



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
701 SAN MARCO BOULEVARD  
JACKSONVILLE, FLORIDA 32207

February 27, 2025

Regulatory Division  
West Permits Branch  
Fort Myers Section

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2024-00686 (SP-TMP)

**TO WHOM IT MAY CONCERN:** The Jacksonville District of the U.S. Army Corps of Engineers (Corps) 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:** Vicente Franco  
8690 Northwest 109<sup>th</sup> Ct  
Doral, Florida 33178  
vfranco9876@gmail.com

**WATERWAY AND LOCATION:** The project would affect aquatic resources associated with Rookery Bay (HUC 030902040800). The project site is located at 2019 Sheffield Avenue in Section 9, Township 52 South, Range 26 East in Marco Island, Collier County, Florida.

Directions to the site are as follows: From I-75 South, take Exit 101 toward FL-84 W/Naples. Then merge onto Collier Blvd, and after approximately 14.3 miles turn left onto North Barfield Drive. Then, turn left onto San March Road, right onto South Floral Street, and left onto Sheffield Avenue. The site will be on the right side of the road.

**APPROXIMATE CENTRAL COORDINATES:** Latitude 25.937094°  
Longitude -81.685881°

### **PROJECT PURPOSE:**

Basic: Residential development project.

Overall: The applicant's stated purpose is to develop a single-family residence to meet local demand for housing in Collier County.

**EXISTING CONDITIONS:** Based on information provided by the applicant, the project site is 0.25 acres in size and contains approximately 0.23 acres of forested estuarine wetlands. The boundaries of the wetlands on the project site have not yet been verified by the Corps. The applicant conducted a site assessment of land usage on the site and

identified two communities in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCCS). These communities include mangrove swamps with 0-25% exotics (FLUCCS 612) and mixed tropical hardwood (FLUCCS 428).

The proposed site is bordered on the south by mangrove swamp and open water, on the east and west by mangrove swamp marked for future development, and on the north by roads and residential developments.

**PROPOSED WORK:** The applicant seeks authorization to discharge approximately 650 cubic yards of clean fill material into 0.18 acres of forested estuarine wetlands for the construction of a new single-family residence with a retaining wall, pool, and deck.

**AVOIDANCE AND MINIMIZATION INFORMATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The proposed project is designed to minimize impacts to jurisdictional wetlands as much as practicable while maintaining setbacks as close to the front of the property as allowed. During construction silt fencing would be utilized until side slopes are stabilized to prevent sedimentation. A retaining wall would also be constructed to aid in stabilizing side slopes around the new residence. The proposed project would not result in any impacts below the mean high-water line. After construction, an estimated 0.05 acres of wetlands are to remain within the lot boundary.

During the review process the Corps will review alternatives to the proposed action and determine whether or not all appropriate and practicable measures have been proposed to avoid and minimize adverse effects to the aquatic environment.

**COMPENSATORY MITIGATION:** The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

As mitigation for proposed wetland impacts, the applicant has proposed to purchase 0.19 saltwater forested credits from Little Pine Island mitigation bank.

**CULTURAL RESOURCES:** The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, those federally recognized tribes with concerns in Florida and the Permit Area, and other interested parties.

## ENDANGERED SPECIES:

The Corps has preliminarily determined the proposed project may affect but is not likely to adversely affect the American alligator (*Alligator mississippiensis*), American crocodile (*Crocodylus acutus*), eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), eastern indigo snake (*Drymarchon couperi*), Florida bonneted bat (*Eumops floridanus*), green sea turtle (*Chelonia mydas*), gulf sturgeon (*Acipenser oxyrinchus desotoi*), monarch butterfly (*Danaus plexippus*), tricolored bat (*Perimyotis subflavus*), and West Indian manatee (*Trichechus manatus*).

