

OPERATION AND MAINTENANCE (O&M) PERMIT TRANSFER TECHNICAL STAFF REPORT
03-Aug-2015
APPLICATION #: 19411-25

O&M Entity: Richard Combs
Kings Ridge Community Association, Inc.
c/o Leland Management
6972 Lake Gloria Blvd
Orlando, FL 32809-3200
(407) 447-9955

Project Name: Kings Ridge, P.U.D., Phase III

Authorization Statement:

Transfer of an existing permit from Lennar Corporation to Kings Ridge Community Association, Inc. authorizing the operation and maintenance of the stormwater management system, with stormwater treatment by retention, serving Kings Ridge, P.U.D., Phase III, a 145 lot single family residential development and 11 holes of golf for an 18 hole golf course. The stormwater management system includes 299.27 acres of area, with six retention ponds, constructed in accordance with plans received by the District on December 8, 1995, and as amended by Sheet 4 of 34 received by the District on January 3, 1996.

Recommendation: Approval

Reviewers: Bill Carlie; Cecilia Tyne

AS-BUILT INSPECTION DATE: 7/24/2015

FILED/RECORDED O & M DOCUMENTS SUBMITTED? Yes

PROJECT IN COMPLIANCE? Yes

STORMWATER TREATMENT TYPE: Retention

OTHER COMMENTS: Sequence 25 is a conversion to operation and maintenance phase and transfer of permit ownership of sequence 1, from Lennar Corporation to Kings Ridge Community Association, Inc. The stormwater management system was re-inspected on 7/24/2015 and deemed in compliance with the plans and specifications of Permit 4-069-0326-ERP. Upon completion of the permit transfer process, please close sequence 1.

Conditions

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
3. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior implementation so that a determination can be made whether a permit modification is required.
4. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.
5. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
6. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of rule 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
7. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
8. 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 District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

9. This permit authorizes the operation and maintenance of the surface water management system in accordance with the plans received by the District on December 8, 1995, and as amended by Sheet 4 of 34 received by the District on January 3, 1996.

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
November 16, 1995

Applicant: Lennar Active Adult Communities
Atten: Marshall Ames
110 Douglas Avenue
Altamonte Spring FL 32714

Agent: Farner Barly & Associate, Inc.
Atten: Robert E. Farner
350 North Sinclair Avenue
Tavares FL 32778

Consultant: Same as the agent

County:	Lake	Project Name:	Kinge Ridge P.U.D. Phase III		
Section:	3,4,9,10	Township:	23S	Range:	26E
Acres Owned:	968.44	Project Acreage:	299.27		

General Description OF APPLICATION NO.4-069-0326A-ERP: a surface water management system consisting of a residential development with 145 lots and 11 holes of golf for a future 18 hole golf course. The surface water management system includes 299.27 acres of area (38 acres of subdivision and 261.27 acres of mass grading and 10 retention ponds).

Authority: chapter 373 F.S.; chapter 40C-4 F.A.C.

Existing Land Use: Abandon citrus grove

Hydrologic Basin(s): 07

Receiving Water Body(ies): lake Felter Class:III

Easements/Restrictions: No

Operation and Maintenance Entity: Homeowner Association

Staff Comments:

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 4-069-0326A-ERP

Reviewer(s): ABOODI EUNICE

Date Received: 12/ 8/95

Applicant: LERNAR ACTIVE ADULT COMMUNITIES

Project Name: KINGS RIDGE, P.U.D., PHASE III

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

<u>MAP NUMBER</u>	<u>QUAD</u>
<u>41</u>	<u>CLERMONT-E</u>
<u>12</u>	<u>L-LOUISA</u>

Date Application Entered: / /

Date Application Mapped: 12/18/95 Initials: CC

Request for Additional Information must be mailed by: 1/ 5/96

Regulatory Meeting Date if determined technically/administratively Complete: 2/13/96

