

# Project Correspondence

1724

RESOURCE MANAGEMENT ROUTING SHEET

Application Number: 40-069-0351A-ERP

Date : 6/ 1/99

Date Received: 5/27/99

Appl. Received: 1/27/99

Date Issued: / /

Related Permit: 4-069-0326M2-ERP

Mail Type: PENDING APPL. CORR.

F.O.R.:

P

Project Name: SOMERSET ESTATES AT KINGS RIDGE

\*\*\*\*\*  
 \* Name Job Title Office \*  
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CHOU FANG PROFESSIONAL ENGINEER ORL

BARBARA PRYNOSKI ENVIRONMENTAL SPECIALIST ORL

GENERAL COUNSEL:

\_\_\_\_\_  
\_\_\_\_\_

Comments:

REVISED PLANS

Copied and Routed By:  
MAIL ROUTED FROM: ORL

Ja on 6-1-99

PROCESSED BY: SA

RESOURCE MANAGEMENT ROUTING SHEET

Application Number: 40-069-0351A-ERP

Date : 4/29/99

Date Received: 4/29/99

Appl. Received: 1/27/99

Date Issued: / /

Related Permit: 4-069-0326M2-ERP

Mail Type: RAI RESPONSE

F.O.R.:

Project Name: SOMERSET ESTATES AT KINGS RIDGE

*P*

\*\*\*\*\*  
\* Name Job Title Office \*  
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CHOU FANG PROFESSIONAL ENGINEER ORL

BARBARA PRYNOSKI ENVIRONMENTAL SPECIALIST ORL

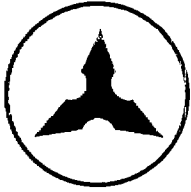
GENERAL COUNSEL:

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

REVISED PLANS, HOMEOWNERS DOCUMENTS

Copied and Routed By: SA on 4/29/99  
MAIL ROUTED FROM: ORL PROCESSED BY: SA

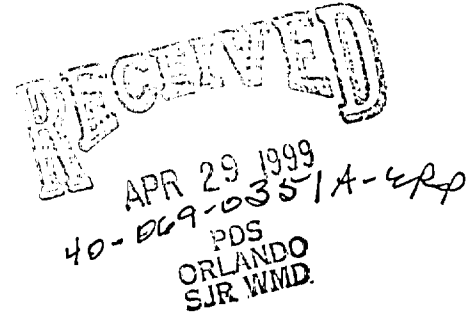


**FARNER  
BARLEY**  
AND ASSOCIATES, INC.

ENGINEERS SURVEYORS PLANNERS

VIA FEDERAL EXPRESS  
April 28, 1999

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
618 E. South Street  
Orlando, Florida 32801



RE: SOMERSET ESTATES @ KINGS RIDGE - REVIEW #2 (FBA #941216.061)  
APPLICATION NO. 40-069-0351A-ERP

Dear Mr. Fang:

The following information is in response to your letter dated April 13, 1999:

1. The response the District received on March 12, 1999, did not include establishment of an operation and maintenance entity of the proposed project as was requested in the previous request for additional information letter dated February 24, 1999. The request is repeated here for your reference.

Please identify the operation and maintenance entity of the proposed surface water management system. Please note that the project owner is not typically an acceptable operation and maintenance entity. Please submit draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds which establish the Association, enumerate its duties, affirmatively assign authority and responsibility for the operation or maintenance of the stormwater management system and provide a method for sufficient assessment to cover costs of maintaining and operating the permitted system. Include or incorporate the enclosed recommended language, or language with equivalent effect, for draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds in the appropriate places. The documents will be reviewed by the District's staff and you will be notified if additional information is required.

[40C-4.301(1)(j), 40C-42.027(2)(a)(b), 1.,2.,3.,4.,5.,6.,7.,8., F.A.C.]

See attached copy of Homeowner's Association documents.

2. The revised draft plat that the District received on March 12, 1999 shows a 30-foot power line right-of-way. This right-of-way was not shown previously. As such, please provide authorization from the right-of-way owner for the proposed construction

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
Page Two  
April 28, 1999

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**within the right-of-way. Submit a legal binding agreement or an authorization from the right-of-way owner. [40C-42.025(6), F.A.C.]**

See copy of dedication attached.

- 3. Please provide cross-sectional views of the emergency outfall weirs in Ponds 1 and 3. Show the weir crest elevations. Be aware that Pond 1 and 3 are designed to retain the total runoff from the 25-year/96-hour storm event. As such, the weir elevation of Ponds 1 and 3 should be above the peak elevation of the storm event. And Pond 3 should be above the peak elevation of the second storm event, since it could not recover fully. Submit revised plans. [40C-4.301(1)(a) and (c), F.A.C.]**

Revised as noted. See Sheet 4 of the construction plans.

- 4. The revised plans show a conservation easement will be placed over the depressional area on site. Please submit a copy of the draft conservation easement. [40C-4.301(1)(a), (b), (c), and (e), F.A.C.]**

Conservation easement is required by City of Clermont since the area is in Zone A Flood Hazard Area per FEMA. This area is not a wetland, see environmental site assessment submitted with application. As such, a conservation easement will be provided on final plat dedicated to the City of Clermont.

Enclosed please find five (5) sets of revised construction plans. Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.



Duane K. Booth, P.E., Project Engineer

DKB/am

Enclosures

cc: Mr. Rob Ahrens, Lennar Homes, Inc. (w/out encl.)  
C:\WP60\KINGSRID\SOMERSET.EST\STJOHNS\RA12.LTR

95 66408

BCC 12/5/95

374

NCLW 032326000200001900, 042326000100000100,  
042326000400001200, 092326000100000100, ... 373  
132325030001700000; Hancock Rd. Ext.  
Reg 1994-199

REC 1300 RECEIVED FOR  
TF 200 EXCISE TAXES  
MORT. DOC 0  
DEED. DOC 70  
INT 0  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY DR D.C.

This instrument prepared by:  
James A. Stivender, Jr., P.E./P.S.M.  
Lake County Public Services Dept.  
123 N. Sinclair Ave., Tavares, FL 32778

STATUTORY WARRANTY DEED

Section 689.02, Florida Statutes (Right of Way)

THIS INDENTURE, made this 31<sup>st</sup> day of October 1995, between  
CLERMONT GROVES, INC., a Florida Corporation  
P.O. Box 770338, Winter Garden, FL 34777-0338  
County of Orange, State of Florida,  
hereinafter referred to as "Grantor"; and

LAKE COUNTY, a political subdivision of the State of  
Florida, P.O. Box 7800, Tavares, FL 32778-7800, as grantee.

WITNESSETH, that Grantor, for and in consideration, of the  
sum of ONE DOLLAR (\$1.00) and other good and valuable  
consideration, the receipt and adequacy of which are hereby  
acknowledged, has granted, bargained, sold, and conveyed to Lake  
County, its successors and assigns, the following described land,  
situate, lying, and being in Lake County, Florida:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Grantor does hereby fully warrant the title to said  
land, and will defend the same against the lawful claims  
of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this  
instrument in the manner provided by law, on the day and  
year first above written, Signed, Sealed, and Delivered  
in our presence as witnesses:

RECORDED  
1995  
NOV 17 9 33 AM '95  
CLERK OF LAKE COUNTY

Witnesses:

1. sign: [Signature]  
print name: JAMES E. I. SEAY  
2. sign: [Signature]  
print name: MARLA J. HEINCELMAN

OR:  
ATTEST:

sign: \_\_\_\_\_  
Print Name and Title:

Grantor(s):

CLERMONT GROVES, INC.

