

Governing Board Meeting

Agenda and Meeting Information

December 16, 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

An Equal
Opportunity
Employer

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

**DECEMBER 16, 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 Additions/Deletions to Agenda
- 1.4 Public Input for Issues Not Listed on the Published Agenda

2. CONSENT AGENDA

- 2.1 **Resource Management Committee:** Surface Water Improvement and Management Program Priority Water Body List
- 2.2 **Operations, Lands & Resource Monitoring Committee:** Sale of Easement to Tampa Electric Company – Tampa Bypass Canal – SWF Parcel No. 13-004-326X (Hillsborough County)
- 2.3 **Regulation Committee:** Water Use Permit No. 20 006509.019, Polk County BOCC / Northeast Regional Utility Service Area (Polk County)
- 2.4 **General Counsel's Report:** Release of Conservation Easements – Environmental Resource Permit Application No. 902207 – Cooper Creek Phase 5 (Manatee County)
- 2.5 **General Counsel's Report:** Knowledge Management: Delegation of Authority to Executive Director for Final Action on Permit Applications
- 2.6 **Executive Director's Report:** Approve Governing Board Minutes – November 18, 2025

3. FINANCE/OUTREACH & PLANNING COMMITTEE

- 3.1 **Discussion:** Consent Item(s) Moved to Discussion
- 3.2 **Discussion:** Action Item: Preliminary Budget for Fiscal Year 2027
- 3.3 **Submit & File:** Information Item: Budget Transfer Report

4. RESOURCE MANAGEMENT COMMITTEE

- 4.1 **Discussion:** Consent Item(s) Moved to Discussion
- 4.2 **Discussion:** Action Item: Fiscal Year 2027 Cooperative Funding Process
- 4.3 **Discussion:** Action Item: 2025 Regional Water Supply Plan
- 4.4 **Submit & File:** Information Item: Proposed Minimum Flows for the Upper Peace River Prior to Independent Scientific Peer Review
- 4.5 **Submit & File:** Information Item: Annual Status of the Southern Water Use Caution Area Recovery Strategy

5. OPERATIONS, LANDS & RESOURCE MONITORING COMMITTEE

- 5.1 **Discussion:** Consent Item(s) Moved to Discussion
- 5.2 **Discussion:** Information Item: Hydrologic Conditions Report

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: Public Supply 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: Employee Milestones

10.2 **Discussion:** Information Item: Chair's Report

ADJOURNMENT



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Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

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, Commercial & Institutional Advisory Committee	James Holton
Public Supply Advisory Committee	Robert Stern

OTHER LIAISONS	
Central Florida Water Initiative	Ashley Bell Barnett
Springs 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

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 14

2026 – January 13, April 14, July 14

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

2025 – November 4 (canceled)

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

Governing Board Meeting
December 16, 2025

1. CONVENE PUBLIC MEETING

1.1 Call to Order..... 6

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1.3 Additions/Deletions to Agenda 8

1.4 Public Input for Issues Not Listed on the Published Agenda..... 9

CONVENE PUBLIC MEETING

December 16, 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

December 16, 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

December 16, 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

December 16, 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

December 16, 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 **Resource Management Committee:** Surface Water Improvement and Management Program
Priority Water Body List 10
- 2.2 **Operations, Lands & Resource Monitoring Committee:** Sale of Easement to Tampa Electric
Company – Tampa Bypass Canal – SWF Parcel No. 13-004-326X (Hillsborough County)..... 12
- 2.3 **Regulation Committee:** Water Use Permit No. 20 006509.019, Polk County BOCC / Northeast
Regional Utility Service Area (Polk County)..... 24
- 2.4 **General Counsel’s Report:** Release of Conservation Easements – Environmental Resource
Permit Application No. 902207 – Cooper Creek Phase 5 (Manatee County) 45
- 2.5 **General Counsel’s Report:** Knowledge Management: Delegation of Authority to Executive
Director for Final Action on Permit Applications 46
- 2.6 **Executive Director’s Report:** Approve Governing Board Minutes – November 18, 2025..... 55

CONSENT AGENDA

December 16, 2025

Resource Management Committee: Surface Water Improvement and Management Program Priority Water Body List

Purpose

The purpose of this item is to request Governing Board approval of the District's 2025 Surface Water Improvement and Management (SWIM) Program priority list with no changes to the existing twelve priority water bodies prior to submission to the Florida Department of Environmental Protection.

Background/History

In 1987, the Florida Legislature established the SWIM Act having recognized that water quality and habitat in surface waters throughout the state have degraded or were in danger of being degraded. The Act requires the five water management districts to maintain a priority list of water bodies of regional or statewide significance within their boundaries and develop plans and programs for the improvement of those water bodies.

The SWIM Plans for each water body identify the issues and drivers, strategies and goals for the restoration and protection of water quality and natural systems. Essential to carrying out the District's SWIM Program is the cooperation of local governments and agencies in developing and implementing projects consistent with the SWIM Plans developed for each water body.

To date, the Southwest Florida Water Management District has identified, and the state has approved plans for twelve priority water bodies. They are:

1. Rainbow River
2. Crystal River/Kings Bay
3. Homosassa River
4. Chassahowitzka River
5. Weeki Wachee River
6. Tampa Bay
7. Sarasota Bay
8. Charlotte Harbor
9. Lake Panasoffkee
10. Lake Tarpon
11. Lake Thonotosassa
12. Winter Haven Chain of Lakes

At the September 23, 2025 meeting, the Governing Board was notified that the process to review and update the District's Surface Water Improvement and Management (SWIM) Program priority list was being initiated. District staff coordinated with the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, Florida Department of Commerce, Florida Fish and Wildlife Conservation Commission, local governments, and others. Additionally, the priority list was presented to the District's Environmental Advisory Committee on October 14, 2025. No specific comments or recommendations supporting changes to the priority list were received.

Benefits

Florida Statute (373.453) requires the SWIM priority list be reviewed and updated every five years.

Strategic Plan

This priority list supports the District's Strategic Plan in both the Water Quality – Maintenance and Improvement and Natural Systems – Conservation, Restoration and Management Strategic Initiatives.

Exhibits

None.

Staff Recommendation:

Approve the District's SWIM priority list with no changes to the existing twelve priority water bodies.

Presenter:

Vivianna Bendixson, SWIM Manager, Natural Systems and Restoration Bureau

CONSENT AGENDA

December 16, 2025

Operations, Lands & Resource Monitoring Committee: Sale of Easement to Tampa Electric Company – Tampa Bypass Canal – SWF Parcel No. 13-004-326X (Hillsborough County)

Purpose

The purpose of this item is to request the Governing Board approve the sale of a permanent utility easement (Easement) to Tampa Electric Company (TECO) over a portion of the Tampa Bypass Canal (TBC) for the installation, operation, and maintenance of overhead transmission lines, supporting structures, and appurtenances necessary to expand its Fishhawk-Wheeler-Thonotosassa-Davis transmission and distribution system.

Background/History

In 1972, the District acquired SWF Parcel Nos. 13-004-126, 13-004-127, and 13-004-129. The District became the local sponsor for the TBC, which was constructed by the United States Army Corps of Engineers (USACE). The TBC is used to route excess water around the cities of Temple Terrace and Tampa to help prevent flooding.

In 2010, the District granted a 2.7-acre utility easement to TECO for the installation of overhead transmission lines, supporting structures, and related facilities to provide electric energy services across the TBC. Earlier this year, TECO requested an additional easement of approximately 3.97 acres immediately north and adjacent to its existing easement to install new overhead transmission lines, new supporting structures, and related equipment for distributing power across the TBC. This expansion project is intended to meet the growing electricity needs of the region and ensure the reliability and integrity of the electric power system.

Appraisal and Price

The Easement was appraised by Collister, Parham, Meyers & Ditto Real Estate Appraisers. The date of valuation of the appraisal report is September 17, 2025, with a reported value of \$451,900.00.

Benefits/Costs

The District will receive revenue of \$451,900 for the sale of the Easement. TECO will maintain the easement area in accordance with the terms set forth in the Easement. There is no cost to the District other than staff time needed to process the request.

Strategic Plan

This Amendment supports the Strategic Plan Land Management Core Business Process.

Exhibits

Exhibit 1 – Location Map

Exhibit 2 – Site Map

Exhibit 3 – Purchase and Sale Agreement

Exhibit 4 – Easement

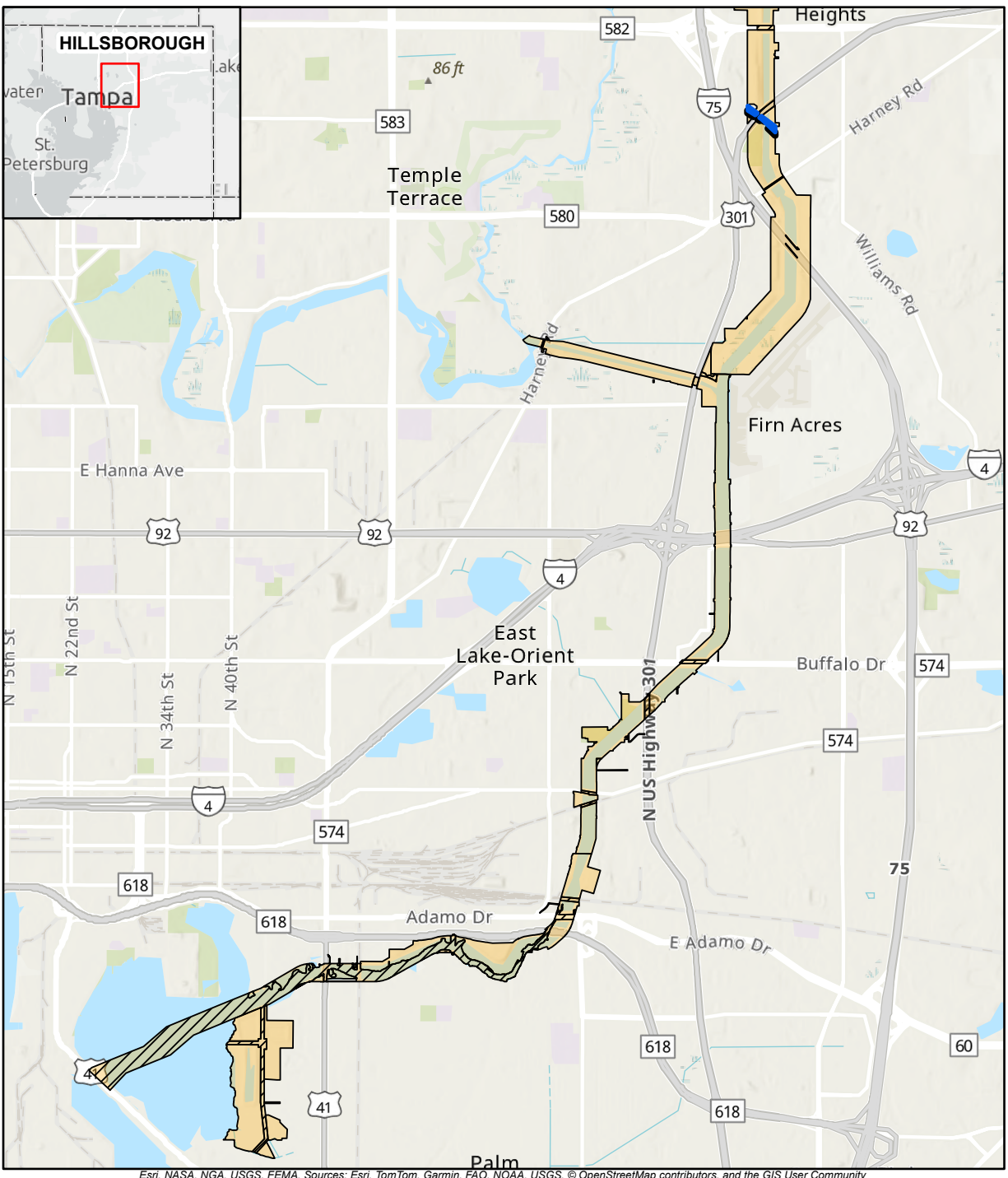
Staff Recommendation:

- Accept the offer of \$451,900.00; and
- Approve the Purchase/Sale Agreement and authorize the Executive Director to execute on behalf of the District; and
- Approve 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 **Tampa Bypass Canal - SWF Parcel No. 13-004-326X** **Location Map**



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

-  District Owned Land Easements
-  District Owned Lands Fee Simple
-  Proposed TECO Easement
-  Existing TECO Easement

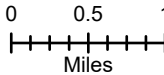
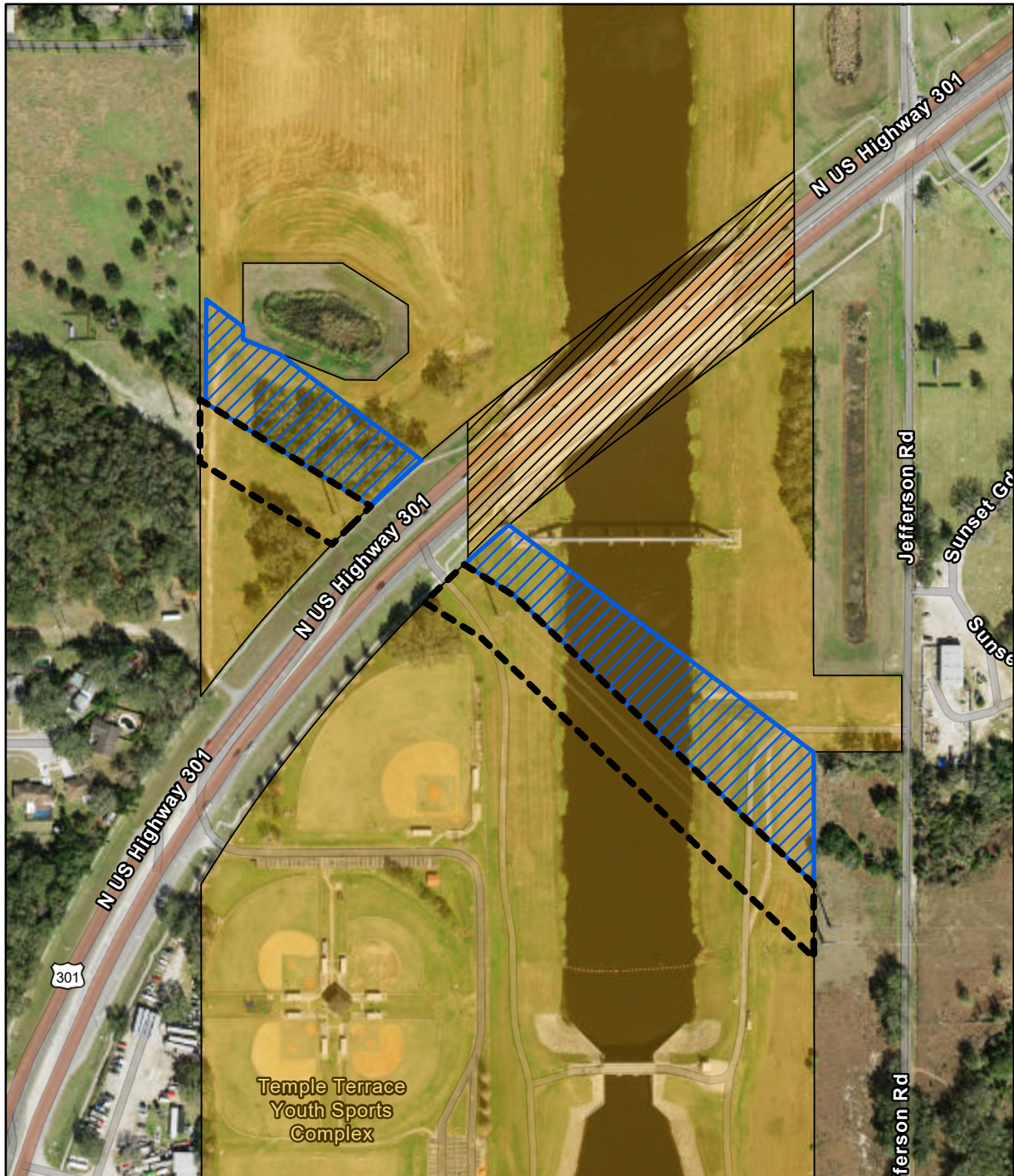






Exhibit 2
Tampa Bypass Canal - SWF Parcel No. 13-004-326X
Site Map



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

-  Proposed TECO Easement
-  Existing TECO Easement
-  District Owned Lands Fee Simple
-  District Owned Land Easements

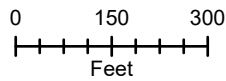


Exhibit 3

Tampa Bypass Canal
SWF Parcel No. 13-004-326X
Approved by Attorney: CT

PURCHASE/SALE AGREEMENT

This Agreement (Agreement) made and entered into by and between the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, (District), and Tampa Electric Company, a Florida corporation, Midwest East, 3600 Midtown Drive, Tampa, FL 33607 (Buyer), and collectively the Parties.

