



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
TAMPA REGULATORY OFFICE
P.O. BOX 19247
TAMPA, FLORIDA 33686-9247

Regulatory Division
South Permits Branch
West Permits Section
Tampa Regulatory Office

PUBLIC NOTICE

Permit Application No. SAJ-2004-5967 (IP-MGH)

OCT 07 2004

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act:

APPLICANT: Pulte Home Corporation
9148 Bonita Beach Road, Suite 102
Bonita Springs, Florida 34135

WATERWAY & LOCATION: The project site involves freshwater forested and herbaceous wetlands within the Catfish Creek Watershed within the Sarasota Bay Drainage Basin. The project is located on the south side of Sawyer Loop Road East in Sections 14 and 23, Township 37 South, Range 18 East, Sarasota County, Florida.

DIRECTIONS TO SITE: From Interstate 75 take the Clark Road exit (Exit number 205) and travel west for approximately two (2) miles; turn left on Sawyer Loop Road, follow Sawyer Loop Road to the intersection with railroad right-of-way, the parcel is to the south and east of the intersection.

LATITUDE & LONGITUDE: Latitude 27°15'21" N, Longitude 81°59'36" W

PROJECT PURPOSE:

Basic: To construct a housing development.
Overall: To construct a multi-family residential development to serve Sarasota County, Florida.

EXISTING CONDITIONS: The project site is located within the Palmer Ranch Development of Regional Impact which was issued by Department of the Army (DA) Permit # SAJ-1992-1955 and expired on February 22, 2004. The 40-acre project site consists of 10.73 acres of jurisdictional wetlands and 29.27 acres of uplands. The project site was previously utilized

for grazing cattle. The 10.73 acres of wetlands consists of 10.43 acres of freshwater marsh (FLUCCS 641) and 0.30 acres of canals/ditches (FLUCCS 513).

PROPOSED WORK: The applicant is proposing to construct a 184 lot multi-family residential development for the project known as "Ventura on Palmer Ranch". The applicant proposes to discharge fill material into 0.36 acres of wetlands and 0.09 acres of other waters. In addition, the applicant proposes to impact 0.12 acres of a mitigation area associated with the construction of the Palmer Park of Commerce. The 0.12 acres of impact is to provide access from Sawyer Loop Road to align with the existing access into the commercial development on the north side of the roadway.

As compensatory mitigation for the 0.56 acres of impacts, the applicant proposes on-site mitigation by creating 1.04 acres of wetlands. The 1.04 acres of created wetlands would consist of the following 0.18 acres identified as Mitigation Area 1, 0.19 acres identified as Mitigation Area 2, and 0.67 acres identified as Mitigation Area 3. The 1.04 acres of created wetlands would be herbaceous systems with mulch proposed to be taken from the impact areas and laid approximately 6" deep in the mitigation areas in lieu of plantings. Supplemental plantings would be added as needed where the mulch does not provide the coverage necessary. The applicant performed a Wetland Rapid Assessment Procedure (WRAP) and indicated a total loss at 0.571 units. The proposed mitigation has been assessed for a total lift score of 0.74 units, indicating a net lift of wetland function. Details of the compensation plan including a wetland functional analysis and adequacy of the compensation plan have not been finalized.

THREATENED AND ENDANGERED SPECIES: A threatened and endangered species survey was conducted on the project site. No federally listed threatened and endangered species were found; however, an active bald eagle nest (SA-10C) is known to occur southeast of the subject parcel. A small portion of the subject parcel occurs within the secondary protection zone. The applicant indicated that portions of the proposed project are located within the secondary protection zone of the nest. In addition, the applicant indicated that the proposed project would be constructed in accordance with the Management Plan for the nest. Based upon this information, the Corps of Engineers has made a preliminary determination that the project may affect, but is not likely to adversely

