



St. Johns River Water Management District

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

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February 28, 2025

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

Clermont Asset, LLC, 6030 S Rice Ave, Houston, TX 77081-2943 application #100609-18. The project is located in Lake County, Section 5, Township 23 South, Range 26 East, and includes 2.7-acres. The Environmental Resource Permit application is for a minor modification of Permit #40-069-100609-1 for Tuscany Village Shopping Center to include the construction and operation of a 2.7-acre project known as Tuscany Village, Lot 12: Nutex Health Center. The receiving waterbody is Lake Felter.

Park Square Enterprises, LLC, 5200 Vineland Rd, Ste 200, Orlando, FL 32811-7674 application #142608-8. The project is located in Lake County, Section 1, Township 20 South, Range 25 East. The Environmental Resource Permit application is for a minor modification of Permit No. 142608-7 for Leela Reserve Amenity Center to include the construction and operation of a 1.34-acre project. The receiving waterbody is Lake Harris.

Cedar Landings LP, 921 N Pennsylvania Ave, Winter Park, FL 32789-2456 application #200610-4. The project is located in Lake County, Sections 18 and 7, Township 21 South, Range 25 East. The Environmental Resource Permit application is for Minor Modification of Permit No. IND-069-200610-2 to include the construction and operation of a 20.77 - acre project known as Blue Cedar Phase 2 Construction Plans. The receiving waterbody is Lake Kess.

Pulte Home Company, LLC, 4901 Vineland Rd, Ste 500, Orlando, FL 32811-7383 application #210428-3. The project is located in Lake County, Sections 33 and 34, Township 23 South, Range 26 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 252 acre project known as Lakehaven Estates (f.k.a. Schofield P.U.D.) - Phase 1 and Del Webb Phase 1. The receiving waterbodies are Island Lake, Lake Adain, Pike Lake, Trout Lake and Un-named Wetland.

Flagship Lake County Development Number V, LLC, 2406 Cypress Glen Dr, Ste 102, Wesley Chapel, FL 33544-4609 application #216313-1. The project is located in Lake County, Section 3, Township 22 South, Range 24 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 243.45-acres project known as Heron's Glen Subdivision. The receiving waterbody is Wetland.

BL Land Investments, LLC, 27 N Summerlin Ave, Orlando, FL 32801-2929 ; Flagship Lake County Development V, LLC, 2406 Cypress Glen Dr, Ste 102, Wesley Chapel, FL 33544-4609 ; BL Flagship 2, LLC, 2406 Cypress Glen Dr, Ste 102, Wesley Chapel, FL 33544-4609 ; BL Flagship, LLC, 2406 Cypress Glen Dr, Ste 102, Wesley Chapel, FL 33544-4609 ; BL Flagship, LLC, 27 N Summerlin Ave, Orlando, FL

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32801-2929 ; BL Flagship 2, 27 N Summerlin Ave, Orlando, FL 32801-2929 ; Lake County, 323 N Sinclair Ave, Tavares, FL 32778-3035 application #216313-2. The project is located in Lake County, Section 3, Township 22 South, Range 24 East, and includes 14.48-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 14.48-acre project known as Smith Road for a project known as Smith Road. The receiving waterbody is Wetland.

DCS Capital Investments LLC, 505 S Flagler Dr, Ste 900, West Palm Bch, FL 33401-5948 application #86624-12. The project is located in Lake County, Sections 10, 11 and 14, Township 22 South, Range 26 East. The Environmental Resource Permit application is for a letter modification of Permit No. 86624-2 for Bella Collina West Wells No. 6 & 7, a 0.006-acre project to be constructed and operated. The receiving waterbody is Lake Apopka and Lake Florence.

Wooden Cork, LLC, 1714 Alden Rd, Orlando, FL 32803-1401 application #95132-3. The project is located in Lake County, Section 28, Township 19 South, Range 24 East. The Environmental Resource Permit application is for modification of Permit Number 95132-2 for the construction and operation of Blackton Apex Flex Building, a 1.91-acre project. The receiving waterbody is Unnamed Wetland.

FDOT District 5, 719 S Woodland Blvd, Deland, FL 32720-6834 application #95430-10. The project is located in Lake County, Sections 19, 20 and 21, Township 22 South, Range 25 East. The Environmental Resource Permit application is for Minor modification of Permit No. IND-069-95430-8 for South Lake Trail Phase IIIB to include a 5-year extension of time for the construction and operation of a 14.0 - acre project. The receiving waterbody is an Unnamed Wetland.

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 February 28, 2025.