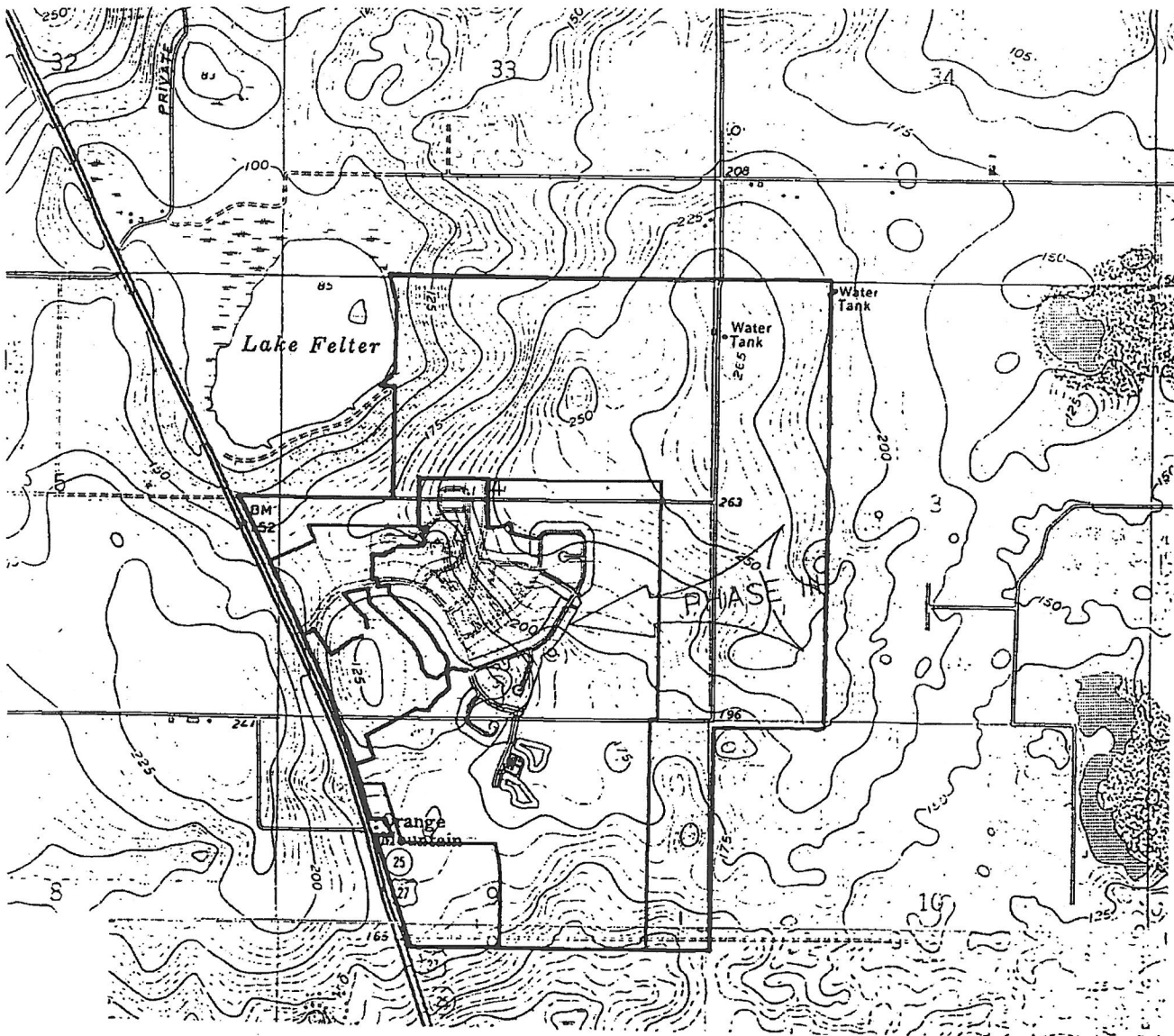
INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: <u>N/A</u>	Date 1st Resp. received: _____
Date 2nd RAI sent: _____	Date 2nd Resp. received: _____
Date 3rd RAI sent: _____	Date 3rd Resp. received: _____
Date 4th RAI sent: _____	Date 4th Resp. received: _____

Date Application Complete: 1-3-96

Schedule for February Regulatory Meeting (Approval/Denial)

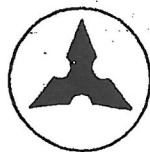
** NOTE: PLEASE RETURN WITH THE TSR FOLDER.



SCALE 1" = 2000'

SECTION 4 & 9
TOWNSHIP 23 S
RANGE 26 E

CLERMONT-EAST
LAKE LOUISA



**FARNER
BARLEY**
AND ASSOCIATES, INC.

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS

350 North Sinclair Avenue O Tavares, Florida 32778 O (904) 343-8481

TECHNICAL STAFF REPORT CHECKLIST

Project name: Kings Ridge, P.U.D. Phase II

Application no.: 4-069-0326A-ERP

ERP
~~MISS~~ :

- 1. Field report
- 2. Wetland inventory
- 3. Permit Application Appraisal
- 4. PDS reviewer assignment sheet (p. 2 / 2)
- 5. Permit mitigation form
- 6. USGS map of project site
- 7. Letters of objection and SJRWMD responses
- 8. Other exhibits _____

WETL :

- 1. Field report
- 2. Wetland inventory
- 3. Permit Application Appraisal
- 4. PDS reviewer assignment sheet (p. 2 / 2)
- 5. Permit mitigation form
- 6. USGS map of project site
- 7. Final approved plans
- 8. Division of Historical Resources comments received on _____ / none received. Objection? Y or N
- 9. FDEP comments received on _____ / none received.
Comments solicited on: _____
Comments: _____
- 10. Letters of objection and SJRWMD responses
- 11. Other exhibits _____

All items complete? (circle one)

- YES _____ (lead ES signature)
- NO, Item no.s _____ are missing.

