



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Anthony Solo
Asolo Acquisitions & Development

Published: June 30, 2025
Expires: July 21, 2025

**Jacksonville District
Permit Application No. SAJ-2025-00991**

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 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

If you are interested in receiving additional project drawings associated with this public notice, please send an e-mail to the project manager by electronic mail at Jennifer.L.Alexander@usace.army.mil.

APPLICANT: Anthony Solo
Asolo Acquisitions & Development
110 Front Street
Suite 300
Jupiter, FL 33477

AGENT: Hans Wilson
Hans Wilson & Associates, Inc.
1938 Hill Avenue
Fort Myers, FL 33901

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Middle Tampa Bay at Bahia Beach. The project/review area is located on the peninsula adjacent to 3290 Mangrove Point Drive in 02 Section, 32 South Township, 18 East Range; at Latitude 27.725277 and Longitude -82.475345; in Ruskin, Hillsborough County, Florida.

EXISTING CONDITIONS: The proposed project location is a vacant lot on a peninsula within basin connected to Tampa Bay in the Bahia Beach area. The lot has plans to develop four (4) multi-family buildings for a total of forty (24) townhomes. The property currently has 1,351 linear feet (LF) of shoreline bordered with mature red and white mangroves (approximately 1.39 acres) and contains an upland retaining wall. Water depths range for 2 to 6 feet (ft) in depth. The bottom consists of shell fragments and mud/silty soils. During a benthic survey, an approximately 6,900 square foot patch of seagrass containing 5% coverage of shoal grass (*Halodule wrightii*) is located on the

south corner of the lot. A derelict docking structure is located on the southwestern edge of the peninsula.

PROJECT PURPOSE

Basic: Multi-family residential water access

Overall: To provide the residents of a multi-family development water access to Tampa Bay.

PROPOSED WORK: The applicant requests authorization to construct five (5) multi-family docks for a total of twenty-four (24) slips multi-family docking facility. The five docks will consist of:

1. East Dock consists of 6-foot by 23-foot (138 square feet) access pier with a 6-foot by 180-foot (1080 square feet) dock with four (4) slips and elevator boatlifts.
2. South Dock consists of a 6-foot by 34-foot (204 square feet) access pier with a 6-foot by 135-foot (810 square feet) dock with three (3) slips and elevator boatlifts.
3. West Dock consists of the following:
 - a. One (1) access pier, 6-foot x 48-foot (288 square feet) with a 6-foot by 135-foot (810 square feet) dock with three (3) slips and elevator boatlifts.
 - b. One (1) access pier, 5-foot by 55-foot (275 square feet) with a 5-foot by 180-foot (900 square feet) dock with two (2) 4-foot by 40-foot (320 square feet) finger piers, six (6) slips and boatlifts.
 - c. One (1) access pier, 5-foot by 46-foot (230 square feet) with a 5-foot by 158-foot (790 square feet) dock with four (4) 4-foot x 50-foot (800 square feet) finger piers, eight (8) slips and boatlifts.
4. All structures will be fixed docks with 1/2 -in deck spacing, 10-ft piling spacing, and 10-in diameter wood pilings

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant agrees to comply with the November 2017 National Marine Fisheries Service's (NMFS) Jacksonville biological opinion (JAXBO), the 2011 standard manatee and marine turtle construction conditions, smalltooth sawfish construction conditions of March 2006 for in-water work to include the use of turbidity curtains. The project has been sited to avoid impacts to the submerged vegetation.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: The docks have been designed to penetrate through the mangroves in locations that are either open already or had previous dock accesses. There will be trimming of lateral mangroves for the accesses. The width of the accesses is designed for ease of use by residents and more so for safety, principally fire protection. We need to be able to get fire fighters, hoses, and equipment out on the docks and we specify not less than 5-feet width for this purpose. In areas where we don't have any mangroves, the dock width is 6-feet, because those are parallel mooring locations that include power pedestals and dock boxes that confine

the main access. Dock widths are the minimum necessary for access, safety, and resource protection.

CULTURAL RESOURCES: The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Southeast Regional Office (SERO) Protected Resources Division (PRD) Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Table 1: IPAC Species that have potential to be in the project location.

