

OPERATION AND MAINTENANCE (O&M) PERMIT TRANSFER TECHNICAL STAFF REPORT
03-Aug-2015
APPLICATION #: 19411-37

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

Project Name: Kings Ridge PUD Phase IV

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 PUD Phase IV, a 304 lot single family residential development with roadway extensions, a golf maintenance facility, recreation center/clubhouse and one retention pond, consisting of 73.1 acres constructed in accordance with plans received by the District on June 6, 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 37 is a conversion to operation and maintenance phase and transfer of permit ownership of sequence 2, from Lennar Corporation to Kings Ridge Community Association, Inc. Stormwater management system was inspected on 7/24/2015 and deemed in compliance with the plans and specifications of Permit 4-069-0326M-ERP. Upon completion of the permit transfer process, please close sequence 2.

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 to 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 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 the 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 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.
9. This permit authorizes the operation and maintenance of the surface water management system in accordance with the plans received by the District on June 6, 1996.

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 4-069-0326AM-ERP

Reviewer(s): ~~APOLD~~ EUNICE

Date Received: 6/ 6/96

Applicant: CLERMONT GROVES, INC. ET AL

Project Name: KINGS RIDGE PUD PHASE IV

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: LOWER BASIN

<u>MAP NUMBER</u>	<u>QUAD</u>
<u>41</u>	<u>CLERMONT-E</u>
<u>[B [B [B [BBB</u>	

Date Application Entered: / /

Date Application Mapped: 6/11/96 Initials: BB

Request for Additional Information must be mailed by: 7/ 4/96

Regulatory Meeting Date if determined technically/administratively Complete: 8/13/96

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: June 6, 1996

Schedule for _____ Regulatory Meeting (Approval/Denial)

** NOTE: PLEASE RETURN WITH THE TSR FOLDER.

- PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP file:	4-069-0326A ERP - ERP	:	
Project name:	Kings Ridge, P.U.D. Phase IV	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 & 4-069-0326
- 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 304-lot residential subdivision, roadway extensions, a golf course maintenance facility, recreation center/clubhouse 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 stormwater permit (# 42-069-1062) on June 28, 1995, a general MSSW permit (# 40-069-0196) was issued on October 13, 1995, and a individual MSSW permit (# 4-069-0326-ERP) 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.

TECHNICAL STAFF REPORT CHECKLIST

Project name: Kings Ridge, PVD Phase II
Application no.: 4-069-0326/ERP

MSSW :

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

WRM :

- 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 #: 4-069-0326M-ERP PAGE of

PROJECT NAME: Kings Ridge PUD Phase II INSPECTION DATE: 6-15-96

SITE NUMBER: NAMES: Junice

* COMMENTS: I OF C The proposed project site consists of abandon citrus grove with no wetlands on-site.

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

CANOPY
Dominants:
Subdominants:
Others:
Comments:

SUBCANOPY
Dominants:
Subdominants:
Others:
Comments:

GROUND COVER
Dominants:
Subdominants:
Others:
Comments:

* I = isolated
C = connected

MSSW Wetland Inventory

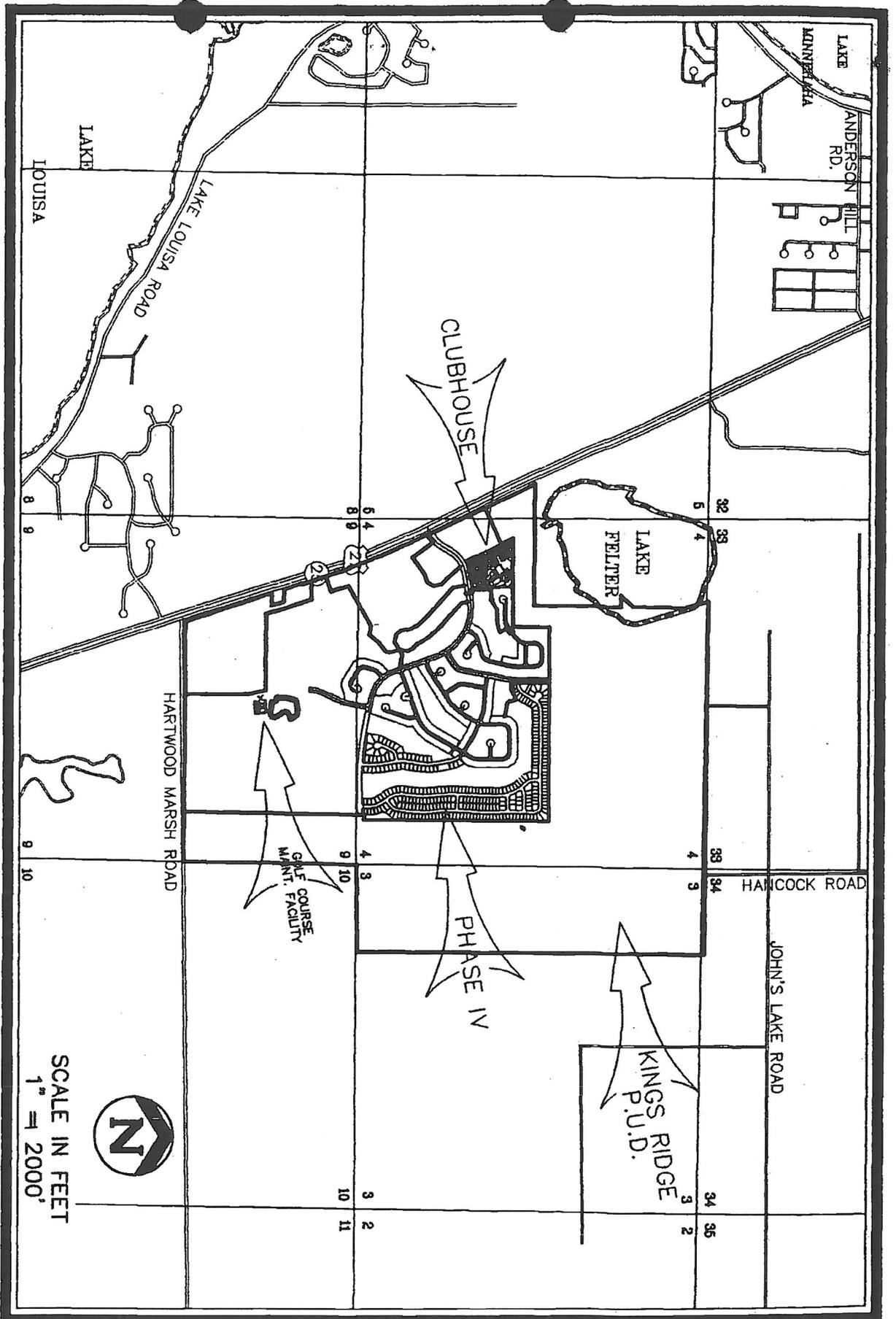
PROJECT NAME: Kings Ridge PUD Phase II
PROJECT NO: 4-069-0326M-ERP

