



# Technical Staff Report 1729

#2

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT  
August 11, 1997

**Applicant:** Greater Construction Corp.  
Atten: Hampton P. Conley  
1105 Kensington Park Drive  
Altamonte Springs, FL 32714

**Agent:** N/A

**Consultant:** Conklin, Porter & Holmes-Engineers, Inc.  
Attn.: James C. Branch, P.E.  
101 N. Woodland Blvd., Suite 100  
Deland, Fl 32720

19339-2

**County:** Lake                      **Project Name:** Greater Pines, Phases 5-7  
**Section:** 28 & 33                **Township:** 22S                      **Range:** 26E  
**Acres Owned:** 302.55            **Project Acreage:** 74.66

**General Description OF APPLICATION NO.4-069-0276AM-ERP:**

This modification is for the authorization to construct a surface water management system. <sup>for</sup>  
~~The modification is a new phase of a previously permitted site, known as Phase 5,6, and~~  
~~7 of Greater Pines development. The system consists of 147 single-family residential lots~~  
~~and three dry retention-detention ponds.~~ <sub>for Phases 5-7.</sub>

**Authority:** chapter 373 F.S.; chapter 40C-4.041(1)(2)(b)2 F.A.C.

**Existing Land Use:** Abandoned citrus grove, pine plantation, and wetlands

**Hydrologic Basin(s):** 07

**Receiving Water Body(ies):** Lost Lake                      Class:III

**Easements/Restrictions:** No                      Homeowners Association

**Operation and Maintenance Entity:** ~ HOA and Lake County

**Staff Comments:**

The project is located approximately 0.5 mile south of <sup>state Road 570</sup> (SR 50) on the west of Hancock Road, in Lake County. (see attachment # 1).

The project History:

The applicant received a permit (#4-069-0276) on January 12, 1993 and permit #4-069-0276M on August 9, 1994.

This modification is for the authorization to construct a surface water management system. ~~The modification is~~ a new phase of the Greater Pines development, known as phase 5, 6, and 7. The system consists of 147 single-family residential lots and three dry retention-detention ponds. *for*

The proposed project site consists of abandoned citrus grove and pine plantation. The upland portion of the project area is vegetated with a variety of uplands grasses and slash pine. The wetland area ~~within the project site~~ consists of 3.6-acre portion of the herbaceous littoral zone on the southeast side of Lost Lake. The applicant is not proposing any wetland encroachments ~~under this application~~. Staff has determined that this project conforms with the wetland review criteria pursuant to Section 12.2.2 of the Applicant's Handbook.

In the pre-development condition there is one basin with several sub-basins. Due to site topography, run-off from these sub-basins will sheet flow into an existing ~~Lake known as~~ Lost Lake, which is a land-locked basin. *S*

In the post-development condition the runoff will be routed through three (3) dry retention-detention ponds. Proposed dry retention-detention pond 2 will discharge to the proposed dry retention-detention pond 3, and will then discharge to the proposed dry retention-detention pond 4. Proposed pond 4 will discharge to a spreader pond, then sheet flow to Lost Lake.

The entire system is designed in accordance with requirements for discharges to a land-locked basin. These systems will provide treatment and recovery of the required pollution abatement volume pursuant to Chapter 40C-42, F.A.C. These systems are also designed to attenuate the post-development volume for the 25-year, 96-hour storm event.

The proposed project will impact a portion of the 100-year landlocked floodplain of Lost Lake, and the applicant has compensated for the floodplain impact. Also, the applicant has demonstrated that the post development 100-year flood elevation within Lost Lake will not exceed the pre-development 100-year flood elevation.

The applicant has provided reasonable assurance that the proposed project meets all applicable conditions for permit issuance pursuant to Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

**Wetland Inventory (acres)**

Total Wetlands on Project Site:	3.60
Total Wetlands Preserved:	3.60

Total Wetlands Disturbed:	0.00
Total Wetlands Lost:	0.00
Total Wetlands Created as Mitigation:	0.00
Total Wetlands Enhanced or Restored as Mitigation:	0.00
Other Compensation:	0.00

**Recommendation:** Approval

**Conditions for Application Number 4-069-0276AM2-ERP :**

**General ERP CONDITIONS (See Condition Sheet):** 1 through 19

**Special MSSW CONDITIONS(See Condition Sheet):** 1, 4, 10, 13, 28

**Tables:** N/A

**Other Conditions:**

1. The surface water management system must be constructed as per plan received by the District on June 2, 1997 and as amended by sheets 1, 5, 6, and 9 of 22, received on July 16, 1997.

**Reviewers:** R.Pakzadian/Eunice

#1

**INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT**  
August 3, 1997

**Applicant:** Greater Construction Corp.  
Atten: Hampton P. Conley  
1105 Kensington Park Drive  
Altamonte Springs, FL 32714

**Agent:** N/A

**Consultant:** Conklin, Porter & Holmes-Engineers, Inc.  
Attn.: James C. Branch, P.E.  
101 N. Woodland Blvd., Suite 100  
Deland, FL 32720

**County:** Lake                      **Project Name:** Greater Pines, Phases 5-7

**Section:** 28 & 33                      **Township:** 22S                      **Range:** 26E

**Acres Owned:** 302.55                      **Project Acreage:** 74.66

**General Description OF APPLICATION NO.4-069-0276AM-ERP:**

This modification is for the authorization to construct a surface water management system. The modification is a new phase of a previously permitted site, known as phase 5,6, and 7 of Greater Pines development. The system consists of 147 single-family residential lots and three dry retention-detention ponds. ✓

**Authority:** chapter 373 F.S.; chapter 40C-4.041(1)(2)(b)2 F.A.C.

**Existing Land Use:** Abandoned citrus grove, pine plantation, and wetlands

**Hydrologic Basin(s):** 07

**Receiving Water Body(ies):** Lost Lake                      Class:III

**Easements/Restrictions:** No

**Operation and Maintenance Entity:** HOA and Lake County

**Staff Comments:**

The project is located approximately 0.5 mile south of SR 50, on the west of Hancock Road, in Lake County. (see attachment # 1) .

**The project History:**

The applicant received a permit #4-069-0276 on January 12, 1993 and permit #4-069-0276M on August 9, 1994.

This modification is for the authorization to construct a surface water management system. The modification is a new phase of the Greater Pines development, known as phase 5,6, and 7. The system consists of 147 single-family residential lots and three dry retention-detention ponds.

The proposed project site consists of abandoned citrus grove and pine plantation. The upland portion of the project area is vegetated with a variety of uplands grasses and slash pine. The wetland area within the project site consists of 3.6-acre portion of the herbaceous littoral zone on the southeast side of Lost Lake. The applicant is not proposing any wetland encroachments under this application. Staff has determined that this project conforms with the wetland review criteria pursuant to Section 12.2.2 of the Applicant's Handbook.

In the pre-development condition there is one basin with several sub-basins. Due to site topography, run-off from these sub-basins will sheet flow into an existing Lake known as Lost Lake, which is a land-locked basin.

In the post-development condition the runoff will be routed through three (3) dry retention-detention ponds. Proposed dry retention-detention pond 2 will discharge to the proposed dry retention-detention pond 3, and will then discharge to the proposed dry retention-detention pond 4. Proposed pond 4 will discharge to spreader pond, then sheet flow to Lost Lake.

