

OPERATION AND MAINTENANCE (O&M) PERMIT TRANSFER TECHNICAL STAFF REPORT  
29-Jul-2015  
APPLICATION #: 75874-2

**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:** Somerset Estates 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 Somerset Estates at Kings Ridge, a 102 lot single family residential subdivision, which includes curb and gutter, internal roadways with associated stormwater collection and conveyance system which discharge to three retention ponds, consisting of 40.43 acres constructed in accordance with plans received by the District on April 29, 1999, and as amended by plan sheet 3 received by the District on May 27, 1999.

**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 2 is a conversion to operation and maintenance phase and transfer of permit ownership of sequence 1, from Lennar Corporation to Kings Ridge Community Association, Inc. The stormwater management system was inspected on 7/24/2015 and deemed in compliance with the plans and specifications of Permit 40-069-0351-ERP. Upon completion of the permit transfer process, please close sequence 1.

**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 April 29, 1999 and as amended by plan sheet 3 received by the District on May 27, 1999.



Received: 1/27/99

21st Day: 5/20/99

28th Day: 5/27/99

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT

General Permit Application Number: 40-069-0351A-ERP

PROJECT NAME: Somerset Estates at Kings Ridge

Applicant: Lennar Land Partners  
Attn.: Robert Ahrens  
7600 Nob Hill  
Tamarac, Florida 33321

Agent: n/a

Consultant(s): Farner, Barley & Associates, Inc.  
Duane K. Booth, P.E.  
350 North Sinclair Avenue  
Tavares, Florida 32778

Section: 3,4 Township: 23 S Range: 26 E  
Acres Owned: 968.44 Project Acreage: 40.43

MSSW/ERP Authority: 373 F.S.; 40C-4.041(2)(b)2 and 40C-40 F.A.C.

Existing Land Use: Grassed upland within an existing PUD

Hydrologic Basin(s): Palatlakaha (7A)

Receiving Water Body: Lake Felter Class: III

Easements/Restrictions: n/a

Operation & Maintenance Entity: Homeowners Association.

O&M Documents Submitted and Reviewed	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Correct Fee Submitted	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>

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**MSSW/ERP AUTHORIZATION STATEMENT:**

A permit authorizing:

- |  |                                    |   |                                       |
|--|------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Alteration                          | <input type="checkbox"/> Operation | <input type="checkbox"/> Maintenance              | <input type="checkbox"/> Modification |
| <input type="checkbox"/> Re-Issuance                         | <input type="checkbox"/> Removal   | <input type="checkbox"/> Abandonment              |                                       |
| <input checked="" type="checkbox"/> Construction & Operation |                                    | <input type="checkbox"/> Modification & Operation |                                       |

of a 102-lot single-family residential subdivision, curb-and-gutter internal roadways with the associated stormwater collection and conveyance system. The surface water management system includes 40.43 acres of areas, which discharge to the three retention ponds.

**TYPE OF DEVELOPMENT:**

(Check all applicable)

- Residential -
  - Single(1)
  - Multifamily(2)
- Recreational(3)
- Commercial(4)
- Industrial(5)
- Agricultural(6)
- Institutional(7)
- Roadway(8)
- Other(9):

**TYPE OF TREATMENT PROPOSED:**

(Check all applicable)

- Retention (1)
- Dry Detention w/Underdrain (2)
- Dry Detention w/Filtration (3)
- Wet Detention w/Filtration (4)
- Exfiltration Trench (5)
- Wet Detention System (6)
- Swales (7)
- Swale with Ditch Block (8)
- Pervious Concrete (9)
- Wetlands (10)
- Alternative (11)
- Other (12):
- Dry Detention (13)

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**LOCATION OF SYSTEM:**

The project is located approximately 3 miles south of Clermont on the east side of US Highway 27, within the Kings Ridge P.U.D., in Lake County. The site is in the Ocklawaha River Basin.

**ENGINEERING REVIEW:**

Pre/Post Peak Rate Attenuation Provided	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Pre/Post Volume Attenuation Provided	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Mean Annual Storm Attenuation Provided	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Recovery Of Water Quality Volume Within Required Time	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Recovery Of Peak Attenuation Volume Within Required Time	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	

Other Engineering Comments:

This application is for a 102-lot single-family residential subdivision, curb-and-gutter internal roadways with the associated stormwater collection and conveyance system. The surface water management system includes 40.43 acres of areas, which discharge to the three retention ponds.