WITNESSETH:

WHEREAS, District is the owner in fee simple of real property identified in the certain deeds recorded in Book 1971, Page 739 and Book 2500, Page 827, Official Records Hillsborough County, Florida; and

WHEREAS, the Buyer desires to acquire an Easement interest in District's property for the construction and operation of overhead transmission lines and supporting structures.

NOW THEREFORE, in consideration of ten dollars and no cents (10.00) paid by the Buyer to the District and the mutual covenants contained herein, together with other good and valuable consideration, the receipt of which is acknowledged, the District hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the District, a perpetual easement over that certain real property situated in Hillsborough County, Florida, upon the following terms and conditions:

1. **PROPERTY.** Subject to the terms, covenants, and conditions set forth in this Agreement, the District agrees to sell to the Buyer, and the Buyer agrees to purchase from the District, a perpetual easement to enter on, over and across that certain real property situated in Hillsborough County, Florida, (Property) more specifically described in Exhibit A attached hereto and incorporated herein by this reference for the purpose described in the proposed Perpetual Easement attached hereto as Exhibit B.
2. **EFFECTIVE DATE.** The effective date of this Agreement shall be the date upon which the last of the Parties have signed below.
3. **APPROVAL.** This Agreement is subject to approval by the District's Governing Board. If the Governing Board does not approve this Agreement and all the terms and conditions hereof, the District will notify the Buyer thereof in writing, and this Agreement will be null and void and all rights and liabilities arising hereunder will terminate.
4. **PURCHASE PRICE.** The total purchase price will be Four Hundred Fifty-One Thousand, Nine Hundred and 00/100 dollars (\$451,900.00), payable by the Buyer to the District upon Governing Board approval for the perpetual easement interest.
5. **ENCROACHMENTS AND ENCUMBRANCES.** After the final execution of this Agreement neither the District nor anyone under the District's control or direction will cause or

allow any encroachments or encumbrances on the Property not existing on the date of the District's execution hereof.

6. **PROCEEDS.** At closing, the distribution of the purchase amount will be made by the Buyer to the District in the form of a check or electronic funds transfer.

7. **BINDING EFFECT.** The covenants herein contained will bind, and the benefits and advantages hereof will inure to, the 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.

8. **SURVIVAL OF CONTRACT TERMS.** The terms and conditions of this Agreement will survive the closing of the sale of the Perpetual Easement over the Property.

9. **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 the Parties at the addresses set forth above.

10. **ELECTRONIC/FACSIMILE SIGNATURE.** The Parties agree that this Agreement may be executed by electronic signature in a manner that complies with Chapter 668, F.S. This Agreement and any documents relating to it may be executed and transmitted to any other party by facsimile, which facsimile shall be deemed to be, and utilized in all respects as an original, manually executed document.

11. **CONSTRUCTION.** The District and the 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.

12. **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.

13. **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.

14. **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 affected only through a written modification to this Agreement.

15. **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 thirty (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.

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.

Buyer: **Tampa Electric Company**

By: _____
Signature

Its: _____
Title

Date: _____

District: **Southwest Florida Water Management District**

By: _____
Brian Armstrong, P.G., Executive Director

Date: _____

Exhibit A – Legal Description

DRAFT

Exhibit B – Proposed Easement
(see attached sketch and description)

DRAFT

SEC. __ TWP. __. RGE. __.
FOLIO NO. _____
W.O. NO. _____

PREPARED BY
AND RETURN TO:

Paul Miller
Midtown East
3600 Midtown Dr.
Tampa, FL. 33607

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**, a public corporation created by Chapter 61-691, laws of State of Florida, as amended, whose address is 2379 Broad Street, Brooksville, Florida 34609-6899 (“Grantor”), in consideration of One Dollar and other valuable considerations paid to Grantor by **TAMPA ELECTRIC COMPANY**, a Florida corporation, Midtown East, 3600 Midtown Dr. Tampa, FL. 33607 (“Company”), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

See Exhibit “A” attached hereto and by reference made a part hereof (“Easement parcel”)

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:

Overhead and Underground lines of wires, cables, data transmission and communication facilities, supporting structures, and necessary appurtenances (“Facilities”).

The aforesaid rights and privileges granted shall include the right and privilege to trim or remove any and all trees or shrubs upon said land, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor’s lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

The Grantor may use said land for any purpose which will not interfere or conflict in any manner with the use of the same by the Company for the purposes enumerated above and which will not endanger any person or property, except that in no event shall any improvement or structure be installed or constructed thereon, grade changed, or water impounded thereon.

With respect to underground Facilities, Grantor acknowledges that under the “Underground Facility Damage Prevention and Safety Act” (ch. 556 Fla. Stat.), that Grantor is obligated to notify “Sunshine State One-Call of Florida, Inc.” of its 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 Company’s Facilities in the event Grantor fails to so notify.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel

upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this __ day of _____, 20__.

**SIGNED, SEALED AND DELIVERED IN THE
PRESENCE OF WITNESSES TO EXECUTION BY
GRANTOR:**

GRANTOR: _____

Signature

Print or Type Name

By: _____

Its: _____

Signature

Print or Type Name

Print name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ as _____ of _____, a _____, on behalf of said entity by means of ☐ physical presence or ☐ online notarization who is personally known to me or has produced _____ as identification. Witness my hand and official seal the date aforesaid.
(Type of identification)

Notary Public, State of _____ **at Large**

Notary: Print or Type Name

My Commission Expires:

EXHIBIT "A"

Legal Description:

See attached prepared Sketch and Description

CONSENT AGENDA

December 16, 2025

Regulation Committee: Water Use Permit No. 20 006509.019, Polk County BOCC / Northeast Regional Utility Service Area (Polk County)

This is a modification of an existing permit for public supply use. This modification reallocates the entire 1,100,000 gallons per day (gpd) of existing annual average quantities at District I.D. Nos. 4 and 15 to a new proposed well, District I.D. No. 19. The total permitted quantities remain unchanged. The annual average quantity remains 10,918,500 (gpd), and the peak month quantity remains 14,193,800 gpd. The quantities are based on historical pumpage and documentation of planned developments submitted by the applicant at the time of renewal.

Special conditions include those that require the Permittee to continue to maintain existing and proposed flow meters and submit monthly meter readings; investigate feasibility of reuse, properly plug and abandon wells not in use, submit an annual report on the per capita water use rate, residential use, non-residential significant uses, public supply conservation efforts, public supply billing and meter reading practices, reclaimed water supplied and utilized, and waste water disposal, implement and submit progress reports for the approved Environmental Management Plan (EMP) and adjust pumpage quantities per EMP findings, submit an annual report on the wellfield operation, meet all demands from 2014 through 2027 with Supplemental Water Supply (SWS), submit a 10 year review report, provide various date specific progress reports regarding AWS and SWS options, show beneficial use of reuse, adhere to allocated per capita rate, and maintain a water conservation oriented rate structure.

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

Benefits

Authorizes beneficial use of water supply for public supply use.

Strategic Plan

The District's Water Use Permit Program establishes effective conservation practices for authorized users.

Exhibits

Exhibit 1 – Permit

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 006509.019**

PERMIT ISSUE DATE: December 16, 2025

EXPIRATION DATE: July 31, 2027

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: Polk County BOCC / Attn: Krystal J. Azzarella
1011 Jim Keene Boulevard
Winter Haven, FL 33880

PROJECT NAME: Northeast Regional Utility Service Area

WATER USE CAUTION AREA(S): Not in a WUCA

COUNTY: Polk

TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gallons per day)	
ANNUAL AVERAGE	10,918,500 gpd
PEAK MONTH ¹	14,193,800 gpd

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

ABSTRACT:

This is a modification of an existing permit for public supply use. This modification reallocates the entire 1,100,000 gallons per day (gpd) of existing annual average quantities at District I.D. Nos. 4 and 15 to a new proposed well, District I.D. No. 19. The total permitted quantities remain unchanged. The annual average quantity remains 10,918,500 gallons per day (gpd), and the peak month quantity remains 14,193,800 gpd. The quantities are based on historical pumpage and documentation of planned developments submitted by the applicant at the time of renewal.

Special conditions include those that require the Permittee to continue to maintain existing and proposed flow meters and submit monthly meter readings; investigate feasibility of reuse, properly plug and abandon wells not in use, submit an annual report on the per capita water use rate, residential use, non-residential significant uses, public supply conservation efforts, public supply billing and meter reading practices, reclaimed water supplied and utilized, and waste water disposal, implement and submit progress reports for the approved Environmental Management Plan (EMP) and adjust pumpage quantities per EMP findings, submit an annual report on the wellfield operation, meet all demands from 2014 through 2027 with Supplemental Water Supply (SWS), submit a 10 year review report, provide various date specific progress reports regarding AWS and SWS options, show beneficial use of reuse, adhere to allocated per capita rate, and maintain a water conservation oriented rate structure.

WATER USE TABLE (in gpd)

<u>USE</u>	<u>ANNUAL AVERAGE</u>	<u>PEAK MONTH</u>
Public Supply	10,918,500	14,193,800

USE TYPE

Other Metered Uses

Residential Multi-Family

Residential Single Family

PUBLIC SUPPLY:

Population Served: 81,173

Per Capita Rate: 134 gpd/person

WITHDRAWAL POINT QUANTITY TABLE

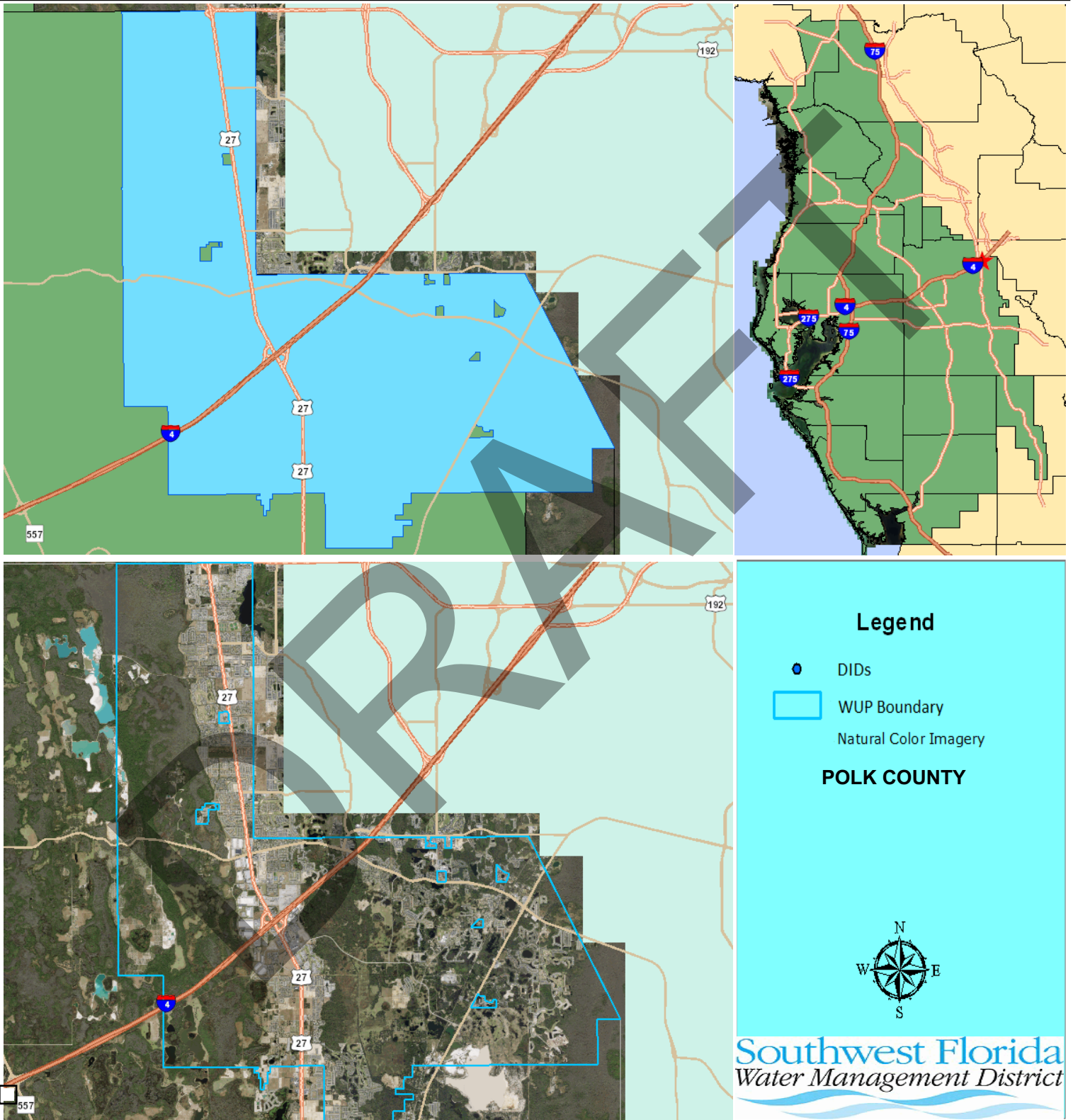
Water use from these withdrawal points are restricted to the quantities given below :

