



# Technical Staff Report 1729

GIS/ADMINISTRATION TRACKING SHEET

Application Number: 4-069-<sup>0326AM8</sup>~~027212~~-ERP Reviewer(s): Aboodi / Johnson

Date Received: 5/13/98

Applicant: Lennar Land Partners

Project Name: Manchester at Kings Ridge

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Request for Additional Information (RAI) must be mailed by: 6/10/98

Regulatory Meeting Date if determined technically/administratively complete: 7-7-98

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: 5-13-98

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: Manchester at Kings Ridge  
PROJECT NUMBER(S): 4-069-0327AM2-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)

YES  
LDH

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0326AM8-ERP

Project Name: Manchester at Kings Ridge County: Lake

Applicant: Lennar Land Partners

Waterbody: lake Felter Class: III

Outstanding Florida Waterbody (if applicable): N/A

Inspection by: ERJ Date of Inspection: Aerial

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:
Removal of a system
Re-application for permit that has expired
Abandonment of a system
Extension of permit prior to expiration

a subdivision

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 4-096-0326M7 have been issued for the site.

Construction Techniques and Turbidity Controls:

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

silt fencing

Site Biophysical Characteristics

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)

The proposed project site consists of either cleared grassed areas or planted pine trees. There are no wetlands within the project area.

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**Site Disturbances:**

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

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site is an old grove, managed as such for many years

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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 E 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 site management, lack of cover, and adjacent development

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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