The project site is on a rolling hill terrain. The highest elevation of site is about 262 feet on the south and the lowest elevation is about 197 feet in depressional area on the northeast corner. In the pre-development condition, runoff from the northeast quarter of the project site sheet flows to this depressional area. The 100-year flood elevation in the depressional area is 225 feet. However, no construction is proposed within the 100-year flood plain. The rest of the project site can be divided into two major drainage basin both of which drain off-site. One sheet flows towards Hancock Road on the west and the other one sheet flows towards east.

In the post-development condition, the total runoff from 25-year/96-hour storm event will be retained on site in three detention ponds. The water quality treatment volume will recover in 72 hours in all ponds. The total runoff volume of the 25-year/96-hour storm event will recover in 14 days in Pond 1. Ponds 2 and 3, however, will not be able to recover in 14 days but these ponds can retain the total volume a second 25-year/96-hour storm event within the ponds.

The proposed project is east of Kings Ridge PUD and is separated from the Kings Ridge PUD by Hancock Road on the west. Lake County owns the Hancock Road. Sumerset Estates at Kings Ridge has an operation and maintenance entity independent of Kings Ridge PUD.

**ENVIRONMENTAL REVIEW:**

**Other Environmental Comments:**

The site consists of cleared uplands within an existing PUD. There are no natural habitats or wetlands or other surface waters on site. The project will not cause unacceptable adverse secondary or cumulative impacts to upland habitats required by "listed" wetland-dependent species.

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.

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	
N/a										
<b>PROJECT TOTALS:</b>		0								

Comments:

CODES (multiple entries per cell not allowed):  
Wetland Type: from an established wetland classification system (see Section E, II(b))  
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
N/a												
PROJECT TOTALS:	0		0		0		0		0		0	

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

Form Number 40C-4.900(1)

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Table 3:  
PROJECT OFF-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
N/a												
PROJECT TOTALS:	0		0		0		0		0		0	

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

Form Number 40C-4.900(1)

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**SEE ATTACHED:**

- Table 4: DOCKING FACILITY INFORMATION
- Table 5: SHORELINE STABILIZATION INFORMATION
- Other: Permit Application Appraisal Form

**CONDITIONS**

ERP/MSSW STANDARD GENERAL PERMIT NO.: 40-069-0351A-ERP

ERP/MSSW General: 1 - 19

ERP/MSSW Special Conditions (November 16, 1995): 1,10,13,28

ERP/MSSW Other Conditions:



1. The proposed surface water management system must be constructed and operated in accordance with the plans received by the District on April 29, 1999 and as amended by plan sheet 3 received by the District on May 27, 1999.
2. Prior to sale of any lot or placement of impervious surface, whichever occurs first, the permittee must submit a copy of the recorded Declaration of Restrictions and Covenants for Somerset Estates and the Articles of Incorporation of Somerset Estates Community Association, Inc.
3. Contained within the as-built report, the permittee must submit a soil analysis of the base of all the ponds verifying that the design permeability rates are provided. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 40C-4, F.A.C. are met.
4. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase permit becomes effective and every year thereafter on District form EN-46. The inspection form must be signed and sealed by an appropriate registered professional, and must include the results of permeability tests of the base of all ponds verifying that the design permeabilities are met. After three consecutive inspection reports confirm the design permeabilities, the entity will no longer be required to submit permeability test results, and the inspection report requirement shall be amended to every two years. If the design permeability rates cannot be verified, the permittee must obtain a modification to the permit demonstrating that the design criteria of Chapter 40C-4 F.A.C. are met.

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**Forms to be included with permit:**

Completion Forms

- EN-44 (Non-registered)
- EN-45 (Registered Professional)

Inspection Forms

- EN-47 (Non-reg.)
- EN-46 (Reg. Prof.)
- EN-33 (Karst)
- EN-31 (Littoral Zone)
- Other:
- EN-55 (Wetland Monitoring)

**REVIEWERS:** Fang / Prynosi

**DATE:** Written 5/24/99 BNP  
 Revised 5/26/99 CF.  
 Revised .  
 Revised .

**ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT (TSR) CHECKLIST**

PROJECT NAME: Somerset Estates at Kings Ridge

APPLICATION NUMBER: 40-069-0351-ERP

✓ N/A

- x 1. Site Inspection/Field Report
- x  2. Permit Application Appraisal
- x 3. Data Tables (Joint Application, Section "E")
  - x Table 1 (Wetland & Surface Water Summary)
  - x Table 2 (On-Site Mitigation Summary)
  - x Table 3 (Off-Site Mitigation Summary)
  - Table 4 (Docks)
  - Table 5 (Seawalls)
  
