

OPERATION AND MAINTENANCE (O&M) PERMIT TRANSFER TECHNICAL STAFF REPORT
29-Jul-2015
APPLICATION #: 19411-32

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: Aberdeen Phase II @ 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 Aberdeen Phase II @ Kings Ridge, a 57 lot single family residential community with associated access roads and a pipe network to convey the surface water runoff to the master surface water management system (dry retention pond 16) authorized by Permit 4-069-0326M9-ERP. This project consists of 10.59 acres constructed in accordance with plans received by the District on July 27, 2000, as amended by sheets 3 and 8 received by the District on August 17, 2000.

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 32 is a conversion to operation and maintenance phase and transfer of permit ownership of sequence 9, from Lennar Corporation to Kings Ridge Community Association, Inc. The stormwater management system was inspected on 7/24/2015 and deemed to be functioning in compliance with the plans and specifications of Permit 40-069-19411-9. Upon completion of the permit transfer process, please close sequence 9.

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. 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.
7. The operation and Maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District Form EN-46. The inspection form must be signed and sealed by an appropriate registered professional.
8. 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 section 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.
9. This permit authorizes the operation and maintenance of the surface water management system in accordance with the plans received by the District on July 27, 2000, as amended by sheets 3 and 8 received by the District on August 17, 2000.

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
August 22, 2000
APPLICATION #: 40-069-19411-9

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
July 25, 2000	July 25, 2000	August 15, 2000	August 22, 2000

Applicant: Lennar Land Partners
C/O Attn: Robert Ahrens
1110 Douglas Ave
Altamonte Springs, FL
32714
(407) 682-9291

Agent: Farner Barley & Associates Inc
C/O Duane K. Booth, P.E.
350 North Sinclair Ave
Tavares, FL
32778
(352) 343-8481

Project Name: Aberdeen Phase II @ Kings Ridge
Project Acreage: 10.590
Planning Unit: Lake Apopka
Special Basin Criteria: N/A
Receiving Water Body: Lake Felter **Class:** III Fresh.
County: Lake
Correct Fee Submitted: No **Amount Received:** \$1,000.00

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

Type of Treatment: Retention
Type of Development: Residential Single Family
Type of System: New Stormwater System
Final O&M Entity: Other/Unknown
Pre/Post Peak Rate Attenuation Provided: Yes
Pre/Post Volume Attenuation Provided: Yes
Mean Annual Storm Attenuation Provided: Yes
Recovery of Water Quality Vol. Within Req. Time: Yes
Recovery of Peak Attenuation Vol. Within Req. Time: Yes

LOCATION AND BRIEF DESCRIPTION OF SYSTEM:

The project site is part of Kings Ridge North, within the Kings Ridge Planned Unit Development (P.U.D.). The Kings Ridge P.U.D. is located south of the City of Clermont, on U.S. Highway 27, between Hancock Road and Lake Felter in Lake County, Florida (Attachment 1). The site is located within the Lake Apopka Unit of the Ocklawaha River Hydrologic Basin.

A PERMIT AUTHORIZING: construction of a surface water management system consisting of a 57-lot single-family residential community with associated access roads and a pipe network to convey the surface water runoff to the master surface water management system (Dry retention pond #16) authorized by Permit 4-069-0326M9-ERP. The 10.59-acre project will be known as Aberdeen Phase II at Kings Ridge.

OTHER ENGINEERING COMMENTS:

The project contains 10.59-acres lying within Section 4, Township 23 South, Range 26 East within Clermont, Florida.

This application is for construction of a surface water management system consisting of a 57-lot single-family residential community with associated access roads to the lots. The system includes a pipe network system to connect to the previously-permitted pipe network which conveys runoff to the master surface water management, Pond #16 (see Permit 4-069-0326M9-ERP permitted April 11, 2000).

Permit History:

The master permit (4-069-0326M9-ERP, permitted April 11, 2000) allowed mass grading of a proposed golf course residential community, including the construction of two wet retention ponds with liners, nine dry retention ponds, and associated stormwater inlet pipes. The ponds were designed to retain the total runoff from the 25-year/96-hour storm event.

The master permit allowed construction of eleven retention ponds to retain the total runoff of the 25-year/96-hour storm event. Two of the retention ponds were permitted as lined wet retention ponds and nine are dry retention ponds. These ponds will recover water quality treatment volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. The proposed surface water management system satisfies the Oklawaha River Hydrologic Basin Storm Frequency Standard.

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.

ENVIRONMENTAL COMMENTS:

The site is a former citrus grove. Lake Felter lies off-site, to the northwest. All of the proposed work will occur landward of Lake Felter and its bordering wetland. No wetlands or other surface waters occur within the project boundaries.

No secondary impacts to wetlands or other surface waters are anticipated. In addition, this project will not cause unacceptable adverse cumulative impacts to the functions of wetlands or other surface waters within the Lake Apopka 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 applicant has provided reasonable assurance that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-41, 40C-4.301, and 40C-4.302, F.A.C.

Interested Parties: No
Objectors: No

Conditions for Application Number 40-069-19411-9:

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, 4, 10, 13, 28

Other Conditions:

1. The proposed surface water management system must be constructed and operated in accordance with the plans received by the District on July 27, 2000, as amended by sheets 3 and 8 received by the District on August 17, 2000.
2. This permit does not approve the delineation of the extent of any wetland or other surface water.

Reviewers: Rashid Pakzadian
Victoria Nations