

# Project Correspondence

1724

RESOURCE MANAGEMENT ROUTING SHEET

**Permit#:** 40-069-84016-1  
**Date Mail Received:** Feb 07, 2003  
**Date Permit Issued:**  
**Mail Type:** Pending Application Correspondence  
**Project Name:** College Station Center  
**County:** Lake  
**Comments:** Additional Material (Rec'd by fax - 1-page FDOT letter)

**Report** Feb 07, 2003  
**Appl.** Jun 10, 2002

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

\_\_\_\_\_

Copied and Routed By: Jim on 02/07/03

Routed from: Altamonte Springs



KELLY,  
COLLINS &  
GENTRY, INC.  
ENGINEERING / PLANNING

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FEB 06 2003  
40-069-84016-1  
Altamonte  
Service Center

FAX TRANSMISSION

To: Alex Aboodi

Fax #: 407-659-4805

From: Scott Gentry

Date: February 6, 2003

Pages: 2, including cover sheet

Re:

Comments:

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84016-1  
RECEIVED  
FEB 07 2003  
PDS  
ALTAMONTE SVC. CTR.



355/3.2

# Florida Department of Transportation

719 South Woodland Boulevard  
DeLand, Florida 32720-6800

JEB BUSH  
GOVERNOR

THOMAS F. BARRY, JR.  
SECRETARY

December 18, 2002

Mr. Greg Hudak, P.E.  
Kelly, Collins & Gentry, Inc.  
1700 North Orange Avenue, Suite 400  
Orlando, Florida 32804

Re: Drainage Connection Permit Determination  
Application No. 02-D-592-0031  
Section 11070; SR. 50; MP. 15.568  
College Station Center

Dear Mr. Hudak:

Thank you for your comment responses received October 30, 2002.

Based on review of your plans and calculations dated 10/29/02, I understand that there will be no stormwater discharge from your property to SR 50. Therefore, a drainage connection permit is not required.

Please let me know at once if your plans change in any way that would result in a storm water discharge from this property to SR. 50. Such discharge would require a drainage connection permit.

Feel free to call me at (386) 943-5297 with any questions or concerns.

Sincerely,

David A Bennett, P.E.  
Permits Engineer

84016-1

DB: mg

cc: Ed Petersen (w/attachment)

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FEB 07 2003

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ALTAMONTE SVC. CTR.

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DEC 20 2002  
KCG, INC.

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Feb 06, 2003  
Date Permit Issued:

Report Feb 07, 2003  
Appl. Jun 10, 2002

Mail Type: Pending Application Correspondence  
Project Name: College Station Center  
County: Lake  
Comments: Additional Material (Rec'd 1 copy of FDOT Construction Plans)

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

\_\_\_\_\_  
\_\_\_\_\_  
Copied and Routed By: dfm on 02/07/03  
Routed from: Altamonte Springs



**KELLY,  
COLLINS &  
GENTRY, INC.**  
ENGINEERING / PLANNING

## TRANSMITTAL

<b>TO:</b> Mr. Alex Aboodi St. Johns River Water Management District 975 Keller Road Altamonte Springs, FL 32714-1618	<b>DATE:</b> February 6, 2003  <b>KCG JOB#:</b> 355.000  <b>RE:</b> College Station Center
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WE ARE SENDING YOU the following items:

- |  |   |   |                                  |
|--|---|---|----------------------------------|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under Separate Cover via |   |                                  |
| <input type="checkbox"/> Shop Drawings       | <input type="checkbox"/> Prints                   | <input type="checkbox"/> Plans          | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Copy of Letter      | <input type="checkbox"/> Change Order             | <input type="checkbox"/> Specifications | <input type="checkbox"/> _____   |

COPIES	DATE	NO.	DESCRIPTION
1	02/06/03		FDOT Construction Plans

THESE ARE TRANSMITTED As Checked Below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  |   |   |

<b>REMARKS:</b>   <div style="text-align: right; font-size: 1.2em; font-weight: bold;">             84016-1              RECEIVED              FEB 06 2003              PDS              ALTAMONTE SVC. CTR.           </div>							
<b>CC:</b> Bob Shakar 355/3.2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><b>SIGNED:</b></td> <td></td> </tr> <tr> <td><b>NAME:</b></td> <td>Scott M. Gentry P.E.</td> </tr> <tr> <td><b>TITLE:</b></td> <td>Principal</td> </tr> </table>	<b>SIGNED:</b>		<b>NAME:</b>	Scott M. Gentry P.E.	<b>TITLE:</b>	Principal
<b>SIGNED:</b>							
<b>NAME:</b>	Scott M. Gentry P.E.						
<b>TITLE:</b>	Principal						

N:\COMMON\1\projec\Jaymark\SR 50-Han-College station\Permits\sjrwm\AA020603.tra.wpd

BEST AVAILABLE COPY

1070-350 5/11

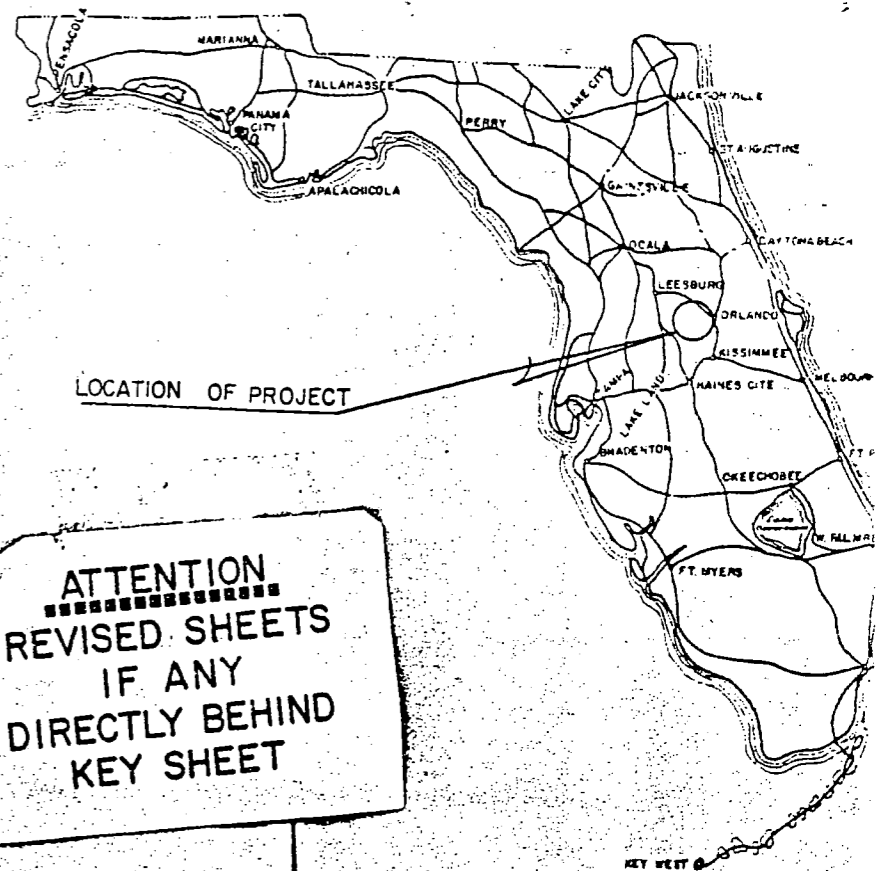
CONTRACT PLAN SET INCLUDES  
 ROADWAY PLANS  
 SIGNING AND STRIPING PLANS  
 INDEX OF SIGNING PLANS SEE  
 SIGNING PLANS  
 INDEX OF ROADWAY PLANS

STATE OF FLORIDA  
 DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED  
**STATE HIGHWAY**

E.A. PROJECT NO. RF-022-2 (20)

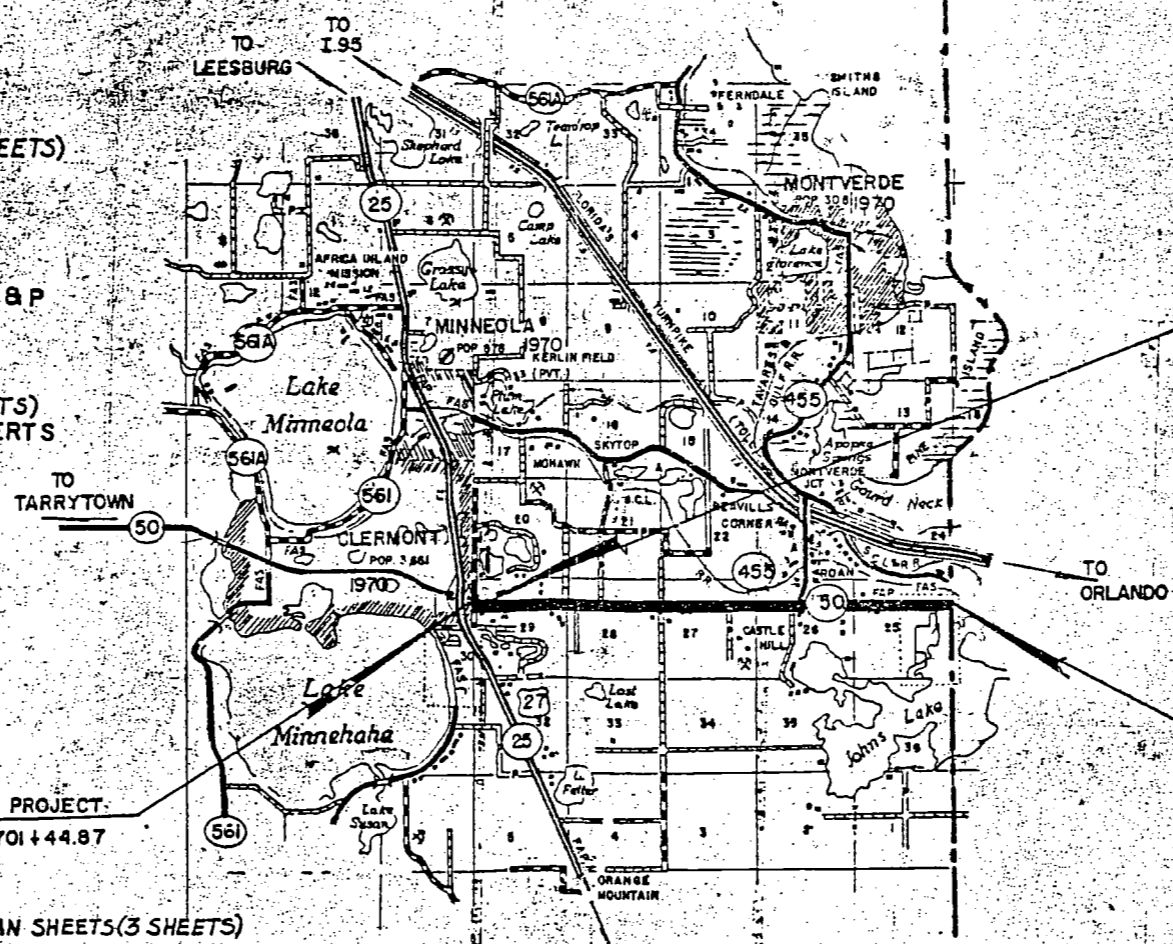
LAKE COUNTY  
 STATE ROAD NO. 50



**ATTENTION**  
 REVISED SHEETS  
 IF ANY  
 DIRECTLY BEHIND  
 KEY SHEET

SHEET NO.	SHEET DESCRIPTION
1-3	KEY MAP
4-5, 5A 16-8	DRAINAGE MAP
6-10	TYPICAL SECTIONS AND SUMMARY OF QUANTITIES
11-12	SUMMARY OF DRAINAGE STRUCTURES
13-31	MASS DIAGRAM
32	PLAN AND PROFILES
33-58	DETAIL OF SKIMMER
59-77	DRAINAGE STRUCTURES
78-80	DRAINAGE RETENTION AREA DETAILS
81-82	INTERSECTION DETAILS
83-84	INTERSECTION PROFILES
85	LATERAL DITCH PLAN AND PROFILE
86-87	LATERAL DITCH CROSS SECTIONS
88-188	ROADWAY SOIL SURVEY
189-197	ROADWAY CROSS SECTIONS
198-199	UTILITY ADJUSTMENTS

INDEX NO	STANDARD DRAWINGS
BGR-01	GUARDRAIL CONSTRUCTION (5 SHEETS)
BMD-01	MISCELLANEOUS DRAINAGE DETAILS (3 SHEETS)
DPS-01	DITCH PAVEMENT AND SODDING
DCI-02	CURB INLET - 5 AND 6
DDI-01	DITCH BOTTOM INLET - TYPE A
DDI-02	DITCH BOTTOM INLET - TYPE B
DDI-03	DITCH BOTTOM INLETS C, D, E AND H
DDB-01	INLET, MANHOLE, JUNCTION BOX - TYPES J & P
DSD-01	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS (2 SHEETS)
DCE-01	CONCRETE ENDWALLS
DCE-03	U- ENDWALLS FOR PIPE CULVERTS (3 SHEETS)
DSE-01	SAND- CEMENT ENDWALLS FOR PIPE CULVERTS
FLD-01	FENCE LOCATION DETAILS
FTA-01-1	FENCE, TYPE A
FTB-01-1	FENCE, TYPE B
DEC-01	EROSION CONTROL DEVICES, TEMPORARY SLOPE DRAINS
DEC-05	EROSION CONTROL DEVICES, BALED HAY OR STRAW
GEU-01	EMBANKMENT UTILIZATION DETAILS
GRC-01	MISCELLANEOUS ROADWAY CONSTRUCTION DETAILS (2 SHEETS)
GSA-01	STANDARD ABBREVIATIONS
GSE-01	SUPERELEVATION DETAILS
GTO-01	TURNOUT DETAILS
GEC-06	EROSION CONTROL DETAILS FOR PERMANENT CONSTRUCTION
RCG-01	CURB, CURB AND GUTTER
PMS-01	MEDIAN STORAGE LANES
PTS-01	TRAFFIC SEPARATORS
GSS-01	STANDARD SYMBOLS FOR KEY MAPS AND PLAN SHEETS (3 SHEETS)



P.T. STA. 720 + 24.04 BK.  
 EQUATION  
 STA. 1304 + 85.47 AH.

