



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

Tampa Regulatory Office

**PUBLIC NOTICE**

Permit Application No. SAJ-2004-9538 (IP-MGH) **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:

APPLICANT: DiVosta Homes, LP  
8011 Camminare Drive  
Sarasota, Florida 34238

WATERWAY & LOCATION: The project site involves freshwater herbaceous wetlands within the South Creek Watershed discharging to Dryman Bay within the South Coastal Drainage Basin. The project is located on the east side of the current end of Honore Avenue in Section 36, Township 37 South, Range 18 East, and Section 1, Township 38 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 1.5 miles; turn south on Honore Avenue, travel approximately 3.5 miles to the end of the road and the northwest corner of the property is located on the east side of Honore Avenue.

LATITUDE & LONGITUDE: Latitude 27°12'15" N, Longitude 82°27'16" W

PROJECT PURPOSE:

Basic: To construct a housing development.

Overall: To construct a single-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 215.76-acre project site consists of 24.14 acres of jurisdictional wetlands, 4.28 acres of non-jurisdictional wetlands and 187.34 acres of uplands. The project site was previously utilized for grazing cattle. The 28.42 acres of wetlands consists of 8.97 acres of freshwater marsh (FLUCCS 641), 6.8 acres of freshwater swamp, 4.41 acres of wet prairie, 3.86

acres of canals/ditches (FLUCCS 513), and 4.38 acres of man-made borrow pit (FLUCCS 522). The wetlands include four (4) isolated wet prairies totaling 4.28 acres which are non-jurisdictional.

PROPOSED WORK: The applicant is proposing to construct a 700-unit residential development for the project known as "Isle of Sarasota". The applicant proposes to discharge fill material into 0.48 acres of jurisdictional wetlands and to impact 0.04 acres of a mitigation area permitted by Department of the Army permit number SAJ-1992-1955. In addition, the applicant proposes to impact 1.15 acres of non-jurisdictional wetlands. The proposed 0.52 acres of wetland impacts is to provide access from the future extension of Honore Avenue to the proposed development project and for roadways internal to the project.

As compensatory mitigation for the 0.52 acres of impacts, the applicant proposes on-site mitigation by restoring 3.87 acres of wetlands. The 3.87 acres of restored wetlands would consist of removing nuisance vegetation from a man-made pit identified as MMP#102 and replanting it with native freshwater marsh plants. 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. The applicant indicated that the federally threatened eastern indigo snake (*Drymarchon corais couperi*) was observed. The applicant is willing to follow the Standard Protection Measures for the Eastern Indigo Snake. Based upon this information, the Corps of Engineers has made a preliminary determination that the project "may affect", the eastern indigo snake (*Drymarchon corais couperi*). In addition, the applicant indicated that the nearest wood stork (*Mycteria americana*) colony is located approximately 4.1 miles from the project site. Based upon the proposed mitigation, the Corps of Engineers has made a preliminary determination that the project, "may affect, but is not likely to adversely affect", the wood stork. By separate letter, the determinations 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.

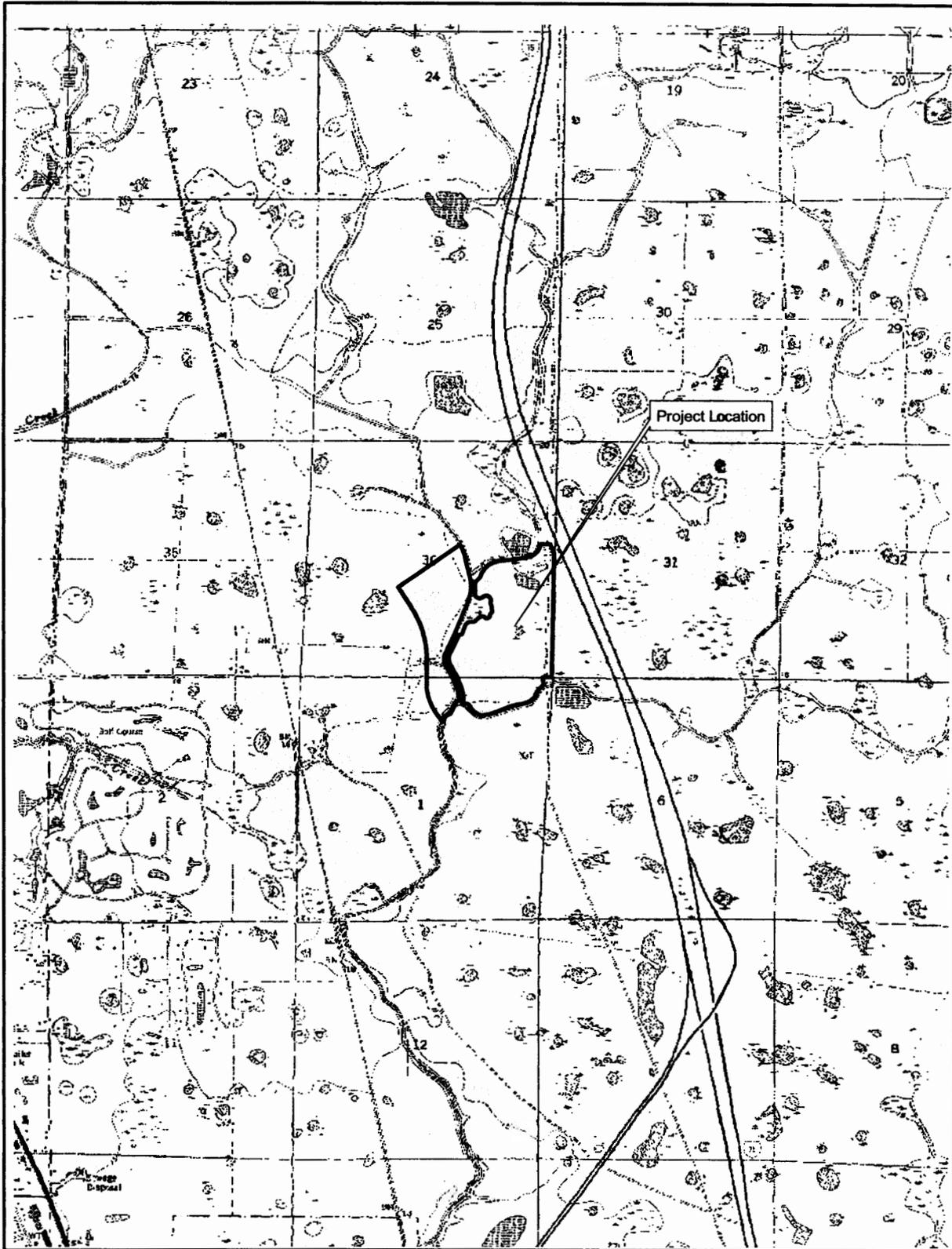
NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified. The Corps of Engineers verified the wetland

jurisdictional boundary under SAJ-1996-7280 on July 2, 1997. The jurisdictional boundary has not been re-verified.

