



# SUWANNEE RIVER

## WATER MANAGEMENT DISTRICT

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September 27, 2022

Donna Neely  
High Cotton Equities, LLC  
2682 West Noegel Road  
Lake City, FL, 32055

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-023-243478-1, Gateway Crossing Lot 3 - Sonic

Dear Donna Neely,

The above-mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Christopher Potts, P.E., JBrown Professional Group and GWC Development Partners, LLC on or before September 26, 2022. The development consists of the construction of approximately 0.72 acres of impervious area on a total project area of 1.06 acres. The activity is covered under the master permit ERP-023-226410-1 which allows up to 75% of lot 3 to be impervious. The design engineer has certified that the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package submitted by Christopher Potts, P.E., JBrown Professional Group and GWC Development Partners, LLC on or before September 26, 2022, and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

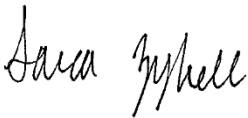
**Water for Nature. Water for People.**

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

This letter does not: convey to the permittee any property rights or privileges; convey to the permittee or create in the permittee any interest in real property; relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or authorize any entrance upon or work on property that is not owner, held in easement, or controlled by the permittee.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.  
Sincerely,



Sara Zybell, E.I.

Engineer III  
Division of Resource Management

Cc: Christopher Potts, P.E., JBrown Professional Group