END PROJECT  
 STA. 11568 + 60.47

BEGIN PROJECT  
 STA. 701 + 44.87

m.p. 18.73

REC'D  
 JUL 27 1998  
 VHB FLORIDA  
 84016-1  
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 FEB 06 2003  
 PDS  
 ALTAMONTE SVC. CTR.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 1973 AND SUPPLEMENT THERETO DATED JUNE, 1973

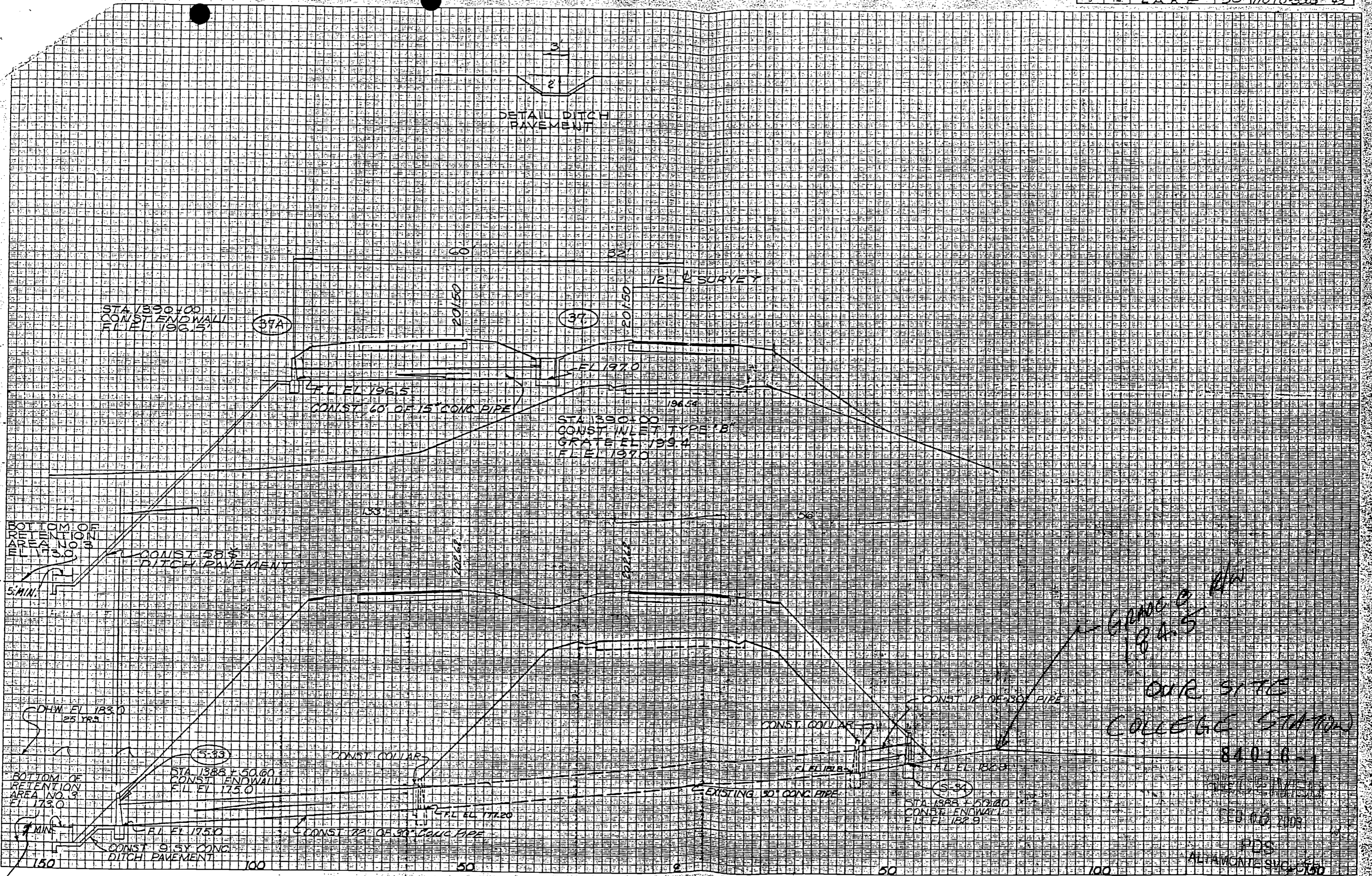
SUBMITTED BY *Jay W. Brown*  
 DIRECTOR OF ROAD OPERATIONS

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DIVISION ENGINEER

LENGTH OF PROJECT		
	LIN. FT.	MILE
ROADWAY	27254.17	5.161
BRIDGES	0.00	0.000
NET LENGTH OF PROJECT	27254.17	5.161
EXCEPTIONS	0.00	0.000
GROSS LENGTH OF PROJECT	27254.17	5.161

CROSS SECTIONS  
Scale 1 inch = 5 feet

Fed. Road Dist. No.	State	County	Route	Proj. No.	Sheet No.
3	Fla.	LAKE	50	11070-3503	43



GRAND C  
 84.5  
 OUR SITE  
 COLLEGE STATION  
 840.8  
 PDS  
 ALTAMONTE SUB. 0150

BOTTOM OF POND 173.0





RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Jan 24, 2003  
Date Permit Issued:  
Mail Type: Pending Application Correspondence  
Project Name: College Station Center  
County: Lake  
Comments: Additional Material - Rec'd a letter and one copy of a plan from KCG.

Report Jan 24, 2003  
Appl. Jun 10, 2002

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

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

Copied and Routed By: MP on 1/24/03  
Routed from: Altamonte Springs



**KELLY,  
COLLINS &  
GENTRY, INC.**  
ENGINEERING / PLANNING

## TRANSMITTAL

<b>TO:</b> Mr. Alex Aboodi St. Johns River Water Management District 975 Keller Road Altamonte Springs, FL 32714-1618	<b>DATE:</b> January 22, 2003  <b>KCG JOB#:</b> 355.000  <b>RE:</b> College Station Center
--	--

WE ARE SENDING YOU the following items:

- |  |   |   |                                  |
|--|---|---|----------------------------------|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under Separate Cover via | <input type="checkbox"/> Plans          | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Shop Drawings       | <input type="checkbox"/> Prints                   | <input type="checkbox"/> Specifications | <input type="checkbox"/> _____   |
| <input type="checkbox"/> Copy of Letter      | <input type="checkbox"/> Change Order             |   |                                  |

COPIES	DATE	NO.	DESCRIPTION
3	01/22/03		Modified PGD Sheet
1	01/22/03		Cover Letter

THESE ARE TRANSMITTED As Checked Below:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit ____ copies for approval   |
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<b>REMARKS:</b> Should you have any questions, please do not hesitate to call.		
<b>CC:</b> Bob Shakar 355/3.2	<b>SIGNED:</b>	
	<b>NAME:</b> Curtis Gashlin	84016-1
	<b>TITLE:</b>	RECEIVED

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**IAN 24 2003**



January 22, 2003

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

Please see the attached modified Paving, Grading and Drainage Plan showing the connector road with "Not Part of this Contract" removed.

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**

Curt Gashlin  
Project Designer

Attachments

cc: Mr. Bob Shakar

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JAN 24 2003

PDS  
ALTAMONTE SVC. CTR.

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Jan 22, 2003  
Date Permit Issued:

Report Jan 22, 2003  
Appl. Jun 10, 2002

Mail Type: Pending Application Correspondence  
Project Name: College Station Center  
County: Lake  
Comments: Cover letter  
3 copies of Sheet C-3 of Plans

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

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

Copied and Routed By: Jim on 1-22-03  
Routed from: Altamonte Springs



**KELLY,  
COLLINS &  
GENTRY, INC.**  
ENGINEERING / PLANNING

## TRANSMITTAL

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| <input type="checkbox"/> Copy of Letter      | <input type="checkbox"/> Change Order             |   |                                  |

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1	01/22/03		Cover Letter

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| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ____ corrected prints        |
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<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 80%;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="font-size: 1.1em; margin: 0;">JAN 22 2003</p> <p style="font-size: 1.1em; margin: 0;">PDS</p> </div>								
<b>CC:</b> Bob Shakar 355/3.2  <div style="text-align: center; font-size: 1.2em; font-weight: bold;">84016-1</div>	<b>ALTAMONTE SVC. CTR.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>SIGNED:</b></td> <td></td> </tr> <tr> <td><b>NAME:</b></td> <td>Curtis Gashlin</td> </tr> <tr> <td><b>TITLE:</b></td> <td></td> </tr> </table>	<b>SIGNED:</b>		<b>NAME:</b>	Curtis Gashlin	<b>TITLE:</b>	
<b>SIGNED:</b>								
<b>NAME:</b>	Curtis Gashlin							
<b>TITLE:</b>								

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January 22, 2003

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

Please see the attached modified Paving, Grading and Drainage Plan showing the connector road with "Not Part of this Contract" removed.

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**

Curt Gashlin  
Project Designer

Attachments

cc: Mr. Bob Shakar

**84016-1**  
**RECEIVED**  
**JAN 22 2003**  
**PDS**  
**ALTAMONTE SVC. CTR.**

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Jan 15, 2003  
Date Permit Issued:  
Mail Type: Response to RAI  
Project Name: College Station Center  
County: Lake  
Comments: Additional Material - Rec'd 3 copies of Articles of Organization

Report Jan 15, 2003  
Appl. Jun 10, 2002

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

\_\_\_\_\_  
\_\_\_\_\_  
Copied and Routed By: dfm on 01/15/03  
Routed from: Altamonte Springs





January 15, 2003

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

In response to your letter dated December 23, 2002 requesting additional information on College Station Center; Application No. 40-069-84016-1, we are pleased to offer the following responses to your comments:

1. It appears that the College Station Commercial Center Association will maintain the proposed surface water management system. The District received the Declaration of Restrictive Covenants of the College Station Commercial Center Association, and they have been reviewed for enumeration of the duties of the operation and maintenance entity. The District did not receive the draft Articles of Incorporation. Provide the draft Articles of Incorporation to include the enclosed recommended language, or language with equivalent effect, in the appropriate.  
**Please see attached Articles of Organization.**

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**

Curt Gashlin  
Project Manager

Attachments

cc: Mr. Bob Shakar

84016-1

RECEIVED

JAN 15 2003

PDS  
ALTAMONTE SVC. CTR.

DRAFT

**ARTICLES OF ORGANIZATION**  
**OF**  
**COLLEGE STATION RETAIL CENTER, L.L.C.**

The undersigned (the "Members") acting as the organizers of COLLEGE STATION RETAIL CENTER, L.L.C., under the Florida Limited Liability Company Act, Chapter 608, *Fla. Stat.*, adopt the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is COLLEGE STATION RETAIL CENTER, L.L.C. (the "Company").

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Company is 232 Mohawk Road, Clermont, Florida 34711.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The Company is to be managed by co-managers, and the names and addresses of the managers who are to serve as managers until the first annual meeting of members or until their successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
Joseph E. Zagame, Sr.	230 Mohawk Road Clermont, Florida 34711
Robert M. Shakar	232 Mohawk Road Clermont, Florida 34711

**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members only upon the unanimous written consent of all the then existing voting Members of the Company.

**ARTICLE VI - Adoption of Operating Agreement:**

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JAN 15 2003  
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The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 608, *Fla. Stat.*

**ARTICLE VII - Initial Registered Agent and Office:**

The initial registered agent for the Company shall be Robert M. Shakar, Incorporator, and the street address of the Company's registered agent is 232 Mohawk Road, Clermont, Florida 34711. A copy of the registered agent's acceptance to serve accompanies these Articles.

**ARTICLE VIII - Amendments:**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all voting Members of the Company.

**ARTICLE IX - Indemnification:**

Each individual or entity who is or was a manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

**ARTICLE X - Member Interests:**

The Company is authorized to issue both voting and nonvoting membership certificates. All membership certificates shall be identical in all respects except the nonvoting membership certificates shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting membership certificates.

IN WITNESS WHEREOF, the undersigned incorporates these Articles of Organization  
as of this \_\_\_\_\_ day of January, 2003.

By: \_\_\_\_\_  
Robert M. Shakar, Incorporator

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA:

1. The name of the limited liability company is COLLEGE STATION RETAIL CENTER, L.L.C.

2. The name and address of the registered agent and his office are:

Robert M. Shakar  
232 Mohawk Road  
Clermont, Florida 34711

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

By: \_\_\_\_\_  
Robert M. Shaker, Registered Agent

Dated this \_\_\_\_ day of January, 2003.

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JAN 15 2003  
PDS  
ALTAMONTE SVC. CTR.



# St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director  
David Dewey, Altamonte Springs Service Center Director

975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800

December 23, 2002

Certified Mail: 7002 2410 0006 6217 2729

Mr. Scott M. Gentry, P.E.  
Kelly, Collins & Gentry, Inc.  
1600 East Robinson Street # 1400  
Orlando, FL 32803

Re: College Station Center; Application No. 40-069-84016-1  
(Include this number on all submittals)

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.

To expedite the review of your application, please use the application number referenced above on all correspondence, and submit three (3) copies of all requested information unless otherwise indicated by a specific information request.

