



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

**November 27, 2024**

Regulatory Division  
West Branch  
Regulatory Division, Mitigation Section

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2024-00094-GMH

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received a complete prospectus proposing the establishment of a mitigation bank pursuant to the 2008 *Compensatory Mitigation for Losses of Aquatic Resources* regulations (33 CFR Part 332) as 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 [Geena.M.Hill@usace.army.mil](mailto:Geena.M.Hill@usace.army.mil).

SPONSOR: Groveland Mitigation Bank, LLC  
17561 Cedarwood Loop  
Lutz, FL 33558

LOCATION: The proposed project, identified as the 362.8-acre Groveland Mitigation Bank (GMB) is located south of Lake Erie Road, approximately two miles west of SR-33 in Lake County, Florida (Sections 13, 23, and 24, Township 23S, Range 24E).

APPROXIMATE CENTRAL COORDINATES: Latitude 28.472091°  
Longitude -81.874808°

PROSPECTUS SUMMARY: Pursuant to 33 CFR 332.8(d)(4), the Corps has posted a full copy of the GMB prospectus online so that it is available for review by the public. The prospectus may be downloaded from the Regulatory In-Lieu Fee and Bank Information Tracking System (RIBITS) at web address: <https://ribits.ops.usace.army.mil/ords/f?p=107:2>.

Once on the RIBITS homepage, select "Jacksonville" from the "ALL DISTRICTS" drop down menu located in the lower left corner of the screen. Once the district filter has been selected, click on the "Banks & ILF Sites" link located in the Navigation box (upper left corner). This will generate a list of projects, scroll down the list and click on the "Groveland MB" link. On this page, click on the "Cyber Repository" link located on the menu bar above the General Information box, then click on the Prospectus Documents folder to access the prospectus associated with the GMB project.

If you are unable to access the web address, a copy of the prospectus is available upon request to the project manager listed at the end of this public notice.

**PROJECT GOALS AND OBJECTIVES:** The applicant seeks authorization to preserve and enhance upland and wetland communities on the 362.8-acre property. The primary ecological goal of the GMB is to improve vegetative communities, hydrologic flow, and wildlife habitat connectivity within the Withlacoochee Watershed. Specific objectives include:

- Enhancement of ± 80.0 acres of basin marsh through invasive and nuisance species removal and hydrological enhancement through the removal of culverts, establishment of LWCs, regrading of ditches, and removal of berms.
- Preservation of ± 22.3 acres of basin marsh.
- Enhancement of ± 96.8 acres of basin swamp through invasive and nuisance species removal and hydrological enhancement through the removal of culverts, establishment of LWCs, regrading of ditches, and removal of berms.
- Preservation of ± 32.1 acres of basin swamp.
- Enhancement of ± 14.5 acres of wet flatwoods through invasive and nuisance species removal and hydrological enhancement through the removal of culverts, establishment of LWCs, regrading of ditches, and removal of berms.
- Enhancement of ± 3.1 acres of wet prairie through invasive and nuisance species removal, introduction of a prescribed burn plan, replanting of native plant species, and hydrologic improvements for downstream habitats.
- Enhancement of ± 69.7 acres of dry prairie through invasive and nuisance species removal, introduction of a prescribed burn plan, and replanting of native plant species.
- Enhancement of ± 26.1 acres of mesic hammock through invasive and nuisance species removal and introduction of a prescribed burn plan.
- Enhancement of ± 17.0 acres of scrub through invasive and nuisance species removal and introduction of a prescribed burn plan.

**ECOLOGICAL SUITABILITY OF THE SITE:** A review of available information indicates that the property likely historically consisted of forested and herbaceous wetlands and uplands. In 1983, undisturbed forested wetlands with surface water were present and minimal development surrounded the site. In the 1990s, more agricultural land was established by clearing the surrounding areas. In 2008, residential development can be seen with the establishment of roads and some hardwood clearing adjacent to the site. Land use within the project boundary has not changed since the 1980s; the site remained without land clearing or other physical alteration while nearby residential properties emerged in the 2000s.

**ESTABLISHMENT AND OPERATION OF THE BANK:** The proposed GMB would be established and operated by Groveland Mitigation Bank, LLC as the Sponsor with the assistance of Barge Design Solutions as the agent. The property that comprises the

GMB is owned by Groveland Mitigation Bank, LLC. A conservation easement in favor of SWFWMD would be applied to the entirety of the 362.8 acres of GMB upon approval. Following successful implementation and attainment of final success criteria, long-term management activities will be implemented to ensure the sustainability of GMB. In addition, the Sponsor will provide sufficient financial assurances to ensure construction and long-term management of the proposed GMB.