AUTHORIZATION FROM OTHER AGENCIES: The Florida Department of Environmental Protection issued a permit extension on July 15, 2004 for permit number 58-0218659-002.

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](mailto:Melinda.G.Hogan@saj02.usace.army.mil).



Sec. 36 Twp. 37S Rng. 18E  
 Sec. 01 Twp. 38S Rng. 18E

0 2000 4000  
 Feet

1 inch equals 2000 feet

	Preparation Date: 31 August, 2004	Revision Date: Project Number: 4522-010-W75
	Project Manager: JER	GIS Operator: LBS
	ArchMap Name: quad11x17.mxd	Plot File: quad11x17.pdf

**Isles of Sarasota**  
**Sarasota County, Florida**  
**USGS QUAD Map**

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



Isles of Sarasota  
 SAJ-2004-9538 (IP-MGH)  
 September 30, 2004  
 Page 1 of 8



Sec. 36 Twp. 37S Rng. 18E  
 Sec. 01 Twp. 38S Rng. 18E

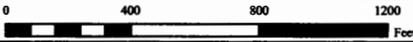


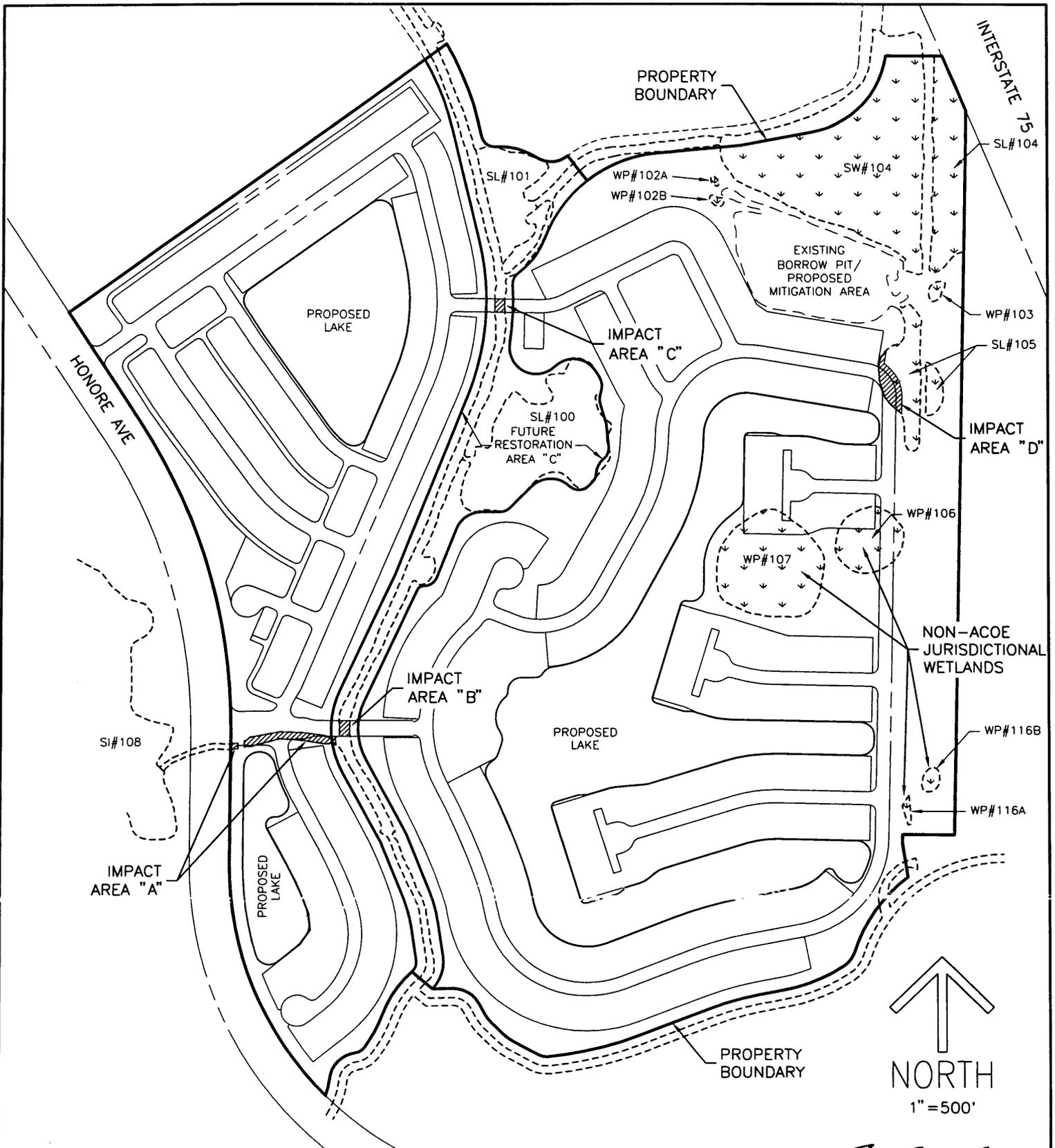
Image: AerialsExpress, 2002  
 1 inch equals 400 feet

	Preparation Date: 27 Aug. 2004 Project Manager: JER	Revision Date: 30 Aug. 2004 GIS Operator: LBS	Project Number: 4552-010-W75 GIS QA/QC: Plot File: landuse11x17.pdf
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## Isles at Sarasota Sarasota County, Florida Land Use Map

Biological Research Associates  
 Isles of Sarasota  
 SAJ-2004-9538 (IP-MGH)  
 September 30, 2004  
 Page 2 of 8

