



Technical Staff Report 1729

**INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
May 20, 1999**

Applicant: Lennar Homes, Inc.
Attn.: Robert Ahrens
7600 Nob Hill Road
Tamarac, Florida 33321

Agent: same as consultant

Consultant: Famer, Barley & Associates, Inc.
Attn.: Duane K. Booth, P.E.
350 North Sinclair Avenue
Tavares, Florida, 32778

County: Lake
Section: 8 & 9
Acres Owned: 403

Project Name: Legends Phase I
Township: 23 S
Project Acreage: 164.82

Range: 26 E

General Description of Application Number 4-069-0357AM-ERP:

This application is for a modification to a master system permit that consists of a main entrance from US Highway 27, associated internal roads with curb and gutter, a stormwater sewer system with connection to the master surface water management system, a golf course maintenance facility, and 133 single-family residential lots for a total of 164.83 acres of development known as the Legends Phase I.

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

Existing Land Use: Abandoned citrus grove

Hydrologic Basin(s): Palatlkaha (7A)

Receiving Water Body(ies): Lake Louisa

Class: OFW

Easements/Restrictions: No

Operation and Maintenance Entity: Homeowner Association

Staff Comments:

The proposed Legends Phase I project is located within the Legends Planned Unit Development, on the west side of U.S. Highway 27, approximately four miles southeast of Clermont, Lake County, Florida. The project is approximately 1500 feet north of Lake Louisa and is in the Ocklawaha River Basin. This application proposes a modification to the master surface water management system permit #4-069-0357-ERP (issued 12/8/1998). A previous permit, #40-069-0262ERP, was issued on July 4, 1997, for the

clearing and grading of 99.54 acres of the site's eastern portion; this was issued as Lake Louisa Club Mass Grading Phase I. This project is part of a DRI that includes Kings Ridge, Clermont, and the Legends (Lake Louisa Club), but is a separate project. A Consumptive Use Permit, #20-069-0093AM was issued for golf course irrigation on June 15, 1998.

Legends, Phase I consists of a main entrance from US Highway 27, associated internal roads with curb and gutter, a stormwater sewer system with connection to the master surface water management system, a golf course maintenance facility, and 133 single-family residential lots with a total of 164.83 acres of development.

The master surface water management system will retain the total runoff from the 25-year/96-hour storm event. The project has a total of 23 drainage basins. Each post-development drainage basin will have a dry retention pond and the associated storm sewer. For all the dry retention ponds, the water quality treatment volume will recover within 72 hours and the total runoff volume will recover in 14 days. The proposed construction is consistent with the master surface water management system permit.

The proposed project consists of abandoned citrus grove and a long paved drive that leads from U.S. Highway 27 to an abandoned farm house with associated structures, young planted pines and upland grassed areas. The topography is rolling hills, with low depression areas. There are no wetlands and/or other surface waters on site. The project will not cause unacceptable adverse secondary or cumulative impacts to upland habitats required by "listed" wetland-dependent species.

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

Wetland Inventory (acres)

Total Wetlands on Project Site:	0.00
Total Wetlands Preserved:	0.00
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 4-069-0357AM-ERP :