The Corps has preliminarily determined the proposed project would have no effect on the crested caracara (*Caracara plancus audubonii*), everglade snail kite (*Rostrhamus sociabilis plumbeus*), Florida panther (*Puma concolor coryi*), Florida prairie-clover (*Dalea carthagenensis floridana*), Puma (*Puma concolor* (all subsp. except *coryi*)), and rufa red knot (*Calidris canutus rufa*).

There is no designated critical habitat within the project area.

The Corps will request U.S. Fish and Wildlife/National Marine Fisheries Service concurrence with these determinations pursuant to Section 7 of the Endangered Species Act, as appropriate.

**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. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries. 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.

**NAVIGATION:** The proposed activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**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 jurisdictional line has not been verified by Corps personnel.

**COMMENTS** and requests for additional drawings or technical data regarding the potential authorization of the work proposed should be submitted in writing within 21 days from the date of this notice. Comments should be submitted via the Regulatory Request System public notice module at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit written

comments to the Sacramento District Regulatory Division, 1325 J Street, Room 860, Sacramento, California 95814-2922.

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.

**QUESTIONS** concerning this application should be directed to the project manager, Taylor Powell, in writing to the Sacramento Regulatory Division, 1325 J Street, Sacramento, California 95814; by electronic mail at [taylor.m.powell@usace.army.mil](mailto:taylor.m.powell@usace.army.mil); or by telephone at (916) 557-6883.

**IMPACT ON NATURAL RESOURCES:** 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.

**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, historical 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 or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972.

The US 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 to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above.

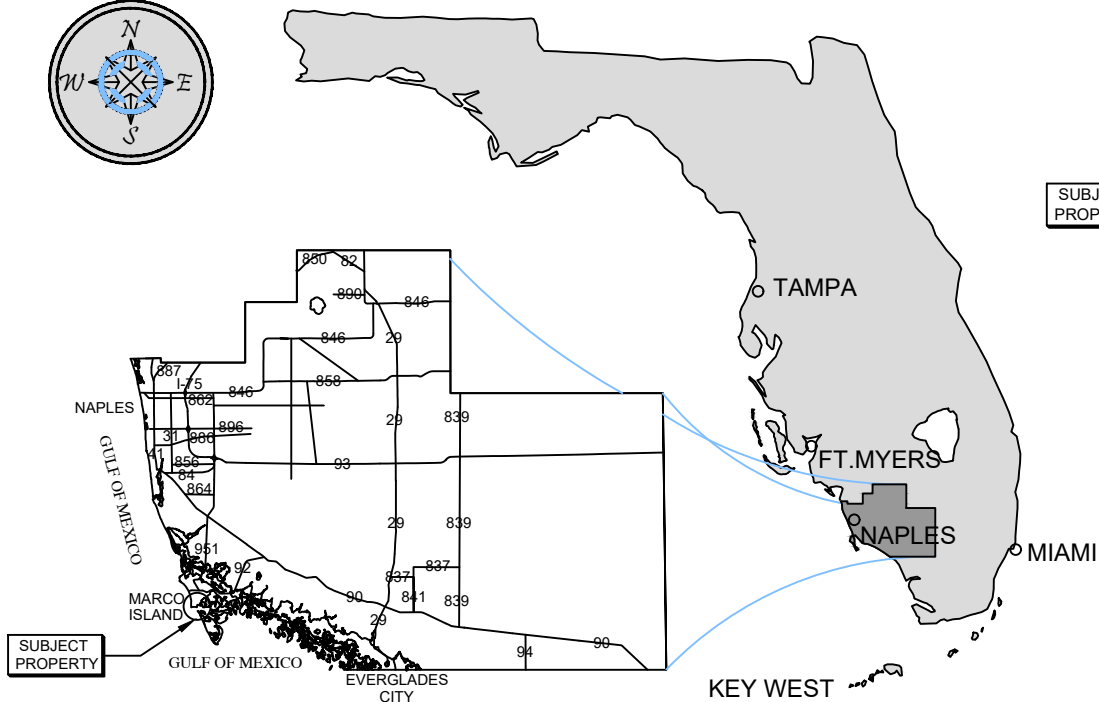
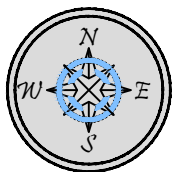
Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**WATER QUALITY CERTIFICATION:** Water Quality Certification may be required from the Florida Department of Environmental Protection (FDEP). The project has been approved for exemption by FDEP on April 10, 2024, under application no. 0446322-001-EE.