**PROPOSED SERVICE AREA:** The proposed service area is located within the Green Swamp Area is hydrologically connected to the Withlacoochee River, flowing west of the site. As such, GMB is contained within SWFWMD Withlacoochee Drainage Basin and the federally regulated HUC8 03100208. The proposed GMB has hydrologic connectivity with other mitigation sites and conservation areas and is proposed to provide comparable wetland community types to offset unavoidable wetland impacts that result from urbanization within the Withlacoochee Drainage Basin.

**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 determined the proposed project may affect but is not likely to adversely affect the Lewton's polygala (*Polygala lewtonii*), papery whitlow-wort (*Paronychia chartacea*), pigeon wings (*Clitoria fragrans*), pygmy fringe-tree (*Chionanthus pygmaeus*), sand skink (*Neoseps reynoldsi*), tricolored bat (*Perimyotis subflavus*), and eastern indigo snake (*Drymarchon couperi*) or their designated critical habitat. The Corps will request U.S. Fish and Wildlife/National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

**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. No EFH is located within the project area, or areas affected by the project. 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 project is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The Corps is evaluating this project as it relates to Section 14 of the Rivers and Harbors Act (33 USC 408) and 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.

COMMENTS regarding the proposed mitigation bank should be submitted in writing to the District Engineer at the address below within 30 days from the date of this notice.

The initial evaluation pertaining to whether this mitigation bank proposal has the potential for providing compensatory mitigation for activities authorized by issued Department of the Army permits will be based on the information contained in the prospectus, received from this public notice and obtained during an inspection of the project site.

If you have any questions concerning this proposed project, you may contact Ms. Geena Hill by electronic mail at [geena.m.hill@usace.army.mil](mailto:geena.m.hill@usace.army.mil), by telephone at 352-699-4262, or at the following address:

DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
P.O. BOX 4970  
JACKSONVILLE, FLORIDA 32232-0019

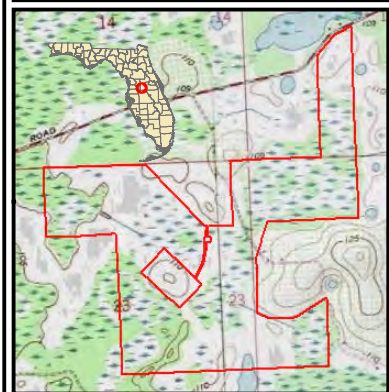
**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and 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.

**EVALUATION:** After the end of the comment period, the District Engineer will review all comments received and make an initial determination as to the potential of the proposed project to provide compensatory mitigation for activities authorized by Department of the Army permits. That determination 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. Factors relevant to the proposal will be considered including 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 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 proposed activity. All comments received will be considered by the Corps during the formulation of the initial determination of potential for the proposed activity.

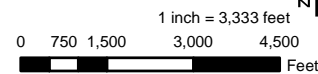
**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

















