

South Florida Water Management District
Individual Environmental Resource Permit No. 50-101821-P

Date Issued: October 31, 2025 **Expiration Date:** October 31, 2030

Project Name: Golden City at Highland Beach

Permittee: Golden City Highland Beach LLC
2060 NE 209th St
Miami, FL 33179

Operating Entity: Golden City at Highland Beach Condominium Association, Inc.

Location: Palm Beach County

Permit Acres: 7.35 acres

Project Land Use: Residential

Special Drainage District: N/A

Water Body Classification: CLASS III

FDEP Water Body ID: 3226F3

Wetland and Surface Water Impacts: 0.808 acres

Conservation Easement to District: Yes

Sovereign Submerged Lands: No

Project Summary

This Environmental Resource Permit (ERP) authorizes construction and operation of a stormwater management (SWM) system serving a 0.94-acre residential development within a 7.35-acre parcel known as Golden City at Highland Beach.

The project consists of the development of multi-family residential units with associated parking facilities on a 0.94-acre portion of the overall 7.35-acre parcel. No development is proposed within the remainder of the parcel. The SWM system consists of inlets, culverts and exfiltration trench to provide water quality treatment and attenuation prior to overflow into the undeveloped portion of the parcel to the west.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, FAC.

Site Description

The site is an undeveloped parcel located at 3822 S. Ocean Blvd., south of Linton Blvd. and west of SRA1A, in Highland Beach, Palm Beach County. Refer to Exhibit 1.0 for a location map.

For information on wetland and other surface water (OSW) impacts, please see the Wetlands and OSWs section of this permit.

Current Authorization (Application No. 250403-51836)

The modification consists of:

- Reconfiguring the proposed design and SWM system, resulting in a reduced total project area from 2.28 acres to 0.94 acres. The proposed site improvements include three condominium buildings consisting of a total of nine units, a parking area, and supporting drainage infrastructure. The project will utilize a SWM system consisting of an exfiltration trench, drainage piping, and inlets that will treat stormwater before discharging offsite into the undeveloped western portion of the site with eventual discharge into the intracoastal waterway.
- Reducing the total area of direct wetland impacts from 2.47 acres to 0.81 acres.
- Authorizing mitigation to offset the wetland impacts by purchase of mitigation bank credits and onsite enhancement of wetlands and eliminating the previous offsite mitigation proposal.
- Deletions, edits, numbering and sequence of Special Conditions, Work Schedule and Environmental Exhibits reflect updates associated with this modification.

Please refer to Exhibit Nos. 2.0 and 2.1 for plans and calculations, respectively.

Permit Modification History

- Application No. 240531-44138: The duration of the permit was extended for five years per the request to use the provisions of Section 62-330.320(6), FAC. Additionally, the work schedule was updated to reflect new due dates corresponding with Special Condition Nos. 3, 8, 9, 15, 21, 22 and 23. Further, Special Condition No. 28 was added, and Special Condition No. 5 was modified to clarify that no mangrove alteration is authorized.

Legal Issues

A conservation easement (CE) will be recorded, using the forms in Exhibit No. 3.6, over the 4.33 acres of wetlands remaining on the site (refer to Special Conditions).

Ownership and Operation & Maintenance (O&M)

Perpetual O&M of the SWM system is the responsibility of Golden City at Highland Beach Condominium Association, Inc. as indicated in the submitted draft association documents. Upon completion of construction and in conjunction with submittal of the construction completion certification (CCC), a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

Engineering Evaluation:

Land Use

Refer to the Engineering Evaluation for land use details. The total project area is 7.35 acres, with 0.94 acres of the site being the development site and the remaining area being wetland.

Water Quality

The project provides 0.18 ac-ft of water quality treatment. The SWM system complies with Subsection 4.2.1, ERP Applicant's Handbook (AH) Volume (Vol.) II.

The project includes implementation of a Construction Pollution Prevention Plan/Turbidity and Erosion Control Plan (Exhibit 2.0) as additional reasonable assurance of compliance with water quality criteria during construction.

Water Quantity

Discharge

As found in the Water Quantity Data Table, the SWM design meets the criteria of Subsection 3.2, ERP AH Vol. II based on the allowable discharge under the existing permit that are modifying .

