



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

May 16, 2025

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

Palm Cove Marina Holdings, LLC, 14603 Beach Blvd., Suite 100, Jacksonville, FL 32250 application #103824-3. The project is located in Duval County, Section 0, Township 2 South, Range 29 East. The Environmental Resource Permit application is to extend the expiration date of the construction phase of permit sequence 103824-2, for a project known as Palm Cove Marina Bulkhead. The receiving waterbody is Intracoastal Waterway.

GloDev Inc., 3771 Spring Park Rd, Jacksonville, FL 32207-5735 application #151026-4. The project is located in Duval County, Section 16, Township 1 South, Range 25 East, and includes 35.0-acres. The Environmental Resource Permit application is for Modification of the project involving the construction of Pond #1 per plans submitted April 7th, 2025., for a project known as Edens Garden Borrow Pit. The receiving waterbody is Trout River.

Naval Continuing Care Retirement Foundation, Inc., 1 Fleet Landing Blvd, Atlantic Bch, FL 32233-4599 application #17822-9. The project is located in Duval County, Sections 37, 5 and 8, Township 2 South, Range 29 East. The Environmental Resource Permit application is for Construct a 22,248 square foot boardwalk and a 908 square foot open air pavilion. The receiving waterbody is Sherman Creek.

Jacksonville Port Authority, PO Box 18097-AMF, Jacksonville, FL 32227 application #17834-21. The project is located in Duval County, Sections 22 and 23, Township 1 North, Range 26 East. The Environmental Resource Permit application is for a Minor Modification of Permit No. 17834-1 for JTA Terminal Area Expansion to include the construction and operation of a 3.43-acre project. The receiving waterbody is Beeghly Heights Drain.

WaWa Florida, LLC, 7022 TPC Dr, Ste 200, Orlando, FL 32822-5144 application #200260-3. The project is located in Duval County, Section 35, Township 1 North, Range 26 East. The Environmental Resource Permit application is for a minor modification of Permit No. IND-031-200260-3 for Wawa at Duval and Pecan Park to include the construction and operation of a 4.86 acre(s) project. The receiving waterbody is Cedar Creek.

Kentucky Street Development LLC, 100 Marsh Harbour Pkwy, Kingsland, GA 31548-6115 application #217292-2. The project is located in Duval County, Section 13, Township 1 South, Range 26 East. The Environmental Resource Permit application is for the construction and operation of a Stormwater Management System for an 8.26-acres project known as IronView. The receiving waterbody is Trout River.

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Osprey River LLC, one independent drive suite 1200, Jacksonville, FL 32202 ; CONTEGA BUSINESS SERVICES, LLC, one independent drive suite 1200, Jacksonville, FL 32202 application #219786-1. The project is located in Duval County, Section 39, Township 2 South, Range 26 East, and includes 2.42-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as Pearl Street N-4 as per plans received by the District on April 11, 2025. The receiving waterbody is Hogan Creek.

ARGYLE INVESTORS LLC, 13901 Sutton Park Dr S, Ste 200, Jacksonville, FL 32224-0229 application #222149-1. The project is located in Duval County, Section 35, Township 3 South, Range 25 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as Argyle Forest Boat and RV Storage. The receiving waterbody is Ortega River.

Forestar (USA) Real Estate Group Inc., 14785 Old St Augustine Rd, Ste 300, Jacksonville, FL 32258-7407 application #226791-2. The project is located in Duval County, Section 25, Township 2 South, Range 25 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 14.1-acre project known as Cedar River Station. The receiving waterbody is Cedar River.

City of Jacksonville, 214 N Hogan St, Jacksonville, FL 32202-4240 application #228238-1. The project is located in Duval County, Section 36, Township 1 North, Range 27 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 9.46-acre project known as Oceanway Library. The receiving waterbody is Rushing Branch.

Groundswell Woods Partners, LLC, 5851 Timuquana Rd, Ste 301, Jacksonville, FL 32210-7899 application #232237-1. The project is located in Duval County, Section 33, Township 1 South, Range 25 East, and includes 7.74-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as Clement Village. The receiving waterbody is Sixmile Creek.

Contega Business Services, LLC / 721 PEARL GARAGE LLC, 1 Independent Dr, Ste 1200, Jacksonville, FL 32202-5014 application #37282-4. The project is located in Duval County, Section 39, Township 2 South, Range 26 East. The Environmental Resource Permit application is for a Minor Modification of Permit Number 37282-3 for Pearl Street Block N-5 to include the construction and operation of a 2.07-acre project. The receiving waterbody is Hogan Creek.

First Coast Energy, LLP, 6867 Southpoint Dr N, Ste 101, Jacksonville, FL 32216-8005 application #87432-545. The project is located in DuvalSt. Johns, Counties, Sections 1 and 2, Township 5 South, Range 28 East; Sections 35 and 36, Township 4 South, Range 28 East. The Environmental Resource Permit application is for Minor Modification of Permit No. 87432-467 for FCE Nocatee West to include the construction and operation of a 2.01- acre project. The receiving waterbody is Durbin Creek.

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 May 16, 2025.