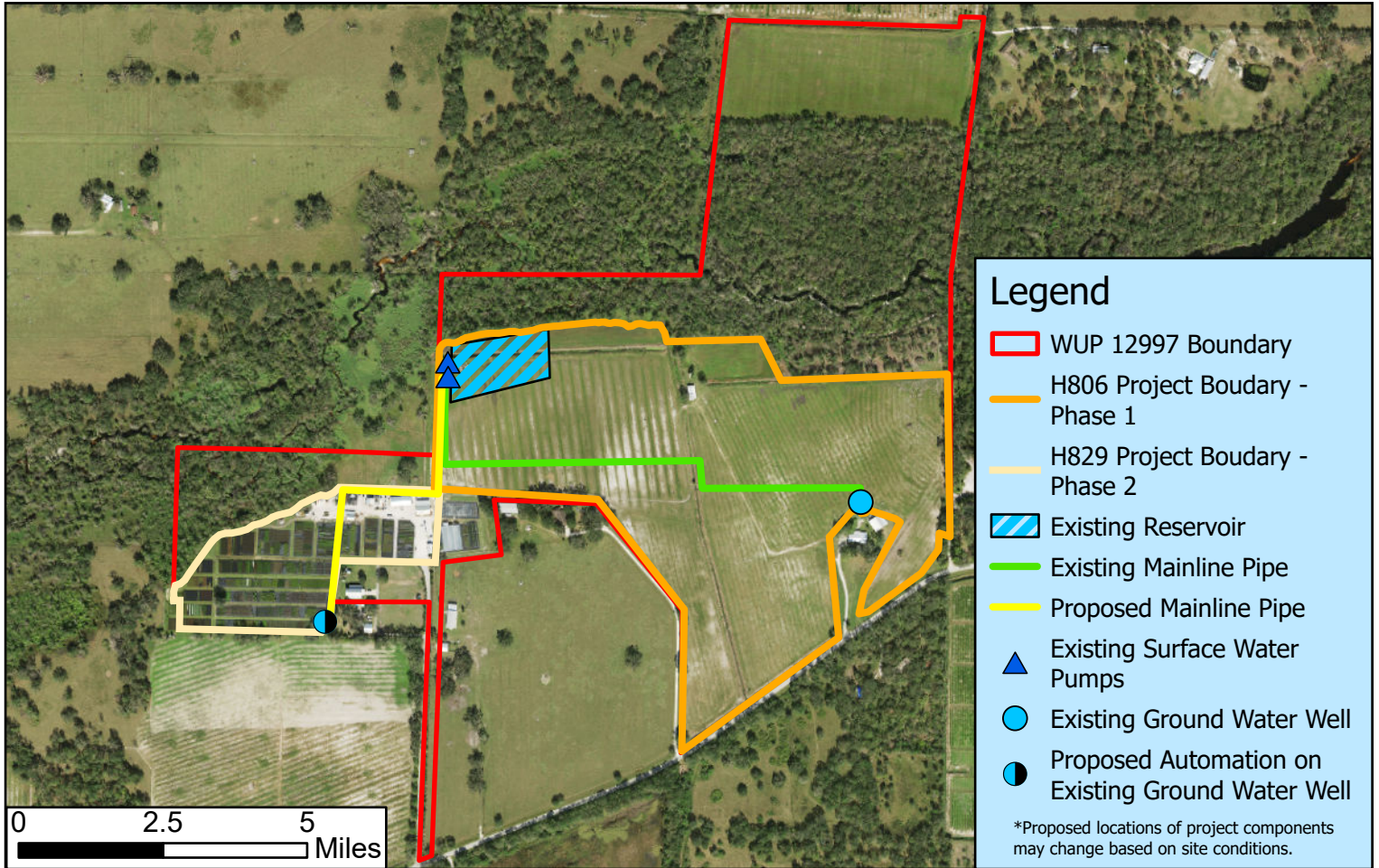
Presenter:

Carole Estes, P.G., FARMS Program Manager, Water Resources Bureau

Location Map

Sandhill Native Growers - Phase 2

FARMS Project H829



Southwest Florida
Water Management District

DMB 07/15/2025
2023 Aerial
19 2012 NAVTEQ

CONSENT AGENDA**August 26, 2025****Operations, Lands and Resource Monitoring Committee: Consent to Withlacoochee River Electric Cooperative Easement Agreement – Green Swamp Wilderness Preserve West Tract – SWF Parcel No. 10-411-127X (Pasco County)***Purpose*

The purpose of this item is to request Governing Board consent to a utility easement (Easement) between a private landowner and the Withlacoochee River Electric Cooperative, Inc. (WREC) for the installation of underground lines, cables, data transmission and communication facilities, supporting structures, and appurtenances necessary to ensure continued electricity supply during the Florida Department of Transportation (FDOT) road widening construction project along the southern boundary of the Green Swamp Wilderness Preserve West Tract. A general location map, site map, and the Easement are included as Exhibits 1, 2, and 3 respectively.

Background/History

In 2015, during a surplus lands evaluation, the District identified SWF Parcel No. 10-411-118S, also known as GSW-4, within the Green Swamp Wilderness Preserve West Tract as surplus. GSW-4 subsequently sold in 2019 to James Jenkins (Jenkins), who currently owns the fee interest in the parcel. As part of the sale, the District retained a perpetual conservation easement, SWF Parcel No. 10-411-121C, on the parcel to protect the conservation value. The southern boundary of this parcel borders US Highway 98 (US 98).

The Florida Department of Transportation (FDOT) is currently conducting a project to widen US 98 through Pasco County from a two-lane undivided roadway to a four-lane divided highway. To avoid conflicts with existing overhead electric lines during the project, WREC requested a ten-foot-wide utility easement adjacent to the FDOT right of way and within the southern boundary of Jenkins' parcel for the installation of underground electric service.

The proposed easement will alleviate current space constraints and allow WREC to install the underground electric service, necessary for advancement of the FDOT road widening construction project and ensuring uninterrupted service to their members during the FDOT construction. The conservation easement requires the Governing Board's consent to any encumbrances on the property.

Benefits/Costs

The proposed underground installation will enable WREC to deliver electricity efficiently and securely with minimal disruption and will decrease the risks of damage to lines at this location. There is no cost to the District other than staff time for processing.

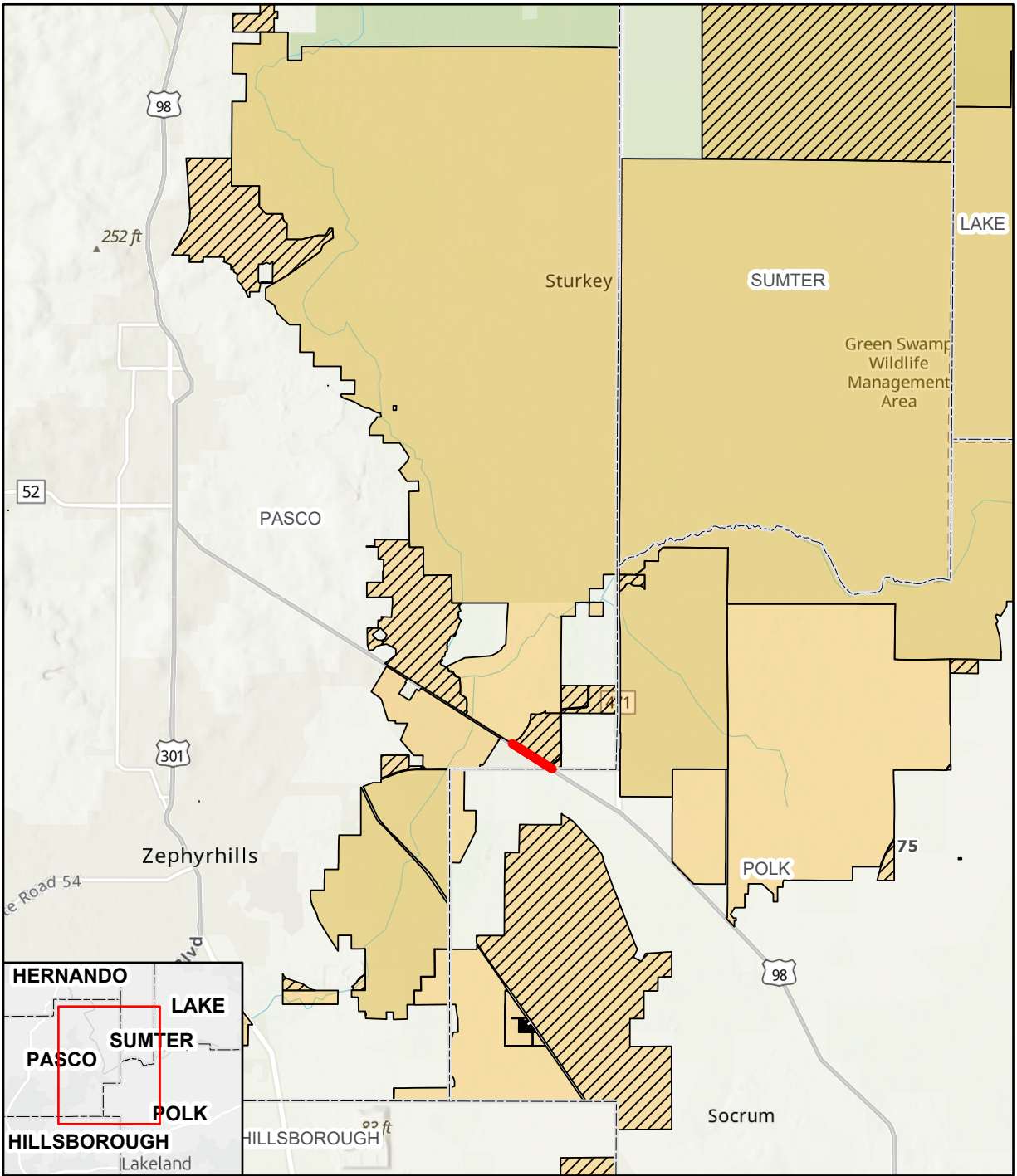
Staff Recommendation:

- Consent to the Easement and authorize the Chair and Secretary to execute on behalf of the District; and
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

Presenter:

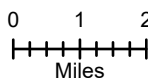
Ellen Morrison, Bureau Chief, Land Resources Bureau

Exhibit 1
Green Swamp Wilderness Preserve West Track
SWF Parcel No. 10-411-127X
Location Map



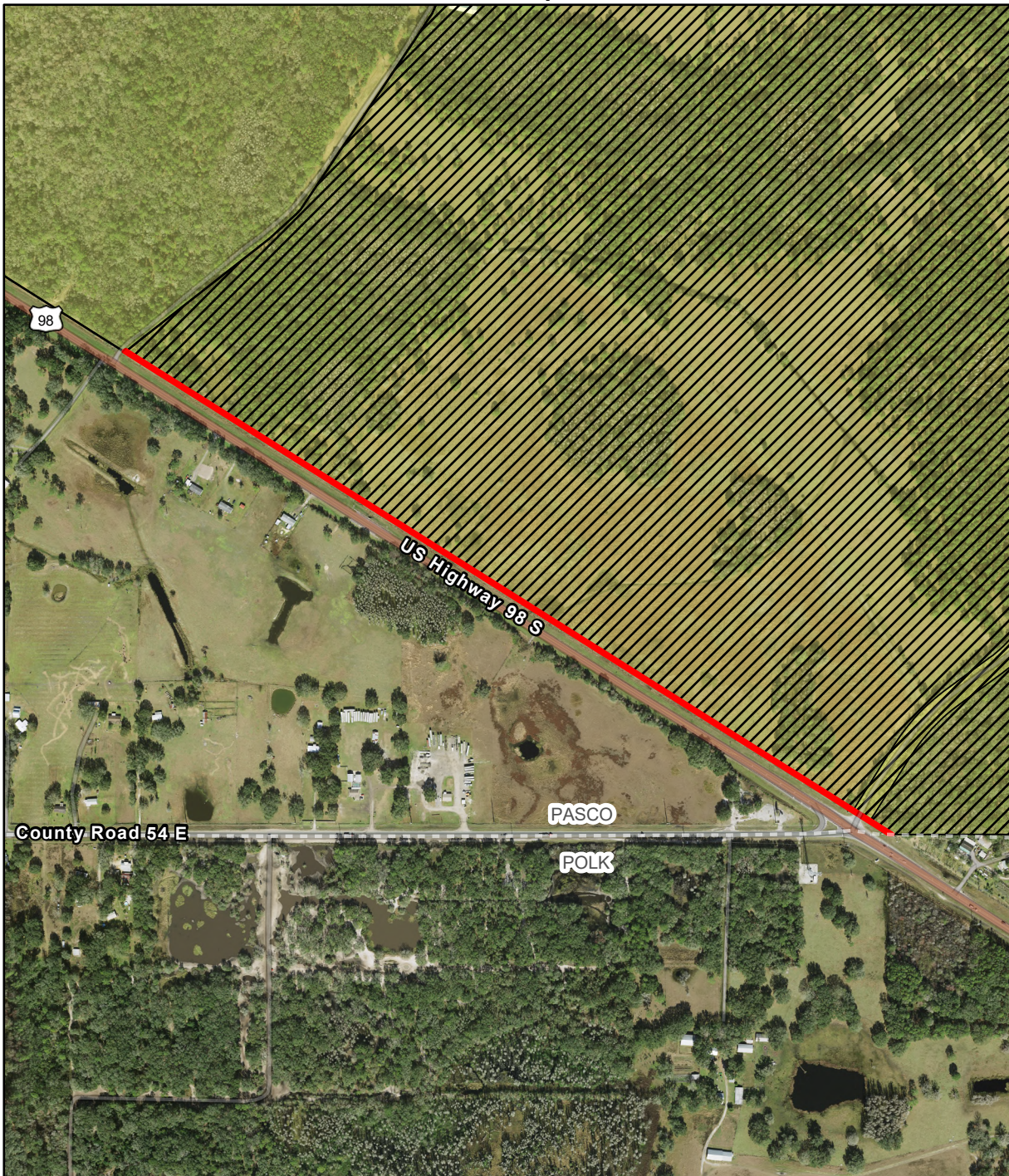
Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

- WREC Easement (SWF# 10-411-127X)
- District Owned Lands Fee Simple
- District Owned Land Easements



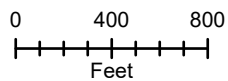
Southwest Florida
 Water Management District

Exhibit 2
Green Swamp Wilderness Preserve West Tract
SWF Parcel No. 10-411-127X
Site Map



Southwest Florida Water Management District, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

- WREC Easement (SWF# 10-411-127X)
- District Owned Lands Fee Simple
- District Owned Land Easements



Southwest Florida
Water Management District

EASEMENT AGREEMENT

This Easement Agreement is entered into this _____ day of _____, 2025 by and between James Frederick Jenkins, whose address is 6440 Lunn Road, Lakeland, Florida 33811 ("Grantor"), and Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation ("Cooperative"), whose address is Post Office Box 278, Dade City, Florida 33526, pursuant to the terms and conditions herein. Southwest Florida Water Management District ("SWFWMD") joins in the Easement Agreement for the sole purpose of consenting to this Easement Agreement.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Grantor hereby grants and conveys to the Cooperative, its successors and assigns, the perpetual right, privilege and easement to enter upon the following described lands of the undersigned ("Easement Area"), situated in the County of Pasco, State of Florida, and more particularly described as follows:

**See Exhibit "A"
attached hereto**

to construct, move, reconstruct, relocate, increase or decrease, install, alter, repair, operate and maintain underground electric distribution line or lines and related facilities or systems, which are related to the furnishing of electrical energy by the Cooperative, and with respect to all grants herein, the supporting structures (collectively, the "Facilities"). The Easement Area shall be no wider than ten (10) feet adjacent to the Highway 98 right-of-way.

1) The Cooperative shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of the Facilities including (i) clear, continuous access within the Easement Area from the Southwest corner of the Easement Area; (ii) the right to cut, trim, remove, and control the growth, at any time or times, either within the Easement Area, by chemical means, machinery or otherwise of trees, limbs, shrubbery, undergrowth, other vegetation, and obstructions located within the Easement Area. Sole access to the Easement Area shall be from the Southwest corner of the Easement Area through the existing gates.

2) The Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to the Cooperative.

3) The Grantor agrees that Facilities installed on, over, or under the Easement Area at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative, and any removal shall not constitute an abandonment of this Easement.

4) The Grantor covenants that it is the owner of the Easement Area and that the Easement Area is free and clear of encumbrances and liens whatsoever and that no consent of any other person is required to render the Easement a valid and binding instrument, except for the rights of SWFWMD pursuant to the Perpetual Conservation Easement recorded on September 15, 2017 in Official Records Book 9604, Page 1909, Public Records of Pasco County, Florida.

As additional consideration, Cooperative agrees to replace over-head utilities extending from U.S. Highway 98 to Grantor's house, as depicted on Exhibit "B" attached hereto, with underground utilities.

Cooperative agrees to notify Grantor at least 48 hours prior to starting any improvements/construction. Cooperative agrees to be responsible at all times to keep Grantor's gates closed to prevent Grantor's cattle from escaping. Cooperative shall be responsible for any damage or damages caused by cattle escaping if caused by Cooperative failing to secure fences and all gates used by Cooperative. Any damage to the fences or gates caused by Cooperative shall be repaired immediately by Cooperative at its expense.

With respect to any underground Facilities, Grantor acknowledges that under the "Underground Facility Damage and Safety Act" (Fla. Stat. 556), that Grantor is obligated to notify Sunshine State One-Call of Florida, Inc. ("One-Call") of Grantor's intent to engage in excavation or demolition prior to commencing any work, and Grantor may be held responsible for costs and expenses incurred due to damage of Cooperative's Facilities in the event Grantor fails to so notify One-Call.

All covenants, terms, provisions, and conditions herein contained shall inure and extend to and be obligatory upon the successors and assigns of the respective parties hereto.

This grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and this grant of Easement may not be changed, altered, or modified except by an instrument signed by both parties hereto.

IN WITNESS WHEREOF, this Easement Agreement is executed and effective as of the date first written above.

Signed, sealed, and delivered
in the presence of:

Witnesses:

GRANTOR:

Signature of First Witness

James Frederick Jenkins

Type/Print Name of First Witness

Address of First Witness

Signature of Second Witness

Type/Print Name of Second Witness

Address of Second Witness

State of Florida)
County of _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by James Frederick Jenkins, who is [] personally known to me or who has produced _____ as identification.

My commission number is:
My commission expires:

Notary Public
State of Florida

Witnesses:

Signature of First Witness

Type/Print Name of First Witness

Address of First Witness

Signature of Second Witness

Type/Print Name of Second Witness

Address of Second Witness

State of Florida)
County of _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on this _____ day of _____, 20____, by _____, as _____ of Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation, who is [☐] personally known to me or who has produced _____ as identification.

My commission number is:
My commission expires:

COOPERATIVE:

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC., A FLORIDA NOT-
FOR-PROFIT CORPORATION**

By: _____

As its: _____

(Seal)

Notary Public
State of Florida

Southwest Florida Water Management District consents to this Easement Agreement.

Witnesses:

Southwest Florida Water Management District

Signature of First Witness

By: _____
As its: _____

Type/Print Name of First Witness

Address of First Witness

Signature of Second Witness

Type/Print Name of Second Witness

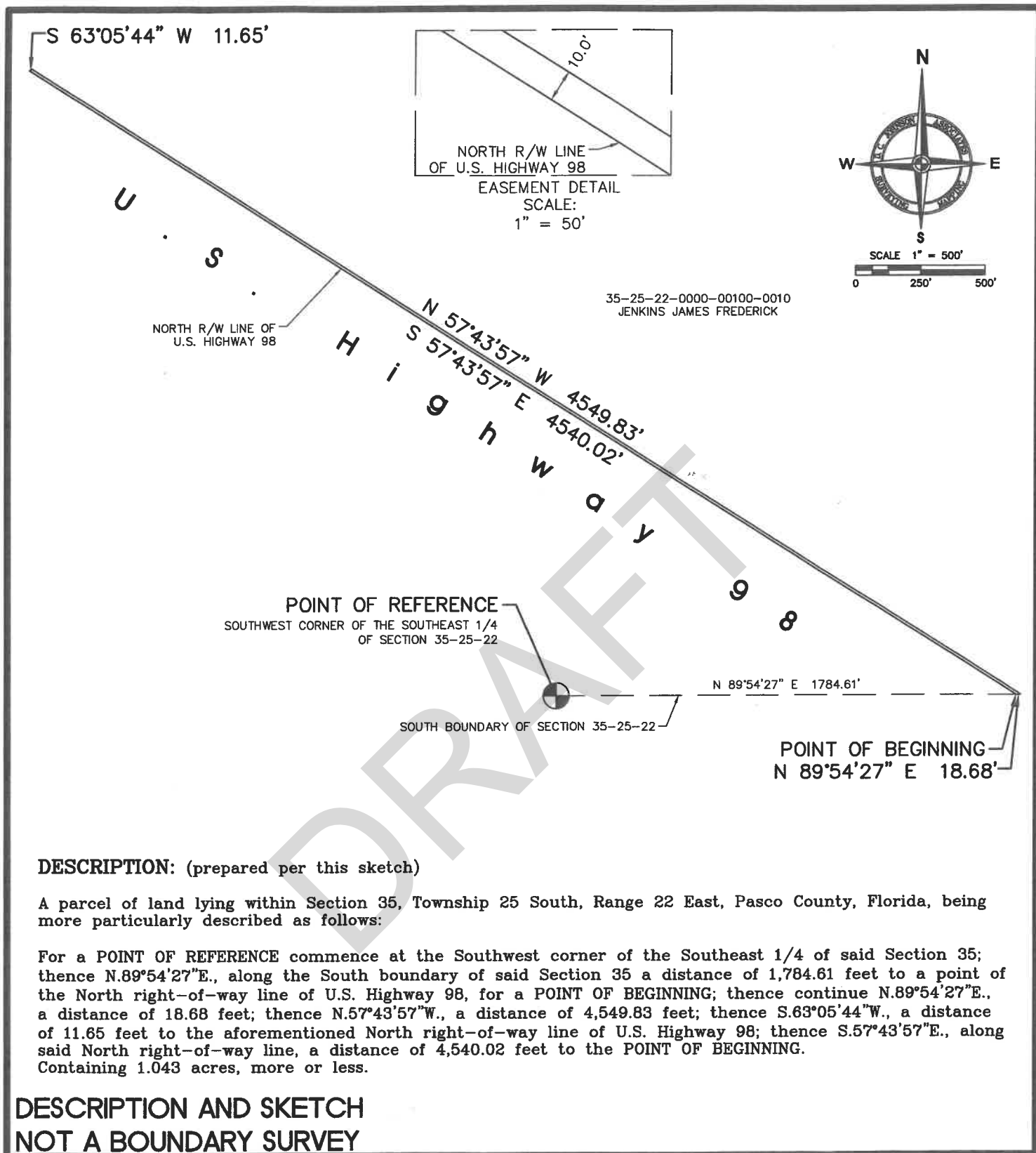
Address of Second Witness

State of Florida)
County of _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on this _____ day of _____, 20____, by _____, as _____ of Southwest Florida Water Management District, who is [☐] personally known to me or who has produced _____ as identification.

My commission number is:
My commission expires:

Notary Public
State of Florida



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**US Highway 98
Jenkins Parcel**

PREPARED FOR

Withlacoochee River Electric Cooperative, Inc.

JOB NO: 2023-265A01.BG00002

DRAWN BY: CAG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors, Chapter 5J-17, Florida Administrative Code, and the Florida Statutes.

Andrew R. Getz
Florida Licensed Surveyor
License Number 7043
Date: 2/10/25
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com

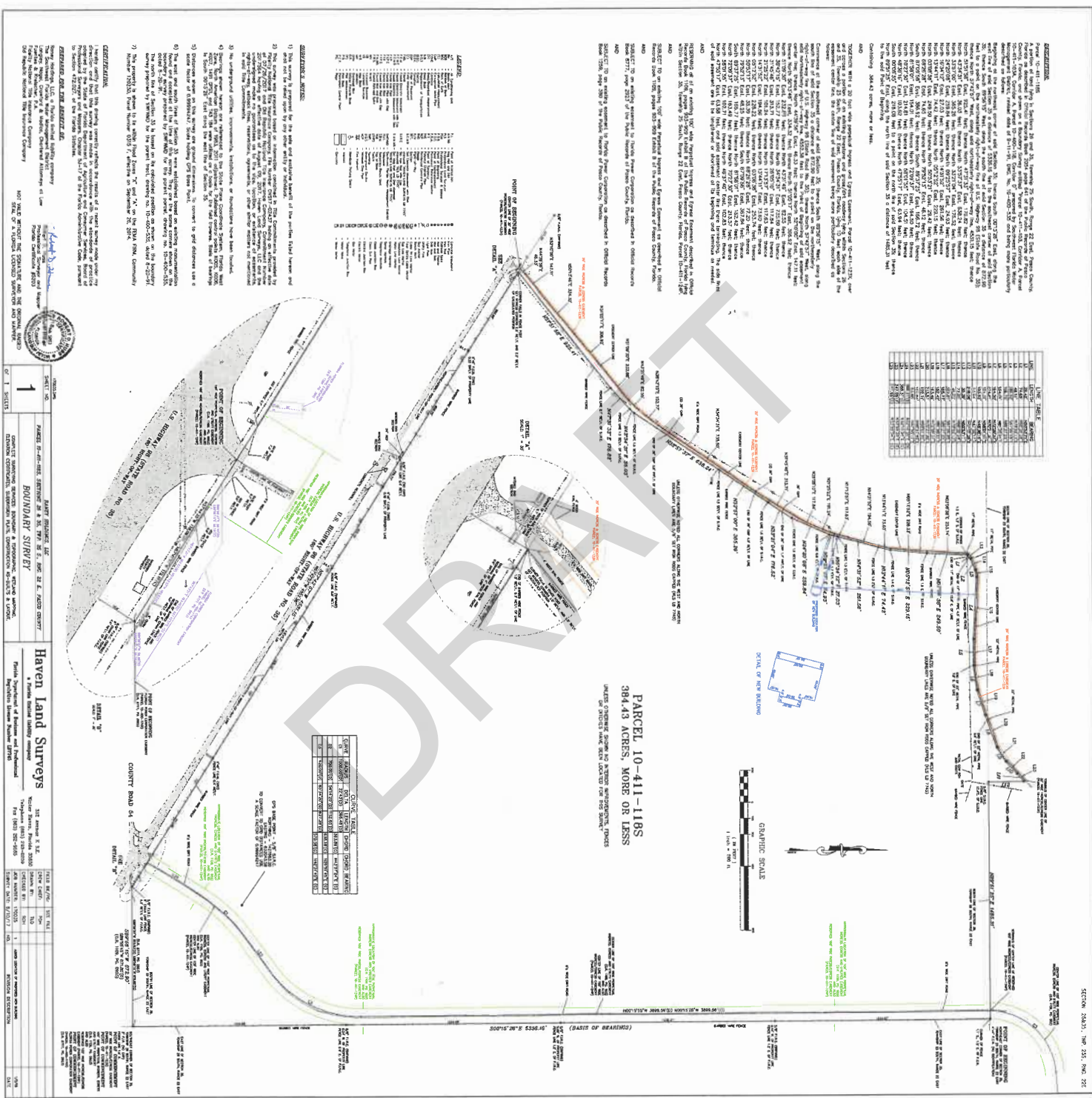


Exhibit "B"

CONSENT AGENDA

August 26, 2025

Regulation Committee: Water Use Permit No. 20 006040.012, City of Zephyrhills / City of Zephyrhills (Pasco County)

This is a modification of an existing water use permit for Public Supply use. The quantities have changed from those previously permitted. The annual average quantity has increased from 3,308,400 gallons per day (gpd) to 4,493,900 gpd and the peak month quantity has increased from 3,672,300 gpd to 5,000,000 gpd. The increase in these quantities is due to an increase in projected population from 37,027 persons to 48,928 persons by the year 2040. Water use permit Nos. 20007326.006, 20007730.006, 20003381.004, and 20003382.006 will be used as impact offsets for 790,500 gpd and will be cancelled upon development of those parcels. There is no change in use type from the previous permit. Quantities are based on a calculated per capita rate of 87 gpd. This permit is located in the Northern Tampa Bay Water Use Caution Area. The City provides reclaimed water to customers to offset some groundwater use.

Special conditions include those that require the Permittee to continue to record and report monthly meter readings, continue to record and report water quality data from all production wells on a quarterly basis, continue to report water levels from all monitoring wells on a monthly basis, continue to report surface water levels from staff gauges on a monthly basis, submit an environmental monitoring plan report on an annual basis, submit the public supply report on an annual basis, maintain the compliance per capita rate, submit the wellfield annual report on an annual basis, construct the proposed wells per the conditions in this permit, submit well completion reports within 90 days of each well construction, submit meter accuracy tests every five years for each withdrawal, and submit an overpumpage report upon District request.

This permit application meets all Conditions for Issuance pursuant to Florida Administrative Code Rule 40D-2.301.

Staff Recommendation:

Approve the proposed permit attached as an exhibit.

Presenter:

April D. Breton, Bureau Chief, Water Use Permit Bureau

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT
Individual
PERMIT NO. 20 006040.012**

PERMIT ISSUE DATE: August 26, 2025

EXPIRATION DATE: November 17, 2040

The Permittee is responsible for submitting an application to renew this permit no sooner than one year prior to the expiration date, and no later than the end of the last business day before the expiration date, whether or not the Permittee receives prior notification by mail. Failure to submit a renewal application prior to the expiration date and continuing to withdraw water after the expiration date is a violation of Chapter 373, Florida Statutes, and Chapter 40D-2, Florida Administrative Code, and may result in a monetary penalty and/or loss of the right to use the water. Issuance of a renewal of this permit is contingent upon District approval.

TYPE OF APPLICATION: Modification

GRANTED TO: City Of Zephyrhills/Attn: John Bostic
5335 8Th St.
Zephyrhills, FL 33542

PROJECT NAME: City of Zephyrhills

WATER USE CAUTION AREA(S): Northern Tampa Bay

COUNTY: Pasco

TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gallons per day)	
ANNUAL AVERAGE	4,493,900 gpd
PEAK MONTH ¹	5,000,000 gpd

¹ Peak Month: Average daily use during the highest water use month.

ABSTRACT:

This is a modification of an existing water use permit for Public Supply use. The quantities have changed from those previously permitted. The annual average quantity has increased from 3,308,400 gallons per day (gpd) to 4,493,900 gpd and the peak month quantity has increased from 3,672,300 gpd to 5,000,000 gpd. The increase in these quantities is due to an increase in projected population from 37,027 persons to 48,928 persons by the year 2040. Water use permit Nos. 20007326.006, 20007730.006, 20003381.004, and 20003382.006 will be used as impact offsets for 790,500 gpd, and will be cancelled upon development of those parcels. There is no change in use type from the previous permit. Quantities are based on a calculated per capita rate of 87 gpd. This permit is located in the Northern Tampa Bay Water Use Caution Area. The City provides reclaimed water to customers to offset some groundwater use.

Special conditions include those that require the Permittee to continue to record and report monthly meter readings, continue to record and report water quality data from all production wells on a quarterly basis, continue to report water levels from all monitoring wells on a monthly basis, continue to report surface water levels from staff gauges on a monthly basis, submit an environmental monitoring plan report on an annual basis, submit the public supply report on an annual basis, maintain the compliance per capita rate, submit the wellfield annual report on an annual basis, construct the proposed wells per the conditions in this permit, submit well completion reports within 90 days of each well construction, submit meter accuracy tests every five years for each withdrawal, and submit an overpumpage report upon District request.

