



**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
P.O. BOX 19247  
TAMPA, FL 33686-9247

REPLY TO  
ATTENTION OF

Tampa Regulatory Office

**PUBLIC NOTICE**

Permit Application No. SAJ-2004-7128 (IP-CJW) **OCT 5 2004**

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below.

APPLICANT: Hillsborough County Associates II, LLLP  
Hillsborough County Associates III, LLLP  
Hillsborough County Associates IV, LLLP  
% Mr. Richard A. Costello, Vice President  
1401 University Drive, Suite 200  
Coral Springs, Florida 33071

WATERWAY & LOCATION: The project site involves freshwater forested and herbaceous wetlands within the Bullfrog Creek and Dug Creek Basins. The proposed project is identified as Valencia Lakes. The project is located east of US 301, south of Bill Tucker Road, west of West Lake Drive, and north of SR 674, in Sections 5 & 8, Township 32 South, Range 20 East, and Section 32, Township 31 South, Range 20 East, Hillsborough County, Florida.

DIRECTIONS TO SITE: Take US 301 south from Tampa; Site is on the east side of the highway between Bill Tucker Road on the north and SR 674 on the south.

LATITUDE & LONGITUDE: Latitude 27° 44' 04.3" North  
Longitude 82° 19' 56.9" West

PROJECT PURPOSE:

Basic: Construction of a residential community.

Overall: To develop a DRI-approved site into a residential community with related and appropriate infrastructure designed to serve active adult and single-family home buyers in the southern Hillsborough County area and to do so in a manner that is consistent with the development order from Hillsborough County.

PROPOSED WORK: The applicant proposes to construct a residential development known as Valencia Lakes, an approved Development of Regional Impact (DRI) originally under the name of DG Farms in southern Hillsborough County, Florida. The applicant proposes to discharge fill material into approximately 0.17 acre of wetlands and 28.52 acres of agriculture drainage ditches. The project will be undertaken consistent with the Development Order from Hillsborough County and is comprised of active adult and single-family residential housing, roads, recreational facilities, and surface water managements systems.

PROPOSED MITIGATION: The applicant has offered the following compensatory mitigation for consideration if it is determined that issuance of a permit is appropriate. As mitigation for the proposed 0.17 acre of wetland impacts, the applicant proposes to enhance through hydrologic restoration approximately 154.54 acres of wetland habitats and to preserve by conservation easement approximately 172.25 acres of wetland habitats. The hydrologic restoration will be accomplished by filling the large and very deep ditches that surround the wetland habitats within the project site. This will re-establish the historic localized drainage basin to flow into the wetlands and re-establish their historic hydroperiods. The majority of wetlands will also be re-connected via vegetated corridors and/or surface water conveyances. Although some wetlands may become isolated from other waters in order to re-establish a beneficial hydroperiod, all wetlands will remain under the regulatory authority of the Corps through specific conditions of the permit and by being a party of record in the conservation easement. Vegetated buffers between the construction limits and the preserved wetlands are at least 15 feet in width and range up to several hundred feet in width between certain preserved wetlands.

SITE CONDITIONS: The total land area for the DG Farms DRI consists of approximately 1385 acres of contiguous land. The applicant purchased approximately 1293 acres of the DRI property for the Valencia Lakes project, with the previous owner selling or retaining approximately 92 acres of commercial/retail property (SW corner of site sold to Wal-Mart; NE corner of US 301 and future 19<sup>th</sup> Avenue NE Extension retained). Neither of these two areas is within the limits of the applicant's property or development plans. In addition there are approximately 68.5 acres of land in the southeast corner of the site that is required by the County's Development Order to be deeded over at some future time to the County for school/park development. This area is not part of the applicant's project, and the applicant is not seeking authorization to develop this area. The total land area within the Valencia Lakes residential development project is approximately 1224 acres (excluding the future County school/park area) of which approximately 155 acres are jurisdictional wetlands, 12 acres are isolated, non-jurisdictional wetlands, 12 acres are agriculture/irrigation ponds, 29 acres are agriculture drainage ditches and 1016 acres are uplands. Jurisdictional areas consist of cypress swamps (FLUCFCS 621), freshwater marshes (FLUCFCS 641), agriculture/irrigation ponds (FLUCFCS 530) and ditches (FLUCFCS 510). Non-jurisdictional wetlands consist of wetland coniferous forests (FLUCFCS 620), cypress swamps (FLUCFCS 621), freshwater marshes (FLUCFCS 641), and agriculture/irrigation ponds (FLUCFCS 530).

ENDANGERED SPECIES: Information provided by the applicant indicates that the project contains gopher tortoise (*Gopherus polyphemus*). The applicant found less than ten burrows in a small area adjacent to the future school/park site. Gopher tortoise burrows are considered suitable habitat and are often used by commensal species, such as the federal threatened eastern indigo snake (*Drymarchon corais couperi*). The applicant has indicated a willingness to implement the "STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE". Given the size of the total project, the relatively small area of potential habitat for the eastern indigo snake, and the applicant's willingness to implement the "STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE", the Corps has determined that the project may affect, but is not likely to adversely affect, the federally threatened eastern indigo snake and its related habitats and is currently requesting consultation as defined under Section 7 of the Endangered Species Act (ESA) with the FWS.