LAND USE	CLASSIFICATION	% TOTAL AREA (AC)	RECTOR	% TOTAL AREA (AC)
IP-211	IMPROVED PASTURE	117.26	IP-14 ONLY	130.70
PI-011	PINE HAMMOCK	40.87		40.60
MH-425	MIXED FOREST	1.93		1.93
MH-431	MIXED FOREST	7.53		7.03
DC-513	DREDGED CANALS	3.62		0.34
MMP-522	MAN-MADE PIT LAKE	4.38		4.38
SW-621	DEAD FRESHWATER SWAMP	6.80		6.80
SL-411	SLOUGH FRESHWATER MARSH	8.97		3.26
WP-841	WET PRAIRIE FRESHWATER MARSH	4.41		4.41
		75% = 0.15 7%		75% = 0.199 4%



PROJECT: ISLES OF SARASOTA

CLIENT: DIVOSTA AND COMPANY

*8/26/2004*

**Wilson Miller**

Isles of Sarasota  
SAJ-2004-9538 (IP-MGH)  
September 30, 2004  
Page 3 of 8

Planners • Engineer

6900 Professional Parkway East, Suite 100

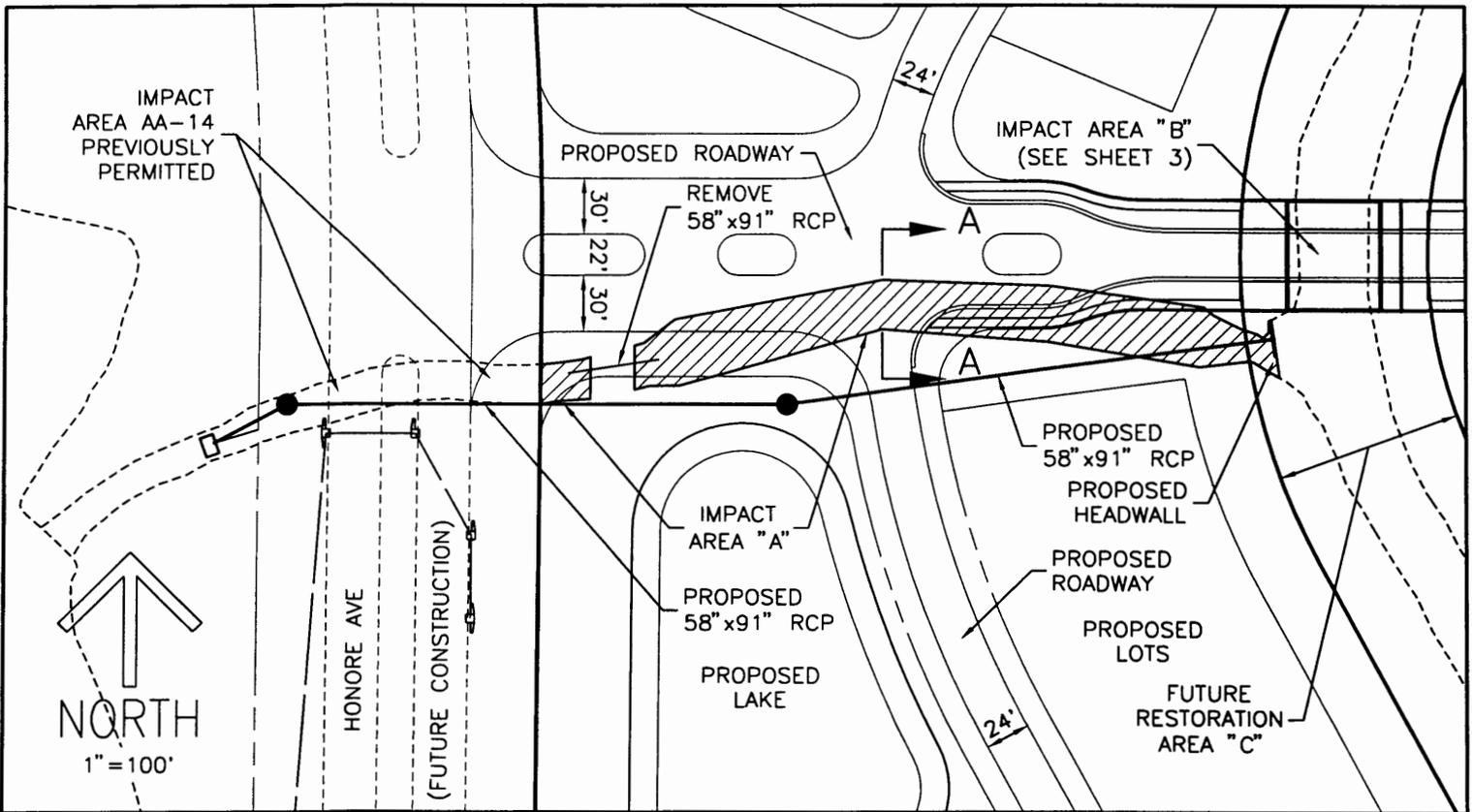
Wilson Miller, Inc. - FL Lic# LC-000070  
Wilson Miller, Inc. - Certificate of Authorization #43

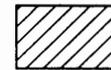
ion Consultants

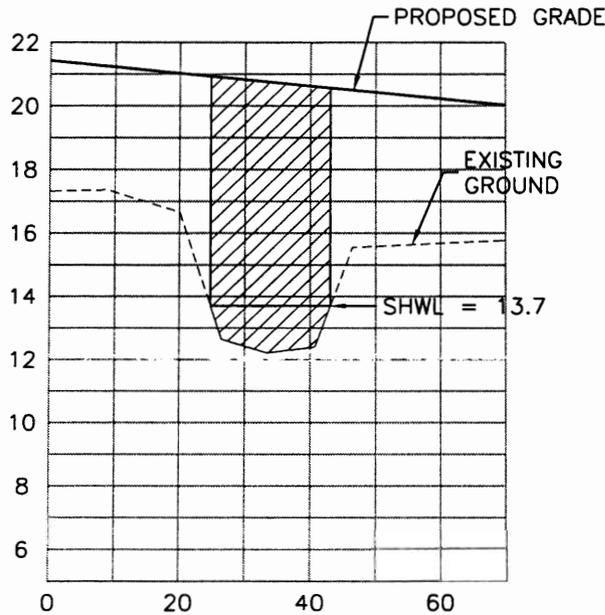
10 • Web-Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

MILLARD J. YODER, P.E.  
FLORIDA CERTIFICATE NO. 33765

SCALE:	1" = 500'	DATE:	5/04
SEC:	36	TWP:	37S
		RGE:	18E
PROJECT NO.	S2338-134-001		INDEX NO.:
	A-S2338-134-001001		
DRWN BY/EMP NO.	RJL/1408		SHEET NO.:
			1 of 5



 AREA OF PROPOSED FILL (0.24 AC) (3,207 C.Y.)