Table 1. IPAC Species	
<i>Species Name (common (scientific))</i>	<i>Federal Status</i>
American crocodile (<i>Crocodylus acutus</i>)	Threatened
Crested caracara (<i>Audubon's</i>) [FL DPS] (<i>Caracara plancus audubonii</i>)	Threatened
Eastern Black rail (<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>)	Threatened
Eastern indigo snake (<i>Drymarchon couperi</i>)	Threatened
Everglade snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	Endangered
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	Endangered
Monarch butterfly (<i>Danaus plexippus</i>)	Proposed Threatened
Pygmy fringe-tree (<i>Chionanthus pygmaeus</i>)	Endangered
rufa red knot (<i>Calidris canutus rufa</i>)	Threatened
Whooping crane (<i>Grus americana</i>)	Experimental Population, Non-Essential

Potential ESA Species (No Effect): The species listed in table 1 have been identified to potentially be within the project area. The project is primarily in the water and below the

MHWL and does not support suitable habitat for the listed ESA species. Based on the lack of suitable habitat for and the unlikely occurrence of the species listed in table 1 of the IPAC species listed, the Corps has determined that the project will have no effect on those species.

JAXBO species (**MANLAA**): The Corps has determined the proposed project may affect but is not likely to adversely affect swimming sea turtles: green sea turtle (*Chelonia mydas*), Kemp's Ridley Sea turtle (*Lepidochelys kempii*), Loggerhead Sea turtle (*Caretta caretta*); smalltooth sawfish (*Pristis pectinata*); and the Giant Manta Ray (*Mobula birostris*). The Corps will request National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act by separate letter or by programmatic agreement.

West Indian Manatee proposed critical habitat (**May affect**): The proposed project area lies within what has been proposed as critical habitat. No essential features have been defined for such habitat. Use of the 2013 Manatee Key resulted in a determination resulted in the following determination (A>B>C>G>H>I>J>L>M = May affect). Therefore, the Corps has determined the project may affect the West Indian manatee and further consultation with USFWS will be required.

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). There are aquatic resources such as seagrasses and mangroves, within the project footprint but the project has been designed to avoid seagrass impacts. The project may impact 0.26 acres of mangroves due to trimming. Our initial determination is that the proposed action may adversely affect EFH and/or fisheries managed by Fishery Management Councils and the National Marine Fisheries Service (NMFS). 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 structure or 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 of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification is required from the Southwest Florida Water Management District (SWFWMD) or the State of Florida Department of Environmental Protection (FDEP).

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

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 geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

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. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The 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 used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

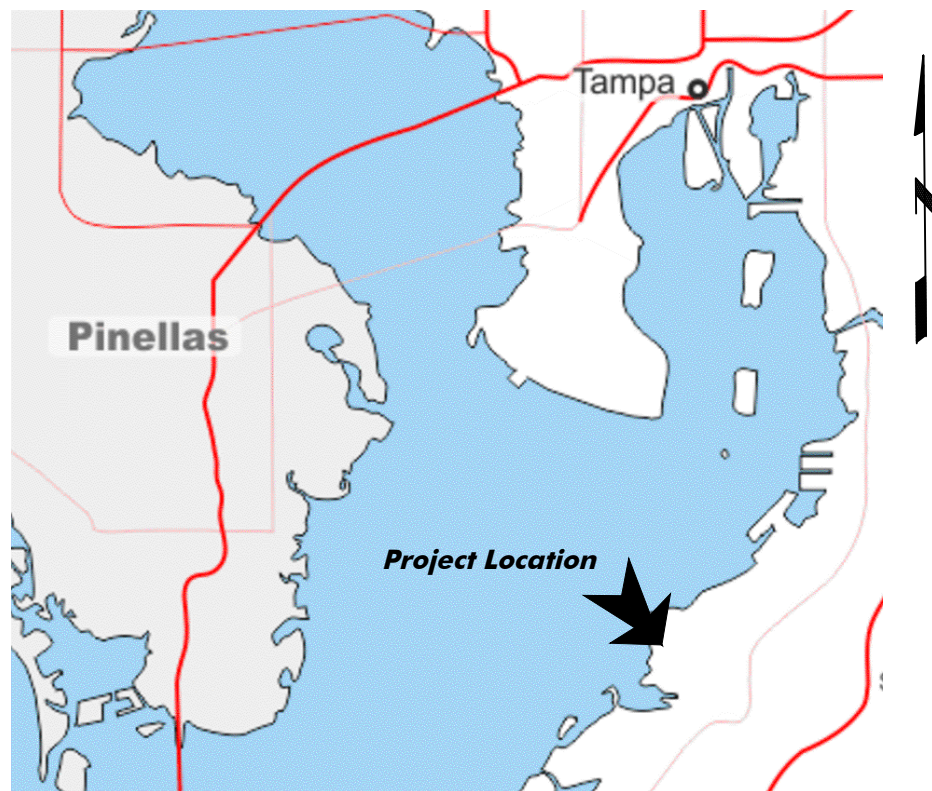
The Jacksonville District will receive written comments on the proposed work, as outlined above, until July 21, 2025. Comments should be submitted electronically via