Although not observed by the applicant during its wildlife surveys, suitable habitat for the federally endangered wood stork (*Mycteria americana*) does exist on the site. Given the overall size of the project and suitable wood stork habitat located within the project, the Corps has determined that the project may affect, but is not likely to adversely affect, the wood stork and its related habitats and is currently requesting consultation as defined under Section 7 of the ESA with the FWS. Based upon the applicant's proposal to provide wetland enhancement as mitigation that will improve potential wood stork habitat on the site, the Corps is further assured that the project will not adversely affect the wood stork and its related habitats.

Information provided by the applicant indicates that Florida scrub jay (*Aphelocoma coerulescens*) does not exist on the site. Therefore, the Corps has determined that the project is not likely to adversely affect, the federally threatened Florida scrub jay and its related habitats.

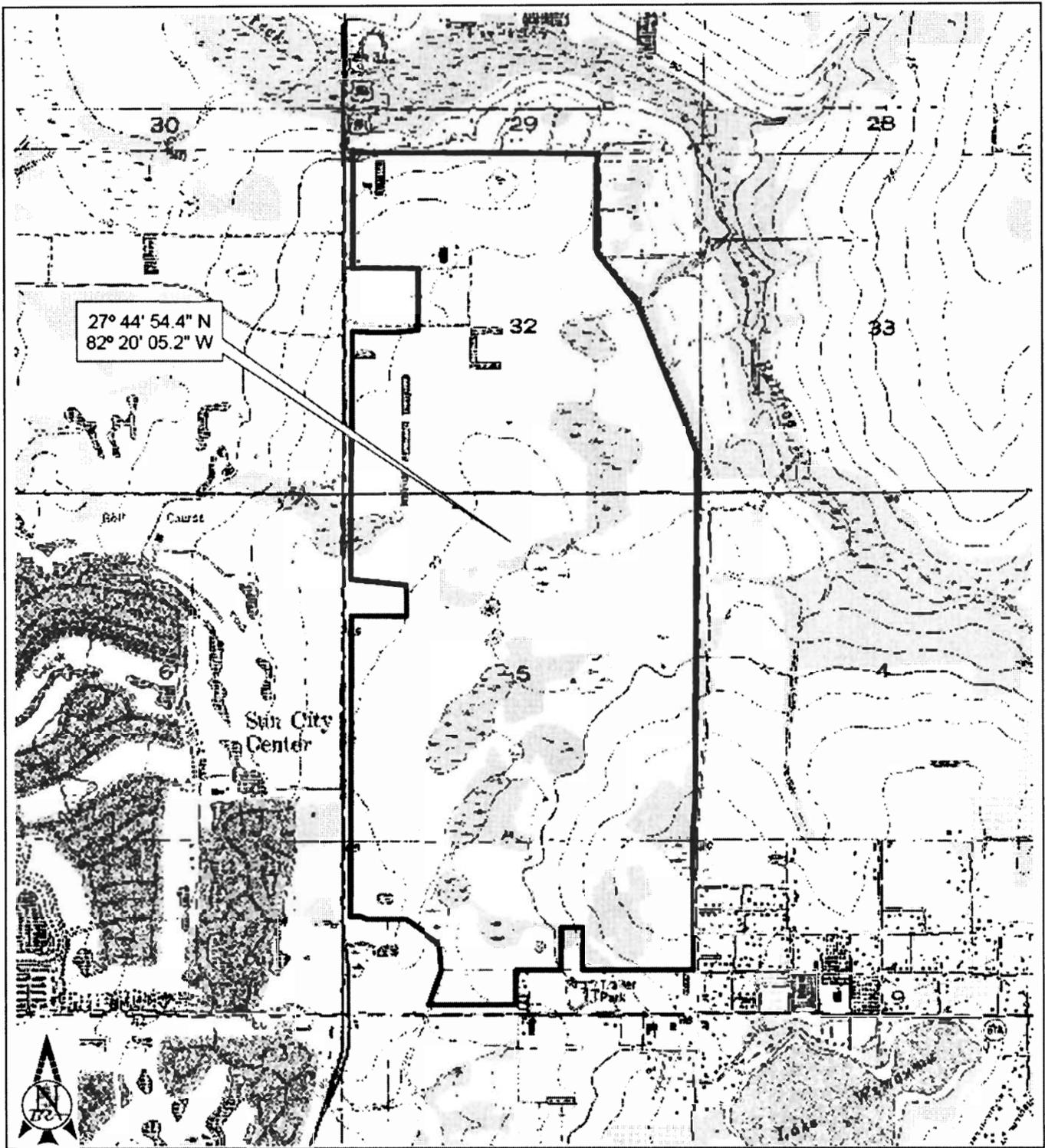
The Corps is not aware of any other threatened or endangered species or related habitats within the project. Therefore, the Corps has determined that the project will not affect any other threatened or endangered species or their related habitats not discussed.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified.

