



St. Johns River Water Management District

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

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January 24, 2025

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):

2494 Tomoka Farms Rd, Port Orange, FL 32128-3744 application #105741-3. The project is located in Volusia County, Section 44, Township 17 South, Range 33 East, and includes 5.51-acres. The Environmental Resource Permit application is for construction and operation of a Stormwater Management System for a project known as Marbella Oaks. The receiving waterbody is Turnbull Creek.

Daytona Lux Development, LLC, 2300 Marsh Point Rd, Neptune Beach, FL 32266-1646 application #195891-10. The project is located in Volusia County, Section 10, Township 15 South, Range 32 East. The Environmental Resource Permit application is for Minor Modification of Permit No. IND-127-195891-5 for Oasis Phase 2 - Lot 2 - Hotel to include the construction and operation of an 8.47-acre project known as Oasis Phase 2 - Lot 2 - Hotel . The receiving waterbody is Williamson Blvd Ditch .

Daytona Lux Development, LLC, 2300 Marsh Point Rd, Neptune Beach, FL 32266-1646 ; Hines Williamson Land Owner, LLC, 1209 N Orange St, Wilmington, DE 19801-1120 application #195891-14. The project is located in Volusia County, Sections 10 and 3, Township 15 South, Range 32 East, and includes 239.42-acres. The Environmental Resource Permit application is for Modification of Permit No. CON-127-195891-7 for Project Oasis - Conceptual to include the conceptual approval of a 181.19-acre project known as Project Oasis - Conceptual. The receiving waterbody is Tomoka River.

Hines Williamson Land Owner, LLC, 845 Texas St, Ste 3300, Houston, TX 77002-1656 application #195891-15. The project is located in Volusia County, Sections 10 and 3, Township 15 South, Range 32 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 64.76-acre project known as Project Oasis - Multi-Family. The receiving waterbody is Tomoka River.

Hines Williamson Land Owner, LLC, 11512 Lake Mead Ave, Unit 603, Jacksonville, FL 32256-9689 application #195891-16. The project is located in Volusia County, Section 10, Township 15 South, Range 32 East, and includes 57.94-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 57.94-acre project known as Project Oasis - BTR as per plans received by the District on December 12, 2024, for a project known as Project Oasis - BTR. The receiving waterbody is Tomoka River.

Hines Williamson Land Owner, LLC, 11512 Lake Mead Ave, Unit 603, Jacksonville, FL 32256-9689 ; Weekley Homes, LLC., 605 Crescent Executive Ct, Ste 144, Lake Mary, FL 32746-2133 application #195891-17. The project is located in Volusia County, Section 10, Township 15 South, Range 32 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater

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Management System for a 57.57-acre project known as Project Oasis - Townhomes, for a project known as Project Oasis - Townhomes. The receiving waterbody is Tomoka River.

Paylin Tymber 1 & 2, LLC, 908 Taylor Rd, Ste A, Port Orange, FL 32127-4758 application #196611-2. The project is located in Volusia County, Section 13, Township 14 South, Range 31 East, and includes 26.12-acres. The Environmental Resource Permit application is for construction and operation of a Stormwater Management System for a project known as The Enclave. The receiving waterbody is Groover Branch and the Tomoka River.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at <https://permitting.sjrwmd.com/ep/#/ep>, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit application. You may also request a copy to: Director, Office of Records and Regulatory Support, email applicationsupport@sjrwmd.com. 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 January 24, 2025.