



DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
POST OFFICE BOX 4970  
JACKSONVILLE, FLORIDA 32232

REPLY TO  
ATTENTION OF

Regulatory Division  
North Permits Branch  
Jacksonville Permits Section

December 12, 2008

## ***PUBLIC NOTICE***

### **Permit Application SAJ-2008-2111 (SP-MRE)**

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: Ramco Property Acquisitions, LLC  
Attn: Joe Sutschek  
31500 Northwestern Highway, Suite 300  
Farmington Hills, Michigan 48334

WATERWAY & LOCATION: The project would affect waters of the United States (wetlands) associated with Little Cedar Creek. The project site is located east of Interstate 95, south of Owens Road, and west of Duval Road in Sections 19 and 30, Township 1 North, Range 27 East, Duval County, Florida.

APPROXIMATE CENTRAL LATITUDE & LONGITUDE: Latitude 30.487°  
Longitude -81.648°

PROJECT PURPOSE:

Basic: The basic project purpose is commercial development.

Overall: The overall project purpose is the establishment of a commercial retail complex serving northern Duval and southern Nassau Counties.

EXISTING CONDITIONS: The overall site is approximately 153 acres in size. Medium to high quality wetlands exist on approximately 121 acres of the site. Uplands exist on approximately 32 acres of the site. Ten communities identified by the Florida Land Use, Cover and Forms Classification System (FLUCFCS) are located at the site. These communities are residential (FLUCFCS 110), pine flatwoods (FLUCFCS 411), pine-mesic oak (FLUCFCS 414), dead trees (FLUCFCS 435), upland scrub-pine-hardwoods (FLUCFCS 436), upland-cut ditch (FLUCFCS 510), stream and lake swamps (FLUCFCS 615), cypress (FLUCFCS 621), hydric pine flatwoods (FLUCFCS 625) and mixed forested wetlands (FLUCFCS 630). The approximate 121 acres wetlands are predominately located along the western half of the property site and have an apparent hydrologic connection to Little Cedar Creek, which flows west and

south of the property. The dominant onsite canopy species are loblolly bay (*Gordonia lasianthus*), swamp black gum (*Nyssa sylvatica* var. *biflora*), slash pine, red maple, water oak, and cypress (*Taxodium* spp.). Ground cover species include soft rush (*Juncus effusus*), Virginia chainfern (*Woodwardia virginica*), netted chainfern (*Woodwardia areolata*), grasses (*Panicum* spp.), and royal fern (*Osmunda regalis*). Commercial/retail facilities are located south and east of the project site along Duval Road. Undeveloped land is located west of Interstate 95 and north of Owens Road.

PROPOSED WORK: The applicant seeks authorization to eliminate 16.36 acres of medium to high quality wetlands to facilitate the establishment of a 48.81-acre commercial development that would include retail buildings, roadways, parking areas, and a stormwater management system.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant revised the project design and reduced the proposed work within wetlands from 29.06 acres to 16.36 acres. It is of the opinion of the applicant that the wetland impacts are primarily medium quality mixed forested wetlands and occur within the eastern transitional zones of the wetland system. The applicant also expressed the opinion that project impacts have been minimized by redesigning the proposed project layout and by preserving the higher quality lake and swamp wetlands along the western portion of the site.

Compensatory Mitigation: The applicant proposes to preserve approximately 104.25 acres of on-site forested wetlands and purchase 8.57 mitigation bank credits from Longleaf Mitigation Bank as compensatory mitigation for the work proposed.

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) has not received or discovered any information that the project site is utilized by, or contains habitat critical to, any federally listed threatened or endangered species. Therefore, the Corps has determined the proposal would have no effect on any listed threatened or endangered species or designated critical habitat.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The project would not affect estuarine or marine habitat. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in Little Cedar Creek. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The Corps has not verified the extent of Federal jurisdiction.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

**Comments regarding the application should be submitted in writing to the District Engineer at the above address within 21 days from the date of this notice.**

If you have any questions concerning this application, you may contact Mark R. Evans at the letterhead address, by electronic mail at mark.r.evans@usace.army.mil, by facsimile transmission at 904-232-1904, or by telephone at 904-232-2028.