<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>
VF / 2	24	255 / 242	Public Supply	856,200	1,113,000
PD1 / 5	10	328 / 166	Public Supply	434,900	565,400
PD2 / 6	18	502 / 261	Public Supply	434,900	565,400
TDS / 8	18	520 / 385	Public Supply	1,180,000	1,534,000
USH / 10	24	508 / 420	Public Supply	975,000	1,267,500
BT2 / 11	8	253 / 98	Public Supply	1,212,000	1,575,500
LL1 / 12	8	253 / 98	Public Supply	300,300	407,500
LL2 / 13	10	456 / 99	Public Supply	300,300	407,500
LL3 / 14	18	600 / 400	Public Supply	300,300	407,500
EH2 / 15	18	700 / 450	To Be Capped	N/A	N/A
HHUFA / 16	18	650 / 540	Public Supply	1,055,000	1,371,500
HHLFA / 17	18	2,320 / 1,685	Public Supply	1,175,000	1,527,500
HHUFA2 / 18	24	650 / 540	Public Supply	1,555,000	2,021,500
EH3 / 19	18	700 / 400	Public Supply	1,100,000	1,430,000

WITHDRAWAL POINT LOCATION TABLE

<u>DISTRICT I.D. NO.</u>	<u>LATITUDE/LONGITUDE</u>
2	28° 14' 36.63"/81° 39' 53.61"
5	28° 20' 44.42"/81° 39' 57.58"
6	28° 20' 43.19"/81° 39' 54.37"
8	28° 17' 06.61"/81° 39' 38.56"
10	28° 16' 11.34"/81° 39' 37.97"
11	28° 15' 08.39"/81° 39' 04.64"
12	28° 14' 51.81"/81° 36' 44.51"
13	28° 14' 51.63"/81° 36' 45.77"
14	28° 14' 51.40"/81° 36' 44.80"
15	28° 11' 59.54"/81° 38' 09.54"
16	28° 18' 44.23"/81° 39' 53.40"
17	28° 18' 48.29"/81° 39' 52.33"
18	28° 18' 44.30"/81° 39' 50.40"
19	28° 10' 27.87"/81° 37' 30.23"

Location Map
Polk County BOCC / Attn: Krystal J. Azzarella
WUP No. 20 006509.019



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. The permittee shall develop and maintain an Annual Conservation Goal Implementation Plan (ACGIP) pursuant to section 2.7 of the CFWI Supplemental Applicant's Handbook for Consumptive Use Permitting. The ACGIP shall outline conservation goals for no less than 5 years. Agricultural permittees implementing BMPs in lieu of an ACGIP must maintain documentation supporting the enrollment and implementation of selected BMPs. The permittee shall submit the ACGIP upon request by the District, during a 10-year compliance report, and with an application for permit renewal or modification except for a public water supply permittee with an annual average daily quantity of 100,000 gpd or greater and whose commercial use equals or exceeds 30 percent of its total water use, shall report its progress toward achieving the conservation goals within the ACGIP annually.

(92)

3. The annual average daily, peak month, and crop protection/maximum, if applicable, quantities for District ID Nos. 16 and 18, Permittee ID Nos. HHUFA and HH3, 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 2,610,000 gallons per day on an annual average basis and up to 3,393,000 gallons per day on a peak month basis, for the individual wells, 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 and the total peak month daily 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.

District ID No. 19, Permittee ID No. EH3, having a surface diameter of 18 inches, with a minimum casing depth of 400 feet, drilled to an estimated total depth of 700 feet.
(240)

5. The Permittee shall obtain, in partnership with other Permittees or by itself, one or more additional SWS (Supplemental Water Supply) sources needed to meet all of the Permittee's public supply water demands through 2027 that are not met by the allocation authorized by the District and the SWS required to be developed for use in Special Condition 24. Permittee shall submit the following to the District for review and approval:

- A. A description of the additional SWS source(s).
- B. One or more feasibility studies demonstrating the economic, environmental, and technological feasibility of each identified SWS source.
- C. Submit a financial plan describing how the Permittee (or partnership, if applicable) plans to fund implementation of the additional SWS source(s).
- D. Apply for a water use permit for authorization to use water from the additional AWS source(s).
- E. Begin construction of or execute a bulk use agreement for the additional AWS source(s).

The term additional SWS source(s) in this condition means either (1) one or more SWS sources other than the SWS project(s) developed under Special Condition 24; or (2) an expansion of any such project(s) developed under Special Condition 24. If the Permittee, either by itself or in partnership with others, has exercised due diligence to meet the required deadlines in paragraph A through E above but cannot meet one or more of them because of factors beyond its control, the Permittee or partnership may seek an extension of the deadlines by submitting a request to modify the permit to the SWFWMD, and providing documentation for the basis of the request. Nothing herein shall preclude the submittal of any of the documentation required herein by the Permittee prior to the District's review of the next compliance report or the alternative date listed above, if required to meet the Permittee's public supply water demands that are not met by the allocation authorized by this permit.
(417)

6. Each year by March 31 the Permittee, or the partnership on behalf of the Permittee, shall submit to the District a status report describing the progress made on implementing the Supplemental Water Supply (SWS) project during the previous calendar year, including the specific actions taken to meet the requirements set forth in Special Conditions Nos. 5 and 24, an assessment of whether each project is on schedule, and for any project that has fallen behind, an explanation of how the Permittee will put the project back on schedule.(472)
7. 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)
8. The Permittee shall prepare a comprehensive and concise Wellfield Operation annual report describing the operation of the withdrawal facilities and an assessment of the water resources and environmental systems. An assessment of the water resources and environmental systems of the wellfield area is required for all sections 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. Six copies of the report shall be submitted to the Tampa Service Office, Water Use Permit Bureau, by April 1 of each year, for the preceding calendar year. The specific elements of this report are listed below:

A. Hydrologic and Environmental Conditions Data collected through the Special Conditions of this permit shall be used to determine the effects of pumpage at the wellfield on the following:

1. potentiometric surface levels;
2. surficial aquifer water levels; and
3. wetlands vegetation.

Statistical trend analysis, such as double-mass curve analysis, multiple linear regression, time series analysis and factor analysis shall be performed to analyze the interactions of rainfall and pumpage on movement of the fresh/saltwater interface (upconing), surficial aquifer water levels, and potentiometric water levels.

B. Investigation of Complaints: A summary of the investigations of complaints and mitigation activities related to the withdrawals, for the annual reporting periods shall be provided. This summary shall include:

1. Number and type of complaints;
2. Number and type of mitigation activity(ies);
3. Number and type of complaints which did not require mitigation activity; and
4. Total cost of all mitigation activity.

C. Environmental Mitigation: A summary of any environmental mitigation that was determined to be necessary due to withdrawals shall be provided.

D. Status of Well Construction and Facilities: A summary of the status of construction of all production and monitor wells, transmission mains, and the pump station shall be provided. This shall include anticipated completion dates for construction of these facilities, as well as anticipated or actual dates for initiation of their use. The requirement shall end after the annual report which specifies that all wells, transmission mains, and the pump station are in operation.

E. Conditions Affecting Continued Operation For the annual reporting period, conditions affecting the continued operation or retirement of each county or municipally owned well shall be documented. The reasons for continued use, significant increases or reductions in use, or retirement of a well shall be provided. Any action taken on retired wells during the annual reporting period shall be summarized. (524)

9. The Permittee shall submit quarterly reports indicating total combined pumpage utilized from Polk County's NERUSA (SWFWMD No. 2006509.006) and Oak Hill (SFWMD No. 53-00126-W) permits. If at any time the combined rolling Annual Average pumpage from both permits exceeds the permitted amount of 13.95 mgd, the Permittee shall increase the frequency of the reports to monthly submittals until such time the combined rolling Annual Average quantity of 13.95 mgd is no longer exceeded. Compliance with the allocated combined annual average quantity is based on a rolling 12-month calculation where the current pumpage is added to the pumpage for the previous 11 months, and the total is then divided by the number of days in those 12 months for gallons per day.

If the Permittee exceeds the allocated combined annual average quantity of 13.95 mgd, within 30 days the Permittee must submit a report to the District that includes reasons why the allocated combined quantities were exceeded, efforts already taken to attempt meeting the allocated combined quantities, and a plan to bring the permit(s) into compliance. Reports for Permittees not achieving the allocated quantities are subject to District approval. Justification for exceeding the allocated quantities does not constitute a waiver of the District's authority to enforce the terms and conditions of the permit.

Quarterly reports shall be submitted on the 10th day following the previous three month reporting period (January, February, and March reporting period will require a report be submitted by April 10th). Monthly reports shall be submitted by the 10th day of the following month.(528)

10. 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)
11. 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)
12. 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.

This document complies with WCAG 2.1 AA standards

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)

13. 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)
14. 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

This document complies with WCAG 2.1 AA standards

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:

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)

15. 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)

16. The Environmental Monitoring Plan (EMP) and Addendum that was submitted in support of the application for this permit dated October 19, 2025, shall be implemented within 30 days of permit issuance. The EMP and Addendum is to address how environmental conditions in the vicinity of the

This document complies with WCAG 2.1 AA standards

Permittee's wellfields will be monitored, how adverse impacts will be identified, and how and when adverse impacts caused by water production will be mitigated by the Permittee. An annual report compiling the results, analyses, and conclusions of the hydrologic and vegetative monitoring from the preceding October 1 to September 30, shall be submitted by July 1 of each year of the permit. The report shall identify and describe any trends of vegetative and/or hydrologic changes in the EMP and Addendum network using the methodology outlined in the EMP and Addendum to determine if District Performance Standards for wetlands have been met. The annual report and all required supporting documentation shall be submitted to the Water Use Permit Bureau if submitted in hard copy. If submitted electronically, it is required that any documentation that is in color be scanned in color. During the permit term, the Permittee may submit a proposal to enhance or revise the EMP and Addendum. Such revisions are subject to approval by the Water Use Permit Bureau Chief.(676)

17. The following proposed withdrawal facilities shall be metered within 90 days of completion of construction of the facilities: District ID No. 19, Permittee ID No. EH3. 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 Nos. 2, 5, 6, 8, 10, 11, 12, 13, 14, 16, 17 and 18, Permittee ID Nos. VF, PD1, PD2, TDS, USH, BT2, LL1, LL2, LL3, HHUFA, HHLFA and HH3. 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. Within 90 days of the completion of the following proposed monitor well(s) or piezometer(s), the Permittee shall record water levels to National Geodetic Vertical Datum of 1929 (NGVD 29) and report them to the District at the frequency listed for the interval, aquifer system, or geologic formation 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 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 No. 120, Permittee ID No. AWS-MWA, to monitor wetland AWS groundwater levels on a biweekly (every other week).(755)

20. The Permittee shall continue to maintain the monitor well(s) or piezometer(s) listed below, monitor water levels and report them to the District at the frequency listed for the interval, aquifer system, or geologic formation listed. Water levels shall be recorded relative to National Geodetic Vertical Datum 1929 and to the maximum extent possible, 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 WUP Portal at the District website (www.watermatters.org) or mailed in hardcopy on District-provided forms to the Water Use Permit Bureau 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 Permittee shall have the elevation of the measuring point on each well listed surveyed to the specified datum, and a copy of the certified survey report for the wells listed shall be included with the first data submittal.

Existing District ID Nos. 61, 64, 66, 67, 68, 69, 74, 75, 78, 103, 104, 105, 106, 107 and 108, Permittee ID Nos. BG8W-MWA, BG8E-MWB, BG8W-MWB, VF5-MW-B, VF-MW-A, VF3-MW-A, VF2-MW-B, VF1-MW-B, VF3-MW-B, LL2-MW-A, LL2-MW-B, LL3-MW-A, LL3-MW-B, LL4-MW-A, LL4-MW-B to monitor the Surficial aquifer system on a bi-weekly basis.
(756)

21. After 90 days of issuance, the Permittee shall install and maintain a District-approved staff gauge in the water body at the location specified by latitude and longitude below and report measurements of water levels referenced to the National Geodetic Vertical Datum of 1929, 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. 119, Permittee ID No. AWS-SGA at wetland monitoring site AWS on a biweekly (every other week) basis at 28° 10' 31.74" North and Longitude 81° 37' 24.87" West.
(761)

22. The Permittee shall continue to maintain the District-approved staff gauges in the water bodies at the location(s) specified by latitude and longitude below and report measurements of water levels referenced to National Geodetic Vertical Datum 1929 at the frequency indicated. The Permittee shall have the elevation of each staff gauge surveyed to the specified datum, and a copy of the certified survey report for the wells listed shall be included with the first data submittal.

District ID No. 81, 82, 85, 86, 87, 88, 89, 94, 95, 96, 98, 99, 100, 115, 116, 117 and 118, Permittee ID No. BG8W-A, BG8E-A, VF1-A, VF5-A, VF5-B, VF2-A, VF3-A, VF2-B, VF1-B, PD7-A, LL2-A, LL3-A, LL4-A, VF-2-SG-C, LL-2-SG-B, LL-3-SG-B and LL-4-SG-B on a bi-weekly 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)

23. The permitted quantities under this permit are based on the permittee maintaining an average per capita rate of 134 gpd. Maintaining this per capita is a factor in permittee maintaining compliance with the terms of this permit. The District will monitor the permittee's per capita rate through the permittee's Annual Report and Reclaimed Water Supplier Report that are required to be submitted by April 1 of each year for the term of the permit and, as warranted, address the per capita with the permittee.
(767)

24. The Permittee shall develop, in partnership with other Permittees or by itself, surface water from the Kissimmee River Basin and/or one or more other alternative water supply (AWS) projects (as described below) to meet the demands of the Permittee not met by the allocations authorized by the District, for the duration of this permit. Other SWS projects will be developed in combination with the Kissimmee River Basin SWS source such that a minimum of 3.05 MGD from the combined SWS projects is available for use:

A. For the Kissimmee River Basin Project: The Kissimmee River Basin Project AWS option may be proposed as one AWS project to operate alone or in combination with the Cypress Lake Wellfield Project.

1. Based upon project feasibility, a proposed project concept plan for the Kissimmee River Basin Project that includes proposed withdrawal points, reservoir storage quantities needed, and estimated quantity of water available, considering any water supply availability studies for the surface water basin that have been completed by the District by that time.

2. The preliminary design of the Kissimmee River Basin Project.

3. A Kissimmee River Basin Project implementation plan, describing how the Permittee will implement the project, in partnership with other Permittees or by itself, including but not limited to options such as interlocal agreements to construct the project or bulk water agreements to purchase water from the project from others who build and operate the project.