The entire system is designed in accordance with requirements for discharges to a land-locked basin. These systems will provide treatment and recovery of the required pollution abatement volume pursuant to Chapter 40C-42, F.A.C. These systems are also designed to attenuate the post-development volume for the 25-year, 96-hour storm events.

The proposed project will impact a portion of the 100-year landlocked floodplain of Lost Lake and the applicant has compensated for the floodplain impact. Also, the applicant has demonstrated that the 100-year flood elevation within the Lost Lake ~~does~~ <sup>will</sup> not exceed the pre-development 100-year flood elevation.

The applicant has provided reasonable assurance that the proposed project meets all applicable conditions for permit issuance pursuant to Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

**Wetland Inventory (acres)**

Total Wetlands on Project Site:

3.60

Total Wetlands Preserved:	3.60
Total Wetlands Disturbed:	0.00
Total Wetlands Lost:	0.00
Total Wetlands Created as Mitigation:	0.00
Total Wetlands Enhanced or Restored as Mitigation:	0.00
Other Compensation:	0.00

**Recommendation:** Approval

**Conditions for Application Number 4-069-0276AM2-ERP :**

**General ERP CONDITIONS (See Condition Sheet):** 1 through 19

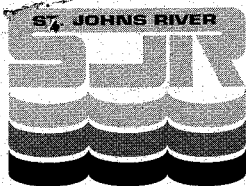
**Special MSSW CONDITIONS(See Condition Sheet):** 1, 4, 10, 13, 28

**Tables:** N/A

**Other Conditions:**

1. The surface water management system must be constructed as per plan received by the District on June 2, 1997 and as amended by sheets 1, 5, 6, and 9 of 22, received on July 16, 1997.

**Reviewers:** R.Pakzadian/Eunice



**WATER MANAGEMENT DISTRICT**

Henry Dean, Executive Director  
John R. Wehle, Assistant Executive Director

POST OFFICE BOX 1429

PALATKA, FLORIDA 32178-1429

TELEPHONE 904/329-4500

SUNCOM 904/860-4500

FAX (EXECUTIVE/LEGAL) 329-4125

(PERMITTING) 329-4315

(ADMINISTRATION/FINANCE) 329-4508

FIELD STATIONS

CERTIFIED #2 273 104 613

JULY 19, 1994

618 E. South Street  
Orlando, Florida 32801  
407/897-4300

7775 Baymeadows Way  
Suite 102  
Jacksonville, Florida 32256  
904/730-6270

PERMITTING:  
305 East Drive  
Melbourne, Florida 32904  
407/984-4940

OPERATIONS:  
2133 N. Wickham Road  
Melbourne, Florida 32935-8109  
407/254-1762

THE GREATER CONSTRUCTION CORP.  
POST OFFICE BOX 3873  
LONGWOOD, FL 32791

RE: NOTICE OF BOARD CONSIDERATION OF PERMIT APPLICATION  
NUMBER 4-069-0276AM IN LAKE COUNTY

DEAR SIR:

THE STAFF OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT HAS COMPLETED ITS REVIEW OF THE ABOVE-REFERENCED APPLICATION. ENCLOSED IS A COPY OF THE TECHNICAL STAFF REPORT (TSR) WHICH STATES THAT STAFF WILL RECOMMEND APPROVAL OF THE APPLICATION WITH THOSE CONDITIONS CONTAINED IN THE TSR. THIS TSR CONSTITUTES A NOTICE OF DISTRICT INTENT TO GRANT THE PERMIT APPLICATION. IF YOU DISAGREE WITH ANY PART OF THE TSR, YOU SHOULD IMMEDIATELY CONTACT THE DISTRICT STAFF TO DISCUSS YOUR CONCERNS. PLEASE REFER TO THE ENCLOSED NOTICE OF RIGHTS WHICH DESCRIBES ANY RIGHTS YOU MAY HAVE AND IMPORTANT TIME FRAMES REGARDING THE PROPOSED AGENCY ACTION.

YOU ARE ENTITLED TO ADDRESS THE GOVERNING BOARD CONCERNING THE APPLICATION. HOWEVER, WHETHER YOU DO SO OR NOT IS SOLELY YOUR DECISION. OBJECTIONS WHICH THE DISTRICT HAS RECEIVED CONCERNING THE ABOVE-REFERENCED APPLICATION ARE PROVIDED TO ASSIST YOU IN PREPARING ANY PRESENTATION TO THE GOVERNING BOARD. THE STAFF RECOMMENDATION, ANY PRESENTATION BY YOU OR OTHERS, AND ANY OBJECTIONS WILL BE CONSIDERED IN THE BOARD'S FINAL PERMIT DECISION.

THE GOVERNING BOARD WILL CONSIDER YOUR APPLICATION AT 1:00 P.M. AUGUST 9, 1994, OR AS SOON THEREAFTER AS IT MAY COME ONTO BE HEARD AT: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT HEADQUARTERS, HIGHWAY 100 WEST, PALATKA, FLORIDA 32178. AGENDA ITEMS SCHEDULED FOR ACTION ON AUGUST 9, 1994, MAY BE POSTPONED FOR CONSIDERATION AT THE GOVERNING BOARD MEETING WHICH BEGINS AT 9:00 A.M. ON AUGUST 10, 1994.

SINCERELY,

*Shannon Barican*  
SHANNON BARICAN, SR. PERMIT DATA TECHNICIAN  
PERMIT DATA SERVICES DIVISION

CC: DISTRICT FILE  
LORI DOWDY, DATA MANAGEMENT SUPERVISOR  
AGENT: CONKLIN, PORTER & HOLMES ENGINEERS, INC.

Joe E. Hill, CHAIRMAN  
LEESBURG

Patricia T. Harden, VICE CHAIRMAN  
SANFORD

Jesse J. Parrish, III, TREASURER  
TITUSVILLE

Lenore N. McCullagh, SECRETARY  
ORANGE PARK

Reid Hughes  
DAYTONA BEACH

Dan Roach  
FERNANDINA BEACH

William Segal  
MAITLAND

Denise M. Prescod  
JACKSONVILLE

James H. Williams  
OCALA



MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT  
July 25, 1994

APPLICANT: Greater Construction Corp.  
Attn. Mr. Robert A. Mandell, President  
P.O. Box 3873  
Longwood FL 32791

AGENT: Conklin, Porter & Holmes - Engineers, Inc.  
Attn. Mr. James C. Branch, P.E.  
P.O. Box 2808  
Sanford FL 32772-2808

COUNTY: Lake PROJECT NAME: Greater Pines Phases 2 & 3  
SECTIONS: 28 & 33 TOWNSHIP: 22S RANGE: 26E  
ACRES OWNED: 302.6 PROJECT ACREAGE: 118.5

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.; Basin OB

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0276AM:

This application is for the construction of the surface water management system to be known as Greater Pines Phases 2 & 3. The surface water management system includes 198 single-family residential lots, associated roads, and four stormwater retention basins.

RECEIVING WATER BODY(ies): Lost Lake (CLASS III)

EXISTING LAND USE: Abandoned citrus grove

OPERATION AND MAINTENANCE ENTITY: Lake County Maintenance Master  
Stormwater Utility

STAFF COMMENTS:

The proposed project site is located in South Lake County, on the west side of Hancock Road, approximately 0.5 mile south of State Road 50 (see attachment # 1). The project site is located within the Oklawaha River Hydrologic Basin.

