



# St. Johns River Water Management District

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

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

April 19, 2024

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):**

Lem Turner Road Developers LLC, 4400 Biscayne Blvd Ste 950, Miami, FL 33137-3212 ; EPG JAX, LLC, 111 S Armenia Ave, Ste 201, Tampa, FL 33609-3337 application #131041-4. The project is located in Duval County, Sections 28, 29 and 33, Township 1 North, Range 26 East. The Environmental Resource Permit application is for the construction of a watermain and forcemain along Lem Turner Road, a 5.52 - acre project to be constructed. The receiving waterbody is Broward River.

TJT Investments, Inc., 9850 Atlantic Blvd, Jacksonville, FL 32225-6536 Application #153038-3. The project is located in Duval County, Section 18, Township 2 South, Range 28 East, and includes 3.0 acres. The Environmental Resource Permit application is for the construction of a building, associated parking, and a stormwater management facility for a project known as Tom Bush Parts Warehouse. The receiving waterbody is Jones Creek.

Jax Industrial Three, Ltd., 2151 S Le Jeune Rd, Ste 300, Coral Gables, FL 33134-4200; Jax Industrial Four, Ltd., 2151 S Le Jeune Rd, Ste 300, Coral Gables, FL 33134-4200 application #170079-2. The project is located in Duval County, Section 39, Township 1 North, Range 26 East, and includes 35.0-acres. The Environmental Resource Permit application is for the construction of a stormwater management system to serve a warehouse facility and associated infrastructure within the east parcel and a filled utility easement to access/install an underground utility within the west parcel, for a known as PANAM Jax 3 Warehouse as per plans received by the District on April 12, 2024. The receiving waterbody is Seaton Creek.

IPC Owner, LLC, 4000 Legato Rd, Ste 210, Fairfax, VA 22033-4055 Application #193578-3. The project is located in Duval County, Sections 18, 19, and 48, Township 1 South, Range 27 East, and includes 23.04 acres. The Environmental Resource Permit application is for the construction and operation of a Stormwater Management System for a project known as Imeson Port Center, Phase 2. The receiving waterbody is Drummond Creek.

Home Depot U.S.A, Inc., 2455 Paces Ferry Rd Se, Atlanta, GA 30339-6444 Application #197299-2. The project is located in Duval County, Section 32, Township 3 South, Range 27 East. The Environmental Resource Permit application is for the redevelopment and operation of a Stormwater Management System for an 11.64-acre project known as Home Depot Mandarin. The receiving waterbody is Goodsby Creek.

St. Nicholas MF Partners, LLC, 1819 Goodwin St, Jacksonville, FL 32204-4403 Application #197875-2. The project is located in Duval County, Section 42, Township 2 South, Range 27 East, and includes 7.22-

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acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as St. Nicholas Apartments as per plans received by the District on April 12, 2024. The receiving waterbody is Miller Creek.

RES Jacksonville I LLC, 360 Westar Blvd, Westerville, OH 43082-7627 application #206161-5. The project is located in Duval County, Section 46, Township 1 South, Range 27 East, and includes 47.13-acres. The Environmental Resource Permit application is for Modification to a mass grading permit to include the construction of an industrial building, associated pavement, parking, infrastructure, and four interconnected retention basins, for a project known as Project Empire. The receiving waterbody is Broward River.

Collins Road Construction, LLC, 7507 Park Village Dr, Apt 2307, Jacksonville, FL 32256-3088 application #210579-1. The project is located in Duval County, Section null, Township 3 South, Range 26 East, and includes 5.74-acres. The Environmental Resource Permit application is for the construction of a multi-family residential development consisting of townhomes, associated infrastructure, and two interconnected wet detention ponds, for a project known as Collins Road Townhomes. The receiving waterbody is Ortega River.

Duval County School District, 1701 Prudential Dr, Jacksonville, FL 32207-8152 Application #38853-3. The project is located in Duval County, Section 27, Township 1 North, Range 27 East, and includes 23.78 acres. The Environmental Resource Permit application is for the construction of a stormwater management system to accommodate an elementary school in accordance with the plans received by the District on April 8, 2024, for a project known as Louis Sheffield Elementary School. The receiving waterbody is Caney Branch.

MMI Holdings, LLC, 10200 Eastport Rd, Jacksonville, FL 32218-2229 application #92521-2. The project is located in Duval County, Section 46, Township 1 South, Range 27 East, and includes 1.86-acres. The Environmental Resource Permit application is for Construction and operation of a Stormwater Management System for a project known as Millennium Metals Phase III-B. The receiving waterbody is the Broward River.

SPIDA Holdings, LLC, 11070 Blasius Rd, Jacksonville, FL 32226-2338 application #94502-5. The project is located in Duval County, Sections 37 and 39, Township 1 South, Range 27 East, and includes 7.606-acres. The Environmental Resource Permit application is for The property has had an ownership change. The applicant for the permit (SCT Ventures, Inc.) did not complete the improvements in the permit unbeknownst to the new and current owner (SPIDA Holdings, LLC). SPIDA would like to extend the permit to determine what work needs to be done and to select a contractor to complete the work, for a project known as Blasius Island Industrial - Transfer of Ownership and 5-year Extension. The receiving waterbody is Terrapin Creek.

Avenues Psychiatric Solutions, LLC, 10175 Fortune Pkwy, Unit 206, Jacksonville, FL 32256-6748 application #99313-3. The project is located in Duval County, Section 1, Township 4 South, Range 27 East, and includes 0.9-acres. The Environmental Resource Permit application is for the construction of an office building and associated infrastructure for a project known as Fortune Office Building. The receiving waterbody is Julington 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](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 April 19, 2024.**