

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

PERMIT NO. 4-127-0369C-ERP,

DATE ISSUED: OCTOBER 12, 1999

A PERMIT AUTHORIZING:

THIS PERMIT IS FOR THE CONCEPTUAL APPROVAL OF AN 1859 ACRE COMPREHENSIVE DEVELOPMENT KNOWN AS VICTORIA PARK. THE CONCEPTUALLY PROPOSED SURFACE WATER MANAGEMENT SYSTEM INCLUDES SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH 18 AND 9 HOLE GOLF COURSES TOGETHER WITH MULTI-FAMILY AND COMMERCIAL SECTIONS, ASSOCIATED ROADS, AND BOTH WET AND DRY RETENTION BASINS.

LOCATION: Section(s) 22-27, 34,35,36, Township 17 South, Range 30 East

COUNTY: Volusia

ISSUED TO:
(owner)

ST. JOE RESIDENTIAL ACQUISITIONS, INC.
255 S. ORANGE AVE.
ORLANDO, FL 32801

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

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This Permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

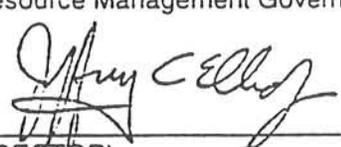
PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated OCTOBER 12, 1999

AUTHORIZED BY: St. Johns River Water Management District

Department of Resource Management Governing Board

By: _____


(DIRECTOR)
JEFF ELLEDGE

By: _____


(ASSISTANT SECRETARY)
HENRY DEAN

ST. JOE RESIDENTIAL ACQUISITIONS, INC.

OCTOBER 12, 1999

4-127-0369C-ERP

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activities and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner, which do not cause violations of state water quality standards.
4. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in Chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in Chapter 6 of the Florida Land Development Manual: A Guide To Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a Construction Commencement Notice Form No. 40C-4.900(3) indicating the actual start date and the expected completion date.
7. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual Status Report Form No. 40C-4.900(4). These forms shall be submitted during June of each year.

8. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by Subsections 7.1.1. through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these Subsections of the Applicants Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.
9. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government.
10. Within 30 days after completion of construction of the permitted system, or independent portion of the system, the certification by a registered-professional engineer or other appropriate individual as authorized by law, utilizing As-Built-Certification Form 40C-1.81(13) or 40C-1.181(14) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the District. Submittal of the completed form shall serve to notify the District that the system is ready for inspection. Statement of completion and certification shall be based on the on-site observation of construction (conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his/her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be certified on the as-built drawings:
 - A. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers;
 - B. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters;

- C. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate;
 - D. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directors and conveyance of runoff to the treatment system;
 - E. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system;
 - F. Existing water elevations(s) and the date determined; and
 - G. Elevation and location of benchmark(s) for the survey.
11. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of general condition no. 9 above, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District in accordance with Subsections 7.1.1. through 7.1.4 of the Applicants Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved operation and maintenance entity until the operation phase of the permit become effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to Section 7.1 of the Applicants Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.
12. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior to implementation so that a determination can be made whether a permit modification is required.
13. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40C-4 or Chapter 40C-40, F.A.C.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer or ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Section 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to the sale conveyance or other transfer.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
20. Pursuant to Section 3.4.2(s) of the MSSW Applicant's Handbook, this permit does not authorize any construction, operation, or alteration of the proposed system.
21. This Conceptual Approval permit is valid for twenty years from the date of issuance, provided that construction of the initial phase of the system is permitted and construction undertaken within two years of the issuance of this conceptual approval permit, and provided that all phases of the system are designed and built in accordance with the terms of the conceptual approval permit and that all required permits for subsequent phases are obtained.
22. The surface water management system is conceptually approved pursuant to the information received by the District on July 14, 1999, as amended by the information received by the District on August 24, 1999.
23. Mitigation is conceptually approved for the specific, limited impacts shown on "Mitigation map" by Canin and Associates that was submitted to the District in Response to request for additional information: Exhibit B to the RAI on July 14, 1999.
24. No specific hydrologic impacts have been reviewed or approved under this conceptual application. Future construction permits will be required to provide data to describe and compare the project's impacts on the pre-development hydrologic regime of each on-site wetland, including contributing basins, normal wet season water elevations, duration of inundation, frequency of inundation, and mean annual flood elevations.
25. Beginning December 1999, the permittee must monitor all site wetlands monthly during December through June for presence and use of sandhill crane nests. Monitoring must include at least one aerial survey over all site wetlands to locate nests. Data describing the extent of sampling effort, nest occurrence, nest status and other appropriate information must

be submitted to the District by the following October for each sample season for the life of this permit.

- Wetland limits are final*
26. Wetland limits established for this project shall remain valid for the life of Formal Wetland Determination #16-127-0062 or for five years after the issuance date of this permit, whichever occurs later, provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to part IV, chapter 373, F.S., will not be considered as altering the boundary for the purposes of this condition. This condition cannot be modified to allow for a longer duration without modifying or extending the Formal Wetland Determination or otherwise without evaluating thoroughly the limits of onsite surface waters and wetlands.
 27. Enhancement of uplands and wetlands through effective (and perpetual) land management techniques is an important part of the conceptual mitigation plan that was approved for this project. Subsequent construction permits that require mitigation for wetland impacts shall be required to implement specific land-management measures (e.g., controlled burns, limited vegetation clearing, or other land management activities) and a maintenance schedule prior to undertaking wetland impacts.
 28. No controlled burns, vegetation clearing, or other land management activities may occur within the mitigation preserves (as shown on the approved conceptual mitigation plan) without the District's written approval. The permittee must describe specific land management objectives as well as the techniques, equipment, and implementation schedule for accomplishing the objectives. Sufficient maps (to scale) and aerial photographs (with acetate overlays) shall be provided to describe the specific extent of all proposed land management activities. The District shall have 30 days to review and act on the permittee's work scope upon receipt of a land-management activity request.
 29. The permittee must submit a written report (three copies) to summarize all land management work that was accomplished for the year. The report must be submitted to the District by September 30 of each year for the duration of this permit.