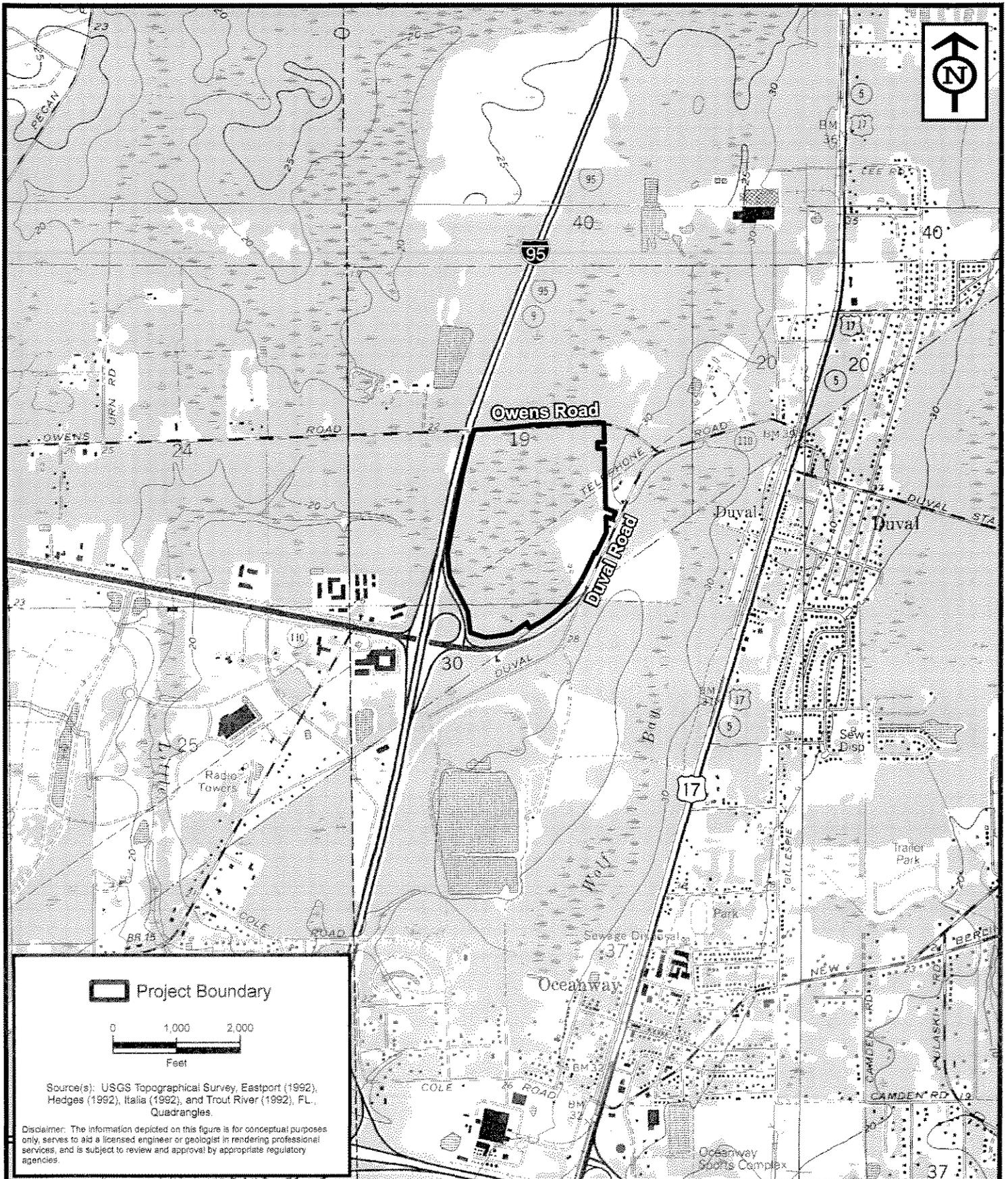
The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.