## ERP Wetland Inventory

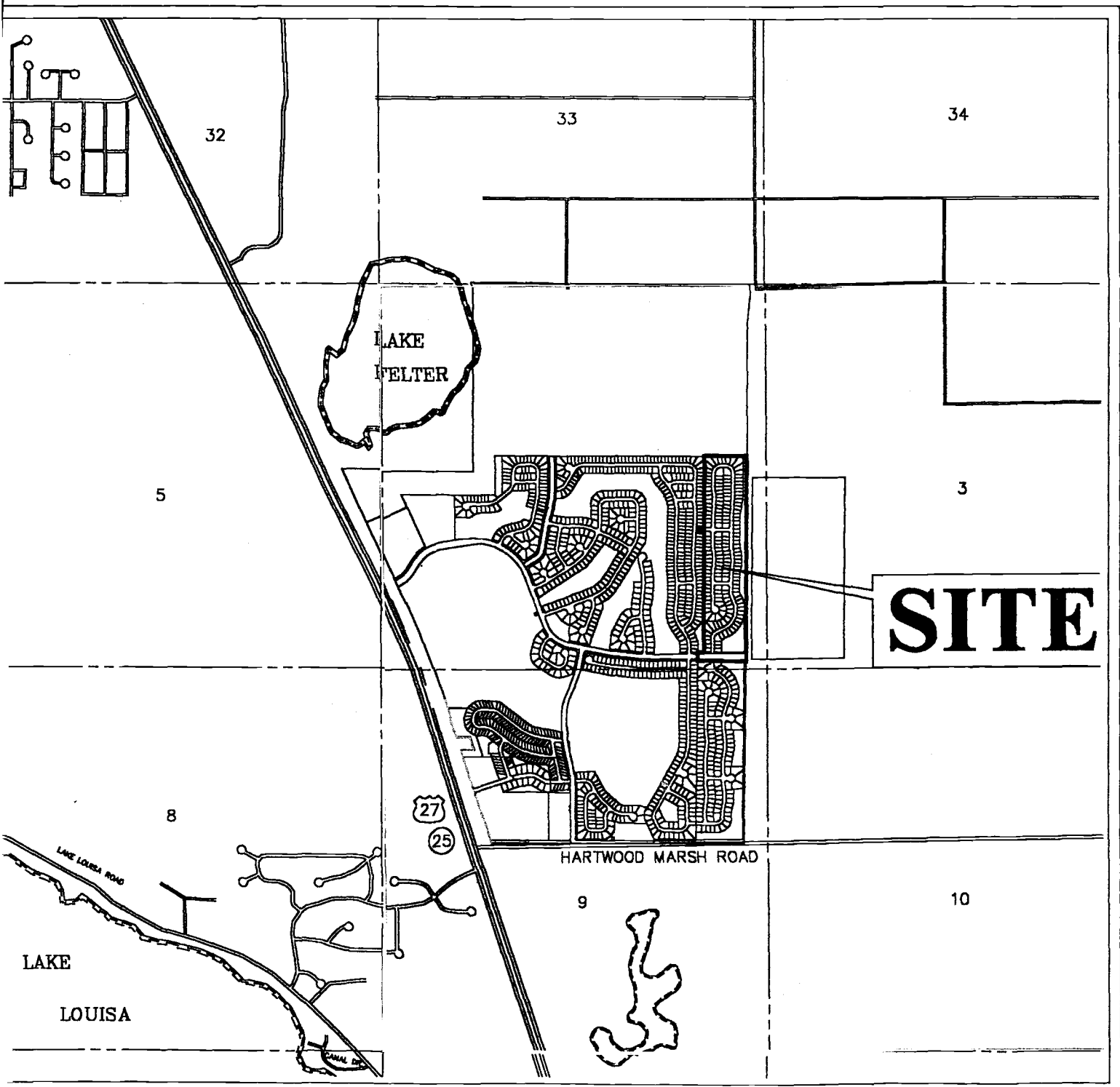
Project Name: Manchester at Kings Ridge

Application Number: 4-069-0326AM8-ERP

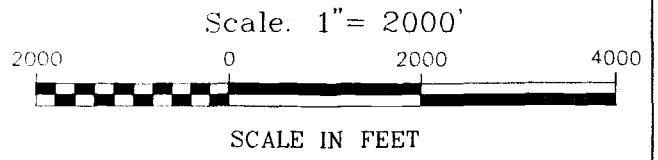
	Off-Site	On-Site	FLUCFCS
A: Total Wetland Acreage:	0.00	0.00	
B: Total Wetlands "Preserved" (i.e. not disturbed or lost):		0.00	
C: Total Wetlands Disturbed (temporary, not lost):		0.00	
D: Total Wetlands Lost:		0.00	
1. Contiguous to Waters of the State:		0.00	
2. Isolated Wetlands:		0.00	
a. Less than 0.5 acre:		0.00	
b. 0.5 acre or greater:		0.00	
c. 62-340.700 exempted:		0.00	
E: Total Wetlands Created as Mitigation:		0.00	
F: Total Wetlands Enhanced as Mitigation:		0.00	
G: Other Compensation:		0.00	
1. Wetland Preservation:	0.00	0.00	
2. Upland Preservation:	0.00	0.00	
3. Upland Enhancement:	0.00	0.00	
4. Mitigation Banks (credits)	0.00		

The FLUCFCS code must be appended to the acreage values.

Comments:



# VICINITY MAP



Attachment A  
 4-009-0326A MB 12 EP

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

WL & SW ID	WL & SW TYPE	WL & SW SIZE	W/ & 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	
<i>n/a</i>										
<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: *Manchester @ Kings Ridge*  
PROJECT NUMBER: *4-069-0326AM8-ERP*



PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 4-069-0326AM8-ERP

Project Name: Manchester at Kings Ridge County: Lake

Applicant: Lennar Land Partners

Waterbody: lake Felter Class: III

Outstanding Florida Waterbody (if applicable): N/A

Inspection by: ERJ Date of Inspection: Aerial

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normal

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**Wetland Impact/Mitigation Proposal Summary**

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				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
<i>n/a</i>										
<b>PROJECT TOTALS:</b>										

Comments:

CODES (multiple entries per cell not allowed):

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

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Table 2:  
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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: *Manchester @ Kings Ridge*

PROJECT NUMBER: *4-069-0326AM8-ERP*

## ERP Wetland Inventory

Project Name: Manchester at Kings Ridge

Application Number: 4-069-0326AM8-ERP

	Off-Site	On-Site	FLUCFCS
A: Total Wetland Acreage:	0.00	0.00	
B: Total Wetlands "Preserved" (i.e. not disturbed or lost):		0.00	
C: Total Wetlands Disturbed (temporary, not lost):		0.00	
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1. Contiguous to Waters of the State:		0.00	
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a. Less than 0.5 acre:		0.00	
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G: Other Compensation:		0.00	
1. Wetland Preservation:	0.00	0.00	
2. Upland Preservation:	0.00	0.00	
3. Upland Enhancement:	0.00	0.00	
4. Mitigation Banks (credits)	0.00		

The FLUCFCS code must be appended to the acreage values.

Comments:

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 4-069-0326AM8-ERP

Reviewer(s): ABOODI JOHNSON

Date Received: 5/13/98

Applicant: LENNAR LAND PARTNERS, A FL GENERAL PARTNERSHIP

Project Name: MANCHESTER AT KINGS RIDGE

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MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

<u>MAP NUMBER</u>	<u>QUAD</u>
<u>30</u>	<u>LEESBURG-W</u>

Date Application Entered: 5/21/98

Date Application Mapped: 5/22/98 Initials: JJ

\*\*\*\*\*

Request for Additional Information must be mailed by: 6/10/98

Regulatory Meeting Date if determined technically/administratively Complete: 7/ 7/98

INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: _____	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: \_\_\_\_\_

Schedule for \_\_\_\_\_ Regulatory Meeting (Approval/Denial)

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\*\* NOTE: PLEASE RETURN WITH THE TSR FOLDER.