By: [Signature] (Seal)  
Rex V. McPherson, II,  
President

(Seal)

RECEIVED  
APR 29 1995  
40-0069-2351 A-SRP  
PDS  
ORLANDO  
SJR WMD.

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 31<sup>st</sup>  
day of October, 1995, by Rex V. McPherson, II,  
President, on behalf of Clermont Groves, Inc., a Florida  
corporation. He is personally known to me ~~or has produced~~  
~~as identification.~~

*Marla J. Heincelman*  
Signature of Acknowledger  
MARLA J. HEINCELMAN  
Name of Acknowledger Typed  
\_\_\_\_\_  
Title or Rank

Serial Number, if any  
My Commission Expires  
(Seal)



MARLA J HEINCELMAN  
My Commission CC422004  
Expires Nov. 22, 1998  
Bonded by ANB  
800-882-5878

## EXHIBIT "A"

OR  
BOOK 1399 PAGE 196

## PROPOSED 80-FOOT R/W FOR HANCOCK ROAD

AN 80-FOOT WIDE STRIP OF LAND IN SECTIONS 3, 4 AND 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE TOWNSHIP LINE AND LYING WESTERLY OF AND ADJOINING THE FOLLOWING-DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 RUN  $S89^{\circ}36'55"E$  33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2030.70 FEET TO WHICH A RADIAL LINE BEARS  $N89^{\circ}39'19"E$ ; THENCE RUN SOUTHERLY 333.02 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF  $09^{\circ}23'46"$  TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2030.70 FEET; THENCE RUN SOUTHERLY 306.70 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF  $08^{\circ}39'13"$  TO THE END OF SAID CURVE; SAID POINT BEING 13.06 FEET WEST (BY PERPENDICULAR MEASUREMENT) OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE PARALLEL WITH SAID WEST LINE RUN  $S00^{\circ}23'52"W$  TO THE EAST-WEST MID-SECTION LINE OF SECTION 4; THENCE  $S00^{\circ}53'13"W$  PARALLEL WITH AND 13.06 FEET WEST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 80.27 FEET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF AFORESAID SECTION 9; THENCE  $S00^{\circ}52'48"W$  2628.30 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9 TO THE EAST 1/4 CORNER OF SECTION 9 FOR THE END OF THIS DESCRIPTION LINE. (CONTAINING 14.59 ACRES)



RESOURCE MANAGEMENT ROUTING SHEET

P

Application Number: 40-069-0351A-ERP

Date : 4/14/99

Date Received: 4/13/99

Appl. Received: 1/27/99

Date Issued: / /

Related Permit: 4-069-0326M2-ERP

Mail Type: RAI LETTER

F.O.R.:

Project Name: SOMERSET ESTATES AT KINGS RIDGE

\*\*\*\*\*  
 \* Name Job Title Office \*  
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CHOU FANG	PROFESSIONAL ENGINEER	ORL
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BARBARA PRYNOSKI	ENVIRONMENTAL SPECIALIST	ORL
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GENERAL COUNSEL:

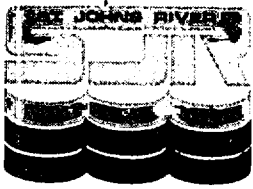
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Comments:

Copied and Routed By:  
MAIL ROUTED FROM: ORL

CD on 4/14/99

PROCESSED BY: CD



**WATER  
MANAGEMENT  
DISTRICT**

April 13, 1999

CERTIFIED MAIL Z 315 270 305

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

Re: Somerset Estates at Kings Ridge, Application No. 40-069-0351A-ERP  
(Please reference the above number on any submittal)

Dear Mr. Booth:

The staff has reviewed your response to the District's request for additional information. Unfortunately the following technical information is lacking to sufficiently review the possible impacts the project may have on the surrounding area. This information is again being requested pursuant to the authority vested in the St. Johns River Water Management District under subsection 373.413(2), Florida Statutes, and sections 40C-4.101 and 40C-4.301, Florida Administrative Code.

In order to expedite the review of your application, please use the application number referenced above on all correspondence and submit five (5) copies of all requested information unless otherwise indicated by a specific information request.

1. The response the District received on March 12, 1999, did not include establishment of an operation and maintenance entity of the proposed project as was requested in the previous request for additional information letter dated February 24, 1999. The request is repeated here for your reference.

Please identify the operation and maintenance entity of the proposed surface water management system. Please note that the project owner is not typically an acceptable operation and maintenance entity. Please submit draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds which establish the Association, enumerate its duties, affirmatively assign authority and responsibility for the operation or maintenance of the stormwater management system and provide a method for sufficient assessment to cover costs of maintaining and operating the permitted system. Include or incorporate the enclosed recommended language, or language with equivalent effect, for draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds in the appropriate places.

Henry Dean, Executive Director  
John R. Wehle, Assistant Executive Director

POST OFFICE BOX 1429

PALATKA, FLORIDA 32178-1429

TELEPHONE 904-329-4500  
TDD 904-329-4450

SUNCOM 904-860-4500  
TDD SUNCOM 860-4450

FAX (Executive) 329-4125

(Legal) 329-4485

(Permitting) 329-4315

(Administration/Finance) 329-4508

SERVICE CENTERS

618 E. South Street  
Orlando, Florida 32801  
407-897-4300  
TDD 407-897-5960

7775 Baymeadows Way  
Suite 102  
Jacksonville, Florida 32256  
904-730-6270  
TDD 904-448-7900

PERMITTING:  
305 East Drive  
Melbourne, Florida 32904  
407-984-4940  
TDD 407-722-5368

OPERATIONS:  
2133 N. Wickham Road  
Melbourne, Florida 32935-8109  
407-752-3100  
TDD 407-752-3102

**EMERGED**  
5/24/99

Dan Roach, CHAIRMAN  
FERNANDINA BEACH  
Jeff K. Jennings  
MAITLAND

Duane Ottenstroef, TREASURER  
SWITZERLAND  
William M. Segal  
MAITLAND

Ometis D. Long  
APOPKA  
Olis Mason, SECRETARY  
ST. AUGUSTINE

William Kerr  
MELBOURNE BEACH  
Clay Albright  
EAST LAKE WEIR

Reid Hughes  
DAYTONA BEACH

Mr. Duane K. Booth, P.E.

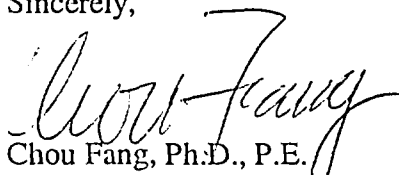
April 13, 1999

Page 3

F.A.C., which states in relevant part, "unless expressly exempt an individual or general environmental resource permit must be obtained from the District under Chapters 40C-4, 40C-40, 40C-42, 40C-44 or 40C-400, F.A.C. prior to the construction, alteration, operation, maintenance, removal or abandonment of any dam, impoundment, reservoir, appurtenant work or works...."

If you have any questions, please do not hesitate to call me at 407/897-4332.

Sincerely,



Chou Fang, Ph.D., P.E.  
Department of Resource Management

CF:mb

cc: ~~PDS/RAIL~~; Elizabeth Thomas, Joan B. Budzynski

Lennar Land Partners  
Mr. Robert Ahrens  
7600 NOB Hill  
Tamarac, FL 33321

RESOURCE MANAGEMENT ROUTING SHEET

Application Number: 40-069-0351A-ERP

Date : 3/16/99

Date Received: 3/16/99

Appl. Received: 1/27/99

Date Issued: / /

Related Permit: 4-069-0326M2-ERP

Mail Type: RAI RESPONSE

F.O.R.:

Project Name: SOMERSET ESTATES AT KINGS RIDGE

\*\*\*\*\*  
 \* Name Job Title Office \*  
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CHOU FANG PROFESSIONAL ENGINEER ORL

BARBARA PRYNOSKI ENVIRONMENTAL SPECIALIST ORL

GENERAL COUNSEL:

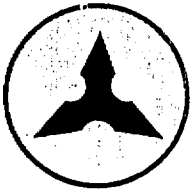
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Comments:

REVISED PLANS, CALCS

Copied and Routed By: CPB on 3/16/99  
MAIL ROUTED FROM: ORL PROCESSED BY: SA



# FARNER BARLEY

AND ASSOCIATES, INC.