Parking Lot Design

As found in the Water Quantity Data Table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Road Design

As found in the Water Quantity Data Table, minimum road crown elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm

As found in the Water Quantity Data Table, minimum perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors

As found in the Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Flood Plain/Compensating Storage

The site is FEMA flood zone AE. However, No flood plain compensation is required for coastal flood zone.

CCC and O&M

Pursuant to Rule 62-330.310, FAC, Individual Permits will not be converted from the construction phase to the operation phase until CCC of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long-term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the CCC is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Rule 62-330.310, FAC, the permittee is liable for O&M in compliance with the terms and conditions of this permit.

In accordance with Subsection 373.416(2), FS, unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, FS, must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The O&M entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the O&M entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Subsection 5.4.2, ERP AH Vol. II.
- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Swales – maintain the permitted cross-section and vegetative cover.
- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Building Cover New	0.31	32.98
	Impervious	0.37	39.36
	Pervious	0.26	27.66
	Total:	0.94	100%

Water Quality Volumetric

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Length Required (ft)	Length Provided (ft)
Site	Treatment	EXFILTRATION TRENCH	0.17	0.18	255.00	255.00

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Site	Finished Floor	100Y3D	22.00	7.92	8.00	N/A	N/A
	Perimeter Berm/ Discharge	25YR1D	16.00	7.17	7.17	12.10	12.50
	Road Crown	10YR3D	13.00	6.76	6.76	N/A	N/A
	Parking Lot	5YR1D	8.00	6.01	6.01	N/A	N/A

Bleeder

Basin	Control EL (ft NAVD88)	Structure #	Count	Type	Width (in)	Invert EL (ft NAVD88)	Receiving Body
Site	0.38	CS	1	Rectangular Slot	6.00	3.75	Intracoastal

Inlets

Basin	Control EL (ft NAVD88)	Structure #	Count	Type	Width (in)	Crest EL (ft NAVD88)	Receiving Body
Site	0.38	CS	1	INLET	37.0	6.90	Intracoastal

Weir

Basin	Control EL (ft NAVD88)	Structure #	Count	Type	Width (in)	Crest EL (ft NAVD88)	Receiving Body
Site	0.38	CS	1	Rectangular	36.96	4.00	Intracoastal

Environmental Evaluation:

Wetlands and OSWs Description

The project site contains 5.15 acres of mature mangrove wetlands that extend off-site to the north and south, comprising one of the few remaining contiguous areas of mangroves in the southern portion of Palm Beach County. The western portion of the site contains 2.07 acres of estuarine surface waters between the mangroves and the Intracoastal Waterway. See Exhibit No. 3.0 for a map of wetlands and OSWs. Mangroves on adjacent parcels are protected under CEs and public ownership.

The dominant species are red and black mangroves, with white mangroves along the edges. Exotic species, including seaside mahoe, Australian pine, Brazilian peppertree and coconuts occur on elevated patches resulting from accumulated debris and historic ditching which is still evident in fragmented segments. The system receives regular tidal inundation but the irregular topography hinders normal tidal exchange. For purposes of the wetland functional assessment, the total 5.15-acre area of mangrove wetlands was split into two different community zones. Zone 1 (1.73 acres) is the easterly landward portion, in the upper intertidal zone and slightly more disturbed by debris accumulation and exotics than Zone 2 (3.42 acres). The only uplands on the site are located along the northeastern and eastern boundaries of the property and are dominated by exotics.

Additional descriptions of the wetlands on the project site and offsite mitigation area are available in the RegPermitting file.

Wetland Impacts

The current application, No. 250403-51836, represents a complete redesign of the project and reduction in developed area. Construction of the residential development in the modified site plan will result in direct impacts to 0.81 acres of mangrove wetlands predominantly in the Zone 1 portion (Zone 1 impacts = 0.694 acres, Zone 2 impacts = 0.114 acres).

The site plan does not incorporate a buffer between the site and adjacent wetlands. Therefore, secondary impacts were assessed for an additional 0.18 acres of mangrove wetlands within 25 feet beyond the development footprint. Secondary impacts were assessed based on the anticipated degree of disturbance related to disruption of normal vegetation zonation and sheetflow patterns, lights, noise, etc. Exhibit No. 3.0 depicts the areas of the direct and secondary impacts.

