



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

June 27, 2025

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

TopGolf USA Mel, LLC, 8750 N Central Expy, Ste 1200, Dallas, TX 75231-6430 application #16773-161. The project is located in Brevard County, Section 9, Township 26 South, Range 36 East. The Environmental Resource Permit application is for the proposed development will consist of an outdoor recreation facility with associated infrastructure, for a project known as Viera DRI - Basin III & IV Golf. The receiving waterbody is St. Johns River.

Rock Titusville, LLC, 145 Lincoln Ave, Ste B, Winter Park, FL 32789-3836; WMG Acquisitions, LLC, 270 W Plant St, Ste 210, Winter Garden, FL 34787-2994 application #215678-4. The project is located in Brevard County, Section null, Township 22 South, Range 28 East. The Environmental Resource Permit application is for a minor modification of Permit No. 215678-1 for Heartland Dental Modification to include the construction and operation of a 0.75-acre project. The receiving waterbody is Roadway Drainage Ditch.

Left Lane Melbourne, LLC, 5554 Main St, Williamsville, NY 14221-5406 application #228475-2. The project is located in Brevard County, Section 3, Township 28 South, Range 36 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 117.9-acre project known as Project Zeppelin. The receiving waterbody is Saint Johns River.

Boniface and Company, Inc., 625 E Nasa Blvd, Melbourne, FL 32901-1943 application #24252-5. The project is located in Brevard County, Section 2, Township 28 South, Range 36 East. The Environmental Resource Permit application is for Minor Modification of Permit No. IND-009-24252-4 for the Boniface Hiers Kia Service Building to include the construction and operation of a 0.87-acre project Boniface Hiers Kia Service Building. The receiving waterbody is Crane Creek.

CVP-Melbourne DB, LLC, 2188 SW Park Pl, Ste 100, Portland, OR 97205-1100 application #24389-5. The project is located in Brevard County, Section 1, Township 28 South, Range 36 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 0.84 acre project known as Dutch Bros FL 2901. The receiving waterbody is Melbourne Tillman Canal (C-1).

Blackfin Partners Investments Inc., 4440 PGA Blvd, Ste 600, Palm Bch Gdns, FL 33410-6542 application #96767-13. The project is located in Brevard County, Section 21, Township 28 South, Range 36 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 3.57-acre project known as Office and Self-Storage at Heritage Corners. The receiving waterbody is C-59 Canal.

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Ron Howse, TREASURER
COCOA

Ryan Atwood
MOUNT DORA

Doug Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Cole Oliver
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

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 June 27, 2025.