



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
MERRITT ISLAND REGULATORY OFFICE  
2460 NORTH COURTENAY PARKWAY, SUITE 204  
MERRITT ISLAND, FLORIDA 32953

Regulatory Division  
North Branch  
Merritt Island Regulatory Office

***PUBLIC NOTICE***  
***15-Day COMMENT PERIOD***

Permit Application No. SAJ-2004-7642 (IP-EPB) **OCT 16 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 (33 U.S.C. 1344) as described below.

APPLICANT: Ed Hampden  
Tallman Development Co.  
604 S. Lake Sybelia Dr.  
Maitland, Florida 32751

WATERWAY & LOCATION: The *Triple S Townhomes* project site is located in Winter Garden, in Orange County (Section 26, Township 22 South, Range 27 East), Florida. The project area is within the St. Johns River Water Management District (SJRWMD).

Directions to the site are as follows: From SR 50 in Winter Garden, proceed south on CR 535. The project site is 0.25-mile past the Turnpike/CR 535 intersection on the west side of the road.

LATITUDE & LONGITUDE: Latitude ... 28° 32' 24" North  
Longitude... 81° 35' 23" West

PROJECT PURPOSE:

Basic: The basic project purpose is residential construction.

Overall: The overall purpose of this project is residential construction in Orange County.

PROPOSED WORK: The applicant proposes to construct 115 residential lots with associated infrastructure such as roads and stormwater management facilities. The project, as designed, proposes to impact (fill) ±0.67-acre of waters of the United States (wetlands).

EXISTING CONDITIONS: The project site is situated between CR 535 and a mixed wetland hardwood (FLUCCS 617) swamp connected with Black Lake. The onsite portion of this wetland (15.6-acres) is dominated by red maple, sweetbay, laurel oak, Chinese tallow and water oak. Groundcover includes saw palmetto, air yam, swamp fern, cinnamon fern and grapevine. The onsite upland community consists of remnant citrus grove.

ENDANGERED SPECIES: The U.S. Army Corps of Engineers has determined the proposal would have no effect on any listed threatened or endangered species or designated critical habitat.

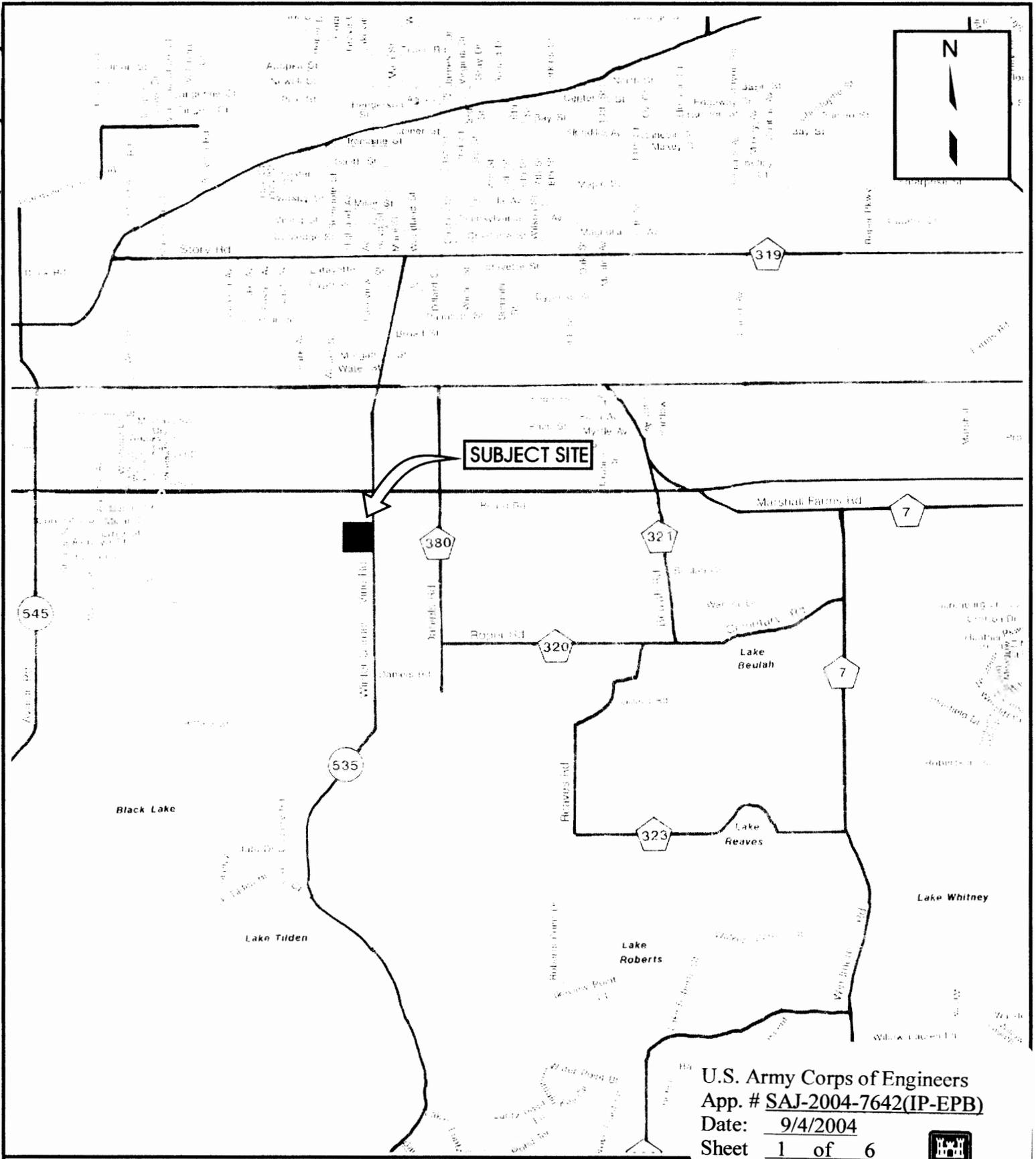
NOTE: *This public notice is being issued based on information furnished by the applicant. This information has not been verified.*

