



# St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [floridaswater.com](http://floridaswater.com).

August 3, 2015

Kings Ridge Community Association, Inc.  
Leland Management  
6972 Lake Gloria Blvd  
Orlando, FL 32809-3200

SUBJECT: Transfer of an Environmental Resource Permit  
Permit Number 19411-25  
Project Name: Kings Ridge, P.U.D., Phase III

Dear Sir/Madam:

The surface water management system serving the above-referenced project has been constructed and is functioning in conformance with the requirements of the St. Johns River Water Management District.

The Kings Ridge Community Association, Inc. is identified as the operation and maintenance entity in the permit. The permit has now been transferred to the Kings Ridge Community Association, Inc., who is authorized to operate the system and responsible for its operation and maintenance.

### **Maintenance of Your Stormwater System:**

For information relating to stormwater systems, please visit our website at:  
<http://www.floridaswater.com/stormwatersystems/>

### **Transferring Your Permit:**

If you wish to transfer your permitted facility, you must notify the District within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any change in ownership or control of the real property (or project or activity) where the permitted system or facility is located. You will need to provide the District with the information specified in Rule 62-330.340, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains jointly and severally liable with the new owner for any corrective actions that may be required as a result of any permit violations that occur before the permit is transferred, so it is recommended that you request a permit transfer promptly to reduce your potential liability.

Thank you and please let us know if you have additional questions. For general questions contact [e-permit@sjrwm.com](mailto:e-permit@sjrwm.com) or (386) 329-4570.

Sincerely,

Margaret Daniels, Bureau Chief

Bureau of Regulatory Support  
St. Johns River Water Management District

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4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

Enclosures: Permit, Conditions for Issuance  
cc: District Permit File

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**Post Office Box 1429**  
**Palatka, Florida 32178-1429**

**PERMIT NO.** 19411-25

**TRANSFER PERMIT ISSUED:** August 3, 2015

**PROJECT NAME:** Kings Ridge, P.U.D., Phase III

**A PERMIT AUTHORIZING:**

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.

**LOCATION:**

SECTION(S):3, 4, 9, 10

TOWNSHIP(S):23S

RANGE(S):26E

Lake Counties

**ISSUED TO:**

Kings Ridge Community Association, Inc.  
Leland Management  
Orlando, FL 32809-3200

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated August 3, 2015

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Regulatory, Engineering and Environmental Services

By: 

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David Dewey  
Service Center Director

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 19411-25**  
**Kings Ridge, P.U.D., Phase III**  
**PERMIT TRANSFER ISSUED August 03, 2015**

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.