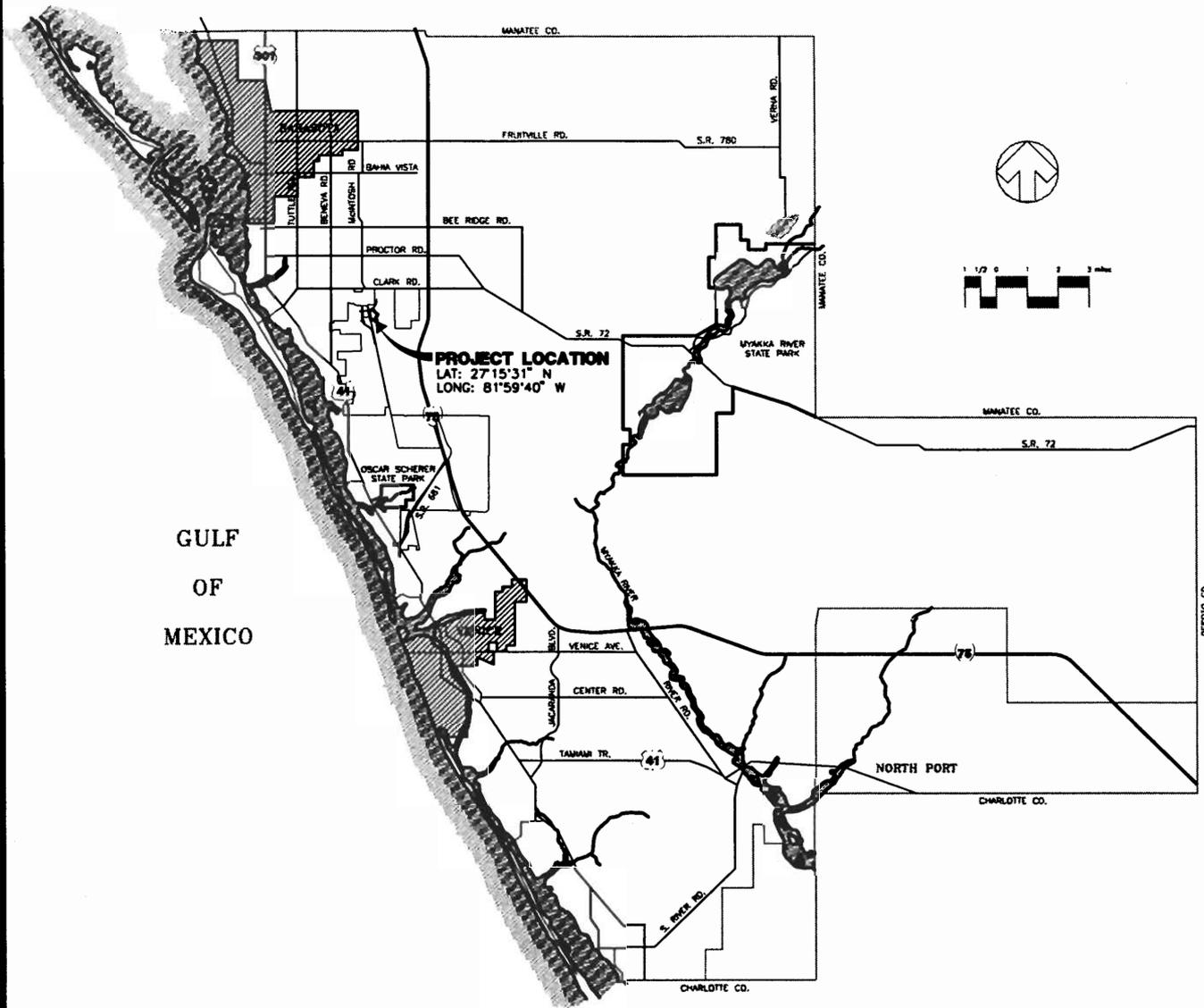
affect the bald eagle (*Haliaeetus leucocephalus*). By separate letter, the determination will be coordinated with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act. The Corps of Engineers is unaware of any other endangered or threatened species concerns within or near the project area.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified. The Corps of Engineers has verified the wetland jurisdictional boundary.

AUTHORIZATION FROM OTHER AGENCIES: The Southwest Florida Water Management District (SWFWMD) is processing an application for this project. The SWFWMD application number is 43001293.073.

Comments regarding the application should be submitted in writing to the District Engineer at the U.S. Army Corps of Engineers; Tampa Regulatory Office; Post Office Box 19247, Tampa, Florida 33686 within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Ms. Mindy Hogan at the Tampa Regulatory Office, telephone 813-840-2908 or by e-mail Melinda.G.Hogan@saj02.usace.army.mil.