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification will be required from the Department of Environmental Protection and/or the SJRWMD.

Comments regarding this application should be submitted in writing to the District Engineer, c/o Elizabeth Bishop, within 30 days from the date of this notice:

Merritt Island Regulatory Field Office  
2460 North Courtenay Parkway  
Suite 204  
Merritt Island, Florida 32953  
email: Elizabeth.P.Bishop@saj02.usace.army.mil  
Phone: 321-453-7655, ext. 16

Mailing List  
Public Notice Number SAJ-2004-7642 (IP-EPB)



U.S. Army Corps of Engineers  
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 Date: 9/4/2004  
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**TALBOT  
 ENVIRONMENTAL  
 INC.**

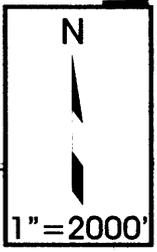
A Full Service Ecological Consulting Firm

239 Hunt Club Boulevard  
 Suite 201  
 Longwood, Florida 32779  
 Tel (407) 682-2070  
 Fax (407) 682-2090

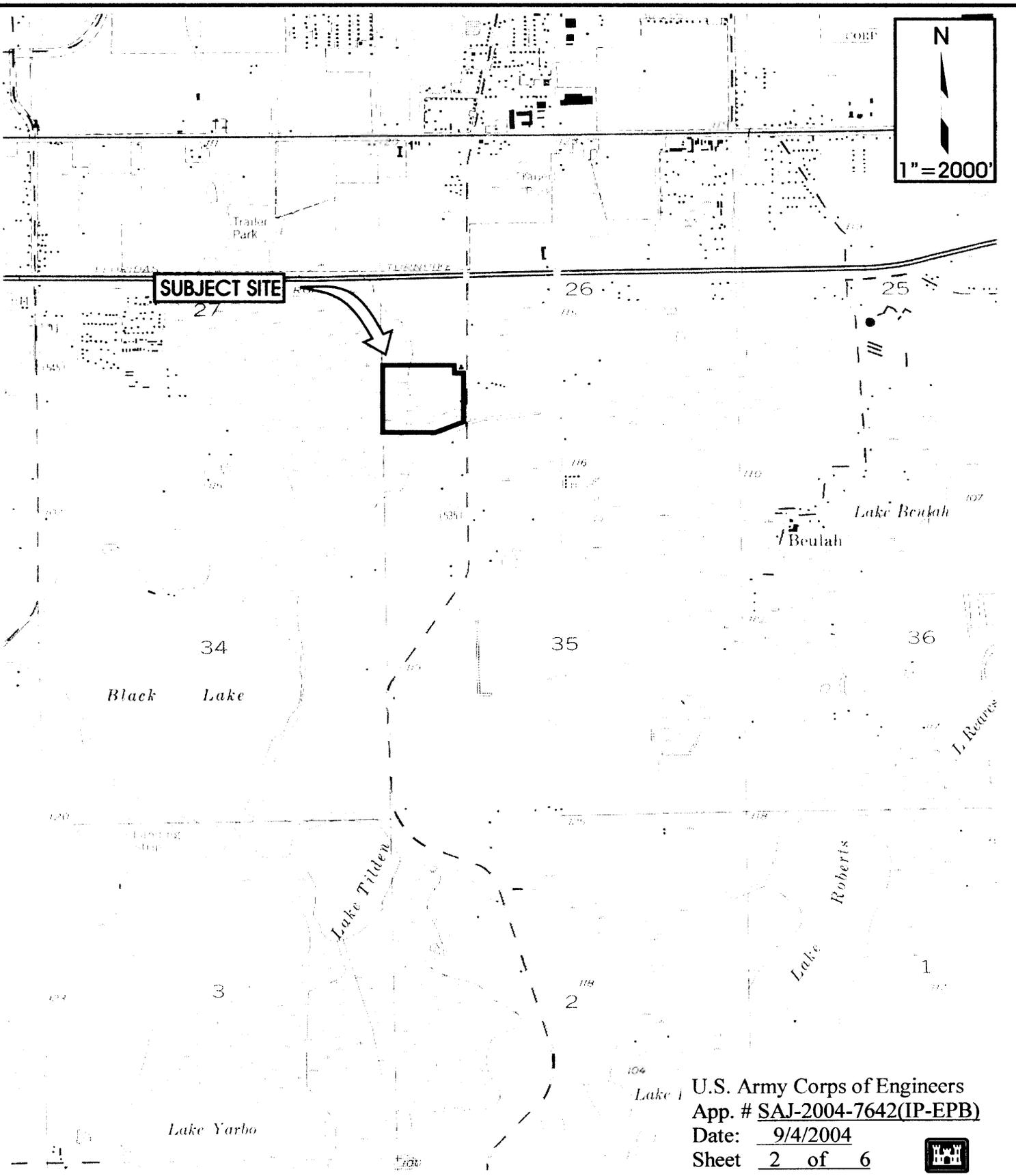
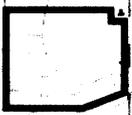
**TRIPLE S PROPERTY  
 ORANGE COUNTY, FLORIDA  
 SITE LOCATION MAP**



**FIGURE  
 1**



**SUBJECT SITE**



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**TRIPLE S PROPERTY  
ORANGE COUNTY, FLORIDA  
TOPOGRAPHIC MAP**

**FIGURE  
3**



SUBJECT SITE



**SOILS LEGEND**

<u>SYMBOL</u>	<u>NAME</u>
15	Felda fine sand, frequently flooded
20	Immokalee fine sand
22	Lochloosa fine sand
41	Samsula-Hontoon-Basinger association, depressional
54	Zolfo fine sand