ENGINEERS ▲ SURVEYORS ▲ PLANNERS

VIA FEDERAL EXPRESS

March 12, 1999

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
618 E. South Street  
Orlando, Florida 32801

RECEIVED

MAR 16 1999

40-069-0351A-ERP  
PDS  
ORLANDO  
SJR WMD.

RE: SOMERSET ESTATES @ KINGS RIDGE - REVIEW #1 (FBA #941216.061)

Dear Mr. Fang:

The following information is in response to your letter dated February 24, 1999:

1. Please identify if Hancock Road is an existing roadway and/or a District permitted planned development by itself. Identify the owner and operation and maintenance entity of the Hancock Road right-of-way. If the roadway had been permitted by the District, please provide the related permit number. If the ownership were transferred from the Kings Ridge development to a government, please provide documents such as a record plat, a legal binding agreement, or a dedication of right-of-way to demonstrate the current ownership. [40C-40.302(2)(b), F.A.C.]

Right-of-Way dedication to Lake County - currently permitted and scheduled for construction March of 1999 - copy of dedication attached.

2. The USGS QUAD map shows that an area north of the project site is draining to the project. This off-site drainage basin should be identified as one of the pre-development and post-development drainage basins in this project. Particularly, the off-site runoff drains to Basins B-1 and B-2. Please revise the pre- and post-development drainage basin maps and revise pre- and post-development drainage calculations accordingly. The pre-development drainage calculations are not critical to this project if the proposed surface water management system is designed to retain the total runoff for the 25-year/96-hour storm event. Submit revised pre- and post-drainage basin maps, drainage calculations, and plans as necessary. [40C-4.301(1)(a), (b), and (c), F.A.C.]

Lake County school property - under construction. St. Johns permit issued no runoff to our property.

3. Please identify the owner of the adjacent property on which part of Pond 3 will be located. If the off-site property owner is not under the same ownership as the



# FARNER BARLEY

AND ASSOCIATES, INC.

ENGINEERS SURVEYORS PLANNERS

VIA FEDERAL EXPRESS  
March 12, 1999

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
618 E. South Street  
Orlando, Florida 32801

**RECEIVED**

MAR 16 1999

40-069-0351A-ERP

PDS  
ORLANDO  
SJR, WMD

RE: SOMERSET ESTATES @ KINGS RIDGE - REVIEW #1 (FBA #941216.061)

Dear Mr. Fang:

The following information is in response to your letter dated February 24, 1999:

1. Please identify if Hancock Road is an existing roadway and/or a District permitted planned development by itself. Identify the owner and operation and maintenance entity of the Hancock Road right-of-way. If the roadway had been permitted by the District, please provide the related permit number. If the ownership were transferred from the Kings Ridge development to a government, please provide documents such as a record plat, a legal binding agreement, or a dedication of right-of-way to demonstrate the current ownership. [40C-40.302(2)(b), F.A.C.]

Right-of-Way dedication to Lake County - currently permitted and scheduled for construction March of 1999 - copy of dedication attached.

2. The USGS QUAD map shows that an area north of the project site is draining to the project. This off-site drainage basin should be identified as one of the pre-development and post-development drainage basins in this project. Particularly, the off-site runoff drains to Basins B-1 and B-2. Please revise the pre- and post-development drainage basin maps and revise pre- and post-development drainage calculations accordingly. The pre-development drainage calculations are not critical to this project if the proposed surface water management system is designed to retain the total runoff for the 25-year/96-hour storm event. Submit revised pre- and post-drainage basin maps, drainage calculations, and plans as necessary. [40C-4.301(1)(a), (b), and (c), F.A.C.]

Lake County school property - under construction. St. Johns permit issued no runoff to our property.

3. Please identify the owner of the adjacent property on which part of Pond 3 will be located. If the off-site property owner is not under the same ownership as the

**applicant, please provide authorization of the proposed construction from the off-site property owner. [40C-42.025(6), F.A.C.]**

The adjacent property is the same owner as the applicant and is planned for phase II construction.

- 4. Please identify the operation and maintenance entity of the proposed surface water management system. Please note that the project owner is not typically an acceptable operation and**

**maintenance entity. Please submit draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds which establish the Association, enumerate its duties, affirmatively assign**

**authority and responsibility for the operation or maintenance of the stormwater management system and provide a method for sufficient assessment to cover costs of maintaining and operating the permitted system. Include or incorporate the enclosed recommended language, or language with equivalent effect, for draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds in the appropriate places. The documents will be reviewed by the District's staff and you will be notified if additional information is required. [40C-4.301(1)(j), 40C-42.027(2)(a)(b), 1., 2., 3., 4., 5., 6., 7., 8., F.A.C.]**

Will be provided upon receipt.

- 5. The recovery calculation for Pond 3 used a wrong total runoff volume, 80011 cf. The correct volume is 161984 cf. Please revise the calculation and submit the revised recovery calculation. [40C-4.301(1)(a), (b), and (c), F.A.C., 10.3.7, ERP Applicant's Handbook]**

Revised as noted, new calculations shall be submitted.

- 6. Please demonstrate the water surface elevations in Ponds 2 and 3 at the end of the 14th day drawdown. [40C-4.301(1)(a), (b), and (c), F.A.C., 10.3.7, ERP Applicant's Handbook]**

Revised as noted, new calculations shall be submitted.

7. Please provide the input and output hydrographs of Ponds 2 and 3 for the second 25-year/96-hour storm event. [40C-4.301(1)(a), (b), and (c), F.A.C.]

Revised as noted, new calculations shall be submitted.

8. The fillable porosity of the aquifer in the drawdown calculations is 40% while the soil report shows that the soil storage coefficient is 0.20. Please provide calculations, soil boring results, or documentation that justify the use of 40% porosity in the drawdown calculations. [40C-42.026(1), F.A.C.]

Revised as noted, new calculations shall be submitted.

9. The soil report suggests that Stratum 3 soils be "over-excavated and replaced with clean fine sand with less than 5% passing the U.S. No. 200 sieve." However, plans do not show this suggestion has been specified for Ponds 2 and 3 construction. On the other hand, the drawdown calculations have not accounted for Stratum 3. As such, please clarify if the suggestion has been adopted. If the Stratum 3 will be over-excavated and replaced, show clearly on plans, the depth of over-excavation and the specification of the replacement sand. If Stratum 3 soil will not be over-

excavated and replaced, please revise the drawdown calculations using the existing condition accordingly and demonstrate that the pollution abatement volume will recover in 72 hours, and

that the total runoff volume of the 25-year/96-hour storm event will recover in 14 days. Submit revised plans or calculations as appropriate. [40C-4.301(1)(a), (b), and (c), F.A.C.]

The suggestion that ponds 2 and 3 be "over-excavated and replaced with clean fine sand" has been implemented and are reflected in the plans and calculations.

