



Technical Staff Report 1729

**INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT**
August 19, 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
Section: 28 & 33
Acres Owned: 302.55

Project Name: Greater Pines, Phases 5-7
Township: 22S **Range:** 26E
Project Acreage: 74.66

General Description OF APPLICATION NO.4-069-0276AM2-ERP:

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

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:

Operation and Maintenance Entity: Homeowners Association HOA and Lake County

Staff Comments:

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

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 for 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 consists of a 3.6-acre portion of the herbaceous littoral zone on the southeast side of Lost Lake. The applicant is not proposing any wetland encroachments. 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 sheet flows into an existing 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 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

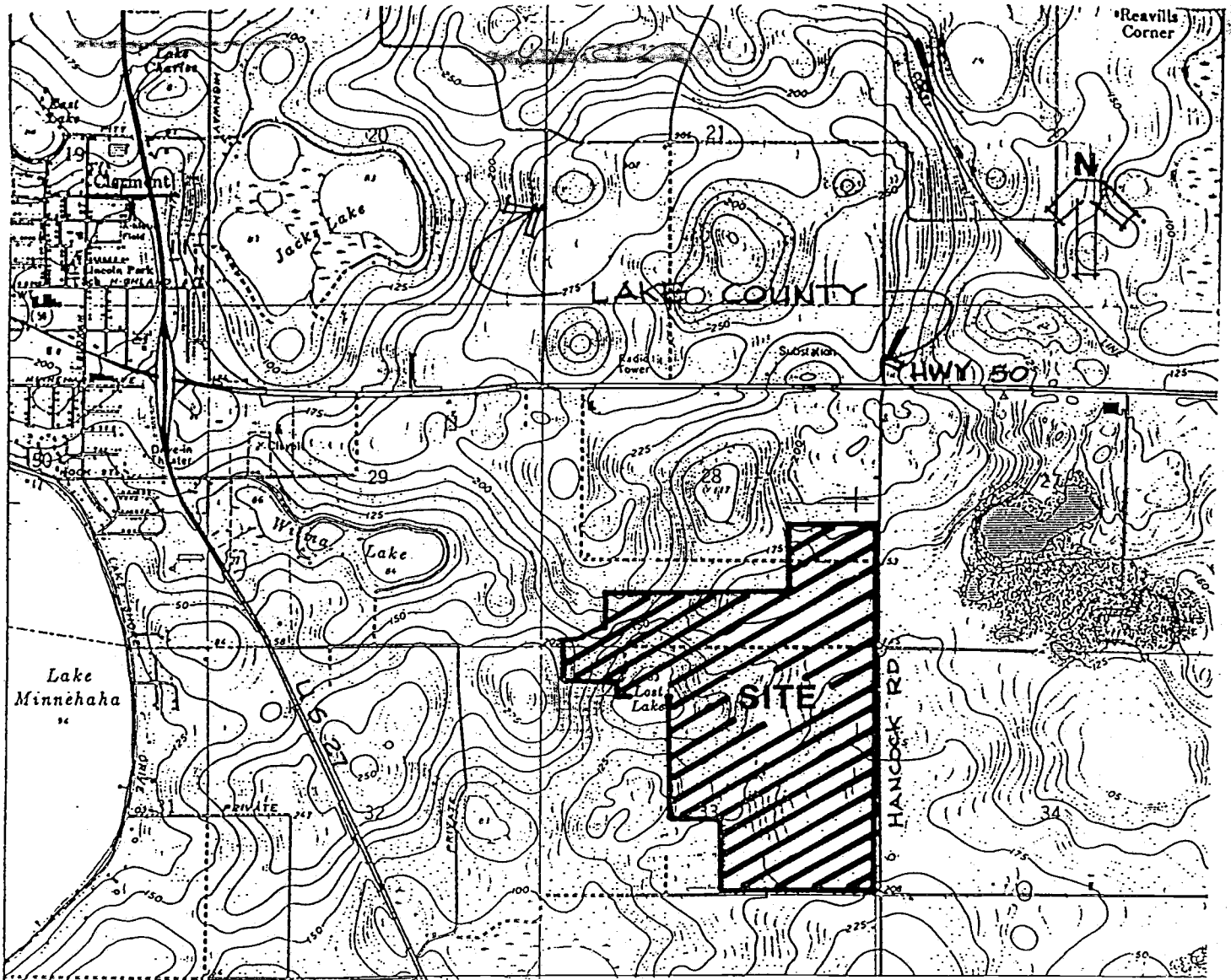
Special MSSW CONDITIONS(See Condition Sheet): 1, 4, 10, 13, 28