PROJECT: ISLES OF SARASOTA  
 CLIENT: DIVOSTA AND COMPANY

*[Signature]*  
 8/26/2004

**WilsonMiller**

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 FLORIDA CERTIFICATE NO. 33765

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 SAJ-2004-9538 (IP-MGH)  
 September 30, 2004

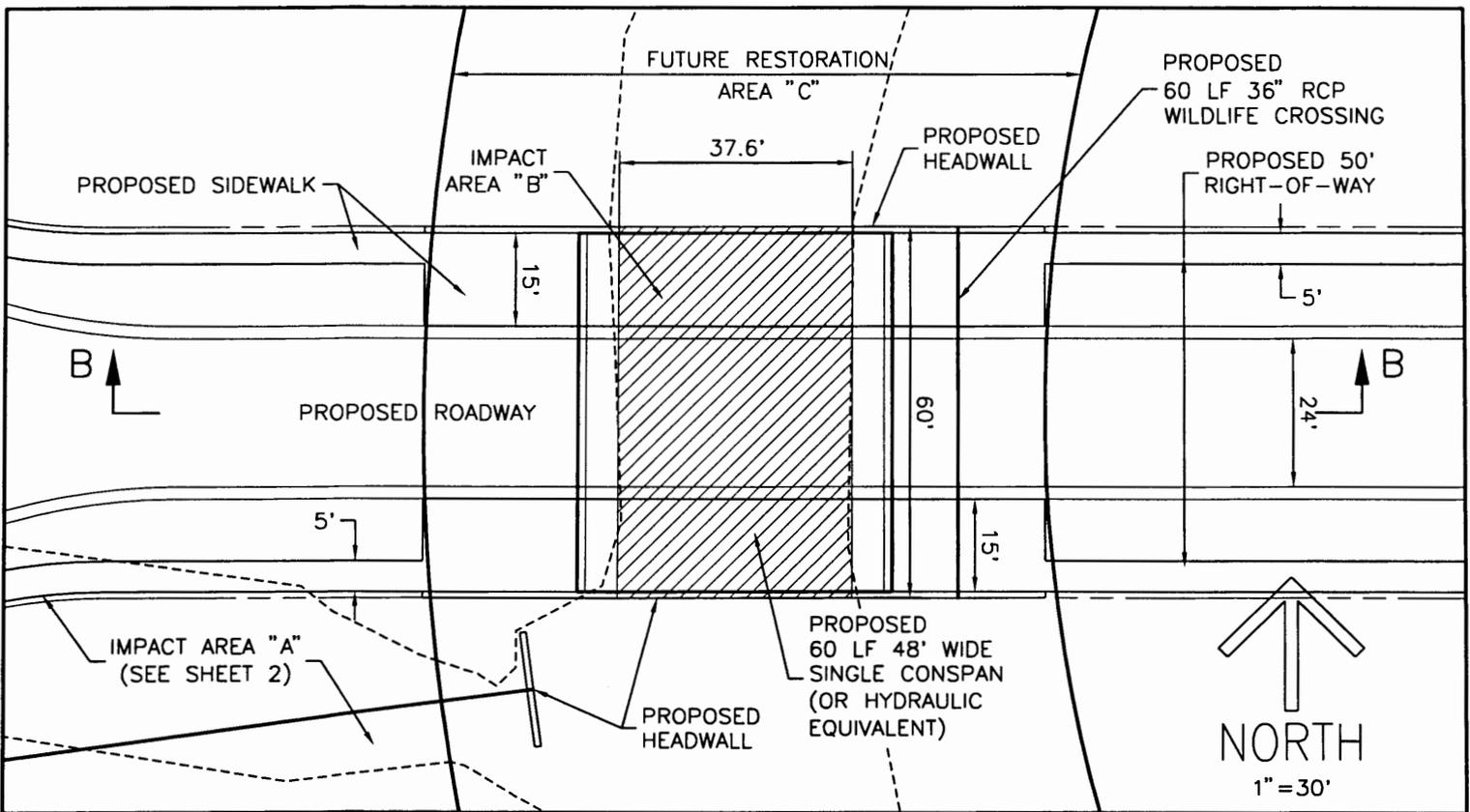
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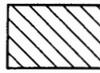
7-6910 • Web-Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

