

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
August 22, 2000
APPLICATION #: 40-069-19411-9

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
July 25, 2000	July 25, 2000	August 15, 2000	August 22, 2000

Applicant: Lennar Land Partners
C/O Attn: Robert Ahrens
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Project Name: Aberdeen Phase II @ Kings Ridge
Project Acreage: 10.590
Planning Unit: Lake Apopka
Special Basin Criteria: N/A
Receiving Water Body: Lake Felter **Class:** III Fresh.
County: Lake
Correct Fee Submitted: No **Amount Received:** \$1,000.00

Authority: 40C-4.041(2)(b)2

Type of Treatment: Retention
Type of Development: Residential Single Family
Type of System: New Stormwater System
Final O&M Entity: Other/Unknown
Pre/Post Peak Rate Attenuation Provided: Yes
Pre/Post Volume Attenuation Provided: Yes
Mean Annual Storm Attenuation Provided: Yes
Recovery of Water Quality Vol. Within Req. Time: Yes
Recovery of Peak Attenuation Vol. Within Req. Time: Yes

LOCATION AND BRIEF DESCRIPTION OF SYSTEM:

The project site is part of Kings Ridge North, within the Kings Ridge Planned Unit Development (P.U.D.). The Kings Ridge P.U.D. is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in Lake County, Florida (Attachment 1). The site is located within the Lake Apopka Unit of the Ocklawaha River Hydrologic Basin.

A PERMIT AUTHORIZING: construction of a surface water management system consisting of a 57-lot single-family residential community with associated access roads and a pipe network to convey the surface water runoff to the master surface water management system (Dry retention pond #16) authorized by Permit 4-069-0326M9-ERP. The 10.59-acre project will be known as Aberdeen Phase II at Kings Ridge.

OTHER ENGINEERING COMMENTS:

The project contains 10.59-acres lying within Section 4, Township 23 South, Range 26 East within Clermont, Florida.

This application is for construction of a surface water management system consisting of a 57-lot single-family residential community with associated access roads to the lots. The system includes a pipe network system to connect to the previously-permitted pipe network which conveys runoff to the master surface water management, Pond #16 (see Permit 4-069-0326M9-ERP permitted April 11, 2000).

Permit History:

The master permit (4-069-0326M9-ERP, permitted April 11, 2000) allowed mass grading of a proposed golf course residential community, including the construction of two wet retention ponds with liners, nine dry retention ponds, and associated stormwater inlet pipes. The ponds were designed to retain the total runoff from the 25-year/96-hour storm event.

The master permit allowed construction of eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of the retention ponds were permitted as lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. The proposed surface water management system satisfies the Oklawaha River Hydrologic Basin Storm Frequency Standard.

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

ENVIRONMENTAL COMMENTS:

The site is a former citrus grove. Lake Felter lies off-site, to the northwest. All of the proposed work will occur landward of Lake Felter and its bordering wetland. No wetlands or other surface waters occur within the project boundaries.

No secondary impacts to wetlands or other surface waters are anticipated. In addition, this project will not cause unacceptable adverse cumulative impacts to the functions of wetlands or other surface waters within the Lake Apopka basin. The proposed project is consistent with the wetland review criteria in sections 12.2 - 12.3.8, A.H.

The applicant has provided assurances that this project, as proposed, is consistent with the design criteria and objectives of the District set forth in Chapters 40C-4 and 40C-42, F.A.C. The applicant has provided reasonable assurance that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-41, 40C-4.301, and 40C-4.302, F.A.C.

Interested Parties: No
Objectors: No

Conditions for Application Number 40-069-19411-9:

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, 4, 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 July 27, 2000, as amended by sheets 3 and 8 received by the District on August 17, 2000.
2. This permit does not approve the delineation of the extent of any wetland or other surface water.

Reviewers: Rashid Pakzadian
Victoria Nations