



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

March 3, 2020

Regulatory Division
West Branch
Tampa Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2020-00044(SP-CMW)

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: HBWB Development Services LLC, 4065 Crescent Park Drive, Riverview, Florida 33578

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Bell Creek and Alafia River. The project site is located south of Boyette Road and east of Balm-Boyette Road.

Directions to the site are as follows: From Tampa, go south on I-75. Take exit 250 and go east on Gibsonton Drive. Continue onto Boyette Road and turn right on Balm Riverview Road. Travel approximately 2.5 miles and turn left on Rhodine Road to the end. Turn right onto Boyette, travel approximately 1.6 miles and turn right onto Hobson-Simmons Road.

APPROXIMATE CENTRAL COORDINATES: Latitude 27.80566°
Longitude -82.22468°

PROJECT PURPOSE:

Basic: Housing

Overall: The overall purpose of the project is to develop a single-family development in the south part of Hillsborough County.

EXISTING CONDITIONS: The proposed site is a 286-acre property currently used for agriculture and pasture. Approximately 50% of the site is in commercial strawberry production. The remainder of the site has been cleared for cattle production. The site includes 21.04 acres of wetlands, 2.13 acres of ditches, and 6.74 acres of open water/ponds. The existing area surrounding the project area consists of large undeveloped tracts to the east and south; and large pastures and single-family housing to the west.

PROPOSED WORK: The applicant seeks authorization to construct a single-family residential development. The proposed work would require 0.54 acre of impacts to wetlands and 0.37 acres of impacts to ditches. In addition, there would be 5.75 acres of impacts to non-jurisdictional ditches and ponds.

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 applicant has limited the proposed impacts to only the ditch/flow ways and to several low-quality wetlands that are needed to generate a viable site plan and to allow access to all of the useable uplands. Due to the configuration of the flow ways, the development of the parcel could not be possible unless some impacts occur. Most of the proposed impacts have minimal ecological value individually and collectively.”

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

“All of the impacts are to ditches and lower quality wetlands. We conclude that there should be minimal concern over wetland impact and avoidance. It is assumed that mitigation for the proposed impacts will be by way of purchase of mitigation bank credits.”

CULTURAL RESOURCES: The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES:

The Corps has determined the proposed project may affect, but is not likely to adversely affect the Eastern Indigo Snake. This determination was made using the 2013 Effect Determination Key for the Eastern Indigo Snake. Pursuant to the key, no further consultation with the U.S. Fish and Wildlife Service is necessary.

The Corps has determined the proposed project will have no effect on the Wood Stork. This determination was made using the 2008 Effect Determination Key for the Wood Stork. Pursuant to the key, no further consultation with the U.S. Fish and Wildlife Service is necessary.

The Corps has determined the proposal would have no effect on the Florida Scrub Jay or the Florida Grasshopper Sparrow as no suitable habitat is available on site.

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 in the Gulf of Mexico. 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 jurisdictional line has not been verified by Corps personnel.

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 potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Tampa Permits Section, 10117 Princess Palm Avenue, Suite 120, Tampa, Florida 33610 or by electronic mail at Candice.M.Wheelahan@usace.army.mil within 21 days from the date of this notice.

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, Candice Wheelahan, in writing at the Tampa Permits Section, 10117 Princess Palm Avenue, Suite 120, Tampa, Florida 33610; by electronic mail at Candice.M.Wheelahan@usace.army.mil; by facsimile transmission at (813)769-7061; or, by telephone at (813)769-7064.

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

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.

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.

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.