4. A Water Use Permit application.

5. A proposed schedule for project construction.

B. For the Cypress Lake Wellfield Project: The Cypress Lake Wellfield option may be proposed as another SWS project to operate alone or in combination with the Kissimmee River Basin Project, including the Permittee's partnership with other utilities, specifically the Toho Water Authority, to develop and deliver to the Permittee supplemental water supplies shall be made through a potable water system interconnect(s). Such interconnect(s) must be constructed or otherwise demonstrated

that they exist. If the Permittee plans to pursue the Cypress Lake Wellfield as an AWS option, the Permittee must supply the information requested below and meet the schedule listed in bracket:

1. A map of any proposed potable water system interconnect routes to be taken to make the transfer necessary to meet service demands not met using groundwater authorized under this permit. Along with this map, a list of identified permitting and construction tasks necessary for the interconnect installation. [Completed]
2. A schedule for completion in the interconnect(s) necessary. The schedule must show completion date of the necessary potable water system interconnect. [Completed]
3. A copy of an executed inter-local agreement between the Permittee and another utility partner to make potable water supply deliveries in an amount 3.05 MGD or greater via the proposed water system interconnect. [Completed]
4. The necessary system interconnect(s). [Completed]

This condition does not constitute water use permit authorization for any of the AWS projects referred to herein. Compliance with this condition may require a partner utility to obtain a permit (or an extension of an existing permit) from the District authorizing an interdistrict transfer of water. If such a permit/modification is required, the Permittee must assist the partner utility in obtaining the necessary permit(s). In the event authorization of such a permit is delayed, this will go towards documentation of due diligence as described below. In the event the interdistrict transfer permit is not timely obtained, the Permittee may be required to apply for a modification to this permit.

If the Permittee has exercised due diligence to meet the milestones above but cannot meet one or more of the goals because of factors beyond its control, the Permittee or partnership may seek amendments to the above-stated milestones. The Permittee will be required to provide documentation of the factors impacting the predicted progress and will provide updated dates for meeting milestones for District approval. In any case, the Permittee will be required to maintain its conventional groundwater withdrawals within the permitted quantities authorized by this permit.
(990)

25. The combined allocation for District ID Nos. 4 and 15 (E and EH 2) is 1,100,000 gpd annual average and 1,430,000 gpd peak month, until the operation of DID No. 19 (EH 3) is initiated. The combined allocation for District ID Nos. 4 and 15 will be 0 gpd annual average and 0 gpd peak month once the operation of District ID No. 19 (EH 3) is initiated. A one-time transition period may occur whereby District ID Nos. 4, 15 and 19 may need to be pumped simultaneously for a limited duration (not to exceed 120 days). Forty-five (45) days prior to the transition period, the District will be notified in writing of the date on which this occurrence is anticipated to begin. During the transition period, the quantities from the three combined wells (District ID Nos. 4, 15, and 19) will not exceed 1,100,000 gpd annual average and 1,430,000 gpd peak month. Upon termination of the transition period, quantities for District ID Nos. 4 and 15 will revert to 0 gpd and the quantity for District ID No. 19 will revert to the permitted quantities of 1,100,000 gpd annual average and 1,430,000 gpd peak month.(991)

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 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.

CONSENT AGENDA

December 16, 2025

General Counsel's Report: Release of Conservation Easements – Environmental Resource Permit Application No. 902207 – Cooper Creek Phase 5 (Manatee County)

On September 5, 2025, Dick Road-Blend-All Hotel Development, Inc. (Applicant) submitted an Environmental Resource Permit (ERP) Application No. 902207 (Application) to authorize construction of an approximately 56.83-acre office complex with an associated surface water management system in Manatee County, known as Cooper Creek Phase 5 (Project). The Project overlaps with two Conservation Easements (CE) totaling 7.42 acres currently held by the Southwest Florida Water Management District (District). Both CEs were originally conveyed to the District by the Applicant as mitigation required by Permit No. 49000492.017 (Original Permit), which was issued on April 2, 2002. Because the proposed Project area overlaps with the District's CEs, the Applicant must obtain a release of the overlapping portion of the District's CEs before proceeding with the Application.

District staff have reviewed the proposal for the CEs release and determined that the compensation is reasonable and appropriately addresses the economic value of the interest to be released. The Applicant is required to address the environmental value of the CEs and to mitigate for the proposed wetland impacts in the application and permitting process. The Applicant has or will have reserved Mitigation Bank Credits in accordance with District rules and regulations before proceeding.

The removal of the CEs will be effectuated through a Release of Conservation Easement and Quitclaim Deed, which will be provided to the Governing Board for review prior to the meeting.

Strategic Plan

The release of this conservation easement aligns with the District's Core Business Processes, ensuring consistency in regulation and efficiency for land management resources.

Exhibits

None.

Staff Recommendation:

Approve, accept, and execute the Release of Conservation Easement and Quitclaim Deed for the Cooper Creek Phase 5 Project.

Presenter:

Andrew Thornquest, Senior Attorney, Office of General Counsel

CONSENT AGENDA

December 16, 2025

General Counsel's Report: Knowledge Management: Delegation of Authority to Executive Director for Final Action on Permit Applications

Sections 373.079 and 373.083, Florida Statutes (F.S.), allow the Governing Board to delegate to the Executive Director the authority to take final agency action on environmental resource permit applications issued pursuant to part IV of Chapter 373 and water use permit applications issued pursuant to part II of Chapter 373, F.S., respectively.

The current Governing Board policy delegates to the Executive Director the authority to take final agency action on most permits and other authorizations issued pursuant to parts II and IV, F.S., except for specific categories of water use permits. Based on recent guidance from the Department of Environmental Protection, staff recommend that the Governing Board retain the authority to take final agency action on permits that authorize water use for data centers.

Strategic Plan

This item supports the District's Strategic Plan Regulation and Knowledge Management Core Business Processes.

Exhibits

Exhibit 1 – Draft Governing Board Policy

Exhibit 2 – Redline Governing Board Policy

Staff Recommendation:

Approve the proposed changes to the policy.

Presenter:

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

DRAFT

GOVERNING BOARD POLICY

Southwest Florida Water Management District

Title: Delegation of Authority to Executive Director – Final Action on Permit Applications

Document Owner: Office of General Counsel
General Counsel

Approved By: Board Chair

Effective Date: 12/16/2025

Supersedes: 06/29/2010

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PURPOSE

The purpose of this policy is to delegate authority to the Executive Director and designated staff to take final agency action on specific permit applications and petitions for variances and waivers.

SCOPE

This policy applies to all actions on permits issued pursuant to Part II and Part IV of Chapter 373, Florida Statutes (F.S.).

AUTHORITY

Chapter 373.079(4)(a) and 373.083(5), F.S.

DEFINITIONS

N/A

STANDARDS

- 1) According to Section 373.079(4)(a), F.S., the Governing Board shall delegate to the executive director all of its authority to take final agency action on permit applications under part IV of Chapter 373 or petitions for variances or waivers from permitting requirements under part IV of Chapter 373.

GOVERNING BOARD POLICY

Title: Delegation of Authority to Executive Director – Final Action on Permit Applications

Effective Date: 12/16/2025

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- 2) According to Section 373.083(5), F.S., the Governing Board may delegate to the executive director all of its authority to take final agency action on permit applications under part II of Chapter 373 or petitions for variance or waivers from permitting requirements under part II of Chapter 373.

POLICY

- 1) Permitting Actions Under Part II of Chapter 373, F.S.:
 - a. The Governing Board retains authority to take final agency action on:
 - i. Applications for a renewal or formal modification that authorizes a combined annual average daily water demand of 10,000,000 gpd or greater;
 - ii. Applications for renewal or formal modification of a permit with annual average quantities of 500,000 gpd or greater that increases a withdrawal by, or allows a change in water use of, 100,000 gpd or more or 10% or more of the permitted withdrawal quantity, whichever is less;
 - iii. Applications for new permits with annual average quantities of 500,000 gpd or greater;
 - iv. Applications for permits with annual average quantities of 500,000 gpd or greater to authorize environmental augmentation in the Northern Tampa Bay Water Use Caution Area; and
 - v. Applications for permits that authorize water use for data centers.
 - b. Except for those permits listed in Paragraph 1) a., the Executive Director and District staff designated by the Executive Director are delegated authority to take final agency action on:
 - i. Applications for all new water use permits;
 - ii. Applications for all renewal or modification of water use permits;
 - iii. Petitions for variance or waiver of any permitting requirements adopted pursuant to Part II of Chapter 373, F.S.; and
 - iv. Agency reports required by the Florida Electrical Power Plant Siting Act, the Florida Electric Transmission Line Siting Act, and the Natural Gas Transmission Pipeline Siting Act, regarding the District's nonprocedural requirements under Parts II, III, and IV of Chapter 373, F.S.

Prior to the Executive Director or designated staff taking final action on an application for a new individual water use permit or an application for renewal or modification of an individual water use permit other than an application for short form modification as provided in Chapter 40D-2, Florida Administrative Code, or applicable authority, if the Executive Director determines that an application should be reviewed by the Governing Board, the Executive Director may refer an application to the Governing Board for final action. Such application will be referred, provided agency action can occur within the required time limits of Chapter 120, F.S., or other applicable law.

- 2) Permitting Actions Under Part IV of Chapter 373, F.S.: The Executive Director and District staff designated by the Executive Director are delegated authority to take final agency action on:
 - a. Applications for all new environmental resource permits issued pursuant to part IV of Chapter 373, F.S.;

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- b. Applications for all modifications of environmental resource permits issued pursuant to part IV of Chapter 373, F.S.;
 - c. Petitions for variance or waiver of any permitting requirements adopted pursuant to Part IV of Chapter 373, F.S.; and
 - d. Requests for authorization to use sovereign submerged lands for activities that also require a permit under part IV of Chapter 373, F.S.
- 3) Proposed Denial Actions Under Part II and Part IV of Chapter 373, F.S.: If the Executive Director or designated staff proposes to deny a permit application or a petition for which authorization has been delegated, either pursuant to this Order or a prior delegation, the Executive Director or designated staff shall first advise the applicant or petitioner that the applicant or petitioner may request referral of the application or petition to the Governing Board for final action. Upon such request and provided agency action can occur within the required time limits of Chapter 120, F.S., or other applicable law, the application or petition will be referred to the Governing Board for final action.

DISTRIBUTION

This Policy will be stored in the designated Governing Board Policy Repository.

REFERENCES

N/A

REVIEW PERIOD

This Policy will be reviewed every five years.

GOVERNING BOARD POLICY

Title: Delegation of Authority to Executive Director – Final Action on Permit Applications

Effective Date: 12/16/2025

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DOCUMENT DETAILS

Document Name	Delegation of Authority to Executive Director – Final Action on Permit Applications
Formerly Known As	N/A
Document Type	Policy
Author(s)	
Reviewing Stakeholder(s)	
Document Owner Name	Chris Tumminia
Document Owner Title	General Counsel
Review Period (in days)	1825
Span of Control	Governing Board
Supersedes Date	06/29/2010
Effective Date	12/16/2025

APPROVAL

John R. Mitten
Chair

Date

DRAFT

GOVERNING BOARD POLICY

Southwest Florida Water Management District

Title: Delegation of Authority to Executive Director – Final Action on Permit Applications

Document Office of General Counsel

Owner: General Counsel

Approved By: Board Chair

Effective Date: 12/16/2025

Supersedes: 06/29/2010

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GOVERNING BOARD POLICY

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- 2) According to Section 373.083(5), F.S., the Governing Board may delegate to the executive director all of its authority to take final agency action on permit applications under part II of Chapter 373 or petitions for variance or waivers from permitting requirements under part II of Chapter 373.

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 - ii. Applications for renewal or formal modification of a permit with annual average quantities of 500,000 gpd or greater that increases a withdrawal by, or allows a change in water use of, 100,000 gpd or more or 10% or more of the permitted withdrawal quantity, whichever is less;
 - iii. Applications for new permits with annual average quantities of 500,000 gpd or greater; **and**
 - iv.** Applications for permits with annual average quantities of 500,000 gpd or greater to authorize environmental augmentation in the Northern Tampa Bay Water Use Caution Area; **and**
 - iv-v.** Applications for permits that authorize water use for data centers.
 - b. Except for those permits listed in Paragraph 1) a., the Executive Director and District staff designated by the Executive Director are delegated authority to take final agency action on:
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- b. Applications for all modifications of environmental resource permits issued pursuant to part IV of Chapter 373, F.S.;
 - c. Petitions for variance or waiver of any permitting requirements adopted pursuant to Part IV of Chapter 373, F.S.; and
 - d. Requests for authorization to use sovereign submerged lands for activities that also require a permit under part IV of Chapter 373, F.S.
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REFERENCES

N/A

REVIEW PERIOD

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GOVERNING BOARD POLICY

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Supersedes Date	06/29/2010
Effective Date	12/16/2025

APPROVAL

John Mitten
Chair

Date

CONSENT AGENDA

December 16, 2025

Executive Director's Report: Approve Governing Board Minutes – November 18, 2025

Staff Recommendation:

Approve minutes as presented.

Presenter:

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



**GOVERNING BOARD MEETING
TUESDAY, NOVEMBER 18, 2025 – 9:00 A.M.
7601 U.S.HIGHWAY 301 NORTH, TAMPA FL 33637
(813) 985-7481**

Board Members Present

John Mitten, Chair
Jack Bispham, Vice Chair
Ashley Bell Barnett, Secretary*
John Hall, Treasurer
Michelle Williamson, Member
Dustin Rowland, Member
James Holton, Member
Robert Stern, Member
Nancy H. Watkins, Member
Josh Gamblin, Member
James Turner, Member

*Attended via Electronic Media

Board Member(s) Absent

Kelly Rice, 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 November 18 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 requesting 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 James Turner offered the invocation and led the Pledge of Allegiance.

1.3 Employee Recognition

Chair Mitten recognized Ms. Robyn Felix and Ms. Tammy Plazak, for their milestones with the District.

1.4 Additions/Deletions to Agenda

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

Three Request to Speak cards were received for the following item:

General Counsel's Report

2.8 Authorization to Issue Administrative Complaint and Order – Environmental Resource Violations; Unauthorized Activities – Placida Pointe Homeowners Association, Inc. (Charlotte 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

Mr. David Ballard Geddes, Jr., spoke regarding population and water resources.

Mr. David Gore spoke regarding Florida hydrology.

Consent Agenda

Finance/Outreach and Planning Committee

2.1 Authorization to Dispose of Equipment

Staff recommended the Governing Board approve the disposition of one 2007 Stearling Crane Truck (Unit 2074) through the auction process.

2.2 Knowledge Management: Approval of Governing Board Policy, Investments

Staff recommended the Board approve the District's Investment Policy as presented and accept the recommended updates, if any.

Resource Management Committee

2.3 Cooperative Funding Initiative Policy Deviation Request For Fiscal Year 2027 (FY2027)

Staff recommended the Board approve a one-time deviation of the multijurisdictional criteria requirement and RWSA prioritization in the CFI Policy for the purpose of evaluating and scoring the City of Plant City's Direct Potable Reuse FY2027 CFI Application.

Operations, Lands and Resource Monitoring Committee

2.4 Right of First Refusal – Priede Conservation Easement, CW Deen Family Farm – SWF Parcel No. 10-200-1173C (Polk County)

Staff recommended the Board:

- Decline the right of first refusal to purchase the remainder fee interest over SWF Parcel No. 10-200-1173C encumbered by a District Perpetual Conservation Easement.
- Authorize the Executive Director to execute the necessary documents to decline the right of first refusal on SWF Parcel 10-200-1173C.

