



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

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December 22, 2023

SUBJECT: Notice of District Decision to Grant Permit(s)
In Volusia County

Dear Sir/Madam:

The staff of the St. Johns River Water Management District has completed their review of the environmental resource permit application(s) described below. Based on this review, the District gives notice of its decision for the application(s) described below. The District is providing you this notice because you are either listed as a County Interested Person or you expressed an interest in one or more of these application(s).

The District gives notice of its decision to grant permit(s) for the following application(s):

RaceTrac Petroleum, Inc, 3225 Cumberland Blvd SE, Ste 100, Atlanta, GA 30339-6408 ; RaceTrac Petroleum Inc, 200 Galleria Pkwy SE, Ste 900, Atlanta, GA 30339-5945 ; Ocean Gate Commerce Center, LLC, 2103 Ocean Dr, New Smyrna, FL 32169-2015 application #133397-4. The project is located in Volusia County, Section 21, Township 17 South, Range 33 East, and includes 5.63-acres. The Environmental Resource Permit application is for the reconstruction of a parking lot to construct four Electric Vehicle Charging stations at an existing filling station, for a project known as Ocean Gate Commerce Center: RaceTrac EV Charging Stations. The receiving waterbody is Samsula Canal.

Sweet Tea Properties I, LLC, 1324 State Road 44, New Smyrna Beach, FL 32168 application #180493-1. The project is located in Volusia County, Section 51, Township 18 South, Range 34 East, and includes 2.0-acres. The Environmental Resource Permit application is for the construction and operation of a Stormwater Management System for a 2.0-acre project known as HSC Edgewater 2, LLC. The receiving waterbody is Mosquito Lagoon AP.

L.A.M. Development, L.L.C., 615 N Palmetto Ct, Deland, FL 32720-3427 application #199119-1. The project is located in Volusia County, Section 16, Township 17 South, Range 30 East, and includes 2.078-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 2.078-acre project known as 425 South. The receiving waterbody is a depression area.

Vanacore Holdings, LLC, 1451 N US Highway 1, Ste 13, Ormond Beach, FL 32174-0705 application #202752-1. The project is located in Volusia County, Section 13, Township 17 South, Range 30 East, and includes 4.75-acres. The Environmental Resource Permit application is for construction and operation of a Stormwater Management System for a 4.75-acre project known as Stor-it Self Storage Deland S.R.44. The receiving waterbody is Crescent Lake.

Rimrock Development, LLC, 343 NW Cole Ter, Ste 201, Lake City, FL 32055-7294 ; Cornerstone Property Investors, LLC, 630 S Maitland Ave, Ste 100, Maitland, FL 32751-5624 application #22941-210. The project is located in Volusia County, Section 9, Township 15 South, Range 32 East, and includes 2.31-acres. The Environmental Resource Permit application is for the construction of a 114-room hotel with associated parking and amenities on cleared, vacant uplands. A storm pond authorized by seq. 45 will be partially filled for a project known as Cornerstone Exchange: Choice Hotel. The receiving waterbody is the Tomoka River.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of

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a permit application, please submit your request to: Director, Office of Business and Administrative Services by email at applicationsupport@sjrwmd.com . Once a TSR becomes available, you may also review it by going to the District's Web Site at www.sjrwmd.com/permitting/index.html. To obtain information on how to find and view a TSR or other permit application file documents, visit https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

The file(s) containing the permit application(s) and TSR(s) are available at www.sjrwmd.com/permitting , and then click on "Regulatory Permit Search" under "Other Information".

If you wish to do so, please visit www.sjrwmd.com/nor_dec/ to read the Notice of Rights to determine any legal rights you may have to request an administrative hearing concerning the District's decision(s) on the permit application(s) described herein.

Posting Note: This Notice was posted on the District's Web Site on December 22, 2023.