WATER USE TABLE (in gpd)

<u>USE</u>	<u>ANNUAL AVERAGE</u>	<u>PEAK MONTH</u>
Public Supply	4,493,900	5,000,000

USE TYPE

Residential Single Family

PUBLIC SUPPLY:

Population Served: 48,928
 Per Capita Rate: 87 gpd/person

WITHDRAWAL POINT QUANTITY TABLE

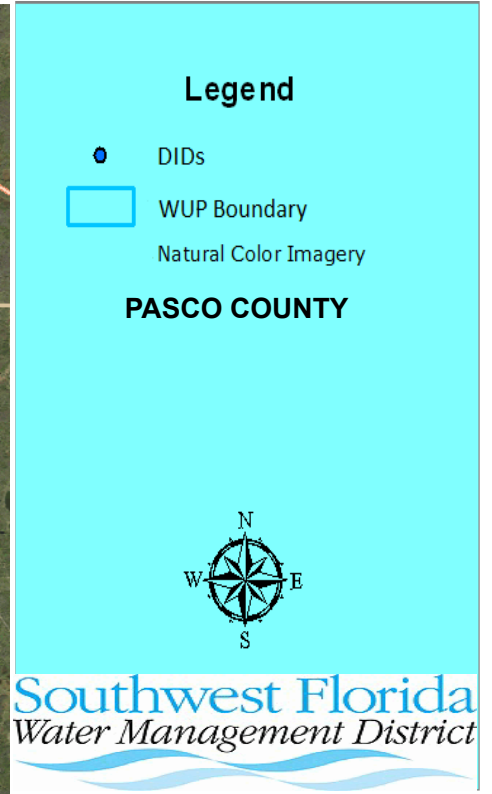
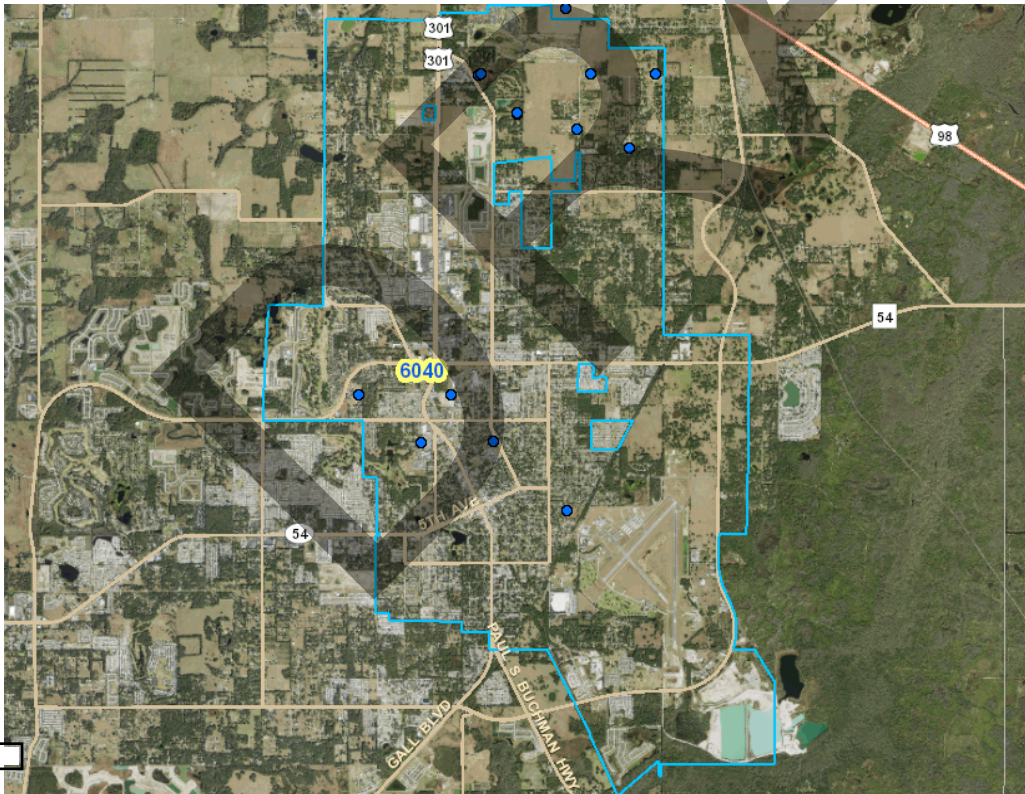
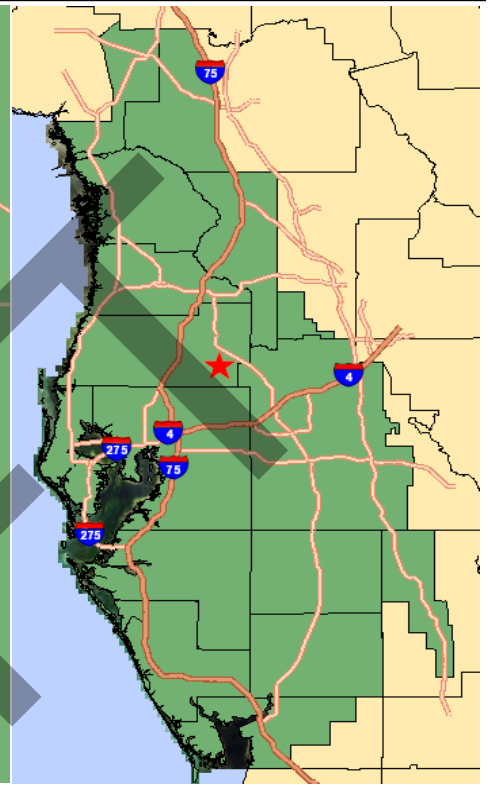
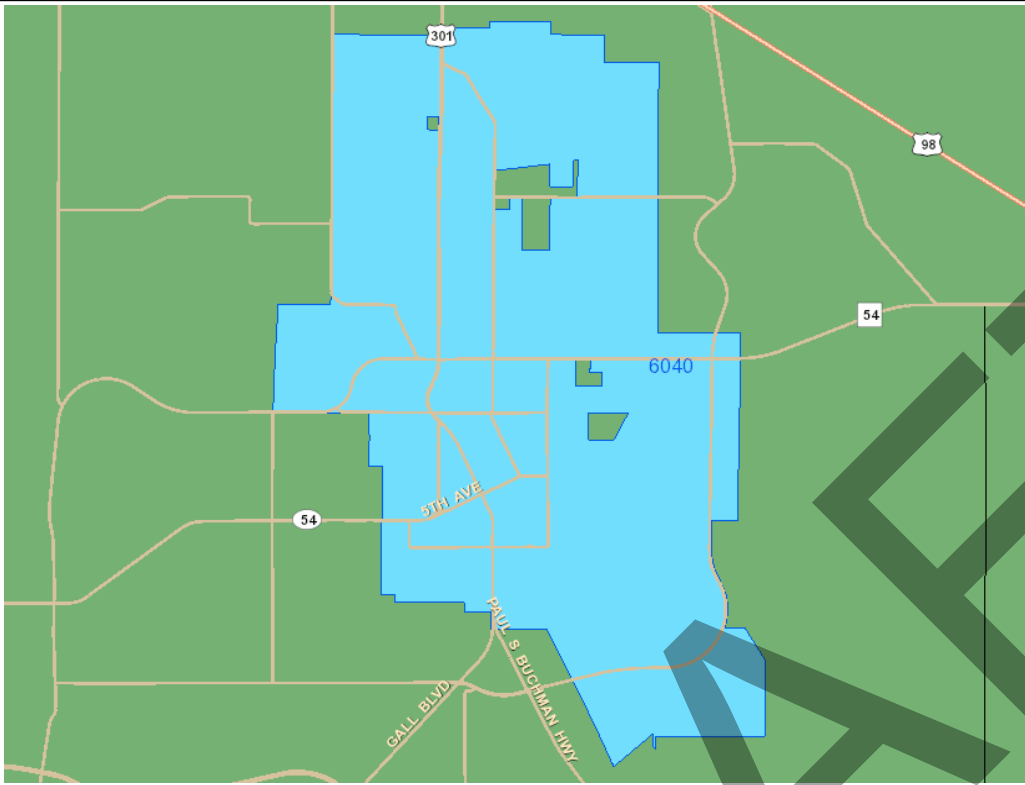
Water use from these withdrawal points are restricted to the quantities given below :

<u>I.D. NO. PERMITTEE/ DISTRICT</u>	<u>DIAM (in.)</u>	<u>DEPTH TTL./CSD.FT. (feet bls)</u>	<u>USE DESCRIPTION</u>	<u>AVERAGE (gpd)</u>	<u>PEAK MONTH (gpd)</u>
2 / 2	12	960 / 125	Public Supply	203,700	226,100
3 / 3	16	840 / 125	Public Supply	442,400	491,000
4 / 4	16	460 / 125	Public Supply	378,200	419,800
5 / 5	16	885 / 125	Public Supply	504,000	559,500
10 / 10	16	305 / 158	Public Supply	450,300	499,800
11 / 11	16	660 / 142	Public Supply	579,700	643,500
12 / 12	12	585 / 143	Public Supply	504,000	559,400
13 / 18	16	800 / 150	Public Supply	246,100	273,200
14 / 19	12	610 / 148	Public Supply	1,185,500	1,327,700

WITHDRAWAL POINT LOCATION TABLE

<u>DISTRICT I.D. NO.</u>	<u>LATITUDE/LONGITUDE</u>
2	28° 14' 30.72"/82° 10' 47.08"
3	28° 13' 59.10"/82° 10' 08.80"
4	28° 14' 30.40"/82° 11' 25.10"
5	28° 14' 52.40"/82° 11' 09.30"
10	28° 16' 54.00"/82° 10' 03.80"
11	28° 17' 19.60"/82° 09' 56.50"
12	28° 17' 19.50"/82° 09' 22.90"
18	28° 14' 52.15"/82° 11' 57.65"
19	28° 17' 49.29"/82° 10' 09.66"

Location Map
City Of Zephyrhills/Attn: John Bostic
WUP No. 20 006040.012



STANDARD CONDITIONS:

The Permittee shall comply with the Standard Conditions attached hereto, incorporated herein by reference as Exhibit A and made a part hereof.

SPECIAL CONDITIONS:

1. All reports and data required by condition(s) of the permit shall be submitted to the District according to the due date(s) contained in the specific condition. If the condition specifies that a District-supplied form is to be used, the Permittee should use that form in order for their submission to be acknowledged in a timely manner. The only alternative to this requirement is to use the District Permit Information Center (www.swfwmd.state.fl.us/permits/epermitting/) to submit data, plans or reports online. There are instructions at the District website on how to register to set up an account to do so. If the report or data is received on or before the tenth day of the month following data collection, it shall be deemed as a timely submittal.

All mailed reports and data are to be sent to:

Southwest Florida Water Management District
Tampa Service Office, Water Use Permit Bureau
7601 U.S. Hwy. 301 North
Tampa, Florida 33637-6759

Submission of plans and reports: Unless submitted online or otherwise indicated in the special condition, the original and two copies of each plan and report, such as conservation plans, environmental analyses, aquifer test results, per capita annual reports, etc. are required.

Submission of data: Unless otherwise indicated in the special condition, an original (no copies) is required for data submittals such as crop report forms, meter readings and/or pumpage, rainfall, water level, evapotranspiration, or water quality data.

(499)

2. This permit shall be modified if an additional source of water is provided for public supply use from a separate entity. This includes additional Alternative Water Supply quantities and irrigation water for lawn/landscape and common areas. The Permittee shall notify the District of the additional water source and submit an application to modify the permit to acknowledge receipt.(68)
3. The annual average daily, peak month, and crop protection/maximum, if applicable, quantities for District ID Nos. 10, 11, 12, and 19, Permittee ID Nos. 10, 11, 12, and 14, shown in the withdrawal point quantity table are estimates based on historic and/or projected distribution of pumpage, and are for water use inventory and impact analysis purposes only. The quantities listed for these individual sources are not intended to dictate the distribution of pumpage from permitted sources. The Permittee may make adjustments in pumpage distribution as necessary up to 2,719,500 gallons per day on an annual average basis and up to 3,030,400 gallons per day on a peak month basis, so long as adverse environmental impacts do not result and the Permittee complies with all other conditions of this Permit. In all cases, the total annual average daily withdrawal, the total peak month daily withdrawal, and the total crop protection withdrawal are limited to the quantities set forth above.(221)
4. The Permittee shall construct the proposed wells according to the surface diameter and casing depth specifications below. The casing shall be continuous from land surface to the minimum depth stated and is specified to prevent the unauthorized interchange of water between different water bearing zones. If a total depth is listed below, this is an estimate, based on best available information, of the depth at which high producing zones are encountered. However, it is the Permittee's responsibility to have the water in the well sampled during well construction, before reaching the estimated total depth. Such sampling is necessary to ensure that the well does not encounter water quality that cannot be utilized by the Permittee, and to ensure that withdrawals from the well will not cause salt-water intrusion. All depths given are in feet below land surface. For Well Construction requirements see Exhibit B, Well Construction Instructions, attached to and made part to this permit.

depth of 150 feet, drilled to an estimated 800 feet.

(240)

5. By October 1st of each year of the permit term for the preceding water year (August 1st - July 31st), the Permittee shall submit updates to the Environmental Management Plan (EMP), dated July 2024, that was submitted in support of this permit. Reports shall be submitted to the Water Use Permit Bureau. Any color part of the report that is scanned shall be scanned in color. The report shall include the following sections:

Data Summary Section

The data summary section for all the monitor sites included in the WMP shall be included in the EMP Report. The Data Summary Section shall contain updates to the status of proposed monitor sites, updates to proposed locations and elevations, if any, and all raw data required by condition of this permit from each environmental monitor site, District ID No(s). 13, 14, 15, 16, 20, 21, and 22, Permittee ID Nos. PZ-1, PZ-2, SG-1, PZ-3, PZ-4, PZ-5, and SG-2. This section shall include essential graphs, tables, and text, with little or no data interpretation.

Interpretive Section

An Interpretive Section shall be included with the Data Summary Section submitted for years 2025-2039, and one update six months prior to the expiration date of this permit. The Interpretive Section shall present the Permittee's analyses and interpretation of pumpage data, wetland water levels, surficial aquifer water level data, and other data collected pursuant to the EMP submitted in support of this permit as it relates to environmental conditions in the vicinity of the wellfield(s). This section shall also address investigations and analyses of relationships between water level fluctuations, actual wellfield pumpage, atmospheric conditions, and drainage factors relative to the environmental condition of designated wetlands.

Soils

Documentation of soils in the EMP network shall be provided one time at the initiation of monitoring to establish baseline conditions. This documentation shall include field verification of the soil type as reported in the NRCS county soil survey, whether they are hydric or not, degree of soil moisture (desiccation to inundation), and general condition (fissuring, subsidence, etc.). A summary of the soils determination shall be included in the initial annual monitoring report.

Wetland Vegetative Assessment

This Section shall include annual analysis of changes to percent cover of dominant and subdominant species using the Wetland Assessment Procedure (WAP) field form instruction manual and WAP field form that may have occurred to designated representative (test) wetlands (those that potentially may be adversely impacted by groundwater pumping authorized by this permit) and reference wetlands (those similar to the potentially impacted wetlands but can be reasonably expected to not be adversely affected by the pumping).

Aerial Photographic Analysis

The Permittee shall utilize natural color aerial photographs of the wellfield area(s) to detect and document changes to the vegetation and/or the hydrology of wetlands, lakes or streams that occurred during the reporting period relative to the previous reporting period aerial photographs. Any additional photographs taken in support of the aerial photographic analysis as well as the interpretation of the photographs shall be dated and included in the report. The Permittee may utilize prints of the District's color, infra-red, aerial photographs of the pertinent year. These are available in electronic format from the District Mapping and GIS Section upon request and provision of an external hard drive. If submitted electronically, the interpreted aerial photograph shall be scanned in color. If submitted in hardcopy, the interpreted aerial photographs shall be on a scale of 1 inch = 2000 or finer.

Outstanding Data Not Previously Submitted

If there is or was previously collected hydrologic and environmental data from any site at the wellfield that was not submitted in support of the application for this permit, such data shall be included with the first report submitted.

Environmental Mitigation

The Permittee shall document whether or not adverse environmental impacts due to pumpage were detected during the reporting period. If such impacts were detected, the Permittee shall specify and

describe when and where mitigation actions were undertaken to mitigate the impacts. A quantitative (with respect to acreage) and qualitative (with respect to wetland health and function) assessment of the success of such mitigation actions shall be included. If an action was deemed unsuccessful by either the Permittee or the District, the Permittee shall include proposed alternative actions for the situation.

(287)

6. Public supply Permittees shall have a per capita rate of no greater than 150 gallons per day whether it is calculated as an unadjusted gross per capita, an adjusted gross per capita, or a compliance per capita as provided in Chapter 2 of the Water Use Permit Applicant's Handbook. A phased reduction in per capita shall be implemented by Permittees that do not achieve the compliance per capita rate of no greater than 150 gallons per day. Compliance with the per capita rate shall be monitored via the Annual Report and the Reclaimed Water Supplier Report that are required to be submitted by April 1 of each year for Individual and General Water Use Permits.(516)
7. The Permittee shall submit an Annual Wellfield Report that is a comprehensive but concise assessment of the water resources of the wellfield area based on the subject areas listed below. This report shall concisely summarize the elements listed below, with emphasis on the interactions between these elements, where appropriate. Data sources shall be referenced, but no raw data shall be included in the report. Only essential text, graphs, and tables should be included in the report. Reports shall be submitted to the Water Use Permit Bureau, by April 1st of each year. Any color part of the report that is scanned shall be scanned in color. The report shall cover all activities and conditions pertaining to wellfield(s) and service area for the preceding water year (October 1 to September 30). The specific elements of this report are listed below:

Wellfield Operation

A brief overview of wellfield operations including withdrawal point rotation within the wellfield for the previous 12 months shall include discussion of wells used most often, and wells used less often, and why their routine use was altered, future changes or modifications to the wellfield rotation plan due to the yield from the various wells, future annexation sites, potential future production well sites, etc. Any proposed production or monitor wells that were completed, wells retired and their current status, or wells converted from other uses to public supply use since the last Annual Wellfield Report will be noted.

Water Quality Monitoring

Water quality sampling collected as a condition of this permit shall be analyzed and summarized into graphs and statistical analysis for the annual reporting period and related to the historical water quality sampling results as well as to pumpage. The report shall delineate areas of concern with respect to water quality degradation, horizontal or vertical movement in the fresh water/saltwater interface, or other trends which have occurred. Changes in water quality shall be discussed.

Water Level Monitoring

Water levels collected as a condition of this permit shall be analyzed, summarized into graphs and statistical analysis for the annual reporting period, and related to pumpage as well as to historic water levels. The report should delineate any areas of concern with respect to water levels within the aquifers monitored, changes in sampling locations, number of wells included in the program, etc., or any other information which may be deemed appropriate in order to protect the resource.

Capital Improvement Program Status

A summary of completed water supply system improvements shall be provided. In addition, an update to any documented system weaknesses or anticipated system improvements shall be described.

Water Treatment Efficiency

A description of efforts to improve water treatment efficiency shall be included. This shall include good faith efforts undertaken in its infrastructure planning and implementation efforts. Opportunities during the prior year to replace water treatment-related infrastructure, including items such as change-outs to pressure vessels, piping, racks (skids), and treatment membrane elements shall be discussed.

Investigation of Complaints

A summary of the investigations of withdrawal-related complaints and mitigation activities related to the impacts shall be provided. This summary shall include:

This document complies with WCAG 2.1 AA Standards

1. Number and type of complaints,
2. Number and type of mitigation activities,
3. Number and type of complaints which did not require mitigation activity,
4. Total cost of all mitigation activity, and
5. Delineation of areas of concern with respect to legal existing use with respect to any water availability or water quality trends identified.

Domestic Water Supply Monitoring

Domestic water quality monitoring required as a condition of this permit shall be summarized for the annual reporting period. The report should delineate areas of concern with respect to any water quality trends identified, any changes with respect to the number or location of wells included within the program, or other information which may be deemed appropriate in order to protect the availability and quality of the resource for domestic use.

Wellfield Management Updates

The Permittee shall summarize the development, implementation, and events that may affect the approved wellfield management plan over the previous reporting period. If additional information became available that necessitates a change to the plan, the Permittee shall submit an application to modify the permit to effect the changes.

(524)

8. For the purpose of determining site-specific transmissivity of the Upper Floridan aquifer, a step drawdown and constant rate specific capacity test shall be performed on District ID No. 18, Permittee ID No(s). 13, after the well has been fully developed. The test shall be performed in accordance with the specifications set forth in Part C - Water Use Design Aids, Design Aid 3, Section B, "Single Well Aquifer Test" on the District website, www.watermatters.org/permits/wup. A copy of the testing methodology, recorded raw data, and the results of the test shall be submitted to the Water Use Permit Bureau within thirty days of completion of the well.
(530)
9. Any wells not in use, and in which pumping equipment is not installed shall be capped or valved in a water tight manner in accordance with Chapter 62-532.500, F.A.C.(568)
10. The Permittee shall submit a copy of the well completion reports to the District's Water Use Permit Bureau, within 30 days of each well completion.(583)
11. Beginning January 1, 2012, the Permittee shall comply with the following requirements:
 - A. Customer billing period usage shall be placed on each utility-metered, customer's bill.
 - B. Meters shall be read and customers shall be billed no less frequently than bi-monthly.
 - C. The following information, as applicable to the customer, shall be provided at least once each calendar year and a summary of the provisions shall be provided to the District annually as described in Section D, below. The information shall be provided by postal mailings, bill inserts, online notices, on the bill or by other means. If billing units are not in gallons, a means to convert the units to gallons must be provided.
 1. To each utility-metered customer in each customer class - Information describing the rate structure and shall include any applicable:
 - a. Fixed and variable charges,
 - b. Minimum charges and the quantity of water covered by such charges,
 - c. Price block quantity thresholds and prices,
 - d. Seasonal rate information and the months to which they apply, and
 - e. Usage surcharges
 2. To each utility-metered single-family residential customer - Information that the customer can use to compare its water use relative to other single-family customers or to estimate an efficient use and that shall include one or more of the following:
 - a. The average or median single-family residential customer billing period water use calculated over the most recent three year period, or the most recent two year period if a three year period is not available to the utility. Data by billing period is preferred but not required.
 - b. A means to calculate an efficient billing period use based on the customer's characteristics, or
 - c. A means to calculate an efficient billing period use based on the service area's characteristics.
 - D. Annual Report: The following information shall be submitted to the District annually by October 1

of each year of the permit term to demonstrate compliance with the requirements above. The information shall be current as of the October 1 submittal date.

1. Description of the current water rate structure (rate ordinance or tariff sheet) for potable and non-potable water.
 2. Description of the current customer billing and meter reading practices and any proposed changes to these practices (including a copy of a bill per A above).
 3. Description of the means the permittee uses to make their metered customers aware of rate structures, and how the permittee provides information their metered single-family residential customers can use to compare their water use relative to other single-family customers or estimate an efficient use (see C 1 & 2 above).
(592)
12. The Permittee shall comply with allocated quantities. If the allocated quantities are exceeded, upon request by the District, the Permittee shall submit a report that includes reasons why the allocated quantities were exceeded, measures taken to attempt to meet the allocated quantities, and a plan to bring the permit into compliance. The District will evaluate information submitted by Permittees who exceed their allocated quantities to determine whether the lack of achievement is justifiable and a variance is warranted. The report is subject to approval by the District; however, justification for exceeding the allowed withdrawal quantity does not constitute a waiver of the District's authority to enforce the terms and conditions of the permit.(651)
13. This permit includes an increase in the authorized allocation, supported in part by numerical simulation of aquifer recharge at a rapid infiltration basin which is predicted to mitigate the effects of increased groundwater withdrawals. The Permittee shall cease or reduce withdrawals on an annual average basis when the mitigation activity that provided for the authorized increase is determined by the District to not provide the anticipated benefit, or if the mechanism or activity by which that benefit was provided is no longer in effect. The Permittee shall include the discharge quantities at the rapid infiltration basin in the annual report.
(658)
14. The Permittee shall maintain a water conserving rate structure for the duration of the permit term. Any changes to the water conserving rate structure described in the application shall be described in detail as a component of the next Annual Report on Water Rate, Billing and Meter Reading Practices of the year following the change.(659)
15. The Permittee shall submit a "Public Supply Annual Report" to the District by April 1 of each year on their water use during the preceding calendar year using the form, "Public Supply Water Use Annual Report Form" (Form No. LEG-R.103.00 (05/14)), referred to in this condition as "the Form," and all required attachments and documentation. The Permittee shall adhere to the "Annual Report Submittal Instructions" attached to and made part of this condition in Exhibit B. The Form addresses the following components in separate sections.

Per Capita Use Rate

A per capita rate for the previous calendar year will be calculated as provided in Part A of the Form using Part C of the Form to determine Significant Use deduction that may apply. Permittees that cannot achieve a per capita rate of 150 gpd according to the time frames included in the "Instructions for Completion of the Water Use Annual Report," shall include a report on why this rate was not achieved, measures taken to comply with this requirement, and a plan to bring the permit into compliance.

Residential Use

Residential use shall be reported in the categories specified in Part B of the Form, and the methodology used to determine the number of dwelling units by type and their quantities used shall be documented in an attachment.

Non-Residential Use

Non-residential use quantities provided for use in a community but that are not directly associated with places of residence, as well as the total water losses that occur between the point of output of the treatment plant and accountable end users, shall be reported in Part B of the Form.

Water Conservation

In an attachment to the Form, the Permittee shall describe the following:

This document complies with WCAG 2.1 AA Standards

1. Description of any ongoing audit program of the water treatment plant and distribution systems to address reductions in water losses.
2. An update of the water conservation plan that describes and quantifies the effectiveness of measures currently in practice, any additional measures proposed to be implemented, the scheduled implementation dates, and an estimate of anticipated water savings for each additional measure.
3. A description of the Permittees implementation of water-efficient landscape and irrigation codes or ordinances, public information and education programs, water conservation incentive programs, identification of which measures and programs, if any, were derived from the Conserve Florida Water Conservation Guide, and provide the projected costs of the measures and programs and the projected water savings.

Water Audit

If the current water loss rate is greater than 10% of the total distribution quantities, a water audit as described in the "Instructions for Completion of the Water Use Annual Report" shall be conducted and completed by the following July 1, with the results submitted by the following October 1. Indicate on Part A of the Form whether the water audit was done, will be done, or is not applicable.

Alternative Water Supplied Other Than Reclaimed Water

If the Permittee provides Alternative Water Supplies other than reclaimed water (e.g., stormwater not treated for potable use) to customers, the information required on Part D of the Form shall be submitted along with an attached map depicting the areas of current Alternative Water Use service and areas that are projected to be added within the next year.

Suppliers of Reclaimed Water

1. Permittees having a wastewater treatment facility with an annual average design capacity equal to or greater than 100,000 gpd:

The Permittee shall submit the "SWFWMD Annual Reclaimed Water Supplier Report" on quantities of reclaimed water that was provided to customers during the previous fiscal year (October 1 to September 30). The report shall be submitted in Excel format on the Compact Disk, Form No. LEG-R.026.00 (05/09), that will be provided annually to them by the District. A map depicting the area of reclaimed water service that includes any areas projected to be added within the next year, shall be submitted with this report.

2. Permittees that have a wastewater treatment facility with an annual average design capacity less than 100,000 gpd:

- a. The Permittee has the option to submit the "SWFWMD Annual Reclaimed Water Supplier Report," Form No. LEG-R.026.00, as described in sub-part (1) above, or
- b. Provide information on reclaimed water supplied to customers on Part E of the Form as described in the "Instructions for Completion of the Water Use Annual Report".

Updated Service Area Map

If there have been changes to the service area since the previous reporting period, the Permittee shall update the service area using the map that is maintained in the District's Mapping and GIS system. (660)

16. Permittees having their own wastewater treatment plant that generate at least advanced-secondary treated effluent (high-level disinfection, as described in Rule 62-600.440(5), F.A.C.) to the minimum FDEP requirements for public access reuse shall respond in a timely manner to inquiries about availability from water use permit applicants for water uses where such reclaimed water is appropriate. If reclaimed water is or will be available to that permit applicant within the next six years, the Permittees shall provide a cost estimate for connection to the applicant.(674)
17. The following proposed withdrawal facilities shall be metered within 90 days of completion of construction of the facilities: District ID No(s). 18, Permittee ID No(s). 13. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(718)
18. The following withdrawal facilities shall continue to be maintained and operated with existing, non-resettable, totalizing flow meter(s) or other measuring device(s) as approved by the Water Use Permit Bureau Chief: District ID No(s). 2, 3, 4, 5, 10, 11, 12, and 19, Permittee ID No(s). 2, 3, 4, 5, 10, 11, 12, and 14. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made

part of this permit.(719)

19. Water quality samples from the withdrawal points listed below shall be collected after pumping the withdrawal point at its normal rate for a pumping time specified below, or to a constant temperature, pH, and conductivity. The frequency of sampling per water quality parameter is listed in the table according to the withdrawal point. The recording and reporting shall begin according to the first sample date for existing wells and shall begin within 90 days of completion of any proposed wells. Samples shall be collected whether or not the well is being used unless infeasible. If sampling is infeasible, the Permittee shall indicate the reason for not sampling on the water quality data form or in the space for comments in the WUP Portal for data submissions. For sampling, analysis and submittal requirements see Exhibit B, Water Quality Sampling Instructions, attached to and made part of this permit.

Existing District ID No. 2, 3, 4, 5, 10, 11, and 12 / Permittee ID No. 2, 3, 4, 5, 10, 11, and 12 for chlorides, sulfates, and total dissolved solids (TDS), after a minimum pumping time of 15 minutes, on a quarterly basis.

Proposed District ID No. 18 / Permittee ID No. 13, for chlorides, sulfates, and total dissolved solids (TDS), after a minimum pumping time of 15 minutes, on a quarterly basis, with first analyzed sample due within 90 days of completion of the withdrawal point or per the first reporting period as given in Exhibit B after completion of the monitor site.

(752)

20. Within 90 days of the completion of the following proposed monitor well(s) or piezometer(s), the Permittee shall record water levels to North American Vertical Datum 1988 (NAVD88) and report them to the District at the frequency listed for the interval, aquifer system, or geologic formation listed. The monitor well(s) or piezometer(s) shall be surveyed by a surveyor licensed in the State of Florida and referenced to NAVD88, and a certified survey indicating the datum reference shall be submitted with the first water level data report. To the maximum extent possible, water levels shall be recorded on a regular schedule: same time each day, same day each week, same week each month as appropriate to the frequency noted. The readings shall be reported online via the Permit Information Center at the District website, (www.watermatters.org/permits/epermitting/), or mailed in hardcopy on District-provided forms to the address given in this permit for mailing data and reports on or before the tenth day of the following month. The frequency of recording may be modified by the Water Use Permit Bureau Chief, as necessary to ensure the protection of the resource.

District ID Nos. 20 and 21, Permittee ID Nos. PZ-4 and PZ-5, to monitor the surficial aquifer on a every other week or twice monthly basis.(755)

21. The Permittee shall continue to maintain the monitor well(s) or piezometer(s) listed below The Permittee shall record water levels to North American Vertical Datum 1988 (NAVD88) and report them to the District at the frequency listed for the interval, aquifer system listed. To the maximum extent possible, water levels shall be recorded on a regular schedule: same time each day, same day each week, same week each month as appropriate for the frequency noted. If a monitoring well reading is reported dry for more than six readings in a given year, a new monitoring well may have to be constructed to a deeper depth. The readings shall be reported online via the Permit Information Center at the District website (www.watermatters.org/permits/epermitting/), or mailed in hardcopy on District-provided forms to the address given in this permit for mailing data and reports on or before the tenth day of the following month. The frequency of recording may be modified by the Water Use Permit Bureau Chief, as necessary to ensure the protection of the resource.