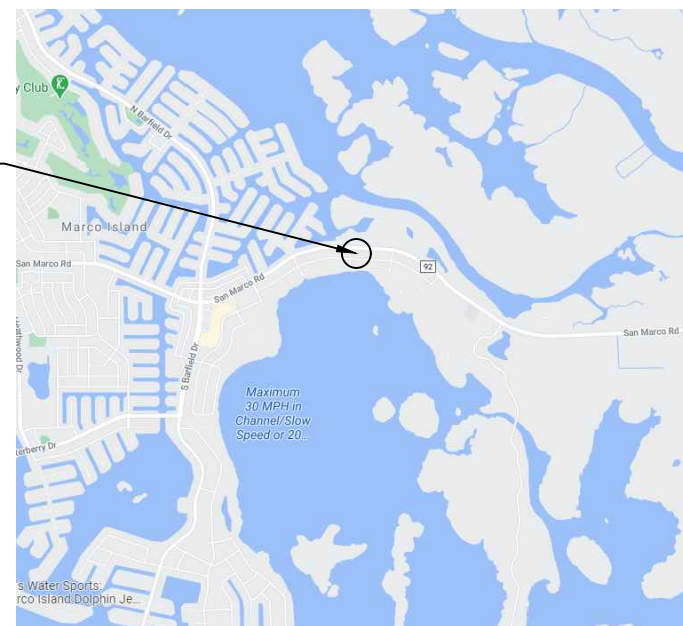
**COASTAL ZONE MANAGEMENT CONSISTENCY:** Coastal Zone Consistency Concurrence is required from FDEP. In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan.

**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.

# STATE OF FLORIDA



## COLLIER COUNTY



## VICINITY MAP

### SITE ADDRESS:

<> 2019 SHEFFIELD AVE  
MARCO ISLAND, FL 34145

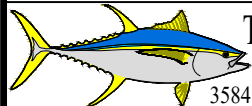
<> LATITUDE: N 25.937074  
<> LONGITUDE: W -81.684989

### NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY  
AND ARE NOT INTENDED FOR CONSTRUCTION USE.



## COUNTY AERIAL



**Turrell, Hall & Associates, Inc.**  
Marine & Environmental Consulting  
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

