



# St. Johns River Water Management District

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

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June 27, 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):**

NexTower, 905 Nw 56th Ter, Suite A, Gainesville, FL 32605-6408 application #17694-19. The project is located in Duval County, Sections 22, 27 and 34, Township 2 South, Range 28 East. The Environmental Resource Permit application is for a Minor Modification of Permit No. 4-031-17694-15 for NXFL-273 Alden Road to include the construction and operation of a 0.23-acre project. The receiving waterbody is Cedar Swamp.

T3 Mining Terrace LLC, 1165 W Jackson St, Thomasville, GA 31792-6316 application #18156-6. The project is located in Duval County, Section null, Township, Range. The Environmental Resource Permit application is for Letter Modification of Permit No. for Industrial South S/D, a 2.48 acre project to be constructed and operated. The receiving waterbody is Julington Creek.

CRE-JDG Bridle Creek Owner, LLC, 444 Seabreeze Blvd, Ste 805, Daytona Beach, FL 32118-3953 application #195965-7. The project is located in Duval County, Sections 17, 18, 19 and 20, Township 3 South, Range 24 East. The Environmental Resource Permit application is for modification of the stormwater management system including the construction of Stormwater Management Facility SMF-A-08, resizing SMF-A-07, changes to the sites entrance, and expansion of the amenity center area for a project known as Bridle Creek Phase 1 Thru 7: SMF-A-08, SMF-A-07, amenity center. The receiving waterbody is Yellow Water Creek.

PACA Investments, LLC, 11232 Saint Johns Industrial Pkwy N, Ste 7, Jacksonville, FL 32246-6674 application #218856-1. The project is located in Duval County, Section 31, Township 2 South, Range 28 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as St. Johns Bluff Commercial. The receiving waterbody is Mill Dam Branch.

The Barolo Group, LLC, 12868 Quailbrook Dr, Jacksonville, FL 32224-7932 application #220646-2. The project is located in Duval County, Section 20, Township 1 North, Range 27 East. The Environmental Resource Permit application is for Minor Modification of Permit No. 220646-1 for Take 5 Max Leggett to include the construction and operation of a 0.49-acre project. The receiving waterbody is Little Cedar Creek.

Episcopal School of Jacksonville, Inc, 4455 Atlantic Blvd, Jacksonville, FL 32207-2121 application #226290-2. The project is located in Duval County, Section 28, Township 2 South, Range 29 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 0.29-acre project known as Episcopal School New Building Jacksonville

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Beach. The receiving waterbody is Hopkins Creek.

New Life Christian Fellowship of Jax Inc, 2701 Hodges Blvd, Jacksonville, FL 32224-1264 application #52159-10. The project is located in Duval County, Section 26, Township 2 South, Range 28 East. The Environmental Resource Permit application is for a minor modification of Permit No. 52159-5 for Receiving Building Campus Additions to include the construction and operation of a 1.2-acre project. The receiving waterbody is Hogpen Creek.

Shores FWS #22, Inc., 2220 County Road 210 W Ste 108, Pmb 502, Jacksonville, FL 32259-4060 application #82966-3. The project is located in Duval County, Section 38, Township 2 South, Range 28 East, and includes 1.1-acres. The Environmental Resource Permit application is for the redevelopment of a quick service restaurant into a drive-through liquor store with associated parking areas and utilities that connects into the existing Lowe's master stormwater system, for a project known as Lowe's of Northeast Jacksonville. The receiving waterbody is On-Site 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](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 June 27, 2025.**