

**NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT**

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

**Application to Connect to, or Use, District Facilities, or for Utility Construction\***

*Gordy Creek*

**A. General Information:**

Applicant Information:

Name: Zentex Ventures LTD  
Address: 44 Cocoanut Row Unit B-22  
Palm Beach, FL 33480  
Telephone: ( ) 904-219-3330  
Email: lara@swansonlandco.com

Owner Information (if different from Applicant):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( )  
Email: \_\_\_\_\_

Engineer of Record Information (if applicable):

Name: Wesley Mills, P.E., Mills, Short & Associates LLC  
Address: 700 22nd Pl, STE 2C/2D  
Vero Beach, FL 32960  
Telephone: (772) 226-7282  
Email: kroegers@millsshortassociates.com

Billing Contact Information:

Name: Wesley Mills, P.E., Mills, Short & Associates LLC  
Address: 700 22nd Pl, STE 2C/2D  
Vero Beach, FL 32960  
Telephone: (772) 226-7282  
Email: wmills@millsshortassociates.com

**B. Project Information:** (Check appropriate box and attach drawings to show location and details):

- Culvert Connection to District canal for irrigation or gravity drainage.
- Pump Connection to District canal for irrigation or drainage.
- Installation of culvert or water control structure in District canal for crossing or water control.
- Utility Crossing:
  - Electric                       Telephone                       Gas
  - Cable Television               Water Main                       Force Main

Other (specify): Discharge to Tenmile Creek as part of residential development project

Location: Section(s): 26 Township: 35 Range: 39 Canal No.: TMC  
Description of Indirect Connection: Overland flow discharge to Tenmile Creek from wetlands  
Drainage area served: \_\_\_\_\_ acres (Culvert or pump Connections.)

**C. Construction Schedule:**

Estimated commencement date: Jan 2026 Estimated completion date: Jan 2027

**D. Application, Use Fee:** \$ 75.00 750.00 **Review Deposit:** \$ 3,500.00 7000.00

(Submit fee with this application in accordance with the District's fee schedule.)

**ACKNOWLEDGEMENT AND ACCEPTANCE:**

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature: See attached Owner Authorization form.  
Owner Name (Type or Print): Gary Zentner, Zentex Ventures LTD  
Date: 2025.02.04

District Use Only: No.            - 025 - 004 - TMC

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**Application to Connect to, or Use, District Facilities, or for Utility Construction\***

**SPECIAL CONDITIONS: (for District Use Only):**

*Attached*

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**Application Approved and Permit for Construction Issued:**

By:  Date of Approval: 3-27-25  
For the North St. Lucie River Water Control District

Permit Expiration Date: 3-27-27 Construction Expiration Date: \_\_\_\_\_

\*\*\*\*\*

**Project Certification Received and Accepted:**

By: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
For the North St. Lucie River Water Control District

Certification Expiration Date: \_\_\_\_\_

*\*This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

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March 27, 2025

Gordy Creek – Drainage Connection to Ten Mile Creek  
NSLRWCD Permit Application No. 025-03-TMC

#### Permit Conditions

1. The proposed Gordy Creek development is located west of Gordy Rd. and south of Okeechobee Rd. (SR70). The proposed development consists of 178 single-family lots, 138 townhome units, an amenity center and associated utility and drainage infrastructure which ultimately outfalls to Ten Mile Creek. The total project area is 75.98 acres and divided by Ten Mile Creek, with 9.36 acres located on the west side of Ten Mile Creek and 66.62 acres located on the east side. The drainage basin for the proposed project is 58.58 acres, with approximately 17.40 acres to remain as undisturbed preservation area. The permittee shall install the proposed improvements in accordance with the Construction Plans that were signed and sealed by James W. Mills, P.E. with Mills, Short & Associates, Inc. dated March 7, 2025.
2. The permittee shall be responsible for all permit application review fees associated with this permit application.
3. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.
4. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.
5. The contractor shall provide the NSLRWCD with a 24-hour contact number and personnel for emergency situations.
6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.
7. All disturbed areas shall be sodded and pinned, except for areas calling for other material (i.e. riprap stabilization) as on the approved plans.
8. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a standby pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.
9. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.
10. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

## STANDARD PROVISIONS

for

Application / Permit No. 025-004-TMC

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the **attached approved drawings** supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."