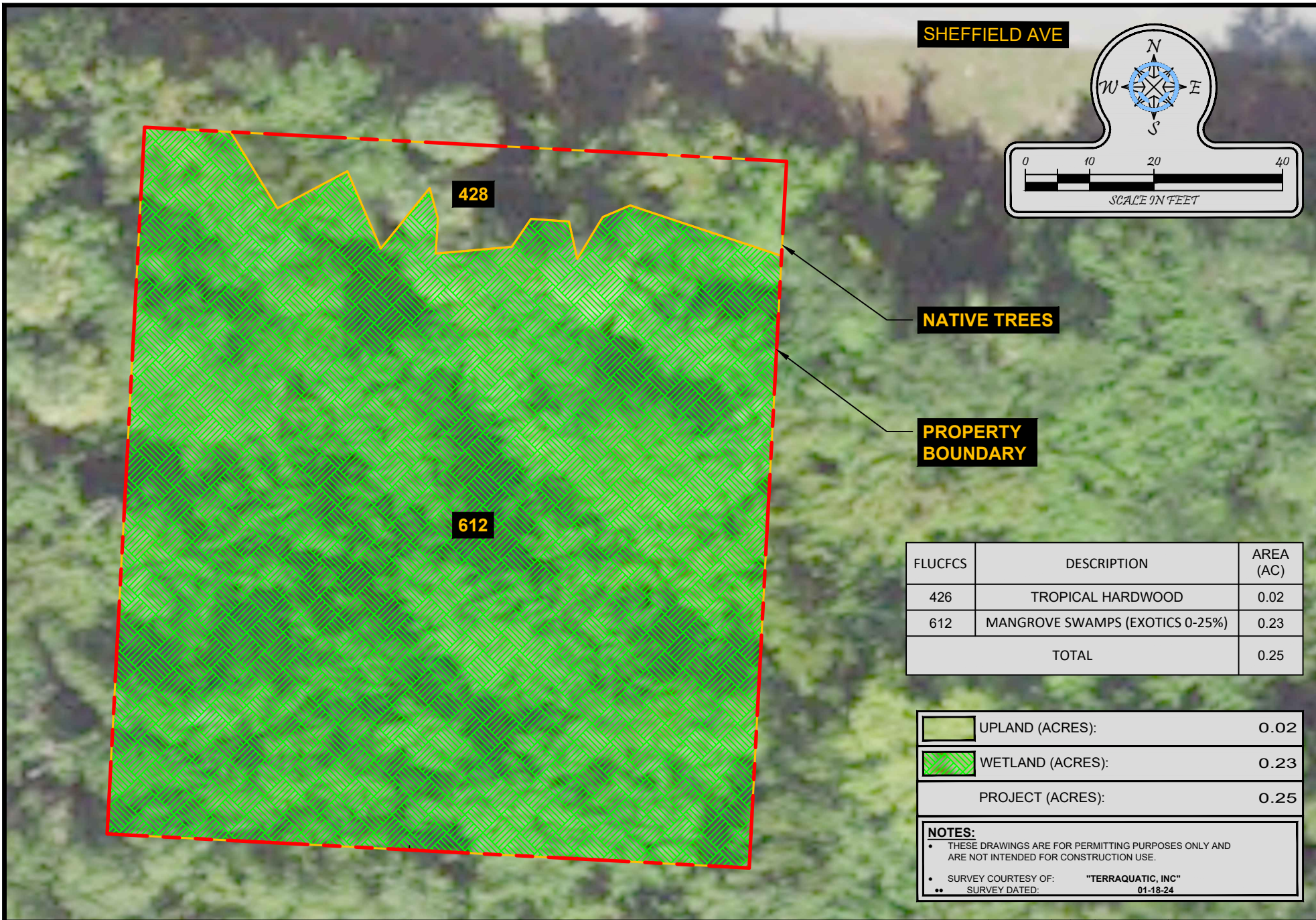
## 2019 SHEFFIELD AVE LOCATION MAP

RY NO. 5875



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CREATED:	01-25-24	2.	-	-	-	-
JOB NO.:	23139	3.	-	-	-	-
SHEET NO.:	01 OF 06	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		





FLUCFCS	DESCRIPTION	AREA (AC)
426	TROPICAL HARDWOOD	0.02
612	MANGROVE SWAMPS (EXOTICS 0-25%)	0.23
TOTAL		0.25

	UPLAND (ACRES):	0.02
	WETLAND (ACRES):	0.23
PROJECT (ACRES):		0.25

**NOTES:**

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- SURVEY COURTESY OF: "TERRAQUATIC, INC"
- SURVEY DATED: 01-18-24



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 3584 Exchange Ave. Naples, FL 34104-3732  
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# 2019 SHEFFIELD AVE

## FLUCFCS MAP

RY NO. 5875

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SHEET NO.:	02 OF 06	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52 S RANGE- 26 E





**SHEFFIELD AVE**

**PROPERTY  
BOUNDARY**

CODE	DESCRIPTION	HYDRIC	ACRES
40	DURBIN & MULFERT MUCKS, TIDAL COMPLEX, 0-1% SLOPES	YES	0.07
126	PAOLA FINE SAND-URBAN LAND COMPLEX, 1-8% SLOPES		0.18
TOTAL			0.25