**Legend**

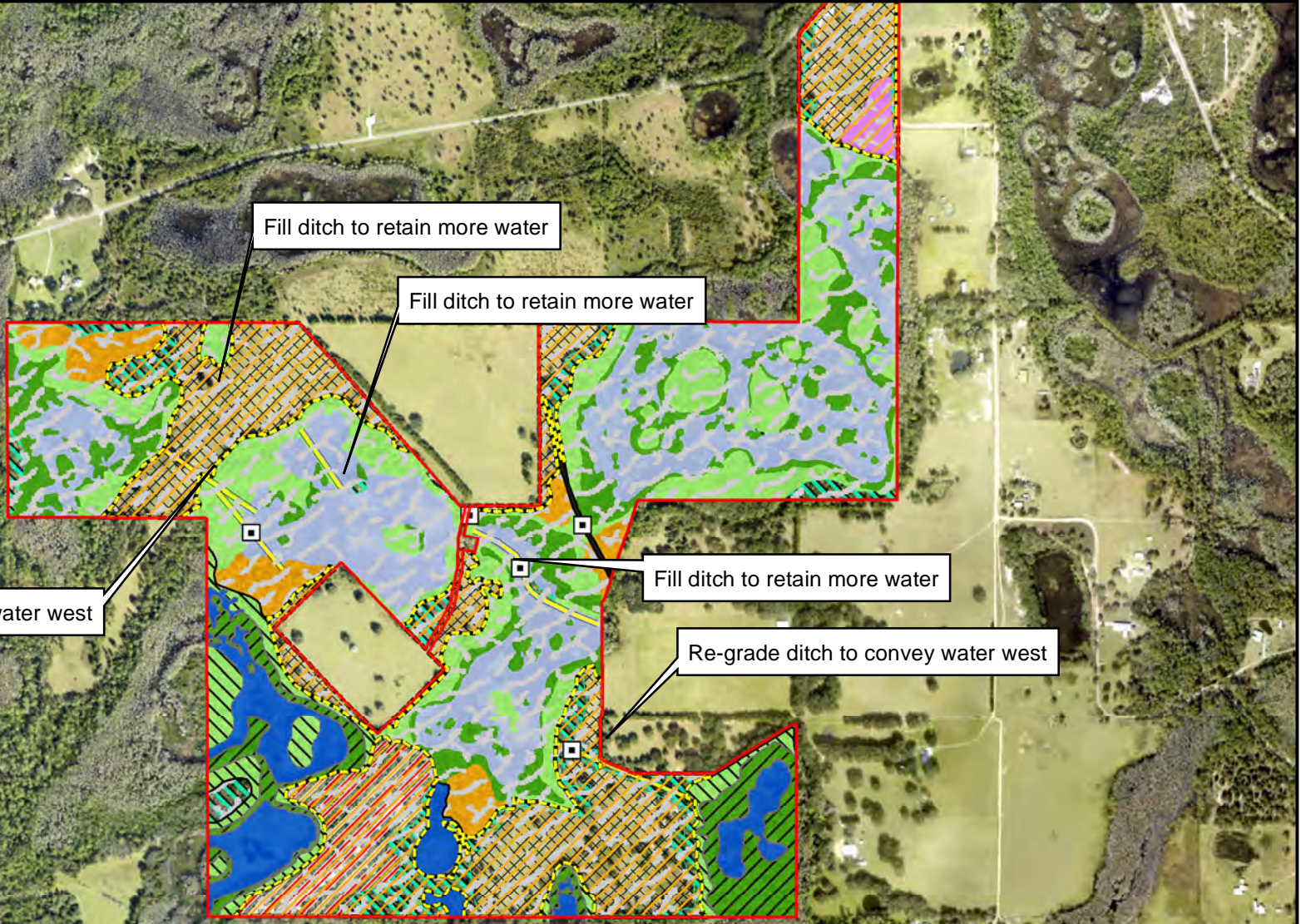
- Project Boundary; ±362.8-ac
- STR
- Lakes
- Roadways

Basemap: USA NAIP Imagery  
Source Data:



PROJECT: Groveland Mitigation Bank Lake County, Florida	
TITLE: <b>PROJECT VICINITY MAP</b>	
PROJ NO: 3849926	<b>FIGURE 1</b>
DATE: April 2024	
<b>BARGE</b> <small>DESIGN SOLUTIONS</small> 4703 NW 53rd Avenue, Suite B-2 Gainesville, FL 32653	

-  Prescribed Fire ( $\pm$ )
-  Herbicide Application
- Mitigation Activity**
-  Basin Marsh Enhancement;  $\pm 80.0$ -ac
-  Basin Marsh Preservation;  $\pm 22.3$ -ac
-  Basin Swamp (Cypress) Enhancement;  $\pm 41.6$ -ac
-  Basin Swamp (Cypress) Preservation;  $\pm 18.1$ -ac
-  Basin Swamp (Mixed Canopy) Enhancement;  $\pm 55.2$ -ac
-  Basin Swamp (Mixed Canopy) Preservation;  $\pm 14.0$ -ac
-  Wet Flatwoods Enhancement;  $\pm 14.5$ -ac
-  Wet Prairie Enhancement;  $\pm 3.1$ -ac
-  Dry Prairie Enhancement;  $\pm 69.7$ -ac
-  Mesic Hammock Enhancement;  $\pm 26.1$ -ac
-  Scrub Enhancement;  $\pm 17.0$ -ac
-  Road;  $\pm 0.9$ -ac



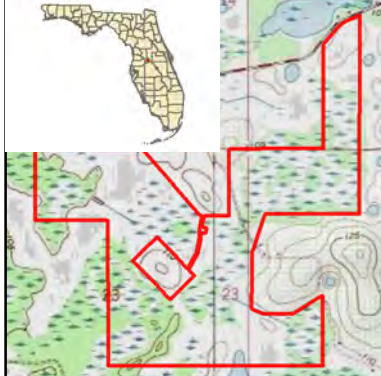
Re-grade ditch to convey water west




Fill ditch to retain more water

Fill ditch to retain more water

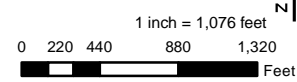
Fill ditch to retain more water


Re-grade ditch to convey water west



- Legend**
-  Project Boundary;  $\pm 362.8$ -ac
  -  Ditches
  -  LWC Installation (x5)

Basemap: USA NAIP Imagery  
Source Data:



PROJECT: Groveland Mitigation Bank Lake County, Florida	
TITLE: <b>MANAGEMENT PLAN</b>	
PROJ NO: 3849926	<b>FIGURE 11</b>
DATE: July 2024	
 4703 NW 53rd Avenue, Suite B-2 Gainesville, FL 32653	