the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Jennifer L. Alexander at Jennifer.L.Alexander@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention: Jennifer L. Alexander, 10117 Princess Palm Ave., Suite 120, Tampa, FL 33610. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

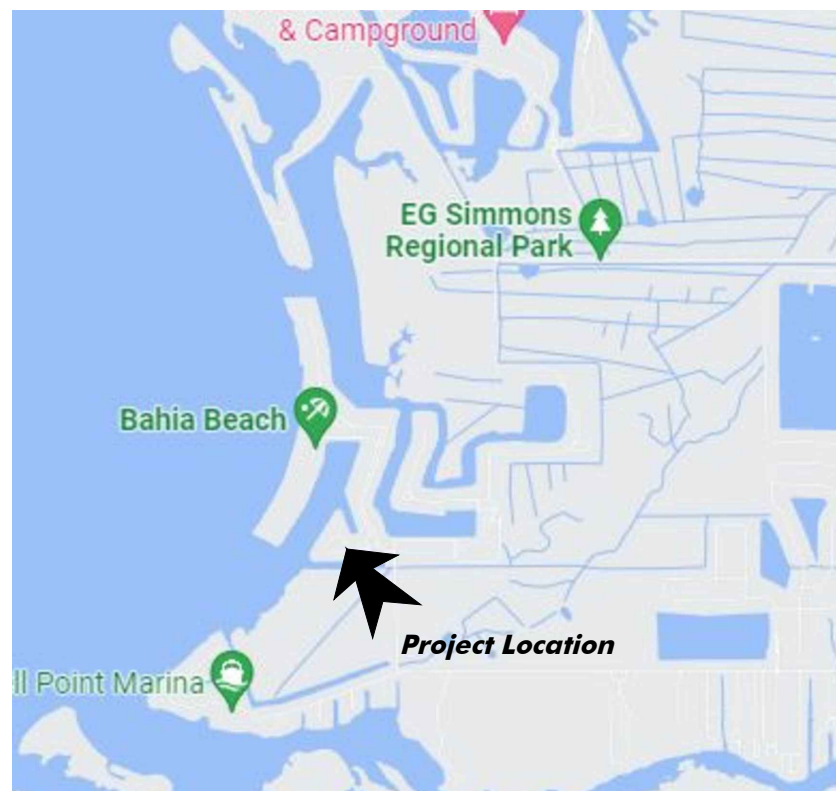
0 2.5 5
SCALE MILES



Vicinity Map

SCALE: 1" = 5 mi.

