

Management and Storage of Surface Waters (MSSW) permits have been issued for various phases within the Andover Lakes project (4-095-0368, 4-095-0368M, and 4-095-0368M3 through 4-095-0368M10). In addition, several Wetland Resource Management permits have also been issued for activities within waters of the state on the Andover Lakes site (12-095-0055 and 12-095-0055M).

The applicant is grandfathered (i.e. exempt) from the Environmental Resource Permit rules pursuant to subsection 373.414(9), F.S., pursuant to subparagraph 373.414(12)(a) and (b), F.S., because the conceptual remains valid for the site. Furthermore, staff has determined that the grandfathering of the project from ERP continues to be valid, as there are no significantly different water resource impacts as a result of the proposed activities within Phase IIIA. However, the applicant has elected to obtain an Environmental Resource Permit for this phase of the development.

This application is for a modification of the master surface water management system for Shoppes at Andover in order to add a new out-parcel site to the master drainage pond.

Staff Comments:

The project site is located on the southwestern corner of Curry Ford Road and Lamberton Boulevard, west of Parcel B of the Albertson's parcel. A portion of the proposed site was not included in the master drainage system basin. The proposed activity is for the modification of the master drainage system to accommodate additional runoff from the proposed project. The system includes, construction of a new building and associated parking area, storm sewer system, and modification of the outfall structure (raise the weir) in order to accommodate additional volume. Plans and calculations submitted for the proposed permit modification show that the project meets the requirements for water quality treatment and peak discharge rate attenuation for the 25-year, 24-hour and mean-annual, 24-hour storm events.

The design modification project as proposed, is consistent with the objectives and criteria of the District set forth in Chapters 40C-4, 40C-41, and 40C-42, F.A.C.

Site Description:

The project site consists of forested and grassed uplands. No wetlands or other surface waters occur within the project boundaries.

Impacts:

Section 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.

No work is proposed in, on, or over wetlands or other surface waters.

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.

There are no natural wetland or other surface water systems adjacent to the project site, and the site is surrounded by developed property and roadways on all sides. Therefore, development and use of this site will not adversely affect wetland functions, pursuant to Section 12.2.7(a), A.H.

In addition, the proposed project complies with Section 12.2.7(b)(c)(d), A.H., because:

- there is no evidence that the uplands bordering on-site wetlands are utilized by aquatic or wetland dependent fish or wildlife species listed as endangered, threatened, or species of special concern for nesting or denning;
- the proposed project will not adversely affect significant historical or archaeological resources; and
- no future impacts to wetlands or other surface waters are anticipated from the proposed work.

The proposed project is consistent with the wetland review criteria in Sections 12.2 - 12.3.8, A.H. The proposed project also meets all applicable conditions for permit issuance pursuant to sections 40C-41, 40C-4.301, and 40C-4.302, F.A.C.

Wetland Summary Table
Shoppes at Andover Commercial

	<u>Acres</u>
Total Wetlands On-site	0.000
Total Surface Waters On-site	0.000
Impacts that Require Mitigation	0.000
Impacts that Require No Mitigation	0.000
Mitigation	0.000

Recommendation: Approval

Conditions for Application Number 4-095-20719-16:

ERP Stormwater 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 shall be constructed and operated in accordance with the plans received by the District on October 22, 2004.
2. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years 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 Spring Service Center, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

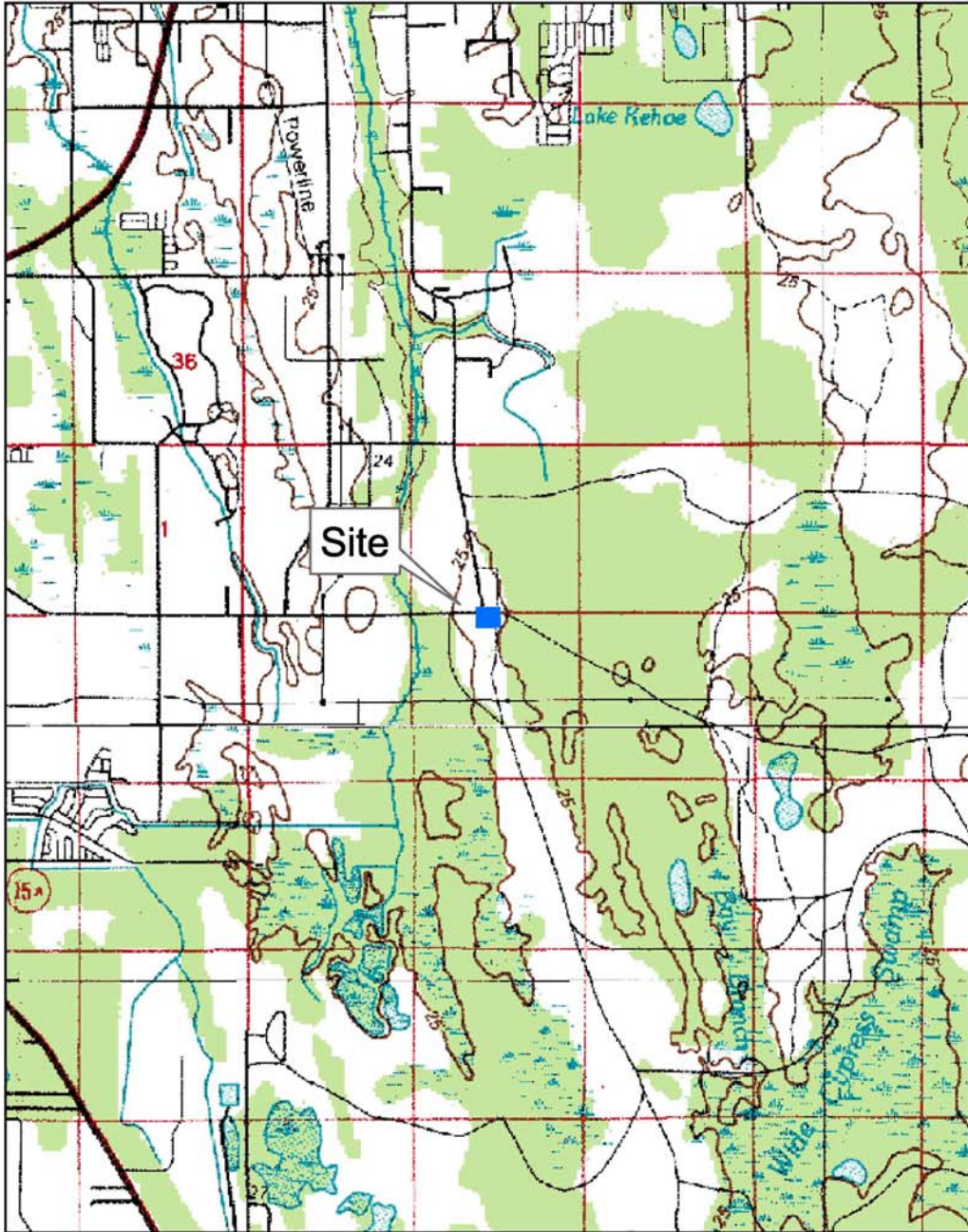
3. This permit does not authorize any work in, on, or over any wetlands or other surface waters.

Reviewers: Abdolreza Aboodi
Victoria Nations

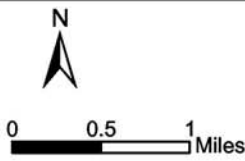


Shoppes at Andover
4-095-20719-16
2004 Digital Ortho Quadrangle

November 11, 2004



Shoppes at Andover
4-095-20719-16
Location Map



November 11, 2004