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Southwest Florida Water Management District

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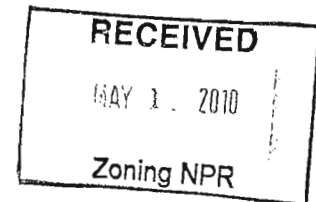
David L. Moore
Executive Director

William S. Bilenky
General Counsel

May 4, 2010

Jacque Puxty, President
Paradise Pines RV Park Condominium Association, Inc.
20300 Leonard Road, Lot 46
Lutz, FL 33558

Subject: **REVIEW OF COMPLAINT FILE**
Project Name: Paradise Pines RV Park
Permit No.: 44022680.001
Compliance Nos.: 196965 and 300477
County: Pasco



Dear Ms. Puxty:

Thank you for your concern and cooperation regarding the review of the complaint files listed above. The following is a brief summary of the District's involvement with this project.

Mr. Clay Black, District Compliance Engineer, received the initial complaint in November 2008. It was determined from the site visit and additional materials received from the engineer of record that the deviations noted were minor and had no significant impact to the proper operation and maintenance of the surface water management system. Subsequently, the file was closed on February 9, 2009.

The District received a complaint on March 3, 2010, from Mr. Fred Nash regarding a previous complaint about drainage easements on the east, west, and south sides of the property. According to the letter, there are obstructions to the drainage flow path within these drainage easements. Mr. Nash's main concern is a shed on lot 20 that he alleges is obstructing the flow path of the runoff.

Robin Bailey, District Compliance Engineer, and Frank Gargano, Field Technician Supervisor, met with Mr. Nash to discuss his concerns on March 25, 2010. District staff reviewed the permitted and as-built drawings for the project and investigated the site on the south side of the property line. Additional research on the project such as previous drainage patterns and historical flow path was required in order to determine if there was a problem.

On April 13, 2010, Robin Bailey met with Paradise Pines representatives, Pasco County representatives, and Ms. Pat Mulieri, County Commissioner to discuss the drainage issues and other related Pasco County violations. During this meeting the District was asked to revisit the site and evaluate the east and west sides of the property as well. A follow up site visit was conducted on April 21, 2010.

*cc - Cindy Jolly
Debra Zampetti*

Site visits revealed the following about each side:

EAST SIDE

1. Along the eastern property line there is a three-foot swale that was to be constructed as part of the permitted construction drawings. The swale cross-section indicates that it be three feet across and approximately one foot deep. Currently, there is a swale that is located at the eastern portion of the project area along the fence line that is approximately one foot deep. The offsite topography suggests that the runoff will enter the swale along the fence line. The natural lay of the land allows for the runoff to be directed towards the wetland area to the south without obstruction. Therefore, the District believes that a swale will not be required on the eastern portion of the project area.

WEST SIDE

1. Along the western portion of the property line the same type of swale was proposed. The topography of the offsite area indicates that the natural lay of the land flows toward to Paradise Pines site then to the south. The lots from the Paradise Pines RV Park along this property line are all draining toward the roadway. In addition, the plan sheets in some areas indicate that the property be filled to match existing offsite grades instead of cutting a swale. The natural lay of the land allows for the runoff to be directed towards the southern portion of the project area as permitted. Therefore, the District believes that a swale will not be required on the western portion of the project area.

SOUTH SIDE

1. Along the southern portion of the project area a swale was proposed to direct the offsite runoff towards the wetland. The offsite topography indicates that the area is relatively flat with high spot located behind Lots 13, 16 and 17. The proposed grades of the swale actually are higher in this area and would not allow water to flow towards the wetland. In addition, the site has been raised approximately three feet in some areas in order to direct the runoff towards the roadway within the RV Park. It would be impossible for the offsite runoff to be directed towards a swale located on each lot owner's property since the fence line of these lots is above the natural grade of the land. In its current state, the runoff naturally flows towards the RV Park and then towards the wetland as it did originally. Therefore, the District believes that a swale will not be required on the southern portion of the project area.
2. With regard to Lot 20, the drainage is not being obstructed in this area and a swale will not be required at this time.

The District has determined that the swale that was required on the east, west and south sides of the project area will not be required. The swales are considered conveyance swales. The swales serve to convey the offsite runoff to its historical discharge point. The District requires that offsite runoff has to either be accepted into the system or routed around the project area in order to reach its historical discharge point. The permitted drawings indicate that the runoff was to be directed around the project area. Since the runoff is directed around the project area, the pond is sufficiently sized as it was permitted. According to the permitted drawings, the site visits, and the offsite topography there is no obstruction of offsite runoff. The District's position remains that the deviations noted were minor and have no significant impact to the proper operation and maintenance of the surface water management system.

If you have any questions, or if I may be of further assistance, please contact me at the District's Brooksville Service Office, extension 4320.

Sincerely,



Robin R. Bailey
Brooksville Regulation Department

RXB:jen

cc: File of Record 44022680.001/CT196965 and 300477
Pat Mulieri, Ed.D., Pasco County Commissioner ✓
Debra Zampetti, Pasco County Zoning Administrator
Fred Nash
Clay Black, Brooksville Regulation