

To: 'Suzanne L. O'Shea'[soshea@clermontfl.org]
Cc: 'Marlene Belcher'[mbelcher@sentrymgt.com]
From: Kenneth Lewis
Sent: Wed 7/6/2011 3:10:08 PM
Importance: Normal
Sensitivity: None
Subject: RE: Kings Ridge Clermont- retention area

Suzanne,

Thanks for the phone call, it was good talking to you today. As promised, I am providing you with the contact information I have for both Lennar and the Golf Club owner. You will find the addresses in the attached compliance letters sent to each.

Although the letter to Lennar was addressed to Ben Wilson, it was Bill Kouwenhoven who responded by phone (and stated that he was the best person with whom to discuss this) according to my notes on that conversation:

Bill Kouwenhoven and Don Lunko concerning who is the responsible entity. A previous conversation w/ the new golf course owner brought up the issue of an easement over the pipe and outfall in favor of the HOA. Mr. Kouwenhoven confirmed that the Declarations recorded in 1996 for the master system (and approved by the District) includes language that states easements exist over all portions of the SWMS, and the HOA is responsible for O&M. Likewise, 26628-2 (Stratford) was transferred in 2004 with no request for deed or Declarations. RAI of 03/2005 asked for deed and Declarations in response to 02/2005 request for transfer of multiple permits in Kings Ridge. Deed would have been irrelevant in this case, and the Declarations had (effectively) already been received, either for approval by OGC or as part of other permit applications. Further research is necessary. Other points made but may not be material or valid (Lennar Land Partners is/was not Lennar but Newhall, and is no longer an active corporation, golf course contributes zero runoff to the pipe).

I hope this helps. If you have any further questions or comments, please contact me at your earliest convenience.

Ken Lewis, P.E.

Sr. Professional Engineer

Altamonte Springs Service Center

St. Johns River Water Management District

Phone: 407-659-4852

From: Suzanne L. O'Shea [mailto:soshea@clermontfl.org]

Sent: Thursday, June 23, 2011 9:13 AM

To: Kenneth Lewis

Cc: 'Marlene Belcher'

Subject: Kings Ridge Clermont- retention area

Hi Ken:

I have been informed that you have some knowledge about this problem,.... Hoping maybe you can assist me with where to go with it. I remember addressing it a couple of years ago with someone from SJRWMD, but I didn't realize it had never been resolved, until now.

From what I *very vaguely* remember, there was a dispute over who was supposed to be maintaining the area; Lennar or Kings Ridge.

What has transpired since 2009 when I last addressed this?... and if this is something I can move along from a code enforcement perspective, please let me know.

Thanks,

Suzanne

Suzanne O'Shea

Code Enforcement Officer

City of Clermont

685 W. Montrose St.

Clermont, FL. 34711

Phone: (352) 394-4083 extension 309

Direct Line: (352) 241-7309

Fax: (352) 394-3542

: E-Mail: soshea@clermontfl.org

Web site: www.cityofclermontfl.com

PSave paper - think before you print.

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Website: www.CityofClermontfl.com

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