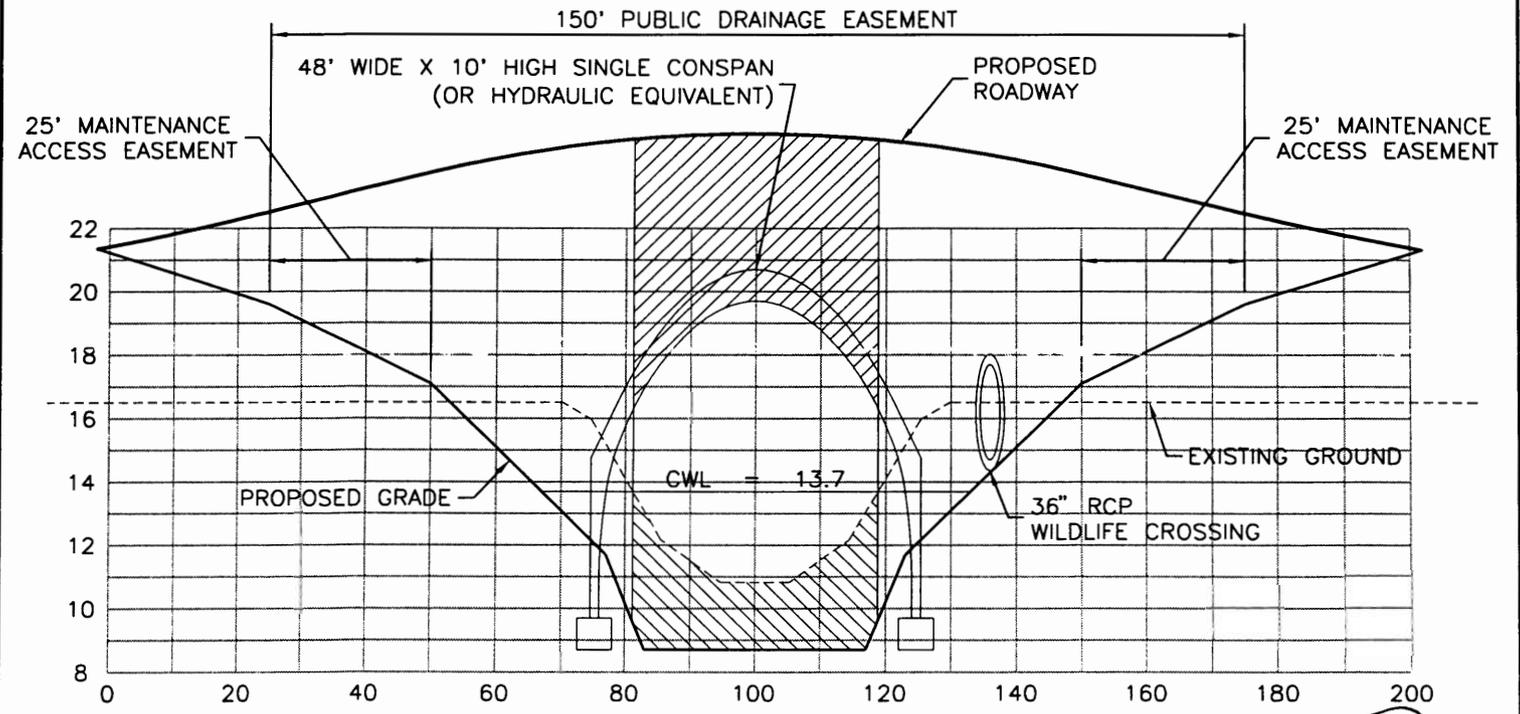
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DRWN BY/EMP NO.	RJL/1408		A-S2338-134-001002
			SHEET NO:
			2 of 5

6900 Professional Parkway East, Suite

Page 4 of 8

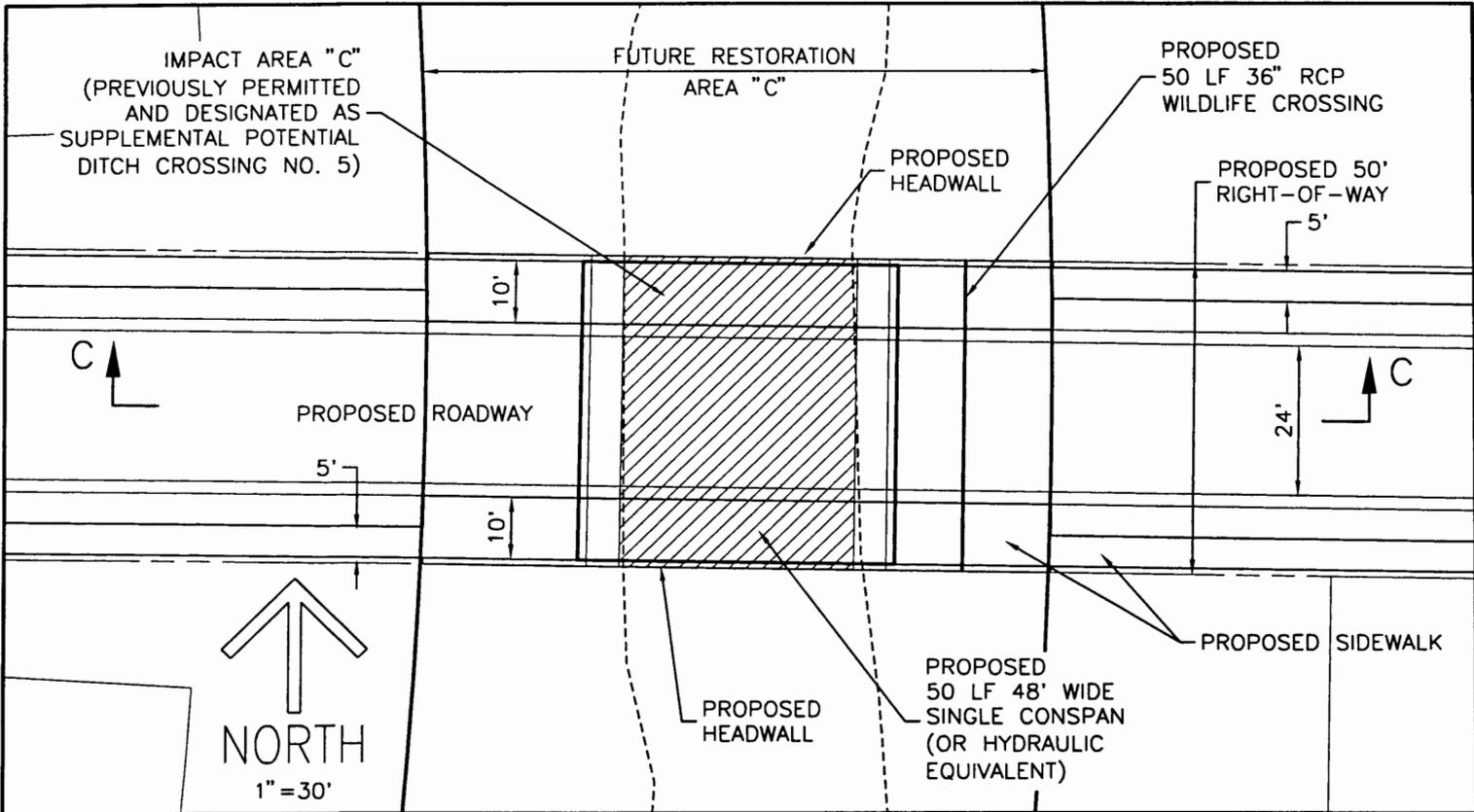


 AREA OF PROPOSED EXCAVATION (0.05 AC) (242 C.Y.)
  AREA OF PROPOSED FILL (0.05 AC) (528 C.Y.)

