

STANDARD ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
August 22, 2005
APPLICATION #: 40-069-84016-6

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
July 26, 2005	September 16, 2005	October 7, 2005	October 14, 2005

Applicant: Presco Associates, LLC
C/O Bob Shakar
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Clermont, Florida 34711
(352) 242-0073

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Project Name: Office Depot & Petco - College Station Center
Project Acreage: 5.91
Planning Unit: Lake Apopka
Special Basin Criteria: Ocklawaha River Hydrologic Basin
Receiving Water Body: Unnamed Depressional **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: Commercial Association
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 and operation of a Surface Water Management System, previously authorized by District Permit No. 40-069-84016-1 for College Station Center, to include the construction of an Office Depot and Petco retail stores, associated stormsewer conveyance system and common parking area, a 5.91-acre project to be constructed as

per plans received by the District on September 16, 2005. This permit does not authorize any impacts to wetlands or other surface waters.

Permitting History:

On October 5, 2002, the District issued Permit No. 40-069-84016-1, which authorized the construction and operation of a surface water management system to serve an 18.42-acre commercial subdivision to be known as College Station Center. This permit (master permit) included mass grading of the site, three access roads, a 35 space paved parking lot, stormsewer systems, a connector road, a dry retention pond, and a temporary dry retention pond. In addition, the master permit authorized future development within the master system based on a maximum imperviousness of 80% for the entire project site. To date, 7.46 acres of impervious surface have been permitted for development within the master system.

Staff Comments:

The project site is located at the southwestern intersection of State Road 50 and Hancock Road South, east of Clermont, in Lake County, within the previously permitted commercial subdivision - College Station Center (Permit No. 40-069-84016-1). The site is located wholly within uplands that have been previously authorized for clearing and grading. No wetlands or other surface waters occur within or near to the project limits.

The proposed project includes the construction of an Office Depot and Petco retail stores, associated stormsewer conveyance system and common parking area within the master system. Stormwater runoff from the project site will sheet flow to on-site inlets connected to a piped conveyance system, thence, to the master stormsewer system for conveyance to the retention pond. The proposed project will contain 76% imperviousness (4.52 acres of impervious surface); therefore, meets the requirements for connection to the master system.

Impacts:

Subsection 12.2.2, 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.

This project occupies uplands within a master project that were previously authorized for clearing and grading. No wetland or other surface water impacts are proposed.

Secondary impacts:

Subsection 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.

This project occupies uplands within a master project that were previously authorized for clearing and grading. The present project remains consistent with that ERP and no secondary impacts to wetlands or other surface waters are proposed. 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 Subsection 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".

This project occupies uplands within a master project that were previously authorized for clearing and grading. There are no proposed impacts to wetlands or other surface waters.

Mitigation: No impacts are proposed, therefore no mitigation is proposed.

Cumulative Impacts:

Subsection 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.

There will be no unacceptable adverse cumulative impacts to wetlands, water quality, and upland habitat for aquatic and wetland dependent fish or wildlife listed as endangered, threatened, or species of special concern. The proposed project is consistent with the wetland review criteria in sections 12.2 - 12.3.8, A.H.

Summary: The applicant has provided reasonable assurance that the proposed activities meet the conditions for issuance of permits specified in section(s) 40C-4.301 and 40C-4.302, F.A.C., and that the proposed system is consistent with the applicable review criteria specified in chapters 40C-4, 40C-42, and 40C-41, F.A.C

Conditions for Application Number 40-069-84016-6:

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 surface water management system must be constructed as per the plans received by the District on September 16, 2005.

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

Reviewers: Gayle Albers and Sandra Joiner