FILE #: 4-069-0326A-ERP PAGE of

PROJECT NAME: Kings Ridge Phase III INSPECTION DATE: 1-4-96

SITE NUMBER: NAMES: Environ

* COMMENTS: I or C The proposed project site consists
of abandoned grove and no wetlands

S AND T > 50 S > 101 S > U
T > 80 S < 101 U < 101 EVIDENCE

CANOPY

Dominants:

Subdominants:

Other:

Comments:

SUBCANOPY

Dominants:

Subdominants:

Other:

Comments:

GROUND COVER

Dominants:

Subdominants:

Other:

Comments:

* I = isolated
C = connected

MSSW Wetland Inventory

PROJECT NAME: King Ridge, Phase III

PROJECT NO: 4-069-0326A-ERP

A: Total Wetland Acreage:	<u>0.0</u>
B: Total Wetlands "Preserved": (i.e. - not disturbed or lost)	<u>0.0</u>
C: Total Wetlands Disturbed: (temporary, not lost)	<u>0.0</u>
D: Total Wetlands Lost:	<u>0.0</u>
1. Waters of the State Acreage: (see D/F # <u>N/A</u>)	<u>0.0</u>
2. Contiguous to Waters Acreage:	<u>0.0</u>
3. Isolated Acreage:	<u>0.0</u>
E: Total Wetlands Created as mitigation:	<u>0.0</u>
F: Total Wetlands Enhanced as mitigation:	<u>0.0</u>
G: Other Compensation:	<u>0.0</u>

The suffix (FH), (FW), (SH), or SW) must be appended to the acreage value.

REVIEWER Daryl Service DATE 1-5-96

**- PERMIT APPLICATION APPRAISAL FORM -
BIOLOGICAL REPORT**

ERP file:	4-069-0326A-ERP	:	
Project name:	Kings Ridge, P.U.D. Phase III	County:	Lake
Applicant	Lennar Active Adult Communities, Attn: Marshall Ames		
Water body:	Lake Felter	Class:	III
OFW (if any):	N/A		
Inspection by:	David Eunice	Inspection date:	1-4-96

ERP Project Description (to be used on TSR and permit)

- Construction and operation of a new system
- Alteration and operation of an existing system not previously permitted by the District
- X Modification of a system previously permitted by the District (check one of the boxes below)

- X Construction and operation of additional phases of a system; previous permit number: 42-069-1062 & 40-069-0196-ERP
- Removal of a system
- Abandonment of a system
- Extension of permit prior to expiration
- Re-application for permit that has expired

The project consists of a 145-lot residential subdivision, a 11 hole golf course and associated surface water management system.

Project Description (to be used on TSR and permit)

Construction in waters of the State including the placement of N/A cubic yards of fill material in acres of and the excavation of N/A cubic yards from acres of for the

(complete if applicable): The project also includes construction of a stormwater management system to serve the N/A acre project.

Project History	<p>The proposed project site is the third phase for the development know as Kings Ridge, which received a permit (# 42-069-1062) on June 28, 1995, and a general MSSW permit (# 40-069-0196) was issued on October 13, 1995 for the project site. Staff is not aware of any violation associated with this project.</p>
Construction Techniques and Turbidity Control <i>if dredging is proposed, describe sediment characteristics</i>	<p>The applicant proposes to install the appropriate turbidity barriers to protect the wetlands outside the limits of construction.</p>
Vegetative Community <i>description of upland and wetland communities</i> <i>habitat types</i> <i>habitat condition</i> <i>other land-use types</i>	<p>Uplands consist of abandon citrus groves, which have been planted with slash pine.</p> <p>The surrounding landuse consists of abandon citrus groves.</p>
Site Disturbances <i>disturbance extent and type</i> <i>prevalence of exotic or nuisance species</i>	<p>The uplands were cleared years ago, for the planting of citrus groves.</p>
Hydrology <i>current patterns</i>	<p>N/A - No wetlands on-site.</p>

<p>normal/historical patterns</p>	
<p>Wildlife Use species observed or reasonably anticipated to forage, reside or reproduce on-site</p> <p>T, E or SSC species?</p> <p>role of site in overall trophic ecology of area, including use by man</p> <p>attach macro-invertebrate assessment (if applies)</p>	<p>Staff did not observe any aquatic and/or wetland dependent T or E species utilizing the project site, nor was there any evidence that T or E species were utilizing the site.</p>
<p>Water Quality</p> <p>characterize existing quality, include suspected cause of current problems (if any exist)</p>	<p>N/A - No wetlands on-site.</p>

Wetland Impact Summary

wetland ID	size (ac)	impact (ac) & type*	isolated or W.O.S.	ditched?	characteristic vegetation
N/A					

* type = fh, fw, sh, or sw

Open Water Impact Summary

water body ID	size (ac)	impact (ac) & type*	isolated or W.O.S.	ditched?
N/A				

* type = fh, fw, sh, or sw

Wetland Impact / Mitigation Proposal Summary

N/A - No wetlands on-site.