10. The plans show Fallscrest Circle and Glenford Drive after crossing Clearview Street have open connections for the roads to be constructed continually beyond the project southern boundary. This indicates future development in the adjacent property. Please provide reasonable assurances that the additional phases or expansion of the proposed system will not result in water quality violations or adverse impacts to the



**functions of wetlands and other surface waters. [40C-4.301(1)(f), F.A.C., 12.2.7(d). ERP Applicant's Handbook]**

This phase retains and treats stormwater on-site. Design of future phases will address stormwater quality and quantity as modification permit for each phase. Since there is no runoff from this phase there are no secondary impact to water resources per 40C-4.301 (1)(f) F.A.C.

11. **Please demonstrate how the 100-year flood plain was determined for the depressional area in the northeast corner of the project. Submit a flood determination by the local government or a documentation of the method of determination. [40C-4.301(1)(a), (b), and (c), F.A.C.]**

FEMA map overlay.

12. **Please provide a stage-storage calculation of the proposed retention ponds. [40C-4.301(1)(a), (b), and (c), F.A.C.]**

Revised as noted, new calculations shall be submitted.

13. **Please demonstrate the swale south of Tract C and Lots 1 through 5 will retain the total runoff for the 25-year/96-hour storm event. Demonstrate that the swale will recover the pollution abatement volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Submit surface water treatment volume, total runoff volume, and recovery calculations. [40C-4.301(1)(a), (b), and (c), 40C-42.026(1) and (5), F.A.C.]**

Stormwater runoff for Lots 1-5 have been included in Basin 1. Calculations shall be revised.

14. **Your application states that there are not wetlands and/or other surface waters on-site. A depression in the area of the 100-year flood elevation in the northeast portion of the site is indicated on Sheet 4 of the plans. Please assist Staff in determining if wetlands and/or surface waters are within the project boundaries, by providing the following information regarding this depression.**

(a) **description of the vegetative cover;**

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
Page Five  
March 12, 1999

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- (b) description of soils; and
- © seasonal high groundwater elevations.

[40C-4.301(1)(a)(b)(d)(f); 40C-4.302(1)(a)1,2,7, F.A.C.]

See copy of attached Environmental Analysis.

15. **If wetlands and/or other surface waters are on-site, please contact Barbara Prynosi to field verify the flagged wetland line and provide details of this area to include:**

No wetlands.

- (a) **Clearly distinguish all wetlands and surface water bodies (if applicable) on the site and grading plans; and**

No wetlands.

- (b) **Provide acreage of all wetlands and surface water bodies (if applicable);**

No wetlands.

- © **Shade and label all proposed wetland and surface water impacts (if applicable) on the site and grading plans.**

No wetlands.

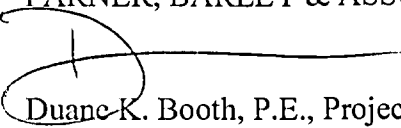
[40C-4.301(1)(a)(b)(d)(f); 40C-4.302(1)(a)1,2,7, F.A.C.]

Chou Fang, Ph.D., P.E.  
Department of Resource Management  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
Page Six  
March 12, 1999

---

Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.



Duane K. Booth, P.E., Project Engineer

DKB/am

Enclosures

cc: Mr. Rob Ahrens, Lennar Homes, Inc. (w/out encl.)

95 66408

BCC 12/5/95 374

NGLW 032326000200001900,042326000100000100,  
042326000400001200,092326000100000100, ... 373  
132325030001700000:Hancock Rd.Ext.,  
Resol1994-199

REC 13<sup>00</sup> RECEIVED FOR  
TF 200 EXCISE TAXES  
MORT.DOC 0  
DEED.DOC 70  
INT 0  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY DR D.C.

This instrument prepared by:  
James A. Stivender, Jr., P.E./P.S.M.  
Lake County Public Services Dept.  
123 N. Sinclair Ave., Tavares, FL 32778

**STATUTORY WARRANTY DEED**  
Section 689.02, Florida Statutes (Right of Way)

THIS INDENTURE, made this 31<sup>st</sup> day of October 1995, between  
CLERMONT GROVES, INC., a Florida Corporation  
P.O. Box 770338, Winter Garden, FL 34777-0338  
County of Orange, State of Florida,

hereinafter referred to as "Grantor"; and  
LAKE COUNTY, a political subdivision of the State of  
Florida, P.O. Box 7800, Tavares, FL 32778-7800, as grantee.

WITNESSETH, that Grantor, for and in consideration, of the  
sum of ONE DOLLAR (\$1.00) and other good and valuable  
consideration, the receipt and adequacy of which are hereby  
acknowledged, has granted, bargained, sold, and conveyed to Lake  
County, its successors and assigns, the following described land,  
situate, lying, and being in Lake County, Florida:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Grantor does hereby fully warrant the title to said  
land, and will defend the same against the lawful claims  
of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this  
instrument in the manner provided by law, on the day and  
year first above written, Signed, Sealed, and Delivered  
in our presence as witnesses:

RECORDED & VERIFIED  
1995 OCT 17 9 33 AM '95  
CLERK OF THE COURT

Witnesses:

1. sign: [Signature]

print name: JAMES E. L. SEAY

2. sign: [Signature]

print name: MARLA J. HEINCELMAN

OR:  
ATTEST:

sign: \_\_\_\_\_

Print Name and Title:

Grantor(s):

CLERMONT GROVES, INC.

By: [Signature] (Seal)

Rex V. McPherson, II,  
President

(Seal)

**RECEIVED**

MAR 16 1999  
40-069-03517-ERP  
PDS  
ORLANDO  
SJR WMD

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 31<sup>st</sup>  
day of October, 1995, by Rex V. McPherson, II,  
President, on behalf of Clermont Groves, Inc., a Florida  
corporation. He is personally known to me or ~~has~~ produced  
~~as identification.~~

*Marla J. Heincelman*

Signature of Acknowledger

MARLA J. HEINCELMAN

Name of Acknowledger Typed

Title or Rank

Serial Number, if any

My Commission Expires

(Seal)



MARLA J HEINCELMAN  
My Commission CC422004  
Expires Nov. 22, 1998  
Bonded by ANG  
800-862-5878

## PROPOSED 80-FOOT R/W FOR HANCOCK ROAD

AN 80-FOOT WIDE STRIP OF LAND IN SECTIONS 3, 4 AND 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE TOWNSHIP LINE AND LYING WESTERLY OF AND ADJOINING THE FOLLOWING-DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 RUN  $S89^{\circ}36'55"E$  33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2030.70 FEET TO WHICH A RADIAL LINE BEARS  $N89^{\circ}39'19"E$ ; THENCE RUN SOUTHERLY 333.02 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF  $09^{\circ}23'46"$  TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2030.70 FEET; THENCE RUN SOUTHERLY 306.70 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF  $08^{\circ}39'13"$  TO THE END OF SAID CURVE; SAID POINT BEING 13.06 FEET WEST (BY PERPENDICULAR MEASUREMENT) OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE PARALLEL WITH SAID WEST LINE RUN  $S00^{\circ}23'52"W$  TO THE EAST-WEST MID-SECTION LINE OF SECTION 4; THENCE  $S00^{\circ}53'13"W$  PARALLEL WITH AND 13.06 FEET WEST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 80.27 FEET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF AFORESAID SECTION 9; THENCE  $S00^{\circ}52'48"W$  2628.30 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9 TO THE EAST 1/4 CORNER OF SECTION 9 FOR THE END OF THIS DESCRIPTION LINE. (CONTAINING 14.59 ACRES)

RECEIVED

MAR 16 1999

40-069-0351A-ERP

PDS

ORLANDO

SJR WMD

SECTION V

ENVIRONMENTAL ANALYSIS

Prepared by  
James V. Modica  
MODICA AND ASSOCIATES  
310 Almond Street  
Clermont, FL 34711  
(904)394-2000