AUTHORIZATION FROM OTHER AGENCIES: A State Water Quality Certification/Permit will be required for this project. The Southwest Florida Water Management District (SWFWMD) will be processing an application for this project once application is made. Therefore, there is currently no State application number.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Ms. Cynthia Wood of this office either by letter at the letterhead address, by telephone at 813-840-2908, extension 247, by e-mail at [cynthia.j.wood@saj02.usace.army.mil](mailto:cynthia.j.wood@saj02.usace.army.mil), or by fax at 813-840-2123.



27° 44' 54.4" N  
82° 20' 05.2" W

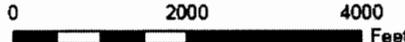


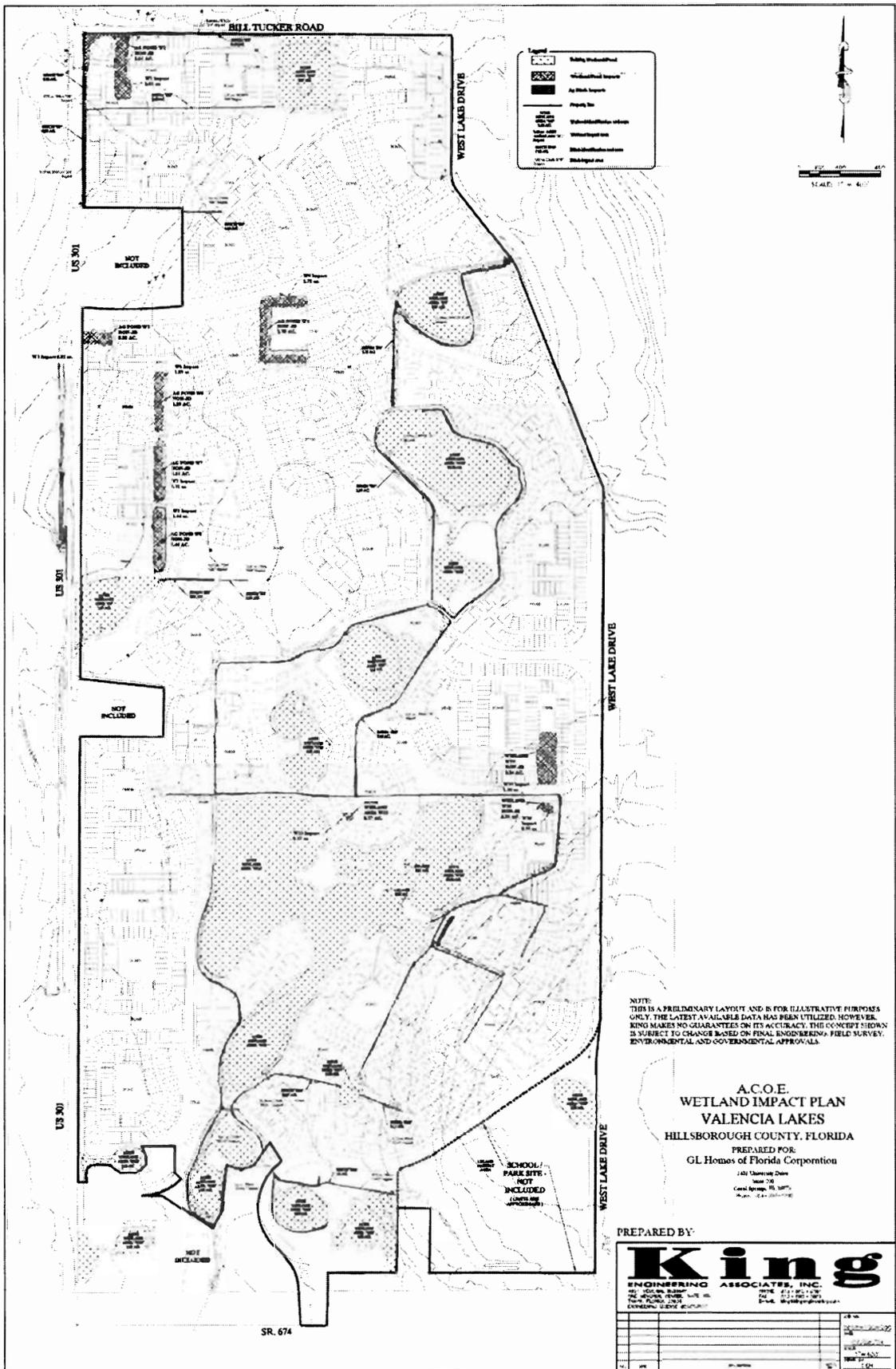
Image: USGS DOQQ; Wimauma  
1 inch equals 2000 feet

Preparation Date: 24 Sept. 2004	Revision Date:	Project Number: 2707-002
Project Manager: TLN	GIS Operator: LBS	GIS QA/QC:
ArchiMap Name: quad0811.mxd	Proj File: quad0811.pdf	