1. It appears that the College Station Commercial Center Association will maintain the proposed surface water management system. The District received the Declaration of Restrictive Covenants of the College Station Commercial Center Association, and they have been reviewed for enumeration of the duties of the operation and maintenance entity. The District did not receive the draft Articles of Incorporation. Provide the draft Articles of Incorporation to include the enclosed recommended language, or language with equivalent effect, in the appropriate. [40C-4.301(1)(i)(j); 40C-42.027, 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 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 120 days from receipt of a request for additional information regarding a permit or license

---

#### GOVERNING BOARD

---

Duane Ottenstroer, CHAIRMAN  
JACKSONVILLE

Ometrias D. Long, VICE CHAIRMAN  
APOPKA

R. Clay Albright, SECRETARY  
EAST LAKE WEIR

David G. Graham, TREASURER  
JACKSONVILLE

W. Michael Branch  
FERNANDINA BEACH

Jeff K. Jennings  
MAITLAND

William Kerr  
MELBOURNE BEACH

Ann T. Moore  
BUNNELL

Catherine A. Walker  
ALTAMONTE SPRINGS

Mr. Scoot M. Gentry, P.E.  
December 23, 2002  
Page 2

application undergoing review by the District to submit that information to the District. If an applicant requires more than 120 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 me at 407/659-4823.

Sincerely,



Alex Aboodi, Engineer III  
Department of Water Resources

cc: PDS/RAIL, <sup>gbb for:</sup> David Dewey, Joan B. Budzynski, Vicki Nations

Adams Family Limited, P.O.Box 1667, Winter Haven, FL 33880

Bob Shakar LLC, 232 Mohawk Road, Clermont, FL 34711

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Nov 26, 2002  
Date Permit Issued:  
Mail Type: Response to RAI  
Project Name: College Station Center  
County: Lake  
Comments: Rec'd 3 copies of: Additional Material (Declarations, copy of previous permit), Original Signed & Sealed Plans, RAI Response Letter

Report Nov 26, 2002  
Appl. Jun 10, 2002

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

\_\_\_\_\_  
\_\_\_\_\_  
Copied and Routed By: Jim on 11/26/2002  
Routed from: Altamonte Springs





November 26, 2002

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

In response to your letter dated October 31, 2002 requesting additional information on College Station Center; Application No. 40-069-84016-1, we are pleased to offer the following responses to your comments:

1. As requested in the previous letter, delete the connector road (to be constructed by others) from the construction plans or indicate on the plans that the connector road and storm sewer pipes associated with the connector road are not part of this permit application. Submit any revised plans [40C-4.301(1)(a)(b), F.A.C.].

**The Connector Road has been previously permitted under Permit No. 4-069-68272-3 (see attached). Please see Note 13 on Sheet C-3 of the revised construction plans.**

2. The revised grading plans received by the District on October 8, 2002 still do not clearly indicate how runoff will be conveyed to the proposed retention pond. Some of the elevations on the rear lot are lower than the elevation shown on the front lots. Revise the grading for all out-parcel lots as necessary, and demonstrate how runoff will be conveyed to the proposed retention pond. Provide grading contours to indicate grading to occur on the site. [40C-4.30(1)(a)(b)(e)(i), F.A.C.]

**The grading plan has been revised accordingly. Please see Note 14 on Sheet C-3 of the revised construction plans.**

3. As requested in the previous letter, your staff indicates that Presco Associate, LLC will be the maintenance entity for the proposed surface water management system. The District did not receive any maintenance entity craft documentation. Provide the draft commercial association document to verify responsible entity for the proposed system. The enclosed is recommended language, which should be incorporated into the draft Article of Incorporation, and Declaration of Covenants and Restrictions. These documents must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required. [40C-4.301(1)(i)(j); 40C-42.027, F.A.C.]

**Please see attached.**

**84016-1**

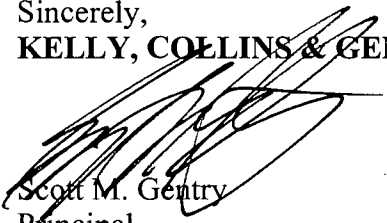
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**ALTAMONTE SVC. CTR.**

Mr. Alex Aboodi  
Page 2  
November 25, 2002

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**



Scott M. Gentry  
Principal

Attachments

cc: Mr. Bob Shakar

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**THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:**

Stephen E. Cook, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
450 South Orange Avenue, Suite 800  
Orlando, Florida 32801

**DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
COLLEGE STATION**

**THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS** (the "Declaration") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by **PRESCO ASSOCIATES, LLC**, a Florida limited liability company ("Developer"), whose address is 232 Mohawk Road, Clermont, Florida 34711, which declares hereby that the Property, as herein defined, is hereby subjected to, and shall be held, transferred, sold, conveyed and occupied subject to, the covenants, restrictions, easements, charges and liens hereinafter set forth, which shall run with the title to said Property and be binding upon all parties having any right, title or interest in the Property described, and their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I  
DEFINITIONS**

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "City" shall mean and refer to the City of Clermont, located in Lake County, Florida, a municipal corporation organized and existing under the laws of the State of Florida.

(b) "Developer" shall mean and refer to Presco Associates, LLC, a Florida limited liability company, its successors and assigns.

(c) "Infrastructure Improvements" shall mean and refer to the Surface Water Management System (as herein defined), potable water system, sanitary sewer system and all electric power, irrigation system wells and lines and other utility lines and related facilities to service the Property, as well as the entranceways, driveways and access ways for ingress to and egress from the improvements on the Property, to the extent that the foregoing have been, or are to be, constructed and installed by Developer.

(d) "Property" shall mean and refer to that portion of the lands within the Site Plan which have been subjected to this Declaration, as described in Article II hereof, together

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with such additional lands as may be subjected to this Declaration by Developer in accordance with the provisions of Article II hereof.

(e) "Site Plan" shall be the depiction of the Property as set forth on Exhibit "B" attached hereto and incorporated herein by reference. Developer may amend the Site Plan in its sole discretion, without the joinder or consent of any other party, by recording an amendment to this Declaration in the Public Records of lake County, Florida.

(f) "SJRWMD" shall mean and refer to the St. Johns River Water Management District.

(g) "SJRWMD Permit" shall mean and refer to SJRWMD Permit Number \_\_\_\_\_ issued \_\_\_\_\_.

(h) "Surface Water Management System" shall mean and refer to all drainage facilities, retention or detention facilities, and related appurtenances and facilities which together constitute and comprise the surface water management and drainage system for the Property, to be constructed and installed by Developer in accordance with the requirements of the SJRWMD Permit.

(i) "Tenant" shall mean any person who is a lessee or sublessee of Developer for a premises located on the Property.

**ARTICLE II**  
**PROPERTY SUBJECT TO THIS DECLARATION;**  
**ADDITIONS THERETO**

**Section 1. Legal Description.** The Property which, initially, is subject to this Declaration is located in Lake County, Florida, and is more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

all of which real property and all additions thereto, is herein referred to collectively as the "Property".

**Section 2. Additions to Property.** Developer shall have the right from time-to-time to submit other land to the provisions hereof by recording a supplemental declaration to subject and impose the terms and conditions of this Declaration upon such lands, which shall not require the consent of then existing Tenants or any mortgagee. To the extent that additional lands shall be subjected to this Declaration as a part of a common scheme, thereafter reference herein to the Property shall be deemed to include all of such additional property. Nothing herein, however, shall obligate Developer to add to the Property, or to develop any such future portions under such common scheme.

**ARTICLE III**  
**EASEMENTS**

**Section 1. Easements Generally.** Developer, on behalf of itself and for the benefit, where so stated, of the City, all Tenants, and other specified parties, and also for the benefit of all real property from time-to-time included within the Property, hereby creates, declares and reserves the following non-exclusive easements upon those affected portions of the Property hereinafter specified.

**Section 2. Ingress, Egress and Passage Easement.** There is hereby created, declared, granted and reserved for the benefit of Developer, the City and all Tenants, and their respective employees, guests and invitees, and governmental bodies, and also for the benefit of all private persons and public agencies providing pickup and delivery, fire protection, law enforcement, utility and other governmental services, including the United States Postal Service, a non-exclusive easement for pedestrian and vehicular ingress, egress and passage over and upon all paved entranceways, driveways, access ways and parking lot areas as same may be constructed and located upon the Property from time-to-time.

**Section 3. Utility Easements.** There is hereby created, declared, granted and reserved for the benefit of Developer, the City, all Tenants and any public or private providers of utility services to the Property and their respective successors and assigns, a non-exclusive easement for utility purposes over, under, within and upon all portions of the Property not within the footprint of a building for the purposes of constructing, installing, inspecting, connecting to, maintaining, repairing and replacing from time-to-time any and all utility lines, systems and facilities from time-to-time located therein or thereon to service the Property. The utilities contemplated to be served by such utility easements shall include, without limitation, those providing the following service: electric power, sanitary sewer, potable water service, natural gas, telephone, cable television and water for irrigation purposes.

**Section 4. Drainage Easements.** There is hereby created, declared, granted and reserved for the benefit of Developer, and all Tenants a non-exclusive easement for use of the Surface Water Management System in order to provide for storm water collection, retention, detention and drainage over, upon and within the Property, together with an easement and license to enter upon such easements and easement areas for the purposes of constructing, installing, inspecting, maintaining, repairing and replacing any and all storm water drainage systems, improvements and facilities from time-to-time located therein or thereon. The easements hereinabove created, declared and reserved, contemplate the construction of water drainage improvements and facilities in order to comply with all applicable requirements of the SJRWMD, as set forth in the SJRWMD Permit.

**ARTICLE IV**  
**MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS**

The Infrastructure Improvements have been or will be constructed and installed by Developer substantially in accordance the plans for the Property as approved by the City, and/or

the SJRWMD. Beginning from the date of final completion of the Infrastructure Improvements, as same are completed or each portion of same is completed, which completion shall be evidenced by acceptance or approval by the applicable governmental agencies with jurisdiction over the Infrastructure Improvements, Developer shall be responsible for the maintenance of the Infrastructure Improvements. Developer shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Infrastructure Improvements. Notwithstanding anything to the contrary herein, Developer shall be absolutely responsible for and shall at all times maintain the Surface Water Management System and other related improvements hereinabove set forth in strict accordance with the requirements of the SJRWMD Permit.

All such maintenance, repairs or replacements pursuant to this Section and all expenses incurred thereby shall be paid for by the Tenants through common area maintenance assessments imposed in accordance with their respective leases.

#### **ARTICLE V** **COMMON AREA MAINTENANCE**

Developer shall be responsible for maintenance of the common areas of the Property in accordance with its leases with Tenants. The expenses incurred by Developer therefor shall be paid for by the Tenants through common area maintenance assessments imposed in accordance with their respective leases.

#### **ARTICLE VI** **USE RESTRICTIONS**

**Section 1. Prohibited Uses.** The following uses are prohibited on the Property:

- (i) Any obnoxious odor, noise or sound which can be heard or smelled outside of the Building, provided that any usual paging system shall be allowed and further provided that typical restaurant odors shall not be deemed prohibited hereby if such restaurant facilities have been properly constructed and maintained so as not to pollute.
- (ii) Any operation primarily used as a warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation.
- (iii) Any mobile home, trailer court, labor camp, junk yard or stock yard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance).
- (iv) Any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located in the rear of any Building).
- (v) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.

(vi) Any automobile, truck, trailer or RV sales, leasing or display or facility doing auto body repair.

(vii) Any bowling alley.

(viii) Any skating rink, school or place of public assembly.

(ix) Any living quarters, sleeping apartments or lodging rooms.

(x) Any veterinary hospital or animal raising facility (except that this provision shall not prohibit pet shops such as PetsMart or PetStuff or the maintenance of live animals for sale or the provision of veterinary services in conjunction with the operation of any such pet shop).

(xi) Any mortuary.

(xii) Any establishment which has as its principal business the selling or exhibiting of pornographic materials, including, without limitation any adult book or film store and any adult entertainment nightclub.

(xiii) Any flea market, amusement arcade, bingo parlor, pool or billiard hall, dance hall or discotheque, carnival, circus or off-track betting parlor.

(xiv) Any car wash or any gasoline service station.

(xv) Any health club or health spa.

(xvi) The overnight storage of motor vehicles.

(xvii) Any central laundry, dry cleaning plant or laundromat.

(xviii) Any so called "head shop" and the sale of rolling paper and other drug paraphernalia.

**Section 2. Nuisances.** No noxious, offensive or unlawful activity shall be carried on upon the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. No use of any of the Lots shall be permitted which use involves the emission of excessive noise or odors, vibration, or smoke. The determination by Developer that an activity is violative of this Section shall be conclusive. Except as may be expressly permitted in Tenant's lease, no storage or display of material or products outside any building or other structure on any Lot shall be permitted.

**Section 3. Signs.** No sign of any kind on the exterior of any building or visible from any street, parking or driveway area shall be displayed to the public view on the Property, without Developer's prior written consent or in accordance with a Tenant's lease. Billboards or other outdoor advertising signs, other than those identifying the name, business and products of a person or firm of a principal use on any Lot shall not be permitted. No flashing, glaring or

animated signs or off-site advertisement signs shall be permitted. Directional signs shall be of a uniform type and size, as prescribed by Developer.

**Section 4. Pets, Livestock and Poultry.** No animals, livestock, household pets or poultry of any kind shall be raised or bred for any commercial purpose.

**Section 5. Off-Street Parking and Service Areas.** Automobile, truck or other motor vehicle service areas are to be located on the side of any building not facing a street. Front loading docks and platforms shall not be permitted. Motor vehicle parking shall be permitted only upon paved and properly drained surfaces.