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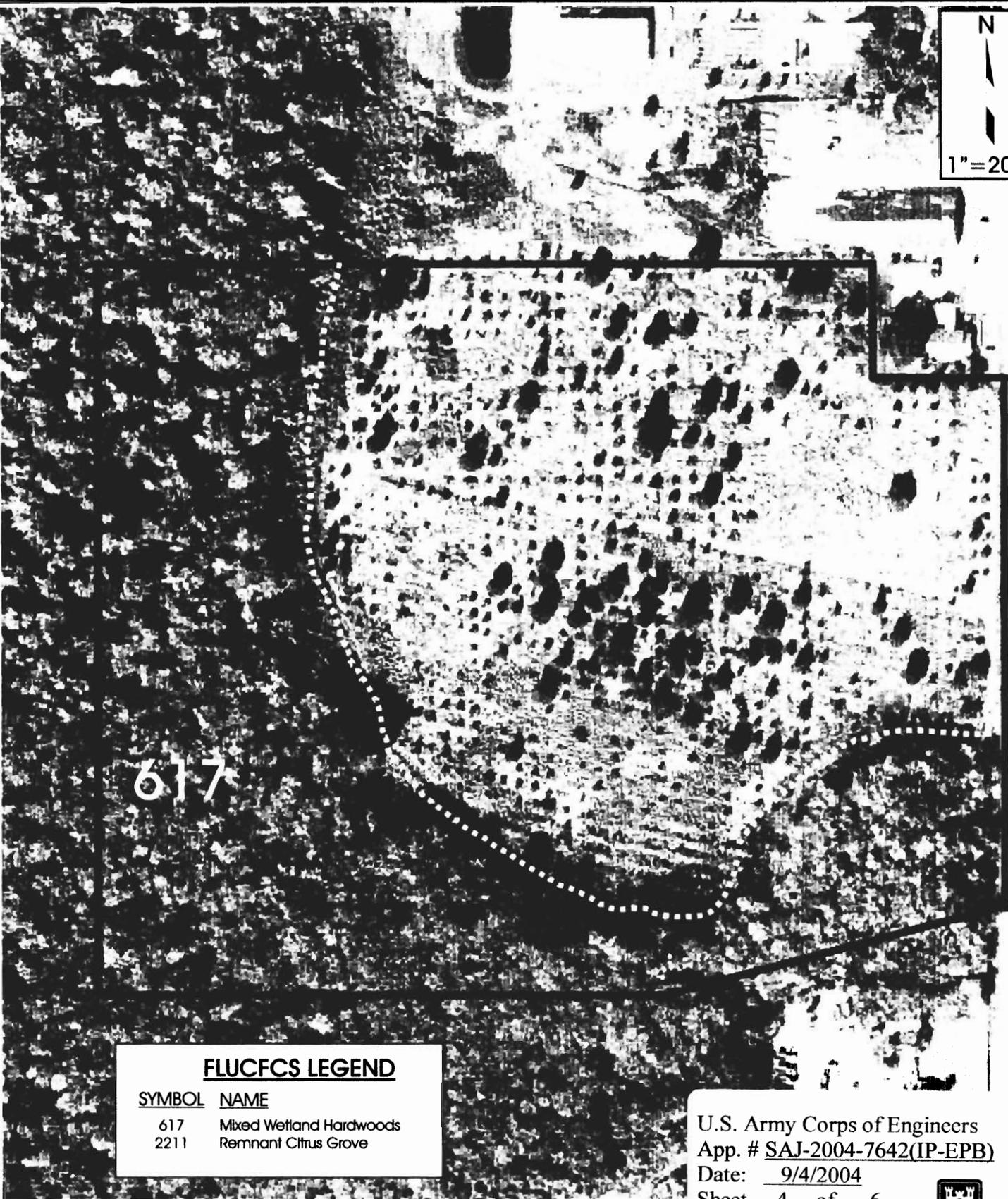
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**TRIPLE  
ORANGE (SCS)**

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E



<b>FLUCFCS LEGEND</b>	
<u>SYMBOL</u>	<u>NAME</u>
617	Mixed Wetland Hardwoods
2211	Remnant Citrus Grove