Reduction and Elimination of Impacts

The modified site plan represents a 67% reduction in direct impacts compared to the site plan approved under Application No. 180321-409. As previously mentioned, the majority of the impacts are in the most disturbed mangroves. To minimize the development footprint, a vertical seawall rather than a sloping revetment will be constructed at the interface with the remaining mangroves which will be enhanced and preserved. Prior to construction, silt fencing will be installed to isolate the work area and prevent encroachment into the wetlands that remain in the onsite mitigation area.

A landscape screen of planted buttonwood trees (*Conocarpus erectus*) is proposed along the western edge landward of the seawall to provide a partial buffer between the site and mangroves. No pedestrian access is required in this area. No trimming or impacts to mangroves shall occur waterward of the vertical plane of the seawall face.

Mitigation Plan

The permittee will provide a combination of onsite mangrove enhancement and purchase of mitigation bank credits at Florida Power and Light Everglades Mitigation Bank (EMB) to mitigate for direct and secondary impacts (Exhibit No. 3.1, Mitigation Plan).

The permittee will enhance 4.33 acres of onsite mangroves (inclusive of the 0.18 acres of mangroves subject to secondary impacts, for which no functional gain was assessed). Enhancement activities include removal of exotic vegetation and debris (man-made or natural material consisting of plastic, paper, glass, metal, lumber, etc., that originates outside of the mangroves and is not a normal constituent of a healthy

coastal wetland community). The accumulation of debris is inhibiting mangrove recruitment and hindering water flow through the system to a greater extent than exotic vegetation which occurs mainly in higher spoil areas. The 4.33 acres of mangrove wetlands will be protected under CE in favor of the District (Exhibit No. 3.6).

Additionally, the permittee will purchase 0.26 saltwater mitigation credits to offset the remainder of the functional loss not offset by the onsite enhancement activities. The applicant has provided a reservation for a sufficient number of credits (Exhibit No. 3.1). Any excess credits purchased by the permittee can not be applied to any other project.

Wetland and Mitigation Tables

The amount of mitigation required was determined by using the Uniform Mitigation Assessment Method (UMAM) and the Wetland Assessment Technique for Environmental Reviews (WATER) (Exhibit No. 3.2). UMAM was used initially to determine the total functional loss (FL) for direct and secondary impacts and functional gain (FG) for the onsite mitigation. Based on UMAM, the total FL is -0.548 as depicted in the impact summary tables in Exhibit No. 3.1. The onsite mitigation's 0.265 FG depicted in the table below is sufficient to offset all FL in Zone 2, secondary impacts for Zone 1 and partial FL for Zone 1 direct impacts (refer to the impact summary tables below for the amount of UMAM FG applied); however, some Zone 1 FL remains to be offset. Notes in the tables below show staff's calculations to determine the number of acres corresponding to the remaining -0.283 FL so that WATER could then be used to determine the number of EMB credits required.

The table below identifies 4.16 acres of enhancement, whereas the total area actually subject to the enhancement activities is 4.33 acres. The difference in acres is due to the 0.18 acres subject to secondary impacts that were not included in the enhancement assessment scoring.

Monitoring and Maintenance

The permittee will monitor the onsite mitigation area for a period of five consecutive years or until District Environmental Resource Bureau (ERB) staff determines that mitigation success has been achieved. The enhancement area shall be maintained with less than 5% cover by debris and less than 5% cover by non-native and nuisance species after each maintenance event. Exhibit No. 3.3 describes the monitoring methodology, locations, and maintenance activities. Monitoring includes vegetative cover, debris cover and success of the mitigation. Annual reports shall be submitted to the District in accordance with the work schedule in this permit. After the required monitoring period, the enhancement area shall be subject to perpetual maintenance in the conditions described above by Golden City at Highland Beach Condominium Association, Inc.

Fish, Wildlife, and Listed Species

The wetlands to be impacted provide habitat for wetland-dependent species including wading birds listed as threatened. The proposed mitigation will improve habitat for wetland-dependent and aquatic species.

The site is within 500 feet of the sandy nesting beach used by leatherback sea turtle (*Dermochelys coriacea*), listed as endangered by the United States Fish and Wildlife Service (USFWS), loggerhead sea turtle (*Caretta caretta*) and green sea turtle (*Chelonia mydas*), both listed as threatened by the USFWS. To address the potential for impacts to nesting and hatchling sea turtles resulting from exterior lighting on the project, lighting shall be installed in accordance with the lighting plan approved by the Florida Fish and Wildlife Conservation Commission (FWC) on September 24, 2025, attached in Exhibit No. 3.4. Exhibit No. 3.5 and permit Special Conditions describe required inspections and approvals to verify compliance with the lighting plan.

