

OPERATION AND MAINTENANCE (O&M) PERMIT TRANSFER TECHNICAL STAFF REPORT  
29-Jul-2015  
APPLICATION #: 19411-30

**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:** Cambridge at Kings Ridge

**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 Cambridge at Kings Ridge, a 135 lot single family residential project, which includes five dry retention ponds and stormsewer system, consisting of 40.67 acres constructed in accordance with plans received by the District on March 26, 1998, and as modified by the calculations received by the District on May 19, 2006 per Permit 4-069-19411-21.

**Recommendation:** Approval

**Reviewers:** Bill Carlie; Cecilia Tyne; Lindsey Porter

**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 30 is a conversion to operation and maintenance phase and transfer of permit ownership of sequence 6, as modified by sequence 21, from Lennar Corporation to Kings Ridge Community Association, Inc. Surface water management system was inspected on 7/24/2015 and deemed in compliance with the plans and specifications of Permit 4-069-0326M7-ERP. Upon completion of the permit transfer process, please close sequences 6 and 21.

**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 March 26, 1998.



GIS/ADMINISTRATION TRACKING SHEET

Application Number: 4-069-0326AM7-ERP

Reviewer(s): Aboodi / Johnson

Date Received: 3/26/98

Applicant: Lennar Land Partners

Project Name: Cambridge at Kings Ridge

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Request for Additional Information (RAI) must be mailed by: 4/23/98

Regulatory Meeting Date if determined technically/administratively complete: 6-9-98

Date 1st RAI sent:	N/A	Date 1st Resp. received:
Date 2st RAI sent:		Date 2st Resp. received:
Date 3st RAI sent:		Date 3st Resp. received:
Date 4st RAI sent:		Date 4st Resp. received:

Date Application Complete: 4-20-98

Schedule for Regulatory Meeting (Approval)

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MAPPING INFORMATION:

Acceptable as Recorded: YES  NO

Location Criteria: \_\_\_\_\_

MAP NUMBER	QUAD
_____	_____
_____	_____
_____	_____

Comments: \_\_\_\_\_

Date Application Entered: \_\_\_\_\_ Initials: \_\_\_\_\_

Date Application Mapped: \_\_\_\_\_ Initials: \_\_\_\_\_

\*\* NOTE: PLEASE RETURN TO THE DATA MANAGEMENT SUPERVISOR UPON SCHEDULING BOARD ACTION.

**TECHNICAL STAFF REPORT (TSR) CHECKLIST**

**PROJECT NAME:** Cambridge at Kings Ridge  
**PROJECT NUMBER(S):** 4-069-0326AM7-ERP

**ENVIRONMENTAL RESOURCE PERMIT (ERP):**

- 1. PERMIT APPLICATION APPRAISAL
- 1a. SITE INSPECTION/FIELD REPORT
  
- 2. WETLAND INVENTORY
- 2b. Table 4
- 2c. Table 5
  
- 3. GIS/ADMINISTRATIVE TRACKING SHEET (FACSIMILE)
  
- 4. PERMIT MITIGATION FORM (IF APPLICABLE)
- 4a. MITIGATION BANK CHECKLIST (IF APPLICABLE)
  
- 5. LETTERS OF OBJECTION (IF APPLICABLE)
- 5a. DISTRICT RESPONSE (IF APPLICABLE)
  
- 6. REFERENCED ATTACHMENTS:

ITEM(S) MISSING AND/OR INCOMPLETE: YES NO (CIRCLE ONE)  
ITEM NUMBER(S): # \_\_\_\_\_

ALL ITEMS PRESENT AND COMPLETE: YES NO (CIRCLE ONE)

# PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0326AM7-ERP

Project Name: Cambridge @ Kings Ridge

County: Lake

Applicant: Lennar Active Adult Comm

Waterbody: Lake Felter

Class: III

Outstanding Florida Waterbody (if applicable): n/a

Inspection by: ERJ

Date of Inspection: Dec 1997

Attach photographs and site map indicating photo stations and directions of view. Attach sketches or notes on site plan if needed for clarification of descriptions.

