

LETTER MODIFICATION TECHNICAL STAFF REPORT
17-May-2016
APPLICATION #: 67971-3

Applicant: Bao L Huynh
Lost Lake Medical Building LLC
3175 Citrus Tower Blvd
Clermont, FL 34711-6885
(352) 240-3812

Owner: Bao L Huynh
Lost Lake Medical Building LLC
3175 Citrus Tower Blvd
Clermont, FL 34711-6885
(352) 240-3812

Consultant: Rick E McCoy
McCoy & Associates
732 4th St
Clermont, FL 34711-2206
(352) 394-5756

Project Name: Hancock Square
Acres Owned: 2.21
Project Acreage: 2.21
County: Lake

STR:

Section(s):	Township(s):	Range(s):
21	22S	26E

Receiving Water Body:

Name	Class
Wetlands to the southeast	III Fresh

Authority: 40C-42.022(1)(a), 40C-42.022(1)(b)
Existing Land Use: Undeveloped Land within urban areas(1910)
Mitigation Drainage Basin: Southern Ocklawaha River
Special Regulatory Basin: Ocklawaha River
Final O&M Entity: Lost Lake Medical Building LLC
ERP Conservation Easements/Restrictions: No
Interested Parties: No
Objectors: No

Authorization Statement:

Letter Modification of Permit Number 42-069-67971-1 for Seven-Eleven SR 50 and Hancock Road, to include the construction and operation of a 2.21- acre project known as Hancock Square, as per plans received by the District on May 3, 2016.

Recommendation: Approval

Reviewers: Allyson Burke; Lindsey Porter

STAFF COMMENTS:

The applicant requested a letter modification to Permit Number 42-069-67971-1 for Seven-Eleven SR 50 and Hancock Road. The proposed modification consists of the development of "Site Basin 1" to include two buildings, parking areas, and minor regrading of the existing retention pond on the Hancock Square property. A stage-storage table was provided demonstrating that the storage volume of the proposed regraded pond will exceed the existing pond storage volume. The original permit allowed for 1.77 acres of impervious area on the 2.21-acre parcel. This modification requests to construct 1.73 acres of impervious area, which is consistent with the master system design assumptions. The project as modified will continue to meet all of the applicable conditions for issuance pursuant to 40C-4, 40C-41, and 40C-42 Florida Administrative Code. The modification will not supersede Permit Number 42-069-67971-1.

Based on the information provided, the request qualifies for a letter modification pursuant to section 40C-4.331(1)(b), Florida Administrative Code. This authorization to construct will expire two years from the date of permit issuance.

Conditions

1. Permittee must obtain a permit from the District prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.
2. Before any offsite discharge from the stormwater management system occurs, the retention and detention storage must be excavated to rough grade prior to building construction or placement of impervious surface within the area served by those systems. Adequate measures must be taken to prevent siltation of these treatment systems and control structures during construction or siltation must be removed prior to final grading and stabilization.
3. The permittee must maintain a copy of this permit complete with all conditions, attachments, exhibits, and permit modification in good condition at the construction site. The complete permit must be available for review upon request by District representatives. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
4. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall be considered a violation of this permit.

5. District authorized staff, upon proper identification, must be granted permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.
6. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are hereby incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specification in chapter 6 of the Florida Land Development Manual: A guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
7. If the permitted system was designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(13) (As built Certification By a Registered Professional), signed and sealed by an appropriated professional registered in the State of Florida, and one (1) set of "As Built" drawings when a) required by a special condition of this permit, b) the professional uses "As Built" drawings to support the As Built Certification, or c) when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
8. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than seven (7) days before the construction activity in that portion of the site has temporarily or permanently ceased.
9. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the Changes prior to implementation so that a determination can be made whether a permit modification is required.
10. Within thirty (30) days after sale or conveyance of the permitted stormwater management system or the real property on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of the permit shall be in accordance with the provisions of section 40C-1.612, F.A.C. All terms and conditions of this permit shall be binding upon the transferee. The permittee transferring the permit shall

remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.

11. The stormwater management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure. The system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the stormwater management system to a local government or other responsible entity.
12. The operation phase of the permit shall not become effective until the permittee has submitted the appropriate As-Built Certification Form, the District determines that the system complies with the permitted plans, and the entity approved by the District in accordance with section 40C-42.027, F.A.C., accepts responsibility for operation and maintenance of the system. The permit cannot be transferred to such an approved, responsible operation and maintenance entity until the requirements of section 40C-42.028, F.A.C., are met, and the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District in accordance with section 40C-42.028, F.A.C., the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to subsection 40C-42.028 (4) F.A.C., the permittee shall be liable for compliance with the terms of the permit.
13. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity, Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.
14. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40C-42.028, F.A.C.
15. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
16. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

17. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
18. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
19. This permit for construction will expire two years from the date of issuance.
20. The proposed project shall be constructed and operated in accordance with the plans received by the District on May 3, 2016.