The following existing monitoring wells will continue to be monitored every other week or twice monthly: District ID No(s). 13, 14, and 16, Permittee ID No(s). PZ-1, PZ-2, and PZ-3.

(756)

22. Within 90 days of the completion of the following proposed staff gauge(s), the Permittee shall install and maintain a District-approved staff gauge in the water bodies at the location(s) specified by latitude and longitude below and report measurements of water levels referenced to the North American Vertical Datum 1988, at the frequency indicated. Instructions for installation of the staff gauge, and for recording and reporting the data are given in Exhibit B, Water Level Instructions, attached to and made part of this permit.

District ID No. 22, Permittee ID No. SG-2 on EMP-1R, on a every other week or twice monthly basis at Lat. 28 degrees 17 minutes 19.48 second North Long. 82 degrees 10 minutes 53.74 seconds West. (761)

23. The Permittee shall continue to maintain the District-approved staff gauge in the water bodies at the location(s) specified by latitude and longitude below and report measurements of water levels referenced to North American Vertical Datum 1988 at the frequency indicated.

District ID No. 15, Permittee ID No. SG-1 on EMP-1, record on an every other week or twice monthly basis.

To the maximum extent possible, water levels shall be recorded on the same day of each week and reported to the Water Use Permit Bureau, online via the WUP Portal on the District website, or in hardcopy on District-provided forms on or before the tenth day of the following month. The frequency of recording may be modified by the Water Use Permit Bureau Chief, as necessary to ensure the protection of the resource.

(762)

24. The compliance per capita daily water use rate shall be no greater than 87 gallons per day (gpd). The Permittee shall calculate the compliance per capita rate as described in the Annual Report Condition on this permit and shall submit the calculations with the Annual Report by April 1 of each year. If the compliance per capita rate is greater than 87 gpd, the Permittee shall submit a report that documents why this rate was exceeded, measures previously or currently taken to reduce their compliance per capita rate, and a plan that describes additional measures and implementation dates for those measures to bring their compliance per capita rate to or below 87 gpd. This report shall be submitted with the Annual Report by April 1 for each year the compliance per capita rate exceeds 87 gpd. This report is subject to District approval. Justification for exceeding the adjusted gross per capita rate does not constitute a waiver of the District's authority to enforce the terms and conditions of the permit.

(767)

40D-2
Exhibit A

WATER USE PERMIT STANDARD CONDITIONS

1. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, collect samples, take measurements, observe permitted and related facilities and collect and document any information deemed necessary to determine compliance with the approved plans, specifications and conditions of this permit. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. When necessary to analyze impacts to the water resource or existing users, the District shall require the Permittee to install flow metering or other measuring devices to record withdrawal quantities and submit the data to the District.
3. A District identification tag shall be prominently displayed at each withdrawal point that is required by the District to be metered or for which withdrawal quantities are required to be reported to the District, by permanently affixing the tag to the withdrawal facility.
4. The Permittee shall mitigate any adverse impact to environmental features or offsite land uses as a result of withdrawals. When adverse impacts occur or are imminent, the District shall require the Permittee to mitigate the impacts. Examples of adverse impacts include the following:
 - A. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - B. Damage to crops and other vegetation causing financial harm to the owner; and
 - C. Damage to the habitat of endangered or threatened species.
5. The Permittee shall mitigate any adverse impact to existing legal uses caused by withdrawals. When adverse impacts occur or are imminent, the District may require the Permittee to mitigate the impacts. Adverse impacts include:
 - A. A reduction in water levels which impairs the ability of a well to produce water;
 - B. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - C. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of an aquifer or water body.
6. 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 40D-1.6105, 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.
7. All withdrawals authorized by this WUP shall be implemented as conditioned by this permit, including any documents submitted as part of the permit application incorporated by reference in a permit condition. This permit is subject to review and modification, enforcement action, or revocation, in whole or in part, pursuant to Section 373.136 or 373.243, F.S.
8. 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.
9. The Permittee shall cease or reduce surface water withdrawal as directed by the District if water levels in lakes fall below the applicable minimum water level established in Chapter 40D-8, F.A.C., or rates of flow in streams fall below the minimum levels established in Chapter 40D-8, F.A.C.

10. The Permittee shall cease or reduce withdrawal as directed by the District if water levels in aquifers fall below the minimum levels established by the Governing Board.
11. A Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that section 373.239, F.S., and Rule 40D-2.331, F.A.C., are applicable to permit modifications.
12. The Permittee shall practice water conservation to increase the efficiency of transport, application, and use, as well as to decrease waste and to minimize runoff from the property. At such time as the Governing Board adopts specific conservation requirements for the Permittee's water use classification, this permit shall be subject to those requirements upon notice and after a reasonable period for compliance.
13. The District may establish special regulations for Water-Use Caution Areas. At such time as the Governing Board adopts such provisions, this permit shall be subject to them upon notice and after a reasonable period for compliance.
14. Nothing in this permit should be construed to limit the authority of the 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.
15. This permit is issued based on information provided by the Permittee demonstrating that the use of water is reasonable and beneficial, consistent with the public interest, and will not interfere with any existing legal use of water. If, during the term of the permit, it is determined by the District that a statement in the application and in the supporting data are found to be untrue and inaccurate, the use is not reasonable and beneficial, in the public interest, or does impact an existing legal use of water, the Governing Board shall modify this permit or shall revoke this permit following notice and hearing, pursuant to sections 373.136 or 373.243, F.S. The Permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
16. All permits are contingent upon continued ownership or legal control of all property on which pumps, wells, diversions or other water withdrawal facilities are located.

Exhibit B
Instructions

METERING INSTRUCTIONS

The Permittee shall meter withdrawals from surface waters and/or the ground water resources, and meter readings from each withdrawal facility shall be recorded on a monthly basis within the last week of the month. The meter reading(s) shall be reported to the Water Use Permit Bureau on or before the tenth day of the following month for monthly reporting frequencies.

For bi-annual reporting, the data shall be recorded on a monthly basis and reported on or before the tenth day of the month following the sixth month of recorded data.

The Permittee shall submit meter readings online using the Permit Information Center at www.swfwmd.state.fl.us/permits/epermitting/ or on District supplied scanning forms unless another arrangement for submission of this data has been approved by the District. Submission of such data by any other unauthorized form or mechanism may result in loss of data and subsequent delinquency notifications. Call the Water Use Permit Bureau in Tampa at (813) 985-7481 if difficulty is encountered.

The meters shall adhere to the following descriptions and shall be installed or maintained as follows:

1. The meter(s) shall be non-resettable, totalizing flow meter(s) that have a totalizer of sufficient magnitude to retain total gallon data for a minimum of the three highest consecutive months permitted quantities. If other measuring device(s) are proposed, prior to installation, approval shall be obtained in writing from the Water Use Permit Bureau Chief.
2. The Permittee shall report non-use on all metered standby withdrawal facilities on the scanning form or approved alternative reporting method.
3. If a metered withdrawal facility is not used during any given month, the meter report shall be submitted to the District indicating the same meter reading as was submitted the previous month.
4. The flow meter(s) or other approved device(s) shall have and maintain an accuracy within five percent of the actual flow as installed.
5. Meter accuracy testing requirements:
 - A. For newly metered withdrawal points, the flow meter installation shall be designed for inline field access for meter accuracy testing.
 - B. The meter shall be tested for accuracy on-site, as installed according to the Flow Meter Accuracy Test Instructions in this Exhibit B, every five years in the assigned month for the county, beginning from the date of its installation for new meters or from the date of initial issuance of this permit containing the metering condition with an accuracy test requirement for existing meters.
 - C. The testing frequency will be decreased if the Permittee demonstrates to the satisfaction of the District that a longer period of time for testing is warranted.
 - D. The test will be accepted by the District only if performed by a person knowledgeable in the testing equipment used.
 - E. If the actual flow is found to be greater than 5% different from the measured flow, within 30 days, the Permittee shall have the meter re-calibrated, repaired, or replaced, whichever is necessary. Documentation of the test and a certificate of re-calibration, if applicable, shall be submitted within 30 days of each test or re-calibration.
6. The meter shall be installed according to the manufacturer's instructions for achieving accurate flow to the specifications above, or it shall be installed in a straight length of pipe where there is at least an upstream length equal to ten (10) times the outside pipe diameter and a downstream length equal to two (2) times the outside pipe diameter. Where there is not at least a length of ten diameters upstream available, flow straightening vanes shall be used in the upstream line.
7. Broken or malfunctioning meter:
 - A. If the meter or other flow measuring device malfunctions or breaks, the Permittee shall notify the District within 15 days of discovering the malfunction or breakage.
 - B. The meter must be replaced with a repaired or new meter, subject to the same specifications given above, within 30 days of the discovery.
 - C. If the meter is removed from the withdrawal point for any other reason, it shall be replaced with another meter having the same specifications given above, or the meter shall be reinstalled within 30 days of its removal.

from the withdrawal. In either event, a fully functioning meter shall not be off the withdrawal point for more than 60 consecutive days.

8. While the meter is not functioning correctly, the Permittee shall keep track of the total amount of time the withdrawal point was used for each month and multiply those minutes times the pump capacity (in gallons per minute) for total gallons. The estimate of the number of gallons used each month during that period shall be submitted on District scanning forms and noted as estimated per instructions on the form. If the data is submitted by another approved method, the fact that it is estimated must be indicated. The reason for the necessity to estimate pumpage shall be reported with the estimate.

9. In the event a new meter is installed to replace a broken meter, it and its installation shall meet the specifications of this condition. The permittee shall notify the District of the replacement with the first submittal of meter readings from the new meter.

FLOW METER ACCURACY TEST INSTRUCTIONS

1. Accuracy Test Due Date - The Permittee is to schedule their accuracy test according to the following schedule:

A. For existing metered withdrawal points, add five years to the previous test year, and make the test in the month assigned to your county.

B. For withdrawal points for which metering is added for the first time, the test is to be scheduled five years from the issue year in the month assigned to your county.

C. For proposed withdrawal points, the test date is five years from the completion date of the withdrawal point in the month assigned to your county.

D. For the Permittee's convenience, if there are multiple due-years for meter accuracy testing because of the timing of the installation and/or previous accuracy tests of meters, the Permittee can submit a request in writing to the Water Use Permit Bureau Chief for one specific year to be assigned as the due date year for meter testing. Permittees with many meters to test may also request the tests to be grouped into one year or spread out evenly over two to three years.

E. The months for accuracy testing of meters are assigned by county. The Permittee is requested but not required to have their testing done in the month assigned to their county. This is to have sufficient District staff available for assistance.

January	Hillsborough
February	Manatee, Pasco
March	Polk (for odd numbered permits)*
April	Polk (for even numbered permits)*
May	Highlands
June	Hardee, Charlotte
July	None or Special Request
August	None or Special Request
September	Desoto, Sarasota
October	Citrus, Levy, Lake
November	Hernando, Sumter, Marion
December	Pinellas

* The permittee may request their multiple permits be tested in the same month.

2. Accuracy Test Requirements: The Permittee shall test the accuracy of flow meters on permitted withdrawal points as follows:

A. The equipment water temperature shall be set to 72 degrees Fahrenheit for ground water, and to the measured water temperature for other water sources.

B. A minimum of two separate timed tests shall be performed for each meter. Each timed test shall consist of measuring flow using the test meter and the installed meter for a minimum of four minutes duration. If the two tests do not yield consistent results, additional tests shall be performed for a minimum of eight minutes or

longer per test until consistent results are obtained.

C. If the installed meter has a rate of flow, or large multiplier that does not allow for consistent results to be obtained with four- or eight-minute tests, the duration of the test shall be increased as necessary to obtain accurate and consistent results with respect to the type of flow meter installed.

D. The results of two consistent tests shall be averaged, and the result will be considered the test result for the meter being tested. This result shall be expressed as a plus or minus percent (rounded to the nearest one-tenth percent) accuracy of the installed meter relative to the test meter. The percent accuracy indicates the deviation (if any), of the meter being tested from the test meter.

3. Accuracy Test Report: The Permittees shall demonstrate that the results of the meter test(s) are accurate by submitting the following information within 30 days of the test:

A. A completed Flow Meter Accuracy Verification Form, Form LEG-R.101.00 (5/14) for each flow meter tested. This form can be obtained from the District's website (www.watermatters.org) under "ePermitting and Rules" for Water Use Permits.

B. A printout of data that was input into the test equipment, if the test equipment is capable of creating such a printout;

C. A statement attesting that the manufacturer of the test equipment, or an entity approved or authorized by the manufacturer, has trained the operator to use the specific model test equipment used for testing;

D. The date of the test equipment's most recent calibration that demonstrates that it was calibrated within the previous twelve months, and the test lab's National Institute of Standards and Testing (N.I.S.T.) traceability reference number.

E. A diagram showing the precise location on the pipe where the testing equipment was mounted shall be supplied with the form. This diagram shall also show the pump, installed meter, the configuration (with all valves, tees, elbows, and any other possible flow disturbing devices) that exists between the pump and the test location clearly noted with measurements. If flow straightening vanes are utilized, their location(s) shall also be included in the diagram.

F. A picture of the test location, including the pump, installed flow meter, and the measuring device, or for sites where the picture does not include all of the items listed above, a picture of the test site with a notation of distances to these items.

WATER QUALITY INSTRUCTIONS

The Permittee shall perform water quality sampling, analysis and reporting as follows:

1. The sampling method(s) from both monitor wells and surface water bodies shall be designed to collect water samples that are chemically representative of the zone of the aquifer or the depth or area of the water body.
2. Water quality samples from monitor wells shall be taken after pumping the well for the minimum time specified (if specified) or after the water reaches a constant temperature, pH, and conductivity.
3. The first submittal to the District shall include a copy of the laboratory's analytical and chain of custody procedures. If the laboratory used by the Permittee is changed, the first submittal of data analyzed at the new laboratory shall include a copy of the laboratory's analytical and chain of custody procedures.
4. Any variance in sampling and/or analytical methods shall have prior approval of the Water Use Permit Bureau Chief.
5. The Permittee's sampling procedure shall follow the handling and chain of custody procedures designated by the certified laboratory which will undertake the analysis.
6. Water quality samples shall be analyzed by a laboratory certified by the Florida Department of Health utilizing the standards and methods applicable to the parameters analyzed and to the water use pursuant to Chapter 64E-1, Florida Administrative Code, "Certification of Environmental Testing Laboratories."
7. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association-American Water Works Association-Water Pollution Control Federation (APHA-AWWA-WPCF) or Methods for Chemical Analyses of Water

and Wastes by the U.S. Environmental Protection Agency (EPA).

8. Unless other reporting arrangements have been approved by the Water Use Permit Bureau Chief, reports of the analyses shall be submitted to the Water Use Permit Bureau, online at the District WUP Portal or mailed in hardcopy on or before the tenth day of the following month. The online submittal shall include a scanned upload of the original laboratory report. The hardcopy submittal shall be a copy of the laboratory's analysis form. If for some reason, a sample cannot be taken when required, the Permittee shall indicate so and give the reason in the space for comments at the WUP Portal or shall submit the reason in writing on the regular due date.

9. The parameters and frequency of sampling and analysis may be modified by the District as necessary to ensure the protection of the resource.

10. Water quality samples shall be collected based on the following timetable for the frequency listed in the special condition:

<u>Frequency</u>	<u>Timetable</u>
Weekly	Same day of each week
Quarterly	Same week of February, May, August, November
Semi-annually	Same week of May, November
Monthly	Same week of each month

WATER LEVEL INSTRUCTIONS

The staff gauge(s) shall be surveyed according to instructions given on the District website and referenced to the North American Vertical Datum 1988, and a copy of the survey indicating the datum reference shall be submitted with the first water level data report. The staff gauge(s) shall be scaled in one-tenth foot increments and shall be sized and placed so as to be clearly visible from an easily accessible point of land. Water levels shall be recorded on a frequency as indicated in the table provided in the special condition and reported to the Water Use Permit Bureau, online via the WUP Portal at the District website or in hardcopy on District-provided forms on or before the tenth day of the following month. To the maximum extent possible, water levels shall be recorded on a regular schedule as indicated in the recording timetable below. The frequency of recording may be modified by the Water Use Permit Bureau Chief, as necessary to ensure the protection of the resource.

Water Level Recording Timetable

<u>Frequency</u>	<u>Recording Schedule</u>
Daily	Same time of each day
Weekly	Same day of each week
Monthly	Same week of each month
Quarterly	Same week of months specified

WELL CONSTRUCTION INSTRUCTIONS

All wells proposed to be constructed shall be drilled and constructed as specified below:

1. All well casing (including liners and/or pipe) must be sealed to the depth specified in the permit condition in accordance with requirements per Chapter 40D-3, Florida Code and/or any specific requirements of an associated Well Construction Permit.
2. The proposed well(s) shall be constructed of materials that are resistant to degradation of the casing/grout due to interaction with the water of lesser quality.
3. A minimum of twenty (20) feet overlap and two (2) centralizers is required for Public Supply wells and all wells six (6) inches or more in diameter.
4. Any variation from estimated, maximum or minimum total depths; maximum or minimum casing depths; well location or casing diameter specified in the condition requires advanced approval by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.
5. The Permittee is notified that a proposal to significantly change any of these well construction specifications may require permit modification if the District determines that such a change would result in significantly greater withdrawal impacts than those considered for this Permit.
6. The finished well casing depth shall not vary from these specifications by greater than ten (10) percent unless

advance approval is granted by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.

ANNUAL REPORT SUBMITTAL INSTRUCTIONS

The "Public Supply Water Use Annual Report Form" (Form No. LEG-R.023.00 (01/09)), is designed to assist the Permittee with the annual report requirements, but the final authority for what must be included in the Water Use Annual Report is in this condition and in these instructions. Two identical copies of the "Public Supply Water Use Annual Report Form" and two identical copies of all required supporting documentation shall be included if submitted in hard copy. "Identical copy" in this instance means that if the original is in color, then all copies shall also be printed in color. If submitted electronically, only one submittal is required; however, any part of the document that is in color shall be scanned in color.

1. **Per Capita Use Rate** - A per capita rate for the previous calendar year will be progressively calculated until a rate of 150 gpd per person or less is determined whether it is the unadjusted per capita, adjusted per capita, or compliance per capita. The calculations shall be performed as shown in Part A of the Form. The Permittee shall refer to and use the definitions and instructions for all components as provided on the Form and in the Water Use Permit Applicant's Handbook Part B. Permittees that have interconnected service areas and receive an annual average quantity of 100,000 gpd or more from another permittee are to include these quantities as imported quantities. Permittees in the Southern Water Use Caution Area (SWUCA) or the Northern Tampa Bay Water Use Caution Area (NTBWUCA), as it existed prior to October 1, 2007, shall achieve a per capita of 150 gpd or less, and those in these areas that cannot achieve a compliance per capita rate of 150 gpd or less shall include a report on why this rate was not achieved, measures taken to comply with this requirement, and a plan to bring the permit into compliance. Permittees not in a Water Use Caution Area that cannot achieve a compliance per capita rate of 150 gpd or less by December 31, 2019 shall submit this same report in the Annual Report due April 1, 2020.

2. **Residential Use** - Residential water use consists of the indoor and outdoor water uses associated with each category of residential customer (single family units, multi-family units, and mobile homes), including irrigation uses, whether separately metered or not. The Permittee shall document the methodology used to determine the number of dwelling units by type and the quantities used. Estimates of water use based upon meter size will not be accepted. If mobile homes are included in the Permittees multi-family unit category, the information for them does not have to be separated. The information for each category shall include:

- A. Number of dwelling units per category,
- B. Number of domestic metered connections per category,
- C. Number of metered irrigation connections,
- D. Annual average quantities in gallons per day provided to each category, and
- E. Percentage of the total residential water use provided apportioned to each category.

3. **Non-Residential Use** - Non-residential use consists of all quantities provided for use in a community not directly associated with places of residence. For each category below, the Permittee shall include annual average gpd provided and percent of total non-residential use quantities provided. For each category 1 through 6 below, the number of metered connections shall be provided. These non-residential use categories are:

- A. Industrial/commercial uses, including associated lawn and landscape irrigation use,
- B. Agricultural uses (e.g., irrigation of a nursery),
- C. Recreation/Aesthetic, for example irrigation (excluding golf courses) of Common Areas, stadiums and school yards,
- D. Golf course irrigation,
- E. Fire fighting, system testing and other accounted uses,-
- F. K-through-12 schools that do not serve any of the service area population, and
- G. Water Loss as defined as the difference between the output from the treatment plant and accounted residential water use (B above) and the listed non-residential uses in this section.

4. **Water Audit** - The water audit report that is done because water losses are greater than 10% of the total distribution quantities shall include the following items:

- A. Evaluation of:
 - 1) leakage associated with transmission and distribution mains,
 - 2) overflow and leakage from storage tanks,
 - 3) leakage near service connections,

- 4) illegal connections,
- 5) description and explanations for excessive distribution line flushing (greater than 1% of the treated water volume delivered to the distribution system) for potability,
- 6) fire suppression,
- 7) un-metered system testing,
- 8) under-registration of meters, and
- 9) other discrepancies between the metered amount of finished water output from the treatment plant less the metered amounts used for residential and non-residential uses specified in Parts B and C above, and

B. A schedule for a remedial action-plan to reduce the water losses to below 10%.

5. **Alternative Water Supplied other than Reclaimed Water** - Permittees that provide Alternative Water Supplies other than reclaimed water (e.g., stormwater not treated for potable use) shall include the following on Part D of the Form:

- A. Description of the type of Alternative Water Supply provided,
- B. County where service is provided,
- C. Customer name and contact information,
- D. Customer's Water Use Permit number (if any),
- E. Customer's meter location latitude and longitude,
- F. Meter ownership information,
- G. General customer use category,
- H. Proposed and actual flows in annual average gallons per day (gpd) per customer,
- I. Customer cost per 1,000 gallons or flat rate information,
- J. Delivery mode (e.g., pressurized or non-pressurized),
- K. Interruptible Service Agreement (Y/N),
- L. Month/year service began, and
- M. Totals of monthly quantities supplied.

6. **Suppliers of Reclaimed Water** - Depending upon the treatment capacity of the Permittees wastewater treatment plant, the Permittee shall submit information on reclaimed water supplied as follows:

A. Permittees having a wastewater treatment facility with an annual average design capacity equal to or greater than 100,000 gpd shall utilize the "SWFWMD Annual Reclaimed Water Supplier Report" in Excel format on the Compact Disk, Form No. LEG-R.026.00 (05/09). The "SWFWMD Annual Reclaimed Water Supplier Report" is described in Section 3.1 of Chapter 3, under the subheading "Reclaimed Water Supplier Report" and is described in detail in the Water Use Permit Applicant's Handbook Part B.

B. Permittees that have a wastewater treatment facility with an annual average design capacity less than 100,000 gpd can either utilize the "SWFWMD Annual Reclaimed Water Supplier Report," Form No. LEG-R.026.00, as described in sub-part (1) above or provide the following information on Part E of the Form:

- 1) Bulk customer information:
 - a) Name, address, telephone number,
 - b) WUP number (if any),
 - c) General use category (residential, commercial, recreational, agricultural irrigation, mining),
 - d) Month/year first served,
 - e) Line size,
 - f) Meter information, including the ownership and latitude and longitude location,
 - g) Delivery mode (pressurized, non-pressurized).
- 2) Monthly flow in gallons per bulk customer.
- 3) Total gallons per day (gpd) provided for metered residential irrigation.
- 4) Disposal information:
 - a) Site name and location (latitude and longitude or as a reference to the service area map),
 - b) Contact name and telephone,
 - c) Disposal method, and
 - d) Annual average gpd disposed.

Authorized Signature

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

This permit, issued under the provision of Chapter 373, Florida Statutes and Florida Administrative Code 40D-2, authorizes the Permittee to withdraw the quantities outlined above, and may require various activities to be performed by the Permittee as described in the permit, including the Special Conditions. The 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.

DRAFT

CONSENT AGENDA

August 26, 2025

General Counsel's Report: Authorization to Issue Administrative Complaint and Order – Environmental Resource Permit Violations; As-Built Deviations – Piper Road Owner, LLC – Environmental Resource Permit No. 43045609.000 – (Charlotte County)

On May 17, 2022, the District issued Environmental Resource Permit (“ERP”) No. 43045609.000 (“Permit”) to Piper Road Owner, LLC (“Piper Road”) for the construction of a stormwater management system serving a 25.08-acre industrial project.

After construction of the system, Piper Road submitted its As-Built Certification form and Request for Conversion to Operation Phase form to the District on November 12, 2024. District staff reviewed the form and identified two (2) administrative deviations due to the As-Built Certification and As-Built Survey not being signed and sealed according to Rule requirements; as well as eight (8) technical deviations involving portions of the constructed stormwater management system that do not match permitted plans and other conditions causing adverse impacts in violation of District Rules.

Additionally, the District received a complaint from an adjacent landowner alleging that Piper Road is causing flooding on their property. The District investigated the complaint, reviewed documentation of flooding, reviewed the submitted As-Built, and determined that a drainage ditch connecting the properties is raised two (2) feet higher than the historical level on the Piper Road property.

On December 27, 2024, the District sent a Notice of As-Built Deviations letter to Piper Road detailing the above information and requiring Piper Road to address the deviations and violations. Piper Road requested a thirty-day extension to respond to this letter on January 16. The District granted an extension to respond and gave Piper Road a new deadline to respond by February 26, 2025. Before this deadline, Piper Road asked for a second extension. The District granted a new deadline of March 28, 2025. On April 11, 2025, Piper Road asked for a third extension to respond. Once again, the District approved this request and gave a new deadline of May 11, 2025, for Piper Road to respond.

Then, on May 22, 2025, the District received a Petition for Formal Administrative Proceeding (“Petition”) from Southeastern Freight Lines, Inc., the adjacent property owner who submitted the complaint regarding flooding. The Petition is a challenge to the Permit and has been referred to the Division of Administrative Hearings for adjudication.

To date, the District has not received evidence that Piper Road has addressed the administrative or technical deviations detailed in the District’s letter sent on December 27, 2024. Despite communication between District staff and representatives of Piper Road, no agreement has been reached on how to address the present deviations, complaints from neighboring landowners, or violations of District Rules. Although the Petition may raise some overlapping issues, the District is also requesting authorization to issue an Administrative Complaint and Order to require Piper Road to comply with all District Rules.

Staff Recommendation:

1. Authorize District staff to issue an Administrative Complaint and Order to Piper Road Owner, LLC, and any other necessary party to obtain compliance with District rules.
2. Authorize District staff to initiate an action in the Division of Administrative Hearings and/or Circuit Court against Piper Road, Owner, LLC, and any other necessary party to recover a civil penalty/administrative fine, enforcement costs, litigation costs, and attorney's fees, if appropriate.
3. Authorize District staff to obtain compliance with the terms of the Administrative Complaint and Order in Circuit Court, if necessary.

Presenter:

Andy Thornquest, Senior Attorney, Office of General Counsel

CONSENT AGENDA

August 26, 2025

Executive Director's Report: Approve Calendar for Fiscal Year 2026 Meeting Dates

Staff Recommendation:

Approve Fiscal Year 2026 meeting dates as presented.

Presenter:

Brian J. Armstrong, P.G., Executive Director

Southwest Florida Water Management District Schedule of Meetings Fiscal Year 2026

Governing Board Meeting

October 28, 2025 – 9:00 a.m., Brooksville Office
November 18, 2025 – 9:00 a.m., Tampa Office
December 16, 2025 – 9:00 a.m., Brooksville Office
January 27, 2026 – 9:00 a.m., Tampa Office
February 24, 2026 – 9:00 a.m., Brooksville Office
March 24, 2026 – 9:00 a.m., Tampa Office
April 28, 2026 – 9:00 a.m., Brooksville Office
May 19, 2026 – 9:00 a.m., Tampa Office
June 23, 2026 – 9:00 a.m., Brooksville Office
July 28, 2026 – 9:00 a.m., Tampa Office
August 25, 2026 – 9:00 a.m., Brooksville Office
September 22, 2026 – 3:00 p.m., Tampa Office

Governing Board Workshop

December 16, 2025 – 9:30 a.m., Brooksville Office

Governing Board Budget Hearing – 5:01 p.m., Tampa Office

2026 – September 8 & 22

Agricultural and Green Industry Advisory Committee – 10 a.m.

2025 – December 2

2026 – March 10, June 9, September 8

Environmental Advisory Committee – 10 a.m.

2025 – October 7

2026 – January 13, April 14, July 14

Industrial, Commercial, Institutional Advisory Committee – 10 a.m.

2025 – November 4

2026 – February 10, May 5, August 11

Public Supply Advisory Committee – 1 p.m.

2025 – November 4

2026 – February 10, May 5, August 11

Springs Coast Management Committee – 1:30 p.m.

2026 – February 18, July 8

Springs Coast Steering Committee – 2 p.m.

2026 – March 4, July 22

Meeting Locations

Brooksville Office – 2379 Broad St., Brooksville, FL 34604

Tampa Office – 7601 US Highway 301 North, Tampa, FL 33637

CONSENT AGENDA

August 26, 2025

Executive Director's Report: Approve Governing Board Minutes – July 22, 2025

Staff Recommendation:

Approve minutes as presented.

Presenter:

Brian J. Armstrong, P.G., Executive Director



GOVERNING BOARD MEETING
TUESDAY, JULY 22, 2025 – 9:00 A.M.
7601 U.S. HIGHWAY 301 NORTH, TAMPA, FLORIDA 33637
(813) 985-7481

Board Members Present

John Mitten, Chair
Jack Bispham, Vice Chair
John Hall, Treasurer
Kelly Rice, Member
Michelle Williamson, Member
Dustin Rowland, Member
James Holton, Member
Robert Stern, Member
Nancy H. Watkins, Member
Josh Gamblin, Member

Board Members Absent

Ashley Bell Barnett, Secretary
Ed Armstrong, Member

Staff Members

Brian J. Armstrong, Executive Director
Amanda Rice, Assistant Executive Director
Chris Tumminia, General Counsel
Brian Werthmiller, Inspector General
Jennette Seachrist, Division Director
Michelle Hopkins, Division Director
Brian Starford, Division Director
Brandon Baldwin, Division Director
Michelle Weaver, Division Director

Board Administrative Support

Virginia Singer, Manager
Lori Manuel, Administrative Coordinator

1. Convene Public Meeting

The Governing Board of the Southwest Florida Water Management District (District) met for its regular meeting on July 22 at 9:00 a.m., in the Tampa Office at 7601 U.S. Highway 301 North, Tampa, Florida 33637. This meeting was available for live viewing through internet streaming. An attendance roster is archived in the District's permanent records. Approved minutes from meetings can be found on the District's website at WaterMatters.org.

1.1 Call to Order

Chair John Mitten called the meeting to order. He noted that the Board meeting was being recorded for broadcast on government access channels, and public input would be provided in person. Chair Mitten stated that anyone wishing to address the Governing Board concerning any item listed on the agenda or any item that does not appear on the agenda should complete and submit a "Request to Speak" card. He stated that comments would be limited to three minutes per speaker, and when appropriate, exceptions to the three-minute limit may be granted by the Chair. Chair Mitten also requested that several individuals wishing to speak on the same topic designate a spokesperson. He introduced each member of the Governing Board and staff present at the dais (this served as roll call). A quorum was confirmed.