**Section 6. Setbacks; Exterior Appearances; Landscaping; Drainage Ditches; and Swales.** Setbacks within the Property shall be in accordance with the ordinances, codes and requirements of the City and in accordance with the SJRWMD Permit, whichever is more restrictive. The paint, coating, stain and other exterior finishings and colors on all buildings on all Lots may be maintained as that originally installed without prior approval of Developer, but prior approval by Developer shall be necessary before any such exterior finishing or color is changed. Developer may modify or waive requirements hereunder including but not limited to setback requirements and the discretion to modify or waive any requirement shall be in the sole and absolute discretion of Developer.

**Section 7. Garbage and Trash Disposal.** No garbage, refuse, trash or rubbish shall be deposited except as permitted by Developer or in accordance with a Tenant's lease. All requirements made from time-to-time by applicable governmental authorities for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

**Section 8. Chain Link Fences.** No chain link fences shall be permitted on any Lot or portion thereof, unless installed or approved by Developer.

**Section 9. Destruction of Buildings on the Property.** No building or improvement which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such state for more than ninety (90) days from the time of such destruction. If reconstruction or repair of any such building or improvement is not so commenced within ninety (90) days, the Owner thereof shall raze or remove same promptly.

## **ARTICLE VII** **ARCHITECTURAL CONTROL**

No building, wall, fence, sign or other structure or improvements of any nature (including landscaping or exterior paint or finish) shall be erected, placed or altered on any Lot or portion of the Property until the construction plans and specifications and a plan showing the location of the structure and landscaping or of the materials, as may be required by Developer, have been approved in writing by Developer as set forth in this Article and all necessary governmental permits are obtained. Each building, wall, fence, sign or other structure or improvement of any nature, together with the landscaping, shall be erected, placed or altered upon the premises only



in accordance with the plans and specifications and plot plan so approved and applicable governmental permits and requirements. Refusal of approvals of plans, specifications and plot plans, or any of them, may be based on any ground, including purely aesthetic grounds, which in the sole and absolute discretion of Developer may deem sufficient. Any change in the exterior appearance of any building, wall, fence or other structure or improvements, including but not limited to a change of color, and any change in the appearance of the landscaping, shall be deemed an alteration requiring approval. Developer shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this Article.

**ARTICLE VIII**  
**LIMITATIONS**

The Property is and shall, at all times, be subject to the terms, conditions and requirements of the SJRWMD Permit. This Declaration may not be changed, amended, altered or modified in any fashion which would affect the Surface Water Management System or the SJRWMD Permit without the express prior written consent and approval of Developer. No Tenant may, in any way change, amend, alter or modify in any manner the SJRWMD Permit or attempt to change, amend, alter or modify the SJRWMD Permit without the prior express written consent and approval of Developer. Further, this Declaration may not be changed, amended, altered or modified in any manner which would affect the obligation of Developer to maintain the Infrastructure Improvements including the Surface Water Management System and/or the obligation of Developer to establish, levy, enforce and collect Assessments for such purposes.

**ARTICLE IX**  
**GENERAL PROVISIONS**

**Section 1. Duration.** The covenants and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of Developer, and the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for up to four (4) successive periods often (10) years each, unless an instrument signed by the Declarant has been recorded, to terminate this Declaration; provided, however, that no such agreement to revoke shall be effective unless made and recorded six (6) months in advance of the effective date of such revocation, and unless written notice of the proposed agreement is sent to every Tenant at least ninety (90) days in advance of any action taken.

**Section 2. Notice.** Any notice required to be sent to Declarant or any Tenant under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the last known address of the person in accordance with the applicable lease at the time of such mailing.

**Section 3. Enforcement.** The terms, provisions, covenants, conditions, restrictions, easements and reservations set forth in this Declaration, as changed, amended or modified from time-to-time, shall be enforceable by Developer, its successors and assigns. Those so entitled to enforce the provisions of this Declaration shall have the right to bring proceedings at law or in

equity against the part or parties violating or attempting to violate any of said covenants, conditions, restrictions, easements or reservations or against the party or parties defaulting or attempting to default in his, its or their obligations hereunder in order to (a) enjoin any such violation or attempted violation or any such default or attempted default, (b) cause any such violation or attempted violation or default or attempted default to be cured, remedied or corrected, (c) recover damages resulting from or occasioned by or on account of any such violation or attempted violation or default or attempted default, and (d) recover all costs and expenses, including reasonable attorneys' fees, incurred in connection with the enforcement of this Declaration.

**Section 4. Attorneys' Fees.** In the event that legal or equitable proceedings are instituted or brought to enforce any of the provisions set forth in this Declaration, as changed, amended and modified from time-to-time, or to enjoin any violation or attempted violation or default or attempted default of the same, the prevailing party in such proceeding shall be entitled to recover from the losing party such reasonable attorneys' fees and court costs as may be awarded by the Court rendering judgment in such proceedings. When used herein, any reference to attorneys' fees or similar fees shall be deemed to include attorney (in-house and outside counsel), paralegal, legal assistant and related fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any bankruptcy action, in any declaratory action, at trial or on appeal.

**Section 5. Severability.** Invalidation of any one of these covenants or restrictions or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

**Section 6. Amendment.** Subject to any limitations stated herein, the covenants, restrictions, easements, charges and liens of this Declaration may be amended, changed or added to at any time and from time-to-time by Developer.

**Section 7. Effective Date.** This Declaration shall become effective upon its recordation in the Lake County, Florida Public Records.

**Section 8. Standards for Consent, Approval, Completion, Other Action and Interpretation.** Whenever this Declaration shall require the consent, approval, completion, substantial completion or other action by Developer, such consent, approval or action may be withheld in the sole and unfettered discretion of the party requested to give such consent or approval or take such action, and all matters required to be completed or substantially completed by Developer shall be deemed so completed or substantially completed when such matters have been completed or substantially completed in the reasonable opinion of Developer, except as otherwise set forth herein. This Declaration shall be interpreted by Developer and an opinion of counsel to Developer rendered in good faith that a particular interpretation is not unreasonable shall establish the validity of such interpretation.

**Section 9. Covenants Running With The Land.** ANYTHING TO THE CONTRARY HEREIN NOTWITHSTANDING AND WITHOUT LIMITING THE

GENERALITY (AND SUBJECT TO THE LIMITATIONS) OF SECTION 1 HEREOF, IT IS THE INTENTION OF ALL PARTIES AFFECTED HEREBY (AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS) THAT THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND WITH TITLE TO THE PROPERTY.

**EXECUTED** as of the date first-above written.

Signed, sealed and delivered in the Presence of the following witnesses:

**PRESCO ASSOCIATES, LLC**, a Florida limited liability company

\_\_\_\_\_  
Signature of Witness

BY: \_\_\_\_\_  
Robert M. Shakar, President

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by Robert M. Shakar, as President of **PRESCO ASSOCIATES, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)  
Notary Public, State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**JOINDER OF MORTGAGEE**

\_\_\_\_\_, a \_\_\_\_\_  
("Mortgagee"), the owner and holder of that certain Mortgage, Assignment of Rents and Security Agreement dated \_\_\_\_\_, and recorded \_\_\_\_\_, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Lake County, Florida (the "Mortgage"), and the Secured Party under that certain UCC-1 Financing Statement recorded \_\_\_\_\_, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Lake County, Florida (the "Financing Statement"), and which Mortgage and Financing Statement encumber a portion of the Property, as defined in the foregoing Declaration, hereby consents to the recordation of the foregoing Declaration, and Mortgagee agrees that the lien of the Mortgage and the Financing Statement shall hereafter be subject to the provisions of the Declaration.

Signed, sealed and delivered in the presence of the following witnesses:

\_\_\_\_\_  
a \_\_\_\_\_ corporation

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2002, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation. He (She) is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**JOINDER OF PROPERTY OWNER**

\_\_\_\_\_, a \_\_\_\_\_  
("Owner"), the record title owner of this Property, hereby consents to the recordation of the foregoing Declaration.

Signed, sealed and delivered in the presence of the following witnesses:

\_\_\_\_\_  
a \_\_\_\_\_ corporation

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2002, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation. He (She) is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT "B"

SITE PLAN

139030/91569/595518v1

84010-1

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NOV 26 2002

PDS  
ALTAMONTE SVC. CTR.



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

POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-142

TELEPHONE 904-329-4500 SUNCOM 904-860-4500  
TDD 904-329-4450 TDD SUNCOM 860-4450

FAX (Executive) 329-4125 (Legal) 329-4485 (Permitting) 329-4315 (Administration/Finance) 329-450

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 407-722-5388	OPERATIONS: 2133 N. Wickham Road Melbourne, Florida 32935-8109 407-752-3100 TDD 407-752-3102

March 13, 2001

Lake County School Board  
518 West Alfred Street  
Tavares, FL 32778

File S5802  
X< L1842.04

SUBJECT: Permit Number 4-069-68272-3  
High School AAA

Dear Sir/Madam:

Enclosed is your permit as authorized by the Governing Board of the St. Johns River Water Management District on March 13, 2001.

This permit is a legal document and should be kept with your other important documents. The attached MSSW/Stormwater As-Built Certification Form should be filled in and returned to the Palatka office within thirty days after the work is completed. By so doing, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the MSSW/Stormwater As-Built Certification Form, your permit also contains conditions which require submittal of additional information. All information submitted as compliance to permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction for this work.

In the event you sell your property, the permit can be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

*Gloria Lewis*  
Gloria Lewis, Director  
Permit Data Services Division

84016-1

Enclosures: Permit with EN Form(s), if applicable

RECEIVED

cc: District Permit File

NOV 26 2002

**Consultant:** CPH Engineers  
1117 East Robinson Street Suite C  
Orlando, FL 32801

PDS  
ALTAMONTE SVC. CTR.

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COUNTY, POSTER & MAILING  
ORLANDO, FLORIDA

William Kerr, CHAIRMAN  
MELBOURNE BEACH

Ometrias D. Long, VICE CHAIRMAN  
APOPKA

Jeff K. Jennings, SECRETARY  
MAITLAND

Duane Ottenstroer, TREASURER  
SWITZERLAND

Dan Roach  
FERNANDINA BEACH

William M. Segal  
MAITLAND

Otis Mason  
ST. AUGUSTINE

Clay Albright  
EAST LAKE WEIR

Reid Hughes  
DAYTONA BEACH

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
Post Office Box 1429  
Palatka, Florida 32178-1429

PERMIT NO. 4-069-68272-3

DATE ISSUED: March 13, 2001

PROJECT NAME: High School AAA

**A PERMIT AUTHORIZING:**

construction of a surface water management system for a proposed high school facility consisting of buildings, walkways, driveways, roadways, and parking areas, to include an existing depression and two new retention ponds. This permit does not authorize any work in, on, or over wetlands or other surface waters.

**LOCATION:**

Section(s): 28  
Lake County

Township(s): 22S

Range(s): 26E

**ISSUED TO:**

Lake County School Board  
518 West Alfred Street  
Tavares, FL 32778

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified therein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**PERMIT IS CONDITIONED UPON:**

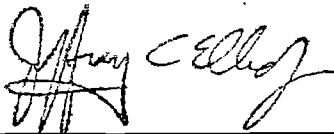
See conditions on attached "Exhibit A", dated March 13, 2001

**AUTHORIZED BY:** St. Johns River Water Management District

Department of Water Resources

Governing Board

By: \_\_\_\_\_



(Director)  
Jeff Elledge

By: \_\_\_\_\_



(Assistant Secretary)  
Henry Dean



**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-68272-3**  
**LAKE COUNTY SCHOOL BOARD**  
**DATED MARCH 13, 2001**

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. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
4. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a Construction Commencement Notice Form No.

40C-4.900(3) indicating the actual start date and the expected completion date.

7. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an Annual Status Report Form No. 50C-4.900(4). These forms shall be submitted during June of each year.
8. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.
9. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by the portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.
10. Within 30 days after completion of construction of the permitted system, or independent portion of the system, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing As Built Certification Form 40C-1.181(13) or 40C-1.181(14) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the District. Submittal of the completed form shall serve to notify the District that the system is ready for inspection. The statement of completion and certification shall be based on on-site observation of construction

(conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his or her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be verified on the as-built drawings:

1. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers;
  2. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters;
  3. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine state-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate;
  4. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directions and conveyance of runoff to the treatment system;
  5. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system;
  6. Existing water elevation(s) and the date determined; and Elevation and location of benchmark(s) for the survey.
11. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of general condition 9 above, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District in accordance with subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible approved operation

and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to section 7.1 of the Applicant's Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.

12. 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.
13. 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.
14. 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.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
17. 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.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
20. This permit for construction will expire five years from the date of issuance.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
23. 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.
24. The surface water management system must be constructed and operated in accordance with the plans signed and sealed by the engineer on January 24, 2001 and received by the District on January 25, 2001.
25. Prior to construction on the property identified as Bosserman Property C-2, Bosserman Property R-3, or Greater Properties "Commercial", a Standard General Environmental Resource Permit must be obtained.

A modification to this permit must be obtained prior to construction on any of the aforementioned properties when the placement of impervious surface will exceed 90%.

26. Prior to construction on the property identified as Bosserman Property R-3A or Greater Properties "Multifamilies", a Standard General Environmental Resource Permit must be obtained.

A modification to this permit must be obtained prior to construction on any of the aforementioned properties when the placement of impervious surface will exceed 80%.

27. Prior to construction on the property identified as Hook Street, a Standard General Environmental Resource Permit must be obtained.

A modification to this permit must be obtained prior to construction on the aforementioned property when the placement of impervious surface will exceed 85%.

28. Prior to construction on the property identified as North-South Collector Road, the applicant must obtain a Standard General Environmental Resource Permit.