GULF
OF
MEXICO

PROJECT LOCATION
LAT: 27°15'31" N
LONG: 81°59'40" W

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LOCATION MAP

PROJECT: PALMER RANCH (PARCEL B9) ACOE
CLIENT: PULTE HOME CORPORATION

Scott McKenna 9-1-04



Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

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D. SCOTT McKENNA, P.E.
FLORIDA CERTIFICATE NO. 51435

SCALE:	AS SHOWN	DATE:	AUGUST 2004
SEC:	14.23	TWP:	37S
		RGE:	18E
PROJECT NO.	S2338-132-103		INDEX NO:
DRWN BY/EMP NO.	RCR/1673		SHEET NO:
			1

Approximate Property Boundary - +/- 40.0 Acres



0 300 600 Feet

Image: 2002 Aerials Express, Inc.
1 inch equals 300 feet

Sec. 14 & 23 Twp. 37S Rng 18E
Preparation Date: 9 Sept., 2004
Revision Date:
Project Number: 6032-003-w75

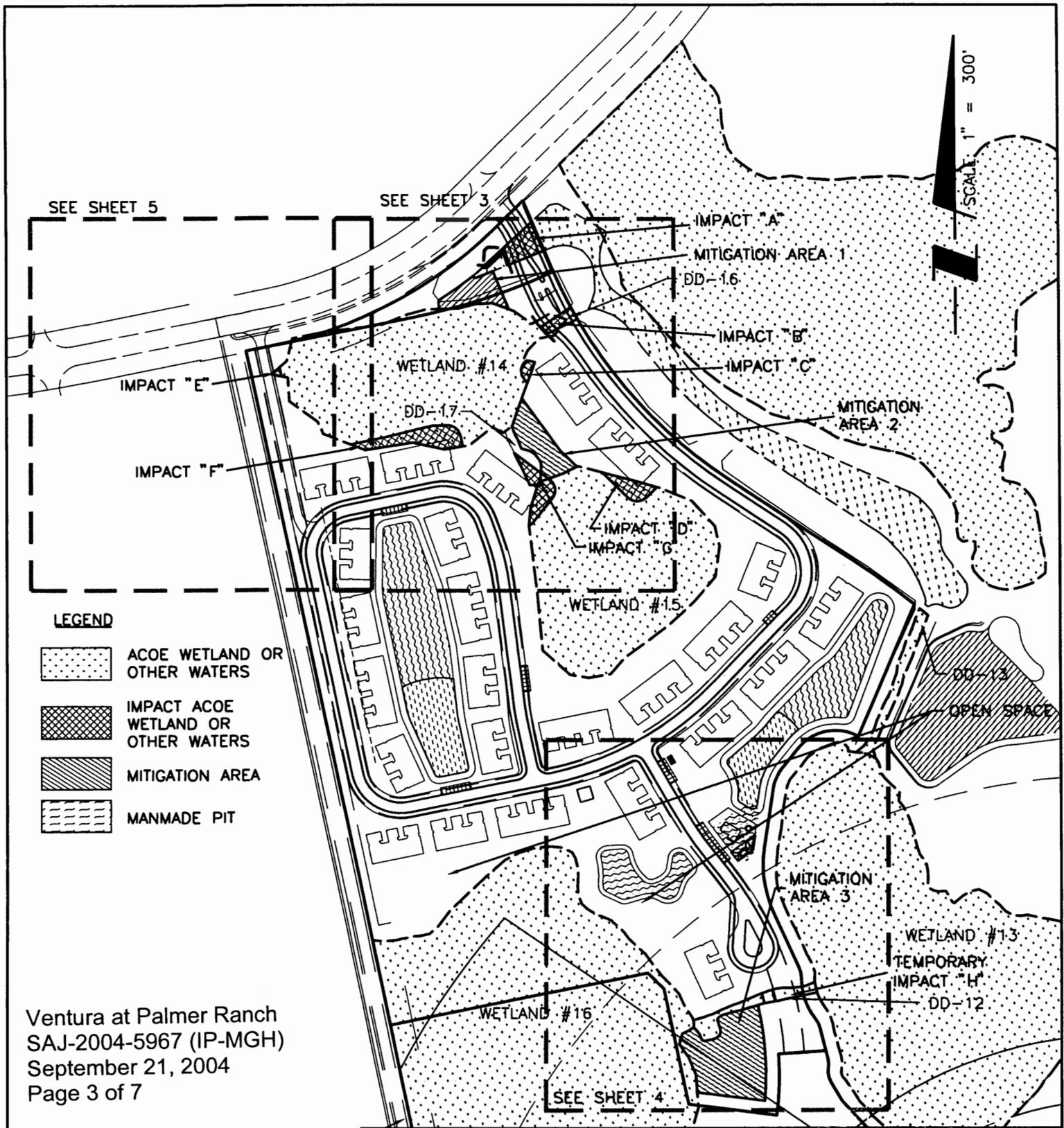
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SAJ-2004-5967 (IP-MGH)
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Ventura on Palmer Ranch
Sarasota County, Florida
Aerial Map