1.2 Invocation and Pledge of Allegiance

Board Member Kelly Rice offered the invocation and the Pledge of Allegiance.

1.3 Employee Recognition

Chair Mitten recognized the following staff for their service at the District: Lori Manuel, Jan Burke, and Ed Kouadio.

1.4 Additions/Deletions to Agenda

Mr. Brian Armstrong, Executive Director, stated there were no additions or deletions to the agenda.

Treasurer John Hall requested the following item be moved to Discussion. A Request to Speak card was also received for this item.

2.6 Water Use Permit No. 20 011794.003, Tampa Bay Water/Alafia River Withdrawal Facility (Hillsborough County)

There was good cause to approve the amended agenda as allowed by Section 120.525, Florida Statutes.

1.5 Public Input for Issues Not Listed on the Published Agenda

Ms. Kizuwanda Everett, Sugar Creek and Buffalo Estates Civic Association, spoke regarding flooding associated with the Bellows Creek outlet.

Ms. Brenda Streeter, Sugar Creek and Buffalo Estates Civic Association, spoke regarding flooding associated with the Bellows Creek outlet.

Mr. Tom Goldtrap, Jr., Sugar Creek resident, spoke regarding flooding associated with the Bellows Creek outlet.

Mr. Shaun McNeil, Sugar Creek resident, spoke regarding flooding associated with the Bellows Creek outlet.

Ms. Michelle Hopkins, Regulation Division Director, explained the subdivision was built prior to the establishment of the Environmental Resource Permitting process. She stated that staff will work with the County and the residents to determine what options are available to assist with the concerns of the residents.

Mr. David Gore spoke in opposition to data used in developing water supply plans.

Mr. David Ballard Geddis, Jr., spoke regarding weather modification.

Consent Agenda

Finance/Outreach and Planning Committee

2.1 Knowledge Management: Advisory Committee Policies

Staff recommended the Board approve the proposed changes to the policies.

Resource Management Committee

2.2 FARMS – Green Grass Farms of Hardee County, LLC – H835 (Hardee County)

Staff recommended the Board:

1. Approve the Green Grass Farms of Hardee County, LLC project for a not-to-exceed project reimbursement of \$771,933 provided by the Governing Board;
2. Authorize the transfer of \$771,933 from fund 010 H017 Governing Board FARMS Fund to the H835 Green Grass Farms of Hardee County, LLC project fund;
3. Authorize the Assistant Executive Director to sign the agreement.

2.3 Final Lake Tarpon Surface Water Improvement and Management (SWIM) Plan (W726)

Staff recommended the Board approve the Lake Tarpon SWIM Plan in accordance with Section 373.453, F.S.

Operations, Lands and Resource Monitoring Committee

2.4 Fifth Amendment to Agreement Between the Southwest Florida Water Management District, Pasco County, and the School Board of Pasco County – SWF Parcel No. 16-010-031X (Pasco County)

Staff recommended the Board:

- Approve the Fifth Amendment to the Agreement for Construction, Operation and Maintenance of an Environmental Education Center at Jay B. Starkey Wilderness Park and;
- Authorize the Governing Board Chair to execute the Fifth Amendment on behalf of the District.

Regulation Committee

2.5 Water Use Permit No. 20 021107.001, NC Real Estate Projects, LLC/Grenelefe Utility (Polk County)

Staff recommended the Board approve the proposed permit attached as an exhibit.

2.6 Water Use Permit No. 20 011794.003, Tampa Bay Water/Alafia River Withdrawal Facility (Hillsborough County)

Staff recommended the Board approve the proposed permit attached as an exhibit.

2.7 Initiation and Approval of Rulemaking to Amend Rules 40D-2.321 and 40D-2.331, Florida Administrative Code, to Promote the Use of Reclaimed Water and Encourage Quantifiable Potable Water Offsets, in Accordance with Section 373.250(9), Florida Statutes

Staff recommended the Board authorize initiation of rulemaking and approve the proposed rule language to amend Rules 40D-2.321 and 40D-2.331, F.A.C., to add the proposed language shown in Exhibit A, in accordance with s. 373.250(9), F.S.

General Counsel's Report

2.8 Approval of Consent Order – Environmental Resource Violations; Unauthorized Activities – Joseph A. Brown (Pasco County)

Staff recommended the Board:

1. Approve the Consent Order.
2. Authorize District staff to pursue additional enforcement measures to obtain compliance with the terms and conditions of the Consent Order, including filing any appropriate actions in circuit court against any necessary party, if necessary.

Executive Director's Report

2.9 Approve Governing Board Minutes – June 24, 2025

Staff recommended the Board approve the minutes as presented.

A motion was made and seconded to approve the Consent Agenda. The motion carried unanimously. (Audio –00:27:44)

Recognition of Former Governing Board Member

3.1 Recognition of Former Governing Board Member Joel Schleicher

Former Governing Board Member Joel Schleicher was recognized for his service on the Governing Board.

Finance/Outreach & Planning Committee

Treasurer John Hall called the committee to order.

4.1 Consent Item(s) Moved to Discussion – None

4.2 Investment Strategy Quarterly Update

Mr. John Grady, Public Trust Advisors, provided an overview of the District's investment portfolios and highlighted investments related to the liquidity of funds for future large-scale project expenditures.

Mr. Grady summarized the current economic forecast, which included tariffs, Gross Domestic Product, inflation, consumer confidence, Federal Open Market Committee Dot Plot, jobs/unemployment rates, and interest rates.

Staff recommended the Board accept and place on file the District's Quarterly Investment Reports for the quarter ended June 30, 2025.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:02:38)

4.3 Proposed Millage Rate and Tentative Budget Update for Fiscal Year 2026

Mr. Brandon Baldwin, Business and Information Technology Services Director, provided an overview of the Fiscal Year (FY) 2026 budget development calendar. He presented metrics for project expenditures, operating expenditures, and salaries/benefits. Mr. Baldwin stated there were no changes to the metrics since the June meeting.

Mr. Baldwin presented a comparison of FY25 and FY26 proposed milage rates, expenditures by category, and project reserves balance. He outlined any changes since the June meeting. Mr. Baldwin specifically addressed a modification to the project evaluation sheet associated with the Charlotte Harbor National Estuary Program to reflect a 5-year agreement and clarified no funding changes had been made to the program since the budget was approved at the June meeting. He stated that the total FY26 budget amount remains at \$256 million. Mr. Baldwin responded to questions.

Staff recommended the Board:

1. Approve Resolution No. 25-06, Adoption of Proposed Millage Rate for Fiscal Year 2026.
2. Approve the budget changes presented, adjusted for any modifications made by the Governing Board on July 22 and authorize staff to submit the Tentative Budget Submission for FY2026.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:11:10)

4.4 Knowledge Management: Fund Balance Policy

Mr. Brandon Baldwin, Business and Information Technology Services Director, explained the purpose of the District's Fund Balance Policy. He outlined minor staff edits, and the modifications required to remain compliant with the Governmental Accounting Standards Board. Mr. Baldwin asked the Board Members to review and provide any edits or comments by August 4. Mr. Baldwin stated the final policy will be presented for Board approval at the August meeting.

This item was for information only. No action was required.

4.5 Budget Transfer Report

This item was for information only. No action was required.

4.6 Office of Inspector General Quarterly Update – April 1, 2025 to June 30, 2025

This item was for information only. No action was required.

Operations, Lands and Resource Monitoring Committee

Board Member Robert Stern called the committee to order.

5.1 Consent Item(s) Moved to Discussion

5.2 Offer for Surplus Lands – Tampa Bypass Canal (TBC-32) – SWF Parcel No. 13-001-764S (Hillsborough County)

Mr. Mike Singer, Real Estate Services Manager, provided a presentation which included historical information, an area map, and the offer amount. Mr. Singer responded to questions.

Staff recommended the Board:

- Accept the offer of \$110,000; and
- Approve the Contract for Sale and Purchase and authorize the Executive Director to sign on the behalf of the District; and
- Authorize the Chairman and Secretary of the Governing Board to execute the Quit Claim Deed; and
- Authorize the conveyance of the District's interest in all phosphate, minerals, metals, and petroleum in or on or under the land upon the request of the Buyer; and
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:20:42)

Resource Management Committee

6.1 Consent Item(s) Moved to Discussion - None

No items were presented for discussion.

Regulation Committee

Board Member James Holton called the committee to order.

7.1 Consent Item(s) Moved to Discussion

2.6 Water Use Permit No. 20 011794.003, Tampa Bay Water/Alafia River Withdrawal Facility (Hillsborough County)

Treasurer John Hall requested this item be moved to Discussion.

A Request to Speak card was received for this item.

Mr. Eric DeHaven, Polk Regional Water Cooperative, spoke in opposition to approval for this permit.

Mr. Chris Tumminia, General Counsel, advised the Board of a potential legal challenge to this permit. He asked the Board Members to use discretion during discussion.

Board Member Nancy Watkins asked why the permit cannot be brought to the Board following the conclusion of any legal challenges. Mr. Tumminia stated that a legal challenge must be filed after the Board takes action, and the Polk Regional Water Cooperative has indicated they will file a motion for an extension of time to provide an opportunity for settlement negotiations, if this permit is approved.

Mr. Tumminia explained that potential challenges to this permit will be filed regardless if the Board votes to approve or deny this permit.

Ms. April Breton, Water Use Permitting Bureau Chief, presented an overview of the existing permit, and the modifications requested. She explained that the application for modification meets Conditions of Issuance of Chapter 40D-2, Florida Administrative Code.

Treasurer John Hall asked if a motion could be made to table this item for a future date. Mr. Tumminia explained that the District is required to approve applications within 90 days. If the Board decides to postpone action on this item today, the District could fail to meet the mandated deadline, and the permit could be issued by default. Discussion ensued.

Staff recommended the Board approve the proposed permit attached as an exhibit.

A motion was made and seconded to approve staff's recommendation. The motion carried with nine in favor and one opposed. (Audio – 01:39:44)

General Counsel's Report

8.1 Consent Item(s) Moved to Discussion – None

8.2 Affirm Governing Board Committee Actions

Staff recommended the Board affirm the actions taken by the Governing Board Committees.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:40:35)

Committee/Liaison Reports

9.1 Agricultural and Green Industry Advisory Committee

A written summary of the June 10 meeting was provided.

Executive Director's Report

10.1 Executive Director's Report

No comments were presented.

Chair's Report

11.1 Chair's Report

Board Members who attended the Florida Environmental Permitting School commended staff for their presentations at the conference.

Chair Mitten stated the next scheduled Board meeting is on Tuesday, August 26 at 9:00 a.m., in the Brooksville office.

11.2 Employee Milestones

A written summary was provided.

Adjournment

The meeting was adjourned at 10:44 a.m.

Governing Board Meeting
August 26, 2025

3. FINANCE/OUTREACH & PLANNING COMMITTEE

3.1	Discussion: Consent Item(s) Moved to Discussion	62
3.2	Discussion: Action Item: Kirkland Ranch Land Acquisition	63
3.3	Discussion: Information Item: Review of Self-Funded Health Plans	97
3.4	Submit & File: Information Item: Budget Transfer Report	98

FINANCE/OUTREACH AND PLANNING COMMITTEE

August 26, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenters:

Brandon Baldwin, Division Director, Business and IT Services Division

Michelle Weaver, P.E., Division Director, Employee, Outreach and General Services Division

FINANCE/OUTREACH AND PLANNING COMMITTEE

August 26, 2025

Discussion: Action Item: Kirkland Ranch Land Acquisition

Purpose

Request the approval of: (1) a second amendment to the Fiscal Year 2025 Annual Service Budget to appropriate \$30,800,000 from the State's General Revenue Fund for a specific appropriation to acquire the Kirkland Ranch property and a resolution requesting the appropriated funds from the Florida Department of Environmental Protection (FDEP); and (2) a purchase and sale agreement for \$30,800,000. The purchase and sale agreement is contingent upon the updated appraisal meeting or exceeding the purchase and sale contract value. A general location map and an aerial map are attached hereto as Exhibits 1 and 2, respectively.

Background

On June 30, 2025, Governor DeSantis signed into law the 2025-26 General Appropriations Act, which included a specific appropriation to acquire the Kirkland Ranch property (Property). The State funds are being provided to the District by the FDEP for the purpose of acquiring the Property.

Property Information

The Property is located in eastern Pasco County and consists of approximately 947.22 acres. The Property has been utilized primarily for cattle grazing, silviculture, and recreational use, and certain parcels have been owned by the Kirkland family since 1956. The Property is presently owned by Kirkland Ranch, Inc., a Florida corporation (Seller).

The Property is within the District's Florida Forever Work Plan. This acquisition is consistent with the Florida Forever Act, section 259.105, Florida Statutes, and the District's Florida Forever Work Plan. Thirty-one percent (31%) of the Property meets all four of the District's Areas of Responsibility, which are Water Supply, Water Quality, Natural Systems, and Flood Protection, and an additional twenty-seven percent (27%) meets at least three. The acquisition of the Property is subject to review and approval by the Governing Board.

The proposed fee title acquisition is comprised of approximately 947.22 acres. The Property consists of approximately fifty-nine percent (59%) uplands and forty-one percent (41%) wetlands. The County Property Appraiser has an aggregate land value for the 947.22 acres of \$4,957,191.00 or \$5,233.41 per acre.

The areas surrounding the Property are predominately residential single-family homes and are being developed around the west and south of the subject Property as part of Epperson Ranch and Watergrass developments. The surrounding properties to the north and east are comprised of agricultural residential land uses. The Property is zoned Agriculture District by Pasco County. The Future Land Use classification of the Property is Agriculture. Although the subject is currently zoned Agriculture with an "Agricultural" future land use, Pasco County has developed a long-range plan titled "2050 Area Plan for Pasadena Hills" that includes the parcel in the boundaries to be developed.

The Property is within the municipal service area and public water and sewer service are available but not connected. Based on Federal Emergency Management Agency mapping, the appraisers reported

that the Property is located in zones A and AE which are within the 100-year flood plain, and zone X which is not within the 100-year flood plain. The majority is within zone AE.

The Property is predominantly vacant land with several living structures. The structures include the owner's former home, an art studio/apartment, and a lakefront home, which according to the owner, should be demolished due to repair status.

Management/Maintenance Costs

The proposed transaction is for fee title acquisition. Thus, the District will assume ongoing maintenance and operation costs after acquisition. Costs may be reduced through cooperative management with potential partners or offset through a District-managed cattle lease.

Appraisals

In accordance with District Policy and section 373.139, Florida Statutes, for property that is estimated to have a value greater than \$1,000,000, two appraisals were obtained in 2022 and the high appraised value was \$30,800,000. The District is in the process of updating those appraisals.

Negotiated Transaction

The following is a summary of the terms negotiated between the District and the Seller, and the proposed Purchase and Sale Agreement is attached as Exhibit 3:

- The District will receive 947.22 gross acres subject to adjustment, if necessary, after survey is completed.
- The District will pay the Seller up to \$30,800,000, subject to confirmation by updated appraisals;
- The Seller will pay for the recording costs, including documentary stamps on the deed, and the survey;
- Closing shall be consummated no later than December 31, 2025;
- Closing is subject to a boundary survey and confirmation of gross acreage;
- Closing is subject to acceptable title;
- Closing is subject to an acceptable environmental site assessment.

Benefits/Costs

The budget amendment of \$30,800,000 will allow the District to acquire the Kirkland Ranch property for the purposes of land and water conservation. A 2025-26 state appropriation will be the source of funding for the budget amendment. A budget amendment involves any action that increases or decreases total appropriated funds in the budget. Board authorization for the Executive Director to execute a purchase and sale contract for the fee purchase of the Kirkland Ranch property, contingent upon the purchase and sale contract not exceeding the appraised value, will prevent unnecessary delay in the timeline of the acquisition.

Exhibits 4 and 5 to this item include, respectively, Resolution 25-07, *Second Amendment of the Fiscal Year 2025 Annual Service Budget* and Resolution 25-08, *Requesting Funds from the State General Revenue Fund for Acquisition of SWF Parcel No. 13-500-405 Pasco County, Florida*.

Staff Recommendation:

1. Approve Resolution 25-07, *Second Amendment of the Fiscal Year 2025 Annual Service Budget* and Resolution 25-08, *Requesting Funds from the State General Revenue Fund for Acquisition of SWF Parcel No. 13-500-405 Pasco County, Florida* to appropriate funds from the State's General

Revenue Fund for a specific appropriation to acquire the Kirkland Ranch property, located in Pasco County, for the purposes of land and water conservation in the amount of \$30,800,000; and

2. Approve the Purchase and Sale Agreement, contingent upon receipt of updated appraisals that support the offered price, and authorize the Executive Director or designee to sign on behalf of the District; and
3. Designate SWF Parcel No. 13-500-405 as having been acquired for conservation purposes; and
4. Authorize staff to make minor changes or corrections to conform documents or correct errors; any substantive changes will be subject to Governing Board review and approval; and
5. Approve the encumbrance and roll of the \$30,800,000 for payment in the following fiscal year, in the event the closing does not occur before the end of the current fiscal year; and
6. Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

Presenters:

Brandon Baldwin, Division Director, Business and IT Services Division

Ellen Morrison, Bureau Chief, Land Resources Bureau

Exhibit 1 - Location Map

Kirkland Ranch

SWF Parcel No. 13-500-405

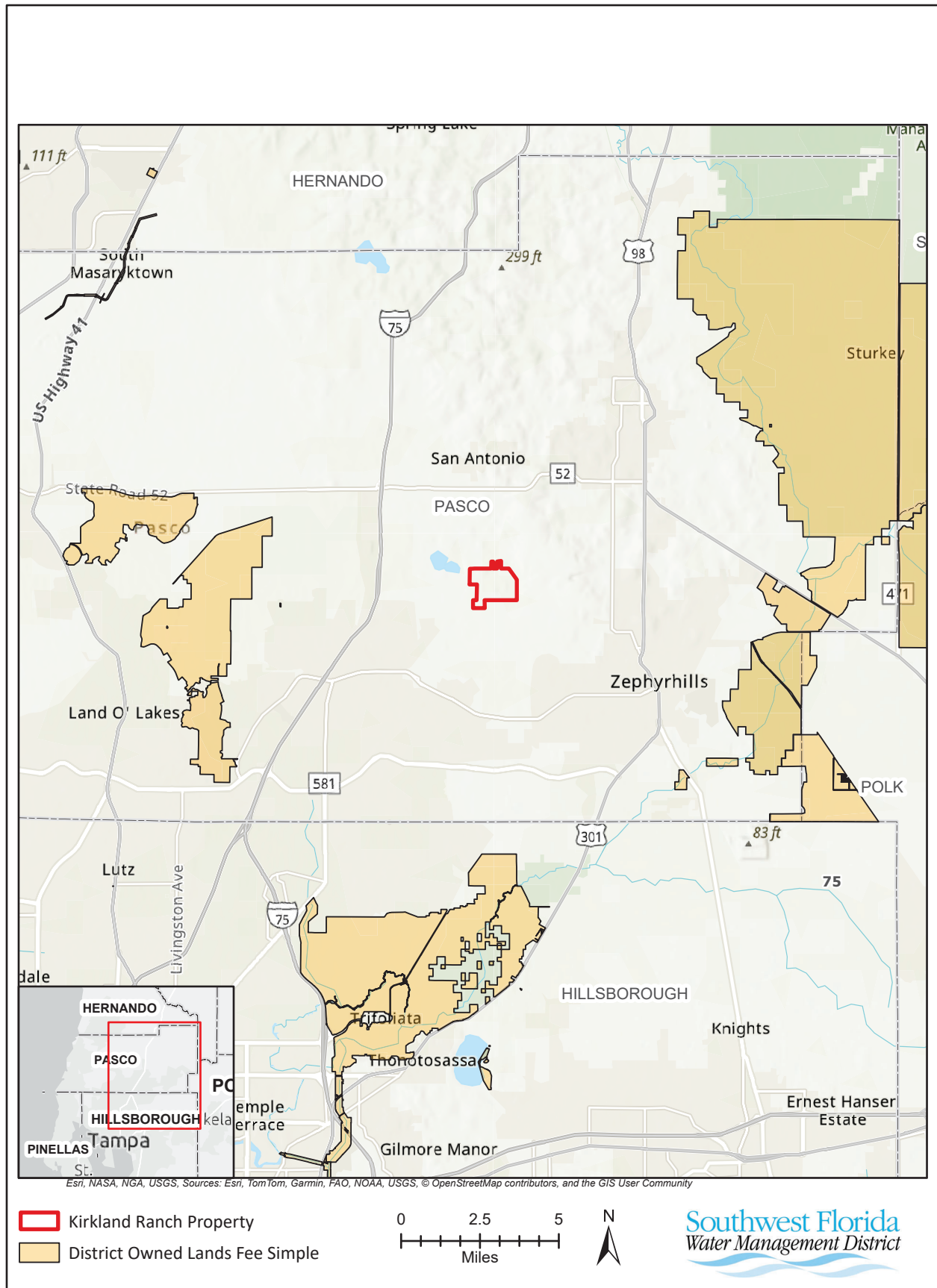
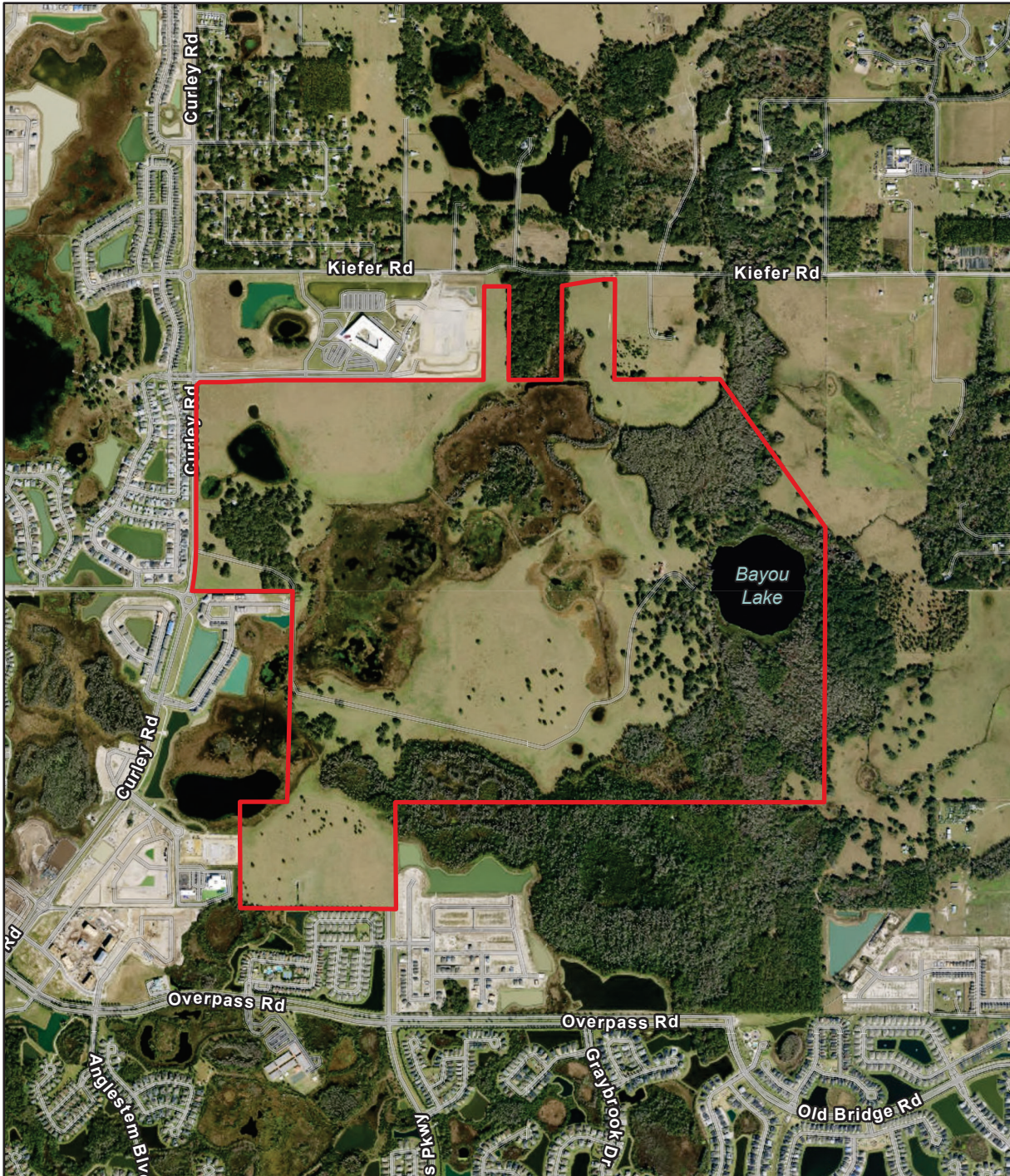


Exhibit 2 - Site Map
Kirkland Ranch
SWF Parcel No. 13-500-405



 Kirkland Ranch Property

0 1,000 2,000
Feet



Southwest Florida
Water Management District

Exhibit 3

SWF Parcel No. 13-500-405

Approved by Attorney: _____

PURCHASE/SALE AGREEMENT

This Agreement, made and entered into by and between Kirkland Ranch, Inc., a Florida corporation having a mailing address of 101 E. Kennedy Boulevard, Suite 2700, Tampa, Florida 33602, referred to herein as "Seller," and the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter referred to as "Buyer" or "District."

WITNESSETH:

WHEREAS, Seller is the owner in fee simple of certain real property located in Pasco County, Florida, herein after referred to as the "Property"; and

WHEREAS, Buyer desires to acquire the Property as part of a District authorized Florida Forever Work Plan.

NOW THEREFORE, in consideration of ten dollars and no cents (\$10.00) paid by Buyer to Seller and the mutual covenants contained herein, together with other good and valuable consideration, the receipt of which is acknowledged, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, the Property, upon the following terms and conditions:

1. **PROPERTY** The Property that is the subject of this Agreement is more specifically described in Exhibit "A" attached hereto and incorporated herein by reference.
2. **EFFECTIVE DATE** If this Agreement is not executed by Seller on or before August 31, 2025, Buyer's offer contained in this Agreement is withdrawn and is thereafter null and void. The date of this Agreement ("Effective Date") will be on the day and year the last of the Parties has signed below.
3. **APPROVAL** This Agreement is subject to approval by the District's Governing Board. If the District's Governing Board does not approve this Agreement and all the terms and conditions hereof, Buyer will notify Seller thereof in writing and this Agreement will be null and void and all rights and liabilities arising hereunder will terminate.
4. **FUNDING** Funding for this purchase was allocated through a legislative appropriation for the acquisition of the Property through Local Funding Initiative Request #2186 and will be administered by the Florida Department of Environmental Protection hereinafter referred to as "FDEP" consistent with WMD Budget Amendment Request 25.02. If the FDEP does not release to the District all the funds required to purchase the Property, the District will notify the Seller thereof in writing and this Agreement will be null and void and all rights and liabilities arising hereunder will terminate.

5. **PURCHASE PRICE** The total purchase price will be Thirty Million Eight Hundred Thousand dollars and no/100 cents (\$30,800,000), inclusive of all closing costs.

6. **TITLE** Seller will deliver to Buyer, at the closing, marketable title to the Property free and clear of all leases, liens, mortgages, outstanding mineral interests and other encumbrances not acceptable to Buyer. The Buyer, at the Seller's expense, will obtain a title insurance policy, insuring Buyer's title to the Property in the full amount of the purchase price of the Property upon closing the transaction. If the Buyer finds the title to be unmarketable, or if Buyer cannot obtain a commitment for a title insurance policy on fee simple title, Buyer will notify Seller in writing prior to the date set for the closing, specifying the defects which exist with respect to the title of the Property, and Seller will have ninety (90) days after receipt of such written notice within which to cure such defects in title to the reasonable satisfaction of Buyer, Buyer's attorney, or Buyer's title insurance company, and this sale will be closed within thirty (30) days after Seller cures such defects and receipt of written notice thereof to Buyer or Buyer's attorney. In the event Seller fails to cure such defects, of which written notice has been given by Buyer, within the time provided herein, Buyer may avail themselves of any remedy in equity or at law including but not limited to specific performance, and terminate this Agreement and all rights and liabilities arising hereunder, or may close the sale in the same manner as if no such defect had been found, or may adjust the purchase price to reflect any decrease in value due to such defect.

7. **A. ENVIRONMENTAL** The Buyer, at its expense, will obtain a Phase 1 Environmental Site Assessment (ESA). The ESA shall address the entirety of the Property and be conducted in accordance with the requirements in Exhibit "B" attached hereto and incorporated herein by reference. The ESA shall be obtained within sixty (60) days after approval of this Agreement by District's Governing Board or not less than thirty (30) days before the closing, whichever occurs first. This requirement is to include instructions to the firm that both Seller and Buyer are to be considered as clients for the Phase 1 ESA. If the results of the Phase 1 ESA are unsatisfactory to the Buyer, Buyer may terminate this Agreement within fifteen (15) days after its receipt of the Phase 1 ESA by providing written notice of such termination to Seller. If the Phase 1 ESA indicates that a Phase 2 ESA or other investigations should be conducted, Seller will, at its expense, conduct a Phase 2 ESA. If the Seller does not conduct a Phase 2 ESA and cure any resulting problems within ninety (90) days from publication of the Phase 1 report, then Buyer may terminate this Agreement and Seller will reimburse Buyer for its cost of the Phase 1 ESA. Buyer may terminate this Agreement if Buyer determines in its sole discretion the extent of any remedial action is excessive. In order to accommodate the environmental consultant, Seller will provide reasonable access onto the Property, including access to the interior of any structures located on the Property.

B. If at any time between execution hereof and the closing Buyer determines in its sole discretion that there are hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants, including but not limited to those as defined by the Comprehensive Environmental Resource Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq., as amended by the Superfund Amendments and

Reauthorization Act of 1986, the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et. seq., or by any Florida Statute defining hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants (hereinafter collectively referred to as "Contaminants") on the Property, Buyer may terminate this Agreement and all rights and liabilities arising hereunder or may close the sale in the same manner as if no Contaminants had been found.

C. Seller warrants and represents to Buyer that it is not aware of any Contaminants as defined herein deposited, located, placed or released on the Property.

D. If after closing Buyer discovers that Contaminants were deposited, located, placed or released on the Property prior to closing, Seller will indemnify and hold Buyer harmless from and against any and all losses, damages, fines, charges, claims, costs, penalties, assessments, expenses, fees, including consultants' fees, attorneys' fees, legal assistants' fees and costs, liabilities (including strict liability), or third party claims (collectively hereinafter the "Costs") that are asserted, levied, assessed, entered into or charged to or against Buyer by any person, entity, agency, organization or body or against the Property in connection with the release, discharge, presence of or cleaning up, removing, disposing or otherwise eliminating any Contaminants. Buyer may require Seller, at Seller's expense, to remove such Contaminants from the Property and take any remedial or other action required by any local, state or federal agency.

E. In the event there is any trash or junk material on the Property, Seller will be required to remove all such trash and junk material at its sole expense prior to the closing. Buyer will notify Seller in writing of the existence of such trash and junk material on the Property and will make a final inspection upon notification by Seller that all trash and junk material has been removed from the Property prior to closing. Trash or junk material for the purposes of this Agreement includes, but is not limited to, abandoned automobiles, abandoned appliances, abandoned above or below ground storage tanks, metallic wastes, residential rubbish, farm equipment, deteriorated fence materials, dilapidated mobile homes, sheds, machinery, construction material or any other materials unacceptable to Buyer.