0 1250 2500
SCALE FEET



Location Map

SCALE: 1" = 2,500'



PERMIT PLANS, NOT FOR CONSTRUCTION

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
CA. LIC. NO. 8519
DATE: February 28, 2025 10:48:40 p.m.
Drawing: SOLOT1MASTERHW.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

3-3-25

HJMW

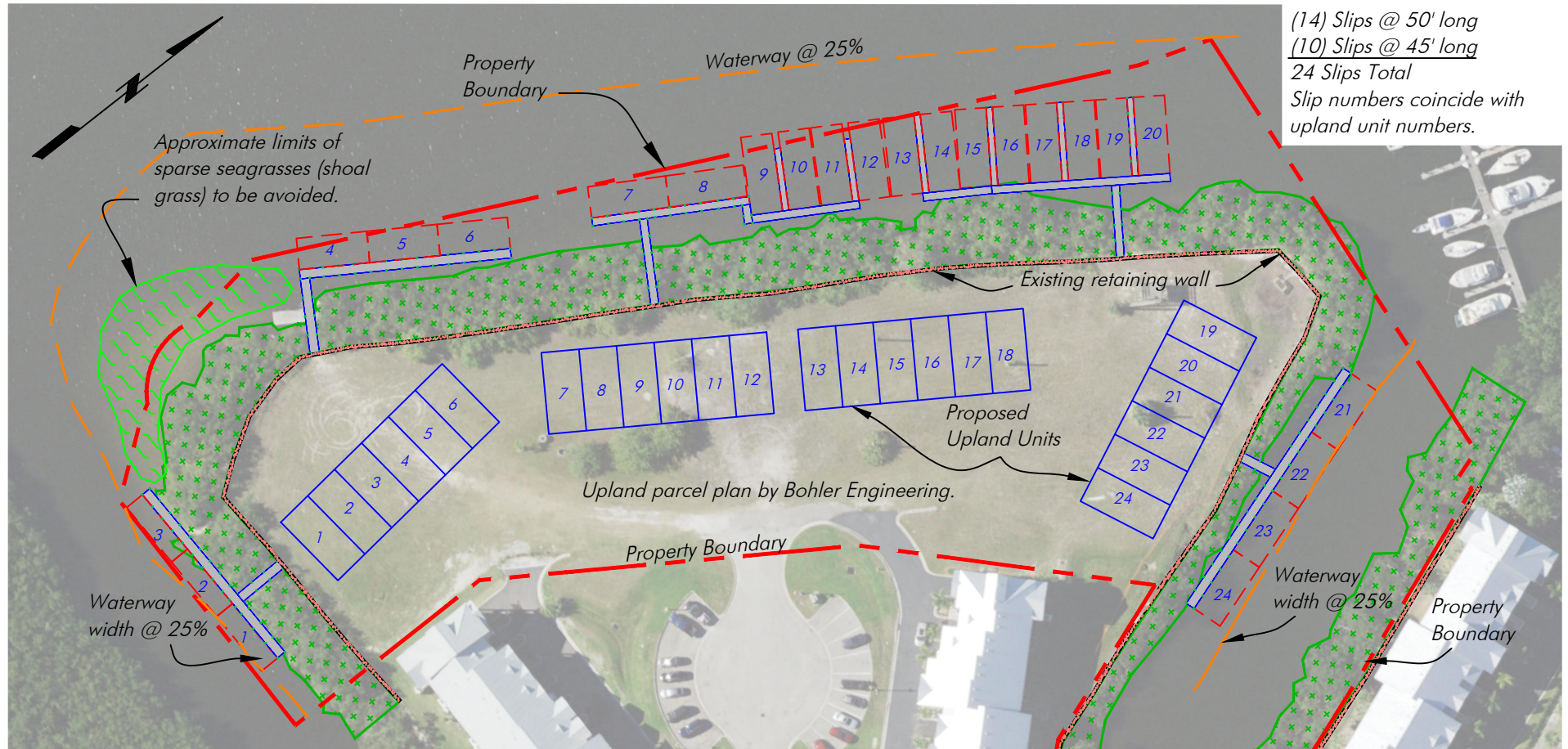
South Bay CDD Holdings Inc.

SHEET
1/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

0 50 100
SCALE FEET



Proposed Slip Plan

SCALE: 1" = 100'

Note: Field work completed 6-9-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD.

PERMIT PLANS, NOT FOR CONSTRUCTION

Upland survey information provided by
GeoPoint Surveying, Inc. dated 7-19-23

This item has been digitally signed and sealed by
Hans J.M. Wilson on the date adjacent to the seal.
Printed copies of this document are not considered
signed and sealed and the signature must be verified
on any electronic copies.