Biological Research Associates

22 Sarasota Center Boulevard
Sarasota, Florida 34240
(941)378-0660 FAX:(941)378-0787
www.biologicalresearch.com





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 SAJ-2004-5967 (IP-MGH)
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SITE MAP

PROJECT: PALMER RANCH (PARCEL B9) ACOE

CLIENT: PULTE HOME CORPORATION

Scott M 9-1-04

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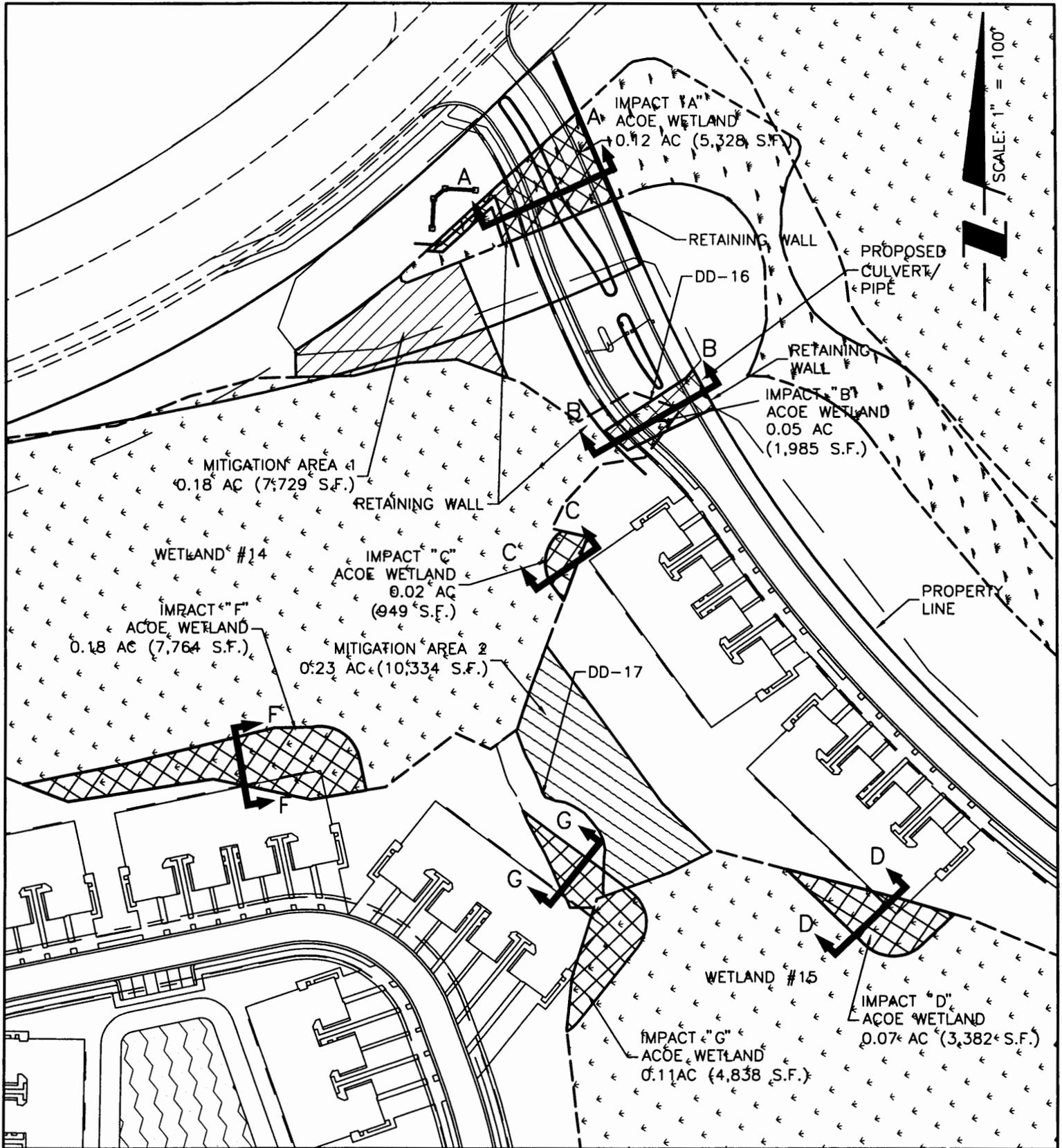
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SCALE:	AS SHOWN	DATE:	AUGUST 2004
SEC:	TWP: 14.23	RGE:	37S 18E
PROJECT NO:	S2338-132-103	INDEX NO:	A-S2338-132-103001
DRWN BY/EMP NO:	RCR/1673	SHEET NO:	2