On January 12, 1993, the District issued Permit Number 4-069-0276 for the construction of a 102.1-acre, 75-lot, single-family residential subdivision known as Greater Pines, Phase 1. This modification consists of the addition of Phases 2 and 3 to the already permitted Phase 1 of Greater Pines subdivision. The two phases consist of an approximately 118.5-acre, 198-lot, single-family, residential subdivision located at the south end of the Greater Pines Development. Greater Pines Development is a 6-phase project consisting of a total of 303 acres, and 572 single-family units.

The proposed project site consists of an abandoned citrus grove, which is vegetated with a variety of upland grasses. There are no wetlands within the project site.

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. Staff feels that the proposed project will not have any unacceptable adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

Stormwater runoff from the majority of the site naturally drains from east to west to Lost Lake, a landlocked system.

The surface water management system for Phases 2 and 3 includes the construction of four dry retention basins. Ponds 2, 3, and 4 are temporary ponds, to be replaced when subsequent phases of Greater Pines are permitted and built. Pond 1 is an expansion of two of the four stormwater retention basins previously permitted in Phase 1. Since the previously permitted Phase 1 system is interconnected with the proposed Phases 2 and 3, supporting calculations were provided which address all three phases.

The retention basins provide water quality treatment for the contributing drainage area prior to discharge, via broad-crested weirs, to Lost Lake. The retention basins are also designed to limit the post-development volume of runoff to that generated in the pre-development condition for the 25-year 96-hour storm event for Phases 1 through 3.

The proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

TOTAL WETLANDS INVOLVED:	0.00	acres
TOTAL WETLANDS PRESERVED:	0.00	acres
TOTAL WETLANDS DISTURBED:	0.00	acres
TOTAL WETLANDS LOST:	0.00	acres
1. WATERS OF THE STATE: (SEE D/F # N/A)	0.00	acres
2. CONTIGUOUS TO WATERS:	0.00	acres
3. ISOLATED WETLANDS:	0.00	acres
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.00	acres
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.00	acres
OTHER COMPENSATION:	0.00	acres
RECOMMENDATION:	Approval	

CONDITIONS FOR APPLICATION NUMBER 4-069-0276AM:

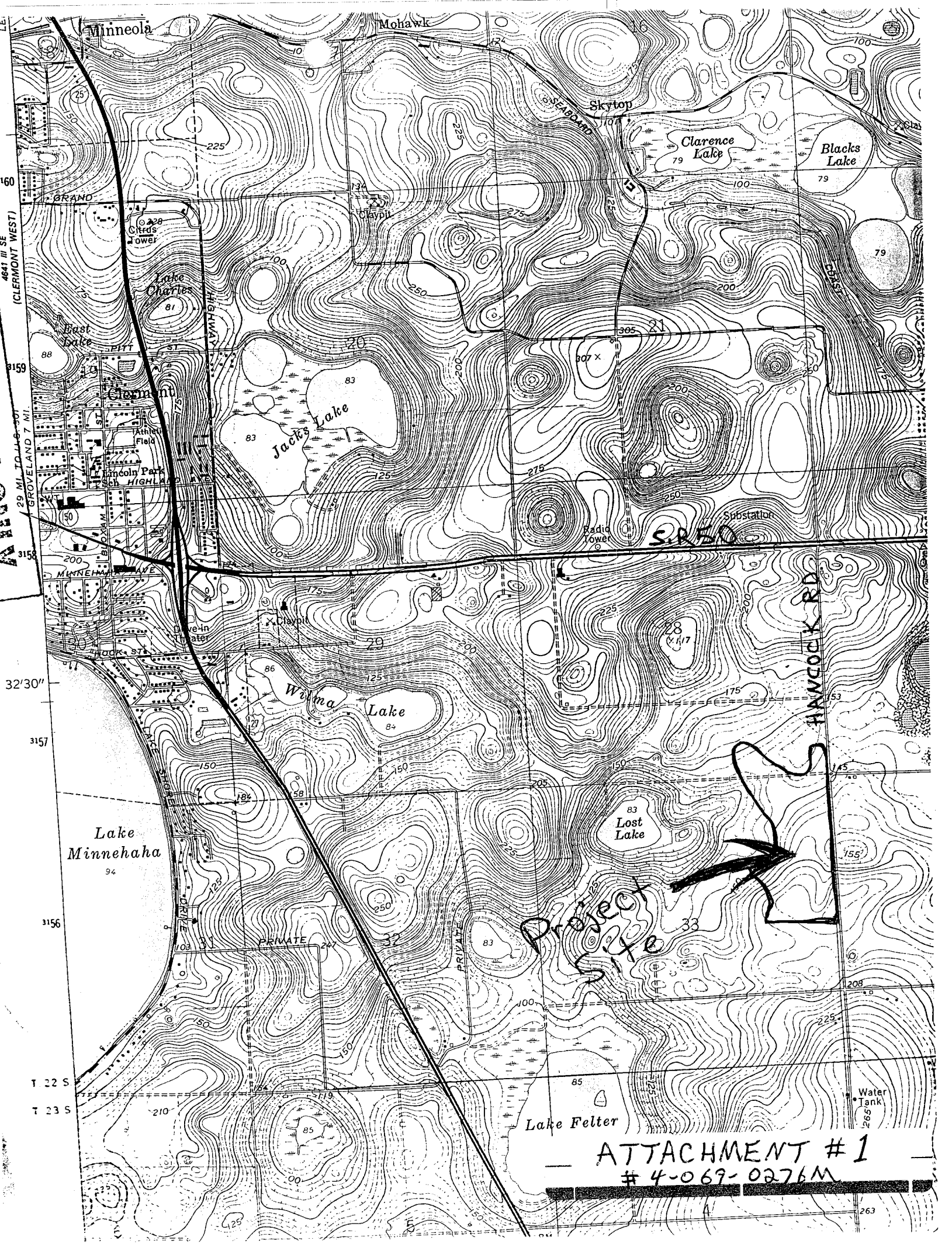
GENERAL: 1 - 13

SPECIAL: 1, 2, 6, 16, 19, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on June 15, 1994.