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- SURVEY COURTESY OF: "TERRAQUATIC, INC"
- SURVEY DATED: 01-18-24
- SOIL DATA PROVIDED BY: 1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF COLLIER COUNTY AREA, FL



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# **2019 SHEFFIELD AVE SOILS MAP**

RY NO. 5875

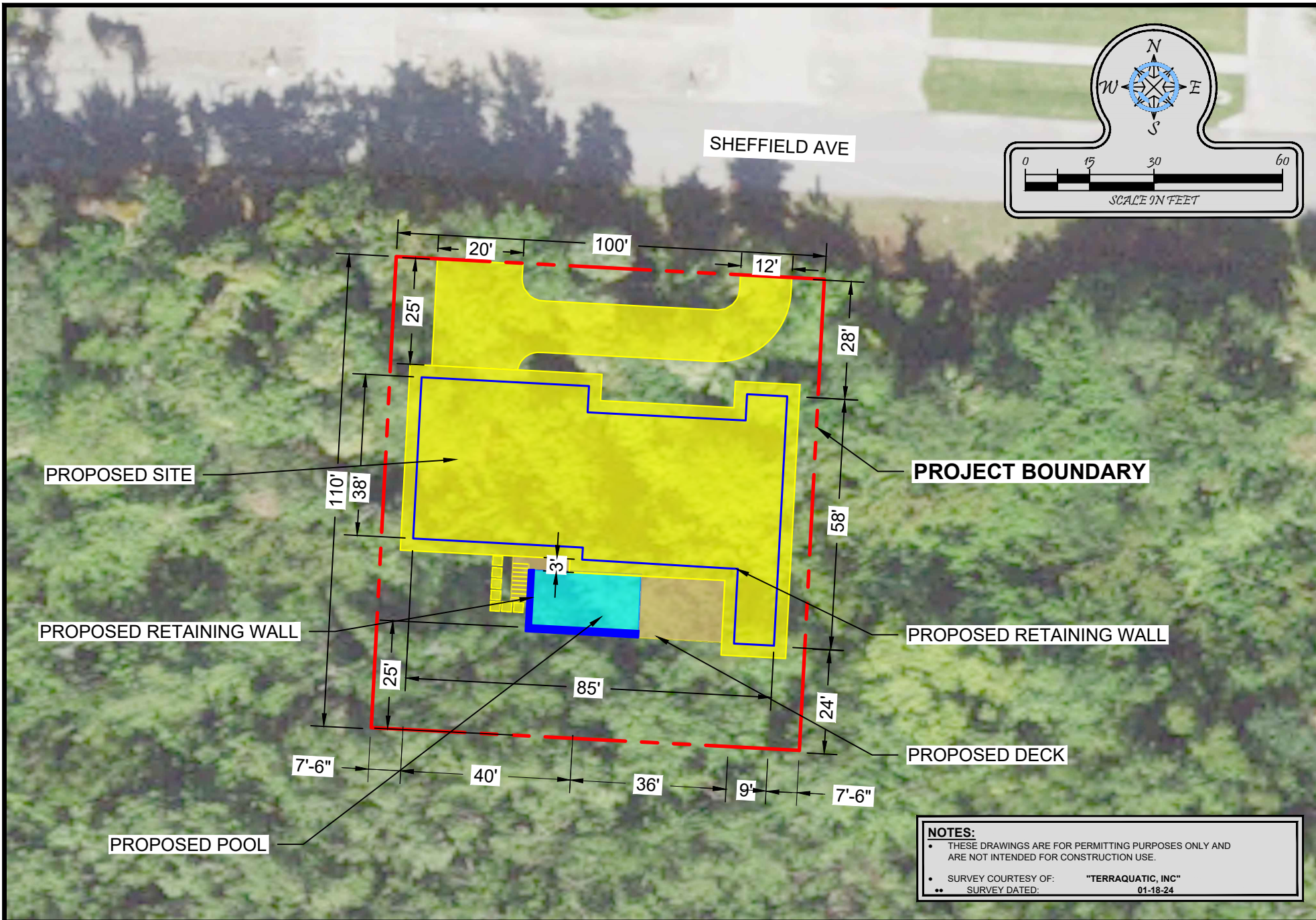
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		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



