

### **Special Condition No. 11.**

The operable structure shall remain locked at all times unless specific written approval is granted by the South Florida Water Management District for its operation. At no time shall the structure be operated to bypass the water quality detention requirements or to lower the lake levels below the permitted control elevation for the project. If for whatever reason, it is determined that the permittee has not complied with the directives of the South Florida Water Management District, and/or has operated the structure contrary to the intended purpose of an emergency outflow, the structure shall be modified to permanently prevent operation of the structure. In addition, the structure shall be equipped with a locking mechanism to prevent unauthorized use. A staff gage shall be installed upstream of the structure so that lake levels within the project can be quickly determined.

The permission will be based on staff gauge readings at each emergency structure, forecasted storm event, and proximity to dry season. The proposed sluice gates will provide up to a maximum of 12-inches of stage relief from the control elevations. Please refer to Exhibit No. 2.2.

### **Exhibit No. 2.2.**

#### **Bayside Improvement / Bay Creek Community Development District (“District”) a.k.a. Pelican Landing**

##### ***Introduction:***

The Bayside Improvement / Bay Creek water management system (a.k.a. Pelican Landing) serves over 800 acres of residential communities. While the system has functioned satisfactorily on a daily basis for well over two decades, there are two recorded instances of near building inundation. Water surface elevations in the Heron Marsh area of the system were of concern to residents and the District in 2001. At that time the system was analyzed by Stantec, Inc. (formerly Wilson Miller).

Improvements to the system were discussed but no action was taken. Several years later Barraco and Associates, Inc. (BAI) assumed the role of District Engineer for both the Bayside Improvement and Bay Creek Community Development Districts. In September of 2013 the Heron Marsh area of the system again experienced unnerving high water elevations. At the time of concern additional extreme weather was forecasted for the area which seriously threatened homes in the Heron Marsh area. BAI, as the District Engineer, received verbal approval from the SFWMD to immediately introduce pumps in order to recover storage in the Heron Marsh system prior to the event. All pumping was restricted to the internal system and remained behind the systems main outfall structure. While water flowed across paved roads there was no building damage recorded.

In order to prepare for future extreme weather conditions, the District ordered BAI to analyze the system and prepare a plan which will protect residents within the system in extreme weather events. BAI has prepared a manual stormwater gate system in order to recover storage within the system prior to forecasted extreme events in cases where water surface elevations within the system are significantly above control elevations. The following Stormwater Gate Operation Rules and Procedure is established to protect habitable structures within the system while maintaining integrity within the system as originally designed, permitted and constructed.

##### ***Stormwater Management Gate Operation Rules:***

1. All stormwater gates are to be fitted with a lock and chain. All locks to be keyed alike. Only the District Manager and District Engineer shall maintain possession of a key.
2. All stormwater gates to be inspected and maintained annually. The District Engineer shall maintain a written inspection log. Annual inspections shall be made on or about May 1<sup>st</sup> of each year.
3. The District Engineer shall maintain a full written log of all inspections and precautions (open stormwater gates) in accordance with established stormwater gate operation procedures.

4. The District Engineer shall submit the written log of each stormwater gate opening event to the South Florida Water Manager District (SFWMD) within 30 days of the stormwater gate operation.
5. If the site is not subject to a tropical storm or hurricane watch, the gates may not be opened until SFWMD representatives provide written permission to the District.

***Stormwater Gate Operation Procedures:***

1. The District Engineer may open stormwater gates as needed, downstream to upstream, in order to lower all lake elevations to their respective control elevation when the development is subject to a tropical storm or hurricane watch; otherwise, written permission from SFWMD must be provided prior to stormwater gate operation.
2. The District Engineer may, if deemed warranted by a tropical storm or hurricane watch, lower the water surface elevation 1' below the control elevation of a basin if this basin is determined to have limited vertical storage available; otherwise, written permission from SFWMD must be provided prior to stormwater gate operation.
3. The District Engineer shall maintain a written log of the beginning water surface elevation, times of stormwater gate operation (open and closed) including information which documents the elevation at which each stormwater gate was closed. The District Engineer shall record elevations at all staff gauges immediately following the forecasted event. Such information shall be included in the event log.
4. The District Engineer shall submit all written logs of each event in which a stormwater gate was operated to the SFWMD within 30 days of the end of the event.
5. The District Engineer shall perform a post-event inspection of all structures and conveyances and document requirements for any maintenance work needed.

Exhibit No. 2.2

Application No. 141110-3