General ERP CONDITIONS (See Condition Sheet): 1-19

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

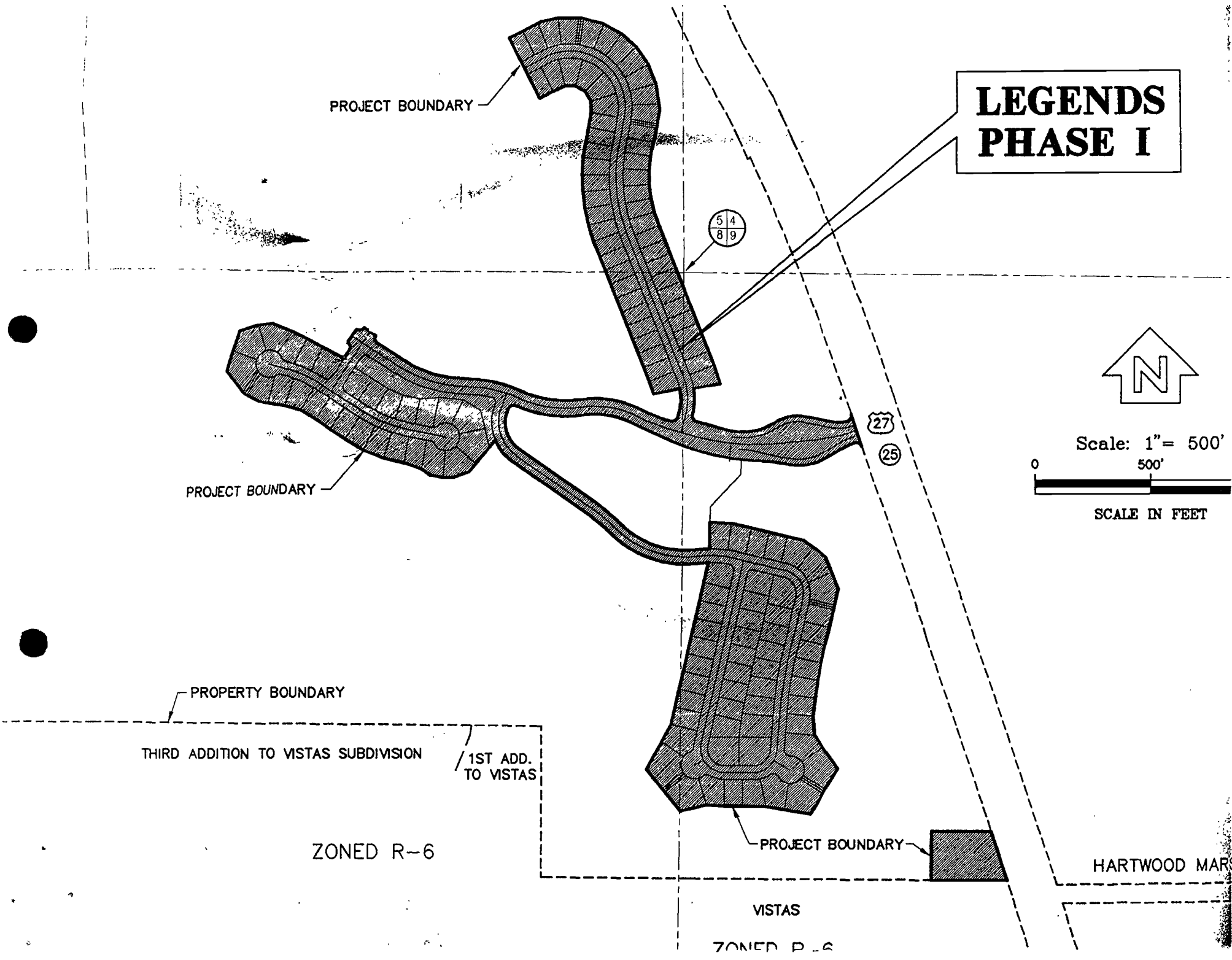
Tables: N/A

Other Conditions:

1. The proposed surface water management system must be constructed as per the plans received by the District on February 11, 1999.
2. Prior to any lot sale or placement of impervious surface, whichever occurs first, the permittee must submit recorded copies of the Articles of Incorporation and Declaration of Restrictions and Covenants for Legends Golf and Country Club Community to the District.

Reviewers: Fang/Prynoski

LEGENDS PHASE I



PROJECT BOUNDARY

PROJECT BOUNDARY

PROPERTY BOUNDARY

THIRD ADDITION TO VISTAS SUBDIVISION

1ST ADD. TO VISTAS

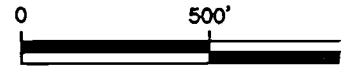
ZONED R-6

PROJECT BOUNDARY

VISTAS
ZONED P-6

HARTWOOD MAR

Scale: 1" = 500'



SCALE IN FEET



54
89

27

25

TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: Legends Phase I
PROJECT NUMBER(S): 4-069-0357AM-ERP

ENVIRONMENTAL RESOURCE PERMIT (ERP):