Regulation Committee

2.5 Water Use Permit No. 20 013343.006, Manatee County BOCC/Manatee Co. Utilities Consolidated Permit (Manatee County)

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

2.6 Water Use Permit No. 20 004352.010, Tampa Bay Water/South Central Hillsborough Regional Wellfield (Hillsborough County)

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

2.7 Land Donation – Tallstone Enterprises LLC (Tallstone Parcel), SWF Parcel No. 20-013-135 (Highlands County)

Staff recommended the Board:

- Approve acceptance of the land donation, pending final approval of ERP 43044785.001; and
- Authorize Staff to execute any other document necessary to complete the transaction in accordance with the approved terms.

General Counsel's Report

2.8 ~~Authorization to Issue Administrative Complaint and Order – Environmental Resource Violations; Unauthorized Activities – Placida Pointe Homeowners Association, Inc. (Charlotte County)~~

Staff recommended the Board:

- ~~1. Authorize District staff to issue an Administrative Complaint and Order to Placida Pointe Home Owner's Association, Inc., and any other necessary party to obtain compliance with District rules.~~
- ~~2. Authorize District staff to initiate an action in Circuit Court against Placida Pointe Homeowner's Association, Inc., 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.~~

Executive Director's Report

2.9 Approve Governing Board Minutes

Staff recommended the Board approve minutes as presented.

A motion was made and seconded to approve the Consent Agenda. The motion carried unanimously. (Audio – 00:14:56)

Recognition of Former Governing Board Member

3.1 Recognition of Former Governing Board Member Rebecca Smith

Past Board Member Rebecca Smith was recognized for her tenure on the Governing Board.

Finance/Outreach and Planning Committee

No items were presented for discussion.

4.1 Consent Item(s) Moved to Discussion - None

4.2 Budget Transfer Report

A written report was provided.

Resource Management Committee

Board Member Dustin Rowland called the committee to order.

5.1 Consent Item(s) Moved to Discussion – None

5.2 Draft Sarasota Bay Surface Water Improvement and Management (SWIM) Plan (W601)

Dr. Chris Anastasiou, Ph.D., Chief Water Quality Scientist, presented a brief history of the Surface Water improvement and Management (SWIM) Program and the basis for creating SWIM plans. He stated that Sarasota Bay (Bay) is a priority water body and provided background information regarding the ecological status of the Bay and its five estuary bays. Dr. Anastasiou explained that although the Bay is a highly urbanized watershed, the nutrient water quality has improved, and it has been removed from the Florida Department of Environmental Protection (FDEP) impaired water quality list in recent years. However, the Sarasota Bay Estuary Program, the District, FDEP and other partners are developing a water quality protection plan. Dr. Anastasiou stated that a positive indicator of a healthy estuary can be seen in the mapping of seagrass. He provided a table that outlined the amount of seagrass improvements that have been mapped in the Bay. Dr. Anastasiou provided an overview of the draft 2025 SWIM Plan Update. He outlined water quality and natural system goals, which included monitoring/research, protection/restoration, and education/outreach. Dr. Anastasiou responded to questions.

Staff recommended the Board authorize staff to submit the draft Sarasota Bay SWIM Plan to the FDEP, Florida Department of Agriculture & Consumer Services, Florida Fish and Wildlife Conservation Commission, and appropriate local governments.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 00:53:12)

5.3 2025 Central Florida Water Initiative Regional Water Supply Plan

Mr. Ryan Pearson, Water Supply Manager, presented a history and overview of the Central Florida Water Initiative (CFWI). He provided a table that displayed categories of current and projected water demands in the CFWI area. Mr. Pearson presented information regarding groundwater availability based on environmental criteria. This included minimum flows and levels and wetlands. A map was presented that outlined primary areas susceptible to groundwater withdrawals. Mr. Pearson presented categories of projected 2045 water demand and water conservation savings. He summarized water source options which included traditional and alternatives sources. Mr. Pearson outlined outreach that has occurred and summarized funding options. Staff responded to questions.

A Request to Speak card was received for this item.

Mr. David Gore spoke regarding his concerns related to the CFWI Plan.

Staff recommended the Board approve the Draft Final 2025 Central Florida Water Initiative Regional Water Supply Plan.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:10:29/01:14:46)

Operations, Lands and Resource Monitoring Committee

Board Member Robert Stern called the committee to order.

6.1 Consent Item(s) Moved to Discussion – None

6.2 Offer for Surplus Lands – Tampa Bypass Canal SWF 13-004-319S (TBC-21) (Hillsborough County)

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

Staff recommended the Board:

- Accept the offer of \$310,500;
- Approve the Contract for Sale and Purchase and authorize the Executive Director to sign on behalf of the District;
- Authorize the Chairman and Secretary of the Governing Board to execute the Quit Claim Deed;
- 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;
- 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 – 01:18:06)

Regulation Committee

Board Member James Holton called the committee to order.

7.1 Consent Item(s) Moved to Discussion - None

7.2 Consider Water Shortage Order(s) as Necessary

Ms. April Breton, Water Use Permitting Bureau Chief, presented information that indicated rainfall deficit of 1.4 inches for October, a 12-month distribution rainfall deficit of 13 inches and an overview of District-wide conditions. She outlined the Florida Statute and the phases associated with District water shortage plans. Ms. Breton provided an overview of the proposed Water Shortage Order No. SWF25-015.

Staff recommended the Board approved Water Shortage Order No. SWF25-015 as outlined.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:23:58)

General Counsel's Report

8.1 Consent Item(s) Moved to Discussion

2.8 Authorization to Issue Administrative Complaint and Order – Environmental Resource Violations; Unauthorized Activities – Placida Pointe Homeowners Association, Inc. (Charlotte County)

Ms. Taylor Greenan, District Attorney, provided a historical timeline and outlined activities that led to the issuance of the consent order. Staff responded to questions and explained the good-faith efforts on behalf of the District.

There were three Request to Speak Cards received for this item.

Ms. Arelle Poulos, environmental consultant, representing the Placida Point Homeowners Association (HOA), did not speak.

Ms. Susan Roeder Martin, Attorney, representing the Placida Point HOA, provided a presentation. She suggested alternative language to be considered in the consent order.

Mr. Craig Brearley, HOA President, requested consideration be provided regarding lowering the amount of the penalty.

Staff recommended the Board:

1. Authorize District staff to issue an Administrative Complaint and Order to Placida Point Home Owner's Association, Inc., and any other necessary party to obtain compliance with District rules.
2. Authorize District staff to initiate an action in Circuit Court against Placida Point Homeowner's Association, Inc., 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.

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:50:09/1:54:32)

8.2 Affirm Governing Board Committee Actions

A motion was made and seconded to approve staff's recommendation. The motion carried unanimously. (Audio – 01:55:10)

Mr. Chris Tumminia, General Counsel, provided an update on the administrative challenge that was filed by the Polk Regional Water Cooperative for Water Use Permit No. 20011794. He stated the Administrative Law Judge has scheduled a hearing beginning March 4 through March 11, 2026, at the District's Tampa Office.

Committee/Liaison Reports

9.1 Environmental Advisory Committee

A written summary was provided.

Executive Director's Report

10.1 Executive Director's Report

Mr. Brian Armstrong, Executive Director, expressed appreciation to the Board for always leading with thoughtful discussions. He wished everyone a Happy Thanksgiving.

Chair's Report

11.1 Chair's Report

The next Governing Board meeting is scheduled for Tuesday, December 16 at 9:00 a.m., in the Brooksville Service Office. There is also a Governing Board Workshop following the meeting.

11.2 Employee Milestones

A written summary was provided.

Adjournment

The meeting adjourned at 11:01 a.m.

Governing Board Meeting

December 16, 2025

3. FINANCE/OUTREACH & PLANNING COMMITTEE

3.1	Discussion: Consent Item(s) Moved to Discussion	62
3.2	Discussion: Action Item: Preliminary Budget for Fiscal Year 2027	63
3.3	Submit & File: Information Item: Budget Transfer Report	65

FINANCE/OUTREACH & PLANNING COMMITTEE

December 16, 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 & PLANNING COMMITTEE**December 16, 2025****Discussion: Action Item: Preliminary Budget for Fiscal Year 2027***Purpose*

Submit fiscal year (FY) 2027 Preliminary Budget for consideration by the Governing Board as required by statute; and authorize staff to prepare the *Preliminary Budget Submission* based on the preliminary budget as presented, adjusted for any modifications made by the Governing Board on December 16, for submission to the Florida Legislature on or before January 15, 2026.

Background

Section 373.535, Florida Statutes, requires water management districts (WMDs) to submit a preliminary budget for the next fiscal year to the Florida Legislature for review by January 15. The statute specifies the information to be included in the *Preliminary Budget Submission*. The President of the Senate and the Speaker of the House of Representatives may submit comments regarding the preliminary budgets to the WMDs on or before March 1 of each year. Each WMD must respond to those comments in writing on or before March 15 of each year.

In addition, the following specific provisions are contained in s. 373.536(5)(c), F.S., regarding the legislative review of the WMDs tentative budgets due August 1:

The Legislative Budget Commission may reject any of the following WMDs budget proposals:

1. *A single purchase of land in excess of \$10 million, except for land exchanges.*
2. *Any cumulative purchase of land during a single fiscal year in excess of \$50 million.*
3. *Any issuance of debt on or after July 1, 2012.*
4. *Any program expenditures as described in s. 373.536(5)(e)4.e. (Outreach) and f. (Management and Administration), Programs 5.0 and 6.0, in excess of 15 percent of a district's total annual budget.*
5. *Any individual variances in a district's tentative budget in excess of 25 percent from a district's preliminary budget.*

At the October 28, 2025 Governing Board meeting, staff provided an overview of factors affecting budget development and recommended approval of the general budget assumptions needed to prepare the District's preliminary budget for FY2027. The Governing Board approved the assumptions as presented at the meeting.

On December 16, 2025, staff will present the preliminary budget for FY2027 and request approval to submit the *FY2026-27 Preliminary Budget Submission* to the Florida Legislature by January 15, 2026. The preliminary budget has been prepared using the same budget assumptions as presented to the Governing Board on October 28, 2025.

Development of the District's final budget will begin in February 2026. All budget requests will be subject to Governing Board review and approval during the development of the final budget for FY2027. At the June 23, 2026 Governing Board meeting, staff will present and request approval of the FY2027 Recommended Annual Service Budget.

At the July 28, 2026 Governing Board meeting, staff will present a budget update, including information regarding the results of the Certifications of Taxable Value, and will request approval to submit the *FY2026-27 Tentative Budget Submission* to the Governor and Florida Legislature on August 1, 2026.

Strategic Plan

Development of the annual budget serves as the fiscal guide to carry out the priorities and needs identified in the Strategic Plan.

Exhibits

Draft *FY2026-27 Preliminary Budget Submission*, to be provided under separate cover.

Staff Recommendation:

Authorize staff to prepare the *Preliminary Budget Submission* for FY2027 based on the preliminary budget as presented, adjusted for any modifications made by the Governing Board on December 16, for submission to the Florida Legislature on or before January 15, 2026.

Presenter:

Brandon Baldwin, Division Director, Business and IT Services Division

FINANCE/OUTREACH & PLANNING COMMITTEE

December 16, 2025

Submit & File: Information Item: Budget Transfer Report

Purpose

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

Exhibits

Exhibit 1 – Budget Transfer Report

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
November 2025

--- TRANSFERRED FROM ---		--- TRANSFERRED TO ---		Reason for Transfer	Transfer Amount
Item No.	Bureau / Expenditure Category	Bureau / Expenditure Category			
<u>Change from Original Budget Intent - FY2026</u>					
1	Data Collection Cooperative Program - USGS	Data Collection Equipment - Non-Capital Outlay	Transfer of funds originally budgeted for the US Geological Survey (USGS) to collect continuous water quality data. Due to USGS budget and staff resource reductions, the District assumed responsibility of data collection at multiple sites. Funds are required for equipment used in the collection of water quality data from monitoring stations, ensuring continued data collection in support of the establishment and review of minimum flows and minimum water levels for water bodies within the District.		\$ 60,000.00
				</	

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

December 16, 2025

4. RESOURCE MANAGEMENT COMMITTEE

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RESOURCE MANAGEMENT COMMITTEE

December 16, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

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

RESOURCE MANAGEMENT COMMITTEE

December 16, 2025

Discussion: Action Item: Fiscal Year 2027 Cooperative Funding Process

Purpose

To update the Board on the status of the fiscal year (FY) 2027 Cooperative Funding process and request approval to deviate from the Cooperative Funding Initiative (CFI) Policy regarding Regional Subcommittee meetings.

Background

On October 3, 2025, the District received 28 CFI applications, requesting \$77.3 million in FY2027. The applications include seven Prioritized AWS projects requesting \$65.3 million and 21 new projects requesting \$11.2 million.

Similar to the FY2026 CFI review process, staff recommend eliminating the eight Regional Subcommittee meetings for FY2027. In lieu of Regional Subcommittee meetings, project information, scoring and funding recommendations would be presented at the February and April Board meetings. The CFI Policy allows for deviation from the Regional Subcommittee review process if approved by the Board.

Discussion

The FY2027 CFI applications have been compiled by region, distributed to the Governing Board members, and posted on the District's website at <https://www.swfwmd.state.fl.us/business/coopfunding>. District staff are currently evaluating, scoring, and preparing evaluations for each project. Preliminary project evaluations will be provided to the Governing Board prior to the February Board meeting. The following topics are proposed for discussion at the February Board meeting:

- Summarize Funding Applications
- Review Preliminary Project Evaluations/Scores
- Receive Public/Stakeholder Input
- Select Projects for Presentations in April
- Review Timeline and Next Steps

Final staff evaluations will be presented in April along with the requested project presentations. Final approval of the FY2027 projects for inclusion in the Recommended Annual Service Budget (RASB) will be requested at the April Board meeting.

Exhibits

None.

Staff Recommendation:

Approve eliminating the Regional Subcommittee meetings for the FY2027 CFI review process.

Presenter:

Kevin Wills, Cooperative Funding Initiative Lead, Engineering and Project Management Bureau

RESOURCE MANAGEMENT COMMITTEE**December 16, 2025****Discussion: Action Item: 2025 Regional Water Supply Plan***Purpose*

The purpose of this item is to request Governing Board approval of the Southwest Florida Water Management District (District) Draft Final 2025 Regional Water Supply Plan (RWSP).

Background/History

The RWSP is an assessment of projected water demands for all water use sectors and identifies potential sources to meet those demands over a 20-year planning period. Legislation passed in 1997 requires water management districts to complete a RWSP for areas where existing sources are not adequate to supply water for all existing and future uses while sustaining water resources and related natural systems through the planning period. The RWSP covers the entirety of the District's 16-county area and is required to be updated every five years. The District's first RWSP was completed in 2001, with the current RWSP completed in 2020. The Public Draft 2025 RWSP was presented to the Governing Board in May for release, with subsequent online workshops held to solicit input from stakeholders and the public. The Draft Final 2025 RWSP is now ready for Governing Board approval.