This permit does not relieve the permittee from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Public Interest Test

The permittee has demonstrated that the proposed project is not contrary to the public interest in

accordance with Subsection 10.2.3, ERP AH Vol. I. No net adverse effects to fish and wildlife, navigation, fishing or recreational values, historical and archeological resources, or the relative values of function will occur as a result of the proposed activity.

Environmental Evaluation Tables:

Summary

Wetlands and Other Surface Waters: 5.148 acres
 Direct Impacts: 0.808 acres
 Secondary impacts: 0.18 acres
 Net UMAM Functional Loss/Gain: 0 units
 Total Onsite Mitigation Area: 4.16 acres
 Total Offsite Mitigation Area: 0 acres
 Mitigation Provided in Permit No.:

Total Mitigation Bank Credits Provided

Mitigation Bank	Type	Total Credits
FPL Everglades	SF	0.26
Total:		0.26

Wetlands and OSW

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
DirectZ1	0.245	Direct Impact	Mangrove Swamps	0.63	0	-0.154
DirectZ2	0.114	Direct Impact	Mangrove Swamps	0.73	0	-0.083
Z1SA	0.14	Secondary Impact	Mangrove Swamps	0.63	0.47	-0.022
Z2SA	0.04	Secondary Impact	Mangrove Swamps	0.73	0.57	-0.006
Total:	0.539					-0.265

UMAM Mitigation and Preservation

ID	Acres	Action	Existing Community Description	Proposed Community Description	Current or Without Preserve Score	With Project Score	Time Lag Years.	Risk	P.A.F.	UMAM Gain
OnsiteZ1	0.9	Enhancement	Mangrove Swamps	Mangrove Swamps	0.63	0.77	3	1.25	1.0	0.094
OnsiteZ2	3.26	Enhancement	Mangrove Swamps	Mangrove Swamps	0.73	0.8	3	1.25	1.0	0.171
Total:	4.16									0.265

Activities in Wetlands or Other Surface Waters, With Mitigation at a Bank

ID	Acres	Community Description	Bank Name	Method	Current Score	With Score	Ratio or Add'l factor	Minimum Credits Needed
DirectZ1	0.449	Mangrove Swamps	FPL Everglades	WATER	0.542	0	1.04	0.26
Total: 0.449								

To determine the acres of Zone 1 impacts remaining to be offset:

Remaining Functional Loss /Delta* of Zone 1 = Acres 0.283 FL / 0.63= 0.449 acres

*Delta=Current Score - "With Project" Score

Related Concerns:

Water Use Permit (WUP) Status

- The Town of Highland Beach public water supply will be used as a source for irrigation.
- Dewatering is not required. However, if dewatering activities are later determined to be necessary, the permittee acknowledges a separate permit will be required to be in place for the proposed activities.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service

Town of Highland Beach Utilities.

Historical/ Archeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

Enforcement History

- January 22, 2018: A Notice of Violation (Cost Code: 11203) for unauthorized clearing and filling in 0.10 acres of mangrove wetlands was issued. A consent order (SFWMD No. 2018-045-CO-ERP) was executed between the property owner and the District to resolve this violation. The consent order requires the property owner to restore the violation area or to obtain an ERP authorizing fill in the affected wetland area.

This authorization provides after the fact approval for the filled wetland area and completes fulfillment of deliverables required by the above referenced enforcement consent order. The enforcement case is now resolved and closed.

Third Party Interest

The District was contacted by local government and private residents of the Town of Highland Beach with questions regarding the enforcement case and the proposed project. District staff communicated between the third-party interests and the permittee to address the questions and concerns. Please refer to the RegPermitting file for third party correspondence.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed

restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

- b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and

sufficient by DHR and included as a specific permit condition herein.

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 binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Perpetual O&M of the SWM system shall be the responsibility of Golden City at Highland Beach Condominium Association, Inc. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.
3. Prior to initiating construction activities associated with this ERP, the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District ERB staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties.

Special Conditions below require additional meetings and inspections by District and FWC staff regarding lighting plan compliance.