- 1. PERMIT APPLICATION APPRAISAL
- x 1a. SITE INSPECTION/FIELD REPORT

- x 2. WETLAND INVENTORY
- 2b. Table 4
- 2c. Table 5

- 3. GIS/ADMINISTRATIVE TRACKING SHEET (ORIGINAL)

- 4. PERMIT MITIGATION FORM (IF APPLICABLE)
- 4a. MITIGATION BANK CHECKLIST (IF APPLICABLE)

- 5. LETTERS OF OBJECTION (IF APPLICABLE)
- 5a. DISTRICT RESPONSE (IF APPLICABLE)

- 6. REFERENCED ATTACHMENTS:

ITEM(S) MISSING AND/OR INCOMPLETE: YES NO (CIRCLE ONE)
ITEM NUMBER(S): # _____

ALL ITEMS PRESENT AND COMPLETE: YES NO (CIRCLE ONE)

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0357AMI-ERP

Project Name: Legends Phase I

County: Lake

Applicant: Lennar Homes, Inc.

Waterbody: Lake Louisa

Class: OFW

Outstanding Florida Waterbody (if applicable): N/A

Inspection by: Barbara Prynosi

Date of Inspection: 8/31/98

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.

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)
Alteration and operation of an existing system; previous permit number:
Construction and operation of additional phases of a system; previous permit number: 4-069-0357A-ERP
Removal of a system
Re-application for permit that has expired
Abandonment of a system
Extension of permit prior to expiration

Project History:

(pre-application meetings; related permits; previous/existing violations(if they exist))

The proposed Legends project is located on the west side of U.S. Highway 27, approximately four miles southeast of Clermont, Lake County, Florida. The project is approximately 1500 feet north of Lake Louisa and is in the Ocklawaha River Basin. This modification is to 4-069-0357-ERP (permit pending). A previous permit, #40-069-0262ERP, was issued on July 4, 1997, for the clearing and grading of 99.54 acres of the site's eastern portion; issued to Lake Louisa Club Mass Grading Phase I. This project is part of a DRI that includes Kings Ridge, Clermont, and the Legends (Lake Louisa Club), but is a separate project. A Consumptive Use Permit, #20-069-0093AM was issued for golf course irrigation on June 15,1998.

Construction Techniques and Turbidity Controls:

(if dredging in waters is proposed, describe the sediment characteristics)

Provided around construction site.

Site Biophysical Characteristics

Vegetative Community:

(community description-both uplands and wetlands(assign each wetland an i.d. number for description purposed - see page 4 of form); community types; condition of community; surrounding land use)

The proposed project consists of abandoned citrus grove, an abandoned farm house and associated structures (on the Legends property, but just outside this project boundary) with a long paved drive from U.S. Highway 27 to the structures, young planted pines and upland grassed areas. Site topography consists of rolling hills with high elevations and low depression areas. The depressions do not contain water and have been reviewed specifically in the geotechnical report in regards to safety, soils, water depths and formation. Soils on site consists of AtB, AtD, AtF, LaB, LaD, LaE.

There are no wetlands and/or other surface waters on site. The site is adjacent to U.S. Hwy. 27 southbound land and west of Kings Ridge Development.

Site Disturbances:

(degree and types of existing site disturbances; exotic/nuisance species)

Former grove, with planted young pines.

SJRWMD (11/16/92)

Hydrologic Characteristics:

(current conditions; normal/historical conditions)

No wetlands or other surface waters on site.

Wildlife Use:

(observed or reasonably anticipated (including T or E species); role of site in overall trophic structure of area, including use by man; attach macro-invertebrate assessment(if applies))

No wildlife observed. Potential habitat for gopher tortoise and open field foragers and nesters. The site has reduced quality wildlife habitat functions due to past disturbances and does not appear to be utilized nor have the potential to be utilized by threatened or endangered wetland dependent species.

Water Quality:

(characterize existing quality, include suspected cause of current problems (if any exist))

No wetlands or other surface waters on site.