P:\23139.00 - 2019 sheffield ave\CAD\PERMIT-STATE\23139-STATE.dwg SITE PLAN 2/19/2024



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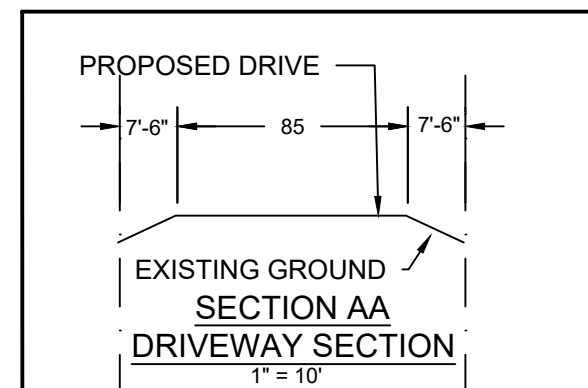
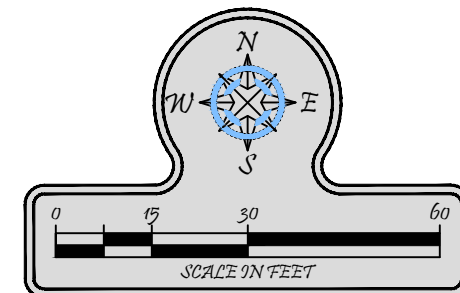
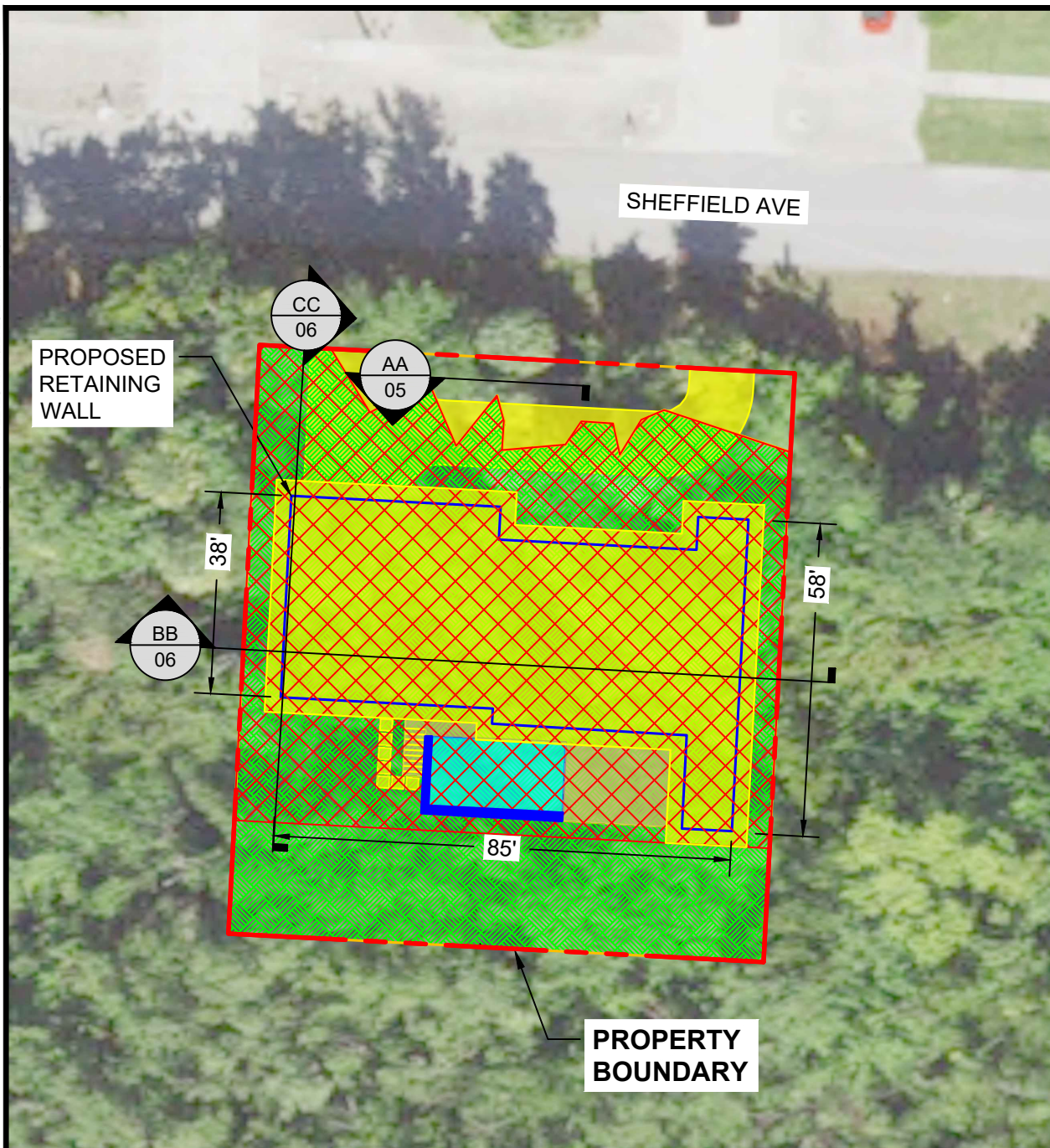
# 2019 SHEFFIELD AVE SITE PLAN