- x 4. Wetland Inventory Entered into Orlando Wetland Database
- 5. Division of Historical Resources Comments Received  
Date Received: \_\_\_\_\_  
Comments: \_\_\_\_\_  
Archeological Survey Required:  No  Yes
- 6. Game & Fresh Water Fish Commission Comments Received  
Date Received: \_\_\_\_\_  
Comments: \_\_\_\_\_
- 7. Mitigation Forms
  - Permit Mitigation Form
  - Mitigation Bank Checklist
  - Money for Mitigation Memo
  - Entered into Orlando Conservation Easement Database
- x  8. GIS/Administrative Tracking Sheet: Original / Facsimile
- 9. Letters of Objections & SJRWMD Responses
- x  10. Referenced Attachments
  - x Location Map (Attachment 1)
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

All Items Complete?

**YES:** *Jan A. [Signature]*

(Supervising ES Signature)

NO: # \_\_\_\_\_ are missing.

PERMIT APPLICATION APPRAISAL FORM - BIOLOGICAL REPORT

ERP File Number: 40-069-0351A-ERP

Project Name: Somerset Estates @ Kings Ridge County: Lake

Applicant: Lennar Land Partners, A Florida General Partnership

Waterbody: Lake Felzer Class: III

Outstanding Florida Waterbody (if applicable):

Inspection by: n/a Date of Inspection:

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:
[x] Construction and operation of additional phases of a system; previous permit number: 4-069-0326-ERP
Removal of a system
Re-application for permit that has expired
Abandonment of a system
Extension of permit prior to expiration

Project History:

(pre-application meetings; related permits; previous/existing violations(if they exist))
: 4-069-0326-ERP issued 2/13/96.

The project is located approximately 3 miles south of the City of Clermont on the east side of U.S. Highway 27, in Lake County, Florida. Photointerpretation and previous reviews and familiarity with the Kings Ridge property indicate that the site is upland and without natural habitats.

Construction Techniques and Turbidity Controls:

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

Provided.

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)

Grassed uplands within existing PUD.

Site Disturbances:

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

No natural habitats.

Hydrologic Characteristics:

(current conditions; normal/historical conditions)

N/a

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))

Urban wildlife.

SJRWMD (11/16/92)

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**Water Quality:**

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

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N/a

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**Wetland Impact/Mitigation Proposal Summary**

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N/a

The site consists of cleared uplands within an existing PUD. There are no natural habitats or wetlands or other surface waters on site. The project will not cause unacceptable adverse secondary or cumulative impacts to upland habitats required by "listed" wetland-dependent species. The proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, F.A.C.

## ERP Wetland Inventory

Project Name: Somerset Estates at Kings Ridge

Application Number: --40-069-0351A-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:

**Somerset Estates at Kings Ridge  
40-069-0351A-ERP**

**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	
N/a										
<b>PROJECT TOTALS:</b>		0								

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
N/a												
<b>PROJECT TOTALS:</b>	0		0		0		0		0		0	

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

**Somerset Estates at Kings Ridge  
40-069-0351A-ERP**

**Table 3:  
PROJECT OFF-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
N/a												
<b>PROJECT TOTALS:</b>	0		0		0		0		0		0	

Comments:

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEET

Application Number: 40-069-0351A-ERP

Reviewer(s): FANG PRYNOSKI

OH

Date Received: 1/27/99

Applicant: LENNAR LAND PARTNERS

Project Name: SOMERSET ESTATES AT KINGS RIDGE

\*\*\*\*\*

MAPPING INFORMATION:

Acceptable as Received: YES

Hydrologic Basin: OKLAWAHA BASIN

<u>MAP NUMBER</u>	<u>QUAD</u>
<u>41</u>	<u>CLERMONT-E</u>

Date Application Entered:  / /

Date Application Mapped: 2/ 8/99

Initials: JJ

\*\*\*\*\*

Request for Additional Information must be mailed by: 2/24/99

Regulatory Meeting Date if determined technically/administratively Complete: 4/13/99

INFORMATION PROVIDED BY REVIEWING STAFF:

Date 1st RAI sent: <u>2/24/99</u>	Date 1st Resp. received: <u>3/16/99</u>
Date 2nd RAI sent: <u>4/13/99</u>	Date 2nd Resp. received: <u>4/29/99</u>
Date 3rd RAI sent: _____	Date 3rd Resp. received: _____
Date 4th RAI sent: _____	Date 4th Resp. received: _____