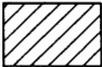


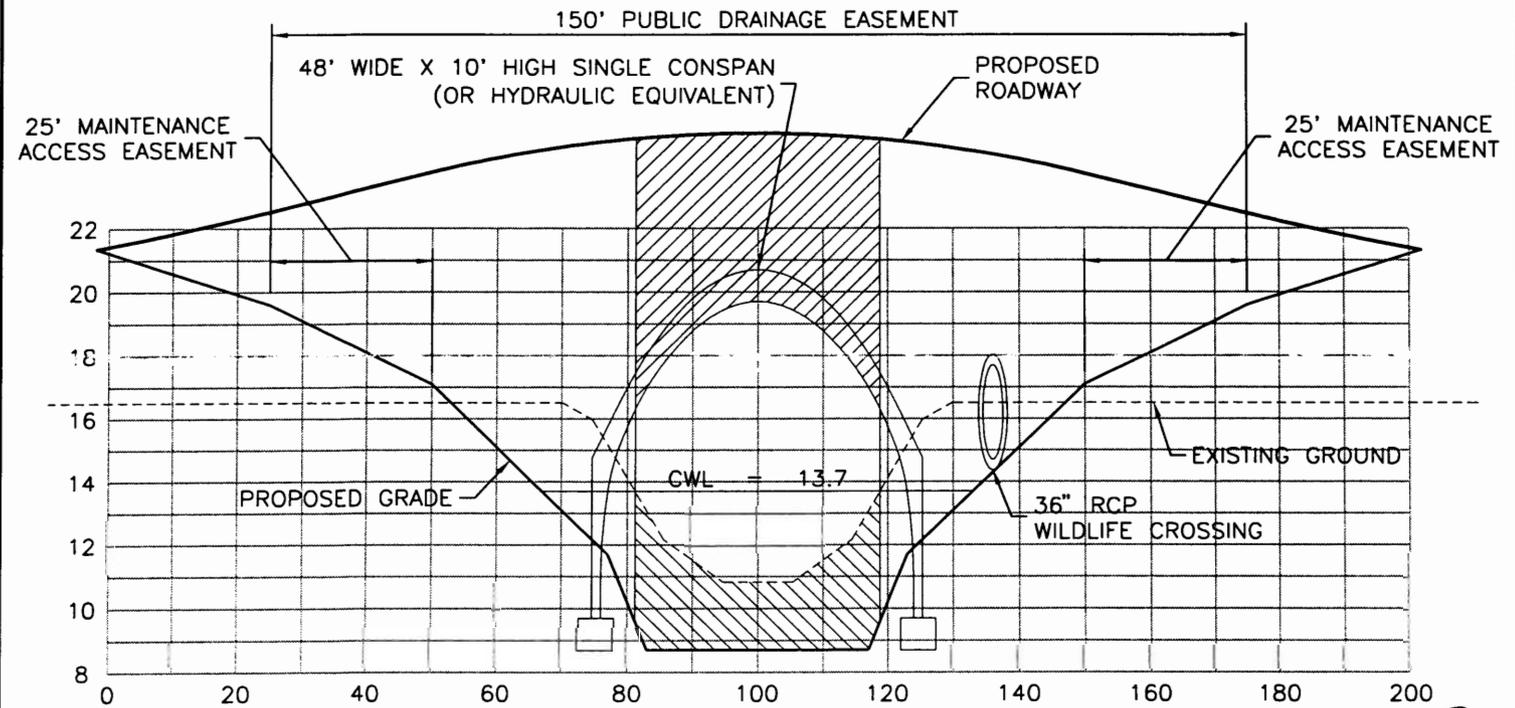
PROJECT: ISLES OF SARASOTA  
 CLIENT: DIVOSTA AND COMPANY

 Planners • Engr. SAJ-2004-9538 (IP-MGH) September 30, 2004 6900 Professional Parkway East, Suite		MILLARD J. YODER, P.E. FLORIDA CERTIFICATE NO. 33765	
		SCALE: AS SHOWN DATE: 5/04	TWP: 37S RGE: 18E REV NO:
PROJECT NO. S2338-134-001 DRWN BY/EMP NO. RJL/1408		INDEX NO. A-S2338-134-001003 SHEET NO. 3 OF 5	



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 AREA OF PROPOSED FILL (0.04 AC) (440 C.Y.)