A modification to this permit must be obtained prior to construction on the aforementioned property when the placement of impervious surface will exceed 75%.

29. Prior to construction, the draft Reciprocal Easement Agreement between Lake County, FRA Investments and Greater Construction Corporation, previously approved as to form by the District, must be executed and provided to the District for final review and approval.

Project Name: Lake County High School AAA  
 Job Number: L1842.04  
 Date: 10/7/99

Drainage Areas for Joint Retention Basin

Development	Area within joint natural drainage basin (Ac)	Area outside natural drainage basin directed into joint retention (Ac)	Total area draining to joint retention (Ac)	Impervious area to joint retention (Ac)	Allowance for additional imperv. Area (10%) (Ac)	Total design imperv. Area (Ac)
Bosserman Property						
Zoned C-2 (90% imperv.)	10.24	0.00	10.24	9.22	0.00	9.22
Zoned R-3 (90% imperv.)	8.06	0.00	8.06	7.25	0.00	7.25
R-3-A (80% imperv.) (1)	22.54	0.00	22.54	18.03	1.80	19.84
High School site * (2)	63.70	0.00	63.70	35.35	3.54	38.89
Hook Street (85% imperv.)	10.55	1.51	12.06	10.25	0.00	10.25
N/S Collector Road (75% imperv.) (3)	3.22	0.00	3.22	2.42	0.24	2.66
Greater Property						
Commercial Parcel (90% imperv.)	20.75	10.75	31.50	28.35	0.00	28.35
Multifamilies Areas (80% imperv.)	9.56	15.94	25.50	20.40	2.04	22.44
Conservation / Retention Area **	19.50	0.00	19.50	0.00	0.00	0.00
West Area (off-site) ***	43.06	0.00	43.06	1.10	0.00	1.10
<b>Totals</b>	<b>211.18</b>	<b>28.20</b>	<b>239.38</b>	<b>132.37</b>	<b>7.62</b>	<b>139.99 ****</b>

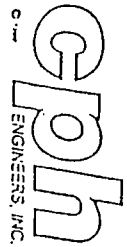
\* Total High School Area is 91.42 acres. This includes the N/S Collector Road.

\*\* Conservation / Retention Area are areas within Greater Construction east of the power line and south of Hook Street and within Bosserman south of Hook Street.

\*\*\* The West Area is outside the Bosserman Property but is within the drainage basin.

\*\*\*\* Total impervious area include Greater Construction's areas and Hook Street outside of the drainage basin boundary.

The West Area basin includes two existing developed areas and a clay road. The two existing developed areas drain to existing retention ponds. Therefore, these two developed areas are not included as impervious areas draining to the existing basin.



CPH Engineers, Inc.  
 1117 EAST RICHSON STREET  
 SUITE C  
 ORLANDO, FLORIDA 32801  
 TELEPHONE: (407) 433-9452  
 FAX: (407) 646-1038  
 WWW.CPH-ENGINEERS.COM

SCALE: NONE  
 DATE: OCT. 2000  
 JOB NO.: 55502

LAKE COUNTY HIGH SCHOOL 'AAA'  
 DRAINAGE AREAS FOR  
 JOINT RETENTION BASIN

FIGURE  
 01

S. R. 50

PROPERTY LINE

C - 2  
(AREA - 10.24AC)

GREATER PROPERTIES  
"COMMERCIAL"

△ (AREA - 20.78AC)

OUT PARCEL

(FRA)  
BOSSERMAN

PROPERTY  
R - 3  
(AREA - 3.55AC)

(AREA - 3.1AC) HOOK STREET

(AREA - 1.75AC)

CONSERVATION

△ (AREA - 9.26AC)

(AREA - 13.33AC)

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84016-1 NOV 26 2002

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RETENTION  
BASIN

△ (AREA - 6.90AC)

(AREA - 22.8AC)

(AREA - 2.70AC)

(AREA - 1.94AC)

(AREA - 0.43AC)

(AREA - 3.93AC)

RETENTION  
BASIN

GREATER PROPERTIES  
MULTIFAMILIES

(AREA - 22.8AC)

N 1/2 S. 101





# St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director  
David Dewey, Altamonte Springs Service Center Director

October 31, 2002 975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800

Certified Mail: 7000 0600 0024 1459 5953

Mr. Scott M. Gentry, P.E.  
Kelly, Collins & Gentry, Inc.  
1600 East Robinson Street # 1400  
Orlando, FL 32803

Re: College Station Center; Application No. 40-069-84016-1  
(Include this number on all submittals)

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.

To expedite the review of your application, please use the application number referenced above on all correspondence, and submit three (3) copies of all requested information unless otherwise indicated by a specific information request.

1. As requested in the previous letter, delete the connector road (to be constructed by others) from the construction plan or indicate on the plans that the connector road and storm sewer pipes associated with the connector road are not part of this permit application. Submit any revised plans. [40C-4.301(1)(a)(b), F.A.C.]
2. The revised grading plans received by the District on October 8, 2002 still do not clearly indicate how runoff will be conveyed to the proposed retention pond. Some of the elevations on the rear lot are lower than the elevation shown on the front lots. Revise the grading for all out-parcel lots as necessary, and demonstrate how runoff will be conveyed to the proposed retention pond. Provide grading contours to indicate grading to occur on the site. [40C-4.301(1)(a)(b)(e)(i), F.A.C.]
3. As requested in the previous letter, your staff indicates that Presco Associate, LLC will be the maintenance entity for the proposed surface water management system. The District did not receive any maintenance entity draft documentation. Provide the draft commercial association document to verify responsible entity for the proposed system. The enclosed is recommended language, which should be incorporated into the draft Articles of Incorporation, and Declaration of Covenants and Restrictions. These documents must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required. [40C-4.301(1)(i)(j); 40C-42.027, F.A.C.]

#### GOVERNING BOARD

Duane Ottenstroer, CHAIRMAN JACKSONVILLE	Ometrias D. Long, VICE CHAIRMAN APOPKA	R. Clay Albright, SECRETARY EAST LAKE WEIR	David G. Graham, TREASURER JACKSONVILLE	
W. Michael Branch FERNANDINA BEACH	Jeff K. Jennings MAITLAND	William Kerr MELBOURNE BEACH	Ann T. Moore BUNNELL	Catherine A. Walker ALTAMONTE SPRINGS

Mr. Scott M. Gentry, P.E.

November 1, 2002

Page 2

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 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 120 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 120 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 me at 407/659-4823.

Sincerely,



Alex Aboodi, Engineer III  
Department of Water Resources

cc: PDS/RAIL, David Dewey, Joan B. Budzynski, Vicki Nations

Adams Family Limited, P.O.Box 1667, Winter Haven, FL 33880

Bob Shakar LLC, 232 Mohawk Road, Clermont, FL 34711

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 40-069-84016-1  
Date Mail Received: Oct 08, 2002  
Date Permit Issued:  
Mail Type: Response to RAI  
Project Name: College Station Center  
County: Lake  
Comments: Additional Material

Report Oct 08, 2002  
Appl. Jun 10, 2002

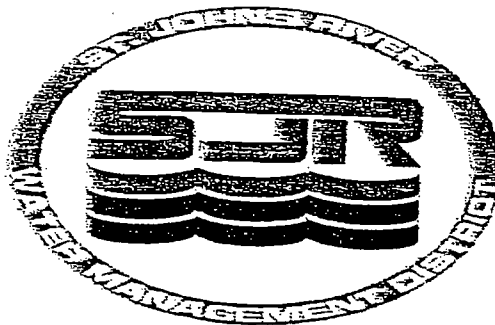
Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

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

Copied and Routed By: HP on 10-8-02

Routed from: Altamonte Springs



## Altamonte Springs Service Center

### PDS ROUTING CHECKLIST

DELIVERY METHOD: US Mail  UPS  Fed Ex  Other \_\_\_\_\_  
DATE-RECEIVED 10-8-02 BY: [Signature]  
MAIL TYPE: Application Mail INT \_\_\_\_\_  
NUMBER OF COPIES 3 BY: [Signature]  
CHECK ENTERED ON \_\_\_\_\_ BY: \_\_\_\_\_  
STAMPED IN ON 10-8-02 BY: [Signature]  
DATE ENTERED INTO GRS 10-8-02 BY: [Signature]  
NUMBERED ON 10-8-02 BY: [Signature]  
COPIED ON 10-8-02 BY: [Signature]

### REVIEWERS

ENGINEER: A. Aboodi  
REGULATORY SCIENTIST: V. Nations  
APPLICATION #: 40-069-84016-1



October 7, 2002

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

In response to your letter dated September 05, 2002 requesting additional information on College Station Center; Application No. 40-069-84016-1, we are pleased to offer the following responses to your comments:

1. In response to Question #7(d) of the previous letter, your staff stated that the connector road is part of a City of Clermont project and the storm water runoff from this road will drain to the newly constructed Hook Street south of the site. Therefore, delete the connector road from the construction plan or indicate on the plans that the connector road is not part of this permit. Submit any revised plans.  
**The plans have been revised accordingly.**
2. The geotechnical report received by the District did not address the potential for future sinkholes. As requested in the previous letter, provide a geotechnical engineer's evaluation for any sinkholes, which may occur within the proposed site.  
**Please see attached letter from Universal Engineering dated September 30, 2002.**
3. In response to Question #7(c), grading plans were provided for the proposed tracts 1 through 4. Based on the proposed grading plans, runoff from these tracts will discharge to SR 50 prior to receiving any treatment. If you intended to take runoff from these tracts to the proposed pond, then you must demonstrate how runoff will be conveyed to the proposed retention pond. Submit any revised plans. If it is not intended to convey this runoff to the proposed pond, please clarify how treatment and attenuation of this runoff will occur.  
**Tracts 1 through 4 will be graded toward the inlet located on Tract 1 which drains to the proposed pond.**

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84016-1  
OCT 08 2002

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ALTAMONTE SVC. CTR.

Mr. Alex Aboodi  
Page 2  
October 7, 2002

4. As requested in the previous letter, provide a cross sectional view of the temporary retention pond, and explain why the proposed temporary pond is needed. Submit any calculations and plans.  
**The temporary pond is proposed for a small portion of the adjacent driveway in order to avoid excessive piping in this phase of construction. Please see Cross Section F-F on Sheet C-5 of the construction plans.**
5. In response to Question #12 of the previous letter, your staff indicates that a copy of the D.O.T. permit shall be provided when it is received. Please submit a copy of the application that was submitted to the Florida Department of Transportation (D.O.T.).  
**Approval by FDOT is not required for SJRWMD approval. We are, however, currently permitting through FDOT. Please see attached permit application.**
6. As requested in the previous letter, please verify who will maintain the proposed surface water management system. If a Commercial Association will be established, draft documentation must be provided, which establishes the association and sets forth the assigned responsibility for the system. The enclosed is recommended language, which should be incorporated into the draft Articles of Incorporation, and Declaration of Covenants and Restriction. These documents must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required.  
**The outparcels will be leased and ownership (Presco Associates, LLC) will remain unchanged. Presco Associates, LLC will be the maintenance entity for the proposed surface water management system.**

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY COLLINS & GENTRY, INC.**



Scott M. Gentry  
Principal

Attachments

cc: Mr. Bob Shakar

84016-1  
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OCT 08 2002

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ALTAMONTE SVC. CTR.

To be completed by DOT

Drainage Connection Permit Application No. \_\_\_\_\_ Date \_\_\_\_\_

Received By \_\_\_\_\_ Maintenance Unit \_\_\_\_\_

State Road No. \_\_\_\_\_ Construction Project No. \_\_\_\_\_

Section No. \_\_\_\_\_ Station \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_

To be completed by Applicant

Applicant's Name: Bob Shakar

Address: 232 Mohawk Road (352) 242-0073  
STREET TELEPHONE NO.

Clermont Orange FL 34711  
CITY COUNTY STATE ZIP

Project Name: College Station Center

Location: SW corner of Hancock Road and Highway 50 Clermont  
STREET SR NO. US HWY. NO. CITY

Lake 9 22 S 26 E  
COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

Brief Description of Activity Proposed: Develop a 18.42 +/- acre commercial infrastructure plan containing on-site stormsewer system and retention pond.

Briefly Describe Why This Activity Requires a Drainage Connection Permit: (Include Where the Stormwater Will Discharge) Reducing the amount of contributing area draining to SR 50 right-of-way. Improvements to swale on south side of SR 50.

NOTE: Rule Chapter 14-86.004 specifies the exact data requirements which constitute a complete application. This form must be submitted with all the required items in quadruplicate. These include:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Affidavit of Ownership or Control            | <input checked="" type="checkbox"/> Location Map       |
| <input checked="" type="checkbox"/> Legal Description                            | <input checked="" type="checkbox"/> Grading Plan       |
| <input checked="" type="checkbox"/> Statement of Contiguous Interest             | <input checked="" type="checkbox"/> Soil Borings       |
| <input type="checkbox"/> Computations  | <input type="checkbox"/> Water Table/Percolation       |
| <input checked="" type="checkbox"/> Certification (14-86.003(3)3; 14-86.004(4)g) | <input checked="" type="checkbox"/> Permit Form 592-13 |
| <input type="checkbox"/> Photographs of Existing Property Conditions             |  |

Please mark items which have been submitted

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED IN THIS APPLICATION IS COMPLETE, ACCURATE, AND INDICATIVE OF THE ACTIVITY AND OF THE EXISTING AND PROPOSED DRAINAGE/STORMWATER MANAGEMENT FEATURES AND PATTERNS.

