



# St. Johns River Water Management District

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

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4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

August 29, 2025

SUBJECT: Notice of District Decision to Grant Permit(s)  
In St. Johns 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):**

First Coast Energy, LLP, 6867 Spouthpoint Drive N, Jacksonville, FL 32216 application #113098-26. The project is located in St. Johns County, Section 11, Township 5 South, Range 27 East. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a 9.84-acre project known as Veterans Commercial Mass Grading. The receiving waterbody is Cunningham Creek.

FDOT, District 2, 1109 S Marion Ave, Lake City, FL 32025-5874 application #113964-46. The project is located in St. Johns County, Sections 2 and 4, Township 6 South, Range 27 East. The Environmental Resource Permit application is for the operation of a temporary mixing zone for a 0.50-acre project known as Mixing Zone for SR 23 over Trout Creek, Bridges 7 & 8. The receiving waterbody is Trout Creek.

Whetstone Properties, LLC, 400 Old Quarry Rd, St Augustine, FL 32080-5330 application #155405-3. The project is located in St. Johns County, Section 9, Township 7 South, Range 29 East, and includes 5.05-acres. The Environmental Resource Permit application is for the construction of a stormwater management system designed to accommodate the construction of four warehouses and associated VUA, in accordance with the plans received by the District on August 20, 2025, for a project known as Whetstone Commercial. The receiving waterbody is Red House Branch.

The Binninger Revocable Trust, 114 Herons Nest Ln, St Augustine, FL 32080-5853, application #221513-1. The project is located in St. Johns County, Section 3, Township 8 South, Range 29 East. The Environmental Resource Permit application is for the construction and operation of a Stormwater Management System for a 3.11-acre project known as SR 207 Medical Office Building. The receiving waterbody is Wildwood Creek.

Matthew Cline, 8553 Beverly Ln, St Augustine, FL 32092-2349 application #89523-32. The project is located in St. Johns County, Section 39, Township 6 South, Range 27 East. The Environmental Resource Permit application is for the construction and operation of a 0.1-acre project known as Cline Dock. Authorization to use Sovereign Submerged Lands in the form of a letter of consent for a for a project known as Cline Dock. The receiving waterbody is the St. Johns River.

Ponce Associates, LLC, 1548 The Greens Way Ste 6, Jacksonville Beach, FL 32250-1424 application #94964-20. The project is located in St. Johns County, Section 42, Township 6 South, Range 30 East, and includes 0.03-acres. The Environmental Resource Permit application is for Proposed project consists of the construction of an ADA accessible overlook, and an ADA accessible kayak launch to serve as community amenities a private residential development, for a project known as Madeira at St. Augustine -

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Overlook and Kayak Launch. The receiving waterbody is Tolomato River

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](mailto: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](http://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](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](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 August 29, 2025.**