M. Cook/Eunice



ATTACHMENT # 1  
# 4-069-0276M

## NOTICE OF RIGHTS

1. A PERSON WHOSE SUBSTANTIAL INTERESTS ARE OR MAY BE DETERMINED HAS THE RIGHT TO REQUEST AN ADMINISTRATIVE HEARING BY FILING A WRITTEN PETITION WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (DISTRICT) WITHIN 14 DAYS OF RECEIPT OF NOTICE OF THE DISTRICT'S INTENT TO GRANT OR DENY A PERMIT APPLICATION OR WITHIN 14 DAYS OF PUBLICATION OF NOTICE, WHICHEVER OCCURS FIRST, AT THE OFFICE OF THE DISTRICT CLERK LOCATED AT DISTRICT HEADQUARTERS, HIGHWAY 100 WEST, PALATKA, FLORIDA. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
2. A PERSON WHOSE SUBSTANTIAL INTERESTS ARE OR MAY BE DETERMINED HAS THE RIGHT TO REQUEST AN ADMINISTRATIVE HEARING BY FILING A WRITTEN PETITION IN THE OFFICE OF THE DISTRICT CLERK WITHIN 14 DAYS OF RECEIPT OF NOTICE OF FINAL DISTRICT ACTION ON A PERMIT APPLICATION, IF THE GOVERNING BOARD TOOK ACTION WHICH SUBSTANTIALLY DIFFERS FROM THE NOTICE OF INTENT TO GRANT OR DENY THE PERMIT APPLICATION. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
3. A SUBSTANTIALLY INTERESTED PERSON HAS THE RIGHT TO REQUEST A FORMAL ADMINISTRATIVE HEARING PURSUANT TO SECTION 120.57 (1) FLORIDA STATUTES, WHERE THERE IS A DISPUTE BETWEEN THE DISTRICT AND THE PARTY REGARDING AN ISSUE OF MATERIAL FACT. A PETITION FOR A FORMAL HEARING MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 40C-1.521 (2), FLORIDA ADMINISTRATIVE CODE.
4. A SUBSTANTIALLY INTERESTED PERSON HAS THE RIGHT TO REQUEST AN INFORMAL HEARING PURSUANT TO SECTION 120.57 (2), FLORIDA STATUTES WHERE NO MATERIAL FACTS ARE IN DISPUTE. A PETITION FOR AN INFORMAL HEARING MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 40C.1.521 (2), FLORIDA ADMINISTRATIVE CODE.
5. A PETITION FOR AN ADMINISTRATIVE HEARING IS DEEMED FILED UPON DELIVERY OF THE PETITION TO THE DISTRICT CLERK AT THE DISTRICT HEADQUARTERS IN PALATKA, FLORIDA. (SECTION 40C-1.013, FLORIDA ADMINISTRATIVE CODE)
6. FAILURE TO FILE A PETITION FOR AN ADMINISTRATIVE HEARING WITHIN THE REQUISITE TIME FRAME SHALL CONSTITUTE A WAIVER OF THE RIGHT TO AN ADMINISTRATIVE HEARING. (SECTION 40C-1.511, FLORIDA ADMINISTRATIVE CODE)
7. THE RIGHT TO AN ADMINISTRATIVE HEARING AND THE RELEVANT PROCEDURES TO BE FOLLOWED ARE GOVERNED BY CHAPTER 120, FLORIDA STATUTES, AND CHAPTER 40C-1, FLORIDA ADMINISTRATIVE CODE.
8. ANY SUBSTANTIALLY AFFECTED PERSON WHO CLAIMS THAT FINAL ACTION OF THE DISTRICT CONSTITUTES AN UNCONSTITUTIONAL TAKING OF PROPERTY WITHOUT JUST COMPENSATION MAY SEEK REVIEW OF THE ACTION IN CIRCUIT COURT PURSUANT TO SECTION 373.617, FLORIDA STATUTES, AND THE FLORIDA RULES OF CIVIL PROCEDURE, BY FILING AN ACTION IN CIRCUIT COURT WITHIN 90 DAYS OF THE RENDERING OF THE FINAL DISTRICT ACTION, (SECTION 373.617, FLORIDA STATUTES).
9. PURSUANT TO SECTION 120.68, FLORIDA STATUTES, A PERSON WHO IS ADVERSELY AFFECTED BY FINAL DISTRICT ACTION MAY SEEK REVIEW OF THE ACTION IN THE DISTRICT COURT OF APPEAL BY FILING A NOTICE OF APPEAL PURSUANT TO THE FLORIDA RULES OF APPELLATE PROCEDURE, WITHIN 30 DAYS OF THE RENDERING OF THE FINAL DISTRICT ACTION.

NOTICE OF RIGHTS

10. A PARTY TO THE PROCEEDING BEFORE THE DISTRICT WHO CLAIMS THAT A DISTRICT ORDER IS INCONSISTENT WITH THE PROVISIONS AND PURPOSES OF CHAPTER 373, FLORIDA STATUTES, MAY SEEK REVIEW OF THE ORDER PURSUANT TO SECTION 373.114, FLORIDA STATUTES, BY THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION, BY FILING A REQUEST FOR REVIEW WITH THE COMMISSION AND SERVING A COPY ON THE DEPARTMENT OF ENVIRONMENTAL REGULATION AND ANY PERSON NAMED IN THE ORDER WITHIN 20 DAYS OF ADOPTION OF A RULE OR THE RENDERING OF A DISTRICT ORDER.
11. FOR APPEALS TO THE DISTRICT COURTS OF APPEAL, A DISTRICT ACTION IS CONSIDERED RENDERED AFTER IT IS SIGNED ON BEHALF OF THE DISTRICT, AND IS FILED BY THE DISTRICT CLERK.
12. FAILURE TO OBSERVE THE RELEVANT TIME FRAMES FOR FILING A PETITION FOR JUDICIAL REVIEWS DESCRIBED IN PARAGRAPHS #8 AND #9 OR FOR COMMISSION REVIEW AS DESCRIBED IN PARAGRAPH #10 WILL RESULT IN WAIVER OF THAT RIGHT TO REVIEW.

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT A COPY OF THE FOREGOING NOTICE OF RIGHTS HAS BEEN SENT BY U.S. MAIL TO:

THE GREATER CONSTRUCTION CORP.  
POST OFFICE BOX 3873  
LONGWOOD, FL 32791

AT 4:00 P.M. THIS 25<sup>th</sup> DAY OF JULY 1994, 19 \_\_\_\_.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FL 32178-1429  
(904) 329-4566

Shamunda Bowdoin  
PERMIT DATA SERVICES  
DIRECTOR, GLORIA ROBERSON

4-069-0276AM

# RECEIVED

JUL 07 1994

MSSW/WOD  
STAFF REPORT ROUTING SLIP

PERMIT DATA SERVICES

APPLICATION NUMBER: 4-069-0276AM  
Palatka

FOR August 1994 AGENDA

NAME: Greater Pines Phases 2 & 3

19339-2  
2001

REVIEWER: M. Cook / Eunice

FILE NAME: 0406902.76M

DIRECTORY NAME/MONTH.TSR.OWNER'S NAME

RELATED FILE NO.: 4-069-0276N

SITE INSPECTION REPORT INCLUDED? YES  NO

IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LISTED BELOW TO INSURE THAT THE TSR IS ROUTED WITHIN THE TIMEFRAMES DESIGNATED AFTER EACH TITLE.

TRANSMITTED TO:	REC'D	DUE	RET'D
DATE TSR SUBMITTED	7/6/94		
LEAD ES <i>any for WH</i>	7/6/94		
LEAD ENGINEER <i>gob</i>	7/6/94		7/6/94
TECHNICAL STAFF			
DATE TSR TYPED			
FIELD OFFICE DIRECTOR	7-6-94		7-6-94 <i>[Signature]</i>
TYPING REVISIONS	7-6-94		7-6-94 <i>lo</i>
DATE SENT TO PALATKA	7-6-94		7-6-94 <i>lo</i>
LEGAL			
CHIEF ENGINEER			7-20-94 <i>CMP</i>
CHIEF ES		ENTERED ON CRT	
DIRECTOR/ ASSISTANT DIRECTOR			<i>[Signature]</i> 7/22
TYPING REVISION			
EXHIBITS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> APPROVAL <input type="checkbox"/> DENIAL (SUB) (40C-1.605)	
SUPPLEMENTAL DATA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
MAPS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
LETTER OF CONCERN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT  
July 25, 1994

APPLICANT: Greater Construction Corp.  
Attn. Mr. Robert A. Mandell, President  
P.O. Box 3873  
Longwood FL 32791

AGENT: Conklin, Porter & Holmes - Engineers, Inc.  
Attn. Mr. James C. Branch, P.E.  
P.O. Box 2808  
Sanford FL 32772-2808

COUNTY: Lake PROJECT NAME: Greater Pines Phases 2 & 3  
SECTIONS: 28 & 33 TOWNSHIP: 22S RANGE: 26E  
ACRES OWNED: 302.6 PROJECT ACREAGE: 118.5

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.; Basin OB

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0276AM:

This application is for the construction of the surface water management system to be known as Greater Pines Phases 2 & 3. The surface water management system includes 198 single-family residential lots, associated roads, and four stormwater retention basins.