The 2025 update to the RWSP finds that there are sufficient sources available to meet projected water demands through 2045. These sources include fresh groundwater, reclaimed water, brackish groundwater, water conservation, surface water, stormwater, aquifer storage and recovery, and seawater desalination. The Draft Final 2025 RWSP also identifies a variety of proposed and potential water resource and water supply project options for development to meet projected water demands. Water users can select a water supply option as presented in the RWSP or combine elements of different options that better suit their water supply needs. Information to assist water users in developing funding strategies to construct water supply options is also provided.

Several regional water supply planning efforts have also been undertaken that compliment and support the District's RWSP. These efforts and their related plans include those that are either completed or ongoing by the Central Florida Water Initiative (2025), the Peace River Manasota Regional Water Supply Authority (2025), the Withlacoochee Regional Water Supply Authority (ongoing), and Tampa Bay Water (2023). The District coordinated closely with these entities and, in some cases, provided funding resources to support these planning efforts. Information developed from these planning efforts has been incorporated into the District's Draft Final 2025 RWSP.

District staff have conducted numerous presentations to provide updates and obtain input from various stakeholders including advisory committees, local governments, and other public agencies. The public comment period began on June 4, 2025 and closed on September 1, 2025. Comments were evaluated and incorporated into the Draft Final 2025 RWSP where appropriate. Completed materials include an Executive Summary, four Regional Water Supply Plan volumes (Heartland, Northern, Southern, and Tampa Bay), and associated appendices. The Draft Final 2025 RWSP documents have been posted to the District's RWSP webpage. A draft order approving the 2025 RWSP, which adopts and incorporates the findings and conclusions contained therein, is included as an Exhibit to this item. A link to the electronic version of the District's Draft Final 2025 RWSP is provided below.

<https://www.swfwmd.state.fl.us/resources/plans-reports/rwsp>.

Strategic Plan

The 2025 RWSP supports the following Strategic Initiatives, Regional Priorities, and Core Business Processes of the District's Strategic Plan.

- Regional Water Supply Planning
- Alternative Water Supplies
- Reclaimed Water
- Water Conservation
- Ensure Long-Term Sustainable Water Supply
- Implement the lower Hillsborough River MFLs Recovery Strategy and monitor other MFLs
- Implement the SWUCA Recovery Strategy
- Water Resources Planning and Monitoring
- Innovative Projects
- Engagement

Exhibits

Exhibit 1 – Order Approving the 2025 Regional Water Supply Plan

Staff Recommendation:

Approve the Draft Final 2025 Regional Water Supply Plan.

Presenter:

Ryan Pearson, Water Supply Manager, Water Resources Bureau

BEFORE THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Order No.: SWF 25-019

IN THE MATTER OF:

2025 Regional Water Supply Plan

ORDER APPROVING THE 2025 REGIONAL WATER SUPPLY PLAN

THIS MATTER came before the Governing Board of the Southwest Florida Water Management District (District) on December 16, 2025. The Governing Board, having been fully advised of the matter, hereby approves the 2025 Regional Water Supply Plan (2025 RWSP), which includes the following

documents:

1. Executive Summary;
2. Northern Planning Region;
3. Tampa Bay Planning Region;
4. Heartland Planning Region;
5. Southern Planning Region;
6. Appendix 2-1 Southwest Florida Water Management District (SWFWMD) Established and Prioritized Minimum Flows and Levels (MFLs) and Reservations;
7. Appendix 2-2 Minimum Flows and Water Levels (MFLs) Methodology;
8. Appendix 3-1 Demand Projections for Agriculture;
9. Appendix 3-2 Demand Projections for Industrial/Commercial, Mining/Dewatering, Power Generation;
10. Appendix 3-3 Demand Projections for Public Supply;

11. Appendix 3-4 Demand Projections for Landscape/Recreation;
12. Appendix 4-1 Reclaimed Water Estimates and Projections;
13. Appendix 4-2 Criteria for Determining Potential Water Availability from Rivers.

The Governing Board hereby adopts and incorporates the findings and conclusions contained in these documents as approved on December 16, 2025, recognizing the District's authority for water supply planning extends to water supply planning regions within its boundaries as established in Section 373.069, Florida Statutes.

DONE AND ORDERED in Hillsborough County, Florida on this 16th day of December, 2025.

**SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT**

Approved as to Legal Form and Content

Christopher A. Tumminia, General
Counsel

By: _____
John Mitten, Chair

Attest: _____
Ashley Bell Barnett, Secretary

Filed this ____ day of
December, 2025

(Seal)

Deputy Agency Clerk

Date: _____

(Seal)

NOTICE OF RIGHTS

As required by Chapter 120, F.S. , the following provides notice of the opportunities that may be available for administrative hearing pursuant to Sections 120.569 and 120.57, F.S., or judicial review pursuant to Section 120.68, F.S., when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for each situation. Any substantially affected party may wish to consult an attorney regarding the applicable legal rights.

Right to Request Administrative Hearing

A person whose substantial interests are or may be affected by District's action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, F.S. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, F.S.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), F.S. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

A request for hearing must be filed with (received by) the Agency Clerk of the District at the District's Tampa Service Office, 7601 US Highway 301 North, Tampa, Florida 33637-6759, or by facsimile transmission to the Agency Clerk at (813) 367-9776. The District's hours of operation at all of its offices are 8 a.m. to 5 p.m., Monday through Friday, except for District holidays and emergency closings. Legal documents to be filed with the District will be accepted during these hours. Any legal document required to be filed with the District may be filed by hand delivery, U.S. Mail, or other delivery service addressed and sent or delivered to the District Agency Clerk. The District does not accept legal filings by electronic mail. Any document received by the Agency Clerk after 5 p.m. shall be filed as of 8 a.m. on the next regular business day. If transmission of a facsimile-transmitted document is begun prior to 5 p.m. but not complete until after 5 p.m., the document shall be considered as received after 5 p.m.

Initiation of Administrative Hearings

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), F.S., and Rules 28-106.201 and 28-106.301, Florida Administrative Code (F.A.C.), initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11-inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney, or qualified representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the petitioner received notice of the District's decision.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, F.S., and Rules 28-106.111 and 28-106.401-.405, F.A.C. Mediation is not available for this action.

Judicial Review

In accordance with Section 120.569(1), F.S., a party who is adversely affected by final agency action may seek judicial review of the action in the appropriate District Court of Appeal pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, within thirty (30) days after the rendering of the final action by the District.

RESOURCE MANAGEMENT COMMITTEE

December 16, 2025

Submit & File: Information Item: Proposed Minimum Flows for the Upper Peace River Prior to Independent Scientific Peer Review

Purpose

To provide, for information only: 1) recommended minimum flows for the Upper Peace River; 2) summarize the methods used to develop these recommendations; and 3) provide an update on plans for peer review and opportunities for stakeholder input regarding the recommended minimum flows.

Background/History

Minimum flows for the Upper Peace River were originally established in 2002 and formally adopted into rule in 2006 at three U.S. Geological Survey (USGS) gaging stations: Peace River at SR60 at Bartow, FL (No. 02294650); Peace River at Fort Meade, FL (No. 02294898); Peace River at US 17 at Zolfo Springs, FL (No. 02295637). These stations correspond to the upper segment (upstream of the Bartow gage), the middle segment (between the Fort Meade and Bartow gages), and the lower segments (between the Zolfo Springs and Fort Meade gages), respectively.

The current recommendations stem from a recent reevaluation of minimum flows for the river system. The District has scheduled rule adoption to reestablish these minimum flows for 2025, as outlined in the District's Minimum Flows and Levels Priority List and Schedule.

The Upper Peace River is the northernmost segment of the Peace River, spanning approximately 37 miles between the Bartow and Zolfo Springs gages. The northern gage near Bartow is located just downstream of the confluence of Lower Saddle Creek and the Peace Creek Drainage Canal. The southern gage near Zolfo Springs is positioned near the center of Hardee County. This segment provides a significant volume of freshwater inflow to the Charlotte Harbor estuary and plays a vital role in regional ecological health and water resource management.

Purpose/Approach

The purpose of reestablishing minimum flows aims to define thresholds beyond which further withdrawals would be significantly harmful to the water resources or ecology of the area. These recommendations were developed using the best information available, in accordance with Florida Statutes, and consider all relevant environmental values identified in the Florida Water Resource Implementation Rule.

Resource management goals guiding the minimum flow analyses for the Upper Peace River focused on 1) maintenance of minimum water depths in the river channel for fish passage and recreational use; 2) maintenance of water depths above inflection points in the productive wetted perimeter of the river channel to maximize aquatic habitat; 3) maintenance of instream habitat availability for selected fish species and macroinvertebrate assemblages; 4) maintenance of inundation of instream woody habitat; and 5) maintenance of seasonal hydrologic connections between the river channel and floodplain to protect floodplain structure and function.

Baseline flow records were developed for each USGS gaging station to estimate streamflow conditions in the absence of regional water withdrawals. These records span from January 1, 1975, through

December 31, 2022. Flow-based blocks, corresponding with low, medium, and high flow ranges were identified for each segment based on fish passage depth requirements, inflection points on wetted perimeters, and sensitivity of floodplain inundation to flow reduction.

A percent-of-flow approach was used with block-specific criteria that address instream and floodplain habitats to develop recommended minimum flows for the Upper Peace River that ensure maintenance of 85% of the most sensitive criteria, and by default, all other assessed criteria associated with the resource management goals. A low flow threshold was also identified for each segment to protect flow continuity and ensure water depths sufficient for fish passage and lowest wetted perimeter inflection point. Additional assessments were conducted to ensure all relevant environmental values identified by the Florida Water Resources Implementation Rule would be protected by the recommended minimum flows.

For the upper segment, the recommended minimum flows include a minimum low flow threshold of 30 cfs, applicable to surface water withdrawals at all times. Reductions from baseline flows are permitted up to 7% during the very high flow period when flow is above 483 cfs, up to 15% when the flow exceeds 71 cfs, and up to 12% during intermediate flows. These reductions are based on the withdrawal-corrected previous day's flow at the Bartow gage.

For the middle segment, the recommended minimum flow includes a minimum low flow threshold of 21 cfs, also applicable at all times. Reductions from baseline flows are allowed up to 7% during the very high flow period when flow is above 529 cfs, up to 10% when the flow exceeds 120 cfs, and up to 12% during intermediate flows. These reductions are based on the withdrawal-corrected previous day's flow at the Fort Meade gage.

For the lower segment, the recommended minimum flows include a minimum low flow threshold of 40 cfs, applicable at all times. Reductions from baseline flows are permitted up to 7% during the very high flow period when flow is above 1,047 cfs, up to 9% when the flow is above 274 cfs, and up to 13% during intermediate flows. These reductions are based on the withdrawal-corrected previous day's flow at the Zolfo Springs gage.

The recommended minimum flows for all segments of the Upper Peace River are currently being met and are expected to be met over the next 20 years, so the development of a recovery or prevention strategy is not necessary. The recommended minimum flows for the Upper Peace River are protective of all relevant environmental values identified for consideration in the Water Resource Implementation Rule when establishing minimum flows and levels.

Supporting data, methodologies, and modeling details used to support development of the proposed minimum flows are documented in the technical report, "A Reevaluation of Minimum Flows for the Upper Peace River from Bartow to Zolfo Springs, Florida," which can be viewed at <https://www.swfwmd.state.fl.us/projects/mfls/minimum-flows-the-upper-peace-river>.

Benefits/Costs

The recommended minimum flows were developed to ensure that the environmental values associated with the Upper Peace River are protected from significant harm that could result from further withdrawals. Adoption of these minimum flows for the system will support the District's water supply planning, water use permitting, and environmental resource permitting programs.

To advance the establishment of minimum flows for the Upper Peace River, the District will initiate a peer review process conducted by an independent scientific panel. This review will be facilitated by the District staff . It will include opportunities for public and stakeholder input and will culminate in the submission of a final report to the Governing Board at a future meeting. At that time, District staff will also provide a formal response to the peer review findings.

In addition to the peer review, the District staff will host a publicly noticed meeting and other informational sessions to engage stakeholders and share details about the recommended minimum flows. After considering the peer review report and stakeholder feedback, staff will return to the Governing Board with proposed rule language to formally establish minimum flows for the Upper Peace River.

Strategic Plan

This review directly supports the District's Core Missions of Natural Systems, as outlined in the Strategic Plan. Specifically, it aligns with the Strategic Initiatives focused on the Minimum Flows and Minimum Water Levels Establishment and Monitoring.

Exhibits

None.

Staff Recommendation:

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

Presenter:

Lei Yang, Chief Professional Engineer, Natural Systems & Restoration Bureau

RESOURCE MANAGEMENT COMMITTEE

December 16, 2025

Submit & File: Information Item: Annual Status of the Southern Water Use Caution Area Recovery Strategy

Purpose

This is the annual update and status of the District's efforts to monitor the recovery of water levels and flows in the Southern Water Use Caution Area (SWUCA). The update addresses the status of water levels and flows and development of sufficient water supplies through the end of 2024.

Background/History

In March 2006, the Governing Board (Board) adopted minimum "low" flows for the upper Peace River, minimum levels for eight lakes along the Lake Wales Ridge and adjacent areas (Ridge area) in Polk and Highlands counties, and a saltwater intrusion minimum aquifer level (SWIMAL) for the upper Floridan aquifer in the Most Impacted Area (MIA) of the SWUCA. Since most of these minimum flows and levels (MFLs) were not meeting their adopted levels and flows, the Board adopted the SWUCA Recovery Strategy (Strategy) and changes to water use permitting rules to implement the Strategy. Principal goals of the Strategy to achieve by 2025 are:

1. Restore minimum levels to priority lakes in the Ridge area;
2. Restore minimum flows to the upper Peace River;
3. Reduce the rate of saltwater intrusion in coastal Hillsborough, Manatee and Sarasota counties (referred to as the MIA) by achieving the proposed minimum aquifer level for saltwater intrusion; and
4. Ensure there are sufficient water supplies for all existing and projected reasonable-beneficial uses.

The Strategy provides a plan addressing the goals and monitoring progress towards achieving these MFLs by 2025, that there are sufficient water supplies for all reasonable-beneficial uses, and that investments of existing water use permittees are protected.

The District uses its extensive data collection network to monitor trends in resource conditions as well as permitted and actual water use. Results of this monitoring are provided to the Board each year. In addition, every five years this information is evaluated as part of each five-year assessment of the Strategy. Monitoring provides the information necessary to determine whether progress is being made and enables the District to adaptively manage water resources to ensure the goals can be achieved.

The most recent five-year assessment of the Strategy encompassed the period FY2017 through FY2021 and concluded progress had been made on all four principal goals. The assessment was completed in 2023 and presented to the Board at their meeting in April 2023. The next planned assessment will encompass the period FY2022 through FY2025.