8. CLOSING Subject to the curative periods provided in paragraphs 6 and 7, the sale will be closed and the deed delivered to Buyer on or before December 31, 2025, unless extended by mutual agreement of the Parties in writing, and Seller will deliver exclusive occupancy and possession of the Property to Buyer on or before the date of closing. The Closing shall be held at a location, date, and time selected by the Buyer and reasonably acceptable to the Seller. During the period from the Seller's execution of this Agreement until Seller surrenders exclusive occupancy and possession of the Property to Buyer, neither Seller nor anyone under Seller's control or direction will commit or allow to be committed any act which diminishes the value of the Property.

9. TAXES AND ASSESSMENTS Taxes and assessments on the Property will be prorated through the date of closing. The proceeds will be increased or decreased as may be required by the proration of said items. If the amount of taxes and assessments for the

year in which the closing occurs cannot be ascertained, rates, millages and assessed valuations of the previous year, with known changes, will be used, with allowance for homestead or other exemptions if allowed for either year. It is understood and agreed to by the Parties that Seller is responsible for all prorated assessments and taxes that are, in fact more than the estimate that is based on valuation of previous years, and such will be promptly paid by Seller to Buyer. All real estate taxes and assessments which are, or which may become a lien against the Property will be satisfied by Seller at closing. In the event Buyer acquires fee title to the Property between January 1 and November 1, Seller will, in accordance with Section 196.295, F.S., place in escrow with the County Tax Collector an amount equal to the current taxes prorated to the date of closing. In the event Buyer acquires fee title to the Property on or after November 1, Seller will pay to the County Tax Collector an amount equal to the taxes that are determined to be legally due and payable by the County Tax Collector.

10. DEED Upon payment of the purchase price as provided in paragraph 5, Seller will convey fee simple title to the Property to Buyer or its assigns by Warranty Deed free and clear of all leases, liens, mortgages and other encumbrances not acceptable to Buyer except taxes for the year in which the closing occurs. The documentary stamp tax on the deed and costs for recording the deed will be paid by Buyer.

11. SURVEY Prior to closing, the Property shall be surveyed at the expense of the Seller in accordance with the requirements in Exhibit "C", attached hereto and incorporated herein by reference. If the survey shows any encroachments on the Property or that the improvements located on the Property encroach on other lands, written notice thereof will be given to Seller, and Seller will have the same time to remove such encroachments as allowed under this Agreement for the curing of defects in title. If Seller does not remove or cure said encroachments within said time, Buyer, at its option, may terminate this Agreement and all rights and liabilities arising hereunder or may close the sale in the same manner as if no such defect had been found or may adjust the purchase price. Buyer agrees to reimburse Seller for the cost of the Survey at closing.

12. WELLS As a condition of closing, Seller will disclose the location of all wells on the Property being sold to Buyer, whether permitted or not. The purpose of this disclosure is to document well locations on the boundary survey of the Property and to allow inspections by the environmental consultant performing the Phase 1 ESA and District's well program staff. Seller, at its sole expense, agrees to bring all wells located on the Property into compliance with Chapter 40D-3, Florida Administrative Code (F.A.C.), and in accordance with District's established program for capping and plugging abandoned wells, before closing. This requirement includes all wells that do not meet current well construction standards.

13. RISK OF LOSS Seller will exercise all reasonable care and diligence to ensure that the natural conditions of the subject Property are in the same condition on the date of closing as they were during initial District staff and appraisal inspection on August 8, 2025. If such conditions have been changed for any reason as of the date of closing, Buyer may elect to declare this Agreement null and void and all rights and liabilities

hereunder will terminate.

14. ENCROACHMENTS AND ENCUMBRANCES After Seller's execution of this Agreement until Seller delivers exclusive occupancy and possession of the Property to Buyer, neither Seller nor anyone under Seller's control or direction will cause or allow any encroachments or encumbrances on the Property not existing on the date of Seller's execution hereof. At the closing, Seller will furnish Buyer with Seller's affidavit, stating that neither Seller nor anyone under Seller's control or direction have taken any action to encumber the Property or otherwise adversely affect the status of the title thereto between the date of Seller's execution of this Agreement and the closing and stating either that there have been no improvements made to the Property during the ninety (90) days immediately preceding the date of closing, or, if there have been any such improvements, that all contractors, materialmen, suppliers and potential lienors in connection with said improvements have been paid in full. If Seller is a corporation or other business entity, Seller will also furnish Buyer with Seller's Non-Foreign Corporate Affidavit at or before the closing as required by Section 1445(b)(2) of the United States Revenue Code, to relieve Buyer from withholding any income or capital gains taxes on the purchase price. Seller agrees to indemnify and hold Buyer harmless, for all fees and costs incurred including, but not limited to, any attorney's fees incurred by Buyer, as a result of any misrepresentations, omissions, or errors in Seller's Affidavits.

15. FEES/COMMISSIONS Buyer is not now, nor will they be liable to Seller or to Seller's agents or representatives for any commissions, costs, or fees arising from or for the sale of the Property to Buyer, and Seller will defend, indemnify and hold harmless Buyer, its agents, employees and officers from any and all actions, awards, causes, claims, damages, judgments, losses, payments, recoveries and suits therefore arising from or out of this Agreement. The parties acknowledge herein that there are no real estate sale commissions owed to any Broker or Agent as a result of this transaction.

16. DISCLOSURE Seller will comply with the disclosure requirements pursuant to Section 286.23, F.S., (real property conveyed to public agency; disclosure of beneficial interests), if applicable.

17. PROCEEDS At closing, the distribution of the purchase amount will be made by Buyer to the title company in the form of a check or wire transfer. Final distribution of Seller's proceeds will be made to Seller by the title company.

18. DISBURSEMENT It is understood and agreed to by the Parties that the funds for the purchase price may not be disbursed to Seller at the closing but may be held in escrow by Buyer's closing agent pending recording of the deed and recertification of title by Buyer's title insurance company showing no intervening encumbrances before the recording of the deed.

19. DEFAULT If either Buyer or Seller fails to perform this Agreement, either party, at its option, may bring suit for specific performance of this Agreement or for damages. In the event of such suit, the prevailing party will be entitled to recover its reasonable

attorney's fees and costs of suit, including on appeal. This provision does not constitute a waiver of District's sovereign immunity under Section 768.28, F.S., or extend District's liability beyond the limits established in Section 768.28, F.S. Additionally, this provision shall not be construed to impose contractual liability on the District for underlying tort claims beyond the limits specified in Section 768.28, F.S.

20. OTHER AGREEMENTS No agreement or understanding, verbal or in writing, unless incorporated herein, will be binding upon the Parties.

21. NO DEVELOPMENT SWFWMD may not develop the property inconsistent with conservation purposes.

22. BINDING EFFECT The covenants herein contained will bind, and the benefits and advantages hereof will inure to, the respective heirs, personal representatives, successors and assigns of the Parties hereto; whenever used herein, the singular will include the plural, the plural will include the singular, and the use of any gender will include the other.

23. SURVIVAL OF CONTRACT TERMS The terms and conditions of this Agreement will survive the closing of the sale of the Property.

24. NOTICE Any notice which must or may be given under this Agreement or by law will be in writing and will be deemed to have been given when delivered by personal delivery or when deposited in the United States mail, certified, return receipt requested, full postage prepaid to Buyer or to Seller at the addresses set forth above.

25. CONSTRUCTION Seller and Buyer acknowledge that each party and its counsel have reviewed and revised this Agreement and that the rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement.

26. INGRESS/EGRESS The Seller warrants and represents that there is legal ingress and egress to the Property.

27. HEADINGS The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

28. WARRANTIES The Seller warrants that there are no facts known to the Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

29. SEVERABILITY Should any section or any part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such determination will not render void, invalid or unenforceable any other section or any part

of any section of this Agreement.

30. WAIVER No act of omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, will be deemed to be a waiver, release, or modification of the same. Such a waiver, release, or modification is to be effected only through a written modification to this Agreement.

31. PUBLIC RECORDS All records and documents generated or received by the Parties in relation to this Agreement are subject to the Public Records Act, Chapter 119, F.S., except that appraiser reports, offers and counteroffers are confidential and exempt from the provisions of Section 119.07(1), F.S., until an option contract is executed, or if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the District Governing Board pursuant to Section 373.139(3)(a), F.S.

[The remainder of this page intentionally left blank]

In Witness Whereof, the Parties and the lawful representatives of the Parties hereto have caused these presents to be executed in their respective names upon the day and year entered below their respective signatures.

Seller:

KIRKLAND RANCH, INC.

By: _____

Date: _____

Buyer:

Southwest Florida Water Management District

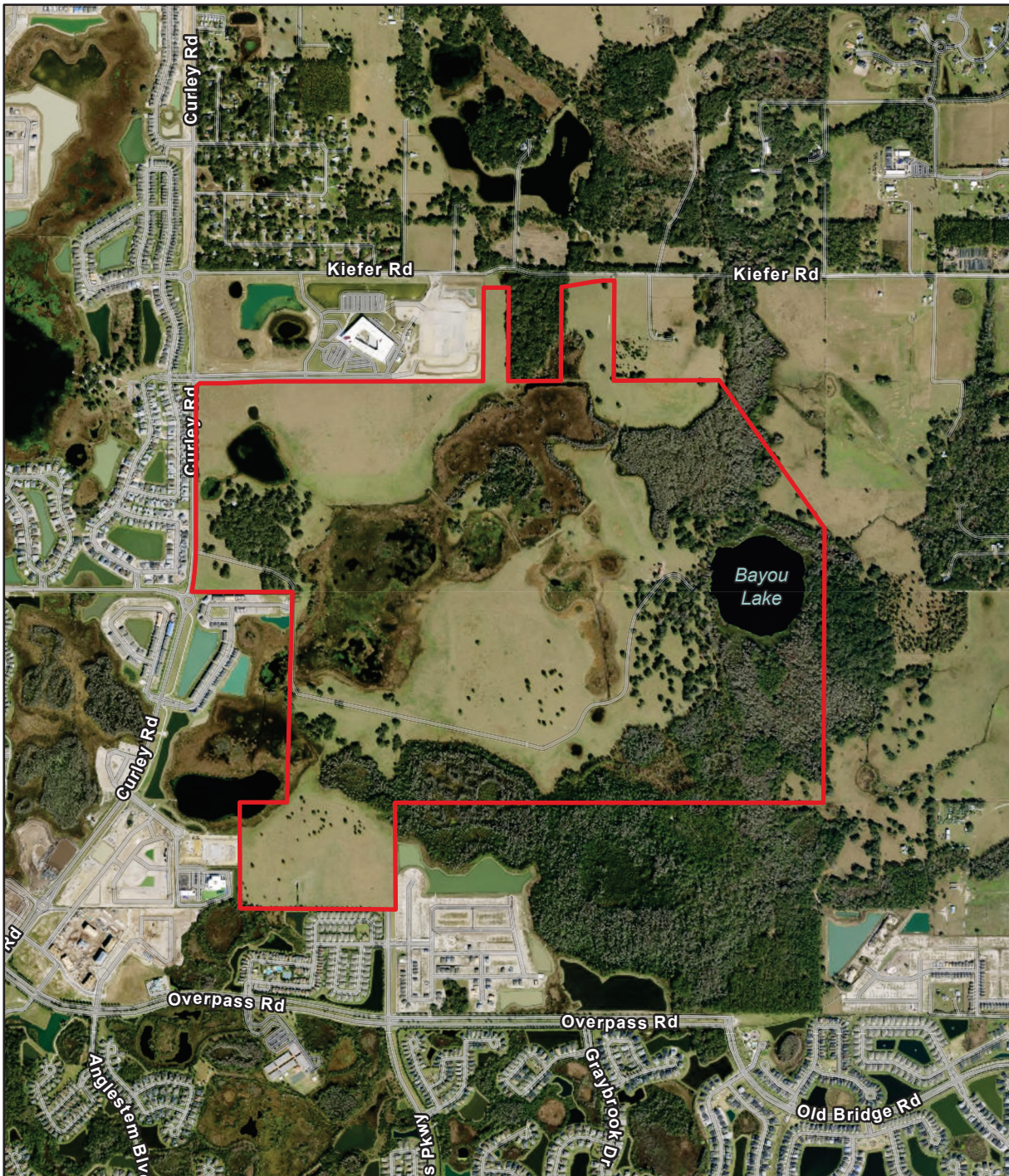
Brian J. Armstrong
Executive Director

Date: _____

Exhibit "A"

Property Map

Exhibit A- Site Map
Kirkland Ranch
SWF Parcel No. 13-500-405



State of Florida, Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kirkland Ranch Property

0 1,000 2,000
Feet



Southwest Florida
Water Management District

Exhibit "B"

Minimum Environmental Site Assessment Requirements

DRAFT

Exhibit "B"

**MINIMUM ENVIRONMENTAL SITE ASSESSMENT REQUIREMENTS
TO DETERMINE THE PRESENCE OF CONTAMINANTS**

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

The following is the minimum requirements for acceptance of an Environmental Site Assessment (ESA). This outline should not be construed as a limitation.

I. PURPOSE

The reports are obtained for the purpose of exercising due diligence in the acquisition of property by determining if there is a probability or the presence of hazardous materials, pollutants, contaminants, wastes or toxic wastes and substances that are designated pursuant to and/or regulated by any applicable federal, state, or local, laws, statutes, ordinances, rules, regulations or other governmental restrictions relating to, regulating or imposing liability or standards of conduct concerning environmental contaminants.

II. SCOPE OF WORK

The assessment is to be based on latest **American Society of Testing and Materials "ASTM" Standard Practice** E 1527, E 1528 or E 2247 depending on the type and size of the property. ***The report shall contain all contracts associated with this environmental site assessment. The contractor shall investigate all environmental issues inclusive of but not limited to CERCLA. The Southwest Florida Water Management District's (District) use is not limited to CERCLA and this report should include surface water issues, wastewater issues, solid waste issues, air pollution issues, and any other environmental issues that might be related to the use of the property as a public land.*** The report will be prepared by qualified professionals who will follow the aforementioned standard practices and any applicable standards set forth by any local, State, and/or Federal governments and/or agencies. In addition to the aforementioned requirements, the contractor shall incorporate following requirements:

- A. Search available public and private records for prior ownership including "Recorded Land Title Records" and use including investigation of occupational licenses, professional licenses and permits of the property from the present back to 1940 or the first recorded ownership and/or use, whichever is earlier. These sources cannot be the only historical sources consulted. At least one additional standard historical source, per ASTM standard practice must also be consulted.

- B. When investigations include the use of an ASTM E 1528 Transaction Screen Questionnaire, personal interviews with prior owners, prior tenants and their employees, and neighboring landowners must be attempted. This questionnaire and results shall be included in the report.
- C. Review of current and historical aerial photographs of the property for an evaluation of prior uses of the property from the present back to the first aerial photographic records, if available. This resource is not to be used as an additional source to fulfill requirements described in paragraph - II. A.
- D. Review United States Geological Surveys and topographic maps, Natural Resource Conservation Service soil surveys, and Sanborn Fire Insurance Maps, if applicable, to identify the general topography, ground water characteristics and historic use of the property.
- E. If possible, determine if a prior environmental audit or assessment has been done; and, if so, what it disclosed.
- F. Property investigation requirements:
 - 1. The site assessor, with compass or other means, will traverse the property in a manner that assures uniform coverage so that the entire property is viewed. The density of the traverses may vary according to the vegetation type. A map must be constructed showing the location of each traverse used to note the location of any condition described in paragraphs 2 and 3 of this section.
 - 2. The site assessor must make note of and examine any debris, mounds, stressed vegetation, unusual land colorations, odors, physical irregularities or similar features or deposits that may indicate old dump or contaminant sites. Other areas that will require careful examination are sinkholes, ravines, rights-of-way, edges of the fields and watercourses.
 - 3. Any dump or contaminant sites discovered should be noted on the traverse map, numbered and described briefly. For example, cans, barrels, garbage pits, storage tanks, machinery and similar materials associated with each site should be rated as to the degree of concern for contaminants. The site assessor will inspect the interior of any structure on the property for all the above.

III. ENVIRONMENTAL REPORT

The written report, submitted with four copies, must be signed, sealed and dated by a professional engineer (P.E.) or professional geologist (P.G.). A statement of the qualification(s) of all professional personnel involved in the preparation of the ESA, including the site assessor, must be included in the report. The report should include a summation of all parties contacted and all work performed. The report should describe observations and finds and list any dump or contaminant sites on the traverse map. The report must have color photographs including all sites depicted on the traverse map. At any stage of the assessment where potential contamination is discovered, notification should be provided to the contracting party. A recommendation for additional investigation (Phase II ESA) must be accompanied by a cost estimate. Specific authorization must be obtained before proceeding with any services beyond those provided for in this scope of services.

Each ESA report shall include a copy of these requirements in the addenda and conform to the presentation form

Exhibit "C"

Minimum Boundary Survey Requirements

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

Scope of Work

- ❑ All interior improvements must be shown (including wells, septic tanks, interior fencing, gates, and utilities). Visible evidence of underground installations or apparent cross rights uses will be located and noted.
- ❑ The survey will be certified to the 1) Southwest Florida Water Management District, 2) current owners, 3) Title Insurance agency and 4) Title Insurance underwriter.
- ❑ The following certification will appear on the survey map:

THIS _____ SURVEY IS CERTIFIED TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS MEETING OR EXCEEDING, IN QUALITY AND PRECISION, THE STANDARDS OF PRACTICE APPLICABLE FOR THIS WORK, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.

- ❑ Title Commitment exceptions must be addressed on the survey (*see Mapping section below*).
- ❑ The survey will be based on the Florida State Plane Coordinate System (West Zone), North American Datum of 1983/Current Adjustment. Distances shown on the drawing and reported within any legal description created for this task work assignment will be converted to ground using an average scale factor.
- ❑ When applicable, the existence of Sovereign Boundaries will be determined by coordinating with the Bureau of Survey and Mapping, Florida Department of Environmental Protection. The demarcation will be a part of this scope.
- ❑ Show all Federal Emergency Management Agency (FEMA) Flood Zones and/or Floodways. Search FEMA and local community for letter of map amendment (LOMA) and/or letter of map revision (LOMR) and show changes, if any. Reference Community Panel(s) and dates.

When the lands being surveyed, or any portion thereof, are described as being a portion of a PLSS Section, Eight (8) controlling corners for each section described will be recovered and shown on the map of survey. If current corner and accessories are substantially different new Certified Corner Records are to be submitted to FDEP and copies provided as a deliverable for this task work assignment. In some instances, all 8 controlling corners may not need to be surveyed, this can be negotiated on a case by case basis with a District PSM after the request for scope and fee is made. Mapping

- ❑ Drawing size will be 24" x 36" drawn at an appropriate scale for the details being shown (for large areas, preferred scale 1"=200' or larger, e.g. 1"=100'). If multiple sheets are used, sheet one of the set will be the key sheet, which will show the entire boundary of the parcel, street names and linework for the improvements and easements. Each subsequent sheet in the set will show the adjoining sheet number at the edge of the parcel, where applicable. All sheets will contain details, as needed, for clarity of improvements or encroachments.
- ❑ The following information will be prominently displayed in drawing title block, together with

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

the District's logo:

<i>Southwest Florida Water Management District</i> <i>Survey Section</i> <i>2379 Broad Street U.S. Hwy. 41 South</i> <i>Brooksville, Fl. 34604</i> <i>(352) 796-7211 (800) 423-1476</i>	<i>Basin Name: (e.g. Green Swamp)</i> <i>Project Name: xxxxxxxxxxxxxxxxxxxxx</i> <i>Parcel Number: (e.g. 10-100-100)</i> <i>Parcel Name: xxxxxxxxxxxxxxxxxxxxx</i>
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- ☐ Drawing orientation will have north to the top of the sheet (preferred) or to the right.
- ☐ A coordinate table, listing state plane coordinates for all property corners and Section corners recovered or set, will be shown.
- ☐ "Surveyor's Notes:" will be required on the drawing. This section will include a statement regarding the datum and accuracy of horizontal coordinates shown, together with the average scale factor used. The scaled around point (centroid) used for the conversion to ground distances will be noted; accuracy of located features will be noted, any items the surveyor of record feels needs to be reported about the survey will be noted in this section in a numbered paragraph(s) format.
- ☐ When north is rotated to the right on a sheet, all annotation will be oriented to read normally when the user views the map with north towards the top of the page.
- ☐ The legal description of the survey will be shown with a header of "Legal Description".
- ☐ List area in acres to the hundredth (e.g.123.45 acres) and label within the parcel boundaries and below the legal description.
- ☐ Prominently label the parcel number within the boundaries of the parcel.
- ☐ When listing area in acres, do not state "more or less" except when combining with square footage (e.g. Containing 97,123 square feet or 2.23 acres more or less).
- ☐ List the title exceptions under Survey Notes:

Easements listed as items X, X, X, etc. under Schedule B – Section 2 of (Title Insurance Company Name)'s commitment number: XXXXXX (and if applicable) reference number XXXXXX effective date: XXXXXX XX, XXXX at XX:XX (a.m./p.m.) have been shown or noted hereon.
- ☐ Drawing No. XX-XXX-XXX (xx-xxx-xxx = parcel number) will be placed outside the bottom border on the right side.
- ☐ Any line or curve tables will be labeled and numbered in ascending order.
- ☐ Do not show owner(s) names or tax parcel identifiers from the property appraiser's data.

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

- ❑ When multiple sheets are used, the FEMA flood zone boundaries will be shown only in the last sheet of the set. This sheet will depict the entire parcel boundary, show sufficient features for orientation and be drawn at a reasonable scale.
- ❑ Only applicable items and/or abbreviations will be shown in the legend.
- ❑ A simple line diagram, vicinity or location map is required and will show the subject survey relative to clearly labeled major roadways. Do not copy in or externally reference other map sources i.e. aerial photography, scanned maps, web services.
- ❑ Drawing date (drawing started) will appear in the title box.
- ❑ No revision date will appear unless signed and sealed prints have previously been issued.
- ❑ Each sheet that depicts the survey boundaries will show the applicable Section(s), Township(s) and Range(s) and County(s) inside the upper right border.
- ❑ List geodetic control stations in notes (minimum of two), include designation and P.I.D.
- ❑ All monumentation recovered outside the boundaries of the subject survey that was included in the analysis and resolution of the survey will be shown and dimensioned.

CAD Standards

- ❑ CAD file name will normally be the District parcel number (i.e. XX-XXX-XXX.dwg).
- ❑ Save file in 2007 or newer format.
- ❑ CAD file will be purged (*see note below*), layer set to 0, left in appropriate space for plotting (model or paper) and zoomed extents.
- ❑ The CAD file will be delivered referenced to NAD 83 (2011) Florida West Zone. Distance labels will be ground distances and not grid.
- ❑ Any custom fonts, shapes, line types, plot style tables, hatching will be provided. (*Using eTransmit can assist with identifying custom files.*)
- ❑ CAD file will contain No annotative objects, if annotative objects were created as a part of normal work flow then the “flatten” command will be utilized to remove such formatting.
- ❑ If multiple sheets are needed, use of paper space is required.
- ❑ CAD file will have all external references removed. (*Use the XREF command to confirm.*)
- ❑ No entities will be contained in layer 0, which color will be white and linetype continuous.
- ❑ Layers will be set to the proper state for plotting.

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

- ❑ All entities will be created By-Layer, e.g. color, linetype or lineweight.
- ❑ Do not utilize aerial images as background or an overlay.
- ❑ Provide a layer named “SWFWMD-Boundary” containing a closed polyline of the subject survey. This layer should be frozen and not printed.
- ❑ Provide a separate layer named “SWFWMD-Easement-ORBXXXXX-PGXX” containing a closed polyline for each easement listed in the title commitment exceptions. This layer should be frozen and not printed.
- ❑ All entities will be separated into appropriate layers. Using the Layer Properties Manager, add a Description for any abbreviated layer names that may not be easily understood.
- ❑ The body of the legal description, including the caption, but not the header, will be an mtext entity.

Note: It has been discovered that the table style “Legend” that also has a text style “Legend” associated with it cannot be purged, even if there are no entities in the drawing. This is a bug in Version 2009 and prior versions of AutoCAD.

Solution: Execute the Rename command and rename table style “Legend” to another name. It will then allow you to purge the table style and text style “Legend”.

Initial Deliverables

This is not a preliminary or in progress submittal, it should be complete and ready to seal.

- ❑ A PDF plot of the survey printed at the same size as the hard copy (filename: **Drawing No. XX-XXX-XXX.pdf**, where XX-XXX-XXX is the parcel number)
- ❑ Provide an AutoCAD drawing file of the survey (filename: **XX-XXX-XXX.DWG**, where XX-XXX-XXX is the parcel number. The date of this file will not be later than the PDF plot).
- ❑ A zip file containing all custom font, line types, plot styles, color tables, etc. (filename: **CAD Support Files.zip**, this will not contain the DWG file).
- ❑ Pictures of all boundary markers, control, encroachments, and general site conditions will be provided. (filename: **Site Photos.pdf**)
- ❑ Provide copies of all field notes scanned into PDF format. The beginning page of notes will list the company name, address and telephone number. All pages will contain field book-page numbers and identify the crew persons and dates of work (filename: **Field Notes.pdf**).
- ❑ Provide all supporting computations and analysis of measurements including:
 - Adjustment, translation, rotation, balancing, etc; use bookmarks to organize and annotate to allow for review (filename: **Analysis.pdf**).
 - Export all Data Collection, e.g. conventional, GPS, leveling to an ASCII file format (filename: **(type of) Data Collection.txt**).

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

- NGS Control Datasheets – minimum of two (filename: **Source Control.pdf**)

Note: The Source Control.pdf will contain the horizontal and vertical data sheets separated by bookmarked categories. If the NGS station(s) is both horizontal and vertical it would be under its own bookmark category.

*For example: Horizontal
XXXXXXXX XXXX, [PID Designation]*

*Vertical
XXXXXXXX XXXX, [PID Designation]*

*Horizontal-Vertical
XXXXXXXX XXXX, [PID Designation]*

Note: Compile these data in a zip file (filename: **Computations.zip**).

- Copies of any reference maps will be provided in PDF format:
 - Right-of-Way including maintained, proposed or existing (filename: **Name of Road – County – Type.pdf**)
 - Surveys by others (filename: **Surveys by Others.pdf** - if more than one include in same PDF with bookmarks)
 - FEMA Flood Map (filename: **FEMA Flood Map - community panel number.pdf**)
 - Existing/New Certified Corner Records (filename: **CCR – Sec-Twp-RGE-Cor.pdf**)

Note: These data will be compiled in zip file (filename: **Reference Data.zip**).

- When the question or establishment of mean high water, safe upland elevation or ordinary high water lines is required, a scanned copy of the signed letter from DEP will be provided in PDF format (filename: **DEP Sovereign Letter.pdf**).

Initial deliverables will be provided in one zip file named with your company initials and current date with no spaces e.g. YCI_03-17-10.zip. If the size of the zip file is below 20MB, send it as an email attachment. If it is above 20MB the following link is for the District Sharefile account, you can drag and drop the “zip” file there, after posting to Sharefile an email stating that the file has been uploaded to the District sharefile account shall be sent, stating the name of the file.

ShareFile Link: <https://watermatters.sharefile.com/r-raa8ab3de9af64f4e819e71961121e77f>

PDF Format Requirements

- Edit the PDF and rotate pages for reading or viewing (*Use the Rotate command in the Pages tab*).
- When scanning field book pages position in the same orientation and location.
- Convert bit-mapped images (e.g. site photos) to PDF and reduce to letter size.

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

- Combine same types of documents into one PDF and create bookmarks for each type.
(For example Field Notes from different books or types of data collected. Also computations from different sources or types i.e. closures, GPS processing, adjustments. Site photos of different locations.)
- Use the optimize function to reduce the size of large PDF files, when scanning documents to PDF format do not use a resolution greater than 300 dpi.

Final Deliverables

Resubmit any initial deliverable files that required changes.

- ❑ Provide six (6) signed-sealed prints of the final boundary survey.
- ❑ If a separate Surveyor's Report is provided, after signing and sealing, the document will be scanned into PDF format and named (filename: **Survey Report.pdf**).

The following data should have been provided with the RFP:

Basin Name	Title Commitment
Project Name	District Survey data
Parcel Number	District Logo (AutoCAD format)*
Parcel Name	*available upon request

Addendum for Well Site Surveys

- ❑ All scope of work, mapping, CAD standards and deliverables detailed in the requirements above are applicable to this addendum, unless noted otherwise below.

- ❑ These surveys usually consist of three areas identified as follows:

Proposed Well Site Area – normally a 10 foot by 10 foot (*see exception map for site requirements*).

Proposed Access Area – normally 10 foot in width from public right of way to proposed well site area (*see exception map for site requirements*).

Proposed Temporary Construction Area – normally 100 foot by 100 foot surrounding the proposed well site area (*see exception map for site requirements*).

- ❑ One parcel number represents all three areas. Instead of labeling parcel number within the boundaries, label the type i.e. Proposed Well Site Area, leaders may be used.
- ❑ Boundary corners are to be set for all three parcels.
- ❑ Locate trees 4" DBH (Diameter at Breast Height) within the Access and Well site Areas Only.

Exhibit C

Southwest Florida Water Management District Requirements for Boundary Surveys

- ❑ Title commitment provided will cover the parent parcel, not the well site parcel areas to be created, sufficient recovery of parent parcel boundary limits will be shown to validate that the well site and its additional easements are within the parent parcel limits.
- ❑ Only improvements that are within the proposed well site parcels or within 10 feet of their furthest extent (typically that would be the limits of the "Temporary Construction Area") are required to be located, no additional parent parcel improvements are required to be located unless additional instructions are given on a case by case basis, this would be negotiated after the request for scope and fee is made.

When the parent parcel is described as being a portion of a PLSS section(s), sufficient section corner locations will be made in order to verify that the well site location is contained wholly within the described portion of the section(s), this may include the location of evidential boundary corners for other subdivided portions of the section(s).

- ❑ Legal descriptions are to be written for each area surveyed.
- ❑ When describing curve direction in a legal description use the phrase "...curve to the left..." or "...curve to the right..." not "...curve concave to the east (etc.)..."
- ❑ Legal description will be written and boundaries dimensioned in a clockwise direction.
- ❑ Legal descriptions will use "for the point of beginning" at the first instance and "to the point of beginning" on return.
- ❑ The legal description header for each boundary will contain a hyphen and area name. For example: Legal Description – Proposed Well Site Area.
- ❑ There will be only one survey drawing which will depict all three areas and contain their legal descriptions.
- ❑ Temporary Construction Area boundaries will be drawn using a dashed linetype.
- ❑ FEMA Flood Zone Data is not required for Well Site Surveys.
- ❑ The scale of the drawing will be increased to focus on the surveyed areas, not the parent tract.

Note: In some instances four wooden stakes have been placed at the proposed well site area location, as well as an iron rod at its center. These points were placed by others representing its approximate location to the land owner. If existing at the time of survey, they will be located and placed on a frozen layer named SWFWMD-Field Points in the provided CAD file. When practical the well site area should be placed at these points. However, appropriate boundaries (i.e. parallel or perpendicular with the parent boundaries, where applicable) will be created and conform with the parameters shown on the exception map provided. If unforeseen circumstances are encountered making the aforementioned impractical, contact the District for further direction.