RECEIVING WATER BODY(ies): Lost Lake (CLASS III)

EXISTING LAND USE: Abandoned citrus grove

OPERATION AND MAINTENANCE ENTITY: Lake County Maintenance Master  
Stormwater Utility

STAFF COMMENTS:

The proposed project site is located in South Lake County, on the west side of Hancock Road, approximately 0.5 mile south of State Road 50 (see attachment # 1). The project site is located within the Oklawaha River Hydrologic Basin.

On January 12, 1993, the District issued Permit Number 4-069-0276 for the construction of a 102.1-acre, 75-lot, single-family residential subdivision known as Greater Pines, Phase 1. This modification consists of the addition of Phases 2 and 3 to the already permitted Phase 1 of Greater Pines subdivision. The two phases consist of an approximately 118.5-acre, 198-lot, single-family, residential subdivision located at the south end of the Greater Pines Development. Greater Pines Development is a 6-phase project consisting of a total of 303 acres, and 572 single-family units.

The proposed project site consists of an abandoned citrus grove, which is vegetated with a variety of upland grasses. There are no wetlands within the project site.



Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. Staff feels that the proposed project will not have any unacceptable adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

Stormwater runoff from the majority of the site naturally drains from east to west to Lost Lake, a landlocked system.

The surface water management system for Phases 2 and 3 includes the construction of four dry retention basins. Ponds 2, 3, and 4 are temporary ponds, to be replaced when subsequent phases of Greater Pines are permitted and built. Pond 1 is an expansion of two of the four stormwater retention basins previously permitted in Phase 1. Since the previously permitted Phase 1 system is interconnected with the proposed Phases 2 and 3, supporting calculations were provided which address all three phases.

The retention basins provide water quality treatment for the contributing drainage area prior to discharge, via broad-crested weirs, to Lost Lake. The retention basins are also designed to limit the post-development volume of runoff to that generated in the pre-development condition for the 25-year 96-hour storm event for Phases 1 through 3.

The proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

TOTAL WETLANDS INVOLVED:	0.00	acres
TOTAL WETLANDS PRESERVED:	0.00	acres
TOTAL WETLANDS DISTURBED:	0.00	acres
TOTAL WETLANDS LOST:	0.00	acres
1. WATERS OF THE STATE: (SEE D/F # N/A)	0.00	acres
2. CONTIGUOUS TO WATERS:	0.00	acres
3. ISOLATED WETLANDS:	0.00	acres
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.00	acres
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.00	acres
OTHER COMPENSATION:	0.00	acres
RECOMMENDATION:	Approval	

CONDITIONS FOR APPLICATION NUMBER 4-069-0276AM:

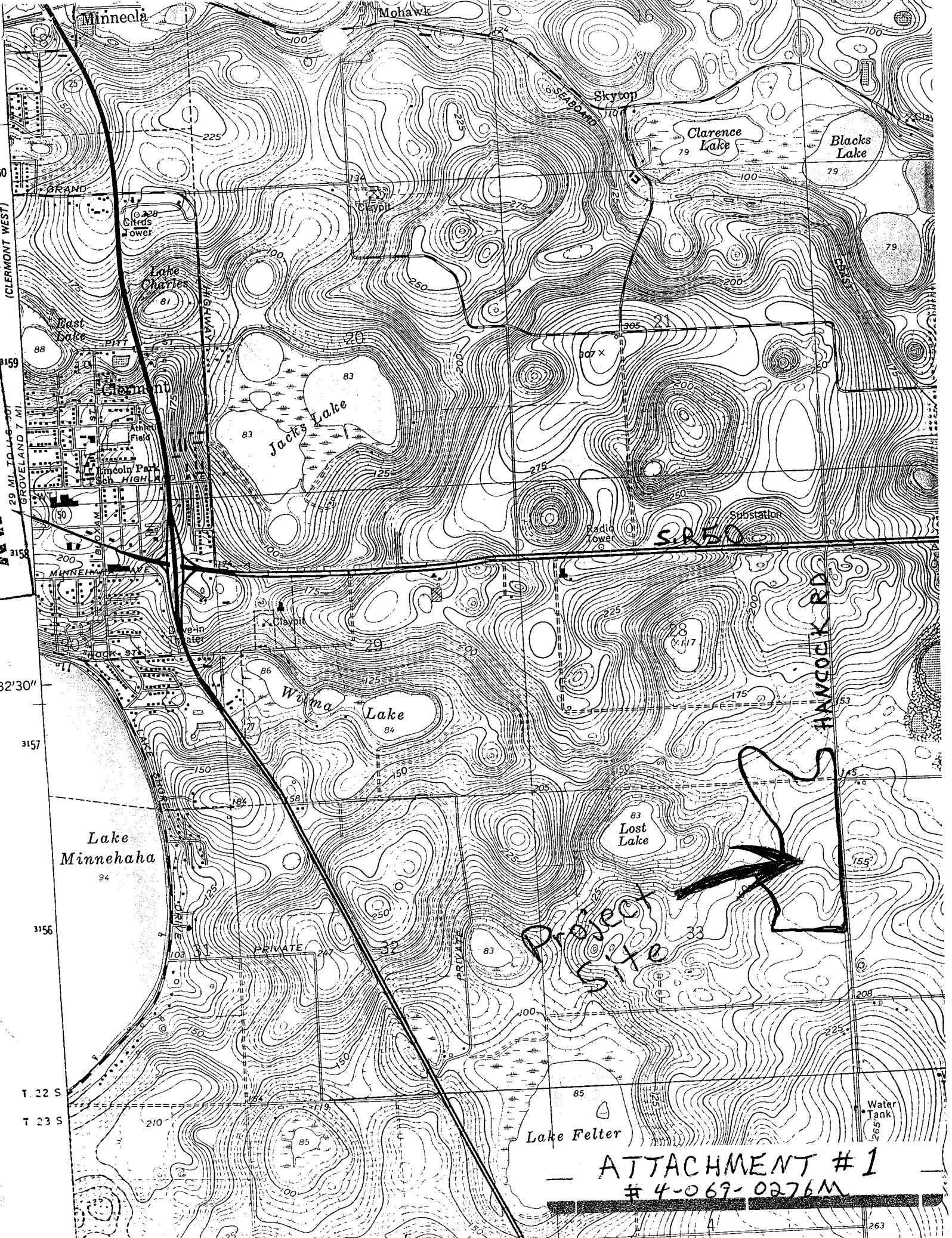
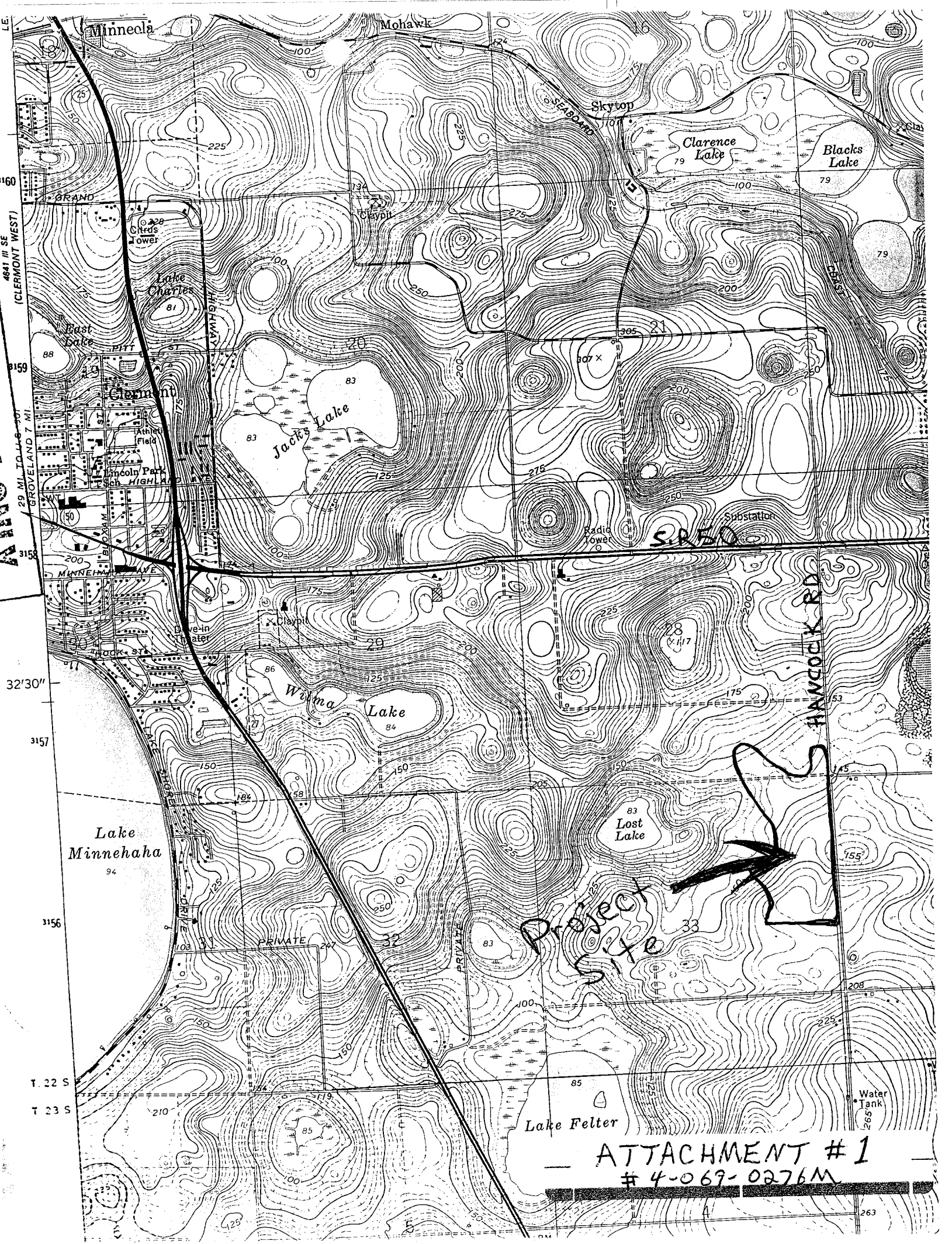
GENERAL: 1 - 13