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



VICINITY MAP
NTS

ERP

TECHNICAL STAFF REPORT ROUTING SHEET

APP. NO. 4-069-0276AM2-ERP

BOARD: September 97

PROJECT NAME: Greater Pines, Phase 5-7

REVIEWERS: R. Pakzadian/Eunice

FILE NAME: I:\Rod\TSR\Sep97\S0690276.M2

ASSOC. PERMIT 4-069-0276

REVIEW AND ROUTING HISTORY

INITIALS AND DATE RECEIVED FORWARDED

Table with 3 columns: Reviewing Role, Received Date/Initials, Forwarded Date/Initials. Rows include: REVIEWING ENGINEER (August 6, 1997 to JB), REVIEWING ES, SUPERVISING ES (8/7), SUPERVISING ENGINEER (8/7), SERVICE CENTER DIRECTOR (8/12/97), SERVICE CENTER TYPING REVISIONS (8-11-97), SENT TO PALATKA BY SC RECORDS OR 40C-40, 40C-400 PERMIT ISSUED (8-13-97).

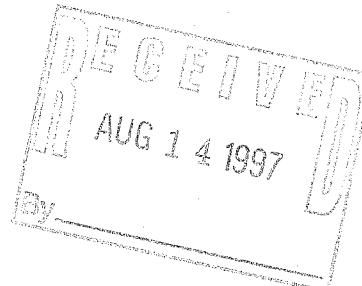
(Check below when designated review is necessary)

- Legal, Div. Director/Surface Water Mgt., Div. Director/Env. Res. Mgt., Other checkboxes with corresponding lines.

DEPT. DIRECTOR / ASST. DEPT. DIRECTOR 8/15/97 8/15/97 MK

- EXHIBITS (other than maps), SUPPLEMENTAL DATA, MAPS, LETTERS OF CONCERN, SITE INSPECTION REP, SSL AUTHORIZATION. Includes YES/NO checkboxes and a note: (See previous permit file).

APPROVAL



ERP - MSSW TECHNICAL STAFF REPORT CHECKLIST

91

Project name: Greater River, Phases 5-7

Application no.: 4-069-0276AM2-ERP

- 1. Field report
 - 2. Wetland data tables from Application, sec. E
 - a) Table 1 (wetlands)
 - b) N/A Table 2 (onsite mitigation)
 - c) N/A Table 3 (offsite " ")
 - d) N/A Table 4 (docks)
 - e) N/A Table 5 (seawalls)
 - 3. Permit Application Appraisal
 - N/A 4. Permit mitigation form
 - 5. USGS map of project site
 - MA 6. Letters of objection and SJRWMD responses
 - 7. Division of Historical Resources comments received on _____ none received Objection? Y or N
 - 8. PDS tracking sheet
 - 9. Other exhibits : Tables _____ Figs. _____
- Other: _____

Comments:

All items complete? (circle one)

- YES _____ (lead ES signature)
- NO, Item no.s _____ are missing.

FILE #: 4-069-0276 AM2-ERP PAGE of

PROJECT NAME: Greater Pines, Phase 5-7 INSPECTION DATE:

SITE NUMBER: NAME: Sumner

* COMMENTS: I or C The wetlands within the project site consist of a 3.6-acre section the peralacom littoral zone in the southern part of Lost Lake.