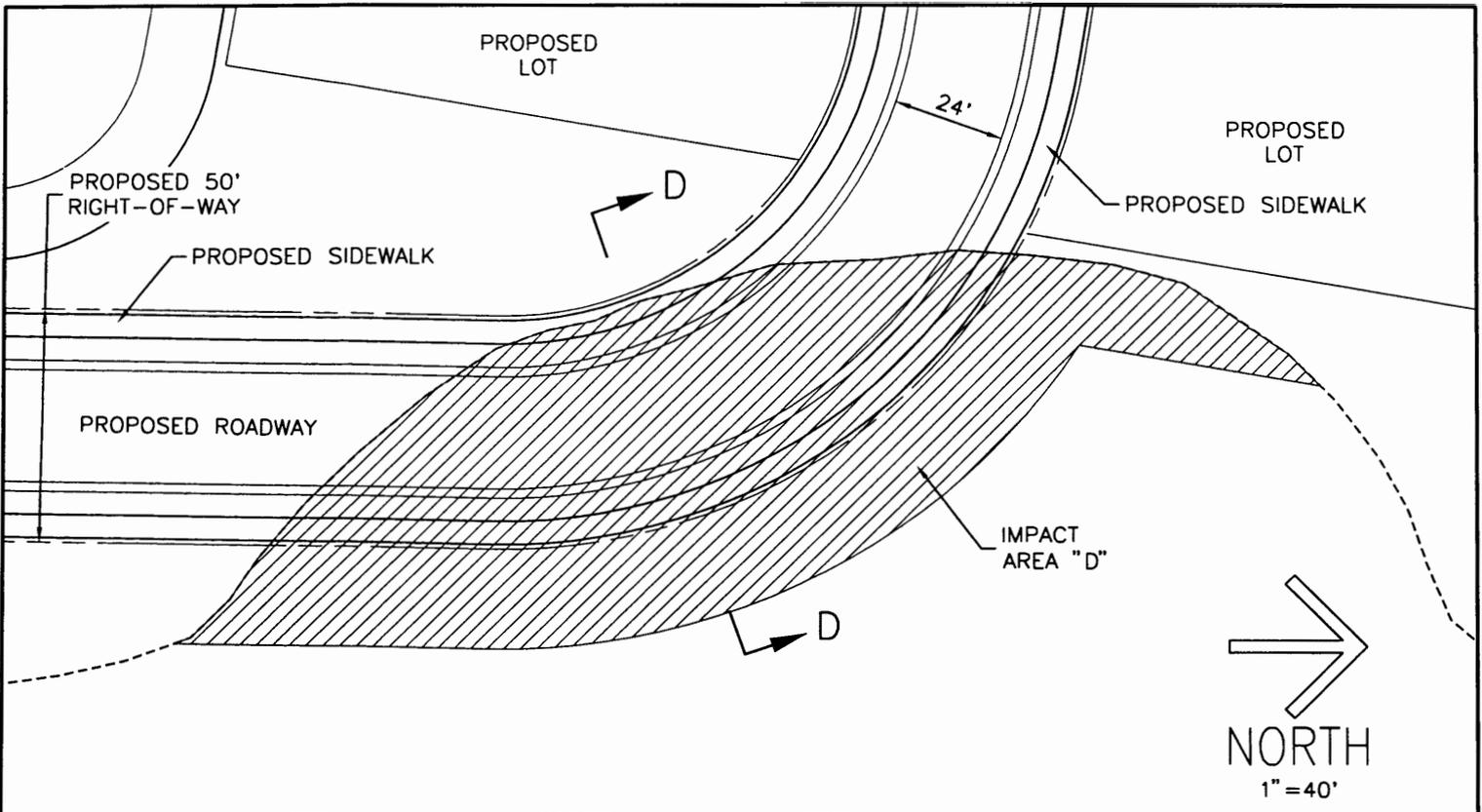


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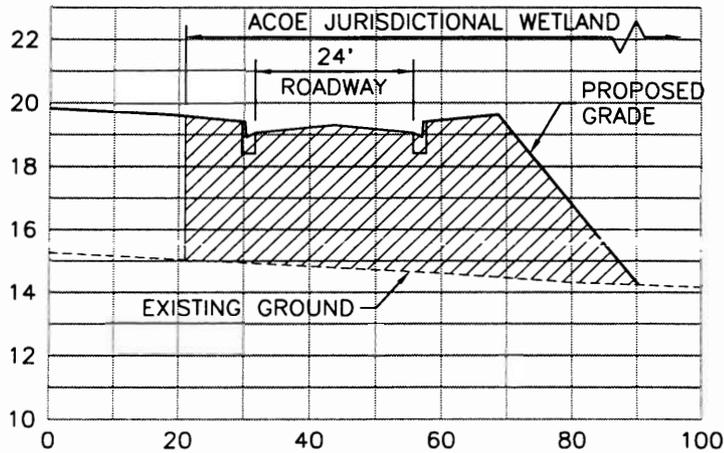
**Wilson Miller**  
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 6900 Professional Parkway East, Suite 200  
 Sarasota, FL 34238  
 SAJ-2004-9538 (IP-MGH)  
 September 30, 2004  
 Page 6 of 8

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SCALE: AS SHOWN	DATE: 5/04
SEC: 36 TWP: 37S RGE: 18E	REV NO:
PROJECT NO. S2338-134-001	INDEX NO. A-52338-134-001004
DRWN BY/EMP NO. RJL/1408	SHEET NO. 4 OF 5



 AREA OF PROPOSED FILL (0.24 AC) (1,523 C.Y.)



PROJECT: ISLES OF SARASOTA

CLIENT: DIVOSTA AND COMPANY

*[Signature]*  
8/26/04

**WilsonMiller**

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Isles of Sarasota  
SAJ-2004-9538 (IP-MGH)  
September 30, 2004  
Page 7 of 8

