



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

January 13, 2017

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):

RKS of Florida, LLC, 3030 Hartley Rd, Jacksonville, FL 32257-8233, application #137856-5. The project is located in St. Johns County, Section: 18, Township: 6 South, Range: 28 East, and includes 4.26 acres. The Environmental Resource Permit application is for construction of stormwater management system to serve an amenity center, parking lot and storage area for a project known as Arbor Mill Unit 3 Recreation Area. The receiving waterbody is Wards Creek.

Pinpoint Commercial Real Estate Services, LLC, 13689 Bromley Point Dr, Jacksonville, FL 32225-2636, application #146429-2. The project is located in St. Johns County, Section: 40, Township: 5 South, Range: 28 East, and includes 4.4 acres. The Environmental Resource Permit application is for modification of Permit #146429-1 to correct a survey error and adjust proposed elevations accordingly. The project will include the construction of a wet detention stormwater management facility to accommodate the development of a self storage commercial site. Improvements include two buildings, paved access drives, paved parking spaces, concrete sidewalks and associated utilities. The project is known as Sandy Creek Self Storage. The receiving waterbody is Sampson Creek.

TC Development LLC, 4310 Pablo Oaks Ct, Jacksonville, FL 32224-9631, application #87432-260. The project is located in St. Johns County, Sections: 31 and 32, Township: 4 South, Range: 29 East, and includes 3.4 acres. The Environmental Resource Permit application is for construction of a professional office complex within the drainage limits of wet detention pond SMF-M1. The project is known as TCC Professional Offices. 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, P.O. Box 1429, Palatka, FL 32178-1429. 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 for inspection Monday through Friday, except for District holidays, 8 a.m. to 5 p.m., at the St. Johns River Water Management District Headquarters, 4049 Reid St., Palatka, FL 32177-2529. You may also view files at one of the District's service centers, but you should call service center staff in advance to make sure that the files are at a specific service center. Service center contact information is available online at www.sjrwmd.com/contactus/permitting.html.

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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 January 13, 2017.