**Valencia Lakes**  
**Hillsborough County, Florida**  
**Vicinity Map**

**Biological Research Associates**  
3910 US Highway 301N  
Suite 180  
Tampa, Florida 33619  
813-664-4500 FAX: 813-664-0440  
www.biologresearch.com

Permit # SAJ-2004-7128 (IP-CJW)  
Applicant: Hillsborough County Associates II, III & IV, LLLPs  
Date: 24 September 2004  
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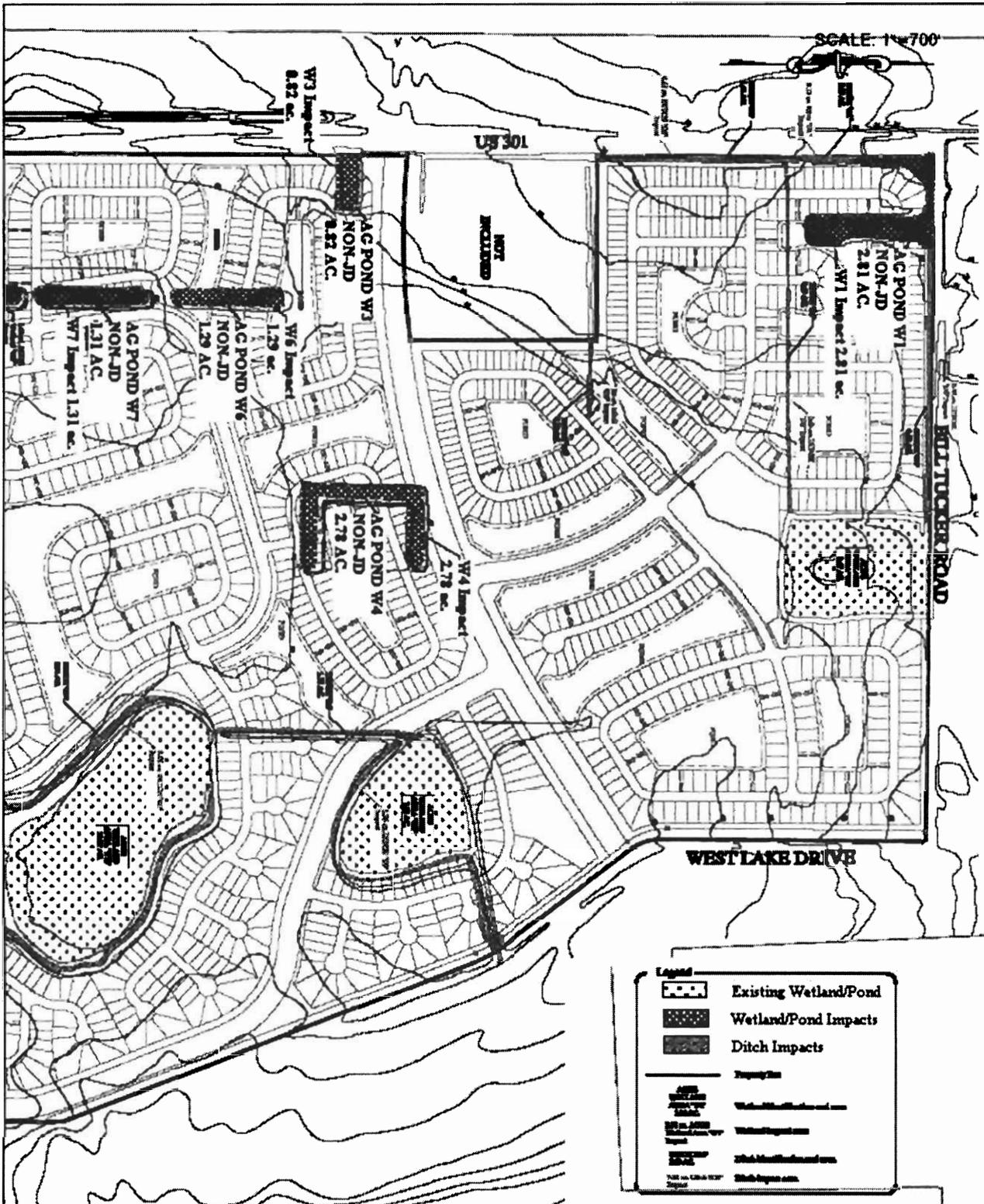
Permit # SAJ-2004-7128(IP-CJW)  
 Applicant: Hillsborough County Associates II, III & IV, LLLPs  
 Date: 24 September 2004  
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**A.C.O.E.**  
**WETLAND IMPACT PLAN**  
**VALENCIA LAKES**  
**HILLSBOROUGH COUNTY, FLORIDA**  
 PREPARED FOR:  
**GL Homes of Florida Corporation**  
 140 University Drive  
 Suite 200  
 Coral Springs, FL 33067  
 Phone: 954-350-1100

PREPARED BY:

King

**ENGINEERING ASSOCIATES, INC.**  
 4000 W. BOYD BLVD. SUITE 100  
 TAMPA, FLORIDA 33609  
 PHONE: 813-973-1300  
 FAX: 813-973-1301  
 WWW.KINGENGINEERS.COM