Applicant \_\_\_\_\_ (Sign)

Scott M. Gentry 1600 E. Robinson Street, Suite 400  
NAME (MAILING ADDRESS) STREET  
Orlando, Florida 32803  
CITY STATE ZIP  
8/26/02 (407) 898-7858  
DATE TELEPHONE

If this application is signed by a representative of the applicant, a letter of authorization from the permittee must be attached.

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**To be completed by DOT**

Drainage Connection Permit No. \_\_\_\_\_  
State Road No. \_\_\_\_\_ Construction Project No. \_\_\_\_\_

Section No. \_\_\_\_\_ Station \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_

Milepost \_\_\_\_\_

**To be completed by Applicant**

I, Scott M. Gentry (407) 898-7858

(NAME OF APPLICANT)

(TELEPHONE)

1600 E. Robinson Street, Suite 400 Orlando, Florida 32803

(MAILING ADDRESS)

(CITY)

(STATE)

(ZIP)

having read the terms and conditions which follow, request permission to construct and operate a drainage connection between (DESCRIBE YOUR FACILITY) The 18.42 acre commercial site

and the facilities of the Department of Transportation by construction of a (DESCRIBE PROPOSED CONNECTION)

Improved swale and inlet connection to existing system.

on the Department's right of way at the following location: south of the road

on State Road No. 50 U.S. Highway No. \_\_\_\_\_ County Lake

**To be completed by DOT**

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.



Form N. 592-13(2)

2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All construction on the Department's right of way shall conform to Department specifications and the Department's manual on Traffic Controls and Safe Practices for Street and Highway Construction, Maintenance and Utility Operation. Such construction shall be subject to the supervision and approval of the Department, and Department may at any time make such Inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.
3. The entire expense of construction within the Department right-of-way, including replacement of existing pavement or other existing features, shall be borne by the permittee.
4. The permittee shall maintain that portion of the drainage connection authorized herein located on his property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right-of-way.
5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.
6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.
7. The permittee shall make no attempt to forbid the full and free use by the public of all navigable waters at or adjacent to the drainage connection.
8. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend, and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.
9. The permittee shall notify the Department of Transportation Maintenance Office located at \_\_\_\_\_ Telephone ( ) \_\_\_\_\_  
24 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the right of way. Construction of any work on the right of way shall be completed within \_\_\_\_\_ days after such notification. If such construction is not completed within \_\_\_\_\_ days after such notification, the permittee shall notify the Department of the anticipated completion date.
10. Utilities, including gas lines, may be located within the right of way. Prior to beginning work the permittee shall contact the Clerk of the Circuit Court for the name, address, and telephone number of any gas line owner who will provide information upon request on possible conflicts between the gas line and the permittee's drainage connection. The permittee shall also locate all utilities and obtain information from utility owners as to possible conflicts between utilities and the drainage connection. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.
11. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed within 3 years from the date of approval.
12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

Form N. 592-13(3)

**To be completed by Applicant**

The above conditions are hereby accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ (If this application is signed by a representative of the permittee, then a letter of authorization from the permittee must be attached.)

Witnessed By: *[Signature]*  
1600 E. Robinson Street, Suite 400, Orlando, FL 32803  
(MAILING ADDRESS) (CITY) (STATE) (ZIP)

Applicant: *[Signature]*  
1600 E. Robinson Street, Suite 400,  
(MAILING ADDRESS)  
Orlando, FL 32803  
(CITY) (STATE) (ZIP)

Witnessed By: *Karen Harten*  
1600 E. Robinson Street, Suite 400, Orlando, FL 32803

**To be completed by DOT**

The above request has been reviewed and has been found to meet the regulations as prescribed, and is hereby approved, subject to the following special conditions:

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

Department of Transportation:

The above special conditions are hereby accepted and agreed to this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Witnessed By: \_\_\_\_\_  
\_\_\_\_\_  
(MAILING ADDRESS) (CITY) (STATE) (ZIP)

Applicant: \_\_\_\_\_

Witnessed By: \_\_\_\_\_  
\_\_\_\_\_  
(MAILING ADDRESS) (CITY) (STATE) (ZIP)

STATEMENT OF CONTIGUOUS PROPERTY INTEREST

PROJECT NAME College Station Center

PROJECT LOCATION SW corner of SR 50 and Hancock Road

COUNTY Lake

STATE ROAD NUMBER 50

APPLICANT Scott M. Gentry

In accordance with Rules of the Department of Transportation, Chapter 14-86.004(4)a,  
I, Scott M. Gentry, do hereby certify that the total contiguous property which I  
own or control is that shown on the plans and described as follows:

See attached

SIGNED 

DATE 8/29/02

NAME/TITLE Scott M. Gentry, Principal - Kelly, Collins & Gentry, Inc.  
Print or Type

ADDRESS 1600 E. Robinson Street, Suite 400, Orlando, FL 32803

CERTIFICATION BY ENGINEER

PROJECT NAME College Station Center  
PROJECT LOCATION SW corner of SR 50 and Hancock Road  
COUNTY Lake  
STATE ROAD NUMBER 50  
APPLICANT Scott M. Gentry

In accordance with Rules of the Department of Transportation, Chapter 14-86, Drainage Connections, the undersigned hereby certifies that the following requirements are, and/or will be met.

14-86.003(3) (a) 3 - The quality of water conveyed by the connection meets all applicable water quality standards or minimum design and performance standards, and such assurance shall be certified in writing. In the event the discharge is identified causing or contributing to a violation of applicable water quality standards, the permittee will be required to incorporate such abatement as necessary to bring the permittee's discharge into compliance with applicable standards.

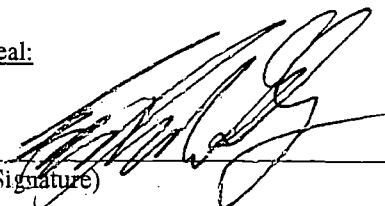
14-86.004(4) (g) - Certification by an Engineer that the complete set of plans and computations comply with one of the following Rules Sections:

14-86.003(3) (a) or 14-86.004(3) (b)

(Circle Rule Section which applies).

This Certification shall remain valid for any subsequent revision or submittal of plans, computations or other project documents.

Seal:

  
\_\_\_\_\_  
(Signature) P.E.

9/29/07  
\_\_\_\_\_  
(Date)

AFFIDAVIT OF PROPERTY OWNERSHIP

OR CONTROL

In accordance with Rules of the Department of Transportation, Chapter 14-86.004(4)a;

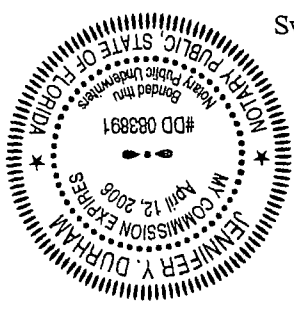
I, Scott M. Gentry, who reside at  
1600 E. Robinson Street, Suite 400, Orlando, FL 32803, certify that I own or control  
the following described property:

SIGNED [Signature] DATE 9/30/07  
Witnessed By: NAME [Signature]

ADDRESS 1600 E. Robinson Street, Suite 400  
Orlando, FL 32803

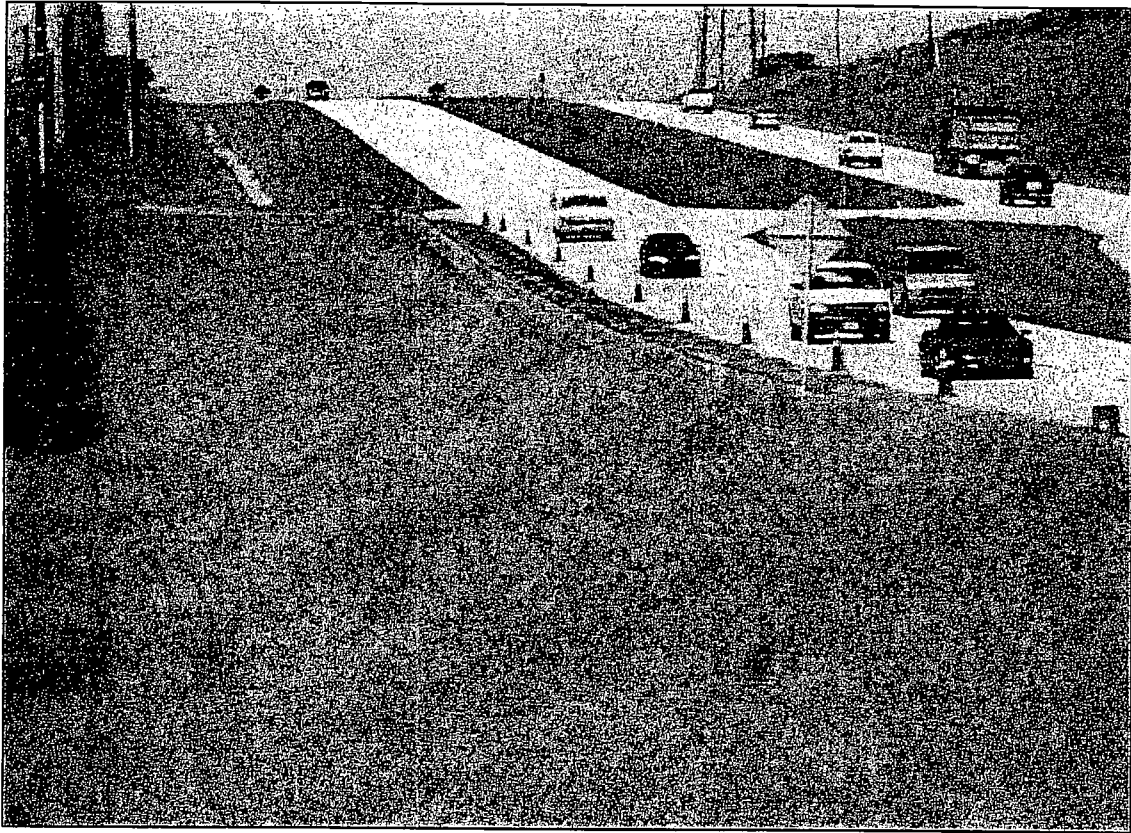
NAME Karen Hartin

ADDRESS 1600 E. Robinson Street, Suite 400  
Orlando, FL 32803

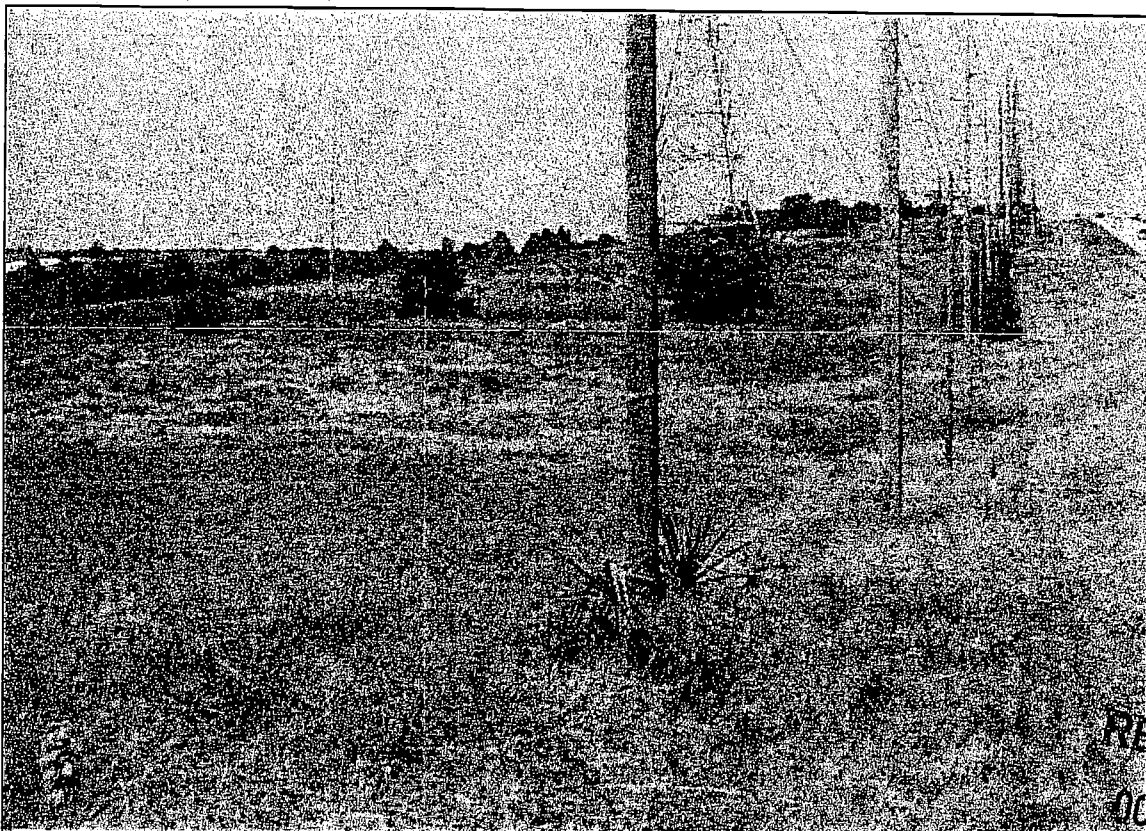


Sworn to and subscribed before me, this 30th day of  
August, 2007

Jennifer Y. Durham  
Notary Public, State of Florida  
My Commission Expires:  
4/12/08



Swale (south side) looking west along State Road 50.



Subject Property south of State Road 50.

