

The proposed project is the remaining residential phases (Phases 8 through 10) of the existing Greater Pines Development. In the pre-development condition, stormwater runoff sheetflows off the site directly into Lost Lake, a small land-locked Class III waterbody.

In the post-development condition, the applicant seeks authorization to construct and operate a surface water management system consisting of phases 8 through 10, a single-family residential subdivision sited on 90.17 acres. Associated with the residential subdivision are roadways and two dry-bottom retention ponds. Stormwater runoff will be conveyed to the retention ponds by inlets to a piped conveyance system. Each retention pond is equipped with an outfall weir discharge structure. Stormwater runoff will discharge in the pre-development direction into Lost Lake.

Portions of the project site are located within the 100-year flood plain of Lost Lake, as delineated on the FEMA Flood Insurance Rate Map. The applicant has demonstrated that a reduction of the on-site contributions of runoff to the 100-year floodplain will be provided for the proposed filling within a portion of the 100-year floodplain. Therefore, any adverse impact to the surrounding properties is not anticipated.

The applicant has submitted a design and calculations demonstrating that the proposed surface water management system will provide the required water quality treatment and peak rate/volume attenuation of stormwater runoff from the site.

Uplands consists of herbaceous vegetation and scattered trees. Wetlands total 22.96 acres; an 18.68-acre portion of Lost Lake and an associated 4.28-acre freshwater herbaceous wetland. Impacts to wetlands and/or other surface waters are not proposed.

Lost Lake and its associated shoreline wetland provide habitat and foraging for wetland dependent species. Listed species or their nesting and/or significant foraging areas are not evident. Potential unacceptable adverse secondary impacts to the wetland habitat functions provided by these wetlands are not anticipated to occur due to placement of a 25-foot upland buffer along the perimeter of the wetland. Retention ponds and an internal road are proposed landward of the buffer that will provide additional buffering of the wetland.

The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, 40C-41, and 40C-42, F.A.C.

Total Wetlands or Surface Waters On-site	22.960
Impacts that Require Mitigation	0.000
Impacts that Require No Mitigation	0.000
Mitigation	N/A
Interested Parties:	Yes
Objectors:	No
Recommendation:	Approval

Conditions for Application Number 4-069-19339-4:

ERP General Conditions by Rule (October 03, 1995):

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

ERP/MSSW/Stormwater Special Conditions (November 09, 1995):

1, 10, 13, 28

Other Conditions:

1. The proposed surface water management system must be constructed and operated in accordance with the plans received by the District on November 13, 2000 and as amended by plan sheets 5 and 6 of 20, received by the District on January 25, 2001.
2. In the event that Lake County is unable or unwilling to pass a resolution for special assessments to be used for the operation and maintenance of the surface water and/or stormwater management system for phases 8-10 of the development, then the permittee must form a non-voluntary homeowner's association to serve as the operation and maintenance entity for phases 8-10 and shall submit draft Articles of Incorporation and Declaration of Covenants and Restrictions to the District for approval prior to lot sales or use of the infrastructure for its intended purpose.

Reviewers: Barbara Prynosi
Rickie Ottesen