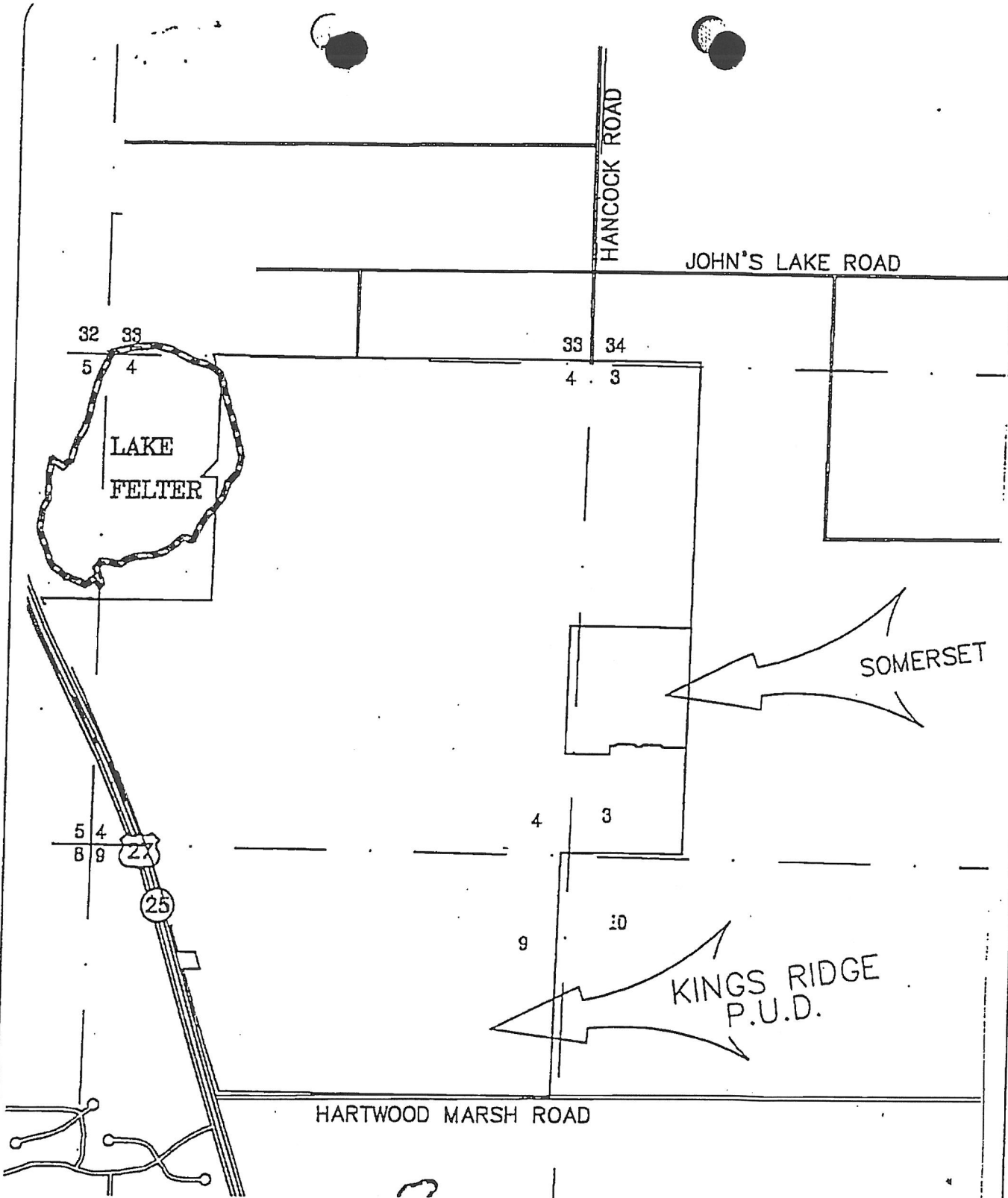
Date Application Complete: 5/27/99 4-29-99

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

\*\*\*\*\*

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





**FARNER  
BARLEY**  
AND ASSOCIATES, INC.

350 North Sinclair Avenue O Tavares, Florida 32778 O (804) 343-8481

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS

# LOCATION MAP

SCALE 1" = 1500'

LOCATION MAP 40-069-0351A-ERP  
Attachment 1