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# UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Threshold Inspection  
Environmental Sciences • Construction Materials Testing

- Offices in
- Orlando
- Gainesville
- Fort Myers
- Rockledge
- St. Augustine
- Daytona Beach
- West Palm Beach
- Jacksonville
- Ocala
- Tampa
- Debarry

September 30, 2002

Presco Associates, Inc.  
232 Mohawk Road  
Clermont, Florida 34711

Attention: Mr. Bob Shaker

Reference: Sinkhole Potential  
College Station Center  
State Road 50 and Hancock Road  
Clermont, Lake County, Florida  
Project No. 12228-002-01  
Report No. 245689

Dear Mr. Shaker:

Universal Engineering Sciences, Inc. has been asked by Mr. Greg Hudak with Kelly, Collins, & Gentry, Inc. to provide a written response to a request for additional information from the St. Johns River Water Management District regarding sinkhole potential on the College Station Center site. The SJRWMD has requested a response to the following question:

2. The geotechnical report received by the District did not address the potential for future sinkholes. As requested in the previous letter, prove a geotechnical engineers evaluation for any sinkholes, which may occur within the proposed site. [40C-4.301(1)(a)(b)(e)(i), F.A.C.]

A general discussion on sinkholes and our opinion regarding the sinkhole potential on the College Station Center site are provided below.

### Mechanisms of Sinkhole Action

A "sinkhole" is defined as "a depression caused by the soil and other materials subsiding into an open hole or void below the ground surface." This phenomenon typically occurs in karst geology, where soils are underlain by limestone material which is partially dissolved by the groundwater. The resulting voids in the rock provide paths through which water can travel, taking erodible soil with it.

In regions of Central Florida including Seminole County, the soil which occurs immediately above the limestone consists of clay and other low permeability soils commonly referred to as the "Hawthorn Formation." This *confining* layer tends to form a barrier to groundwater which ordinarily would be continuous from the surface soils downward into the limestone. The shallow groundwater level or *piezometric surface* in the soils above the confining layer frequently differs from that in the underlying porous limestone because the confining layer prevents a normal or equalized hydrostatic condition. Provided the confining layer remains intact, the two groundwater conditions are independent and stable.

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Reference: Sinkhole Potential  
College Station Center  
State Road 50 and Hancock Road  
Clermont, Lake County, Florida  
Project No. 12228-002-01  
Report No. 245689

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If an opening develops in the confining layer, connecting the voids or caverns in the limestone bedrock below to the relatively sandy soils above, the groundwater flows downward. In some instances, the clay in the confining layer soils may be so hard and dry that cracks in the layer reflect upward to the base of the overlying soils and provide drainage paths for water. Under the influence of the resulting downward groundwater flow, the overlying sandy soils erode or "ravel" into the opening, similar to sand falling through the orifice in an hourglass. The loss of material causes the soil above to loosen until it is incapable of supporting the material above, and it subsides under the weight of the overburden. The result is a depressional surface expression referred to as a sinkhole. Where these depressions occur beneath roadways or structures, the resulting loss of soil beneath the foundations or road-base can damage manmade structures supported by the near-surface soils.

Sinkhole activity may be indicated by the presence of some of the following conditions:

- a zone of loose or raveled sandy soil indicating movement of the soils into voids through the confining layer into the limestone below;
- the presence of voids or fissures in the confining layer, possibly further evidenced by low or decreasing moisture contents in the confining layer with increasing depth;
- reduced water pressure in the soil voids ("pore pressure") with increasing depth indicating downward flow of groundwater;
- depression of the top or opening of the limestone bedrock.

In the process of mud-rotary drilling, a viscous slurry of bentonite and water is circulated through the drilling rod to the rotary bit to stabilize the soil in the walls of the borehole and to convey the soil cuttings to the surface. When zones of excessively loose soil or voids in the soil or underlying rock are encountered, a sudden loss of circulation can occur as the drilling fluid enters the voids or expands against the loose soil. The loss of circulation is indicated when the drilling fluid no longer returns to the surface while pumping continues. Such losses of fluid represent significant findings in the exploration when encountered in soils above or within the confining unit (where present), or in conjunction with other indicators such as raveled soils. These findings are noted in the field record by the drilling crew when they occur. Thus, another condition which may indicate sinkhole activity is:

- loss of circulation during drilling



Reference: Sinkhole Potential  
College Station Center  
State Road 50 and Hancock Road  
Clermont, Lake County, Florida  
Project No. 12228-002-01  
Report No. 245689

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### Lake County Sinkhole Potential

We did not perform an in depth sinkhole exploration consisting of deep soil borings during our geotechnical exploration of the proposed College Station Center development. In our experience, Lake County's has had very little sinkhole activity, if any, in recent times. We would consider Lake County to have an average susceptibility to sinkhole occurrences even though most of the lakes in Lake County are remnants of ancient sinkholes.

We have recently completed deep soil borings for the proposed US 27 expansion near the site in an attempt to identify pre-existing sinkhole conditions. We did not encounter soil and groundwater conditions that indicated there was a high potential for sinkhole development within this area. The Hawthorn Layer we encountered during our deep borings was thick and intact and we did not encounter any zones of raveling sand. Based on the findings of the US 27 exploration and the topographic features present on the College Station Center Site, it is our opinion that the sinkhole potential on this site is low. Please note, deep soil borings will be required to attempt to prove the existence of sinkhole conditions on site and to evaluate in more depth the sinkhole potential of this site .


### Closure

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

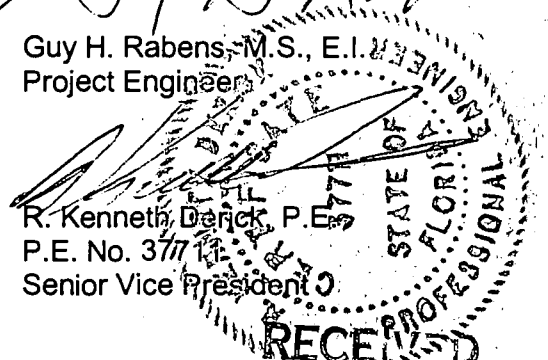
Respectfully submitted,  
**UNIVERSAL ENGINEERING SCIENCES, INC.**



Guy H. Rabens, M.S., E.I.  
Project Engineer



R. Kenneth Derick, P.E.  
P.E. No. 37713  
Senior Vice President



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84016-1  
OCT 08 2002

GHR/RKD:rw

cc: Client (2)  
KCG Engineering, Attn: Mr. Greg Hudak (3)

PDS  
ALTAMONTE SVC. CTR.



# St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director  
David Dewey, Altamonte Springs Service Center Director

---

975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800

September 5, 2002

Certified Mail #: 7000 0600 0024 1459 6080

Mr. Scott M. Gentry, P.E.  
Kelly, Collins & Gentry, Inc.  
1600 East Robinson Street # 1400  
Orlando, FL 32803

Re: College Station Center; Application No. 40-069-84016-1  
(Include this number on all submittals)

Dear Mr. Gentry:

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.

To expedite the review of your application, please use the application number referenced above on all correspondence, and submit three (3) copies of all requested information unless otherwise indicated by a specific information request.

1. In response to question # 7 (d) of the previous letter, your staff stated that the connector road is part of a City of Clermont project, and the storm water runoff from this road will drain to the newly constructed Hook Street south of the site. Therefore delete the connector road from the construction plan or indicate on the plans that the connector road is not part of this permit. Submit any revised plans. [40C-4.301(1)(a)(b), F.A.C.]
2. The geotechnical report received by the District did not address the potential for future sinkholes. As requested in the previous letter, provide a geotechnical engineers evaluation for any sinkholes, which may occur within the proposed site. [40C-4.301(1)(a)(b)(e)(i), F.A.C.]
3. In response to question # 7 (c), grading plans were provided for the proposed tracts 1 through 4. Based on the proposed grading plans runoff from these tracts will discharge to State Road 50 prior to receiving any treatment. If you intended to take runoff from these

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**GOVERNING BOARD**

Duane Ottenstroer, CHAIRMAN  
JACKSONVILLE

Ometrias D. Long, VICE CHAIRMAN  
APOPKA

R. Clay Albright, SECRETARY  
EAST LAKE WEIR

David G. Graham, TREASURER  
JACKSONVILLE

W. Michael Branch  
FERNANDINA BEACH

Jeff K. Jennings  
MAITLAND

William Kerr  
MELBOURNE BEACH

Ann T. Moore  
BUNNELL

Catherine A. Walker  
ALTAMONTE SPRINGS

tracts to the proposed pond, then you must demonstrate how runoff will be conveyed to the proposed retention pond. Submit any revised plans. If it is not intended to convey this runoff to the proposed pond, please clarify how treatment and attenuation of this runoff will occur. [40C-4.301(1)(a)(b)(e)(i), F.A.C.]

4. As requested in the previous letter, provide a cross-sectional view of the temporary retention pond, and explain why the proposed temporary pond is needed. Submit any calculations and plans. [40C-4.301(1)(a)(b)(e), F.A.C.]
5. In response to question # 12 of the previous letter, your staff indicates that a copy of the D.O.T permit shall be provided when it is received. Please submit a copy of the application that was submitted to the Florida Department of Transportation (D.O.T). [40C-4.301(1)(a)(b); 40C-42.026(1); 40C-42.023, F.A.C.]
6. As requested in the previous letter, please verify who will maintain the proposed surface water management system. If a Commercial Association will be established, draft documentation must be provided, which establishes the association and sets forth the assigned responsibility for the system. The enclosed is recommended language, which should be incorporated into the draft Articles of Incorporation, and Declaration of Covenants and Restrictions. These documents must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required. [40C-4.301(1)(i)(j); 40C-42.027, 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 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.

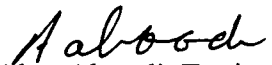

Please be advised, pursuant to subsection 40C-1.1008, F.A.C., the applicant shall have 120 days from receipt of a request for additional information regarding a permit or license application undergoing review by the District to submit that information to the District. If an applicant requires more than 120 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 me at 407/659-4823.

Sincerely,

  
Alex Aboodi, Engineer III  
Department of Water Resources 

cc: PDS/RAIL, David Dewey, Joan B. Budzynski, Vicki Nations

Adams Family Limited, P.O.Box 1667, Winter Haven, FL 33880

Bob Shakar LLC, 232 Mohawk Road, Clermont, FL 34711

RESOURCE MANAGEMENT ROUTING SHEET

**Permit#:** 40-069-84016-1  
**Date Mail Received:** Aug 12, 2002  
**Date Permit Issued:**  
**Mail Type:** Response to RAI  
**Project Name:** College Station Center  
**County:** Lake  
**Comments:**

**Report** Aug 12, 2002  
**Appl.** Jun 10, 2002

Name	Job Title	Office
Abdolreza Aboodi	Engineer III	Altamonte Springs
Victoria Nations	Regulatory Scientist II	Altamonte Springs

GENERAL COUNCIL:

\_\_\_\_\_  
\_\_\_\_\_  
Copied and Routed By: AB on 8/12/02  
Routed from: Altamonte Springs



August 9, 2002

Mr. Alex Aboodi  
St. Johns River Water Management District  
Department of Water Resources  
975 Keller Road  
Altamonte Springs, FL 32714-1618

**Re: College Station Center; Application No. 40-069-84016-1**

Dear Mr. Aboodi:

In response to your fax dated June 30, 2002 requesting additional information on College Station Center; Application No. 40-069-84016-1, we are pleased to offer the following responses to your comments:

1. It appears that the application form was not fully executed. Please provide a fully executed permit application form, and indicate the following information in the application as follows:
  - a. Total project area for which a permit is sought. The project area shown in the application is not consistent with the calculations. Indicate the actual project area, which will be permitted by the proposed project.  
**Please see revised application form.**
  - b. Total impervious area for which a permit is sought.  
**Please see revised application form.**
  - c. The permit application should have original signatures and be signed by the applicant. If the agent signed the application, then a letter from the applicant / owner that designates and authorizes the agent to act on their behalf will be required. Submit revised page 3 and 4 of the permit application.  
**Please see revised application form and the attached letter of authorization.**
  - d. Section E of the permit application is missing from the submittal. Please complete this section of the permit application and submit three copies to the District.  
**Please see attached drainage calculations.**
2. The application states that the owner and the entity to receive a permit are not the same. Please clarify and submit a revised application if it is intended that the permit be issued to Adams Family Limited, rather than to Bob Shakar,

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LLC. If it is intended that the permit be issued to an entity other than owner, provide documentation establishing the authority of that entity to perform the work.

**Please see revised application form.**

3. The Notice of Receipt application is labeled as South Florida Water Management District (SFWMD). Please provide five copies of the Notice of Receipt of Application to reflect the St. John Water Management District (SJRWMD).

**Please see revised Notice of Receipt.**

4. The District did not receive the site-specific soils information. Due to the depressional areas on the site, a geotechnical report and evaluation are required. The geotechnical report should include the required information as follows:

**Please see attached geotechnical report.**

- a. Provide a boring within the location of the proposed pond, extending either 6 feet below the existing grade or 5 feet below the bottom of the retention pond, whichever is greater, to verify the groundwater table during the wet season and the soil permeability rate. A seepage analysis must be provided that accounts for groundwater mounding to demonstrate pond recovery. In addition, no volume will be accounted for below the seasonal high groundwater table. Submit any revised calculations and plans.

**Please see attached geotechnical report.**

- b. Provide a geotechnical engineer's evaluation for any sinkholes, which may occur within the proposed site.

**Please see attached geotechnical report.**

5. Provide calculations for runoff attenuation, demonstrating that the post-development peak rate of discharge will not exceed the pre-development peak rate of discharge generated by the 25-year 24-hour, the 10-year, 24-hour, and the mean-annual, 24-hour storm event. Please provide the following information as required.

- a. Please submit pre-development and post-development drainage maps of the proposed project. The maps should include the project area boundary, any off-site areas that contribute runoff through the project site, topographic information, drainage basin boundaries, and the flow paths used in determining the times-of-concentration.