SPECIAL: 1, 2, 6, 16, 19, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on June 15, 1994.

M. Cook/Eunice



ATTACHMENT # 1  
# 4-069-0276M

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT  
July 6, 1994

APPLICANT: Greater Construction Corp.  
Attn. Mr. Robert A. Mandell, President  
P.O. Box 3873  
Longwood FL 32791

AGENT: Conklin, Porter & Holmes - Engineers, Inc.  
Attn. Mr. James C. Branch, P.E.  
P.O. Box 2808  
Sanford FL 32772-2808

COUNTY: Lake PROJECT NAME: Greater Pines Phases 2 & 3  
SECTIONS: 28 & 33 TOWNSHIP: 22S RANGE: 26E  
ACRES OWNED: 302.6 PROJECT ACREAGE: 118.5

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.; Basin OB

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0276AM:

This application is for the construction of the surface water management system to be known as Greater Pines Phases 2 & 3. The surface water management system includes 198 single-family residential lots, associated roads, and four ~~dry~~ retention basins. RECEIVING WATER BODY(ies): Lost Lake (CLASS III)

*stormwater*

EXISTING LAND USE: Abandoned citrus grove

OPERATION AND MAINTENANCE ENTITY: Lake County Maintenance Master Stormwater Utility

STAFF COMMENTS:

The proposed project site is located in South Lake County, on the west side of Hancock Road, approximately 0.5 mile south of State Road 50 (see attachment # 1). The project site is located within the Oklawaha River Hydrologic Basin.

On January 12, 1993, the District issued Permit Number 4-069-0276 for the construction of a 102.1-acre, 75-lot, single-family residential subdivision known as Greater Pines, Phase 1. This modification consists of the addition of Phases 2 and 3 to the already permitted Phase 1 of Greater Pines subdivision. The two phases consist of an approximately 118.5-acre, 198-lot, single-family, residential subdivision located at the south end of the Greater Pines Development. Greater Pines Development is a 6-phase project consisting of a total of 303 acres, and 572 single-family units.

The proposed project site consists of an abandoned citrus grove, which is vegetated with a variety of upland grasses. There are no wetlands within the project site.

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. Staff feels that the proposed project will not have any unacceptable adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

Stormwater runoff from the majority of the site naturally drains from east to west to Lost Lake, a landlocked system.

The surface <sup>Stormwater</sup> water management <sup>basins</sup> system for Phases 2 and 3 includes the construction of four dry retention basins. Ponds 2, 3, and 4 are temporary ponds, to be replaced when subsequent phases of Greater Pines are permitted and built. Pond 1 is an expansion of two of the four ~~dry retention ponds~~ previously permitted in Phase 1. Since the previously permitted Phase 1 system is interconnected with the proposed Phases 2 and 3, supporting calculations were provided which address all three phases.

The retention basins provide water quality treatment for the contributing drainage area prior to discharge, via broad-crested weirs, to Lost Lake. The retention basins are also designed to limit the post-development volume of runoff to that generated in the pre-development condition for the 25-year 96-hour storm event for Phases 1 through 3.

The proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

TOTAL WETLANDS INVOLVED:	0.00	acres
TOTAL WETLANDS PRESERVED:	0.00	acres
TOTAL WETLANDS DISTURBED:	0.00	acres
TOTAL WETLANDS LOST:	0.00	acres
1. WATERS OF THE STATE: (SEE D/F # N/A)	0.00	acres
2. CONTIGUOUS TO WATERS:	0.00	acres
3. ISOLATED WETLANDS:	0.00	acres
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.00	acres
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.00	acres
OTHER COMPENSATION:	0.00	acres
RECOMMENDATION:	Approval	

CONDITIONS FOR APPLICATION NUMBER 4-069-0276AM:

GENERAL: 1 - 13

SPECIAL: 1, 2, 6, 16, 19, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on June 15, 1994.

