



Technical Staff Report 1729

11-3-94
Permit
Issued

MSSW/WOD
STAFF REPORT ROUTING SLIP

APPLICATION NUMBER: 40-069-0161 A

FOR 21st 10-28-94
28th 11-4-94 AGENDA

NAME: North Ridge

REVIEWER: M. Cook / Eunice

FILE NAME:

DIRECTORY NAME/MONTH.TSR.OWNER'S NAME

RELATED FILE NO.:

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	10/31		
LEAD ES WDA 10/31	10/31		
LEAD ENGINEER GB 11/1	11/1		
TECHNICAL STAFF			
DATE TSR TYPED			
FIELD OFFICE DIRECTOR	11/1/94		11/1/94 <i>PMF</i>
TYPING REVISIONS			
DATE SENT TO PALATKA	11-2-94		11-2-94 <i>20r</i>

LEGAL

CHIEF ENGINEER <i>tim S</i>	11-2-94		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p><i>+S for CP 11/3/94</i></p> <p>RECEIVED</p> <p>NOV 03 1994</p> </div>
CHIEF ES			
DIRECTOR/ ASSISTANT DIRECTOR			

TYPING REVISION

EXHIBITS	YES	NO
SUPPLEMENTAL DATA	YES	
MAPS	YES	
LETTER OF CONCERN	YES	

APPROVAL

DENIAL (SUB) (40C-1.605)

Have you visited I visited 11/19 Pat enough

Doc - look at Inventory. If we had go it disturbed or lost they are preserved in insur inventory - Pat

TECHNICAL STAFF REPORT
CHAPTER 40C-40, F.A.C.

GENERAL PERMIT APPLICATION NO.: 40-069-0161A

PROJECT: North Ridge

PROJECT AREA: 71.89 (Ac.)

ACREAGE OWNED: 71.89 (Ac.)

APPLICANT ADDRESS:
Star Development
Norman A. Rossman
7829 Greenbriar Parkway
Orlando, FL 32819

AGENT ADDRESS:
McCoy and Associates
Rick E. McCoy, P.E.
721 West Avenue
Clermont, FL 34711

RECEIVING WATER BODY: Lake Willow and Jack's Lake CLASS: III

HYDROLOGIC BASIN:

- | | |
|---|--|
| <input type="checkbox"/> Upper St. Johns River | <input type="checkbox"/> Sensitive Karst Areas |
| <input checked="" type="checkbox"/> Ocklawaha River | <input type="checkbox"/> Other |
| <input type="checkbox"/> Wekiva River | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Econlockhatchee River | |

EXISTING LAND USE: Abandon Citrus grove and lakes

AUTHORITY: 40C-4.041 (1), (2)(b)2, 40C-40.302, and 40C-42.061, F.A.C.; OB

O&M ENTITY: City of Clermont

O&M Documents Submitted and Reviewed	Y	(X)	N	()	N/A	()
Correct Fee Submitted	Y	(X)	N	()	N/A	()

AUTHORIZATION STATEMENT: A permit authorizing

<input type="checkbox"/> Alteration	<input type="checkbox"/> Operation	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Modification
<input type="checkbox"/> Re-Issuance	<input type="checkbox"/> Removal	<input type="checkbox"/> Abandonment	
<input checked="" type="checkbox"/> Construction & Operation		<input type="checkbox"/> Modification & Operation	

of a surface water management system for a 71.89-acre subdivision to be known as North Ridge. The surface water management system includes 194 single-family residential lots, associated roads with curb and gutter, a 1.0-acre community recreational area with tennis courts and pool, seven dry retention basins, and Vegetative Natural Buffers.

TYPE OF DEVELOPMENT:

- (Check all applicable)
- Residential -
 - Single(1) Multifamily(2)
 - Recreational (3)
 - Commercial (4)
 - Industrial (5)
 - Agricultural (6)
 - Institutional (7)
 - Roadway (8)
 - Other (9)

TYPE OF TREATMENT PROPOSED:

- (Check all applicable)
- Retention (1)
 - Dry Retention w/Underdrain (2)
 - Dry Retention w/Filtration (3)
 - Wet Retention w/Filtration (4)
 - Exfiltration Trench (5)
 - Wet Detention System (6)
 - Swales (7)
 - Swale with Ditch Block (8)
 - Pervious Concrete (9)
 - Wetlands (10)
 - Alternative (11)
 - Other (12) (VNB)
 - Dry Retention (13)

LOCATION AND BRIEF DESCRIPTION OF SYSTEM:

This application is for authorization to construct ~~of~~ a 194-lot, three phase single-family residential subdivision. The project is located east of Grand Highway, between Lake Willow and Jack's Lake in the City of Clermont, Lake County, Section 20, Township 22S, and Range 26E.