## ENVIRONMENTAL SETTING

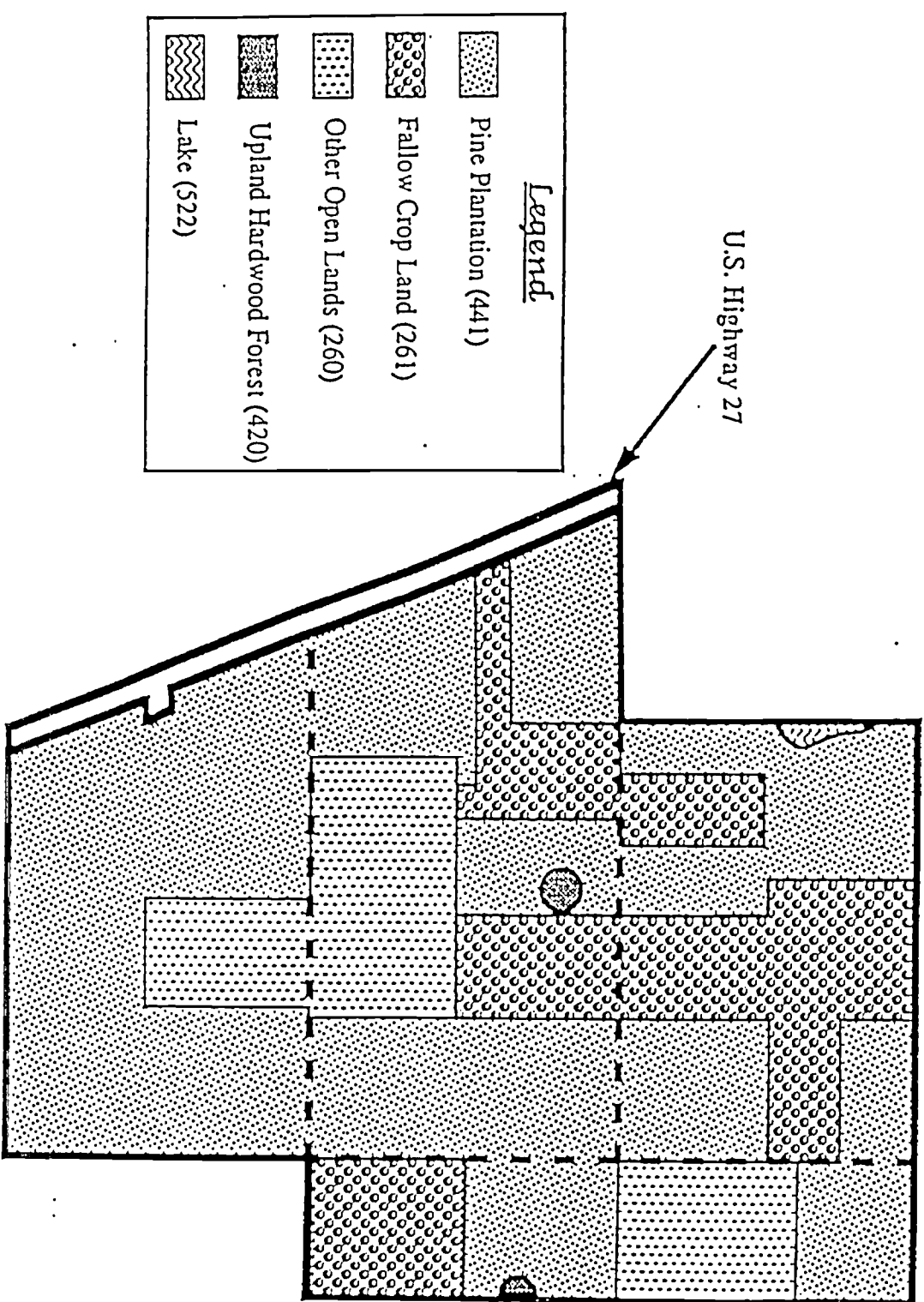
The subject property is primarily comprised of three upland communities. These communities are citrus grove, coniferous plantation and unimproved pasture. A wetland community, associated with the shore of Lake Felter, is also present on the site. The vegetative communities were surveyed by vehicular and pedestrian transects. The cover types that exist on the project site are illustrated in Figure 2.

### Uplands

The entire site was, at one time, was an active citrus grove. Severe freezes of the 1980's killed the majority of the citrus groves in and around Lake County. This grove was hit very hard by these freezes. Portions of this site are still occupied by citrus trees, however the majority of these trees are dead. Three areas of the site are classified as Fallow Crop Land (261) according to the Florida Land Use and Cover Classification System (Level 3) categories. The dead citrus grove areas were surveyed by vehicle. These areas are dominated by wild cherry (*Prunus serotina*), as well as suckers, which are the sour root stocks of the orange trees. The ground cover between the rows is dominated by several common opportunistic species such as, lantana (*Lantana camara*), ragweed (*Ambrosia* spp.), poorman's pepper (*Lepidium virginicum*), natal grass (*Rhynchelytrum repens*), Southern plantain (*Plantago virginica*) and dog fennel (*Eupatorium capillifolium*).

There are four areas of the Clermont Hills P.U.D. that are classified as Coniferous Plantation (441). These areas were surveyed using vehicular transects. The largest of the four areas exists on the southern end of the property. These areas were planted in citrus grove prior to the severe freezes



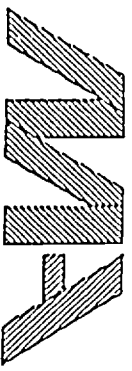


Legend

	Pine Plantation (441)
	Fallow Crop Land (261)
	Other Open Lands (260)
	Upland Hardwood Forest (420)
	Lake (522)

U.S. Highway 27

North



*Modica and Associates*

310 Almond St.  
Clermont, FL 34711  
(904) 394-2000

Figure 2. FLUCCS map for the  
Clermont Hills P.U.D.

Drawn By:  
John A. Miklos

Date:  
June 10, 1993

Scale: 1" = 1,500'

of the 1980's. Most of the dead citrus trees have been removed and the areas replanted with small longleaf pines (*Pinus palustris*). The rows between the planted pines are dominated by the same opportunistic species found between the dead citrus trees. These species include lantana (*Lantana camara*), ragweed (*Ambrosia* spp.), poorman's pepper (*Lepidium virginicum*), natal grass (*Rhynchelytrum repens*), Southern plantain (*Plantago virginica*) and dog fennel (*Eupatorium capillifolium*).

There are two areas of Other Open Lands (260) found on this site. Vehicular transects were utilized to survey these open areas. These areas are dominated by natal grass (*Rhynchelytrum repens*), as well as other exotic grasses. Other species present include, ragweed (*Ambrosia* spp.), Southern plantain (*Plantago virginica*) and dog fennel (*Eupatorium capillifolium*).

Two natural depressions are located on the Clermont Hills P.U.D. These two areas would be classified as Upland Hardwood Forest (420). The larger of the two, Depression A, is located southeast of Lake Felter. The second depression, Depression B, is located on the eastern property boundary and extends off of the site. Both of these depression are thickly vegetated. The dominant species in these depressions are wild cherry (*Prunus serotina*) and chinaberry (*Melia azedarach*). Saw palmetto (*Serenoa repens*), muscadine grape (*Vitis rotundifolia*) and live oak (*Quercus geminata*) were also present within these depressions. A few other small, natural depressions exist on the site, however the vegetative characteristics of these depressions does not differ from their surrounding communities. All of the natural depressions on the project site were surveyed by utilizing pedestrian transects.