S AND T > 50 S > 101 S > U
T > 80 S < 101 U < 101 EVIDENCE

CANOPY

Dominants:

Subdominants:

Others:

Comments:

SUBCANOPY

Dominants:

Subdominants:

Others:
Comments:

GROUND COVER

Dominants: rushes
sedges
water lilies
Subdominants: torpedo grass

Others:

* I = isolated
C = connected

- PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP file:	4-069-0276AM2-ERP	:	
Project name:	Greater Pines, Phase 5-7	County:	Lake
Applicant	Greater Construction Corp.; Attn.: Hampton P. Conley		
Water body:	Lost Lake	Class:	III
OFW (if any):	N/A		
Inspection by:	David Eunice	Inspection date:	N/A

ERP 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
- Modification of a system previously permitted by the District (check one of the boxes below)

- Construction and operation of additional phases of a system; previous permit number: 4-069-0276M
- Removal of a system
- Abandonment of a system
- Extension of permit prior to expiration
- Re-application for permit that has expired

The project consists of the construction of phases 5,6,& 7, for the subdivision known as Greater Pines.

Project Description (to be used on TSR and permit)

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

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

Project History	<p>The proposed project site has received the following permits (# 4-069-0276) on 1-12-93 and (# 4-069-0276M) on 8-9-94. Staff is not aware of any violation associated with this project.</p>
Construction Techniques and Turbidity Control <i>if dredging is proposed, describe sediment characteristics</i>	<p>The applicant proposes to install the appropriate turbidity barriers to protect the wetlands outside the limits of construction.</p>
Vegetative Community <i>description of upland and wetland communities</i> <i>habitat types</i> <i>habitat condition</i> <i>other land-use types</i>	<p>The project site consists abandoned citrus grove and pine plantation.</p> <p>Wetland I consists of a 3.6-acre portion of herbaceous littoral zone on the southwest <i>southeast</i> side of Lost Lake.</p> <p>The surrounding landuse consists of abandoned citrus groves and single-family subdivision.</p> <p>Staff has determine that this portion of the littoral zone provides good quality wetland habitat and functions for fish, wading birds, and other wildlife species.</p>
Site Disturbances <i>disturbance extent and type</i> <i>prevalence of exotic or nuisance species</i>	<p>The uplands were cleared years ago, for the planting of citrus groves.</p>
Hydrology <i>current patterns</i> <i>normal/historical patterns</i>	<p>Based on staffs observation, the hydrology for Lost Lake appeared to be normal for the month of June.</p>

<p>Wildlife Use <i>species observed or reasonably anticipated to forage, reside or reproduce on-site</i></p> <p><i>T, E or SSC species?</i></p> <p><i>role of site in overall trophic ecology of area, including use by man</i></p> <p><i>attach macro-invertebrate assessment (if applies)</i></p>	<p>Staff did not observe any aquatic and/or wetland dependent T or E species utilizing the project site, nor was there any evidence that T or E species were utilizing the site.</p> <p>Staff has determine that this portion of the littoral zone provides good quality wetland habitat and functions for fish, wading birds, and other wildlife species.</p>
<p>Water Quality</p> <p><i>characterize existing quality, include suspected cause of current problems (if any exist)</i></p>	<p>Based on the clarity and no point source discharges, it appears that the water quality is good within Lost Lake.</p>

Wetland Impact Summary

wetland ID	size (ac)	impact (ac) & type*	isolated or W.O.S.	ditched?	characteristic vegetation
N/A-No wetland impacts					