RY NO. 5875

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		5.	-	-	-	-
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	WETLAND IMPACT (SQ FT)	7,908
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• SURVEY DATED: 01-18-24		



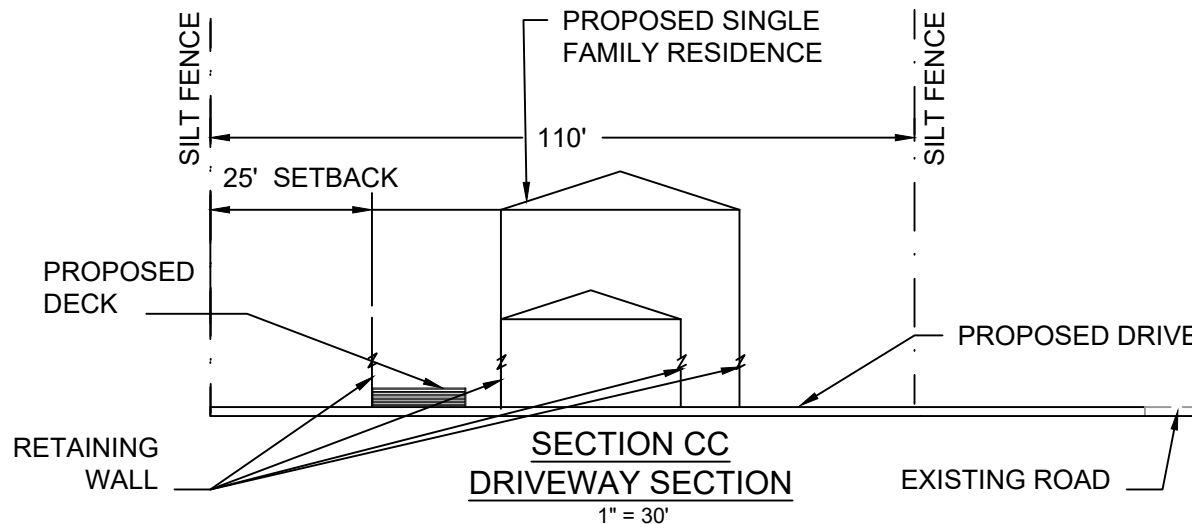