Progress has also been made on options identified during the 2015 outreach efforts for the MIA and Lake Wales Ridge lakes. The District continues to monitor resources in the region and update the analytical tools used to establish MFLs and assess factors affecting levels and flows. In the MIA, the District completed construction of a test recharge well and monitoring wells at Flatford Swamp in 2019. Construction of the surface facilities began in 2020. The start-up and initial testing of the recharge well

and surface water facilities were completed, and the operational testing of the system is underway. The purpose of the project is to determine the feasibility of recharging the upper Floridan aquifer with excess surface water from the Myakka River that drains into Flatford Swamp. Preliminary modeling of aquifer recharge shows that this project will increase aquifer levels in the MIA and would contribute to achieving the SWIMAL. A similar project is underway in southwest Hillsborough County where highly treated reclaimed water is being injected into the Upper Floridan aquifer as a saltwater barrier. Hillsborough County has been operating its South Hillsborough Aquifer Recharge Project (SHARP) since 2015 and currently, there are three recharge wells under operation with plans to expand the system to include three additional recharge wells in the near future. This project will also increase water levels within the MIA and could provide a net resource benefit to possibly allow new withdrawals to be offset by this source.

In the Ridge Lakes area, the District met with water use groups to identify projects to recover impacted lakes. The focus of the District's lake recovery efforts has been to work collaboratively with stakeholders to identify projects that can be cooperatively implemented. In 2019, the District completed a collaborative effort with the City of Lake Wales and private stakeholders to determine the feasibility of several recovery options identified using predictive modeling tools within the Lake Wales region. Additionally, the City of Haines City completed Cooperative Funding projects with the District that identified different recovery alternatives for Lake Eva and Lake Henry. The District also continues to support the Facilitating Agricultural Resource Management Systems (FARMS) program to reduce agricultural groundwater use and work through its Cooperative Funding Program to promote and expand water conservation and beneficial reuse. The District developed new minimum lake level standards for Ridge Lakes in 2022. Using the new standards, 16 Ridge Lakes are scheduled for reevaluation through 2028. The Ridge Lakes minimum lake level goal continues to be the biggest recovery challenge. Following is a summary of the annual update and status of resource monitoring in the SWUCA for the period ending in December 2024.

Annual Update and Status of Resource Monitoring Efforts

Though data are reviewed from the many sites comprising the District's monitoring network, the overall status of water resources in the SWUCA can be illustrated by trends observed at six long-term groundwater level sites (referred to as sentinel wells) and water levels and flows associated with established MFL water bodies located throughout the SWUCA. Figure 1 (see exhibit) shows the locations of the six sentinel wells. ROMP 50 and 60, and the Coley Deep wells reflect water level trends in the northern portion of the SWUCA; and the Marshall Deep, Edgeville Deep, and Sarasota 9 wells reflect water level trends in the southern portion of the SWUCA. Since the early 1990s, groundwater levels have been stable or increasing in the north and stable or decreasing in the south. This was anticipated to occur as it was understood that changes in withdrawal locations and reductions in water use in the northern areas were occurring and that additional water use would likely occur in the southern areas.

In January 2007, when regulatory portions of the Strategy went into effect, MFLs were adopted on 17 water bodies with five (29 percent) water bodies meeting and 12 (71 percent) water bodies not meeting their adopted MFLs. Since that time, additional MFLs have been adopted and now there are a total of 50 water bodies with adopted MFLs in the SWUCA: 32 lakes, 16 river segments (including 6 estuaries), one spring and one aquifer. In 2024, 42 (84 percent) water bodies were meeting, and 8 (16 percent) water bodies were not meeting their adopted MFLs. Figure 2 (see exhibit) shows the locations of water bodies with adopted MFLs and the corresponding determination of met versus not met status. There is a decrease of 2% in the percentage of MFLs met compared to the previous year (2023).

The number of lakes with minimum levels is 32, with 25 (78 percent) lakes met and 7 (22 percent) lakes not met in 2024 (Goal 1). All lakes, including lakes not meeting their minimum levels, have been on a stable or positive trend since 2019.

The minimum flow status assessment for the upper Peace River (Goal 2) shows all three gages being met from 2020 through 2024. For each gage to be met, low flow conditions must be equal to or above low flow conditions for three consecutive years. Low flow conditions in the river were improved by the operation of the Lake Hancock project starting in 2016. In addition, District staff continue working on the reevaluation of the minimum flows for the upper Peace River with adoption anticipated in 2026.

The SWIMAL for the MIA (Goal 3) is an important indicator of overall progress on the Strategy due to the regional nature of the aquifer and implications for requests for new groundwater withdrawals. The SWIMAL was calculated as the average upper Floridan aquifer groundwater level in the MIA over the 10-year period from 1990 to 1999; and is achieved when the ten-year average equals or exceeds the SWIMAL of 13.1 feet for five consecutive years. Figure 3 (see exhibit) presents the current MIA aquifer level compared to the adopted SWIMAL. At the end of 2024, the 10-year average aquifer level was 15.1 feet marking the seventh of the required five years the level needs to equal or exceed the SWIMAL to be considered met. The 2024 level increased by 0.1 feet from the 2023 level.

The District continues to support the development of conservation and alternative water supply projects to ensure there are sufficient water supplies for existing and projected reasonable-beneficial uses (Goal 4). For FY2025, a review of ongoing and completed reuse projects within the SWUCA reveals a total of 9 ongoing District cooperatively funded reuse projects, which will result in approximately 3.5 million gallons per day (mgd) of additional reuse supply upon completion. Ongoing or completed public supply water conservation projects in FY2025 included a total of 8 District cooperatively funded conservation projects, which will result in approximately 0.27 mgd of additional conservation savings upon completion. An additional 14 water supply and water resource development projects, including those related to aquifer storage and recovery, brackish groundwater development, surface water storage, potable water interconnects/line looping, and aquifer recharge, were ongoing or completed in FY2025. These projects are expected to provide at least 22.5 mgd of new alternative water supply.

The two primary factors influencing hydrologic conditions in the region are rainfall and groundwater withdrawals. Rainfall is the principal source of water to the hydrologic system in the groundwater basin and, as expected, has been highly varied over the last several decades with major droughts and periods of very high rainfall. The area has received near average rainfall over the last 10 years as shown in Figure 4 (see exhibit). The ten-year moving average for rainfall is slightly above the long-term rainfall average calculated from 1915 through 2024. During the high rainfall periods, more water is available to replenish surface water bodies, resulting in higher levels and flows. Inversely, during below average rainfall periods, less water is available to replenish surface water bodies, resulting in lower levels and flows. Additionally, activities that use water, such as agricultural and landscape irrigation, require increased withdrawals to supplement lower rainfall amounts.

Recent trends in total estimated groundwater withdrawals in the SWUCA, as well as withdrawals by use type, are shown in Figure 5 (see exhibit). Metered and estimated groundwater withdrawals have generally declined due to conservation practices, increased use of reclaimed water, further development of alternative water sources, and changes in water use related activities in the basin. Groundwater

withdrawals have averaged about 478 million gallons per day (MGD) since 2015. Withdrawals from the upper Floridan aquifer represent about 90 percent of total groundwater withdrawals in the area.

In summary, progress towards recovery continues but challenges remain. Water resource trends have generally improved and are consistent with rainfall received, although several sites still remain below adopted MFLs. Average rainfall over the past 10 years is 0.9 inches above the long-term annual average, which is reflected in increases in surface water levels and flows experienced throughout the basin. Total estimated groundwater withdrawals have declined in recent years and continue to be approximately 50 percent of total permitted groundwater quantities. In 2023, total groundwater withdrawals over the last 10 years averaged 478 MGD, well below the SWUCA recovery plan target of 600 MGD identified by 2025.

Strategic Plan

This review directly supports the District's Core Missions of Natural Systems, as outlined in the Strategic Plan. Specifically, it aligns with the Strategic Initiatives focused on the Minimum Flows and Minimum Water Levels Establishment and Monitoring.

Exhibits

Exhibit 1A – Map of the sentinel well locations

Exhibit 1B – Water levels of the monitoring wells in the SWUCA (average level for 12-month moving periods)

Exhibit 2 – Status of MFL water bodies in the SWUCA

Exhibit 3 – Status of the Upper Floridan aquifer level in the Most Impacted Area of the SWUCA

Exhibit 4 – Long-term rainfall as depicted for the Peace River Basin

Exhibit 5 – Total estimated/actual groundwater withdrawals in the SWUCA

Staff Recommendation:

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

Presenter:

Sammy Smith, Professional Geologist, Natural Systems & Restoration Bureau

Exhibit 1 Status of the Southern Water Use Caution Area Recovery Strategy

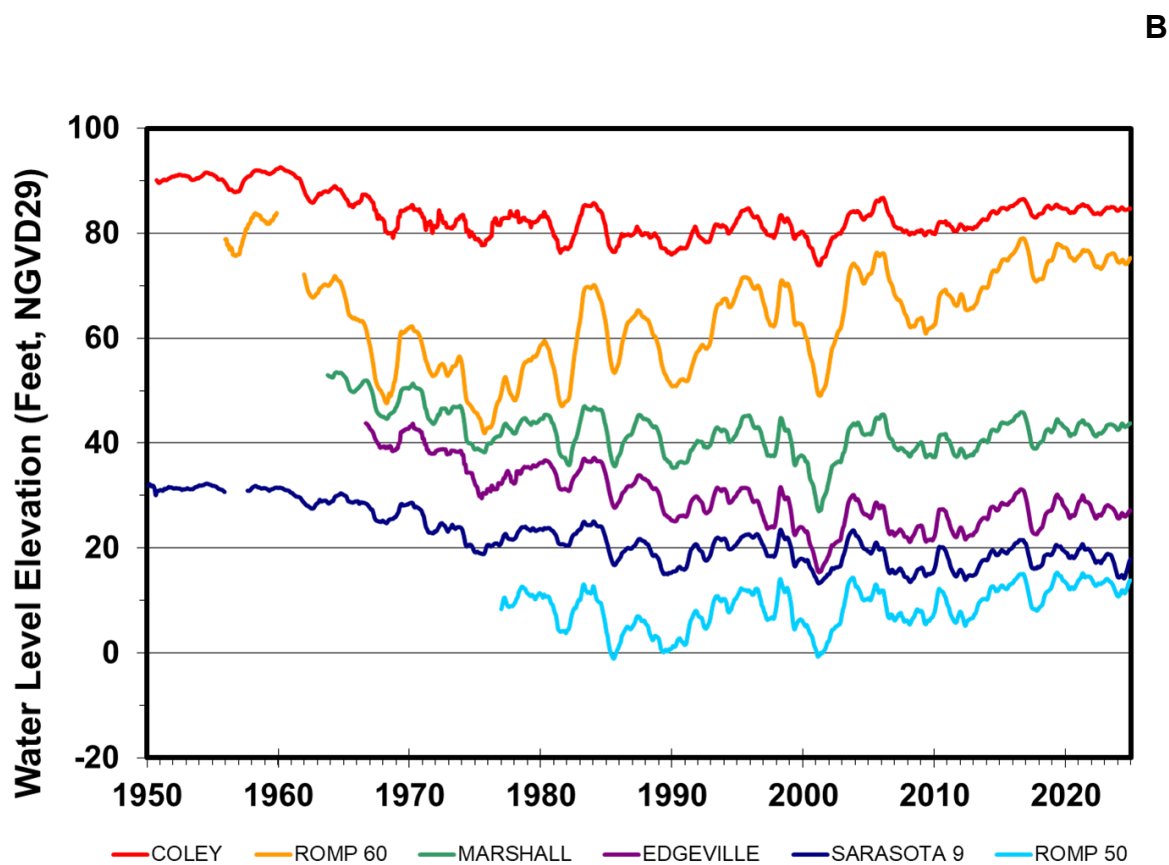
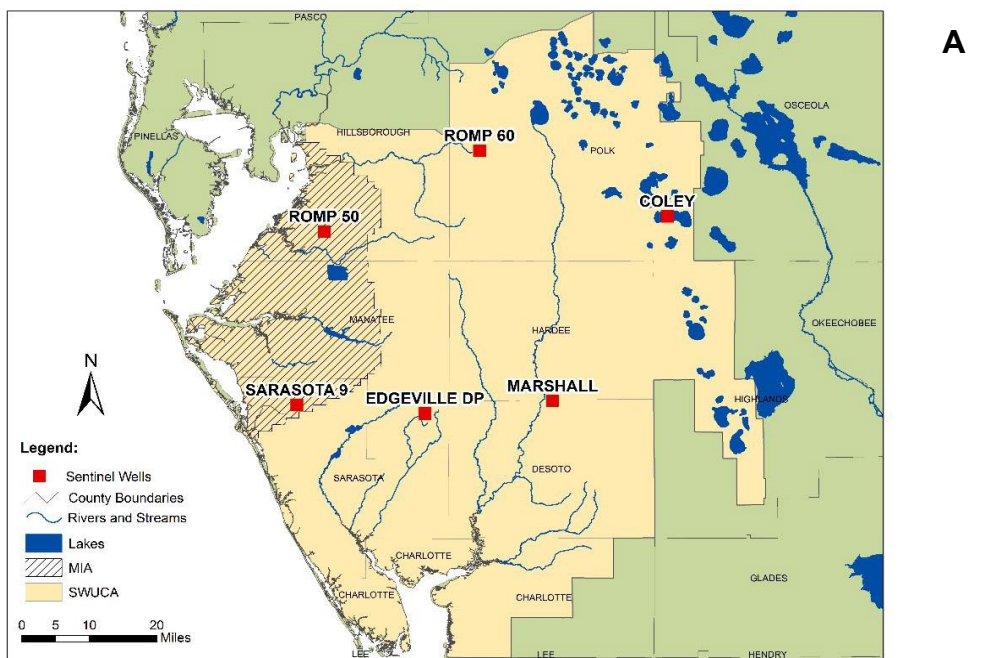


Exhibit 1. A). Map of the sentinel well locations; B) Water levels of the monitoring wells in the SWUCA (average level for 12-month moving periods).

