

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT  
 TECHNICAL STAFF REPORT  
 April 11, 2001  
 APPLICATION #: 4-069-19411-10

**Applicant:** Lennar Land Partners, A Florida General Partnership  
 C/O Robert Ahrens  
 7600 Nob Hill  
 Fort Lauderdale, FL  
 33321  
 (407) 682-9291

**Agent:** Farner, Barley and Associates, Inc.  
 C/O Duane K. Booth, P.E.  
 350 N Sinclair Ave  
 Tavares, FL  
 32778  
 (904) 343-8481

**Project Name:** Somerset Estates Phase II At Kings Ridge  
**Acres Owned:** 968.440  
**Project Acreage:** 22.790  
**County:** Lake  
**Section(s):** 3                                **Township(s):** 23S                        **Range(s):** 26E

**Authority:** 40C-4.041(2)(b)2

**Existing Land Use:** herbaceous uplands, existing retention ponds  
**Planning Unit:** Lake Apopka  
**Receiving Water Body:** Lake Felter                        **Class:** III Fresh.  
**Final O&M Entity:** Lennar Land Partners  
**ERP Conservation Easements/Restrictions:** No

**LOCATION AND BRIEF DESCRIPTION OF SYSTEM:**

The project site is located within the Kings Ridge Planned Unit Development (P.U.D.). The project site is located just northeast from the intersection of Hancock Road with Kings Ridge Boulevard, approximately 1-mile east from the intersection of Hancock Road with State Road 27, and approximately 2.5-miles south from the intersection of State Road 27 with State Road 50, in the southeastern portion of Lake County (Attachment A). The site is located within the Ocklawaha River Hydrologic Basin.

The project consists of a single-family residential subdivision with stormwater runoff discharging into a master surface water management system authorized by the District through Permit 4-069-0326M9-ERP, issued April 11, 2000. The project will be known as Somerset Estates Phase II at KingsRidge.

**STAFF COMMENTS:**

Several previous permits have been issued for construction within the Kings Ridge P.U.D. (Attachment B). The project site for this application consists of grassed uplands, and no wetlands or other surface waters occur within the project boundaries.

The applicant seeks authorization to modify a surface water management system consisting of a single-family residential subdivision with associated roadways, sidewalks, and inlets to a piped conveyance system. The applicant proposes to connect the piped conveyance system to an existing piped conveyance system with discharge into either retention pond 5-A, retention pond 6-A or retention pond B-3. The existing piped conveyance system and the three existing dry-bottom retention ponds, Pond 5-A, Pond 6-A and Pond B-3, are associated with the master surface water management system, permit number 4-069-0326M9-ERP.

The applicant has submitted plans and calculations demonstrating that the proposed surface water management system will provide the required water quality treatment and peak rate/volume attenuation of stormwater runoff from the project site. This application proposed no work in, on, or over wetlands or other surface waters.

The proposed project will have no unacceptable adverse secondary impacts to wetlands, water quality, or upland habitats that are required by aquatic or wetland-dependent "listed" species. In addition, this project will not cause unacceptable adverse cumulative impacts to the functions of wetlands or other surface waters within the Southern Ocklawaha River basin. The proposed project is consistent with the wetland review criteria in sections 12.2 - 12.3.8, A.H.

The applicant has provided assurances that this project, as proposed, is consistent with the design criteria and objectives of the District set forth in Chapters 40C-4 and 40C-42, F.A.C. The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41, F.A.C.

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**Wetland Summary Table    Somerset Estates Phase II At Kings Ridge  
Residential Single Family**

	acres
<b>Total Wetlands or Surface Waters On-site</b>	<b>0.000</b>
<b>Impacts that Require Mitigation</b>	<b>0.000</b>
<b>Impacts that Require No Mitigation</b>	<b>0.000</b>
<b>Mitigation</b>	<b>0.000</b>

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**Interested Parties:**        No  
**Objectors:**                    No

**Recommendation:**        Approval

**Conditions for Application Number 4-069-19411-10:**

**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, 28

**Other Conditions:**

1. The proposed surface water management system must be constructed and operated as per the plans received by the District on December 12, 2000 and as amended by the plans received by the District on February 08, 2001.

**Reviewers:** Rickie Ottesen  
Victoria Nations