Remainder of this page intentionally left blank

Exhibit 4

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

RESOLUTION NO. 25-07

SECOND AMENDMENT OF THE FISCAL YEAR 2025 ANNUAL SERVICE BUDGET

WHEREAS, the Governing Board of the Southwest Florida Water Management District (District), as required by Chapters 200 and 373, Florida Statutes (F.S.), as amended, and Chapter 61-691, Laws of Florida, approved Resolution No. 24-08 adopting the fiscal year (FY) 2025 final budget of \$231,606,142 on September 24, 2024; and

WHEREAS, the Governing Board reappropriated and incorporated into the final FY2025 budget funds committed under contract for goods and services which remained uncompleted as of September 30, 2024, funds carried forward as designated by the Governing Board as of September 30, 2024, and funds carried forward as designated by management in accordance with the Governing Board Fund Balance Policy as of September 30, 2024; totaling \$260,572,136, for a total original modified budget of \$492,178,278, of which \$17,044,800 constitutes the Florida Forever Fund; and

WHEREAS, the Governing Board of the District is authorized to amend the budget pursuant to Section 373.536(4), F.S.; and

WHEREAS, the Governing Board approved Resolution No. 25-02, *First Amendment of the Fiscal Year 2025 Annual Service Budget*, on January 28, 2025, to increase the District's FY2025 total modified budget by \$4,340,600 from \$492,178,278 to \$496,518,878; and

WHEREAS, the District proposes to amend its FY2025 budget by appropriating funds from the State's General Revenue Fund for Specific Appropriation 1500B for Kirkland Ranch Land Acquisition, located in Pasco County, for the purposes of land and water conservation in the amount of \$30,800,000, that is being provided to the District from the Florida Department of Environmental Protection, increasing the Florida Forever Fund modified budget by a total of \$30,800,000 from \$17,044,800 to \$47,844,800.

WHEREAS, the District has complied with the notice requirement and all other requirements of Section 373.536(4), F.S.; and

WHEREAS, the District will post the adopted amendment on its official website within five days after its adoption in accordance with Section 189.016(7), F.S.; and

THEREFORE, BE IT RESOLVED, by the Governing Board of the Southwest Florida Water Management District, effective upon approval by the Executive Office of the Governor, that the District's combined FY2025 modified budget is amended by an increase of \$30,800,000 from \$496,518,878 to \$527,318,878, as attached hereto as Exhibit "A".

APPROVED and ADOPTED in Brooksville, Hernando County, Florida on this twenty-sixth day of August 2025.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

By: _____
John Mitten, Chair

Attest:

Ashley Bell Barnett, Secretary

EXHIBIT

Exhibit A

	FY2025 Adopted Budget	Prior Year Encumbrances Re-appropriated for FY2025	FY2025 Original Modified Budget	First Budget Amendment	FY2025 Modified Budget As Amended January 28, 2025	Second Budget Amendment	FY2025 Modified Budget As Amended August 26, 2025
Revenues:							
General Fund	\$209,816,164	\$237,455,798	\$447,271,962	\$4,340,600	\$451,612,562	\$0	\$451,612,562
Special Revenue Funds							
FDOT Mitigation	\$1,017,754	\$452,769	\$1,470,523	\$0	\$1,470,523	\$0	\$1,470,523
Total Special Revenue Funds	\$1,017,754	\$452,769	\$1,470,523	\$0	\$1,470,523	\$0	\$1,470,523
Capital Projects Funds							
Facilities Fund	\$632,224	\$1,627,540	\$2,259,764	\$0	\$2,259,764	\$0	\$2,259,764
Structures Fund	9,640,000	14,491,229	24,131,229	0	24,131,229	0	24,131,229
Florida Forever Fund	10,500,000	6,544,800	17,044,800	0	17,044,800	30,800,000	47,844,800
Total Capital Projects Funds	\$20,772,224	\$22,663,569	\$43,435,793	\$0	\$43,435,793	\$30,800,000	\$74,235,793
Total Revenues	\$231,606,142	\$260,572,136	\$492,178,278	\$4,340,600	\$496,518,878	\$30,800,000	\$527,318,878
Expenditures:							
General Fund	\$209,816,164	\$237,455,798	\$447,271,962	\$4,340,600	\$451,612,562	\$0	\$451,612,562
Special Revenue Funds							
FDOT Mitigation	\$1,017,754	\$452,769	\$1,470,523	\$0	\$1,470,523	\$0	\$1,470,523
Total Special Revenue Funds	\$1,017,754	\$452,769	\$1,470,523	\$0	\$1,470,523	\$0	\$1,470,523
Capital Projects Funds							
Facilities Fund	\$632,224	\$1,627,540	\$2,259,764	\$0	\$2,259,764	\$0	\$2,259,764
Structures Fund	9,640,000	14,491,229	24,131,229	0	24,131,229	0	24,131,229
Florida Forever Fund	10,500,000	6,544,800	17,044,800	0	17,044,800	30,800,000	47,844,800
Total Capital Projects Funds	\$20,772,224	\$22,663,569	\$43,435,793	\$0	\$43,435,793	\$30,800,000	\$74,235,793
Total Expenditures	\$231,606,142	\$260,572,136	\$492,178,278	\$4,340,600	\$496,518,878	\$30,800,000	\$527,318,878

CERTIFICATE AS TO RESOLUTION NO. 25-07

STATE OF FLORIDA
COUNTY OF HERNANDO

We, the undersigned, hereby certify that we are, Chair and Secretary, respectively, of the Southwest Florida Water Management District, organized and existing under and by virtue of the Laws of the State of Florida, and having its office and place of business at 2379 Broad Street, Brooksville, Hernando County, Florida, and that, on the twenty-sixth day of August 2025, at a duly called and properly held meeting of the Governing Board of the Southwest Florida Water Management District, at 2379 Broad Street, Brooksville, Hernando County, Florida, at which meeting a majority of the members of the Governing Board were present, the resolution, which is attached hereto and which this certificate is a part thereof, was adopted and incorporated in the minutes of that meeting.

Dated at Brooksville, Florida, this twenty-sixth day of August 2025.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

By: _____
John Mitten, Chair

Attest:

Ashley Bell Barnett, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing document was acknowledged before me this twenty-sixth day of August 2025, by John Mitten and Ashley Bell Barnett, Chair and Secretary, respectively, of the Governing Board of the Southwest Florida Water Management District, a public corporation, on behalf of the corporation. They are personally known to me.

WITNESS my hand and official seal on this twenty-sixth day of August 2025.

Notary Public
State of Florida at Large
My Commission Expires:

Exhibit 5

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
RESOLUTION NO. 25-08
REQUESTING FUNDS FROM THE
STATE REVENUE GENERAL FUND
FOR ACQUISITION OF SWF PARCEL NO. 13-500-405
PASCO COUNTY, FLORIDA

WHEREAS, the Southwest Florida Water Management District (District) has agreed to purchase SWF Parcel No. 13-500-405 pursuant to a purchase/sale agreement attached hereto as Exhibit "A", which is fee title acquisition that consists of approximately 947.22 acres of real property in Pasco County, Florida, for a total purchase price to the District of Thirty Million Eight Hundred Thousand Dollars and Zero Cents (\$30,800,000.00); and

WHEREAS, the general location and boundary of the parcel is shown on the maps attached hereto as Exhibits "B-1" and "B-2"; and

WHEREAS, the parcel will become a part of the District's Cypress Creek Project, is consistent with the District's Florida Forever Work Plan filed with the Legislature of Florida and with the Florida Department of Environmental Protection (FDEP), and is consistent with the Florida Forever Act, Section 259.105, Florida Statutes (F.S.); and

WHEREAS, the parcel meets the criteria for land acquisition as prescribed in subsections 259.105(4)(a)(b)(c)(d), F.S.; and

WHEREAS, the funds hereinafter requested will be used only for the costs and fees of acquisition of the parcel; and

WHEREAS, the District is hereby authorized to request the funding from the FDEP pursuant to Local Funding Initiative Request Number 2186, for the acquisition of the parcel identified in the Resolution; and

WHEREAS, the parcel will be managed and maintained, to the extent practicable, in such a way as to restore and protect its natural state and condition; and

WHEREAS, the parcel being acquired has been reviewed for the presence of sovereign submerged lands and the District has taken reasonable measures to avoid paying for sovereign lands; and

WHEREAS, an environmental assessment will be performed for all lands, and the District will notify the FDEP and specify what measures will be taken to remove or remediate any hazardous constituents in accordance with Department-approved procedures as set forth in Chapters 62-520, 62-730 and 62-780, Florida Administrative Code; and

WHEREAS, if the District subsequently disposes of its interest in the parcel, all revenues derived therefrom will be used solely to acquire other lands for flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes or for payment of debt service on revenue bonds or notes issued under Section 373.584, F.S.; and

WHEREAS, the parcel has been appraised by two independent real estate appraisers in accordance with District policy, and the purchase price is at or below the appraised values; and

WHEREAS, funds are currently available in the State General Revenue Fund to the credit of the District for use in payment of the costs and fees of acquisition of the parcel.

THEREFORE, BE IT RESOLVED that the foregoing is hereby declared to be true and correct, and that the acquisition of the parcel is hereby certified to be consistent with the District's current Florida Forever Work Plan and the Florida Forever Act; and

BE IT FURTHER RESOLVED that the Governing Board of the Southwest Florida Water Management District hereby requests the Secretary of the Florida Department of Environmental Protection to release from the State General Revenue Fund its balance of thirty million eight hundred thousand dollars (\$30,800,000.00) to be applied to the purchase and associated costs and fees of SWF Parcel No. 13-500-405; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be transmitted to the Secretary of the Florida Department of Environmental Protection forthwith; and

BE IT FURTHER RESOLVED that the Chair and Secretary of the Governing Board are hereby authorized to affix their signatures to this Resolution on behalf of the Board.

PASSED AND ADOPTED in Brooksville, Hernando County, Florida on the 26th day of August 2025.

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

(Corporate Seal)

By: _____
John Mitten, Chair

Date: _____

Attest: _____
Ashley Bell Barnett, Secretary

Date: _____

CERTIFICATE AS TO RESOLUTION NO. 25-08

STATE OF FLORIDA
COUNTY OF HERNANDO

We, the undersigned, hereby certify that we are Chair and Secretary, respectively, of the Southwest Florida Water Management District, organized and existing under and by virtue of the Laws of the State of Florida, and having its office and place of business at 2379 Broad Street, Brooksville, Hernando County, Florida, and that, on the twenty-sixth day of August 2025, at a duly called and properly held meeting of the Governing Board of the Southwest Florida Water Management District, at which meeting a majority of the members of the Governing Board were present, the resolution, which is attached hereto and which this certificate is a part thereof, was adopted and incorporated in the minutes of that meeting.

Dated at Brooksville, Florida, this twenty-sixth day of August 2025.

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

By: _____
John Mitten, Chair

Attest: _____
Ashley Bell Barnett, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2025, by John Mitten as Chair and Ashley Bell Barnett as Secretary, of the Governing Board of the Southwest Florida Water Management District, a public corporation, on behalf of the corporation. They are personally known to me.

WITNESS my hand and official seal on this ____ day of _____, 2025.

(Notary Seal)

Notary Public

(Name of Notary typed, printed or stamped)

Commission No: _____

My Commission Expires: _____

APPROVED BY:	INITIALS	DATE
Attorney	_____	_____

SWF RESOLUTION NO. 25-08

Page 3 of 3

FINANCE/OUTREACH AND PLANNING COMMITTEE

August 26, 2025

Discussion: Information Item: Review of Self-Funded Health Plans

Purpose

The District's insurance broker will provide an update on the District's self-funded health insurance plan.

Background

Prior to 2016, the District had fully insured health insurance plans. Under the fully insured model, the insurance carrier is responsible for absorbing the costs of claims that exceed premiums, but also sees an additional profit if claims are less than anticipated.

The District moved to a self-funded health insurance plan beginning with calendar year 2016. For a self-funded plan, the District is responsible for paying the claims. If the claims are less than anticipated, the District has additional cash flow. However, if the claims are greater than anticipated, the District is responsible. To mitigate the risk of higher claims, the District purchases stop-loss insurance to cover higher than anticipated claims.

An additional benefit of a self-funded plan is how prescription rebates are handled. Brokers and insurance companies negotiate rebates for prescription purchases. Under the self-insured plan, 100% of the prescription rebates are returned to the District rather than retained by the insurance carrier, as they are with a fully insured plan. The District has received rebates of \$415,00 for 2021, \$510,215 for 2022, \$569,780 for 2023, \$1,010,150 for 2024, and 2025 year-to-date prescription rebates of \$520,725.

Benefits/Costs

For calendar year 2017 through year-to-date 2025, the District's self-funded plan has performed well in comparison to a fully funded plan with assumptions of an 8% annual premium increase. Assuming an annual 8% increase in premiums, the District's self-funded plan resulted in approximately \$15.5 million in savings which factors in additional costs of stop-loss insurance and revenue from prescription rebates. The average annual premium increase over the past 8 years would likely have been between 8-15% based on the claims experience. Therefore, staying self-funded continues to be the optimal financial choice.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenters:

Melanie Stegall, Brown & Brown

Teresa Jepma, Office Chief, Human Resources Bureau

FINANCE/OUTREACH AND PLANNING COMMITTEE

August 26, 2025

Submit & File: Information Item: Budget Transfer Report

Purpose

Provide the Budget Transfer Report covering all budget transfers made during the month of July 2025.

Background

In accordance with Board Policy, *Budget Authority Transfer of Funds*, all transfers approved by the Executive Director and Finance Bureau Chief under delegated authority are presented to the Finance/Outreach & Planning Committee of the Governing Board as a Submit and File Report at the next regular scheduled meeting. The exhibit for this item reflects all such transfers executed during the month of July 2025.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Melisa J. Lowe, Bureau Chief, Finance Bureau

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Budget Transfer Report
July 2025

--- TRANSFERRED FROM ---		--- TRANSFERRED TO ---		
Item No.	Bureau / Expenditure Category	Bureau / Expenditure Category	Reason for Transfer	Transfer Amount
<u>Change from Original Budget Intent</u>				
1	Operations Salaries	Data Collection Overtime	Transfer of funds originally budgeted for salaries for Field Operations staff. Funds are no longer required due to unanticipated vacancies within the section. The funds are required for overtime for Geohydrologic Data staff to perform normal responsibilities, such as emergency well repair and maintenance, in addition to overseeing contracted well construction that must be completed by the end of the fiscal year.	\$ 15,000.00
2	Operations Salaries	Data Collection Overtime	Transfer of funds originally budgeted for salaries for Field Operations staff. Funds are no longer required due to unanticipated vacancies within the section. The funds are required for overtime for Hydrologic Data staff to perform necessary planned activities by the end of the fiscal year, including instrumenting newly constructed monitoring wells. Unplanned work associated with storm events took priority earlier in the year.	12,000.00
3	Operations Maint/Repair of Buildings/Structures	General Services Equipment - Vehicles	Transfer of funds originally budgeted for maintenance and repair of District structures. Expenditures have been less than anticipated as a result of savings from work performed in-house. The funds are required to complete the acquisition of the 12 vehicles approved in the FY2025 budget. These additional funds allow Fleet Services to acquire two units with specifications that best align with operational needs. Additionally, a replacement unit for Structure Operations was identified as a higher priority than one originally planned for Facilities, which came at a higher cost.	74,549.20
Total Change from Original Budget Intent				101,549.20
<u>Consistent with Original Budget Intent</u>				
1	Natural Systems & Restoration Contracted Construction	Natural Systems & Restoration Contracted Construction	Funds are needed for the original budgeted purpose for the Frog Creek Wetland Restoration at Terra Ceia District Initiative. The District has been awarded a grant from the Tampa Bay Estuary Program which will offset District budgeted funds for the project. The funds are being transferred for appropriate accounting tracking of reimburseable expenditures.	150,000.00
2	Engineering and Project Management Other Contractual Services	Engineering and Project Management Other Contractual Services	Funds are needed for the original budgeted purpose for debris removal on Flint Creek and Peace Creek Canal, as amended in January 2025. After competitive bidding, the cost of debris removal on the Peace Creek Canal came in higher than anticipated whereas, Flint Creek came in lower. The funds are being transferred from Peace Creek Canal to Flint Creek for appropriate accounting tracking of the two systems.	350,000.00

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Budget Transfer Report
July 2025

Item No.	--- TRANSFERRED FROM ---	--- TRANSFERRED TO ---	Reason for Transfer	Transfer Amount
	Bureau / Expenditure Category	Bureau / Expenditure Category		
3	Information Technology Other Contractual Services	Information Technology Other Contractual Services	Funds are needed for the original budgeted purpose for contractual services for Information Technology projects. The funds are being transferred for appropriate accounting tracking of the ePermitting system enhancements project that will strengthen system security and reduce costs associated with maintaining an outdated database.	19,950.00
Total Consistent with Original Budget Intent				519,950.00
Total Amount Transferred				\$ 621,499.20

This report identifies transfers made during the month that did not require advance Governing Board approval. These transfers have been approved by either the Executive Director, or designee, or the Finance Bureau Chief consistent with Budget Authority Transfer of Funds Board Policy, and are presented to the Governing Board as a Submit and File Report. This Board Policy limits transfers made for a purpose other than the original budget intent to \$75,000. However, transfers made for accounting reallocation purposes consistent with original budget intent are not limited.

Governing Board Meeting
August 26, 2025

4. OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE

4.1	Discussion: Consent Item(s) Moved to Discussion	101
4.2	Discussion: Information Item: Hydrologic Conditions Report	102

OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE

August 26, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

Brian S. Starford, P.G., Division Director, Operations, Lands and Resource Monitoring Division

OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE

August 26, 2025

Discussion: Information Item: Hydrologic Conditions Report

- July is the second month of the four-month wet season (June through September). Provisional rainfall totals have been scattered, regionally variable and mainly associated with summertime sea breeze and convective (afternoon/evening) thunderstorm activity.
- **Rainfall:** Provisional July rainfall totals were within the normal range in all three regions of the District. The Districtwide 12-month cumulative rainfall total increased, ending the month at a surplus of 3.26 inches above the long-term historical average.
- **Streamflow:** Monthly data indicate flow increased at 10 of 12 monitoring stations, compared to last month. Streamflow at all 12 stations ended the month within the normal range of historical values. Regional streamflow conditions, based on three index rivers, were within the normal range in all three regions.
- **Groundwater:** Regional aquifer-level percentiles increased slightly in the northern counties, while they decreased in the central and southern counties, compared to last month. Regional aquifer levels ended the month within the normal range in all three regions.
- **Lake Levels:** Regional lake levels increased in all four lake regions of the District, compared to last month. Average lake levels were below normal in the Northern and Lake Wales Ridge regions, while they were within the normal range in the Tampa Bay and Polk Uplands regions.
- **Overall:** Regional hydrologic indicator responses were mixed during the month, but most continued to remain within their normal range of historical values, except as noted. The National Oceanic and Atmospheric Administration (NOAA) is predicting above-normal rainfall for the District during the composite three-month period of August through October 2025 and forecasts an above-normal 2025 hurricane season (June-November). The tropics have become more active recently.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Tamera McBride, Hydrologic Data Manager, Data Collection Bureau

Governing Board Meeting

August 26, 2025

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RESOURCE MANAGEMENT COMMITTEE

August 26, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

Jennette M. Seachrist, P.E., Division Director, Resource Management Division

RESOURCE MANAGEMENT COMMITTEE

August 26, 2025

Submit & File: Information Item: Minimum Flows and Minimum Water Levels Priority List and Schedule Update

Purpose

This submit and file report addresses the initial step for the statutorily required update of the District's priority list and schedule (priority list) for the establishment of minimum flows and minimum water levels (MFLs). The draft priority list included in this report will be revised as necessary following presentation to the public and will be presented to the Governing Board in October 2025 for final review and approval prior to submittal to the Florida Department of Environmental Protection (DEP). Upon final approval, the draft priority list will replace the current 2024 priority list.

Background/History

Pursuant to Sections 373.036(7) and 373.042(3), Florida Statutes, the District is required to annually update and submit its minimum flows and minimum water levels priority list to the Florida DEP by November 15th for approval and include the approved priority list in the District's Consolidated Annual Report by March 1st.

Attached is a draft "2025 Southwest Florida Water Management District Priority List and Schedule for the Establishment of Minimum Flows, Minimum Water Levels and Reservations" that staff will preliminarily review with DEP and public stakeholders. As indicated in the draft priority list, District rules include minimum flows or minimum water levels for 207 water bodies (Chapter 40D-8, F.A.C.) and reservations for 2 water bodies (Chapter 40D-2, F.A.C.). These water bodies include 126 lakes, 34 wetlands, 28 freshwater and estuarine river segments, 10 springs or spring groups (including all first magnitude springs and all second magnitude springs within the District that occur within state or federal lands purchased for conservation purposes), 7 Upper Floridan aquifer (UFA) sites in the northern Tampa Bay area, an UFA site in the Dover/Plant City area, and the UFA in the Most Impacted Area of the Southern Water Use Caution Area. In addition, 130 minimum flow or level reevaluations have been completed to confirm or support the revision or repeal of established minimum flows or minimum water levels. The District has also established 2 reservations; one for water from Morris Bridge Sink to support MFLs recovery for the lower Hillsborough River and another for water stored in Lake Hancock and released to Lower Saddle Creek to support MFLs recovery in the upper Peace River. According to the most recent status assessment, of the 207 total established MFLs, 197 (95 percent) are met and 10 (5 percent) are not met based on hydrologic data collected through 2024.

Like the current (2024) priority list, the draft (2025) priority list addresses all relevant statutory directives and guidance concerning minimum flow, minimum water level, and water reservation prioritization included in Rules 62-40.473, and 62-40.474 within the State Water Resource Implementation Rule (Chapter 62-40, Florida Administrative Code (F.A.C.)), and in Rule 62-41.304 within the Regulation of the Consumptive Use of Water Rule (Chapter 62-41, F.A.C.) of the DEP that address the Central Florida Water Initiative (CFWI) Area.

Scheduling of water bodies through 2028 on the draft priority list addresses the three-year requirement specified in the Water Resource Implementation Rule. The draft priority list also includes water bodies for which MFLs establishment is expected to be completed during the remainder of 2025.

The draft priority list identifies water bodies that may be affected by withdrawals from other water management districts. This includes those potentially subject to cross-boundary impacts, particularly from withdrawals within the CFWI area. The list supports coordination of regulatory activities among the districts and DEP. Development of minimum flow or water levels by the DEP for any of these water bodies is not currently considered necessary or appropriate.

Past Year Rule Adoption Updates

Since the last priority list update, no new MFLs rules have been adopted.

Scheduling for Priority Water Bodies

Twenty-eight water bodies are scheduled for MFLs or reservation development or reevaluation through 2028 on the draft priority list.

Four new additions to the 2025 list not present on the current list include Lake Wailes (Polk) scheduled for 2025, Lake McLeod (Polk) scheduled for 2026, Lake Dan (Hillsborough) scheduled for 2028, and Lake Mound (Hillsborough) scheduled for 2028.

There are no removals from the current list. However, eleven reschedules include: Lake Aurora (Polk), Eagle Lake (Polk), Lake Eva (Polk), and three segments of the Upper Withlacoochee River are rescheduled from 2025 to 2026; Lake Easy (Polk) and Lake Starr (Polk) are rescheduled from 2026 to 2027; Lake Anoka (Highlands) is rescheduled from 2026 to 2028; and Lake Letta (Highlands), and Lake Lotela (Highlands) are rescheduled from 2027 to 2028 to allow for data collection and analysis.

The remaining 12 waterbodies on the proposed 2025 list are unchanged from the current (2024) list. These include Lake Bonnie (Polk), North Lake Wales (Polk), three segments of the Upper Peace River scheduled for 2025; Gum Slough Spring Run, the Lower Withlacoochee River, and the Southern Water Use Caution Area Saltwater Intrusion Minimum Aquifer Level (SWUCA SWIMAL) for 2026; Lake Jackson (Highlands), Little Lake Jackson (Highlands), and Crystal River/Kings Bay for 2027. The reevaluation of the reservation established for Lake Hancock/Lower Saddle Creek continues to be scheduled for completion in 2025.

Outreach and Follow-Up Activities

Following the August 2025 Governing Board meeting staff will post the draft priority list on the District web site. A public workshop will be facilitated by staff on August 28, 2025, to solicit additional stakeholder input on the priority list update process. Staff will also co-facilitate a public workshop with South Florida Water Management District and St. Johns River Water Management District staff in September 2025 for discussion of water bodies in the Central Florida Water Initiative area that are included on each district's priority list and schedule. In addition, staff will present the priority list to the Public Supply Advisory Committee and the Environmental Advisory Committee prior to the October Governing Board meeting.

Based on consideration of stakeholder input and any additional analyses, staff will amend the draft priority list as necessary and return to the Governing Board in October to request approval of the priority list to be submitted to DEP by November 15, 2025. Upon approval by DEP, the priority list will be incorporated into the 2026 Consolidated Annual Report that will be presented to the Board for consideration and approval in January and February 2026.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Gabe Herrick, Chief Environmental Scientist, Natural Systems and Restoration Bureau

2025 Southwest Florida Water Management District Priority List and Schedule for the Establishment of Minimum Flows, Minimum Water Levels and Reservations

Overview

Pursuant to Sections 373.036(7) and 373.042(3), Florida Statutes (F.S.), the Southwest Florida Water Management District is required to annually update its priority list and schedule for the establishment of minimum flows and minimum water levels, submit the updated list and schedule to the Florida Department of Environmental Protection (DEP) by November 15th for approval, and include the approved list and schedule in the District's Consolidated Annual Report by March 1st. Minimum flows and minimum water levels are rules adopted by the state water management districts or DEP that define the limit at which further withdrawals would be significantly harmful to the water resources or ecology of the area. In addition to prioritized minimum flows and minimum water levels, the priority list and schedule must include reservations proposed for establishment. Reservations are rules that reserve water from use by permit applications, as necessary for the protection of fish and wildlife or public health and safety.

The District prepared this 2025 priority list and schedule to address all relevant statutory directives, and guidance concerning minimum flow, minimum water level and water reservation prioritization included in Rules 62-40.473, and 62-40.474 within the State Water Resource Implementation Rule, Chapter 62-40, Florida Administrative Code (F.A.C.) and in Rule 62-41.304 within the Regulation of the Consumptive Use of Water Rule (Chapter 62-41, F.A.C.) of the DEP that address the Central Florida Water Initiative Area defined in Section 373.0465(2)(a), F.S.

Established Minimum Flows, Minimum Water Levels and Reservations

As of August 2025, District rules include minimum flows or minimum water levels for 207 water bodies (Chapter 40D-8, F.A.C.) and reservations for 2 water bodies (Chapter 40D-2, F.A.C.). As listed below, minimum flows or water levels are established for 126 lakes, 34 wetlands, 28 freshwater and estuarine river segments, 10 springs or spring groups (including all first magnitude springs and all second magnitude springs within the District that occur within state or federal lands purchased for conservation purposes), 7 Upper Floridan aquifer (UFA) sites in the northern Tampa Bay area, an UFA site in the Dover/Plant City area, and the UFA in the Most Impacted Area of the Southern Water Use Caution Area. In addition, 130 minimum flow or level reevaluations have been completed to confirm or support the revision or repeal of established minimum flows or minimum water levels. As also listed below, reservations have been established for Lake Hancock/Lower Saddle Creek and Morris Bridge Sink to support minimum flow recovery in 2 rivers.