PROJECT: PALMER RANCH (PARCEL B9) ACOE

CLIENT: PULTE HOME CORPORATION

Scott McKenna 9-1-04

Ventura at Palmer Ranch
SAJ-2004-5967 (IP-MGH)
September 21, 2004
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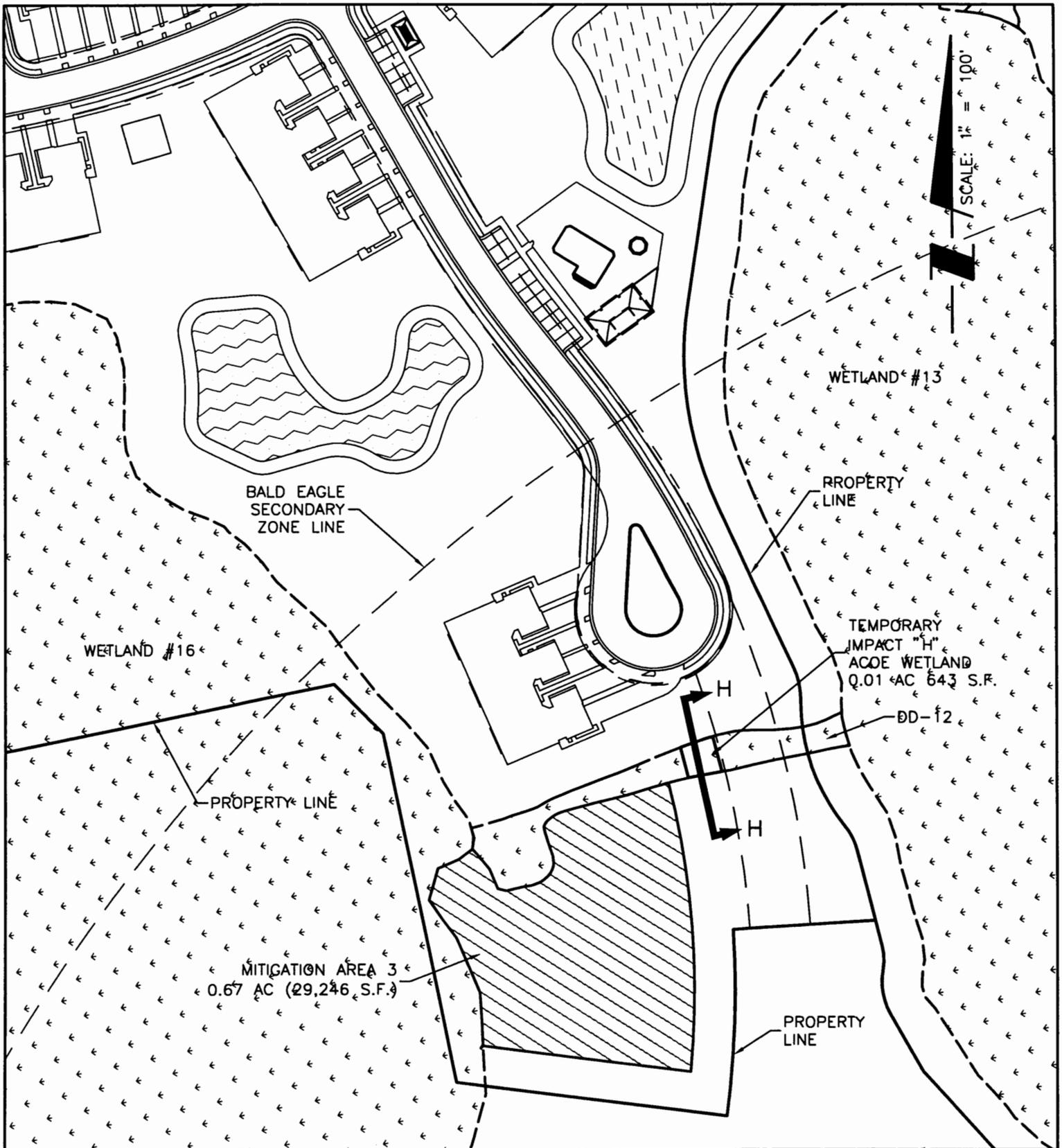
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SCALE:	AS SHOWN	DATE:	AUGUST 2004
SEC:	TWP: 14,23	RGE: 37S	REV NO:
PROJECT NO:	S2338-132-103	INDEX NO:	A-S2338-132-103003
DRWN BY/EMP NO:	RCR/1673	SHEET NO:	3