To schedule a pre-construction meeting with ERB staff from the West Palm Beach Office, please call (561) 686-8800 or e-mail: pre-con@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

4. Silt fencing or turbidity curtains shall be installed at the limits of construction on the development site to protect the adjacent on-site and offsite wetlands from silt and sediment deposition during the construction of the project. A floating turbidity barrier shall be installed as needed during the debris and trash removal activities in the mitigation area. The silt fencing and the turbidity barriers shall be installed in accordance with Exhibit No. 2.0, using the device most appropriate for the conditions to effectively control erosion and sedimentation. The sediment controls shall be installed prior to the commencement of any clearing or construction. The silt fencing and turbidity barriers shall remain in place and be maintained in good functional condition until all adjacent construction activities have been completed.
5. During construction and operation of the project, mangrove trimming authorized by this permit is limited to trimming of lateral limbs and branches along the seawall/bulkhead, and trimming shall not extend waterward of the vertical plane of the waterward edge of the seawall/bulkhead. All mangrove trimming shall be accomplished by a certified professional mangrove trimmer. Except for the wetland impacts authorized by this permit, no cutting of mangrove roots or trunks or alteration of mangroves as defined in Subsection 403.9325, FS, is authorized.
6. Lighting associated with the project shall be installed and operated in accordance with the sea turtle lighting plan approved by the FWC, dated September 24, 2025 (Exhibit No. 3.4), and the provisions in the letter, dated September 24, 2025, in Exhibit No. 3.5. Deviations from the lighting plan and provisions of Exhibit No. 3.5 are not authorized without prior approval from FWC and submittal of a copy of the approved modification to District compliance staff.

Exhibit No. 3.5 requires the following inspection and meeting to be scheduled by the permittee prior to the indicated construction milestones:

- a. Prior to electrical rough-in for installation - meeting with permittee, District ERB staff, FWC, contractor, electrician, or electrical contractor (Comment 1, Prior to Construction)
7. Exhibit No. 3.5 requires the following inspection regarding the lighting installation:
 - Within 30 days of construction completion, including installation of exterior lights - permittee shall notify

FWC and District staff for inspection. (Comment 2, Operation and Maintenance Activities).

8. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27, FAC for definitions of "take" and a list of fish and wildlife species. If listed species are observed on-site, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

All activity shall be confined to daylight hours. No temporary lighting of the construction area is authorized at any time during the marine turtle nesting season.

9. a. 60 days prior to the commencement of construction, the permittee shall submit the following via RegPermitting or to District ERB staff:

i. Project map identifying the CE areas;

ii. Legal description of conservation areas;

iii. A fully executed CE form attached as Exhibit No. 3.6. The CE shall not be recorded until the District's real estate review is complete and the District has approved the documentation provided;

iv. Sealed boundary survey of the CE area(s) done by a professional Land surveyor;

v. The latest tax statement for the CE areas to ensure that the title insurance policy is sufficient to cover the assessed value of the parcel. The title company may obtain this as a part of its search. If it does not, your local property appraiser's office (<http://www.propertyappraiser.com>) can provide you with this information;

vi. Title insurance commitment for the CE naming the District as beneficiary, with policy limits set by using the latest tax statement most recent valuation for the property by the property appraiser for the county in which the land is located, upon which the conservation area will be placed. Encumbrances, such as easements, mortgages, liens, judgments, reservations (including mineral rights or timber deeds), will be listed as exceptions to the title commitment. If any encumbrances are identified that were not previously identified on the Ownership and Encumbrance report, then an updated attorney opinion letter will be required prior to the commencement of construction. If any adverse encumbrances exist, you will need to coordinate with the title company to ensure that these exceptions are removed from the title commitment (by release, satisfaction, or subordination). The title company will obtain the execution of all necessary subordination agreements, lien releases, or satisfactions. The title company will then be requested to submit an endorsement to or a marked down copy of the title commitment, removing these exceptions to ensure the title insurance policy is sufficient to cover the assessed value of the parcel; and

vii. A CD or electronic file containing the easement data supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet, shall be submitted.

b. The real estate information referenced in Paragraph A above shall be reviewed by the District in accordance with the District's real estate review requirements. The CE shall be granted free of mortgages, liens, easements or other encumbrances or interests which the District staff states are contrary to the intent of the CE. In the event the CE real estate information reveals encumbrances or

interests in the CE area that are contrary to the intent of the CE or permit, the permittee shall be required to provide release or subordination of such encumbrances or interests. If such are not obtained, permittee shall be required to apply for a modification to the permit for alternative acceptable mitigation. The easement shall not be recorded until such approval is received.