General Site Location  
SAJ-20008-2111(SP-MRE)

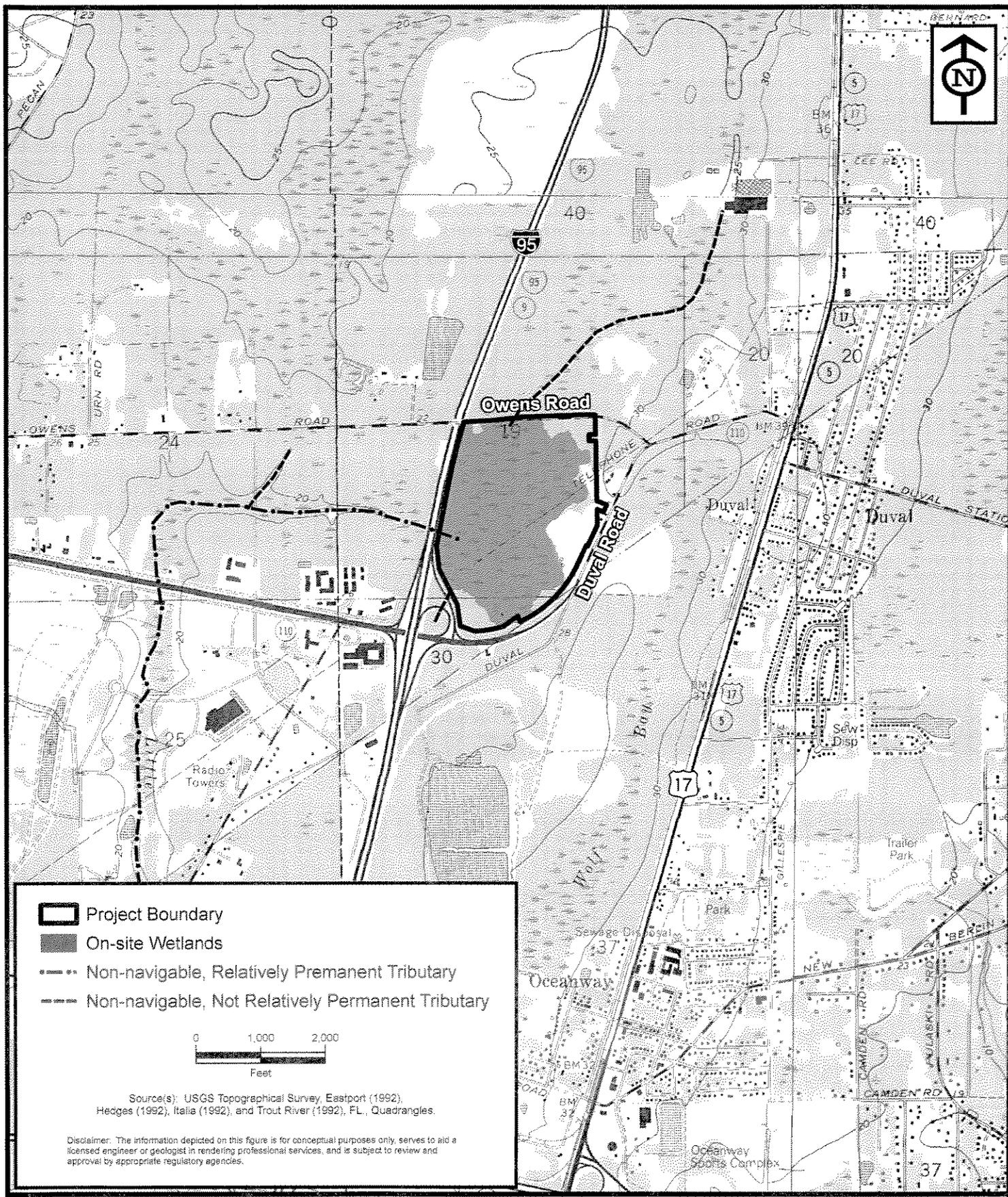
**U.S. ARMY CORPS OF ENGINEERS  
SAJ-2008-2111(SP-MRE)  
RAMCO PROPERTY ACQUISITIONS  
PAGE 1 OF 5 DECEMBER 12, 2008**



**U.S. ARMY CORPS OF ENGINEERS**  
**SAJ-2008-2111(SP-MRE)**  
**RAMCO PROPERTY ACQUISITIONS**  
**PAGE 2 OF 5 DECEMBER 12, 2008**