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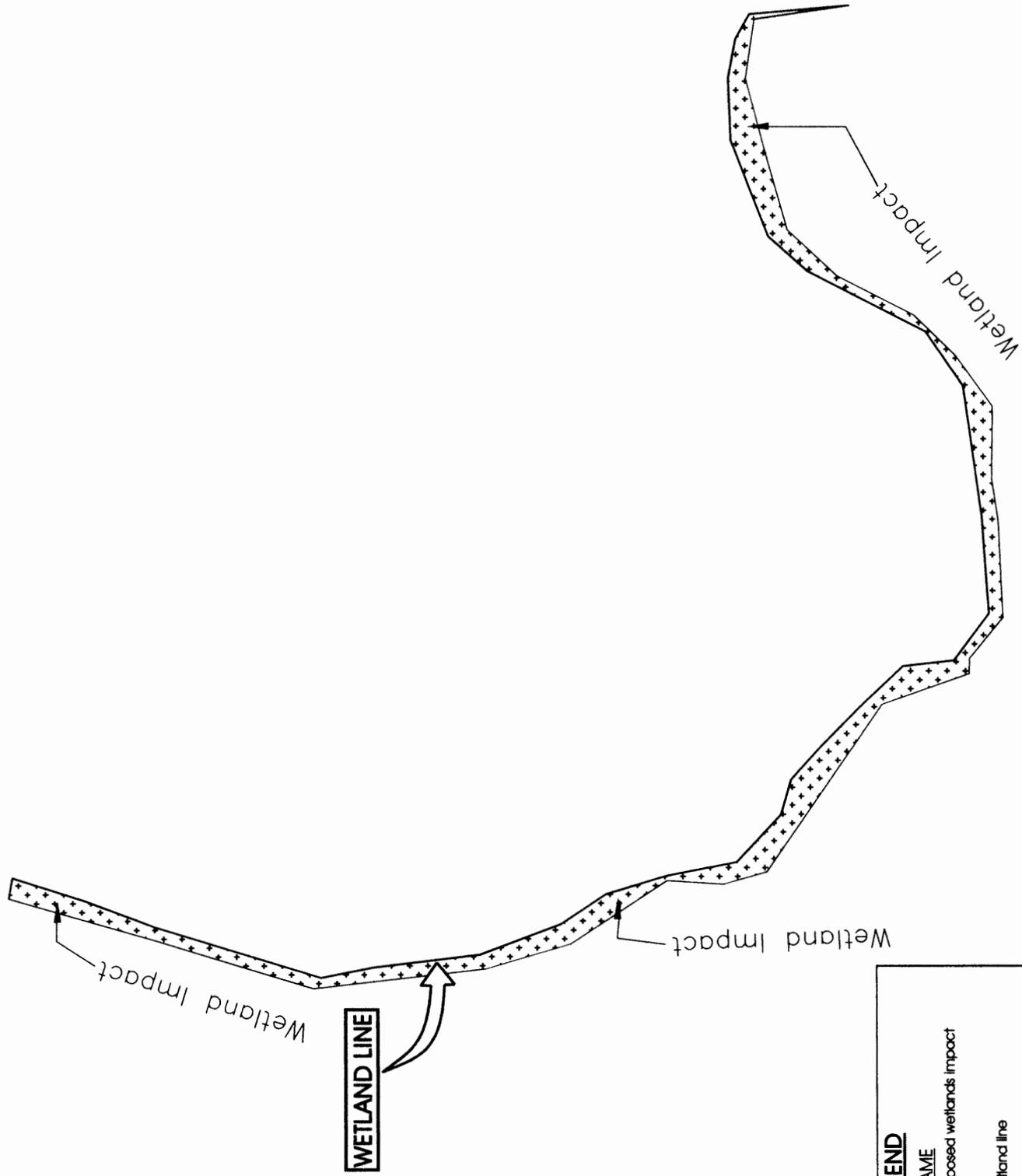
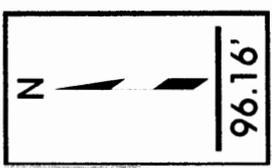
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**TRIPLE S PROPERTY  
 ORANGE COUNTY, FLORIDA  
 FLUCFCS MAP**

