

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT  
July 13, 2007  
APPLICATION #: 40-069-68272-14

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

**Applicant:** Woodbury, LLC  
C/O Andrew Shumway  
14155 Popcorn Tree Court  
Orlando, FL 32828  
(321) 689-9950

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

**Project Name:** Hancock Towne Centre Lots 1-4  
**Project Acreage:** 4.500  
**Planning Unit:** Lake Apopka  
**Special Basin Criteria:** Ocklawaha River Hydrologic Basin  
**Receiving Water Body:** Landlocked depressional area      **Class:** III Fresh.  
**County:** Lake  
**Correct Fee Submitted:** Yes      **Amount Received:** \$1,000.00

**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:** Woodbury, 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:** No  
**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 4.50-acre commercial project to be known as Hancock Towne Centre Lots 1-4.

**Staff Comments:**

The proposed project is located within the northwest intersection of Hook Street and Hancock Road, within Parcel 3 (shown as Lots 1-4) of the Hancock Towne Centre commercial development. The Hancock Towne Centre 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 four commercial/retail buildings with associated parking facilities and stormsewer conveyance system.

The master system for High School AAA, District Permit No. 4-069-68272-3, was based on an assumed imperviousness of 90% for the future development of the commercial properties, which includes Parcel 3. The proposed project will contain 69% imperviousness; therefore, meets the requirements for connection to the master system. The applicant has demonstrated that runoff generated by the proposed development will be conveyed to the master system for water quality treatment and attenuation.

**Site Description:**

The site consists entirely of cleared and graded uplands that were formerly in citrus production. No wetlands or other surface waters exist within or directly adjacent to the project boundary.

**Impacts:**

*Subsection 12.2.2, ERP A.H., 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 applicant is not proposing any impacts to wetlands or other surface waters.

**Secondary impacts:**

*Subsection 12.2.7, ERP 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 filing 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. The proposed work within the project area is sufficiently distant from wetlands or other surface waters, so as to not cause adverse secondary impacts to wetland functions. 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. Other future phases within the boundaries of the master permit for High School AAA and any closely related off-site activities would require a modification to this permit. There are no known significant historical or archeological resources on the site. 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:**

Not applicable; no adverse wetland or other surface water impacts will result from the project.

**Mitigation:**

Not applicable; no adverse wetland or other surface water impacts will result from the project.

**Cumulative Impacts:**

Not applicable; no adverse wetland or other surface water impacts will result from the project.

**Summary:** The proposed project is consistent with the wetland review criteria in sections 12.2 – 12.3.8, A.H. The applicant has provided reasonable assurance that the proposed project is consistent with the design criteria and objectives of the District as set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C., and that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, and 40C-4.302, F.A.C.

**Conditions for Application Number 40-069-68272-14:****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 project must be constructed per the plans received by the District on April 18, 2007 and as amended by Sheets 1 and 4 of 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.

**Reviewers:** Gayle Albers and Sandra Joiner