

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
June 23, 2007
APPLICATION #: 40-069-68272-13

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
April 18, 2007	June 19, 2007	July 10, 2007	July 17, 2007

Applicant: Woody & Wallace Land Development, LLC
C/O Bernard Woody
11740 Osprey Pointe Blvd.
Clermont, FL 34711
(352) 394-5211

Consultant: McCoy & Associates
C/O Rick McCoy
606 S Main Ave
Clermont, FL 34715
(352) 394-5756

Project Name: Hancock Towne Centre Lot 5
Project Acreage: 6.980
Planning Unit: Lake Apopka
Special Basin Criteria: Ocklawaha River
Receiving Water Body: Landlocked depressional area **Class:** III Fresh.
County: Lake
Correct Fee Submitted: Yes **Amount Received:** \$1000.00

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

Type of Treatment: Retention
Type of Development: Commercial
Type of System: Modification to an Existing System
Final O&M Entity: Woody & Wallace Land Development, LLC
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
Interested Parties: Yes
Objectors: No

Authorization Statement

A Permit Authorizing:

Modification of a previously authorized Surface Water Management System (High School AAA, Permit No. 4-069-68272-3), for the construction and operation of a 6.98-acre commercial project to be known as the Hancock Towne Centre Lot 5. .

Staff Comments:

The proposed project is located within the northeast quadrant of the intersection of Hook Street and Miss Florida Drive, on Lot 5 of the Hancock Towne Center. The Hancock Towne Center is located on the south side of S.R. 50, west of Hancock Road, in the City of Clermont and is within the Lake Apopka Basin. The proposed project includes the construction of two commercial buildings with associated parking facilities and stormsewer conveyance system.

The project site discharges to the Hancock Towne Center master system, a previously authorized treatment and attenuation system and is consistent with the assumptions (i.e. maximum of 90% imperviousness) made under Permit Number 4-069-68272-3. District staff have determined, through an as-built certification, that the system is functioning as designed

Site Description:

The project site is located at the northwest corner of Hancock Road and Hooks Street in Clermont. The site was previously cleared and graded leaving a barren lot. There is no evidence of wetland or surface waters within the limits of the project. The site is located within the Southern Ocklawaha Hydrologic Basin.

Impacts:

12.2.2 states that an applicant "must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to: (a) the abundance and diversity of fish, wildlife and listed species; and (b) the habitat of fish, wildlife and listed species.

The project site consists entirely of uplands and does not contain wetlands or other surface waters. All proposed activities occur in uplands. No impacts to wetlands or other surface waters are proposed.

Secondary impacts:

Section 12.2.7 A.H. contains a four part criterion which addresses additional impacts that may be caused by a project: (a) impacts to wetland functions that may result from the intended use of a project; (b) impacts to the upland nesting habitat of listed species that are aquatic or wetland dependent; (c) impacts to significant historical and archaeological resources that are closely linked and causally related to any proposed dredging or filling of wetlands or other surface waters; and (d) wetland impacts that may be caused by future phases of the project or activities that are closely linked and causally related to the project.

The proposed activities were assessed for the potential to result in unacceptable secondary impacts, as defined in subsection 12.2.7, ERP A.H. No wetlands or other surface waters occur within the project limits. No evidence was observed that would indicate that the uplands on the site are being utilized by aquatic and wetland dependent species for nesting and denning. There are no known future phases, closely related on-site activities, or closely related off-site activities that would result in unacceptable impacts to the water resources. Therefore, it has been determined that the applicant has

provided reasonable assurances that the proposed activities will not result in unacceptable secondary impacts, as defined in subsection 12.2.7, ERP A.H.

Elimination/Reduction of Impacts:

Pursuant to Section 12.2.1 A.H. the applicant must consider practicable design modifications, which would reduce or eliminate adverse impacts to wetlands and other surface waters. A proposed modification which is not technically capable of being done, is not economically viable, or which adversely affects public safety through endangerment of lives or property is not considered "practicable".

No impacts to wetlands or other surface waters are proposed.

Mitigation:

No impacts to wetlands or other surface waters are proposed, therefore, no mitigation is proposed.

Cumulative Impacts:

Section 12.2.8 A.H. requires applicants to provide reasonable assurances that their projects will not cause unacceptable cumulative impacts upon wetlands and other surface waters within the same drainage basin as the project for which a permit is sought. This analysis considers past, present, and likely future similar impacts and assumes that reasonably expected future applications with like impacts will be sought, thus necessitating equitable distribution of acceptable impacts among future applications. Mitigation, which offsets a projects adverse impacts within the same basin as the project for which a permit is sought is presumed to not cause unacceptable cumulative impacts.

The applicant is not proposing any adverse impacts.

Conditions for Application Number 40-069-68272-13:

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

Other Conditions:

1. The proposed project must be constructed as per the plans received by the District on June 19, 2007.
2. The operation and maintenance entity shall inspect the stormwater or surface water management system within one year after completion of construction and every year thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon

request by the District during normal business hours.

If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the Altamonte Springs Service Center, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

3. This permit does not authorize any work in, on or over wetlands or other surface waters.

Reviewers: Ruth Grady
Steve Williams