PRE/POST PEAK RATE ATTENUATION PROVIDED	Y ()	N ()	N/A (X)
PRE/POST VOLUME ATTENUATION PROVIDED	Y (X)	N ()	N/A ()
MEAN ANNUAL STORM ATTENUATION PROVIDED	Y ()	N ()	N/A (X)
RECOVERY OF WATER QUALITY VOLUME WITHIN REQUIRED TIME	Y (X)	N ()	N/A ()
RECOVERY OF PEAK ATTENUATION VOLUME WITHIN REQUIRED TIME	Y (X)	N ()	N/A ()

OTHER ENGINEERING COMMENTS:

Jack's Lake and Lake Willow are land-locked systems; therefore, the retention basins are sized to retain the difference in the 25-year 96-hour runoff volume between the post-development and pre-development conditions.

Due to the steep topography adjacent to the lakes, the entire lake front lots will be graded to drain to the rear. The applicant is proposing a 75-foot minimum width Vegetative Natural Buffer upland of the wetland line. The buffer width exceeds the required width, based on District criteria.

Portions of the project are located within the 100-year floodplain of Jack's Lake and Lake Willow. No fill within the 100-year floodplain is proposed.

The Vegetative Natural Buffer and the 100-year floodplain will be placed within a drainage and conservation easement.

The City of Clermont is the operation and maintenance entity.

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

ENVIRONMENTAL SPECIALIST COMMENTS:

The proposed project site consists of a abandoned citrus grove and lakes. There are portions of two lakes within the project site, Lake Willow and Jack's Lake, which totals 8.0 acres. The portions of the lakes within the project site are vegetated with cattails, water lilies, maiden cane, and Carolina willow. There ~~is~~ no wetland impacts proposed for the project, 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.

SEE ATTACHED:

- BIOLOGICAL FIELD REPORT (PAA)**
- PERMIT MITIGATION FORMS**
- WETLAND INVENTORY**

TOTAL WETLANDS INVOLVED:	<u>ACRES</u> 8.0
TOTAL WETLANDS PRESERVED:	0.0 8.0
TOTAL WETLANDS DISTURBED:	0.0
TOTAL WETLANDS LOST:	0.0
1. CONTIGUOUS TO WATERS:	0.0
2. ISOLATED WETLANDS:	0.0
TOTAL WETLANDS RESTORED/CREATED AS MITIGATION:	0.0
TOTAL WETLANDS ENHANCED AS MITIGATION:	0.0
OTHER COMPENSATION:	

CONDITIONS FOR APPLICATION NUMBER 40-069-0161A

GENERAL: 1 - 13

SEPTEMBER 25, 1991

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

OTHER CONDITIONS:

- The proposed surface water management system must be constructed and operated in accordance with the plans received by the District on August 22, 1994 (Sheets 13-26), as amended by Sheets 1³ through 9 of 26, received by the District on October 7, 1994, and as amended by Sheets ~~3527~~ of 26, received by the District on 10/31/94.

ATTACH "OTHER CONDITIONS" IF NECESSARY

Forms to be included with permit:

Completion Forms	<u>Inspection Forms</u>
<input type="checkbox"/> EN-44 (Non-registered)	<input type="checkbox"/> EN-47 (Non-reg.)
<input checked="" type="checkbox"/> EN-45 (Registered Professional)	<input checked="" type="checkbox"/> EN-46 (Reg. Prof.)
	<input type="checkbox"/> EN-33 (Karst)
	<input type="checkbox"/> EN-31 (Littoral Zone)
	Other

REVIEWERS: M. COOK/EUNICE

TECHNICAL STAFF REPORT (TSR) CHECKLIST

PROJECT NAME: North Ridge
PROJECT NUMBER(S): 40-069-0161A0

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 *[Signature]*

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

MSSW File Number: 40-069-0161A WRM File Number: N/A
Project Name: North Ridge County: Lake
Applicant: Star Development Attn Norman A. Rossman
Waterbody: Lake Willow & Jack's Lake Class III
Outstanding Florida Waterbody (if applicable): N/A
Inspection by: David Eunice Date of Inspection: 9-16-94

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)

- X 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:
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 construction of a 71.89 acre, 194-lot, single-family subdivision and surface water management system.

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 N/A acres of wetlands and the placement of N/A of fill material in acres of .