## 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
- Modification of a system previously permitted by the District (check one of the boxes below)
- Alteration and operation of an existing system; previous permit number:
- Construction and operation of additional phases of a system; previous permit number: 4-069-0326
  
- Removal of a system
- Re-application for permit that has expired
- Abandonment of a system
- Extension of permit prior to expiration

This application is for a surface water management system consisting of a residential development with 135 lots. The surface water management system will discharge to the existing retention ponds within the master drainage system.

## Project History:

(pre-application meetings; related permits; previous/existing violations(if they exist))

The project is located approximately 3 miles south of Clermont on the east side of US Highway 27.

A stormwater permit #42-069-1062 was issued for Phase I of the Kings Ridge development on June 28, 1995. This permit authorized the construction of a stormwater system consisting of a 17.85-acre project including an entrance road, model homes, and sales center. A standard general permit (40-069-0196) was issued for Phase II. Phase II of the project consisted of three dry-retention ponds and two, existing, dry retention ponds (two depressional areas), and one temporary dry retention pond. Phase III of the project (4-069-0326) consists of a residential development with 145 lots and 11 holes of golf for a future 18-hole golf course. The surface water management system for Phase III includes 299.27 acres of area (38 acres of subdivision and 261.27 of mass grading and 10 retention ponds). Subsequently, Permits 4-096-0326M through 4-096-0326M5 have been issued for the site.

## Construction Techniques and Turbidity Controls:

(if dredging in waters is proposed, describe the sediment characteristics)

siltation fencing

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**Site Biophysical Characteristics**

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**Vegetative Community:**

(community description-both uplands and wetlands(assign each wetland an i.d. number for description purposed - see page 4 of form); community types; condition of community; surrounding land use)

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no wetlands, all old grove, cleared, grasses, pine plantation

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**Site Disturbances:**

(degree and types of existing site disturbances; exotic/nuisance species)

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old grove, cleared, graded, planted pines

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**Hydrologic Characteristics:**

(current conditions; normal/historical conditions)

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normal

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**Wildlife Use:**

(observed or reasonably anticipated (including T or B species); role of site in overall trophic structure of area, including use by man; attach macro-invertebrate assessment(if applies))

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limited due to scarcity of vegetation and cover

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**Water Quality:**

(characterize existing quality, include suspected cause of current problems (if any exist))

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normal

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**Wetland Impact/Mitigation Proposal Summary**

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n/a



**Table 1:  
PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY**

WL & SW ID	WL & SW TYPE	WL & SW SIZE	WL & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
n/a										
<b>PROJECT TOTALS:</b>										

Comments:

CODES (multiple entries per cell not allowed):

Wetland Type: from an established wetland classification system (see Section E, IIIb)

Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other.

**Table 2:  
PROJECT ON-SITE MITIGATION SUMMARY**

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
<b>PROJECT TOTALS:</b>												

Comments:

CODES (multiple entries per cell not allowed):

Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

REVIEWER: Johnson

PROJECT NAME: Cambridge @ Kings Ridge

PROJECT NUMBER: 4-069-0326 AM7-ERP

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# St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director  
David Dewey, Altamonte Springs Service Center Director

975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800  
On the Internet at [www.sjrwmd.com](http://www.sjrwmd.com).

June 15, 2006

Certified Mail No. 7005 3110 0001 6619 4309

Ms. Christine Sodermark  
Lennar Homes, Inc.  
101 Southhall Lane, Suite 200  
Maitland, Florida 32751

RE: Cambridge at Kings Ridge  
Letter Modification Number 4-069-19411-21  
Associated Permit Number 4-069-19411-6

Dear Ms. Sodermark:

The St. Johns River Water Management District is in receipt of your Standard Environmental Resource Permit (ERP) application, requesting a modification of District ERP Permit Number 4-069-19411-6 for Cambridge at Kings Ridge, which was issued on June 9, 1998. Because you are requesting a modification of the stormwater calculations for post-development Basin B-5 within the Cambridge at Kings Ridge master system, which will result in no construction activity or modification to the existing pond (Pond 5-A), your application may be reviewed as a "Letter of Modification", pursuant to 40C-4.331(1)(b)2, F.A.C.