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 Dan Guinice DATE 7-2-96

GENERAL LOCATION MAP



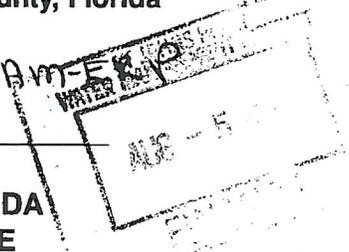
ATTACHMENT #1
4-069-0326AM-ERP

Affidavit of Publication

The Daily Commercial

Leesburg, Lake County, Florida

4-069-0326



Case No. _____

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority personally appeared Jim Perry, who on oath says that he is Publisher of The Daily Commercial, a daily newspaper published at Leesburg in Lake County, Florida, that the attached copy of advertisement, being

Legal adv 7MBN00400
in the matter of Notice Of Intended

in the _____ Court,

was published in said newspaper in the issues of _____

Affiant further says that the said Daily Commercial is a newspaper published in said Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each day and has been entered as second class matter at the post office in Leesburg in said Lake County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Signed _____

Jim Perry
Jim Perry, Publisher

Sworn to and subscribed before me this 30th day of

July, 1996, by Jim Perry, Publisher, who is personally known to me.

(Seal)

Elizabeth K Newberry
Elizabeth K. Newberry, Notary Public



ELIZABETH K NEWBERRY
My Commission CC390838
Expires Aug. 28, 1998

THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT GIVES NOTICE OF IN- TENDED AGENCY ACTION

The District gives notice of its intent to deny the request for a permit by the following applicant(s) on August 13, 1996:

ZOM DEVELOPMENT, INC. 2269 LEE ROAD, WINTER PARK, FL 32789, application #4-069-0274ACM. The project is located in Lake County, Section 35, Township 22 South, Range 26 East. The MSSW application is for MODIFICATION TO THE PREVIOUSLY ISSUED PERMIT ASSOCIATED WITH CONSTRUCTION FOR A BOAT RAMP IN A SMALL LAGOON AREA KNOWN AS THE JOHN LAKE ESTATES BOAT RAMP. The receiving waterbody is JOHNS LAKE.

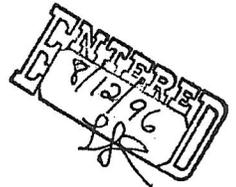
The District gives notice of its intent to issue a permit to the following applicant(s) on August 13, 1996: LENNAR ACTIVE ADULT COMMUNITIES, ATTN: MARSHALL AMES, 1110 DOUGLAS AVE., SUITE 2040, ALTA MONTE SPRINGS, FL 32714, applicat

is located in Lake County, Sections 03, 04 & 05, Township 23 South, Range 26 East. The ERP application is for MODIFICATION TO THE PREVIOUSLY ISSUED PERMIT ASSOCIATED WITH CONSTRUCTION FOR A RESIDENTIAL SUBDIVISION KNOWN AS KINGS RIDGE PUD, PHASE IV. The receiving waterbody is LAKE FELTER.

The file(s) containing each of the above-listed application(s) are available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m. at the St. Johns River Water Management District Headquarters or the appropriate field office. The District will take action on each permit application listed above unless a petition for an administrative proceeding (hearing) is filed pursuant to the provisions of section 120.57, F.S., and section 40C-1.511, F.A.C. A person whose substantial interests are affected by any of the Districts proposed permitting decisions identified above may petition for an administrative hearing in accordance with section 120.57, F.S. Petitions must comply with the requirements of Florida Administrative Code Rule 40C-1.521 and be filed with (received by) the District Clerk, located at District Headquarters, Highway 100 West, Palatka, Florida

32177. Petitions for administrative hearing on the above application(s) must be filed within fourteen (14) days of publication of this notice or within nineteen (19) days of the District depositing notice of this intent in the mail for

those persons to whom the District mails actual notice. Failure to file a petition within this time period shall constitute a waiver of any right such person may have to request an administrative determination (hearing) under section 120.57, F.S., concerning the subject permit application. Petitions which are not filed in accordance with the above provisions are subject to dismissal. Shannon Barican, Senior Permit Data Technician, Permit Data Services Division, St. Johns River Water Management District, No. 7MBN00400, July 30, 1996



PO 32646
J Green
10625
PO 8/23/96