- c. Once the District's real estate review is complete and the District has approved the real estate information provided, the permittee shall record the CE(s) over the real property designated as conservation/preservation areas on attached Exhibits 3.0 and 3.6. The CE shall be granted to the District using the forms attached as Exhibit No. 3.6. This Exhibit shall not be modified without a permit modification.
- d. The permittee shall record the CE in the public records of Palm Beach County within 14 days of receiving the District's approval of the real estate information. Upon recordation, the permittee shall submit one certified copy of the recorded CEs for the preservation/mitigation areas, and title insurance policy, via RegPermitting or to District ERB staff in the local District service center.

10. Within 30 business days after FWC staff have verified to the District and the permittee that lighting is installed as indicated on approved plans and is not visible from the beach, the permittee shall install marine turtle lighting educational sign(s) at each permitted major coastal structure with an approved lighting plan for exterior lights. A copy of the FWC approved sign can be obtained at https://myfwc.com/media/18008/seaturtle_lightingsign.jpg. The sign(s) must be a minimum size of 11.0 inches by 14.0 inches and made of durable weatherproof material.

The sign(s) must be located near or on each permitted major structure, in centralized areas of high foot traffic visible to most occupants or guests, and should be replaced if they become faded, damaged or outdated.

11. Prior to or concurrent with construction, the permittee shall implement an on-site mitigation program for Golden City Highland Beach in accordance with Exhibit Nos. 3.1, 3.2, and 3.3 and the work schedule in this permit. On-site mitigation activities include enhancement of 4.33 acres of mangrove wetlands.

12. Prior to commencement of construction, and in accordance with the work schedule herein, the permittee shall submit documentation from the FDEP that 0.26 saltwater credits for this project have been paid for in full and deducted from the EMB's ledger.

13. Prior to construction, and in accordance with the work schedule herein, a baseline monitoring report for Golden City Highland Beach on-site mitigation project shall be submitted as described in Exhibit No. 3.3.

14. A time zero monitoring report for the Golden City Highland Beach on-site mitigation program shall be submitted after the initial removal of debris and exotic vegetation, in accordance with Exhibit Nos. 3.1 and 3.3 and the work schedule in this permit. The report shall include photographs and narrative information documenting the coverage of mangroves, debris, and invasive and nuisance vegetation, and signage along the perimeter of the preserve. The report should demonstrate that the mitigation area exhibits no more than 5% cover of invasive and nuisance vegetation and no more than 5% cover by trash and debris.

15. A monitoring program shall be implemented for the on-site mitigation area in accordance with Exhibit No. 3.3 and the work schedule in this permit. The monitoring program shall extend for a period of five years with annual reports submitted to District staff. At the end of the first monitoring period and throughout the remainder of the monitoring period the mitigation area shall exhibit no more than 5% cover of invasive and nuisance vegetation and no more than 5% cover by trash and debris.

16. A maintenance program shall be implemented in accordance with Exhibit Nos. 3.1 and 3.3 for the on-site mitigation areas to ensure the integrity and viability of those areas as permitted. Maintenance shall

be conducted in perpetuity to ensure that the conservation areas are maintained free of debris and Category 1 and 2 invasive and nuisance vegetation (as defined by the Florida Invasive Species Council at the time of maintenance) immediately following a maintenance activity.

The on-site mitigation area maintenance includes an initial removal of debris prior to commencement of construction, and thereafter at least every six months, in order to facilitate tidal flow and remove obstacles to mangrove recruitment and growth. Maintenance in perpetuity shall also ensure that on-site and offsite conservation areas maintain the biannual debris removal and maintain species and coverage of native, desirable vegetation specified in the permit. Coverage of invasive and nuisance plant species and debris shall each not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that invasive and nuisance plant species do not dominate any one section of those areas.

