



# St. Johns River Water Management District

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

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

May 09, 2025

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

Orange County Environmental Protection Division, 3165 McCrory Pl, Ste 200, Orlando, FL 32803-3727 application #171663-3. The project is located in Orange County, Section 29, Township 21 South, Range 29 East, and includes 1.08-acres. The Environmental Resource Permit application is for Modification of an existing Stormwater Management System (171663-1) for a 1.26-acre project known as Lake Gandy Water Quality Improvements. The receiving waterbody is Lake Gandy.

V1 Beachline II & III, LLC , 9500 W Bryn Mawr Ave, Ste 340, Rosemont, IL 60018-5259 application #20270-35. The project is located in Orange County, Section 25, Township 23 South, Range 31 East. The Environmental Resource Permit application is for Modification of an existing Stormwater Management System (20270-26) for a 60-acre project known as Sunbridge Parcel 1A: Beachline 2 and 3 Industrial Warehouse. The receiving waterbody is Econlockhatchee River.

Osceola Regional Hospital Inc, 700 W Oak Street, Kissimmee, FL 34741 application #46329-3. The project is located in Orange County, Section 23, Township 22 South, Range 29 East. The Environmental Resource Permit application is for modification of an existing stormwater treatment (46329-1) by Exfiltration Trench for Downtown Orlando Emergency, a 1.97 - acre project to be constructed. The receiving waterbody is Lake Concord.

Costco Wholesale Corp, 45940 Horseshoe Dr, Ste 150, Sterling, VA 20166-6581 application #56709-7. The project is located in Orange County, Section 3, Township 22 South, Range 30 East, and includes 1.86-acres. The Environmental Resource Permit application is for Letter Modification of Permit No. 56709-3 for Costco Wholesale - University and Forsyth - Fuel Facility Expansion, a 1.86-acre project to be constructed and operated as per plans received by the District on April 16, 2025. The receiving waterbody is Little Econlockhatchee River.

National Stormwater Trust, Inc., 2282 Killearn Center Blvd, Ste B, Tallahassee, FL 32309-3555 ; FDOT, 719 S Woodland Blvd, Deland, FL 32720-6834 application #72380-3. The project is located in Orange County, Sections 33 and 34, Township 22 South, Range 30 East. The Environmental Resource Permit application is for construction and operation of a Stormwater Management System for a 0.25-acre project known as CMAC Retrofit POND B control structure as per plans received by the District on November 20, 2024. The receiving waterbody is Lake Mare Prairie and Little Econ River.

National Stormwater Trust, Inc., 2282 Killearn Center Blvd, Ste B, Tallahassee, FL 32309-3555 application #72380-4. The project is located in Orange County, Sections 33 and 34, Township 22 South, Range 30 East; Sections 10, 15, 16, 21, 22, 3, 4 and 9, Township 23 South, Range 30 East. The

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Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 0.32-acre project known as CMAC Retrofit POND A control structure. The receiving waterbody is non-SJRWMD.

Adventist Health System/Sunbelt, Inc, 900 Hope Way, Altamonte Spg, FL 32714-1502 application #88940-14. The project is located in Orange County, Section 13, Township 22 South, Range 29 East. The Environmental Resource Permit application is for modification of Permit Number IND-095-88940-13 for the construction and operation of a Stormwater Management System for a 1.89-acre project known as Advent Health Village Campus Simulation Building. The receiving waterbody is Lake Estelle and Lake Winyah.

Michale Pritzkau, 16773 Broadwater Ave, Winter Garden, FL 34787-4740 application #130087-35. The project is located in Orange County, Section 5, Township 23 South, Range 27 East, and includes 0.03-acres. The Environmental Resource Permit application is for This is a Letter of Consent authorization for a 1,373.5 square-foot boardwalk, dock, and boathouse with 1,253.5 square feet over wetlands and surface waters. The receiving waterbody is Johns Lake.

Ustler Development, Inc., 800 N Orange Ave, Ste 200, Orlando, FL 32801 application #20376-28. The project is located in Orange County, Section 26, Township 22 South, Range 29 East. The Environmental Resource Permit application is for use of the General Permit 62-450 for Construction, Alteration, and Operation of Urban Infill and Redevelopment Activities in Conformance with the Conceptual Approval Permit CON-095-20376-19 in Rule 62-330.055, F.A.C. for Creative Village Parcel H, a 1.19-acre project to be constructed. . The receiving waterbody is Lake Dot.

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](mailto:applicationsupport@sjrwmd.com). The file(s) containing the permit application(s) and TSR(s) are available at [www.sjrwmd.com/permitting](http://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/](http://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 May 09, 2025.**