

**To:** Kenneth Lewis[KLewis@sjrwmd.com]  
**Cc:** ttortorelli@cfl.rr.com[ttortorelli@cfl.rr.com]; Joseph Jimenez[JJimenez@sjrwmd.com]; William Carlie[wcarlie@sjrwmd.com]  
**From:** Marlene Belcher  
**Sent:** Thur 7/15/2010 8:31:40 AM  
**Importance:** Normal  
**Sensitivity:** None  
**Subject:** RE: Stratford at Kings Ridge  
**Categories:** (S:99.90000/99.90000 CV:99.9000 FC:95.5390 LC:95.5390 R:95.9108 P:95.9108 M:97.0282 C:98.6951 )

Ken:

Thanks for the explanation. If I understand correctly, no action needs to be or will be taken at this time? Stratford residences are not at risk. It really looks terrible.



Marlene E Belcher

Community Association Manager

Sentry Management Inc

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**From:** Kenneth Lewis [mailto:KLewis@sjrwmd.com]  
**Sent:** Wednesday, July 14, 2010 5:04 PM  
**To:** 'mbelcher@sentrymgt.com'  
**Cc:** ttortorelli@cfl.rr.com; Joseph Jimenez; William Carlie  
**Subject:** RE: Stratford at Kings Ridge

Marlene,

My apologies for not getting back to you sooner. I had drafted a response, but was unable to get it to you on Friday before going on vacation.

As you are aware, a letter dated December 23, 2009 from Sara K. Wilson of Taylor & Carls, PA indicated that the golf course apparently has a new owner, Celebration Golf Management. I have not been able to confirm this through the Lake County Property Appraiser's Website; Lennar Land Partners is listed as the current golf course owner. However, I was able to determine that in January 2010 Celebration Golf Management finalized the purchase of the Legends Golf Course, located directly across from King's Ridge on the west side of US 27.

Permit transfer requests have been received for many of the permits in Kings Ridge, and of these a cursory review indicates that several have been transferred to the Kings Ridge HOA (Kings Ridge Community Association, Inc.). Stratford at Kings Ridge is one of those permits already transferred to the Association. I could not find a permit transfer request from Lennar Land Partners to transfer the golf course portion of Kings Ridge.

Based on my review and understanding of the Kings Ridge stormwater management system as it has evolved over the years, development in the northwest portion of Kings Ridge has required ponds and stormsewers to be consolidated into one discharge pipe that discharges into one pond (the driving range). Unfortunately, that one pipe is undersized based on the design engineer's modeling results for the West Stratford at Kings Ridge permit application. This is not the direct cause of the current problem, but would be important in crafting and considering alternative solutions.

Please note that in the review of permit applications, the District is concerned with discharges to off-site receiving waters so that water quality is maintained or improved, and the chance for flooding due to the development is diminished. The design of the stormsewer is outside of this larger focus, and therefore is of secondary concern unless it would affect the stormwater management system's ability to conform with the District's water quality and water quantity criteria.

The pond/driving range is known as Retention Pond 1-A, according to the information contained in the District's permit files (Permit 4-069-0326M-ERP, Kings Ridge Phase IV; Permit 40-069-19411-17, West Stratford at Kings Ridge; and Permit 40-069-19411-19, KR Basin 1-A Drainage Mod). Retention Pond 1-A is designed to retain the entire volume of runoff from a 12-inch storm event (25-year, 96-hour storm) from its 74-acre mixed-use (commercial, roadway, residential) drainage area. It is my understanding that all construction within the drainage area is permitted and in compliance with respect to the expected land uses. Therefore, this pond (and the system in general) meets and exceeds the District's water quality and water quantity criteria.

In determining the extent of encroachment of erosion/undermining towards adjacent property, the aerial photograph from the Lake County GIS indicates it is completely on the golf course property and does not extend onto the homeowner's properties. Any further erosion downstream, and any further undermining along and upstream of the discharge pipe is not likely to affect the homeowner's properties. Note also that these adjacent properties are within the West Stratford at Kings Ridge subdivision; no properties within Stratford at Kings Ridge are remotely at risk.

At this time, it is my understanding that the system continues to function in accordance with District criteria and the conditions of the permit(s). No adverse impacts to adjacent property owners or to receiving waterbodies are occurring at this time, and none are expected in the future. In the event that adjacent properties or receiving waterbodies are at risk, the District will immediately respond as appropriate and necessary in accordance with its rules and jurisdiction.

Thank you for your interest in this matter. If you have any further questions or comments, or if there is any other way I can be of assistance, please contact me at your earliest convenience.

Ken Lewis, P.E.

Sr. Professional Engineer

Altamonte Springs Service Center

St. Johns River Water Management District

**From:** Marlene Belcher [mailto:mbelcher@sentrymgt.com]

**Sent:** Tuesday, July 06, 2010 6:41 PM

**To:** Kenneth Lewis

**Cc:** ttortorelli@cfl.rr.com

**Subject:** Stratford at Kings Ridge

Ken:

When we spoke a couple of week's ago you said you were going to send me an update in writing stating your findings of the drainage problem in Stratford at Kings Ridge. I am anxiously awaiting your response so I can pass it along to the Stratford Board.

**SENTRY**  
**management** INC.  
Community Association Management

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