Project Location Map  
**Shops on Duval**  
 Duval County, Florida

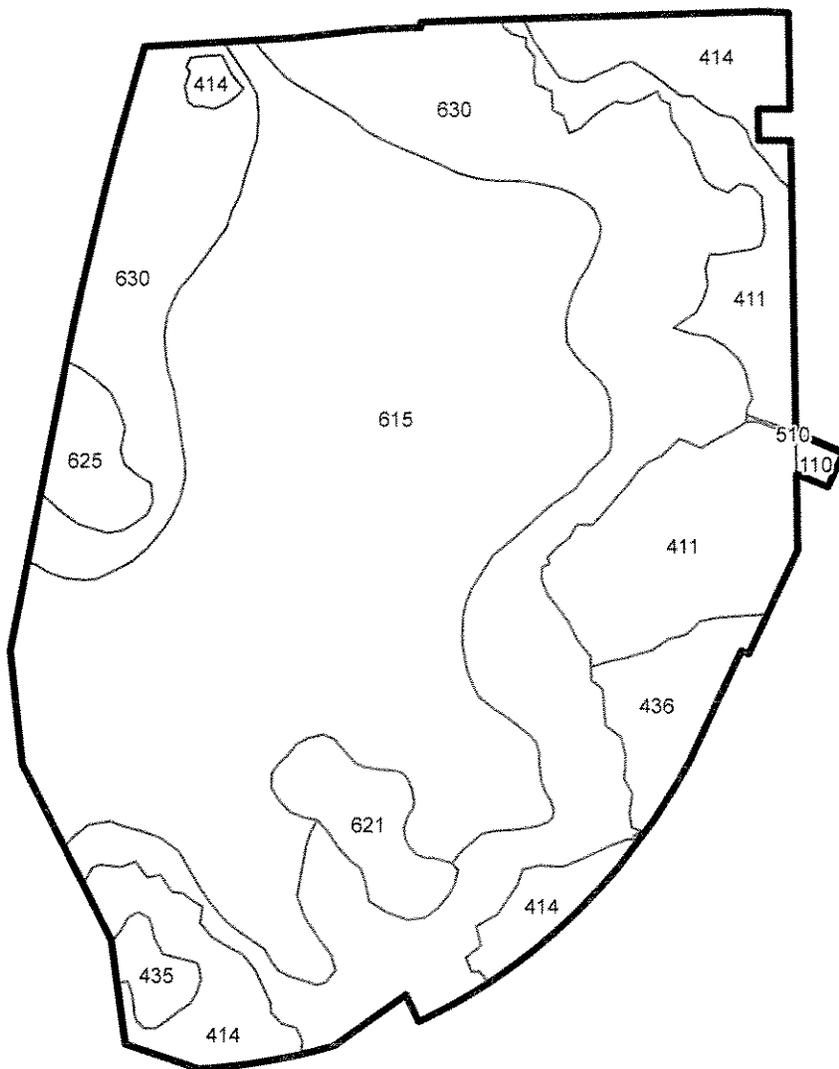
Project:	EJ08074.01
Date:	Oct. 2008
Drwn/Chkd:	PG/JRN
Figure:	



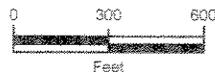
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 SAJ-2008-2111(SP-MRE)  
 RAMCO PROPERTY ACQUISITIONS  
 PAGE 3 OF 5 DECEMBER 12, 2008

Relavnt Reach Map  
**Shops on Duval**  
 Duval County, Florida

Project:	EJ08074.01
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Drwn/Chkd:	PG/JRN
Figure:	



-  Project Boundary (153.06 ac.±)
-  110 - Residential, Low Density (0.34 ac.±)
-  411 - Pine Flatwoods (15.13 ac.±)
-  414 - Pine - Mesic Oak (11.61 ac.±)
-  435 - Dead Trees (1.35 ac.±)
-  436 - Upland Scrub, Pine and Hardwoods (3.94 ac.±)
-  510 - Upland-Cut Ditch (0.08 ac.±)
-  615 - Stream and Lake Swamps (68.30 ac.±)
-  621 - Cypress (3.70 ac.±)
-  625 - Hydric Pine Flatwood (2.69 ac.±)
-  630 - Mixed Forested Wetland (45.92 ac.±)



Source(s): Florida Land Use, Cover and Forms Classification System (FDOT).

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