* type = fh, fw, sh, or sw

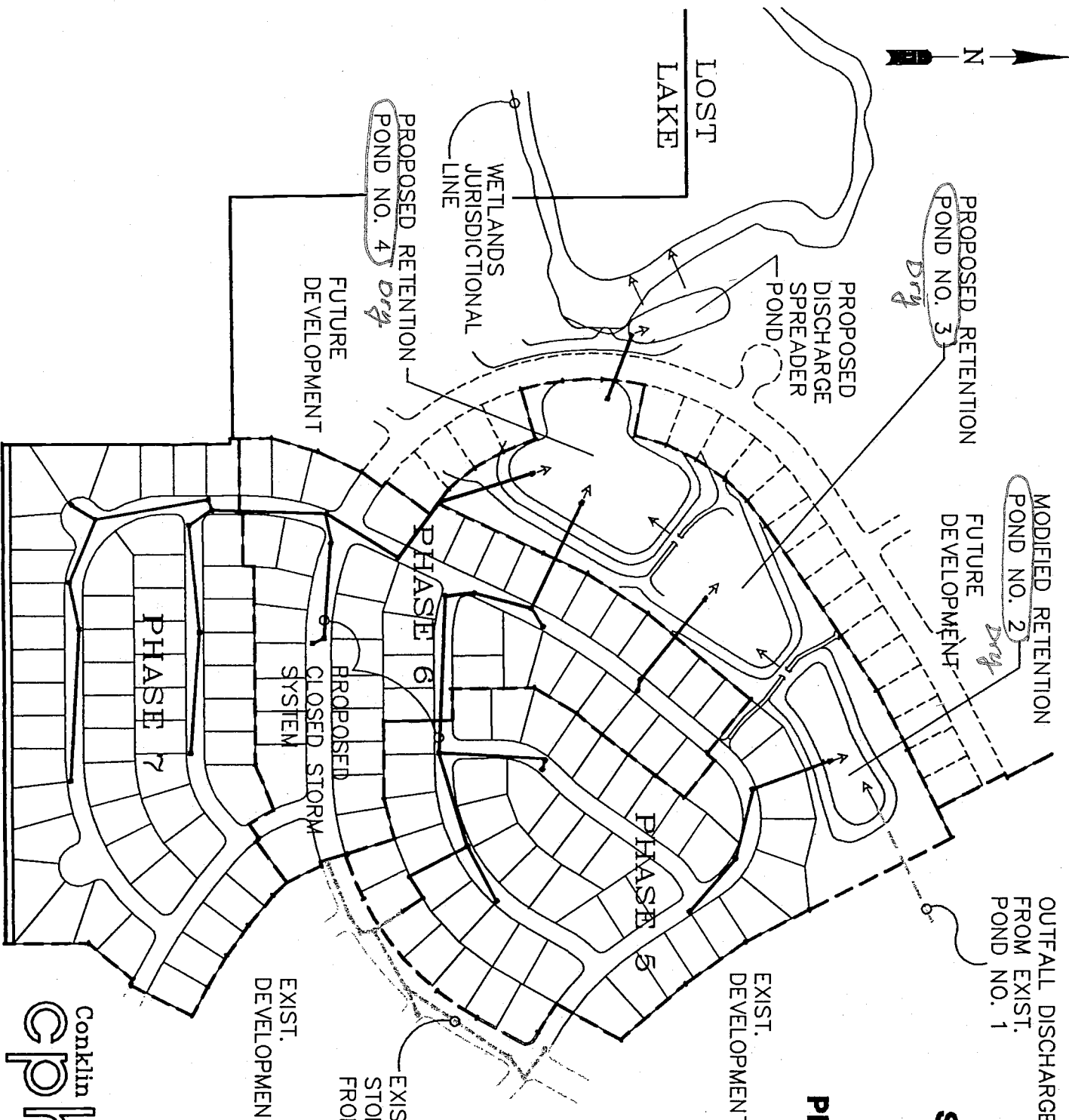
Open Water Impact Summary

water body ID	size (ac)	impact (ac) & type*	isolated or W.O.S.	ditched?
N/A				

* type = fh, fw, sh, or sw

Wetland Impact / Mitigation Proposal Summary

N/A - No wetland impacts proposed for this permit.



**STORM DRAINAGE
DEPICTION MAP
GREATER PINES
PHASES 5, 6 AND 7
FIGURE 2.2**

SCALE: 1"=400'
DATE: MAY 1997
JOB NO. G6765.07
FILE: DEPICT.DWG

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ENGINEERS, INC.**
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