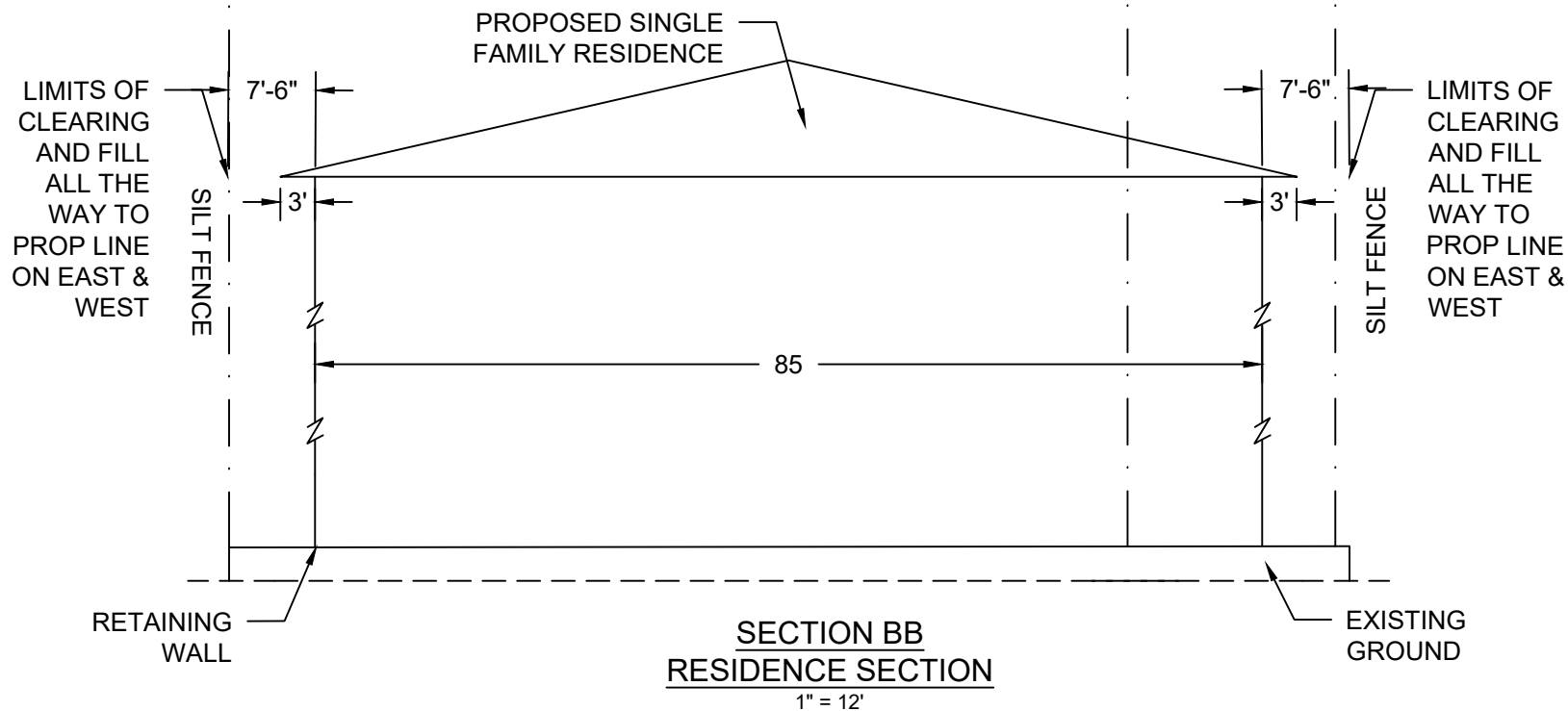
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## 2019 SHEFFIELD AVE CROSS SECTIONS

RY NO. 5875

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<b>SECTION- 10</b>		<b>TOWNSHIP- 52 S</b>		<b>RANGE- 26 E</b>		