PREPARED FOR: **GL HOMES OF FLORIDA**

PROJECT: **VALENCIA LAKES**

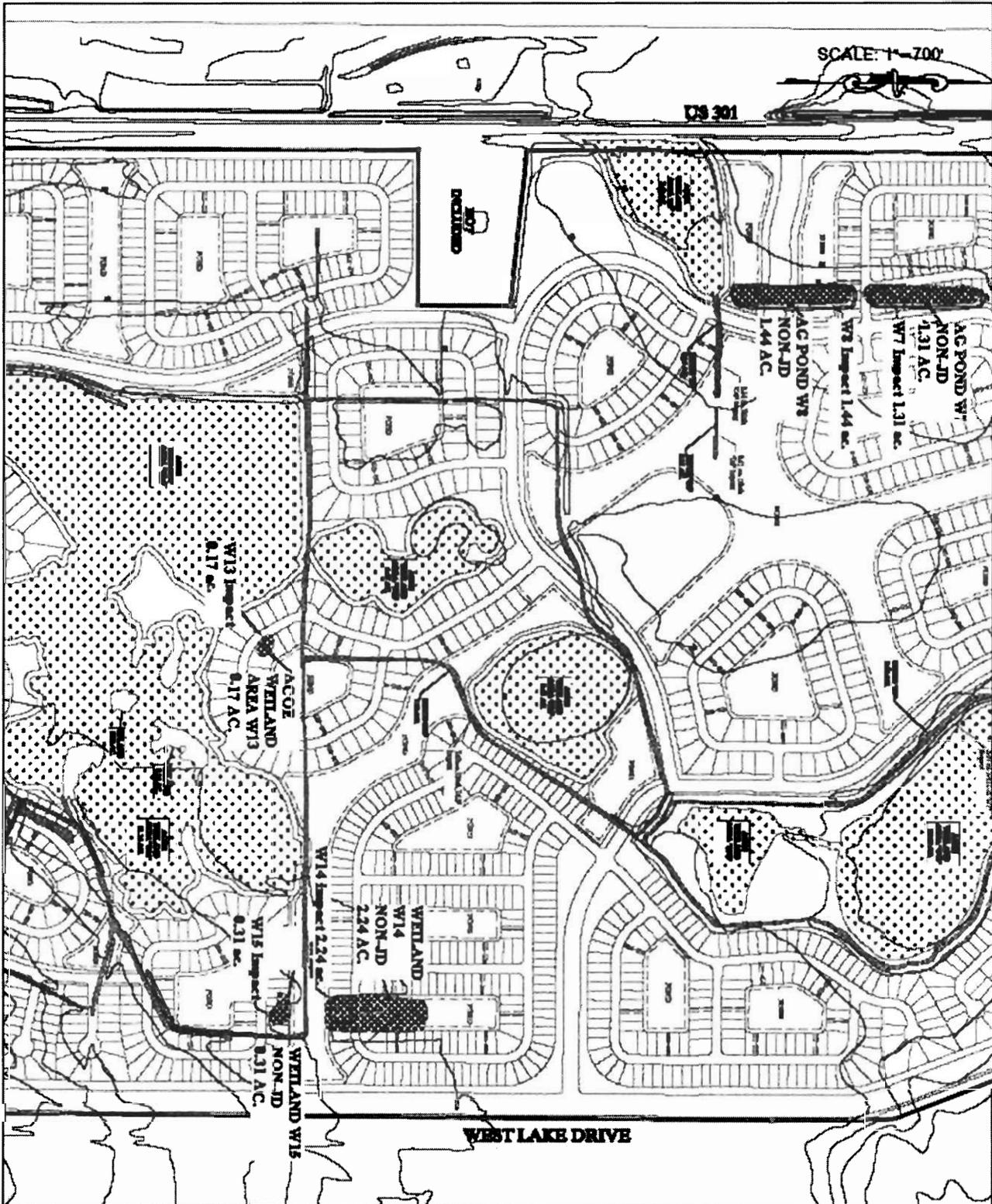
**PLAN VIEW**      DATE: 07/08/04      DRAWN BY: CEH      JOB No. 5858-100-000

**King**  
ENGINEERING ASSOCIATES, INC.

4621 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE 813-880-8881  
FAX 813-880-8882  
RING LICENSE #00003810