M. Cook/Eunice

#2

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT  
July 6, 1994

APPLICANT: Greater Construction Corp.  
Attn. Mr. Robert A. Mandell, President  
P.O. Box 3873  
Longwood FL 32791

AGENT: Conklin, Porter & Holmes - Engineers, Inc.  
Attn. Mr. James C. Branch, P.E.  
P.O. Box 2808  
Sanford FL 32772-2808

COUNTY: Lake PROJECT NAME: Greater Pines Phases 2 & 3  
SECTIONS: 28 & 33 TOWNSHIP: 22S RANGE: 26E  
ACRES OWNED: 302.6 PROJECT ACREAGE: 118.5

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.; Basin OB

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0276AM:

This application is for the construction of the surface water management system to be known as Greater Pines Phases 2 & 3. The surface water management system includes 198 single-family residential lots, associated roads, and four dry retention basins.  
RECEIVING WATER BODY(ies): Lost Lake (CLASS III)

EXISTING LAND USE: Abandoned citrus grove

OPERATION AND MAINTENANCE ENTITY: Lake County Maintenance Master Stormwater Utility

STAFF COMMENTS:

The proposed project site is located in South Lake County, on the west side of Hancock Road, approximately 0.5 mile south of State Road 50 (see attachment # 1). The project site is located within the Oklawaha River Hydrologic Basin.

On January 12, 1993, the District issued Permit Number 4-069-0276 for the construction of a 102.1-acre, 75-lot, single-family residential subdivision known as Greater Pines, Phase 1. This modification consists of the addition of Phases 2 and 3 to the already permitted Phase 1 of Greater Pines subdivision. The two phases consist of an approximately 118.5-acre, 198-lot, single-family, residential subdivision located at the south end of the Greater Pines Development. Greater Pines Development is a 6-phase project consisting of a total of 303 acres, and 572 single-family units.

The proposed project site consists of an abandoned citrus grove, which is vegetated with a variety of upland grasses. There are no wetlands within the project site.

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. Staff feels that the proposed project will not have any unacceptable adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

Stormwater runoff from the majority of the site naturally drains from east to west to Lost Lake, a landlocked system.

The surface water management system for Phases 2 and 3 includes the construction of four dry retention basins. Ponds 2, 3, and 4 are temporary ponds, to be replaced when subsequent phases of Greater Pines are permitted and built. Pond 1 is an expansion of two of the four dry retention ponds previously permitted in Phase 1. Since the previously permitted Phase 1 system is interconnected with the proposed Phases 2 and 3, supporting calculations were provided which address all three phases.

The retention basins provide water quality treatment for the contributing drainage area prior to discharge, via broad-crested weirs, to Lost Lake. The retention basins are also designed to limit the post-development volume of runoff to that generated in the pre-development condition for the 25-year 96-hour storm event for Phases 1 through 3.

The proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

TOTAL WETLANDS INVOLVED:	0.00	acres
TOTAL WETLANDS PRESERVED:	0.00	acres
TOTAL WETLANDS DISTURBED:	0.00	acres
TOTAL WETLANDS LOST:	0.00	acres
1. WATERS OF THE STATE: (SEE D/F # N/A)	0.00	acres
2. CONTIGUOUS TO WATERS:	0.00	acres
3. ISOLATED WETLANDS:	0.00	acres
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.00	acres
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.00	acres
OTHER COMPENSATION:	0.00	acres
RECOMMENDATION:	Approval	



CONDITIONS FOR APPLICATION NUMBER 4-069-0276AM:

GENERAL: 1 - 13

SPECIAL: 1, 2, 6, 16, 19, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on June 15, 1994.

M. Cook/Eunice

Draft #1

MANAGEMENT AND STORAGE OF SURFACE WATER TECHNICAL STAFF REPORT  
July 6, 1994

APPLICANT: Greater Construction Corp.  
Attn. Mr. Robert A. Mandell, President  
P.O. Box 3873  
Longwood FL 32791

AGENT: Conklin, Porter & Holmes - Engineers, Inc.  
Attn. Mr. James C. Branch, P.E.  
P.O. Box 2808  
Sanford FL 32772-2808

COUNTY: Lake PROJECT NAME: Greater Pines Phases 2 & 3  
SECTIONS: 28 & 33 TOWNSHIP: 28S RANGE: 26E  
ACRES OWNED: 302.6 PROJECT ACREAGE: 118.5

AUTHORITY: 40C-4.041(1), (2)(b)2, F.A.C.; Basin DB

GENERAL DESCRIPTION OF APPLICATION NO. 4-069-0276AM:

This application is for the construction of the surface water management system to be known as Greater Pines Phases 2 & 3. The surface water management system includes 198 single-family residential lots, associated roads, and four dry retention basins.

RECEIVING WATER BODY(ies): Lost Lake (CLASS III)

EXISTING LAND USE: Abandoned <sup>ed</sup> citrus grove

OPERATION AND MAINTENANCE ENTITY: Lake County Maintenance Master Stormwater Utility

STAFF COMMENTS:

The proposed project site is located in South Lake County, on the west side of Hancock Road, approximately 0.5 mile south of State Road 50 (see attachment # 1). The project site is located within the Oklawaha River Hydrologic Basin.

On January 12, 1993, the District issued Permit Number 4-069-0276 for the construction of a 102.1-acre, 75-lot, single-family residential subdivision known as Greater Pines, Phase 1. This modification consists of the addition of Phases 2 and 3 to the already permitted Phase 1 of Greater Pines subdivision. The two phases consists of an approximately 118.5-acre, 198-lot single-family residential subdivision located at the south end of the Greater Pines Development. Greater Pines Development is a 6-phase project consisting of <sup>a total of</sup> ~~303~~ acres, <sup>and</sup> 572 single-family units, ~~subdivision~~.

The proposed project site consists of <sup>an</sup> abandoned citrus grove which is vegetated with a variety of upland grasses. There are no wetlands within the project site. ~~so mitigation will not be required.~~

Staff believes that the proposed project conforms with the wetland review criteria pursuant to Section 10.7.4 of the Applicant's Handbook. Staff feels that the proposed project will not have any unacceptable adverse secondary and cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or of special concern.

Stormwater runoff from the majority of the site naturally drains from east to west to Lost Lake, a landlocked system.

The surface water management system for Phases 2 and 3 includes the construction of four dry retention basins. Ponds 2, 3, and 4 are temporary ponds, to be replaced when subsequent phases of Greater Pines are permitted and built. Pond 1 is an expansion of two of the four dry retention ponds previously permitted in Phase 1. Since the previously permitted Phase 1 system is interconnected with the proposed Phases 2 and 3, supporting calculations were provided which address all three phases.

The retention basins provide water quality treatment for the contributing drainage area prior to discharge, via broad-crested weirs, to Lost Lake. The retention basins are also designed to limit the post-development volume of runoff to that generated in the pre-development condition for the 25-year 96-hour storm event for Phases 1 through 3.

The proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

TOTAL WETLANDS INVOLVED:	0.0	acres
TOTAL WETLANDS PRESERVED:	0.0	acres
TOTAL WETLANDS DISTURBED:	0.0	acres
TOTAL WETLANDS LOST:	0.0	acres
1. WATERS OF THE STATE:	0.0	acres
(SEE D/F # N/A)		
2. CONTIGUOUS TO WATERS:	0.0	acres
3. ISOLATED WETLANDS:	0.0	acres
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.0	acres
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.0	acres
OTHER COMPENSATION:	0.0	acres
RECOMMENDATION:	Approval	

CONDITIONS FOR APPLICATION NUMBER 4-069-0276AM:

GENERAL: 1-13

SPECIAL: 1, 2, 6, 16, 19, 37

OTHER CONDITIONS:

1. The proposed surface water management system must be constructed as per plans received by the District on June 15, 1994.

