



St. Johns River Water Management District

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

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August 29, 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):

Aventuur Jax Propco, LLC, 2205 Ocean Ave, Venice, CA 90291-4627 application #126414-81. The project is located in Duval County, Section 8, Township 4 South, Range 28 East, and includes 47.0-acres. The Environmental Resource Permit application is for the construction and operation of a stormwater management system for the Jax Surf Park development in accordance with the plans received by the District on August 15, 2025. The receiving waterbody is Big Davis Creek.

Seaside School Consortium Properties, LLC, 2865 Mayport Rd, Jacksonville, FL 32233-4673 application #151322-4. The project is located in Duval County, Section 37, Township 2 South, Range 29 East, and includes 0.28-acres. The Environmental Resource Permit application is for Modification of a stormwater management system to accommodate interior campus improvements including a new building, pavilion, and basketball court for a project known as Seaside Charter School. The receiving waterbody is Sherman Creek.

Gregory B Bernstein, 1825 E 21st St, Jacksonville, FL 32206-2663 application #228613-1. The project is located in Duval County, Section 7, Township 2 South, Range 27 East. The Environmental Resource Permit application is for the construction and operation of a Stormwater Management System for a 0.75-acre project known as 10th Street Warehouse. The receiving waterbody is Deer Creek.

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://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 29, 2025.

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