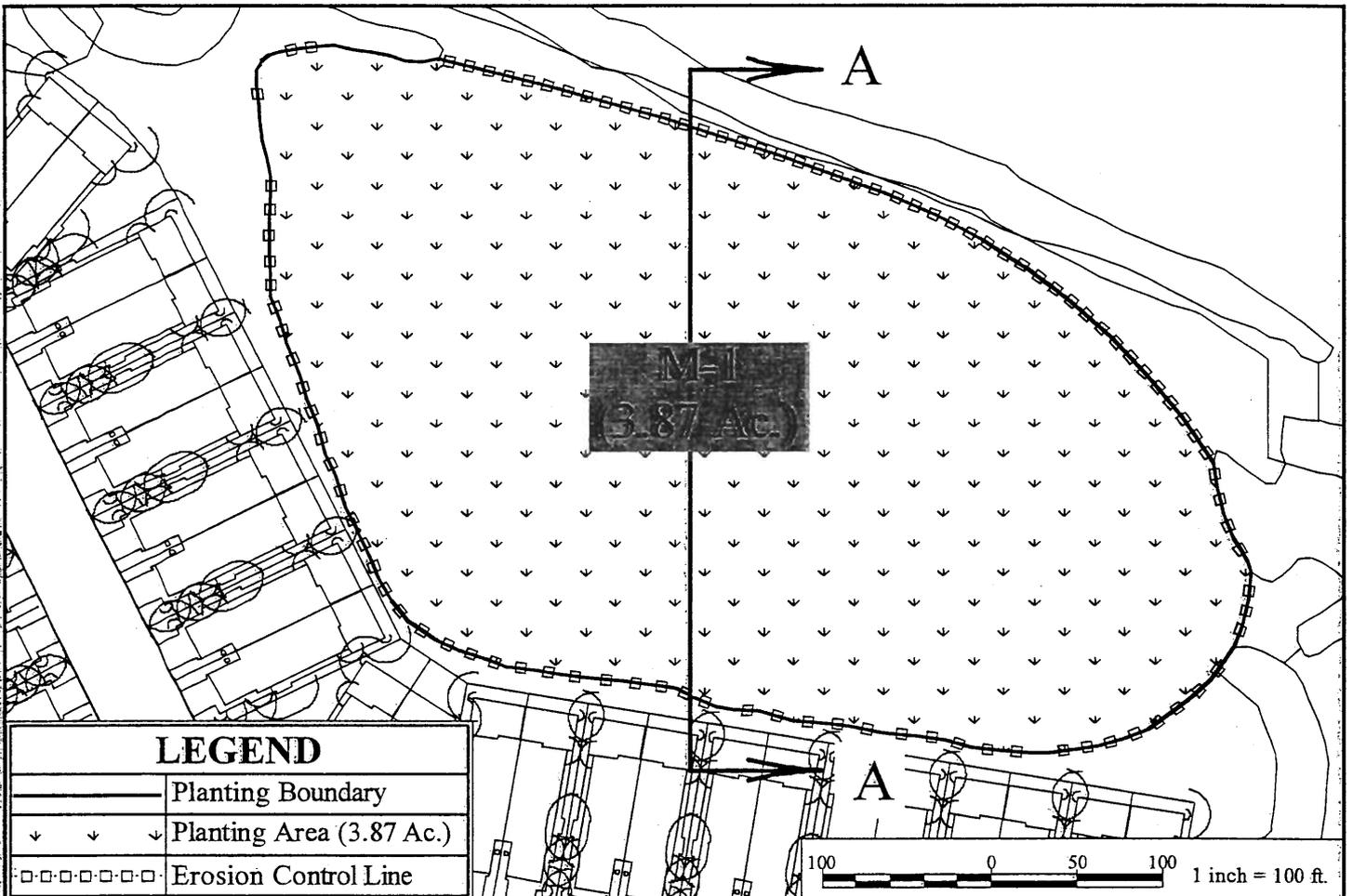
Transportation Consultants

Jalhassee  
941-907-6910 • Web-Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

WilsonMiller, Inc. - FL Lic# LC-00000  
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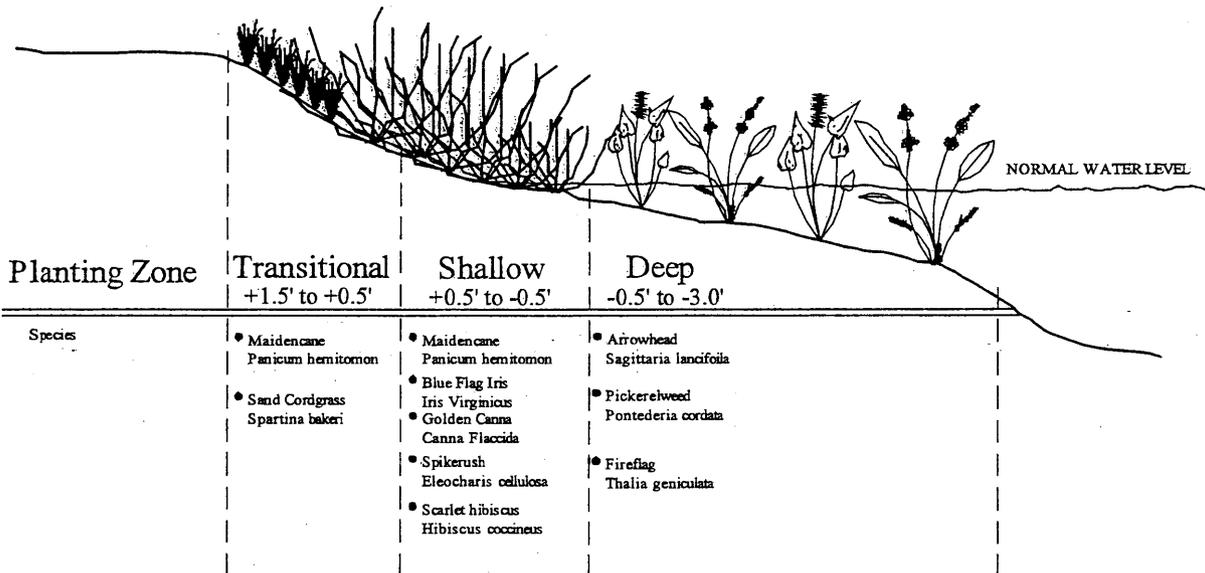
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36	37S	18E	
PROJECT NO:	INDEX NO:		
S2338-134-001	A-S2338-134-001005		
DRWN BY/EMP NO:	SHEET NO:		
RJL/1408	5		5



**LEGEND**

	Planting Boundary
	Planting Area (3.87 Ac.)
	Erosion Control Line

100 0 50 100 1 inch = 100 ft.



Planting Zone	Transitional +1.5' to +0.5'	Shallow +0.5' to -0.5'	Deep -0.5' to -3.0'
Species	<ul style="list-style-type: none"> <li>• Maidencane</li> <li>• Panicum hemitomon</li> <li>• Sand Cordgrass</li> <li>• Spartina bakeri</li> </ul>	<ul style="list-style-type: none"> <li>• Maidencane</li> <li>• Panicum hemitomon</li> <li>• Blue Flag Iris</li> <li>• Iris Virginicus</li> <li>• Golden Canna</li> <li>• Canna Flaccida</li> <li>• Spikerush</li> <li>• Eleocharis cellulosa</li> <li>• Scarlet hibiscus</li> <li>• Hibiscus coccineus</li> </ul>	<ul style="list-style-type: none"> <li>• Arrowhead</li> <li>• Sagittaria lanifolia</li> <li>• Pickerelweed</li> <li>• Pontederia cordata</li> <li>• Fireflag</li> <li>• Thalia geniculata</li> </ul>

**CROSS SECTION A-A**  
NOT TO SCALE

COE

SH-1

Preparation Date: | Revision Date: |  
**Isles of Sarasota**  
 SAJ-2004-9538 (IP-MGH)  
 September 30, 2004  
 Page 8 of 8

*T1 & T4*  
*Isles at Sarasota*  
 Planting Plan

**Biological Research Associates**

22 SARASOTA CENTRAL BLVD  
 SARASOTA, FL 34240  
 (941) 378-0787 FAX (941) 378-0787  
[www.biologicalresearch.com](http://www.biologicalresearch.com)



**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.

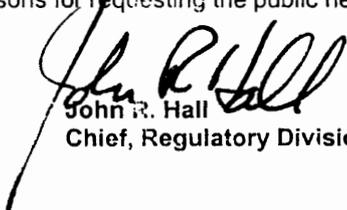
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific,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