



St. Johns River Water Management District

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

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August 01, 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):

Central Florida Expressway Authority, 4974 Orl Tower Rd, Orlando, FL 32807-1684 application #182683-2. The project is located in Lake County, Sections 25, 35 and 36, Township 23 South, Range 26 East. The Environmental Resource Permit application is for construction and operation of a Stormwater Management System for a 204 - acre project known as State Road (SR) 516-237 from Cook Road to the Lake/Orange County Line as per plans received by the District on April 30, 2024 and July 2, 2025 and authorization to use Sovereign Submerged Lands in the form of a public easement for a 204.0-acre roadway project known as State Road (SR) 516-237 from Cook Road to the Lake/Orange County Line. The receiving waterbody is Lake Needham and Sawgrass Lake.

Garden Street Communities Southeast, LLC, 100 W Garden St # 2, Pensacola, FL 32502-5696 application #182750-5. The project is located in Lake County, Section 9, Township 19 South, Range 24 East. The Environmental Resource Permit application is for Modification of a Stormwater Management System for a 2.34-acre project known as Arbor Park Amenity Center. The receiving waterbody is Landlocked basin.

Modular Buildings Systems International LLC, 614 E Highway 50, Pmb 326, Clermont, FL 34711-3164 application #19317-49. The project is located in Lake County, Section 20, Township 21 South, Range 25 East. The Environmental Resource Permit application is for modification of Permit #4-069-19317-1 for Lake County Central Park Phase One to include the construction and operation of a 3.67-acre project known as MBSI Headquarters - Lot 2 - Lake County Central Park Phase One. The receiving waterbody is Landlocked.

Hillpointe, LLC, 101 S New York Ave, Unit 211, Winter Park, FL 32789-4290; Crown Diversified Industries Corp, 1065 Executive Parkway Dr, Ste 300, Saint Louis, MO 63141-6368 application #26256-27. The project is located in Lake County, Section 36, Township 24 South, Range 26 East. The Environmental Resource Permit application is for modification of Permit #IND-069-26256-19 for SouthLake Commons at Summer Bay Mass Grading & Infrastructure Improvement Plan - Pond No. 2 for a 19.3-acre project known as Pointe Grand-Four Corners Apartments at Summer Bay. The receiving waterbody is Crooked Lake.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of a permit application, please submit your request to: Director, Office of Business and Administrative Services by email at applicationsupport@sjrwmd.com. Once a TSR becomes available, you may also review it by going to the District's Web Site at www.sjrwmd.com/permitting/index.html. To obtain information on how to find and view a TSR or other permit application file documents, visit <https://www.sjrwmd.com/permitting/index.html>.

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[//permitting.sjrwmd.com/epermitting/html/EP_FAQs.html](http://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html) and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

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 August 01, 2025.