



St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director
David Dewey, Altamonte Springs Service Center Director

975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800
On the Internet at www.sjrwmd.com.

May 16, 2007

CERTIFIED MAIL NUMBER 7006 2150 0005 5207 4727

Mr. Bernard D. Woody, MGR
Woody & Wallace Land Development, LLC
11740 Osprey Point Boulevard
Clermont, Florida 34711

Re: Hancock Towne Center Lots 1-4; Application Number 40-069-68272-13
(Please reference the above name and number on all correspondences)

Dear Mr. Woody:

The St. Johns River Water Management District is in receipt of your Standard Environmental Resource Permit (ERP). Upon preliminary review of the proposed project, the following technical information is required to sufficiently review the possible impacts the project may have on the surrounding area. This information is being requested pursuant to the authority vested in the St. Johns River Water Management District under subsection 373.413(2), Florida Statutes, and sections 40C-4.101 and 40C-4.301, Florida Administrative Code (F.A.C.).

In order to expedite the review of your application, please use the application number referenced above on all correspondence and submit **three (3) copies** of all requested information unless otherwise indicated by a specific information request.

- The required ERP application fee is \$1000.00 for systems which have a project area of less than 40 acres and greater than one acre. To date \$500.00 has been received by the District. Accordingly, please submit the \$500.00 balance due to the St. Johns River Water Management District. [40C-1.603(5)(e) 2., F.A.C.]
- Page 2 of 4 of the ERP application form submitted indicates that construction of Lots 1 through 4 of the Hancock Towne Center are to be included as part of this application for authorization. Please clarify, as this appears to be inconsistent with Page 3 of 4 of the application form and the set of construction plans submitted which indicate that Lot 5 is to be included, instead of Lots 1 through 4. Reference the following excerpts from Pages 2 and 3 of 4.

Name of project, including phase if applicable Hancock Towne Centre Lots 1-4

Is this application for part of a multi-phase project? yes no

Total applicant-owned area contiguous to the project 6.98 ac

Total project area for which a permit is sought 6.98 ac

Impervious area for which a permit is sought 4.38 ac

What is the total area (metric equivalent for federally funded projects) of work in, on, or over wetlands or other surface waters?
0 acres 0 square feet 0 hectares 0 square meters

If a docking facility, the number of proposed new slips N/A

GOVERNING BOARD

David G. Graham, CHAIRMAN JACKSONVILLE	John G. Sowinski, VICE CHAIRMAN ORLANDO	Ann T. Moore, SECRETARY BUNNELL	Duane L. Ottenstroer, TREASURER JACKSONVILLE
R. Clay Albright OCALA	Susan N. Hughes PONTE VEDRA	William W. Kerr MELBOURNE BEACH	Ometrias D. Long APOPKA
			W. Leonard Wood FERNANDINA BEACH

Describe, in general terms, the proposed project, system or activity.

Construction of a surface water management system, to serve a 6.98 acre commercial site consisting of (2) single story commercial buildings and the associated access and parking facilities. Water quality treatment and peak attenuation criteria will be provided by an existing water retention area located on the South Lake High School property, SJRWMD Permit #40-069-68272-3, in accordance with Permit Condition #25.

Accordingly, please clarify. Be advised that, the scope of a permit authorization is specifically limited to the construction activities shown on the permitted plans.

- a. Please delineate on the plans, the limits of construction for the proposed project. Clearly show the project area boundaries.
- b. For all proposed activities to be included as part of the proposed project, submit construction plans for the proposed activities.
 - (1) Include a revised Page 2 of 4 of the permit application form (3 copies) with the *total project acreage for which a permit is sought and impervious area acreages adjusted to include the area(s) encompassed by the proposed activities.*
 - (2) Amend the project description on Page 3 of 4 of the ERP application form (3 copies) to reflect the actual proposed conditions.
 - (3) Provide a revised Attachment C of the ERP application form (3 copies), as appropriate.
 - (4) Demonstrate on the plans how stormwater runoff from the proposed activities will be routed to the master system. Clearly label all pertinent information and invert elevations.
- c. If any activities are not to be included as part of the proposed project, please remove them completely from the set of construction plans associated with this permit authorization.
- d. For any of the proposed construction activities located on property not owned or controlled by the applicant, provide authorization from the property owner(s) allowing the work on his/her property.

[40C-4.900(1); 40C-4.301(1)(a)(b)(c)(d)(e)(i)(j); 40C-42.025(6), F.A.C.]

3. Please revise the *General Project Data* notation to accurately reflect the date of the set of drawings, as stated on *Sheet 2 of 14* of the set of construction plans submitted. Reference the following excerpt from *Sheet 2 of 14*.

GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED
XXXXXXX XX, XXXX. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED
ON THE AFFECTED DRAWING(S).

[40C-4.301(1)(i), F.A.C.]

4. Please provide sufficient legal authorization from the Permittee or Operation and Maintenance entity of the master system for High School AAA to allow Hancock Towne Centre Lot 5 to connect to and use the master system for meeting District criteria. [40C-4.301(1)(j); 40C-42.025(6), F.A.C.]

If the applicant wishes to dispute the necessity for any information requested on an application form or in a letter requesting additional information, he or she may, *pursuant* to section 373.4141, Florida Statutes, request that District staff process the application without the requested information. If the applicant is then unsatisfied with the District's decision regarding issuance or denial of the application, the applicant may request a section 120.569, Florida Statutes, hearing pursuant to Chapter 28-106 and section 40C-1.1007, F.A.C.

Please be advised, pursuant to subsection 40C-1.1008, F.A.C., the applicant shall have 120 days from receipt of a request for additional information regarding a permit or license application undergoing review by the District to submit that information to the District. If an applicant requires more than 120 days in which to complete an application, the applicant may notify the District in writing of the circumstances and for good cause shown, the application shall be held in active status for additional periods commensurate with the good cause shown. Any application which has not been completed by the applicant within the given time period following a request for additional information by the District shall be recommended for denial at the next regularly scheduled Board meeting. Denial of an application due to failure to submit requested additional information shall be a denial without prejudice to the applicant's right to file a new application.

In addition, no construction shall begin on the proposed project until a permit is issued by the St. Johns River Water Management District. This is pursuant to subsection 40C-40.042(2), F.A.C., which states, "No construction, operation, maintenance, alteration, abandonment or removal shall be commenced until the permittee receives a written authorization to proceed from the District"; and subsection 40C-42.024(1), F.A.C, which states in relevant part, "No construction, alteration, removal, operation, maintenance, or abandonment of a stormwater management system shall be undertaken without a valid standard general or individual environmental resource stormwater permit as required pursuant to this section."

If you have any further questions, please do not hesitate to call me at 407/659-4844.

Sincerely,



Ruth E. Grady, E.I.
Department of Water Resources

cc: PDS/RAIL-1, Margie Cook, Steve Williams

McCoy & Associates; Attn: Rick McCoy, P.E.
606 South Main Avenue; Minneola, FL 34715