PROJECT: PALMER RANCH (PARCEL B9) ACOE

CLIENT: PULTE HOME CORPORATION

Scott 9-7-04

Ventura at Palmer Ranch
SAJ-2004-5967 (IP-MGH)
September 21, 2004
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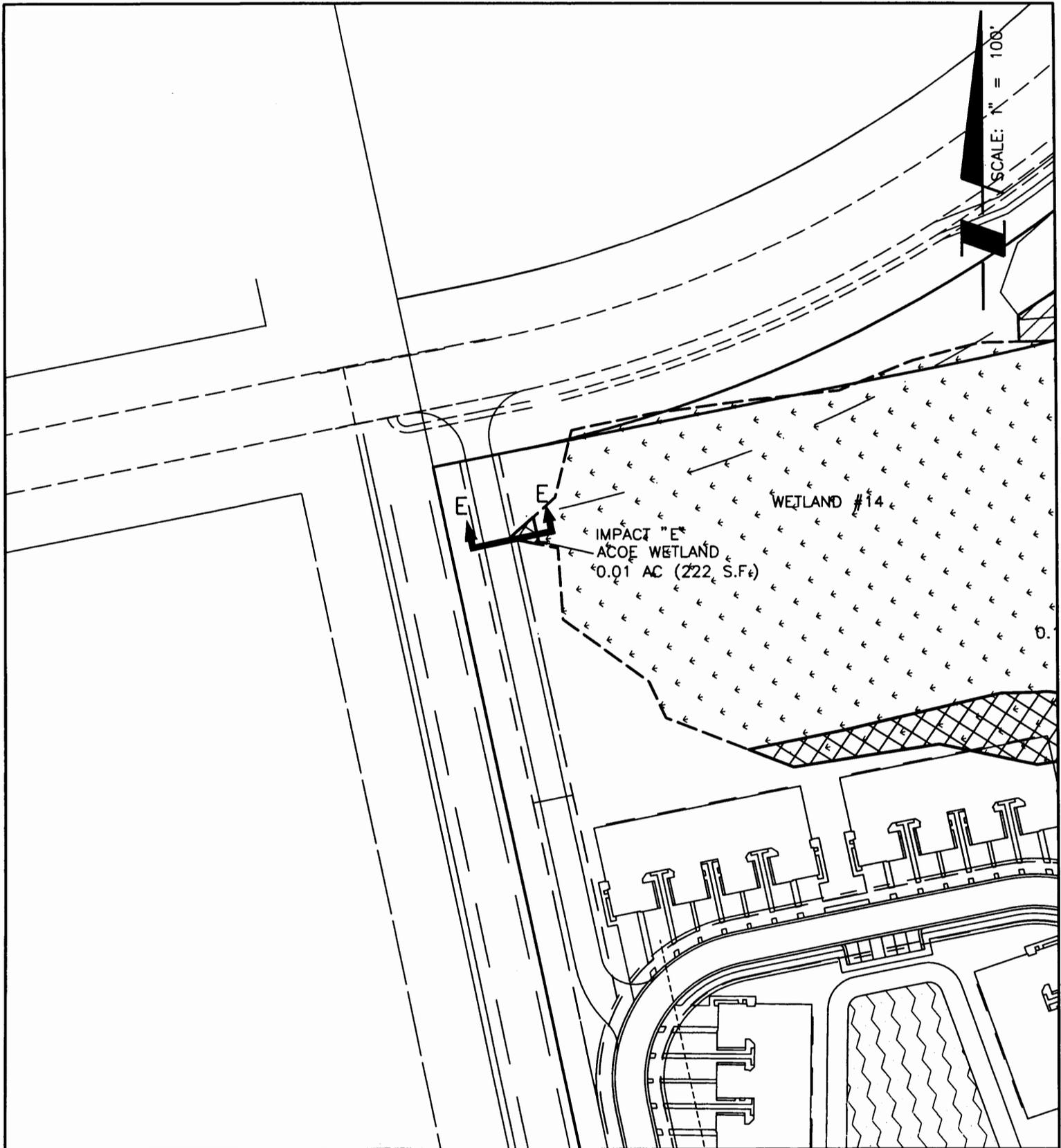
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SCALE:	AS SHOWN	DATE:	AUGUST 2004
SEC:	14.23	TWP:	37S
		RGE:	18E
PROJECT NO.	S2338-132-103		INDEX NO:
DRWN BY/EMP NO.	RCR/1673		A-S2338-132-103004
			SHEET NO:
			4