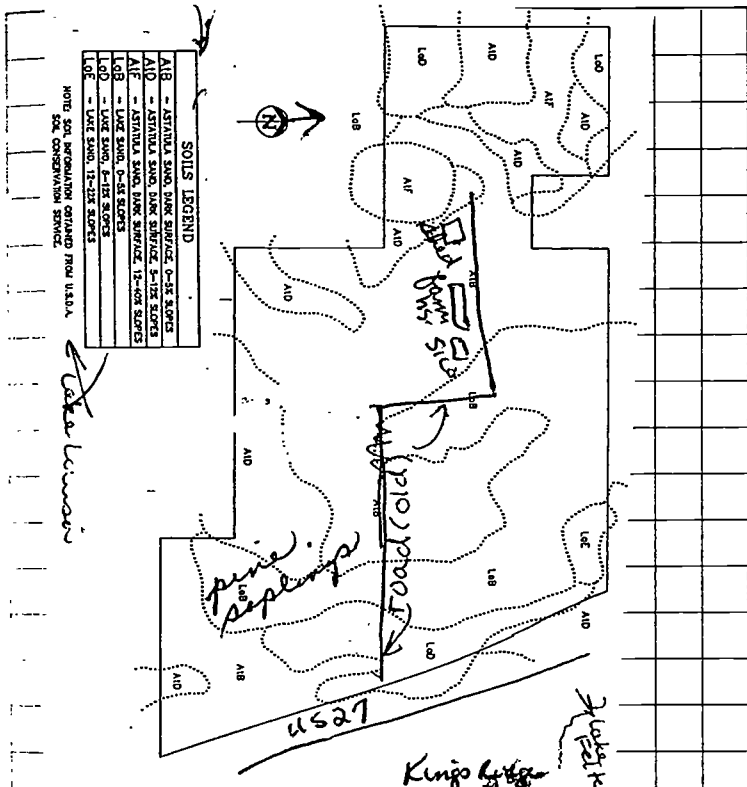
Wetland Impact/Mitigation Proposal Summary

No wetlands or other surface waters on site.

Location Legends Date 8/31/78 77.

Project / Client 4-069-0357A-ERP

4-069-0357AM-ERP



Abandoned, planted pines; farm house
 shed, silos, tractor garage on-site
 (abandoned). Rolling hills w/ high
 & very low ~~top~~ elevations. Great
 report has info on low areas - investiga-
 ted for sinkholes. No V's or S's on
 site.

**Table 1:
PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY**

WLI d#	WL & SW TYPE	WL & SW SIZE	W/ & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
n/a										
PROJECT TOTALS:		0								

Comments:

CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, IIIb)
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other.

**Table 2:
PROJECT ON-SITE MITIGATION SUMMARY**

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
n/a												
PROJECT TOTALS:	0											

Comments:

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
n/a												
PROJECT TOTALS:	0											

Comments:

CODES (multiple entries per cell not allowed):
 Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

REVIEWER: Barbara N. Prynosi

PROJECT NAME: Legends Phase I

PROJECT NUMBER : 4-069-0357AM-ERP

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 4-069-0357AM-ERP

Reviewer(s): FANG PRYNOSKI

Date Received: 9/15/98

Applicant: LENNAR HOMES, INC.

Project Name: LEGENDS, PHASE I

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

MAP NUMBER

QUAD

49

CLERMONT-E

PER C. FANG SAMES AS 40-069-262A-ERP JUST
EXPAND B. LINES

Date Application Entered: / /

Date Application Mapped: 9/24/98

Initials: JJ

Request for Additional Information must be mailed by: 10/13/98

Regulatory Meeting Date if determined technically/administratively
Complete: 12/ 8/98

INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: _____	Date 1st Resp. received: _____
Date 2nd RAI sent: _____	Date 2nd Resp. received: _____
Date 3rd RAI sent: _____	Date 3rd Resp. received: _____
Date 4th RAI sent: _____	Date 4th Resp. received: _____

Date Application Complete: _____

Schedule for _____ Regulatory Meeting (Approval/Denial)

** NOTE: PLEASE RETURN WITH THE TSR FOLDER.