The entrance roadway for the Heritage Royale development (Kings Ridge Boulevard) is proposed for improvement under District Permit 4-069-95265-2, which is currently scheduled for the July 11, 2006 Governing Board. Kings Ridge Boulevard is located within post-development Basin B-5 of the Cambridge at Kings Ridge master system and road runoff is currently conveyed to Pond 5-A within the Cambridge at Kings Ridge development.

The submitted calculations indicate that runoff from the improved roadway will continue to be conveyed to existing Pond 5-A, as in pre-development, for treatment and attenuation. The proposed road work will result in a decrease in total basin area from 23.76 acres to 22 acres and increase in curve number from 55.4 to 62.55 for combined Basins B-5 and 5-A, which drain to the pond. The submitted calculations reflect this change in basin area and curve number and indicate that the existing pond will remain adequately sized to accept the additional runoff from the improved roadway, based on the 25-year, 96-hour storm event. The proposed system modification will also meet water quality treatment requirements pursuant to Chapter 40C-42, Florida Administrative Code (F.A.C.). After reviewing the revised calculations, staff has determined that the modifications propose no significant changes or impacts to water resources and do not substantially alter the system design. Based on the information provided, your

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#### GOVERNING BOARD

Ometrias D. Long, CHAIRMAN APOPKA	David G. Graham, VICE CHAIRMAN JACKSONVILLE	R. Clay Albright, SECRETARY OCALA	Duane Ottenstrofer, TREASURER JACKSONVILLE	
W. Leonard Wood FERNANDINA BEACH	John G. Sowinski ORLANDO	William Kerr MELBOURNE BEACH	Ann T. Moore BUNNELL	Susan N. Hughes PONTE VEDRA

Cambridge at Kings Ridge  
June 15, 2006  
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request qualifies for a letter modification pursuant to Section 40C-4.331(1)(b), Florida Administrative Code.

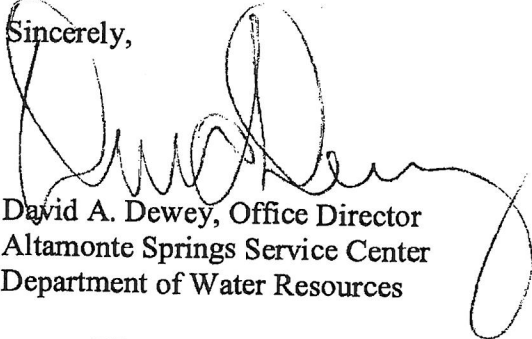
Please be aware that the Letter of Modification for the proposed activity is based on the information that you provided and as described herein. If the description of the proposed activities is incorrect, or if any of the facts change, it is recommended that you contact District staff to assure compliance with District permit requirements.

Please be advised that the District has not published a notice in any newspaper to advise the public that the District is issuing this Letter of Modification. If you do not publish a notice in a newspaper, a party's right to challenge the issuance of this Letter of Modification extends for an indefinite period of time. If you wish to have certainty that the period for filing such a challenge is closed, then you may publish, at your own expense, such a notice in a newspaper of general circulation within the area that includes the project to which the modification applies. A copy of the notice form is attached for your use. Pursuant to section 40C-1.1007, F.A.C., please forward to the District an affidavit of publication from the newspaper within seven (7) days of publication.

Finally, this letter applies only to the permit requirements of the St. Johns River Water Management District and does not relieve you of meeting the permit requirements of local, county, or other legally constituted authorities.

If you should have questions or if the District can be of further assistance, please do not hesitate to call me at 407-659-4800 or Sandra Joiner at 407-659-4871.

Sincerely,



David A. Dewey, Office Director  
Altamonte Springs Service Center  
Department of Water Resources

cc: PDS-LM, William Carlie, Margie Cook, Sandra Joiner, Victoria Nations

Mr. Duane Booth, P.E., Farner, Barley & Associates, Inc.  
350 North Sinclair Avenue; Tavares, FL 32778