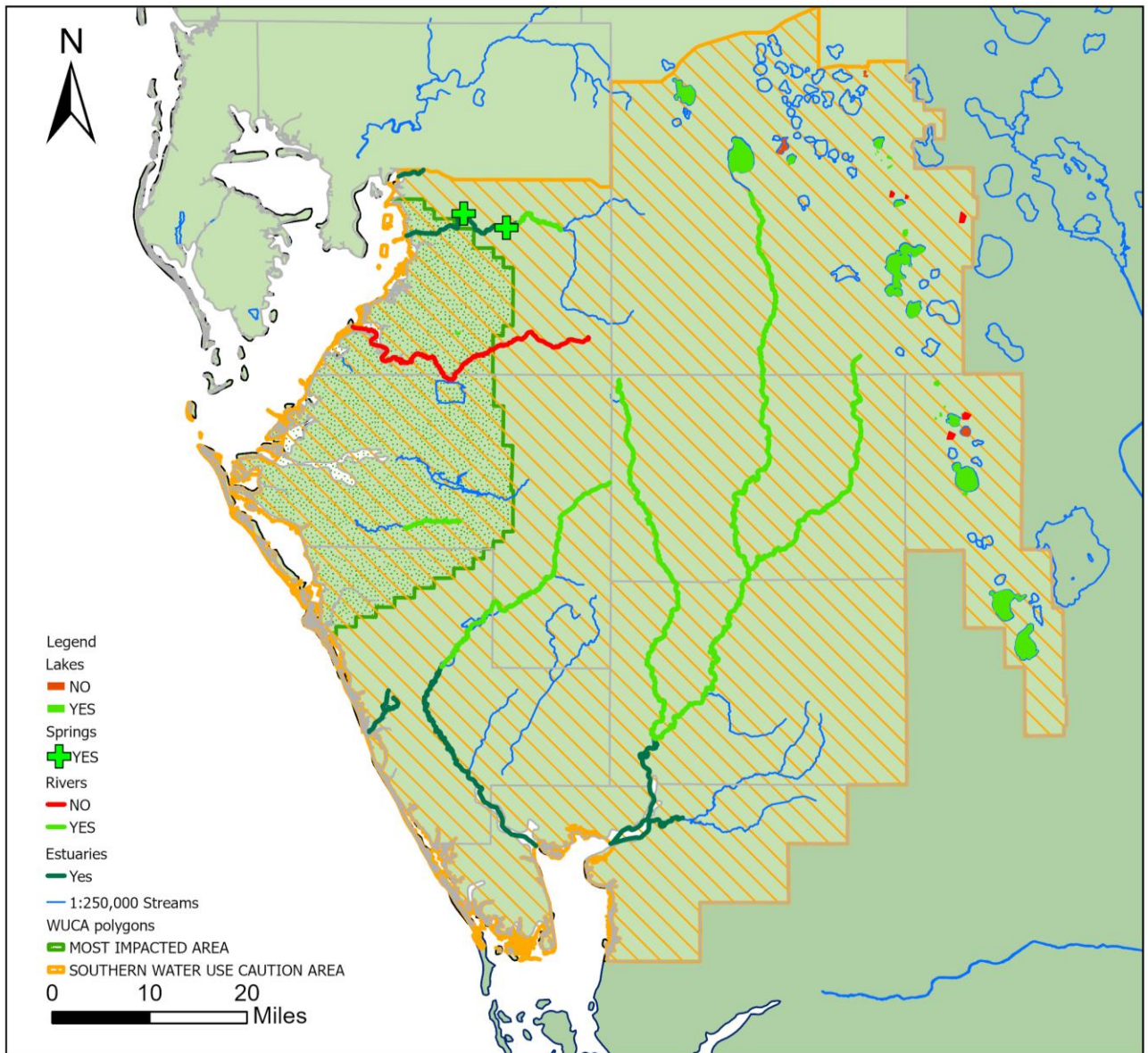


Exhibit 2. Status of MFL water bodies in the SWUCA

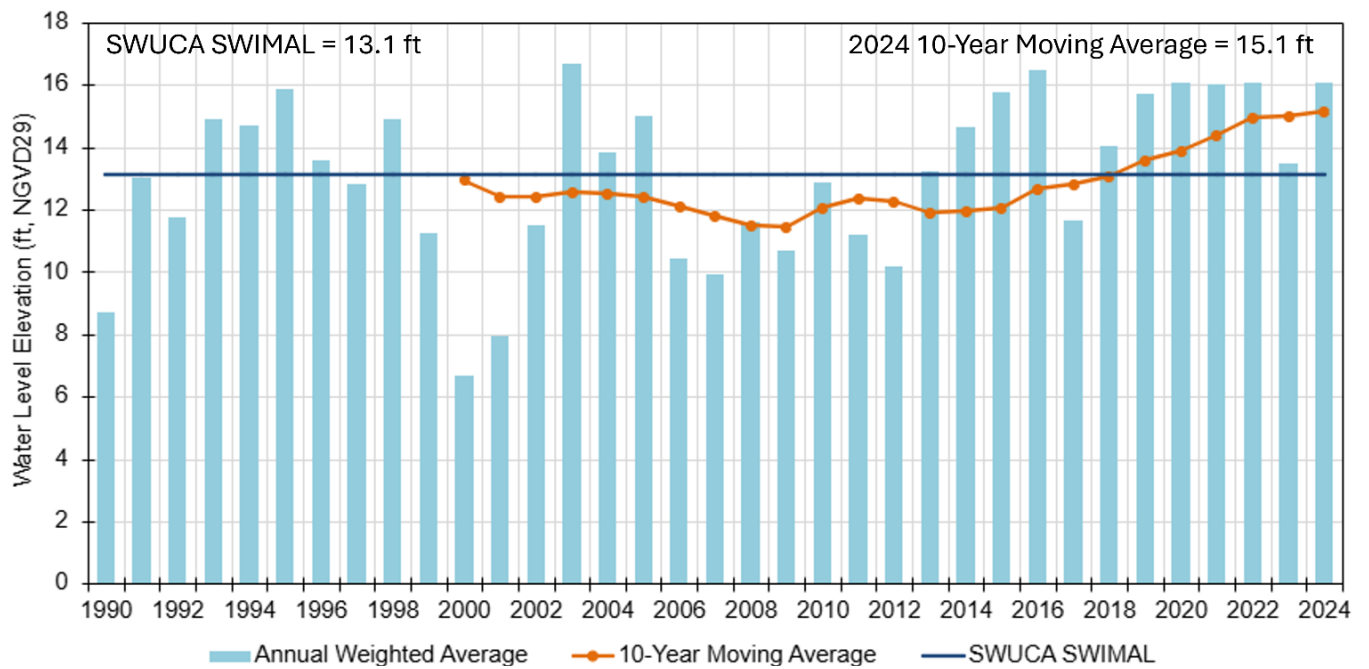


Exhibit 3. Status of the Upper Floridan aquifer level in the Most Impacted Area of the SWUCA

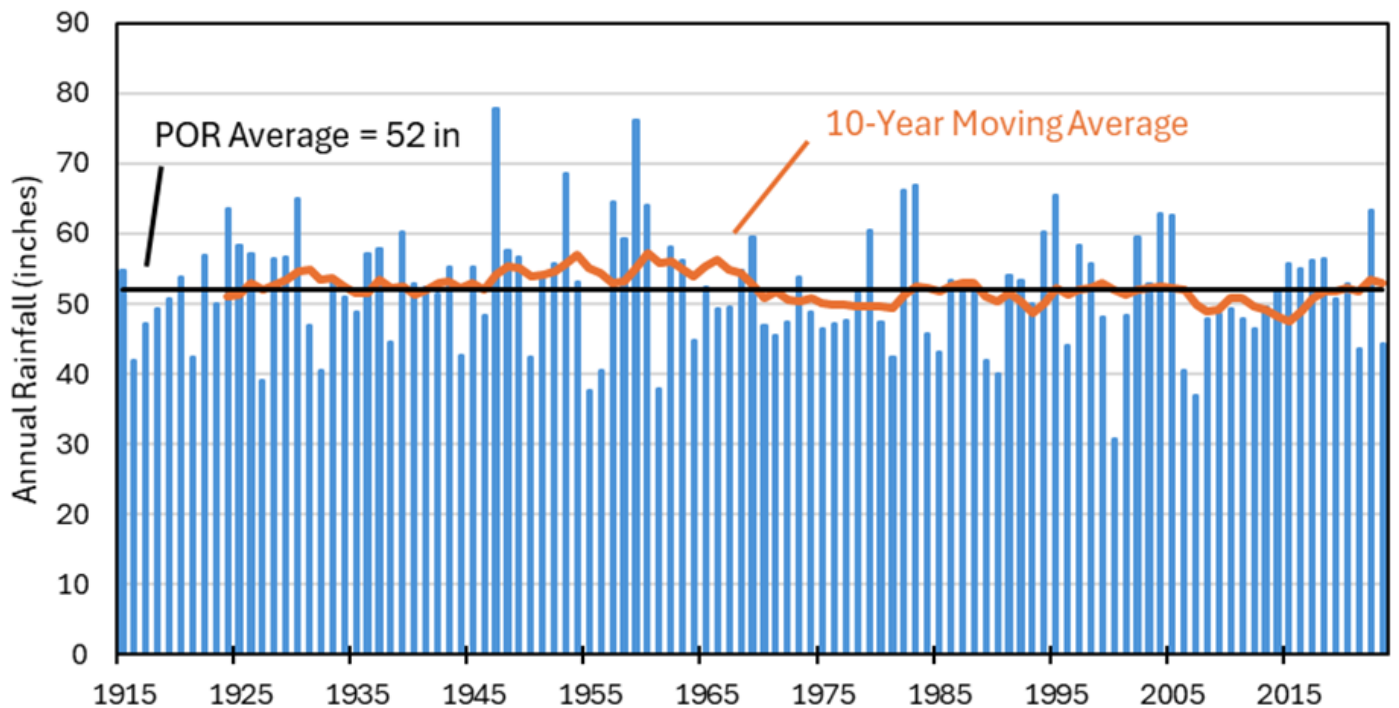


Exhibit 4. Long-term rainfall as depicted for the Peace River Basin

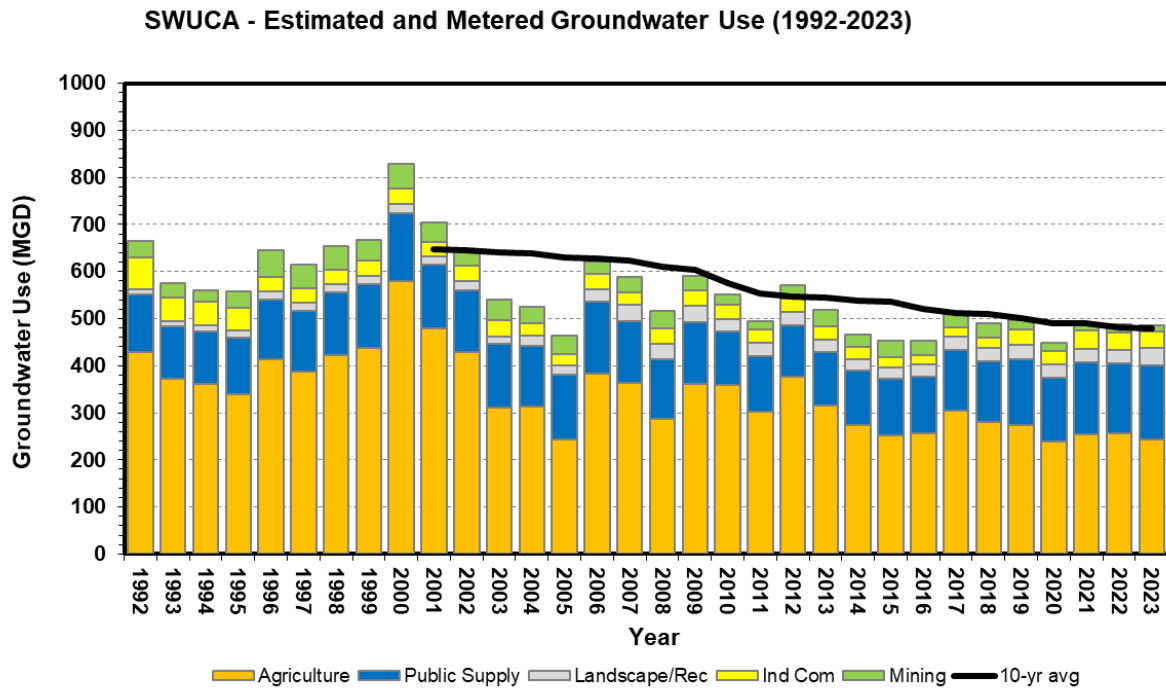


Exhibit 5. Total estimated/actual groundwater withdrawals in the SWUCA

Governing Board Meeting
December 16, 2025

5. OPERATIONS, LANDS & RESOURCE MONITORING COMMITTEE

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5.2	Discussion: Information Item: Hydrologic Conditions Report	88

OPERATIONS, LANDS & RESOURCE MONITORING COMMITTEE

December 16, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

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

OPERATIONS, LANDS & RESOURCE MONITORING COMMITTEE

December 16, 2025

Discussion: Information Item: Hydrologic Conditions Report

- November is the second month of the eight-month dry season (October-May). Provisional rainfall totals have been lower-than-expected, scattered, regionally variable, associated with frontal systems, and dominated by high pressure systems and dry air.
- **Rainfall:** Provisional (Nov. 1-17) rainfall totals are below normal in all three regions of the District. The Districtwide 12-month cumulative rainfall total decreased and the deficit at midmonth is 13.36 inches below the long-term historical average.
- **Streamflow:** Provisional (Nov. 1-17) monthly streamflow decreased at all 12 monitoring stations, compared to last month. Three stations report normal flow conditions, while four report below-normal flow, and five report much- below-normal flow. Regional streamflow, based on three index rivers, is below normal in the northern counties, while much below normal in the central and southern counties.
- **Groundwater:** Provisional (Nov. 1-17) regional aquifer-level percentiles increased in the central region of the District, while they decreased in the northern and southern regions, compared to last month. Regional aquifer-level percentiles are normal in the central region, while below normal in the northern and southern regions.
- **Lake Levels:** Provisional (Nov. 1-17) regional lake levels decreased in all four lake regions of the District, compared to last month. Average lake levels are normal in the Polk Uplands region, while they are below the normal range in the Northern, Tampa Bay, and Lake Wales Ridge regions.
- **Overall:** Drier air and less-than-expected rainfall in November, to date, has resulted in declining hydrologic indicator responses. The National Oceanic and Atmospheric Administration (NOAA) predicts below-normal rainfall for the District from November 2025 through January 2026. Extended drier-than-normal rainfall during fall and winter will worsen overall hydrologic conditions.

Strategic Plan

District's Strategic Plan Water Resources Planning and Monitoring Core Business Process

Staff Recommendation:

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

Presenter:

Joseph Fogel, Senior Hydrologic Data Analyst, Data Collection Bureau

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6. REGULATION COMMITTEE

6.1 **Discussion:** Consent Item(s) Moved to Discussion89

REGULATION COMMITTEE

December 16, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

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

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7. GENERAL COUNSEL'S REPORT

7.1 **Discussion:** Consent Item(s) Moved to Discussion90

7.2 **Discussion:** Action Item: Affirm Governing Board Committee Actions.....91

GENERAL COUNSEL'S REPORT

December 16, 2025

Discussion: Consent Item(s) Moved to Discussion

Presenter:

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

GENERAL COUNSEL'S REPORT

December 16, 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

December 16, 2025

Discussion: Information Item: Public Supply Advisory Committee

Staff Recommendation:

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

Presenter:

Robert Stern, Board Member

EXECUTIVE DIRECTOR'S REPORT

December 16, 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

December 16, 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

December 16, 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
5	12/01/2020	Allison Dhand	Senior Attorney	Tampa	Office of General Counsel	2025	12/01/2025
5	12/14/2020	Deryl Jones	Compliance Inspector	Bartow	Regulatory Support	2025	12/14/2025
5	12/14/2020	Sarah Kreisle	Hydrogeologist Staff	Tampa	Water Use Permit	2025	12/14/2025
5	12/18/2020	Brent Kraus	Content Supervisor	Brooksville	Communications and Board Services	2025	12/18/2025
20	12/12/2005	Scott Letasi	Engineering and Project Management Bureau Chief	Brooksville	Engineering & Project Management	2025	12/12/2025