(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>Project History</p> <p>pre-application meetings</p> <p>related permits previous/existing violations(if they exist)</p>	<p>Staff did not have a pre-application meeting with the applicant.</p> <p>There are no related permits.</p> <p>Staff is not aware of any violations associated with the proposed project.</p>
<p>Construction Techniques and Turbidity Controls</p> <p>if dredging in waters is proposed, describe the sediment characteristics</p>	<p>There is no impacts proposed for wetlands. Also, the applicant proposes to install the appropriate turbidity barriers to protect the wetlands adjacent to the limits of construction.</p>

Site Biophysical Characteristics

<p>Vegetative Community</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 are abandon citrus groves, which are vegetated with laurel oaks, and a variety of upland grasses.</p> <p>Wetland I - is a 1.7 acre portion of Jack's lake that extends on the project site. This portion of the wetland is vegetated with scattered Carolina willows, cattails, water lillies, primrose willow, and maiden cane.</p> <p>Wetland II - is a 6.3 acre portion of Willow Lake that extends on the project site. This portion of the wetland is vegetated with water lillies, cattails, maidencane, and primrose willow.</p> <p>The surrounding area consists of abandon citrus groves, forested uplands, a single-family subdivision, and Lake Minneola.</p>
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<p>Site Disturbances</p> <p>degree and types of existing site disturbances</p> <p>exotic/nuisance species</p>	<p>The wetlands is not receiving any point source discharges and very little non-point source discharge. Also, there is limited invasion of primrose willows in the wetlands.</p>
<p>Hydrologic Characteristics</p> <p>current conditions</p> <p>normal/historical conditions</p>	<p>The hydrology in the lakes appeared to be normal for the month of September.</p>
<p>Wildlife Use</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 wetlands were being utilized by T or E species.</p> <p>Staff believes that the wetlands provides good quality habitat and functions for fish, wading birds, and other wildlife species.</p>
<p>Water Quality</p> <p>characterize existing quality, include suspected cause of current problems (if any exist)</p>	<p>Staff believes that the water quality in these wetlands based on the water clarity and the lack of non-point and point source discharge into these systems.</p>

Wetland/Waterbody Impact Summary

Wetland Encroachments (attach additional sheets if necessary)

	size	impact	isolated/	ditch	
	<u>(acres)</u>	<u>acres/code*</u>	<u>W.O.S.</u>	<u>(yes/no)</u>	<u>co-dominant species</u>
I	1.7	0.0	W.O.S.	no	cattails and water lillies
II	6.3	0.0	W.O.S.	no	water lilies and cattails

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

Open Water Encroachments:

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

Wetland Impact/Mitigation Proposal Summary

There are no wetland impacts proposed, so mitigation will not be required.

FILE #: 40-069-0161A

PROJECT NAME: North Ridge

INSPECTION DATE: 9-16-94

SITE NUMBER: _____ NAMES: _____

* COMMENTS: I OF C

S AND T > 50	S > 101	S > U	EVIDENCE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
T > 80	S < 101	U < 101	

CANOPY

~~Remarks:~~

~~Substrates:~~

Grasses:

Comments:

SUBCANOPY

~~Remarks:~~

~~Substrates:~~

Other:

Comments:

GROUND COVER

~~Remarks:~~

~~Substrates:~~

Grasses:

Comments:

Cattails
Water lilies
mosses
Substrates: Same previous Willow

* I = isolated
C = connected

MSSW WETLAND INVENTORY

PROJECT NAME: *North Ridge*
PROJECT NUMBER: *40-069-0161A*

A:	TOTAL WETLAND ACREAGE:	<i>8.0</i> ACRES
B:	TOTAL WETLANDS "PRESERVED": (i.e. - not disturbed or lost)	0.0 ACRES <i>8.0</i>
C:	TOTAL WETLANDS DISTURBED: (temporary, not lost)	<i>0.0</i> ACRES
D:	TOTAL WETLANDS LOST:	<i>0.0</i> ACRES
	1. WATERS OF THE STATE ACREAGE: (SEE D/F#N/A)	<i>0.0</i> ACRES
	2. CONTIGUOUS TO WATERS ACREAGE:	<i>0.0</i> ACRES
	3. ISOLATED ACREAGE:	<i>0.0</i> ACRES
E:	TOTAL WETLANDS CREATED AS MITIGATION:	<i>0.0</i> ACRES
F:	TOTAL WETLANDS ENHANCED AS MITIGATION:	<i>0.0</i> ACRES
G:	OTHER COMPENSATION:	<i>0.0</i> ACRES

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

REVIEWER: DAVID EUNICE
DATE: *10-31-94*

ORL-PDS
DHQ-PDS
TSR