PROJECT: PALMER RANCH (PARCEL B9) ACOE

CLIENT: PULTE HOME CORPORATION

Scott Miller 9-1-04

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FLORIDA CERTIFICATE NO. 51435

SCALE:	AS SHOWN	DATE:	AUGUST 2004
SEC:	TWP: 14.23	RGE: 37S	REV NO:
PROJECT NO.	S2338-132-103		INDEX NO:
DRWN BY/EMP NO.	RCR/1673		SHEET NO:
			5

IMPACT TABLE ACOE WETLANDS AND OTHER WATERS	FILL VOLUMES
IMPACT "A" 0.12 AC (5,328 S.F.)	327 C.Y.
IMPACT "B" 0.05 AC (1,985 S.F.)	75 C.Y.
IMPACT "C" 0.02 AC (949 S.F.)	7 C.Y.
IMPACT "D" 0.07 AC (3,382 S.F.)	16 C.Y.
IMPACT "E" 0.01 AC (222 S.F.)	2 C.Y.
IMPACT "F" 0.18 AC (7,764 S.F.)	158 C.Y.
IMPACT "G" 0.11 AC (4,838 S.F.)	5 C.Y.
TOTAL IMPACT 24,468 S.F. 0.56 AC.	TOTAL FILL 695 C.Y.

MITIGATION AREAS
MITIGATION AREA 1 0.18 AC
MITIGATION AREA 2 0.23 AC
MITIGATION AREA 3 0.67 AC
TOTAL MITIGATION = 1.08 AC

TEMPORARY IMPACT TABLE ACOE WETLANDS AND OTHER WATERS	FILL VOLUMES
TEMPORARY IMPACT "H" 0.01 AC (644 S.F.)	6 C.Y.

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PROJECT: PALMER RANCH (PARCEL B9) ACOE

CLIENT: PULTE HOME CORPORATION

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D. SCOTT McKENNA, P.E.
FLORIDA CERTIFICATE NO. 51435

SCALE:	AS SHOWN	DATE:	NOVEMBER 2003
SEC:	TWP:	RGE:	REV NO:
14,23	37S	18E	
PROJECT NO.	INDEX NO:		
S2338-132-103	A-S2338-132-103013		
DRWN BY/EMP NO.	SHEET NO:		
RCR/1673	14		

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

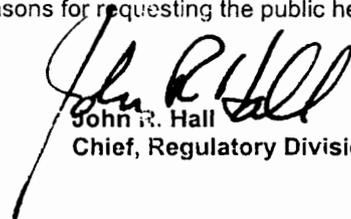
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.


John R. Hall
Chief, Regulatory Division