## Wetlands

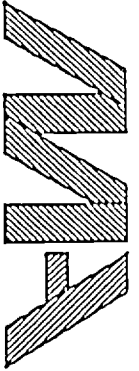
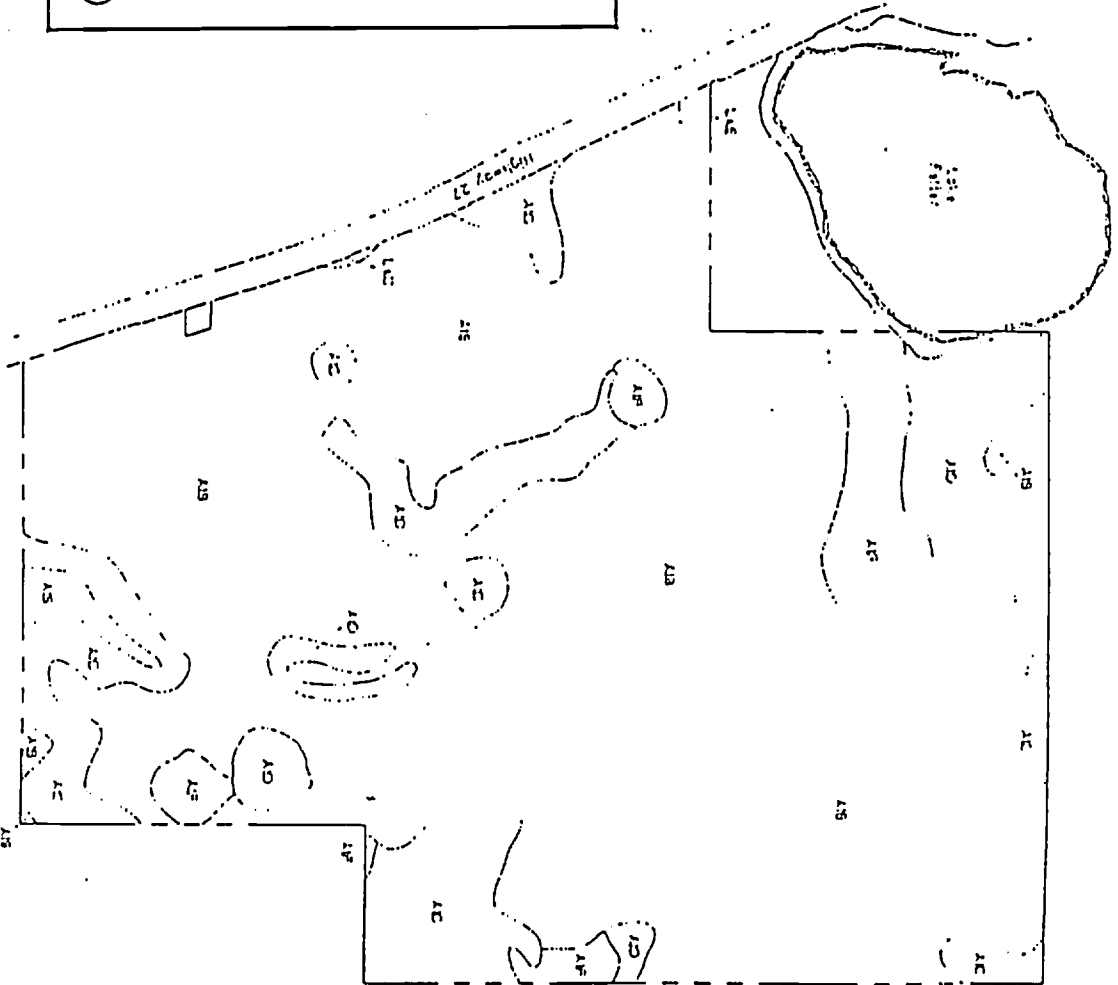
One small wetland exists on the Clermont Hills P.U.D. This wetland is comprised of a portion of Lake Felter and its shoreline which falls just inside the property boundary. Since Lake Felter is larger than 100 acres, it is classified as a Lake (522). Pedestrian transects were used to survey the edge of this wetland. The shoreline is dominated by common elderberry (*Sambucus canadensis*), wax myrtle (*Myrica cerifera*), St. John's wort (*Hypericum fasciculatum*), cordgrass (*Spartina bakeri*), saltbush (*Baccharis halimifolia*), narrow-leaved cat-tail (*Typha augustifolia*), royal fern (*Osmunda regalis*), cinnamon fern (*Osmunda cinnamomea*) and blackberry (*Rubus cuneifolius*).

## Soils

Five soil types exist on the Clermont Hills P.U.D. project site. These types include Astatula sand, dark surface (0 to 5% slopes), Astatula sand, dark surface (5 to 12% slopes), Astatula sand, dark surface (12 to 40% slopes), Lake sand (5 to 12% slopes) and Lake sand (12 to 22% slopes). Astatula sand, dark surface (0 to 5% slopes) is the dominant soil type on this site. Astatula sand, dark surface (5 to 12% slopes) and Astatula sand, dark surface (12 to 40% slopes) occur quite frequently, however Lake sand (5 to 12% slopes) and Lake sand (12 to 22% slopes) can only be found in two small areas along the western property boundary. Figure 3 illustrates the soils map for the Clermont Hills P.U.D.

**Legend**

AtB	Astaula sand, dark surface (0 to 5% slopes)
AtD	Astaula sand, dark surface (5 to 12% slopes)
AtF	Astaula sand, dark surface (12 to 40% slopes)
LaD	Lake sand (5 to 12% slopes)
LaE	Lake sand (12 to 22% slopes)



*Modica and Associates*  
 310 Almond St.  
 Clermont, FL 34711  
 (904) 394-2000

Figure 3. Soils map for the  
 Clermont Hill P.U.D.

Drawn By: John A. Miklos  
 Date: June 10, 1993  
 Scale: N.T.S.

## Wildlife

The site was inspected for wildlife species by conducting a series of vehicular and pedestrian surveys. Figure 4 illustrates the approximate location of the survey transects. The following species were either observed or evidence of their existence (i.e. tracks, scat, etc...) was noted during the site inspection.

### REPTILES and AMPHIBIANS

black racer (*Coluber constrictor*)

six-lined race runner (*Cnemidophorus sexlineatus*)

### BIRDS

Fish Crow (*Corvus ossifragus*)

Northern Cardinal (*Cardinalis cardinalis*)

Northern Mockingbird (*Mimus polyglottos*)

Blue Jay (*Cyanocitta cristata*)

Turkey Vulture (*Cathartes aura*)

Cattle Egret (*Bubulcus ibis*)

Red-winged Blackbird (*Agelaius phoeniceus*)

Mourning Dove (*Zenaida macroura*)

### MAMMALS

gray squirrel (*Sciurus carolinensis*)