17. Within 30 days of constructing the seawall/bulkhead, permanent physical markers designating the preserve status of the on-site wetland preservation areas shall be placed along the north, south and west boundary of the development in locations depicted in Exhibit No. 3.3. These markers shall be maintained in perpetuity.
18. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule provided in this permit. Any deviation from these time frames must be coordinated with District ERB staff, and may require a minor modification to this permit. Such requests must be made in writing and shall include:
 - a. Reason for the change.
 - b. Proposed start/finish and/or completion dates.
 - c. Progress report on the status of the project development or mitigation effort.
19. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to on-site or offsite wetlands or OSWs have occurred due to project related activities. The permittee shall be required to submit a remediation plan within 30 days of notification by District ERB staff of such conditions. The remediation plan may include on-site or offsite mitigation as necessary to address any deficiencies.
20. Prior to ERP certification, the permittee shall submit documentation that FWC has approved installation of the lighting plan (Exhibit No. 3.5, Comment 2, Operation and Maintenance Activities).
21. In addition to the requirements of General Condition No. 6, the permittee shall provide the following at the time of certification and request to transfer the permit to the operation phase:
 - a. Record drawings signed and sealed by a registered professional in the State of Florida per Subsection 12.2(b)2, ERP AH Vol. I.
 - b. A copy of the O&M plan, revised as necessary to be applicable to the SWM system as designed and permitted per Subsection 12.2.1.(b)5, ERP AH Vol. I.
 - c. An updated copy of the cost estimate per Subsections 12.2.1.(b)6 & 12.3.5(a)4, ERP AH Vol. I.
22. In accordance with Exhibit No. 2.2 and Sections 12.5 and 12.6, ERP AH Vol. I, the permittee shall inspect the SWM system and submit an inspection report.

Project Work Schedule for Permit No. 50-101821-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 0	09/10/2019	Construction Commencement Notice (180321-409)	48 Prior to Actual Construction Start Date	
GC 2	09/10/2019	Submit Certification (180321-409)	30 Days After Construction Completion	
GC 7	12/02/2025	Submit Operation Transfer Request	Within 30 days of Certification	
SC 6	12/02/2025	Lighting Pre-Construction Meeting	Prior to Electrical Rough-in	
SC 7	12/02/2025	Notify FWC and District staff for lighting inspection	30 Days After Construction Completion	
SC 9	12/02/2025	Submit Recorded Conservation Easement	Prior to Construction	
SC 12	12/02/2025	Submit Mitigation Bank Ledger Documentation	01/29/2026	11/21/2025
SC 13	12/02/2025	Submit Baseline Monitoring Report	11/30/2025	12/01/2025
SC 14	12/02/2025	Submit Time Zero Report	Within 30 days of completing the seawall/bulkhead	
SC 15	12/02/2025	Submit Mitigation Monitoring Report 1	Within 1 year after Time Zero and then Annually for 5 years	
SC 15	12/02/2025	Submit Mitigation Monitoring Report 2	1 year after previous submission	
SC 15	12/02/2025	Submit Mitigation Monitoring Report 3	1 year after previous submission	
SC 15	12/02/2025	Submit Mitigation Monitoring Report 4	1 year after previous submission	
SC 15	12/02/2025	Submit Mitigation Monitoring Report 5	1 year after previous submission	
SC 20	12/02/2025	Submit Lighting Installation Approval by FWC	Prior to ERP Certification	
SC 21	12/02/2025	O&M Documents	30 Days After Construction Complete Date	
SC 22	12/02/2025	O&M Inspection Report 1	Within 1 year of Certification	

GC = General Condition

SC = Special Condition

Distribution List

Golden City at Highland Beach Condominium Association, Inc.

Joshua D Horning, PE, Kimley Horn and Associates Inc

Mony Elmeus, Kimley Horn

Div of Recreation and Park - District 5

US Army Corps of Engineers - Permit Section

Lake Worth Drainage District

Palm Beach County - Environmental Resource Management

Palm Beach County Engineer

City Of Greenacres

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website at www.sfwmd.gov/regpermitting and searching under this application number 250403-51836.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Construction Plans](#)

[Exhibit No. 2.1 SWM Calculations](#)

[Exhibit No. 2.2 O&M Docuemnts](#)

[Exhibit No. 3.0 Wetlands and OSW and Impacts Map](#)

[Exhibit No. 3.1 Mitigation Plan](#)

[Exhibit No. 3.2 UMAM and WATER Forms](#)

[Exhibit No. 3.3 Mitigation Monitoring Plan](#)

[Exhibit No. 3.4 FWC-Approved Lighting Plan](#)

[Exhibit No. 3.5 FWC Requirements Letter](#)

[Exhibit No. 3.6 Conservation Easement](#)

[Exhibit No. 4.0 Draft O&M Documents](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, 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 your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. 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, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "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.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will

receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, 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, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.