Water Bodies with Adopted and Effective Minimum Flow and Minimum Water Level Rules, Including Those That Have Been Reevaluated

Waterbody Name or Compliance Point	County	Waterbody Type	Year	MFL Type
Alafia River (lower segment)	Hillsborough	River, Estuary	2010	Initial
Alafia River (upper segment)	Hillsborough, Polk	River	2008	Initial
Alice	Hillsborough	Lake	2018	Initial
Allen	Hillsborough	Lake	2021	Initial
Anclote River (lower segment)	Pasco	River, Estuary	2010	Initial
Anclote River (upper segment)	Pasco	River	2010	Initial
Angelo	Highlands	Lake	2008	Reeval
Annie	Polk	Lake	2007	Initial
Anoka	Highlands	Lake	2009	Reeval
Aurora	Polk	Lake	2018	Reeval
Barbara	Hillsborough	Lake	2021	Initial
Bell	Pasco	Lake	2004	Initial
Big Fish	Pasco	Lake	2017	Initial
Big Gant	Sumter	Lake	2007	Initial
Bird	Hillsborough	Lake	2021	Initial
Bird	Pasco	Lake	2004	Initial
Black	Sumter	Lake	2007	Initial
Blind Spring	Citrus, Hernando	Spring-2	2020	Reeval
Bonable	Marion	Lake	2013	Initial
Bonnie	Polk	Lake	2007	Reeval
Braden River (upper segment)	Manatee	River	2008	Initial
Brant	Hillsborough	Lake	2021	Initial
Buddy	Pasco	Lake	2017	Initial
Calm Lake (Hillsborough)	Hillsborough	Lake	2020	Initial
Camp	Pasco	Lake	2015	Initial
Carroll	Hillsborough	Lake	2012	Initial
Charles	Hillsborough	Lake	2020	Initial
Charlie Creek	Hardee, Polk	River	2024	Initial
Chassahowitzka River	Citrus, Hernando	River-Estuary	2020	Reeval
Chassahowitzka Spring Group (OFS)	Citrus, Hernando	Spring-1	2020	Reeval
Church Lake	Hillsborough	Lake	2020	Initial
Clear	Pasco	Lake	2021	Initial
Clinch	Polk	Lake	2017	Initial
Cone Ranch 1 (CR1)	Hillsborough	Wetland	2020	Initial
Cone Ranch 2 (CR2)	Hillsborough	Wetland	2020	Initial
Cone Ranch 3 (CR3)	Hillsborough	Wetland	2020	Initial
Cone Ranch 4 (CR4)	Hillsborough	Wetland	2020	Initial
Cone Ranch 5 (CR5)	Hillsborough	Wetland	2020	Initial
Cone Ranch 6 (CR6)	Hillsborough	Wetland	2020	Initial
Crenshaw	Hillsborough	Lake	2003	Initial
Crescent	Hillsborough	Lake	2005	Initial
Crews	Pasco	Lake	2016	Initial

Waterbody Name or Compliance Point	County	Waterbody Type	Year	MFL Type
Crooked	Polk	Lake	2017	Reeval
Cross Bar Q-1 (CBARWF Q-1)	Pasco	Wetland	2020	Initial
Cross Bar T-3 (CBARWF T-3)	Pasco	Wetland	2020	Initial
Crystal	Hillsborough	Lake	2021	Initial
Crystal	Polk	Lake	2011	Initial
Crystal River	Citrus	River-Estuary	2018	Reeval
Crystal Springs	Pasco	Spring-2	2008	Initial
Cypress	Hillsborough	Lake	2021	Initial
Cypress Bridge 16 (CBRWF #16)	Pasco	Wetland	2020	Initial
Cypress Bridge 25 (CBRWF #25)	Pasco	Wetland	2020	Initial
Cypress Bridge 32 (CBRWF #32)	Hillsborough	Wetland	2020	Initial
Cypress Bridge 4 (CBRWF #4)	Pasco	Wetland	2020	Initial
Cypress Creek W-11 (CC W-11)	Pasco	Wetland	2020	Initial
Cypress Creek W-12 (CC W-12)	Pasco	Wetland	2020	Initial
Cypress Creek W-17 (CC W-17)	Pasco	Wetland	2020	Initial
Cypress Creek W-56 (G) (CC Site G)	Pasco	Wetland	2020	Initial
Damon	Highlands	Lake	2018	Initial
Dan	Hillsborough	Lake	2017	Initial
Deaton	Sumter	Lake	2007	Initial
Deer	Hillsborough	Lake	2018	Initial
Denton	Highlands	Lake	2008	Reeval
Dinner	Polk	Lake	2007	Initial
Dona Bay/Shakett Creek System	Sarasota	River-Estuary	2010	Initial
Dosson	Hillsborough	Lake	2021	Initial
DV-1 Suwannee	Hillsborough	Aquifer	2022	Reeval
Eagle Lake	Polk	Lake	2017	Reeval
Easy	Polk	Lake	2018	Reeval
Echo Lake	Hillsborough	Lake	2020	Initial
Eldridge Wilde 11 (NW-44) (EWWF NW-44)	Hillsborough	Wetland	2020	Initial
Eldridge Wilde 5	Pinellas	Wetland	2020	Initial
Ellen	Hillsborough	Lake	2021	Initial
Eva	Polk	Lake	2018	Reeval
Fairy (Maurine)	Hillsborough	Lake	2021	Initial
Fort Cooper	Citrus	Lake	2007	Initial
Garden	Hillsborough	Lake	2004	Initial
Green	Pasco	Lake	2004	Initial
Gum Springs	Sumter, Marion	Spring-2	2016	Reeval
Halfmoon	Hillsborough	Lake	2021	Initial
Hancock	Pasco	Lake	2021	Initial
Hancock	Polk	Lake	2016	Initial
Hancock, Lake/Lower Saddle Creek (Reeval, first)	Polk	Lake, River	2020	Reservation
Hanna	Hillsborough	Lake	2021	Reeval
Harvey	Hillsborough	Lake	2021	Initial
Helen	Hillsborough	Lake	2021	Initial
Hillsborough River (lower segment)	Hillsborough	River-Estuary	2007	Recovery Strategy Reeval
Hillsborough River (upper segment)	Hillsborough, Polk	River	2008	Initial
Hobbs	Hillsborough	Lake	2021	Initial

Waterbody Name or Compliance Point	County	Waterbody Type	Year	MFL Type
Homosassa River	Citrus	River-Estuary	2020	Reeval
Homosassa Spring Group (OFS)	Citrus	Spring-1	2020	Reeval
Hooker	Hillsborough	Lake	2012	Initial
Horse	Hillsborough	Lake	2017	Initial
Horse Creek	Hardee, DeSoto	River	2024	Initial
Hunters	Hernando	Lake	2021	Initial
Iola	Pasco	Lake	2008	Initial
Jackson	Hillsborough	Lake	2021	Initial
Jackson	Highlands	Lake	2017	Reeval
Jessamine	Pasco	Lake	2008	Initial
Juanita	Hillsborough	Lake	2021	Initial
June-In-Winter	Highlands	Lake	2006	Initial
Keene	Hillsborough	Lake	2014	Initial
Kell	Hillsborough	Lake	2014	Initial
King	Pasco	Lake	2008	Initial
King (East)	Pasco	Lake	2008	Initial
Kings Bay Spring Group (OFS)	Citrus	Spring-1	2018	Reeval
Lee	Polk	Lake	2007	Initial
Letta	Highlands	Lake	2017	Reeval
Linda	Pasco	Lake	2008	Initial
Lindsey	Hernando	Lake	2021	Initial
Lithia/Buckhorn Spring Group	Hillsborough	Spring-2	2010	Initial
Little Bonable	Marion	Lake	2013	Initial
Little Jackson	Highlands	Lake	2017	Reeval
Little Manatee River (lower segment)	Hillsborough	River-Estuary	2024	Initial
Little Manatee River (upper segment)	Hillsborough, Manatee	River	2024	Initial
Little Moon	Hillsborough	Lake	2017	Initial
Lotela	Highlands	Lake	2017	Reeval
Lowery	Polk	Lake	2018	Initial
Mabel	Polk	Lake	2007	Initial
Marion	Levy	Lake	2020	Initial
McLeod	Polk	Lake	2017	Reeval
Merrywater	Hillsborough	Lake	2021	Initial
Middle	Pasco	Lake	2005	Initial
Miona	Sumter	Lake	2007	Initial
Moon	Pasco	Lake	2017	Initial
Morris Bridge Clay Gully Cypress (MBR-88)(MBWF Clay Gully Cypress)	Hillsborough	Wetland	2020	Initial
Morris Bridge Entry Dome (MBR-35) (MBWF Entry Dome)	Hillsborough	Wetland	2020	Initial
Morris Bridge Sink	Hillsborough	Sink	2007	Reservation
Morris Bridge Unnamed (MBR-16) (MBWF Unnamed)	Hillsborough	Wetland	2020	Initial
Morris Bridge X-4 (MBR-89) MBWF X-4)	Hillsborough	Wetland	2020	Initial
Mound	Hillsborough	Lake	2004	Initial
Mountain	Hernando	Lake	2021	Initial
Myakka River (lower segment)	Sarasota	River-Estuary	2012	Initial
Myakka River (upper segment)	Sarasota	River	2006	Initial
Neff	Hernando	Lake	2021	Initial
North Lake Wales	Polk	Lake	2011	Reeval
North Pasco 21 (NPWF #21)	Pasco	Wetland	2020	Initial

Waterbody Name or Compliance Point	County	Waterbody Type	Year	MFL Type
North Pasco 3 (NPWF #3)	Pasco	Wetland	2020	Initial
Okahumpka	Sumter	Lake	2007	Initial
Padgett	Pasco	Lake	2015	Initial
Panasoffkee	Sumter	Lake	2007	Initial
Parker	Polk	Lake	2021	Initial
Parker (Ann)	Pasco	Lake	2004	Initial
Pasadena	Pasco	Lake	2017	Initial
Peace River (lower segment)	De Soto, Charlotte	River-Estuary	2021	Reeval
Peace River (middle segment)	DeSoto, Hardee	River	2006	Initial
Peace, Upper above Bartow	Polk	River	2006	Reeval
Peace, Upper above Ft. Meade	Polk	River	2006	Reeval
Peace, Upper above Zolfo	Hardee, Polk	River	2006	Reeval
Pierce	Pasco	Lake	2019	Reeval
Pithlachascotee River (lower segment)	Pasco	River-Estuary	2018	Initial
Pithlachascotee River (upper segment)	Pasco	River	2018	Initial
Placid	Highlands	Lake	2008	Initial
Platt	Hillsborough	Lake	2004	Initial
Pretty	Hillsborough	Lake	2005	Initial
Rainbow	Hillsborough	Lake	2017	Initial
Rainbow River	Marion	River	2020	Reeval
Rainbow Spring Group (OFS)	Marion	Spring-1	2020	Reeval
Raleigh	Hillsborough	Lake	2013	Initial
Reinheimer	Hillsborough	Lake	2004	Initial
RMP-13D	Hillsborough	Aquifer	2000	Initial
RMP-16D (Sheldon Road Deep)	Hillsborough	Aquifer	2000	Initial
RMP-8D1	Hillsborough	Aquifer	2000	Initial
Rogers	Hillsborough	Lake	2013	Initial
Round	Hillsborough	Lake	2018	Initial
Saddleback	Hillsborough	Lake	2021	Initial
Sapphire	Hillsborough	Lake	2021	Initial
Shell Creek (lower segment)	Charlotte	River-Estuary	2022	Initial
South Pasco 2 (NW-49) (SPWF NW-49)	Pasco	Wetland	2020	Initial
South Pasco 6 (NW-50) (SPWF NW-50)	Pasco	Wetland	2020	Initial
South Pasco South Cypress (SPWF South Cypress)	Pasco	Wetland	2020	Initial
Spring	Hernando	Lake	2005	Initial
Starkey Central (STWF Central Recorder)	Pasco	Wetland	2020	Initial
Starkey Eastern (S73) (STWF Eastern Recorder)	Pasco	Wetland	2020	Initial
Starkey M (S-69) (STWF M)	Pasco	Wetland	2020	Initial
Starkey N (STWF N)	Pasco	Wetland	2020	Initial
Starkey S-75 (STWF S-75)	Pasco	Wetland	2020	Initial
Starkey S-99	Pasco	Wetland	2020	Initial
Starkey Z (STWF Z)	Pasco	Wetland	2020	Initial
Starr	Polk	Lake	2017	Reeval
Starvation	Hillsborough	Lake	2015	Initial
Stemper	Hillsborough	Lake	2014	Initial
Strawberry (North Crystal)	Hillsborough	Lake	2021	Initial
Sulphur Springs	Hillsborough	Spring-2	2007	Reeval
Sunset	Hillsborough	Lake	2021	Initial
Sunshine	Hillsborough	Lake	2021	Initial

Waterbody Name or Compliance Point	County	Waterbody Type	Year	MFL Type
SWF 201-M	Pinellas	Aquifer	2000	Initial
SWF EW 2S Deep	Pinellas	Aquifer	2000	Initial
SWI-18S	Pinellas	Aquifer	2000	Initial
SWUCA SWIMAL	Hillsborough, Manatee, Sarasota	Aquifer	2007	Reeval
Tampa Bypass Canal	Hillsborough	River-Estuary	2007	Initial
Tarpon Rd. Deep	Pinellas	Aquifer	2000	Initial
Taylor	Hillsborough	Lake	2021	Initial
Tiger	Marion	Lake	2013	Initial
Tooke	Hernando	Lake	2013	Initial
Tsala Apopka (Floral City Pool)	Citrus	Lake	2007	Initial
Tsala Apopka (Hernando Pool)	Citrus	Lake	2007	Initial
Tsala Apopka (Inverness Pool)	Citrus	Lake	2007	Initial
Tulane	Highlands	Lake	2024	Reeval
Unnamed No. 22	Pasco	Lake	2008	Initial
Venus	Polk	Lake	2007	Initial
Verona	Highlands	Lake	2024	Reeval
Virginia	Hillsborough	Lake	2021	Initial
Wailes, Lake	Polk	Lake	2017	Reeval
Weeki Wachee River	Hernando	River-Estuary	20	Reeval
Weeki Wachee Spring Group (OFS)	Hernando	Spring-1	2009	Reeval
Weekiwachee Prairie (Theresa)	Hernando	Lake	2005	Initial
Whitehurst	Hernando	Lake	2013	Initial
Wimauma	Hillsborough	Lake	2021	Initial

Prioritized Water Bodies for Establishment or Reevaluation of Minimum Flows and Minimum Water Levels

Minimum flows and minimum water levels proposed for establishment or reevaluation through 2028 are listed by water body name in tabular form below. The single reservation prioritized for reevaluation during this period is also listed below.

System name is provided for each water body to distinguish waterbodies that may be part of a larger system. Water body type, i.e., lake, river, river-estuary, spring, or aquifer is identified along with water body location information. Spring magnitude based on flow rate is provided for prioritized spring systems.

District intent regarding completion of voluntary, independent, scientific peer review is also identified for each water body. Voluntary scientific peer review is proposed for minimum flows development or reevaluation for all prioritized river segments and the single prioritized minimum aquifer level reevaluation based on the expected level of complexity of these minimum flows and levels, and the anticipated degree of public concern regarding their development. None of the prioritized lake minimum levels are expected to be subjected to voluntary scientific peer review, based on anticipated use of previously peer-reviewed criteria for their development.

Prioritized water bodies that may be affected by withdrawals occurring in other water management districts due to cross-boundary impacts are identified to support coordination of regulatory

activities among the districts and DEP. This includes those specifically associated with withdrawals from within the Central Florida Water Initiative area. Development of minimum flow or water levels by the DEP for any of these water bodies is not, however, currently considered necessary or appropriate.

The status of rulemaking for each prioritized water body is also listed.

Minimum Flows and Minimum Water Levels to be Adopted in 2025.

New or Re-Evaluation	Waterbody Name or Compliance Point	System Name ^a	Waterbody Type	County(s)	Voluntary Peer Review to be Completed?	Cross-Boundary Impacts from Adjacent Water Management District?	Latitude	Longitude	Rulemaking Status ^b
Reevaluation (first)	Bonnie, Lake	Bonnie, Lake	Lake	Polk	No	Yes (CFWI)	27.9118	-81.5573	N/A
Reevaluation (first)	North Lake Wales	North Lake Wales	Lake	Polk	No	Yes (CFWI)	27.9096	-81.5805	N/A
Reevaluation (second)	Wailes, Lake	Wailes, Lake	Lake	Polk	No	Yes (CFWI)	27.9015	-81.5726	N/A
Reevaluation (first)	Peace River (upper segment, U.S. Geological Survey Zolfo Springs gage to U.S. Geological Survey Ft. Meade gage)	Peace River (upper segment, U.S. Geological Survey Zolfo Springs gage to U.S. Geological Survey Ft. Meade gage)	River	Hardee, Polk	Yes	Yes (CFWI)	27.5042	-81.8011	N/A
Reevaluation (first)	Peace River (upper segment, U.S. Geological Survey Ft. Meade gage to U.S. Geological Survey Bartow gage)	Peace River (upper segment, U.S. Geological Survey Ft. Meade gage to U.S. Geological Survey Bartow gage)	River	Polk	Yes	Yes (CFWI)	27.7511	-81.7822	N/A
Reevaluation (first)	Peace River (upper segment, upstream of U.S. Geological Survey Bartow gage)	Peace River (upper segment, upstream of U.S. Geological Survey Bartow gage)	River	Polk	Yes	Yes (CFWI)	27.9019	-81.8175	N/A

Minimum Flows and Minimum Water Levels to be Adopted in 2026.

New or Re-Evaluation	Waterbody Name or Compliance Point	System Name ^a	Waterbody Type	County(s)	Voluntary Peer Review to be Completed?	Cross-Boundary Impacts from Adjacent Water Management District?	Latitude	Longitude	Rulemaking Status ^b
Reevaluation (first)	Aurora, Lake	Aurora, Lake	Lake	Polk	No	Yes (CFWI)	27.8791	-81.4655	N/A
Reevaluation (second)	Eagle Lake	Eagle Lake	Lake	Polk	No	Yes (CFWI)	27.9867	-81.7665	N/A
Reevaluation (first)	Eva, Lake	Eva, Lake	Lake	Polk	No	Yes (CFWI)	28.0952	-81.6281	N/A
Reevaluation (second)	McLeod, Lake	McLeod, Lake	Lake	Polk	No	Yes (CFWI)	27.9675	-81.7529	
Reevaluation (first)	Gum Slough Spring Run/Group	Gum Slough Spring Run/Group	Spring-2	Sumter, Marion	Yes	Yes	28.9511	-82.2500	N/A
New	Withlacoochee River (lower segment)	Withlacoochee River (lower segment)	River-Estuary	Citrus, Levy	Yes	Yes	29.0208	-82.6381	N/A
New	Withlacoochee River (upper segment, U.S. Geological Survey Holder gage to U.S. Geological Survey Wysong gage)	Withlacoochee River (upper segment, U.S. Geological Survey Holder gage to U.S. Geological Survey Wysong gage)	River	Citrus, Sumter, Marion	Yes	Yes	28.9886	-82.3497	N/A
New	Withlacoochee River (upper segment, U.S. Geological Survey Wysong gage to U.S. Geological Survey Croom gage)	Withlacoochee River (upper segment, U.S. Geological Survey Wysong gage to U.S. Geological Survey Croom gage)	River	Citrus, Sumter, Hernando	Yes	No	28.8231	-82.1833	N/A
New	Withlacoochee River (upper segment, upstream of U.S. Geological Survey Croom gage)	Withlacoochee River (upper segment, upstream of U.S. Geological Survey Croom gage)	River	Hernando, Sumter, Pasco, Lake, Polk	Yes	Yes (CFWI)	28.5925	-82.2222	N/A
Reevaluation (first)	Southern Water Use Caution Area Saltwater Intrusion Minimum Aquifer Level (SWIMAL)	Southern Water Use Caution Area Saltwater Intrusion Minimum Aquifer Level (SWIMAL)	Aquifer	Hillsborough, Manatee, Sarasota	Yes	Yes (CFWI)	27.5603	-82.4013	N/A

Minimum Flows and Minimum Water Levels to be Adopted in 2027.

New or Re-Evaluation	Waterbody Name or Compliance Point	System Name ^a	Waterbody Type	County(s)	Voluntary Peer Review to be Completed?	Cross-Boundary Impacts from Adjacent Water Management District?	Latitude	Longitude	Rulemaking Status ^b
Reevaluation (first)	Easy	Lake Easy	Lake	Polk	No	Yes (CFWI)	27.8581	-81.5620	N/A
Reevaluation (second)	Jackson	Lake Jackson (Highlands)	Lake	Highlands	No	Yes	27.4910	-81.4625	N/A
Reevaluation (second)	Little Jackson	Little Lake Jackson	Lake	Highlands	No	Yes	27.4677	-81.4635	N/A
Reevaluation (second)	Starr	Starr, Lake	Lake	Polk	No	Yes (CFWI)	27.9566	-81.5874	N/A
Reevaluation (first)	Crystal River	Crystal River	River-Estuary	Citrus	Yes	No	28.9064	-82.6239	N/A
Reevaluation (first)	Kings Bay Spring Group (OFS)	Crystal River	Spring-1	Citrus	Yes	No	28.9064	-82.6239	N/A

Minimum Flows and Minimum Water Levels to be Adopted in 2028.

New or Re-Evaluation	Waterbody Name or Compliance Point	System Name ^a	Waterbody Type	County(s)	Voluntary Peer Review to be Completed?	Cross-Boundary Impacts from Adjacent Water Management District?	Latitude	Longitude	Rulemaking Status ^b
Reevaluation (first)	Anoka	Lake Anoka	Lake	Highlands	No	Yes	27.5805	-81.5121	N/A
Reevaluation (second)	Dan	Lake Dan	Lake	Hillsborough	No	No	28.1655	-82.6471	N/A
Reevaluation (second)	Letta	Lake Letta	Lake	Highlands	No	Yes	27.5603	-81.4618	N/A
Reevaluation (second)	Lotela	Lake Lotela	Lake	Highlands	No	Yes	27.5773	-81.4821	N/A
Reevaluation (first)	Mound	Mound Lake	Lake	Hillsborough	No	No	28.1475	-82.5720	N/A

Reservations Priority List.

Waterbody Name	Waterbody Type	County(s)	Proposed Year	Rulemaking Status ^b
Hancock, Lake/Lower Saddle Creek (reevaluation)	Lake, River	Polk	2025	N/A

-
- ^a System name identifies larger system that the water body is associated with for minimum flows or minimum water levels rule development; otherwise, system name is same as waterbody name or compliance point.
- ^b Last rulemaking action taken: Notice of Rule Development published; Notice of Proposed Rule published; Rule challenge pending; Rule adopted, Ratification not required; Rule adopted, Awaiting ratification; Rule adopted, Ratified. N/A indicates formal rulemaking has not been initiated.
- ^c Potential cross-boundary withdrawal impacts from adjacent water management district associated with the Central Florida Water Initiative area.

RESOURCE MANAGEMENT COMMITTEE

August 26, 2025

Submit & File: Information Item: Lower Hillsborough River Recovery Strategy Implementation – Annual Update

See Attachment

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Danielle Rogers, PWS, PMP, Environmental Project Manager, Natural Systems and Restoration Bureau

Submit and File Report

Lower Hillsborough River Recovery Strategy Implementation – Annual Update

Purpose

To provide an annual update to the Governing Board regarding implementation of projects outlined in the Hillsborough River Recovery Strategy that are needed to recover minimum flows adopted for the Lower Hillsborough River (LHR).

Background/History

As required by Section 373.0421 of the Florida Statutes, if the actual flow of a water course is below an adopted minimum flow or is projected to fall below a minimum flow over the next 20 years, a recovery or prevention strategy is developed as part of the minimum flows establishment process. At its August 2007 meeting, the Governing Board approved rule amendments that incorporated revised minimum flows and a revised recovery strategy for the LHR into Rules 40D-8.041 and 40D-80.073, Florida Administrative Code (F.A.C.), respectively, and these rule amendments became effective on November 25, 2007. The Board also authorized a Joint Funding Agreement with the City of Tampa for implementation of recovery projects that was finalized in October 2007 and incorporated into the recovery strategy rule.

The currently adopted minimum flows for the LHR are 20 cubic feet per second (cfs) freshwater equivalent flow from July 1 through March 31, and 24 cfs freshwater equivalent flow from April 1 through June 30 at the base of the Hillsborough River Dam, as adjusted based on a proportionate amount that flows when flow at the U.S. Geological Survey (USGS) Hillsborough River gauge near Zephyrhills, Florida is below 58 cfs. For purposes of the minimum flows rule and its implementation, freshwater equivalent means water that has a salinity concentration of 0.0 ppt for modeling purposes.

The minimum flows for the LHR are based on extending a low salinity habitat with salinity range less than 5 ppt from the dam toward Sulphur Springs. The goals of the minimum flows are to effectively supply a total of 20 or 24 cfs of freshwater to the base of the Hillsborough River Dam during the two seasonal periods identified in the rule. However, when water from Sulphur Springs is used with other sources for river recovery, combined-source flows of 20 or 24 cfs do not extend the target salinity zone as far downstream as would occur with delivery of 20 or 24 cfs of freshwater to the base of the dam. This is because the portion of source-water diverted from Sulphur Springs is brackish (specific conductance $\geq 5,000 \mu\text{S/cm}$; ~ 3 ppt) (Scharping et al., 2018). Based on hydrodynamic modeling used to evaluate flow-related salinity conditions and establish minimum flows for the LHR, it was determined that a freshwater equivalent factor needed to be incorporated into the minimum flows. Analyses completed at the time of rule development indicated an additional 3 cfs added to the mixed-source recovery flows of 20 or 24 cfs yielded seasonal minimum flow rates of 23 and 27 cfs that produced a target salinity zone similar to that associated with the required 20 and 24 cfs freshwater equivalent flows (Southwest Florida Water Management District, 2006).

The LHR recovery strategy outlines six potential projects and a timeline for their implementation. Four projects are identified for joint funding by the District and the City of Tampa (City) and two are to be implemented by the District. Implementation of specific projects is subject to applicable diagnostic/feasibility studies and contingent on obtaining any required permits. Projects to be jointly funded by the District and the City include the following:

- 1) Sulphur Springs Project (Lower Weir Modifications and Sulphur Springs Pool Upper Weir and Pump Station Modifications);
- 2) Blue Sink Analysis and Project;
- 3) Transmission Pipeline Evaluation and Project; and the
- 4) Investigation of Storage or Additional Supply Options.

Projects to be implemented by the District:

- 5) Tampa Bypass Canal (TBC) and Hillsborough River Reservoir Diversions; and the
- 6) Morris Bridge Sink Project.

The LHR recovery strategy specifies District initiation of the TBC and Hillsborough River Reservoir diversion projects and continued operation of pumping facilities on the TBC lower pool for diversion of water to the TBC middle pool at District Structure S-162. The strategy also specifies that the City would assume operation of pumping facilities on the TBC middle pool at District Structure S-161 for diversion of water to the reservoir, and at the Hillsborough River Dam for transfer of water to the lower river. District initiation and implementation of the Morris Bridge Sink project, which is to include diversion of water from the sink to the TBC and subsequent transfer of the diverted water through the reservoir to the LHR are also identified in the strategy. Similarly, continued District implementation of diversions of water from the sink to the TBC and the City's responsibility for diversion of the water from the TBC through the reservoir to the LHR are specified. Ultimately, the strategy requires the City to have met the established minimum flows for the LHR by October 1, 2017.

The recovery strategy requires that in 2013, and for each five-year period through 2023, the District shall evaluate the strategy regarding its effects on the hydrology, dissolved oxygen, salinity, temperature, pH, and biological characteristics of the LHR that have been achieved from minimum flows implementation. The first and second five-year recovery strategy assessment reports provided to the Governing Board in March 2015 and May 2020, respectively, documented improvements in salinity and other water quality and ecological conditions in the river below the dam that have resulted from minimum flows implementation, i.e., use of recovery source water when flow over the Hillsborough River Dam was insufficient to meet minimum flow requirements. The third and final five-year assessment has been drafted and is being reviewed by District staff. The report is anticipated to be provided to the public in late summer 2025.

The recovery strategy also requires annual reporting to the Governing Board on progress in the implementation of the strategy. This current annual update to the Governing Board continues the series of comparable reporting efforts that first began in 2007.

Discussion

Progress on the six projects specified in the LHR recovery strategy can be summarized as follows.

- 1) Sulphur Springs Project Lower Weir Modifications — The City and District entered into a cooperative agreement in October 2008 to perform modifications to the lower weir on Sulphur Springs Run. This Lower Weir project, which was completed in October 2011, involved installation of an operable weir at the mouth of the spring run to: prevent incursions of higher-salinity water from the river during low-flow periods; allow for access to the run by manatees and other organisms during higher-flow periods when incursions of saline water are less of a concern; and enhance management flexibility for the City regarding use of spring water to meet minimum flow requirements for the LHR and Sulphur Springs Run. Data collection in the

spring run has confirmed that the project effectively reduces salinity incursions from the river and allows greater flexibility regarding use of Sulphur Springs for meeting minimum flow requirements of the spring run and the LHR.

Sulphur Springs Pool Upper Weir and Pump Station Modifications — The project, which was completed in March 2012, involved: modification of the pump station at Sulphur Springs to increase reliability of and efficiently provide for variable pumping rates; replacement or modification of the Sulphur Springs upper weir and gates that control flow between Sulphur Springs Pool and Sulphur Springs Run; installation of provisions to control Sulphur Springs Pool pumping rates based on the water temperature and salinity of adjacent monitoring stations; and modification and/or replacement of the Sulphur Springs pump station intake to allow for the range of anticipated water levels in Sulphur Springs Pool.

The modified Sulphur Springs facilities are currently operational and have proven to be effective for providing variable rates of flow to both the spring run and the LHR.

- 2) **Blue Sink Analysis and Project** — The City completed pipeline and pump station design for the Blue Sink Project, issued plans and specifications for the two project elements in March 2015, executed an agreement for construction management and a well mitigation program for the project in June 2015, and issued notices to proceed with pump station and pipeline construction in July and August 2015, respectively. Construction and construction restoration for the Blue Sink pipeline were completed in April and May 2016, respectively. The City began operation of the Blue Sink pumping facility in November 2017. The facility was first used for minimum flow implementation in March 2018 and continues to be used as needed.
- 3) **Transmission Pipeline Evaluation and Project** — As part of the LHR recovery strategy, the construction of a pipeline from the TBC middle pool at Structure S-161 to the base of the Hillsborough River Dam was considered to address potential water savings associated with use of a pipeline versus use of the reservoir for conveyance of water to be used for augmenting LHR flows. The District and City facilitated a peer review of this potential project in 2008, and findings of the review panel (Davis et al., 2008) were submitted to the District and City in September 2008. The panel concluded the only water loss to the system is through evaporation of the increased volume of water pumped for augmentation and that this loss is minor. The panel also noted “the projected water savings by transporting the augmentation water in a pipeline rather than through the reservoir is relatively small.” Based on the review, the City (Weber, 2023) informed the District that they determined pipeline construction cost out-weighed any potential water savings and the need for additional analysis regarding its feasibility, adding that the pipeline was, therefore, not constructed. Further, the City indicated the projected water savings that were anticipated from the proposed pipeline project (up to 2.75 cfs) would be provided to the LHR for minimum flow compliance.
- 4) **Investigation of Storage or Additional Supply Options** — Consistent with the recovery strategy, the City and the District entered into a joint funding agreement in July 2010 to investigate other storage and supply options to meet recovery plan objectives for the LHR. The first components of the project, which involved review of the status of other recovery projects and identification of the need for additional storage or supply projects to meet the LHR minimum flow requirements, were completed in April 2011 (MHW Americas, Inc., 2011) and indicate that the identified sources of water in the recovery strategy may be sufficient for achieving minimum flow requirements in the LHR. A project completion report (Weber, 2018) submitted to the District by the City in October 2018 and their communication with the District regarding the Transmission Pipeline Project (Weber, 2023) further indicate that the City is positioned

and committed to implementing and investigating projects that will ensure the LHR minimum flows are met.

- 5) Tampa Bypass Canal and Hillsborough Reservoir Diversions — To implement minimum flows in the LHR as soon as practical, the current recovery strategy required the District, by January 1, 2008, to divert up to 7.1 mgd (equivalently 11 cfs) of water from the middle pool of the TBC to the Hillsborough River Reservoir at Structure S-161, and then deliver seventy-five percent of this water to the LHR at the base of the Hillsborough River Dam. Using temporary pumping facilities, water has been supplied from the TBC to the LHR, as needed, since December 31, 2007. A consumptive water use permit (Permit No. 20020575.000) for these diversions was issued to the District by the Florida Department of Environmental Protection (DEP) on December 17, 2015.

Transfer of the District temporary pumping facilities to the City at the S-161 structure and at the dam occurred in late November 2017. Water Use Permit No. 20020802.000 for augmentation of the reservoir with water from the TBC, was issued to the City by the District on April 23, 2019, and the consumptive use permit previously issued by DEP to the District for these diversions was cancelled. An agreement between the City and District for the Lower Hillsborough River Dam Control Gate Facilities (Project N492) to replace temporary pumping facilities at the dam was finalized in October 2017. Construction and operational tests for the gate were completed on July 20, 2018, and the City began using it for minimum flow implementation on April 1, 2019.

Since then, necessary diversions from the TBC middle pool to the reservoir for delivery to the LHR for minimum flow needs have been conducted by the City in accordance with the recovery strategy.

- 6) Morris Bridge Sink Project - The LHR recovery strategy specifies that by October 1, 2012, or earlier, and upon completion of the project, provided that any permit that may be required is approved, the District will divert up to 3.9 mgd (6 cfs) of water on any given day from Morris Bridge Sink to the TBC for the City to transfer to the reservoir and deliver to the base of the Hillsborough River Dam to help achieve minimum flows in the LHR.

On January 15, 2016, the DEP issued Consumptive Water Use Permit No. 20020574.000 to the District for withdrawals from Morris Bridge Sink. In February 2016, the District initiated a project for consultant services addressing design of a pump station at Morris Bridge Sink for diversion of water from the sink to the upper pool of the TBC, a pipeline, and a second pump station at District Structure S-159 for diversion of water from the upper to the middle pool of the TBC. Project design and permitting have been completed. If necessary, the District could utilize portable pumps and piping to commence withdrawals of Morris Bridge Sink.

The projects described in this annual report are intended to provide a sufficient flow of freshwater and low-salinity water below the Hillsborough River Dam to restore low-salinity habitat within the LHR and achieve an oligohaline zone (salinity < 5 ppt) from the dam towards Sulphur Spring. Figure 1 displays the number of no flow days (i.e., when flow at the dam is less than 1 cfs) per year between 1996 to 2024. On average, water did not flow over the dam for 147 days each year (range: 9 to 315 days). In 2024, no flow occurred on 89 days. Without this flow, salinity below the dam is relatively high and no low salinity habitat exists for much of the year. Implementation of recovery strategy projects has helped mitigate this condition and address minimum flow requirements for the LHR.