**FIGURE  
 5**



**Legend**

SYMBOL	NAME
---+---+---+---+	Proposed wetlands impact
-----	Wetland line

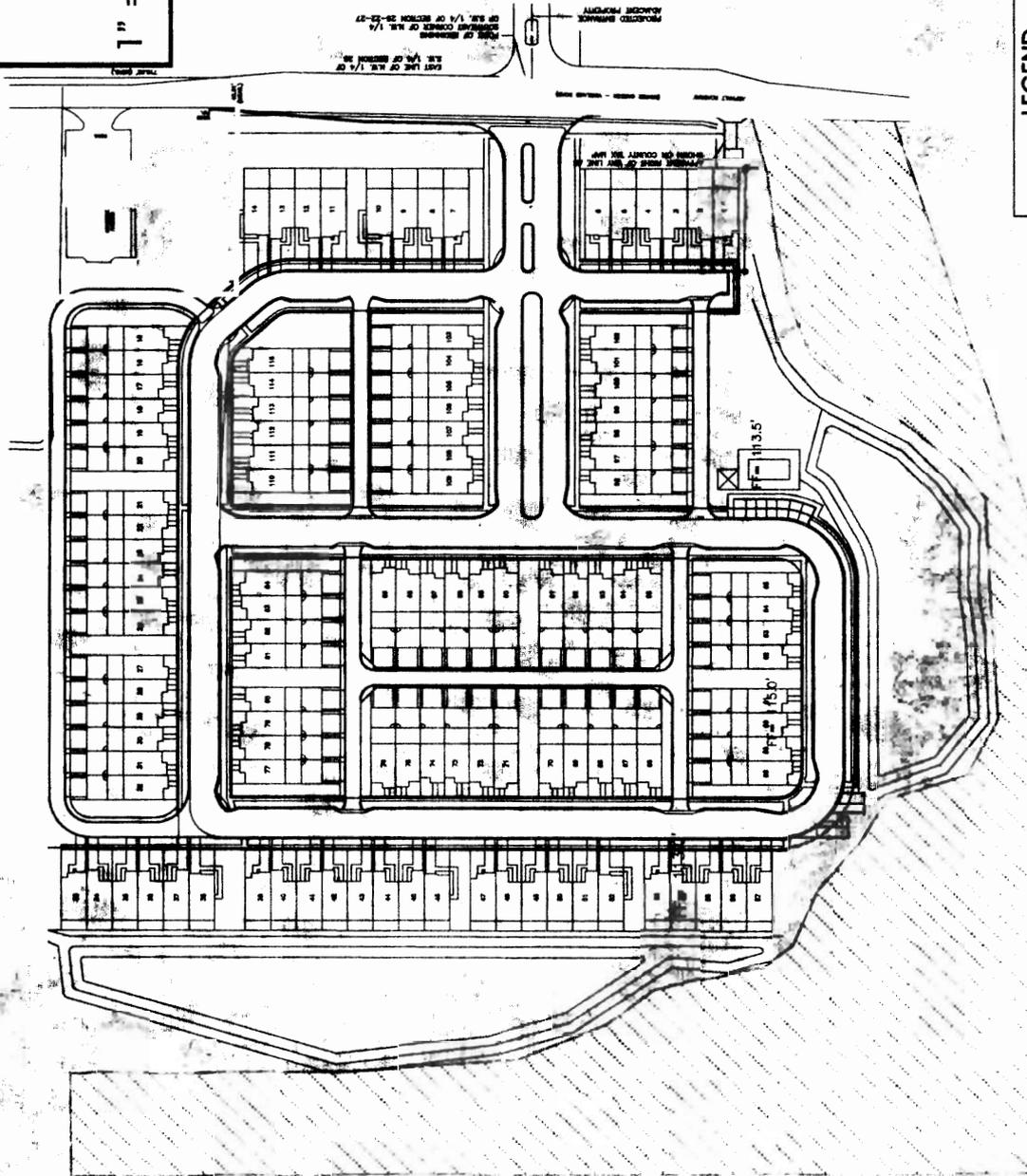
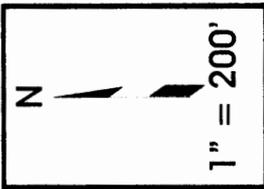
Total Proposed wetlands Impacts: 0.673 Acres

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**LEGEND**

SYMBOL	NAME
	Proposed preserved wetlands

Total preserved wetlands: 7.0 Acres

**FIGURE  
2**

**TRIPLE S PROPERTY  
ORANGE COUNTY, FLORIDA  
SITE PLAN**

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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.

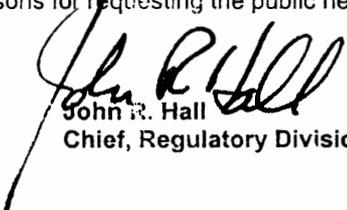
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific,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