M. Cook / Eunice

TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Greater River Phases 2 + 3  
PROJECT NUMBER(S): 4-069-0276 AM

MANAGEMENT AND STORAGE OF SURFACE WATERS (MSSW):

1. SITE INSPECTION/FIELD REPORT and PERMIT APPLICATION APPRAISAL
2. WETLAND INVENTORY
3. PAGE TWO OF TWO (CARBON OF REVIEWER ASSIGNMENT SHEET OR HANDWRITTEN FACSIMILE)
4. PERMIT MITIGATION FORM (IF APPLICABLE)
5. LETTERS OF OBJECTION AND DISTRICT RESPONSE (IF APPLICABLE)
6. REFERENCED ATTACHMENTS

WETLAND RESOURCE MANAGEMENT (WRM):

1. ~~SITE INSPECTION REPORT/FIELD REPORT AND PERMIT APPLICATION APPRAISAL (PAA)~~
2. ~~WETLAND INVENTORY~~
3. ~~PERMIT MITIGATION FORM (IF APPLICABLE)~~
4. ~~LETTER OF OBJECTIONS AND DISTRICT RESPONSE (IF APPLICABLE)~~
5. ~~PAGE TWO OF TWO (CARBON OF REVIEWER ASSIGNMENT SHEET)~~
6. ~~U.S.G.S. QUADRANGLE MAP COPY WITH PROJECT LOCATION HIGHLIGHTED~~
7. ~~SIGNED AND SEALED, 8.5 X 11 SIZED, DRAWINGS~~
8. ~~REFERENCED ATTACHMENTS~~
9. FDER COMMENTS/NO COMMENTS RECEIVED:

YES                      NO (CIRCLE ONE)

DATE PACKAGE SENT:

DATE COMMENTS RECEIVED:

FDEP COMMENT:

ITEM(S) MISSING AND/OR INCOMPLETE:  
ITEM NUMBER(S):

YES      NO      (CIRCLE ONE)  
# \_\_\_\_\_

ALL ITEMS PRESENT AND COMPLETE:  
LEAD SIGN-OFF SIGNATURE:

YES  
\_\_\_\_\_

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

MSSW File Number: 4-069-0276AM WRM File Number: N/A
Project Name: Greater Pines Phases 2 & 3 County: Lake
Applicant: Greater Construction Corp
Waterbody: Lost Lake Class III
Outstanding Florida Waterbody (if applicable): N/A
Inspection by: David Eunice Date of Inspection: 1-15-94

Attach photographs and site map indicating photo stations and directions of view. Attach sketches or notes on site plan if needed for clarification of descriptions.

MSSW Project Description (to be used on TSR and permit)

- Construction and operation of a new system
Alteration and operation of an existing system not previously permitted by the District
[X] Modification of a system previously permitted by the District (check one of the boxes below)
Alteration and operation of an existing system; previous permit number: 4-069-0276
Construction and operation of additional phases of a system; previous permit number:
Removal of a system Abandonment of a system
Re-application for permit that has expired Extension of permit prior to expiration

The project consists of the construction of two additional phases of a surface water management system, which will serve 118.0 acres of a single-family subdivision.

WRM Project Description (to be used on TSR and permit)

Construction in waters of the State including the excavation of N/A cubic yards of material from acres of and the placement of N/A cubic yards of fill material in acres of for

(complete if applicable): The project also includes construction of a stormwater management system to serve the N/A acre project.

The system consists of N/A

<p><b>Project History</b></p> <p>pre-application meetings</p> <p>related permits previous/existing violations(if they exist)</p>	<p>Staff is not aware of a pre-application meeting with the applicant.</p> <p>The related permit consists of the original permit # 4-069-0276.</p> <p>Staff is not aware of any violations associated with the proposed project.</p>
<p><b>Construction Techniques and Turbidity Controls</b></p> <p>if dredging in waters is proposed, describe the sediment characteristics</p>	<p>The applicant proposes to install turbidity barriers to protect all off-site wetlands.</p>

**Site Biophysical Characteristics**

<p><b>Vegetative Community</b></p> <p>community description- both uplands and wetlands(assign each wetland an i.d. number for description purposed - see page 4 of form)</p> <p>community types</p> <p>condition of community</p> <p>surrounding land use</p>	<p>The uplands with the project site consists of abandon citrus grove.</p> <p>There are no wetlands within the proposed project site.</p>
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<p><b>Site Disturbances</b></p> <p>degree and types of existing site disturbances</p> <p>exotic/nuisance species</p>	<p>N/A</p>
<p><b>Hydrologic Characteristics</b></p> <p>current conditions</p> <p>normal/historical conditions</p>	<p>N/A</p>
<p><b>Wildlife Use</b></p> <p>observed or reasonably anticipated (including T or E species)</p> <p>role of site in overall trophic structure of area, including use by man</p> <p>attach macro-invertebrate assessment (if applies)</p>	<p>Staff did not observe any wetland depended T or E species within the project site, nor did they observe any evidence that the uplands were being utilized by T or E species.</p>
<p><b>Water Quality</b></p> <p>characterize existing quality, include suspected cause of current problems (if any exist)</p>	<p>N/A</p>



**Wetland/Waterbody Impact Summary**

**Wetland Encroachments (attach additional sheets if necessary)**

<u>wetland I.D.</u>	<u>size (acres)</u>	<u>impact acres/code*</u>	<u>isolated/ W.O.S.</u>	<u>ditch (yes/no)</u>	<u>co-dominant species</u>
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N/A

\*codes: FH, FW, SH, SW (from wetland inventory)

**Open Water Encroachments:**

<u>site I.D.</u>	<u>size (acres)</u>	<u>impact (acres)</u>	<u>isolated/ W.O.S.</u>	<u>ditch (yes/no)</u>
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N/A

**Wetland Impact/Mitigation Proposal Summary**

N/A



MSSW WETLAND INVENTORY

PROJECT NAME: *Greater Pines Phases 2+3*  
PROJECT NUMBER: *4-069-0276AM*

- A: TOTAL WETLAND ACREAGE: 0.0 ACRES
- B: TOTAL WETLANDS "PRESERVED": 0.0 ACRES  
(i.e. - not disturbed or lost)
- C: TOTAL WETLANDS DISTURBED: 0.0 ACRES  
(temporary, not lost)
- D: TOTAL WETLANDS LOST: 0.0 ACRES
  - 1. WATERS OF THE STATE ACREAGE: 0.0 ACRES  
(SEE D/F#N/A)
  - 2. CONTIGUOUS TO WATERS ACREAGE: 0.0 ACRES
  - 3. ISOLATED ACREAGE: 0.0 ACRES
- E: TOTAL WETLANDS CREATED AS MITIGATION: 0.0 ACRES
- F: TOTAL WETLANDS ENHANCED AS MITIGATION: 0.0 ACRES
- G: OTHER COMPENSATION: 0.0 ACRES

A SUFFIX (FH), (FW), (SH), OR (SW) MUST BE APPENDED TO EACH ACREAGE VALUE.

REVIEWER: DAVID EUNICE  
DATE: *7-5-94*

ORL-PDS  
DHQ-PDS  
TSR