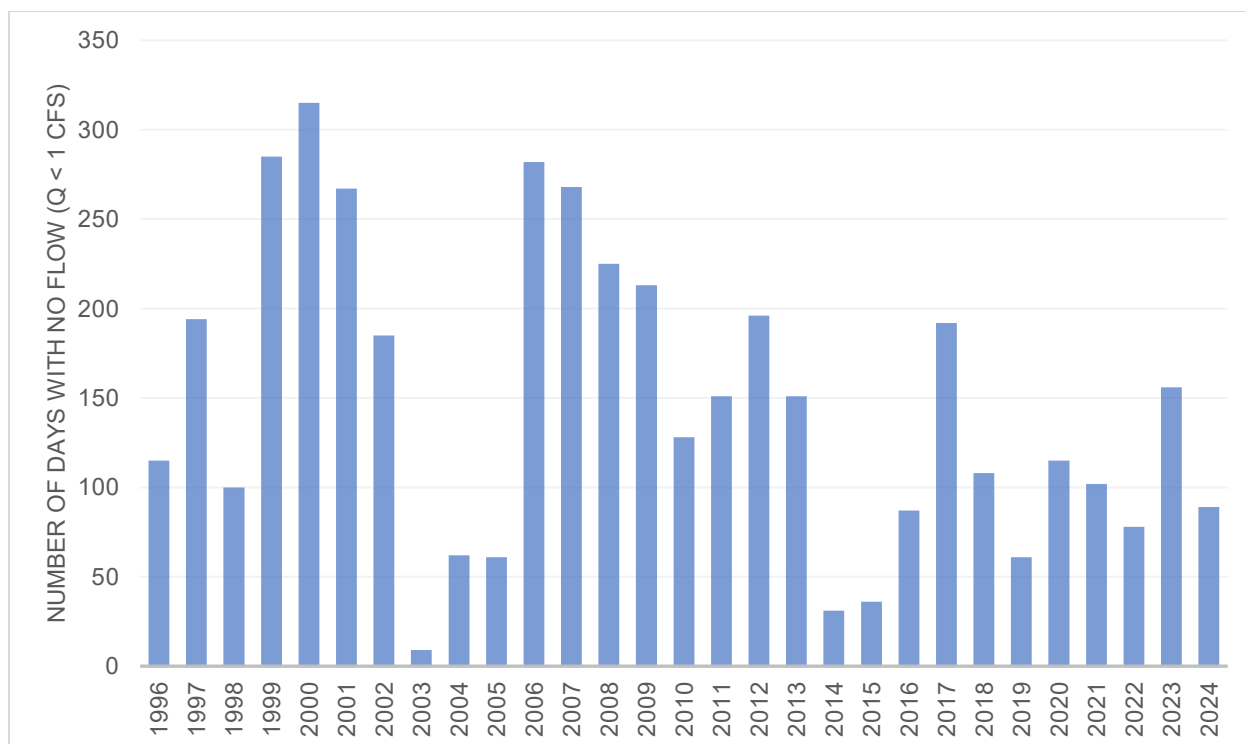


Figure 1. Number of no-flow (i.e., flows < 1 cfs) days at the U.S. Geological Survey Hillsborough River near Tampa, FL Gage No. 02304500 at the Hillsborough River Dam from 1996 through 2024.

Improvement in river salinities through implementation of recovery projects is evident based on examination of salinity data collected in the vicinity of Rowlett Park, which is located adjacent to and immediately downstream of the Hillsborough River Dam. Figure 2 contrasts salinity in near surface water at this site from 12/23/1996 to 12/31/2024. During the early portion of this record, Period 1 (1996—2001), no water was delivered to the base of the dam to meet the minimum flow that had been established for the river in 2000. In Period 2 (2002—2007), up to 10 cfs of low salinity water from Sulphur Springs could be diverted to the base of the dam in accordance with the then existent recovery strategy. During Period 3 (2008—2011), which followed revision of the LHR minimum flows and adoption of the current recovery strategy, up to 10 cfs of low salinity water from Sulphur Springs and 8 cfs of freshwater from the TBC for diversion to the base of the dam was used for minimum flow implementation, for a combined total of up to 18 cfs. In Period 4 (2012—2017), up to 18 cfs of low salinity water from Sulphur Spring and 8 cfs of freshwater from TBC, for a combined total of up to 26 cfs were used for river recovery. Most recently, during Period 5 (2018—2024), up to 18 cfs of low salinity water from Sulphur Springs, 8 cfs of freshwater from TBC, and 3 cfs of freshwater from Blue Sink, for a combined total available flow of up to 29 cfs was used to implement minimum flows. Figure 2 clearly demonstrates the benefits of supplying 10 cfs in Period 2 (approximately 50% of the currently adopted minimum flow), 18 cfs in Period 4 (approximately 75 percent of minimum flow), and full minimum flow implementation in Period 5, as compared to conditions that existed during Period 1 in the absence of an established minimum flow and flow augmentation. Salinity spikes were observed in late fall 2023 and will be investigated in the third five-year assessment.

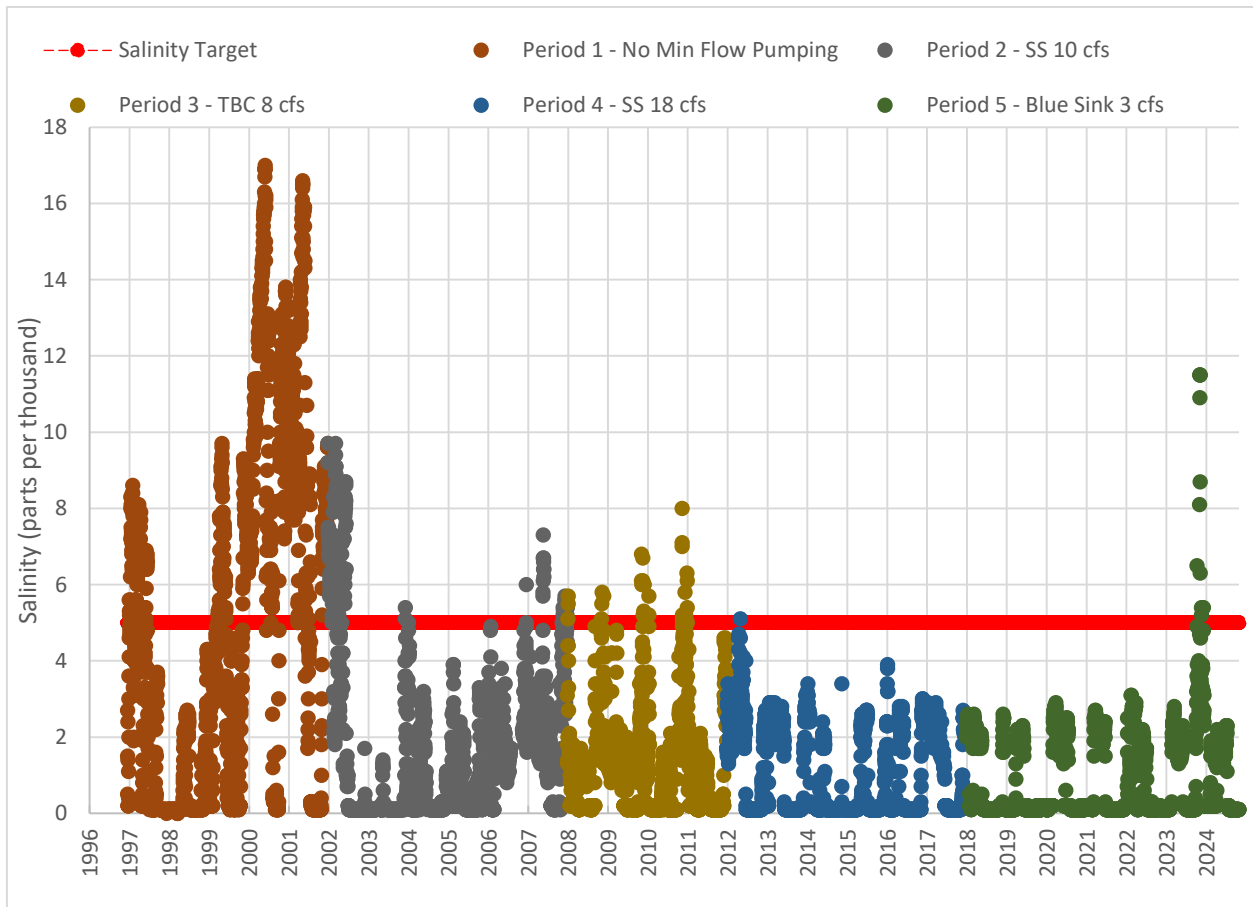


Figure 2. Near surface mean daily salinity in the Lower Hillsborough River at the U.S. Geological Survey Rowlett Park Drive near Tampa, FL gage 1996 - 2024.

Changes in salinity over time have also been observed at Sulphur Springs, the primary recovery source used for the Lower Hillsborough River minimum flow. The data illustrates an increase in salinity (*Figure 3*) and temperature (*Figure 4*) over time.

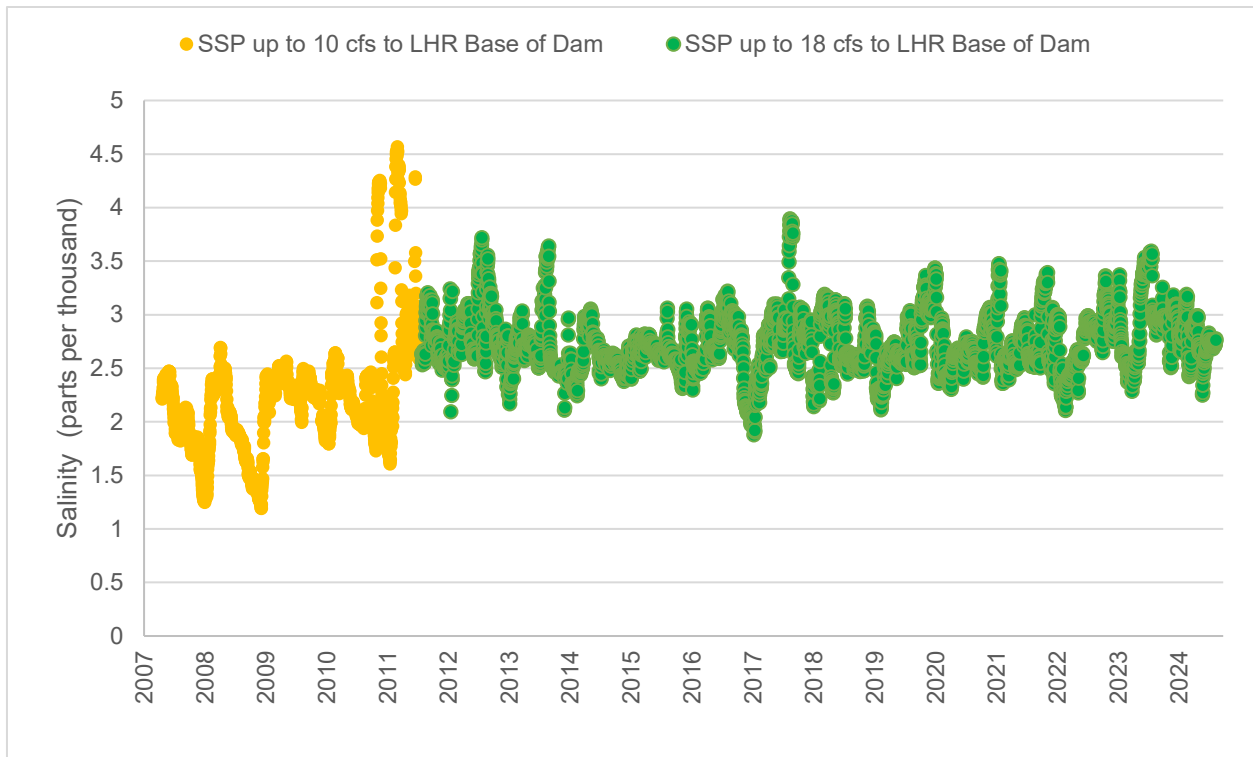


Figure 3. Daily salinity mean in Sulphur Springs pool at U.S. Geological Survey Sulphur Springs at Sulphur Springs FL – 02306000 gage (2007 – 2024).

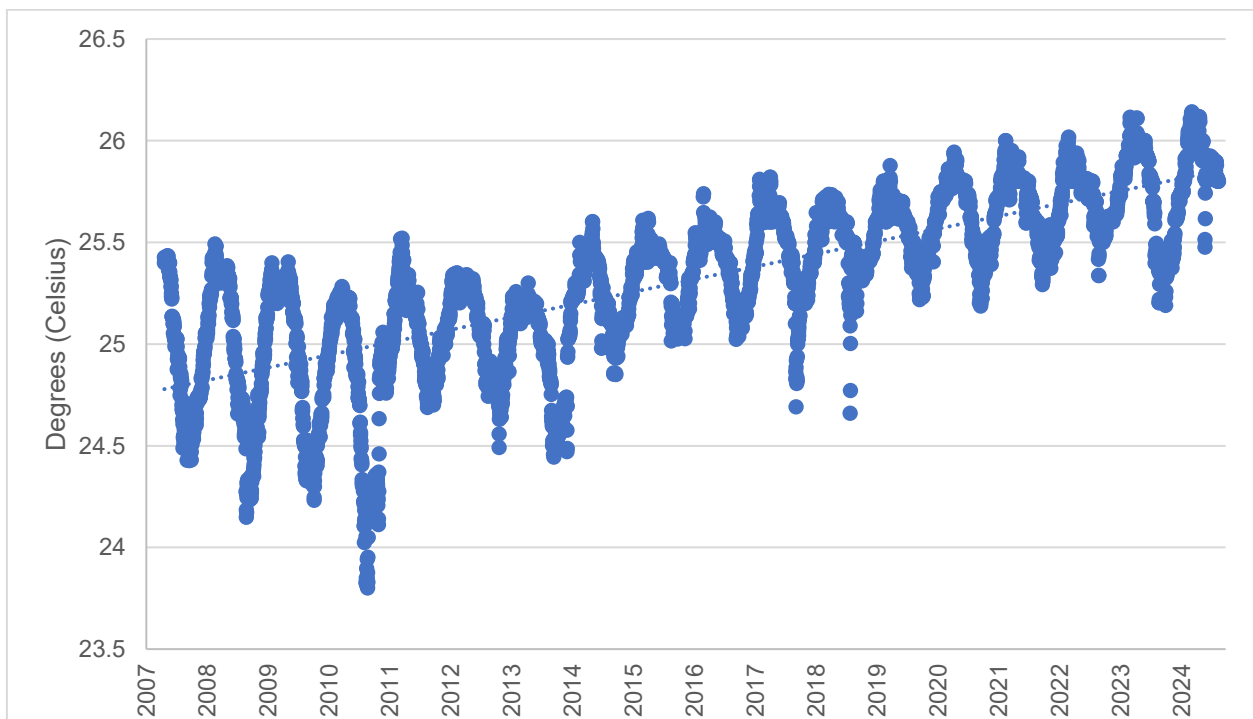


Figure 4. Daily water temperature mean in Sulphur Springs pool at U.S. Geological Survey Sulphur Springs at Sulphur Springs FL – 02306000 gage (2007 – 2024).

Minimum flow implementation was required for 95 nonconsecutive days in 2024. Minimum flow implementation for the year was first required on February 16, 2024, when flows over the dam fell below the seasonal minimum flow freshwater target of 23 cfs. The City initiated minimum flow implementation by diverting water to the base of the dam from Sulphur Springs, and later Blue Sink and the TBC. There were 2 individual days and one consecutive series of days for minimum flow implementation in 2024; the first single day was February 16, 2024, and the second was March 26, 2024. The consecutive series of days began April 13, 2024, and continued through July 14, 2024, resulting in a total of 93 consecutive days. The LHR achieved the required minimum flow on all days in 2024 (95 days total).

Minimum flow implementation was required for 86 days in the first half of 2025 (January 1, 2025 – June 30, 2025). During this period, minimum flow implementation was first required March 27, 2025, when flows over the dam fell below the seasonal minimum flow freshwater equivalent target of 23 cfs. The City initiated minimum flow implementation by diverting water to the base of the dam from Sulphur Springs and Blue Sink, and later from the TBC. Minimum flow implementation was required consecutively from March 27, 2025, through June 20, 2025. The recovery strategy specifies that Sulphur Springs may supply up to 18 cfs to the LHR for minimum flows. On average, Sulphur Springs has been able to provide 14 cfs for the LHR after achieving the required spring minimum flow in the 2025 implementation season. Pumping from the Tampa Bypass Canal lower pool ceased on May 30, 2025, to prevent the lower pool water level from dropping to 6.0 ft NGVD29. Additional rain was received on May 31, 2025, and the lower pool water level rose to 6.7 ft NGVD29. Pumping the lower pool to replenish the middle resumed the same day. Minimum flow implementation was no longer necessary beginning June 21, 2025, when flows resumed cresting over the dam. The City has consistently applied the additional 3 cfs freshwater equivalent flow during the operation of minimum flow implementation in 2025, achieving the minimum flow for LHR all days in 2025 through June 30, 2025.

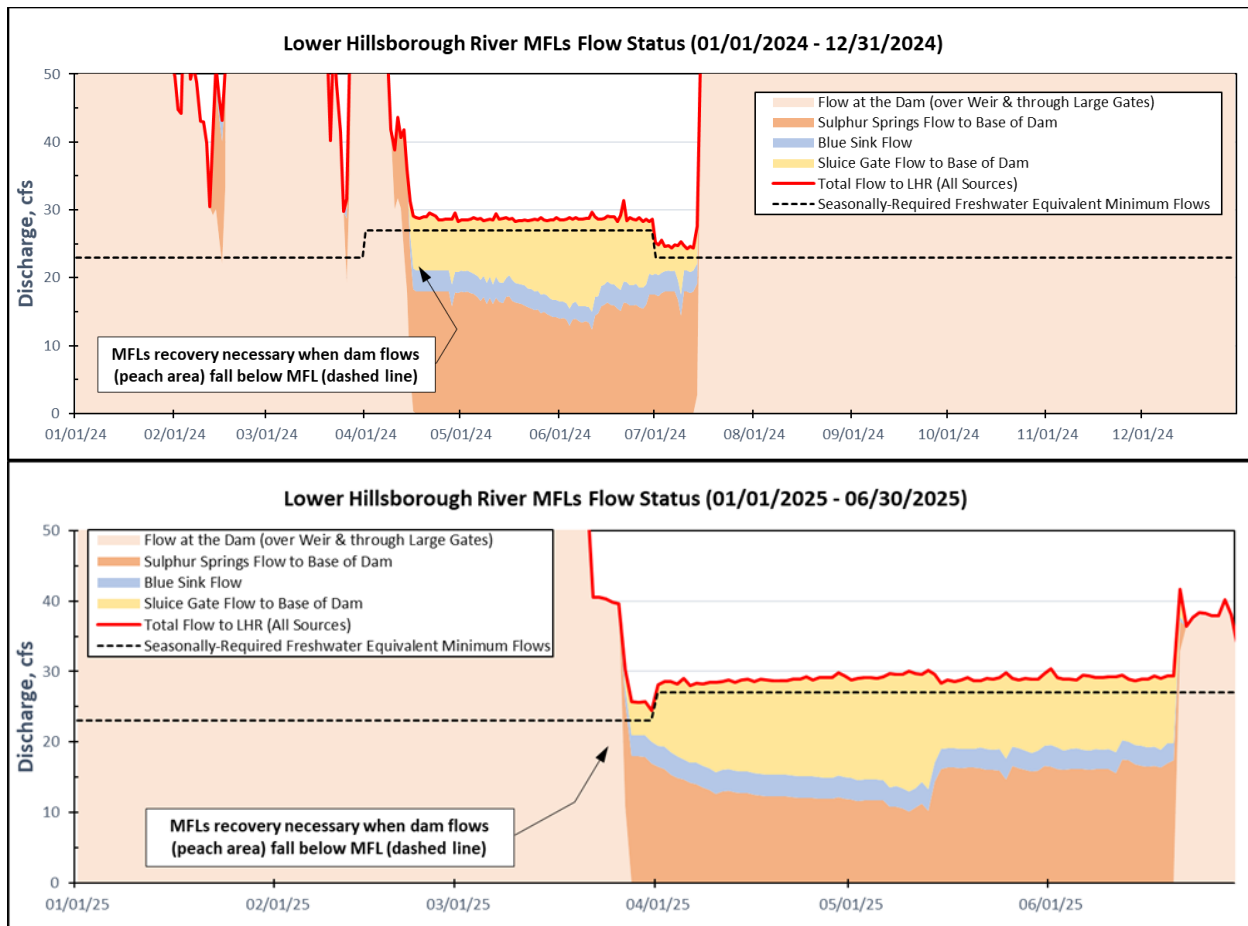


Figure 5. Minimum flows implementation for the Lower Hillsborough River in 2024 (upper panel) and from January 1, 2025, through June 2, 2025 (lower panel). Seasonally-required minimum flows with freshwater equivalents are depicted as the dashed black line. Minimum flows implementation was required when flow over the Hillsborough River Dam was insufficient to meet minimum flow requirements and included diversions to the base of the Hillsborough River Dam from Sulphur Springs and Blue Sink, and water that is released from the reservoir (sluice gate flow) after being diverted to the reservoir from the Tampa Bypass Canal. Note: information shown in the lower panel of this figure includes some provisional data.

The third five-year assessment has been drafted and is under review by District staff. An agreement was executed in 2023 with Jones Edmunds and Associates to complete the required analysis and report. The period of analysis for the assessment was extended from June 30, 2023, to December 31, 2023, in order to analyze the salinity spikes observed in the river in Fall 2023. Five stakeholder meetings have been held since 2020 to review the progress of data collection and analysis. A sixth meeting will be scheduled with the stakeholders in Fall 2025 to review the results of the third five-year assessment.

In summary, all activities and projects proposed in the adopted LHR recovery strategy are either underway, completed, or have been deemed not viable or actionable, and the minimum flow has consistently been achieved since 2023. Important components of the strategy are currently in operation or available, including facilities or plans for the use of Sulphur Springs, Blue Sink, the TBC and Morris Bridge Sink as recovery flow sources, and results from recent years suggest that the desired goal of creating low-salinity habitat below the Hillsborough River Dam can be sustained through minimum flows implementation. Water quality changes have been observed in Sulphur Springs that may need additional investigation, specifically increases in salinity and water temperature over time.

References

Davis, P. R., Ross, M. A., & Motz, L. H. (2008). *Draft Peer Review Panel Report - Tampa Pipeline Project*. Brooksville: Southwest Florida Water Management District.

MHW Americas, Inc. (2011). *Memorandum to Brian Pickard, P.E., City of Tampa, Subject: Lower Hillsborough recovery strategy status and minimum flow evaluation technical memorandum*. Tampa: City of Tampa.

Southwest Florida Water Management District. (2006). *Lower Hillsborough River low flow study results and minimum flow recommendation, draft August 31, 2006*. Brooksville: Southwest Florida Water Management District.

Weber, C. (2018). *Technical memorandum to Eric DeHaven, P.G., Southwest Florida Water Management District dated October 30, 2018. Subject: Summary report on the Investigation of Additional Water Supply Options (H400)*. Tampa: City of Tampa Water Department.

Weber, C. (2023). *Lower Hillsborough River MFL Electronic letter to Brian Armstrong, Southwest Florida Water Management District*. Tampa: City of Tampa.

Staff Recommendation:

This item is for the Board's information only; no action is required.

Presenter: Danielle Rogers, PWS, PMP, Environmental Project Manager, Natural Systems and Restoration Bureau

RESOURCE MANAGEMENT COMMITTEE**August 26, 2025****Submit & File: Information Item: Proposed Minimum Levels for Lakes Angelo and Denton Prior to Independent Scientific Peer Review***Purpose*

To provide information only: 1) recommended minimum levels for lakes Angelo and Denton; 2) summarize the methods used to develop the recommendations; and 3) provide an update on plans for peer review of, and opportunities for stakeholder input on, the recommended minimum levels.

Background/History

Minimum levels for lakes Angelo and Denton were previously adopted in December 2008 and December 2007, respectively. Section 373.0421(5), F.S., requires that minimum flows and levels should be reevaluated and revised as needed. Lakes Angelo and Denton are included in a group of lakes selected for minimum level reevaluation in support of the ongoing assessment of the implementation of the Southern Water Use Caution Area. These reevaluations are completed using up-to-date hydrologic data, hydrologic models, and peer-reviewed methodologies to determine if any revisions are needed for currently adopted levels.

Lake Angelo is accessible from US Scenic HWY 17 and is located just west of the City of Avon Park within Highlands County, Florida. The lake is approximately 48 acres and is a closed-basin lake, having no surface water inflows or outflows, and no known structural alterations. The lake is replenished mostly through rainfall, runoff, and surficial aquifer flow. There are no boat ramps along the lake shore, as well as no public access. There are several permitted groundwater withdrawals near the lake and no permitted surface withdrawals from the lake. Water levels at Lake Angelo have been collected monthly by District staff from June 1981 to current.

Lake Denton is located immediately west of Panther Parkway near the City of Avon Park, within Highlands County, Florida. The lake is approximately 63 acres and is a closed-basin lake, having no surface water inflows or outflows, and no known structural alterations. There is public access and a boat ramp located on the northeast portion of the lake. Lake Denton is known for SCUBA training and recreation due to the lake's clear water and depths greater than 50 feet. There are several permitted groundwater withdrawals near the lake and no permitted surface withdrawals from the lake. Water levels at Lake Denton have been collected monthly by District staff from May 1989 to current.

Purpose/Approach

The purpose for establishing minimum levels is to identify limits beyond which further withdrawals would be significantly harmful to the water resources or ecology of the area. Recommended minimum lake levels for lakes Angelo and Denton were developed using the best information available, as required by Florida Statutes. They are based on all relevant environmental values identified in the Florida Water Resource Implementation Rule, which are considered when setting minimum levels.

Resource management goals for lakes Angelo and Denton are the development of Minimum Lake Levels (MLLs) and High Minimum Lake Levels (HMLLs), as directed by the Florida Legislature, and defined for surface waters in Section 373.042(1), F.S. For lakes Angelo and Denton, development of the MLL and HMLL requires consideration of water resources including: recreation in and on the water; fish and

wildlife habitats and the passage of fish; estuarine resources; transfer of detrital material; maintenance of freshwater storage supply; aesthetic; filtration and absorption of nutrients and other pollutants; sediment load; water quality; and navigation.

Long-term Historic water levels were calculated for lakes Angelo and Denton using unique hydrologic models developed to estimate groundwater withdrawal impacts and a 60-year rainfall regression model to minimize rainfall bias. The Xeric Wetland Offset standard was applied to the long-term Historic water levels for both lakes to produce the initial proposed minimum lake levels. Additional screening tools were implemented to ensure each proposed minimum lake level is protective of all relevant environmental values. For Lake Angelo, the appropriate screening tool to accomplish the resource management goal was based on Deep Water Habitat. For Lake Denton, consultation with Florida Fish and Wildlife Conservation Commission resulted in a proposed minimum lake level based on the Emergent Marsh Habitat screening tool.

The recommended minimum lake level and high minimum lake level for Lake Angelo is 96.2 ft NGVD29 and 99.9 ft NGVD29, respectively. For Lake Denton, the recommended minimum lake level is 108.8 ft NGVD29, and the high minimum lake level is 112.4 ft NGVD29. The recommended minimum levels for both lakes are expected to be met and are anticipated to be met over the next 20 years. Therefore, the development of a recovery of prevention strategy is not necessary. In addition, both lakes are within the Southern Water Use Caution Area. The recommended minimum lake levels and high minimum lake levels for lakes Angelo and Denton are protective of all relevant environmental values identified for consideration in the Water Resource Implementation Rule, when establishing minimum flows and levels.

The data, methods, and models used to support development of the proposed minimum levels are summarized in two technical reports, "Reevaluation of Minimum Levels for Lake Angelo in Highlands County, Florida, Draft Report," and "Reevaluation of Minimum Levels for Lake Denton in Highlands County, Florida, Draft Report," which are provided under separate cover.

Benefits/Costs

The recommended minimum levels were developed pursuant to the requirements of Chapter 373, F.S., and applicable rules. The adopted minimum levels for these systems will support the District's Water Supply Planning, Water Use Permitting, and Environmental Resource Permitting programs.

The next step toward establishing minimum levels for lakes Angelo and Denton involves peer review of the recommended minimum levels by an independent scientific panel. The District will facilitate the review, which will be conducted by a single panel, will involve opportunities for public and stakeholder input, and will culminate in the panel submitting a final report to the Governing Board at a future meeting. Staff response to the peer review will also be provided to the Board at that time. In addition to the planned peer review, staff will facilitate other opportunities for stakeholder input, including the hosting of a publicly noticed meeting (or meetings), as well as other meetings for sharing information concerning the recommended minimum levels. Finally, based on consideration of the peer review report and stakeholder input, staff will return to the Board with proposed rule language to establish minimum levels for lakes Angelo and Denton.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

TJ Venning, Senior Environmental Scientist, Natural Systems and Restoration Bureau

Governing Board Meeting
August 26, 2025

6. REGULATION COMMITTEE

6.1	Discussion: Consent Item(s) Moved to Discussion	130
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REGULATION COMMITTEE

August 26, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

Michelle Hopkins, P.E., Division Director, Regulation Division

Governing Board Meeting
August 26, 2025

7. GENERAL COUNSEL'S REPORT

7.1	Discussion: Consent Item(s) Moved to Discussion	131
7.2	Discussion: Action Item: Affirm Governing Board Committee Actions	132

GENERAL COUNSEL'S REPORT

August 26, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

Christopher A. Tumminia, General Counsel, Office of General Counsel

GENERAL COUNSEL'S REPORT

August 26, 2025

Discussion: Action Item: Affirm Governing Board Committee Actions

The Governing Board has established four committees for conducting District business: the Finance/Outreach & Planning Committee; the Operations, Land, & Resource Monitoring Committee; the Regulation Committee; and the Resource Management Committee. Each committee is a committee of the whole with all Governing Board members serving as committee members.

The Governing Board, sitting as a committee, considers and takes action on discussion agenda items during each Governing Board meeting. In order to clarify for the record that the Governing Board has taken action, the actions taken by the committees will be presented to the Board for affirmation.

Staff Recommendation:

Affirm the actions taken by the Governing Board Committees.

Presenter:

Christopher A. Tumminia, General Counsel, Office of General Counsel

COMMITTEE/LIAISON REPORTS

August 26, 2025

Discussion: Information Item: Environmental Advisory Committee

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Josh Gamblin, Board Member

EXECUTIVE DIRECTOR'S REPORT

August 26, 2025

Discussion: Information Item: Executive Director's Report

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Brian J. Armstrong, P.G., Executive Director

CHAIR'S REPORT

August 26, 2025

Discussion: Information Item: Chair's Report

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

John Mitten, Chair

CHAIR'S REPORT

August 26, 2025

Discussion: Information Item: Employee Milestones

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

John Mitten, Chair

Years of Service	Seniority Date	Preferred Full Name	Position Title	Office Location	Bureau	Anniversary Year	Next Milestone
10	08/10/2015	Robert McDonald	Professional Engineer	Tampa	Natural Systems Restoration	2025	08/10/2025
10	08/24/2015	Kym Holzwart	Lead Ecologist	Brooksville	Natural Systems Restoration	2025	08/24/2025
10	08/31/2015	Craig Alonso	Compliance Inspector	Sarasota	Regulatory Support	2025	08/31/2025
10	08/31/2015	Peggy Meinhardt	Records Manager	Brooksville	General Services	2025	08/31/2025
15	08/09/2010	Jim Mitcheson	Lead Field Operations Technician	Brooksville	Operations	2025	08/09/2025
15	08/30/2010	Joel Durkee	Field Technician, Senior	Brooksville	Data Collection	2025	08/30/2025
15	08/30/2010	Patricia Robertshaw	Project Manager	Sarasota	Water Resources	2025	08/30/2025
20	08/15/2005	Jason Lentz	Staff Environmental Scientist, Staff	Sarasota	Environmental Resource Permit	2025	08/15/2025
20	08/15/2005	Reed Clickener	Accountant	Brooksville	Finance	2025	08/15/2025
20	08/22/2005	Carrieann Adkins	Government Affairs Regional Manager	Brooksville	Office of Government and Community Affairs	2025	08/22/2025
25	08/21/2000	Tamera McBride	Hydrologic Data Manager	Brooksville	Data Collection	2025	08/21/2025