DATE: February 28, 2025 10:48:40 p.m.
Drawing: SOLOT1MASTERHW.DWG



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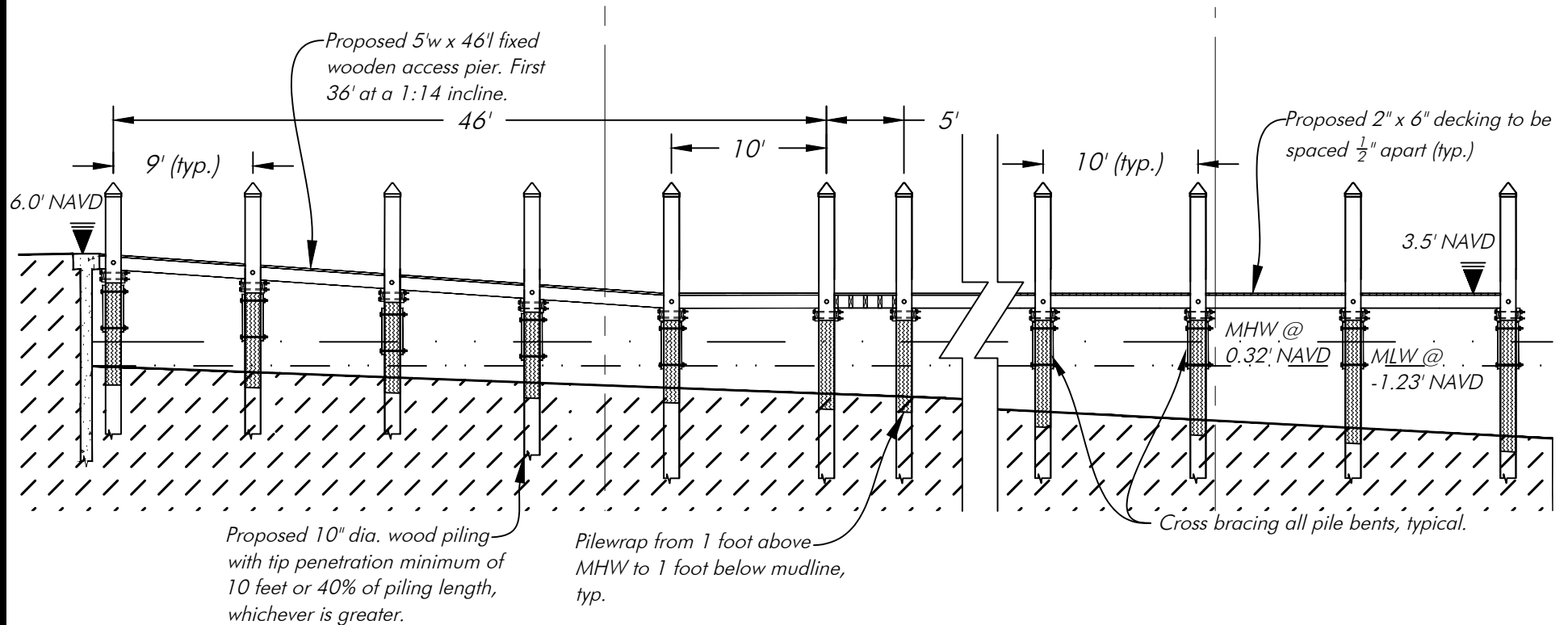
Little Harbor Investments, LLC

SHEET
5/9

SECTION: 02
TOWNSHIP: 32 S
RANGE: 18 E

Hillsborough County Aerial 2020

0' 5' 10'
SCALE FEET



Cross Section

SCALE: 1" = 10'

Note: Field work completed 6-9-23 by Hans Wilson and Associates, Inc. All topographic elevations reference NAVD88. Bathymetric survey references MLW @ -1.23' NAVD per DEP Tide Station 872-6384. MHW @ 0.32' NAVD.

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MARINE and ENVIRONMENTAL CONSULTANTS

2-25-25

CAM

Little Harbor Investments, LLC

SHEET
7/9