**Please see attached pre-development and post-development drainage maps.**

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Mr. Alex Aboodi  
August 9, 2002  
Page 3

- b. Provide a pre-development analysis that reflects the existing drainage patterns and drainage basin boundaries. The drainage area should include the entire watershed contributing runoff to depressional area.  
**Please see attached pre-development basin map.**
  - c. Demonstrate that the proposed system can effectively operate under one of the tailwater conditions specified in subsection 40C-42.025(7), F.A.C. Include all site specific supporting documentation used in estimating the tailwater condition assumed.  
**Tailwater based on geotechnical engineer's estimation of groundwater level.**
  - d. Provide the supporting calculations used in estimating that excess runoff assumed in generating the pre-development and post-development discharge rates. The post-development analysis should account for the surface area of the ponds. The pre-development analysis should account for depressional storage.  
**Please see attached drainage calculations.**
6. It appears that the impervious area within the site will not exceed 81%. Please show the calculations for the proposed impervious area. The impervious area should be in acreage and percentage for each tract. Submit any revised calculations.  
**All developable tracts will contain no more than 80% impervious area. The retention pond is designed for 81% impervious area across the site.**
7. Please provide the following additional information on the plans.
- a. Provide typical section(s) of the proposed dry retention pond systems. The section should include all pertinent elevations, and side slopes ratio.  
**Please see typical section of proposed pond on sheet C-5 of the construction plans.**
  - b. Provide details of the proposed control structures.  
**No control structure proposed due to proposed retention pond containing highly permeable soils.**
  - c. Show the location of outfall structures on the construction plans.  
**No outfall structure proposed. Highly permeable soils will allow for infiltration of runoff.**
  - d. The grading plans shown runoff from Tract 1 through Tract 2 will discharge to the north of the property, while the proposed retention pond is located on the south side of the property. Review the grading



plans as necessary, and demonstrate how runoff will be conveyed to the proposed retention pond.

**Runoff from tracts 1-4 will be contained within the proposed retention pond.**

- e. Show how runoff from the connector road will be conveyed to the proposed system. It appears that runoff will pond on the connector road and will cause a drainage problem. Show the connector road profile on the construction plans, and demonstrate how runoff will be conveyed into the proposed retention pond system.  
**The connector road is part of a City of Clermont project. The stormwater runoff will drain to the newly constructed Hook Street south of the site. Please see attached profiles.**
- f. Provide a cross-sectional view of the temporary retention pond, and explain why the proposed temporary pond is needed.  
**Please see cross-section of temporary pond on sheet C-5 of the construction plans.**
- g. It appears that a silt fence will be provided for erosion, sediment, and turbidity control. Show the location of the silt fence on the construction plans. Include provisions that the delineated measures are the minimum required, with additional controls to be utilized as needed, dependent upon actual site conditions and construction operations.  
**Please see sheet C-3 for silt fence location and sheet C-5 for erosion control details.**
8. Demonstrate that the treatment volume within the proposed retention system will recover within 72 hours following the design storm event and the total detention volume will be recovered within 14 days following the storm event. Recovery analysis should account for the seasonal high groundwater table and groundwater mounding. Include all site-specific documentation used in estimating the soil parameters assumed.  
**Please see attached recovery analysis.**
9. Provide hydraulic calculations for the proposed stormsewer system within the proposed surface water management system. Provide reasonable assurance that the proposed pipes for the stormsewer system will be adequate. Submit any revised calculations and plans.  
**Please see attached stormsewer calculations.**
10. It appears that swales along State Road 50 will be filled and replaced with a drainage culvert. Please verify the size of the culvert with invert elevations on the constructions plans. Provide supporting calculations demonstrating the

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proposed culvert will be adequate size for the upstream drainage runoff. Submit any revised calculations and plans. Does the swale provide treatment for State Road 50?

**Swale provides conveyance only. In addition we have significantly reduced contributing area to FDOT right-of-way.**

11. It appears that a portion of the connector road will be constructed on private property not owned by the applicant. Please provide sufficient legal authorization information of a right of way easement authorizing the construction of the connector road within the private property. Provide the required documentation.  
**The proper documentation shall be forwarded upon receipt.**
12. It appears that the proposed site has access to State Road 50. Has a driveway permit and drainage connection permit been obtained from the Florida Department of Transportation? If yes provide a copy of the permit or application form. Submit the required documentation.  
**Applications for driveway and drainage connection permits are currently under review by the FDOT. Copies of the permits shall be provided upon receipt.**
13. Please verify who will maintain the proposed surface water management system. If Commercial Association will be established, draft documentation must be provided, which establishes the association and sets forth the accepted responsibility for the system. The enclosed is recommended language, which should be incorporated into the draft Articles of Incorporation, and Declaration of Covenants and Restrictions. This document must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required.  
**Maintenance and operation of the proposed surface water management system will be performed by the owner of the leased property. Documentation will be provided upon receipt by this office.**

Should you have any questions, please do not hesitate to call.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**

  
Scott M. Gentry  
Principal

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# St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director  
David Dewey, Altamonte Springs Service Center Director

June 27, 2002 975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800

Certified Mail: 7000 0600 0024 1459 5199

Mr. Scott M. Gentry, P.E.  
Kelly, Collins & Gentry, Inc.  
1600 East Robinson Street # 1400  
Orlando, FL 32803

Re: College Station Center; Application No. 40-069-84016-1  
(Include this number on all submittals)

Dear Mr. Gentry:

The St. Johns River Water Management District is in receipt of your Standard Environmental Resource Permit application (ERP). 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.

To expedite the review of your application, please use the application number referenced above on all correspondence and submit three (3) copies of all requested information unless otherwise indicated by a specific information request.

1. It appears that the application form was not fully executed. Please provide a fully executed permit application form, and indicate the following information in the application as follows:
  - a. Total project area for which a permit is sought. The project area shown in the application is not consistent with the calculations. Indicate the actual project area, which will be permitted by the proposed project.
  - b. Total impervious area for which a permit is sought.
  - c. The permit application should have original signatures and be signed by the applicant. If the agent signed the application, then a letter from the applicant / owner that designates and authorizes the agent to act on their behalf will be required. Submit revised page 3 and 4 of the permit application.
  - d. Section E of the permit application is missing from the submittal. Please complete this section of the permit application and submit three copies to the District.  
[40C-1.181(2), F.A.C.]
2. The application states that the owner and the entity to receive a permit are not the same. Please clarify and submit a revised application if it is intended that the permit be issued to Adams Family

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**GOVERNING BOARD**

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Duane Ottenstroer, CHAIRMAN JACKSONVILLE	Ometrias D. Long, VICE CHAIRMAN APOPKA	R. Clay Albright, SECRETARY EAST LAKE WEIR	David G. Graham, TREASURER JACKSONVILLE
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			Catherine A. Walker ALTAMONTE SPRINGS

Limited, rather than to Bob Shakar, LLC. If it is intended that the permit be issued to an entity other than owner, provide documentation establishing the authority of that entity to perform the work. [40C-1.181(6); 40C-40.301, F.A.C.]

3. The Notice of Receipt Application is labeled as South Florida Water Management District (SFWMD). Please provide five copies of the Notice of Receipt of Application to reflect the St John Water Management District (SJRWMD). [40C-4.900(1)]
4. The District did not receive the site-specific soils information. Due to the depressional areas on the site, a geotechnical report and evaluation are required. The geotechnical report should include the required information as follows:
  - a. Provide a boring within the location of the proposed pond, extending either 6 feet below the existing grade or 5 feet below the bottom of the retention pond, whichever is greater, to verify the groundwater table during the wet season and the soil permeability rate. A seepage analysis must be provided that accounts for groundwater mounding to demonstrate pond recovery. In addition, no volume will be accounted for below the seasonal high ground water table. Submit any revised calculations and plans.
  - b. Provide a geotechnical engineer's evaluation for any sinkholes, which may occur within the proposed site.  
[40C-4.301(1)(a)(b)(e)(i), F.A.C.]
5. Provide calculations for runoff attenuation, demonstrating that the post-development peak rate of discharge will not exceed the pre-development peak rate of discharge generated by the 25-year 24-hour, the 10-year, 24-hour, and the mean-annual, 24-hour storm event. Please provide the following information as required.
  - a. Please submit pre-development and post-development drainage maps of the proposed project. The maps should include the project area boundary, any off-site areas that contribute runoff through the project site, topographic information, drainage basin boundaries, and the flow paths used in determining the times-of-concentration.
  - b. Provide a pre-development analysis that reflects the existing drainage patterns and drainage basin boundaries. The drainage area should include the entire watershed contributing runoff into the depressional area.
  - c. Demonstrate that the proposed system can effectively operate under one of the tailwater conditions specified in subsection 40C-42.025(7), F.A.C. Include all site specific supporting documentation used in estimating the tailwater condition assumed.
  - d. Provide the supporting calculations used in estimating that *excess* runoff assumed in generating the pre-development and post-development discharge rates. The post-development analysis should account for the surface area of the ponds. The pre-development analysis should account for depressional storage.  
[40C-4.301(1)(a), (b), (c), F.A.C.; 10.3, ERP A.H.]

6. It appears that the impervious area within the site will not exceed 81%. Please show the calculations for the proposed impervious area. The impervious area should be in acreage and percentage for each tract. Submit any revised calculations. [40C-4.301(1)(a)(b)(e), F.A.C.]
7. Please provide the following additional information on the plans.
  - a. Provide typical section(s) of the proposed dry retention pond systems. The section should include all pertinent elevations, and side slopes ratio.
  - b. Provide details of the proposed control structures.
  - c. Show the location of outfall structures on the construction plan
  - c. The grading plans shown runoff from Tract 1 through Tract 4 will discharge to the north of the property, while the proposed retention pond is located on the south side of the property. Review the grading plans as necessary, and demonstrate how runoff will be conveyed to the proposed retention pond.
  - d. Show how runoff from the connector road will be conveyed to the proposed system. It appears that runoff will pond on the connector road and will cause a drainage problem. Show the connector road profile on the construction plans, and demonstrate how runoff will be conveyed into the proposed retention pond system.
  - e. Provide a cross-sectional view of the temporary retention pond, and explain why the proposed temporary pond is needed.
  - f. It appears that a silt fence will be provided for erosion, sediment, and turbidity control. Show the location of the silt fence on the construction plans. Include provisions that the delineated measures are the minimum required, with additional controls to be utilized as needed, dependent upon actual site conditions and construction operations.  
[40C-4.301(1)(d), (e); 40C-4.900; 40C-42.025; 40C-42.026(4), F.A.C.]
8. Demonstrate that the treatment volume within the proposed retention system will recover within 72-hours following the design storm event and the total detention volume will be recovered within 14 days following the storm event. The recovery analysis should account for the seasonal high groundwater table and groundwater mounding. Include all site-specific documentation used in estimating the soil parameters assumed. [40C-4.301(1)(d), (e), (i); 40C-42.026(1), F.A.C.]
9. Provide hydraulic calculations for the proposed stormsewer system within the proposed surface water management system. Provide reasonable assurance that the proposed pipes for the stormsewer system will be adequate. Submit any revised calculations and plans. [40C-4.301(1)(a)(b)(i), F.A.C.]
10. It appears that swales along State Road 50 will be filled and replaced with a drainage culvert. Please verify the size of the culvert with invert elevations on the construction plans. Provide supporting calculations demonstrating the proposed culvert will be adequate size for the upstream drainage

runoff. Submit any revised calculations and plans. Does the swale provide treatment for State Road 50? [40C-4.301(1)(a)(b)(e), F.A.C.]

11. It appears that a portion of the connector road will be constructed on private property not owned by the applicant. Please provide sufficient legal authorization inform of a right of way easement authorizing the construction of the connector road within the private property. Provide the required documentation. [40C-4.301(1)(a)(b)(i); 40C-42.025(6), F.A.C.]
12. It appears that the proposed site has access to State Road 50. Has a driveway permit and drainage connection permit been obtained from the Florida Department of Transportation? If yes provide a copy of the permit or application form. Submit the required documentation. [40C-42.026(1); 40C-42.023, F.A.C.]
13. Please verify who will maintain the proposed surface water management system. If a Commercial Association will be established, draft documentation must be provided, which establishes the association and sets forth the accepted responsibility for the system. The enclosed is recommended language, which should be incorporated into the draft Articles of Incorporation, and Declaration of Covenants and Restrictions. This document must demonstrate a continued commitment for the proposed system. The District's Office of General Counsel will review the document and you will be notified if additional information is required. [40C-4.301(1)(a)(i); 40C-42.027, 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 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 120 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 120 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. As used herein, good cause shown means a demonstration that the applicant is diligently acquiring the requested information, and that the additional time period requested is both reasonable and necessary to supply the information. 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 subject to denial. 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.

Scott M. Gentry, P.E.

June 27, 2002

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prior to the construction, alteration, operation, maintenance, removal or abandonment of any dam, impoundment, reservoir, appurtenant work or works...."

Finally, please be advised that suggestions or other direction provided by District staff is offered to assist applicants in complying with District rules. However, applicants bear the burden of demonstrating that their application meets the applicable rule requirements. Although District staff may provide suggestions to applicants that would allow staff to recommend approval of an application to the District Governing Board or senior staff, the final decision regarding the issuance or denial of a permit is up to the District Governing Board. Applicants are hereby advised that the Governing Board and senior staff are not bound by previous statements or recommendations of District staff regarding an application.

If you have any questions, please call me at 407/659-4823.

Sincerely,



Alex Aboodi, Engineer III  
Department of Water Resources

cc: PDS/RAIL, David Dewey, Joan B. Budzynski, Vicki Nations

Adams Family Limited, P.O.Box 1667, Winter Haven, FL 33880

Bob Shakar LLC, 232 Mohawk Road, Clermont, FL 34711