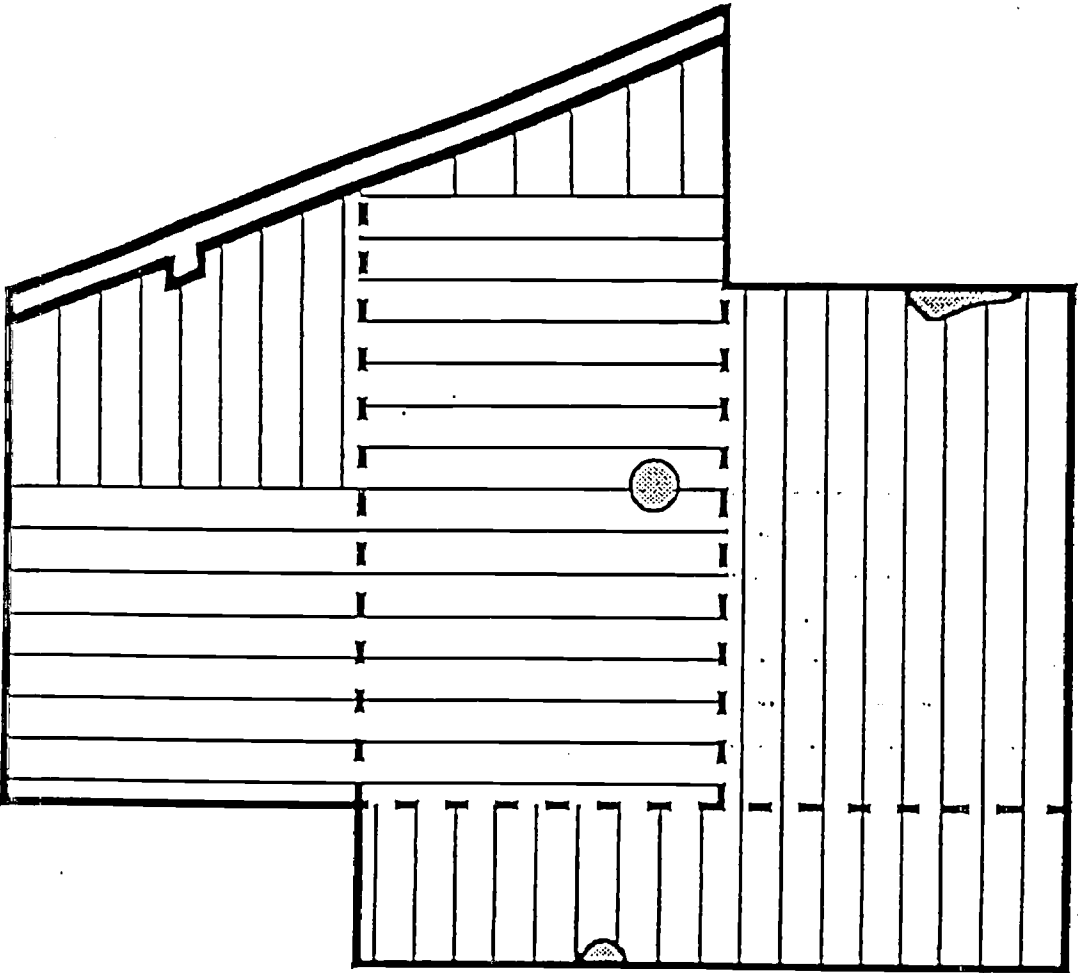
nine-banded armadillo (*Dasypus novemcinctus*)

raccoon (*Procyon lotor*)

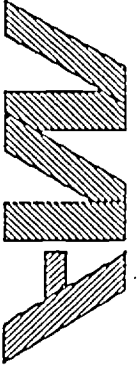
*Legend*

— Vehicular Transect

▨ Pedestrian Transect



North



*Modica and Associates.*  
 310 Almond St.  
 Clermont, FL 34711  
 (904) 394-2000

Figure 4. Location of the  
 vehicular and pedestrian surveys  
 on the Clermont Hills P.U.D.

Drawn By:  
 John A. Miklos

Date: June 10, 1993

Scale: 1" = 1,500'

Both the upland and the wetland areas of the Clermont Hills P.U.D. were surveyed for listed plant and wildlife species. More than 166,000 linear feet were surveyed through the use of vehicular and pedestrian surveys. These covered an area of more than 225 acres or nearly 25% of the project area. None of the species observed on this site are listed in the Florida Game and Fresh Water Fish Commission's Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida. No listed species are expected to be utilizing the site, due to the condition of the project site, the community types present and the lack of suitable habitat.

RESOURCE MANAGEMENT ROUTING SHEET

P

Application Number: 40-069-0351A-ERP

Date : 3/ 2/99

Date Received: 2/24/99

Appl. Received: 1/27/99

Date Issued: / /

Related Permit: 4-069-0326M2-ERP

Mail Type: RAI LETTER

F.O.R.:

Project Name: SOMERSET ESTATES AT KINGS RIDGE

\*\*\*\*\*  
 \* Name Job Title Office \*  
 \*\*\*\*\*

CHOU FANG	PROFESSIONAL ENGINEER	ORL
BARBARA PRYNOSKI	ENVIRONMENTAL SPECIALIST	ORL

GENERAL COUNSEL:

\_\_\_\_\_  
 \_\_\_\_\_

Comments:

Copied and Routed By: CD on 3/2/99  
 MAIL ROUTED FROM: ORL PROCESSED BY: CD





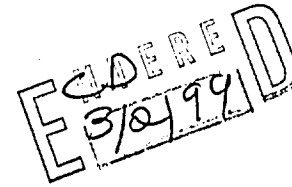
**POST OFFICE BOX 1429**      **PALATKA, FLORIDA 32178-1429**  
TELEPHONE 904-329-4500      1-800-451-7106      SUNCOM 904-860-4500  
TDD 904-329-4450      TDD SUNCOM 860-4450  
FAX (Executive) 329-4125      (Legal) 329-4485      (Permitting) 329-4315      (Administration/Finance) 329-4508

**SERVICE CENTERS**  
618 E. South Street      7775 Baymeadows Way      PERMITTING:      OPERATIONS:  
Orlando, Florida 32801      Suite 102      305 East Drive      2133 N. Wickham Road  
407-897-4300      Jacksonville, Florida 32256      Melbourne, Florida 32904      Melbourne, Florida 32935-8109  
1-877-228-1658      904-730-6270      407-984-4940      407-752-3100  
TDD 407-897-5960      1-800-852-1563      1-800-295-3264      TDD 407-752-3102  
TDD 904-448-7900      TDD 407-722-5368

February 24, 1999

Certified Mail Number Z 480 701 514

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



Re: Somerset Estates at Kings Ridge, Application No. 40-069-0351A-ERP  
(Please reference the above number on any submittal)

Dear Mr. Booth:

The St. Johns River Water Management District is in receipt of your Standard General Environmental Resource Permit application. Upon preliminary review of the proposed project, the following technical information is required to sufficiently review the possible impacts the project may have on the surrounding area. This information is being requested pursuant to the authority vested in the St. Johns River Water Management District under subsection 373.413(2), Florida Statutes, and sections 40C-4.101 and 40C-4.301, Florida Administrative Code.

In order to expedite the review of your application, please use the application number referenced above on all correspondence and submit five (5) copies of all requested information unless otherwise indicated by a specific information request.

1. Please identify if Hancock Road is an existing roadway and/or a District permitted planned development by itself. Identify the owner and operation and maintenance entity of the Hancock Road right-of-way. If the roadway had been permitted by the District, please provide the related permit number. If the ownership were transferred from the Kings Ridge development to a government, please provide documents such as a record plat, a legal binding agreement, or a dedication of right-of-way to demonstrate the current ownership. [40C-40.302(2)(b), F.A.C.]
2. The USGS QUAD map shows that an area north of the project site is draining to the project. This off-site drainage basin should be identified as one of the pre-development and post-development drainage basins in this project. Particularly, the off-site runoff drains to Basins B-1 and B-2. Please revise the pre- and post-development drainage basin maps and revise pre- and post-development drainage calculations accordingly. The pre-development drainage calculations are not critical to this project if the proposed surface water management system is designed to retain the total runoff for the 25-year/96-hour storm event. Submit revised pre- and post-drainage basin maps, drainage calculations, and plans as necessary. [40C-4.301(1)(a), (b), and (c), F.A.C.]
3. Please identify the owner of the adjacent property on which part of Pond 3 will be located. If the off-site property owner is not under the same ownership as the applicant, please provide

Dan Roach, CHAIRMAN FERNANDINA BEACH	Kathy Chinoy, VICE CHAIRMAN PONTE VEDRA	James T. Swann, TREASURER COCOA	Otis Mason, SECRETARY ST. AUGUSTINE
William M. Segal LUTLAND	Griffin A. Griggs VERO BEACH	James H. Williams OCALA	Patricia T. Harden SANFORD
			Reid Hughes DAYTONA BEACH

authorization of the proposed construction from the off-site property owner. [40C-42.025(6), F.A.C.]