SHEET No. 3 of 3

Permit # SAJ-2004-7128(IP-CJW)  
Applicant: Hillsborough County Associates II, III & IV, LLLPs  
Date: 24 September 2004  
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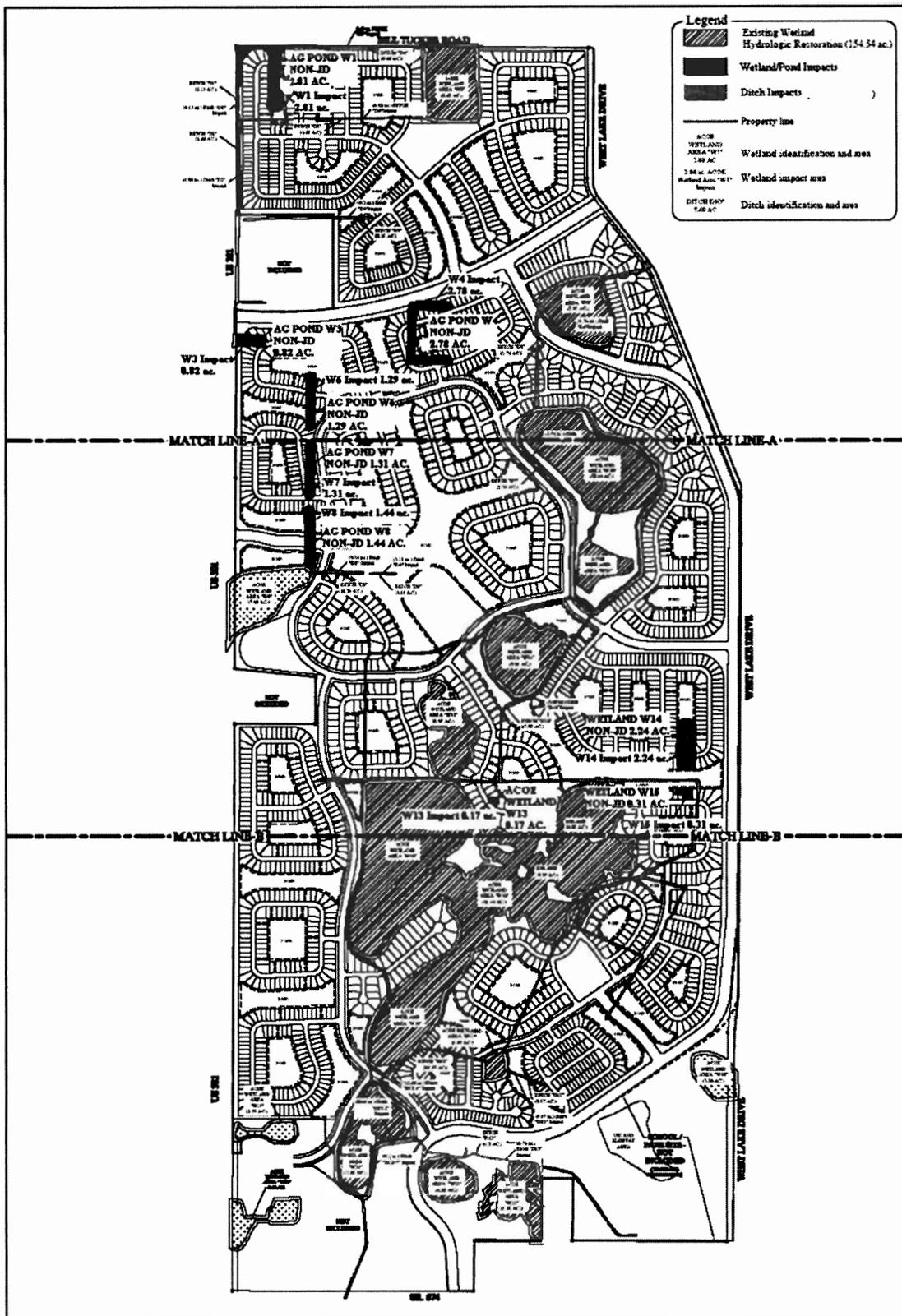
PREPARED FOR:		<b>GL HOMES OF FLORIDA</b>	
PROJECT:		<b>VALENCIA LAKES</b>	
<b>PLAN VIEW</b>	DATE: 07/08/04	DRAWN BY: CEH	JOB No. 5858-100-000

**King**  
ENGINEERING ASSOCIATES, INC.

4821 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE 813-880-8881  
FAX 813-880-8882  
KING LICENSE #00002810

SHEET No.  
2 of 3

Permit # SAJ-2004-7128(IP-CJW)  
Applicant: Hillsborough County Associates II, III & IV, LLLPs  
Date: 24 September 2004  
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COE

900 0 450 900 1 inch = 900 ft.

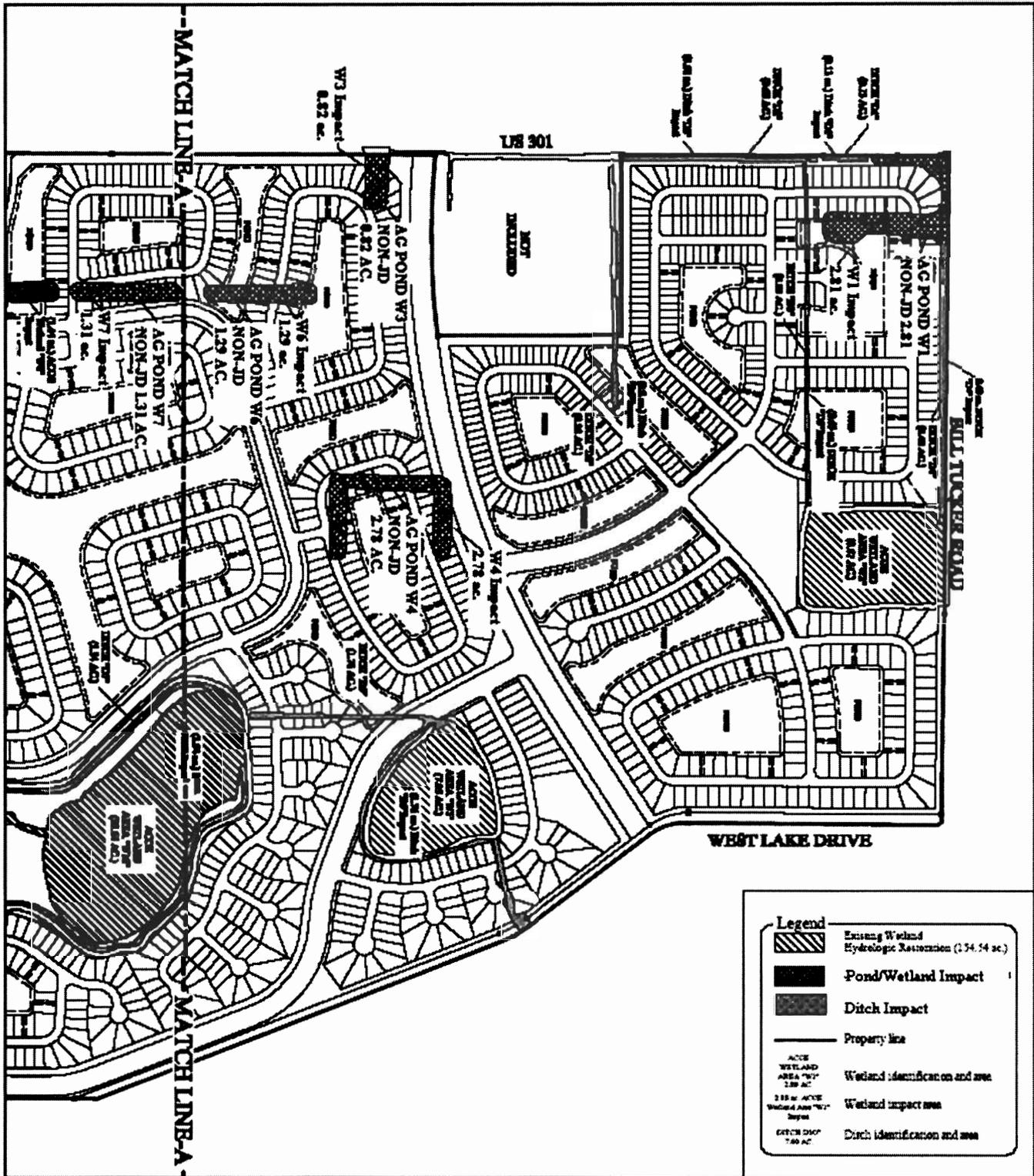
SH-1

	Preparation Date	07-22-04
	Project Manager	TLN
	Prepared by	JMB
	Checked by	JMB

Valencia Lakes (f.k.a. DG Farms)  
Wetland Hydrologic Restoration Plan  
HILLSBOROUGH COUNTY, FLORIDA

**Biological Research Associates**  
3615 US HIGHWAY 901 N.  
SUITE 110  
TAMPA, FLORIDA 33619  
(813) 889-7505 FAX (813) 889-0440  
www.bioresearchassociates.com

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Date: 24 September 2004  
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COE

700 0 350 700 1 inch = 700 ft.

SH-1a

	Preparation Date 07/22/04	Revision Date
	Project Manager TLN	CAD QA/QC
	Project # 6707-002-671	CAD Operator JMB

*Valencia Lakes (f.k.a. DG Farms)*  
Wetland Hydrologic Restoration Plan  
HILLSBOROUGH COUNTY, FLORIDA

**Biological Research Associates**

3916 US HIGHWAY 301 N.  
SUITE 180  
TAMPA, FLORIDA 33619  
(813) 664-4500 FAX (813) 664-0440  
[www.biologicalresearch.com](http://www.biologicalresearch.com)





SCALE: 1" = 700'

US 301

ENCLOSURE

AC POND W8  
NON-JD  
1.44 AC.

AC POND W7  
NON-JD  
1.31 AC.  
W7 Impact 1.31 ac.

W13 Impact 0.17 ac.  
ACOE  
WETLAND  
AREA W13  
0.17 AC.

WETLAND  
W14  
NON-JD  
2.24 AC.