4. Please identify the operation and maintenance entity of the proposed surface water management system. Please note that the project owner is not typically an acceptable operation and maintenance entity. Please submit draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds which establish the Association, enumerate its duties, affirmatively assign authority and responsibility for the operation or maintenance of the stormwater management system and provide a method for sufficient assessment to cover costs of maintaining and operating the permitted system. Include or incorporate the enclosed recommended language, or language with equivalent effect, for draft Articles of Incorporation and Declaration of Covenants and Restrictive Deeds in the appropriate places. The documents will be reviewed by the District's staff and you will be notified if additional information is required. [40C-4.301(1)(j), 40C-42.027(2)(a)(b), 1., 2., 3., 4., 5., 6., 7., 8., F.A.C.]
5. The recovery calculation for Pond 3 used a wrong total runoff volume, 80011 cf. The correct volume is 161984 cf. Please revise the calculation and submit the revised recovery calculation. [40C-4.301(1)(a), (b), and (c), F.A.C., 10.3.7, ERP Applicant's Handbook]
6. Please demonstrate the water surface elevations in Ponds 2 and 3 at the end of the 14<sup>th</sup> day drawdown. [40C-4.301(1)(a), (b), and (c), F.A.C., 10.3.7, ERP Applicant's Handbook]
7. Please provide the input and output hydrographs of Ponds 2 and 3 for the second 25-year/96-hour storm event. [40C-4.301(1)(a), (b), and (c), F.A.C.]
8. The fillable porosity of the aquifer in the drawdown calculations is 40% while the soil report shows that the soil storage coefficient is 0.20. Please provide calculations, soil boring results, or documentation that justify the use of 40% porosity in the drawdown calculations. [40C-42.026(1), F.A.C.]
9. The soil report suggests that Stratum 3 soils be "over-excavated and replaced with clean fine sand with less than 5% passing the U.S. No. 200 sieve." However, plans do not show this suggestion has been specified for Ponds 2 and 3 construction. On the other hand, the drawdown calculations have not accounted for Stratum 3. As such, please clarify if the suggestion has been adopted. If the Stratum 3 will be over-excavated and replaced, show clearly on plans, the depth of over-excavation and the specification of the replacement sand. If Stratum 3 soil will not be over-excavated and replaced, please revise the drawdown calculations using the existing condition accordingly and demonstrate that the pollution abatement volume will recover in 72 hours, and that the total runoff volume of the 25-year/96-hour storm event will recover in 14 days. Submit revised plans or calculations as appropriate. [40C-4.301(1)(a), (b), and (c), F.A.C.]
10. The plans show Fallscrest Circle and Glenford Drive after crossing Clearview Street have open connections for the roads to be constructed continually beyond the project southern boundary. This indicates future development in the adjacent property. Please provide reasonable assurances that the additional phases or expansion of the proposed system will not result in water quality violations

or adverse impacts to the functions of wetlands and other surface waters. [40C-4.301(1)(f), F.A.C., 12.2.7(d). ERP Applicant's Handbook]

11. Please demonstrate how the 100-year flood plain was determined for the depressional area in the northeast corner of the project. Submit a flood determination by the local government or a documentation of the method of determination. [40C-4.301(1)(a), (b), and (c), F.A.C.]
12. Please provide a stage-storage calculation of the proposed retention ponds. [40C-4.301(1)(a), (b), and (c), F.A.C.]
13. Please demonstrate the swale south of Tract C and Lots 1 through 5 will retain the total runoff for the 25-year/96-hour storm event. Demonstrate that the swale will recover the pollution abatement volume in 72 hours and the total runoff of the 25-year/96-hour storm event in 14 days. Submit surface water treatment volume, total runoff volume, and recovery calculations. [40C-4.301(1)(a), (b), and (c), 40C-42.026(1) and (5), F.A.C.]
14. Your application states that there are no wetlands and/or other surface waters on-site. A depression in the area of the 100-year flood elevation in the northeast portion of the site is indicated on Sheet 4 of the plans. Please assist Staff in determining if wetlands and/or surface waters are within the project boundaries, by providing the following information regarding this depression.
  - (a) description of the vegetative cover;
  - (b) description of soils; and
  - (c) seasonal high groundwater elevations.[40C-4.301(1)(a)(b)(d)(f); 40C-4.302(1)(a)1,2,7, F.A.C.]
15. If wetlands and/or other surface waters are on-site, please contact Barbara Prynosi to field verify the flagged wetland line and provide details of this area to include:
  - (a) Clearly distinguish all wetlands and surface water bodies (if applicable) on the site and grading plans; and
  - (b) Provide acreage of all wetlands and surface water bodies (if applicable);
  - (c) Shade and label all proposed wetland and surface water impacts (if applicable) on the site and grading plans.

[40C-4.301(1)(a)(b)(d)(f); 40C-4.302(1)(a)1,2,7, F.A.C.]

If the applicant wishes to dispute the necessity for any information requested on an application form or in a letter requesting additional information, he or she may pursuant to section 373.4141, Florida Statutes, request that District staff process the application without the requested information. If the

Mr. Duane K. Booth, P.E.  
February 24, 1999  
Page 4

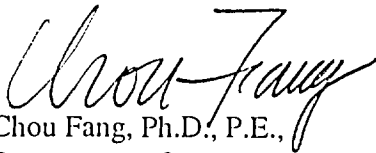
applicant is then unsatisfied with the District's decision regarding issuance or denial of the application, the applicant may request a section 120.569, Florida Statutes, hearing pursuant to Chapter 28-106 and section 40C-1.1007, F.A.C.

Please be advised, pursuant to subsection 40C-1.1008, F.A.C., the applicant shall have 90 days from receipt of a request for additional information regarding a permit or license application undergoing review by the District to submit that information to the District. If an applicant requires more than 90 days in which to complete an application, the applicant may notify the District in writing of the circumstances and for good cause shown, the application shall be held in active status for additional periods commensurate with the good cause shown. Any application which has not been completed by the applicant within the given time period following a request for additional information by the District shall be recommended for denial at the next regularly scheduled Board meeting. Denial of an application due to failure to submit requested additional information shall be a denial without prejudice to the applicant's right to file a new application.

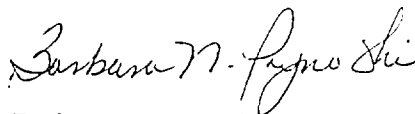
In addition, no construction shall begin on the proposed project until a permit is issued by the St. Johns River Water Management District. This is pursuant to subsection 40C-4.041(1), F.A.C., which states in relevant part, "unless expressly exempt an individual or general environmental resource permit must be obtained from the District under Chapters 40C-4, 40C-40, 40C-42, 40C-44 or 40C-400, F.A.C. prior to the construction, alteration, operation, maintenance, removal or abandonment of any dam, impoundment, reservoir, appurtenant work or works...."

If you have any questions, please call Chou at 407/897-4332 or Barbara at 407/897-4338.

Sincerely,



Chou Fang, Ph.D., P.E.,  
Department of Resource Management



Barbara N. Prynosi, Environmental Specialist  
Department of Resource Management

CF/BNP:sj

cc: PDS/RAIL, Elizabeth Thomas, Joan B. Budzynski, Lance Hart

Lennar Land Partners  
Mr. Robert Ahrens  
7600 NOB Hill  
Tamarac, FL 33321