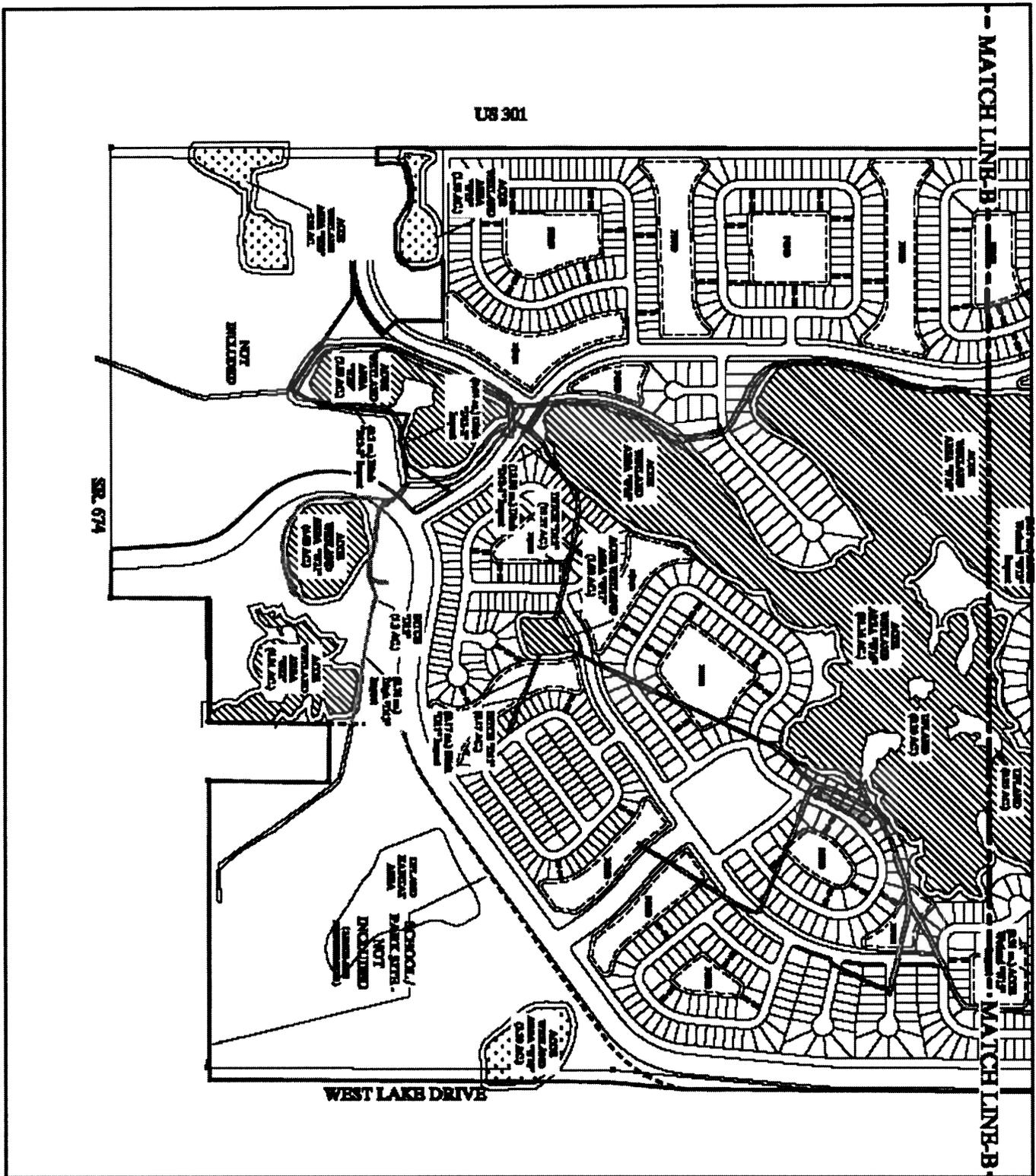
WETLAND W15  
NON-JD  
0.31 AC.

WEST LAKE DRIVE

PREPARED FOR: <b>GL HOMES OF FLORIDA</b>		 4821 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 PHONE 813-880-8881 FAX 813-880-8882 KING LICENSE #00082810	
PROJECT: <b>VALENCIA LAKES</b>			
<b>PLAN VIEW</b>	DATE: 07/08/04	DRAWN BY: CEH	JOB No. 5858-100-000

SHEET No. 2 of 3

Permit # SAJ-2004-7128(IP-CJW)  
 Applicant: Hillsborough County Associates II, III & IV, LLLPs  
 Date: 24 September 2004  
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COE

700 0 350 700 1 inch = 700 ft.

SH-1c

	Preparation Date 07/22/04	Revision Date	<b>Valencia Lakes (f.k.a. DG Farms)</b> <i>Wetland Hydrologic Restoration Plan</i> HILLSBOROUGH COUNTY, FLORIDA	<b>Biological Research Associates</b> 3916 US HIGHWAY 301 N. SUITE 180 TAMPA, FLORIDA 33619 (813) 664-4560 FAX (813) 664-6440 <a href="http://www.biologicsresearch.com">www.biologicsresearch.com</a> 
	Project Manager: TLN	CAD QA/QC		
	Project #: 6707-002-671	CAD Operator: JMB		

Permit # SAJ-2004-7128 (IP-CJW)  
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**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.

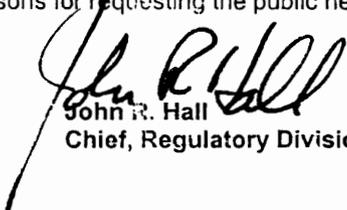
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, 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