Legend

- Hinton Property - 285.8 +/- Acres
- Urban Service Area
- + Fire Station
- Elementary School
- Middle School
- High School
- Major Projects

Vicinity Map



T: 31 R: 21

Notes

Clearview Land Design, or Hillsborough County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerials: SWFWMD, 2017
Service Layer Credits: Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



1 inch = 4,000 feet
0 4,000 8,000 Feet

Figure: Vicinity Map

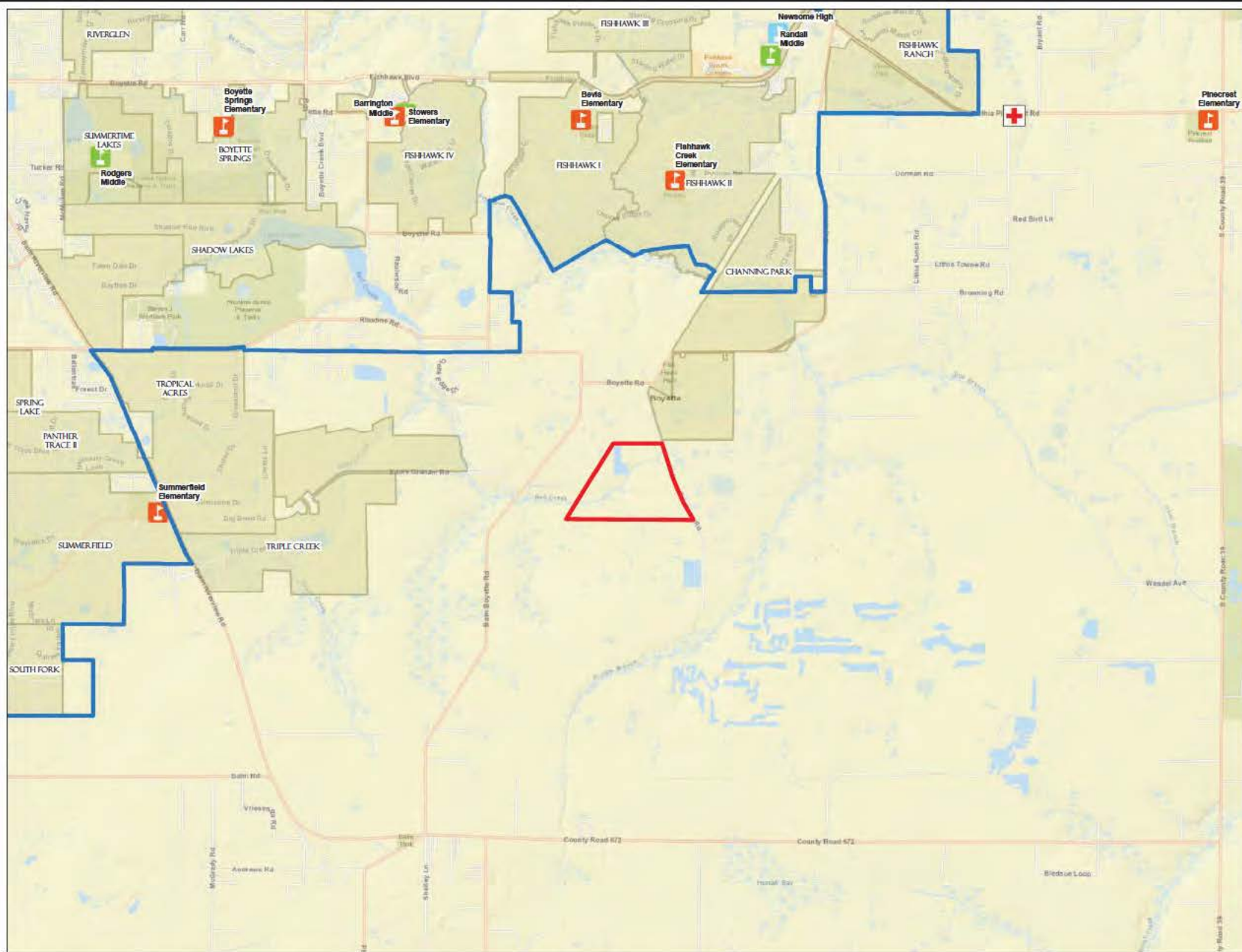
Project: Hinton Property

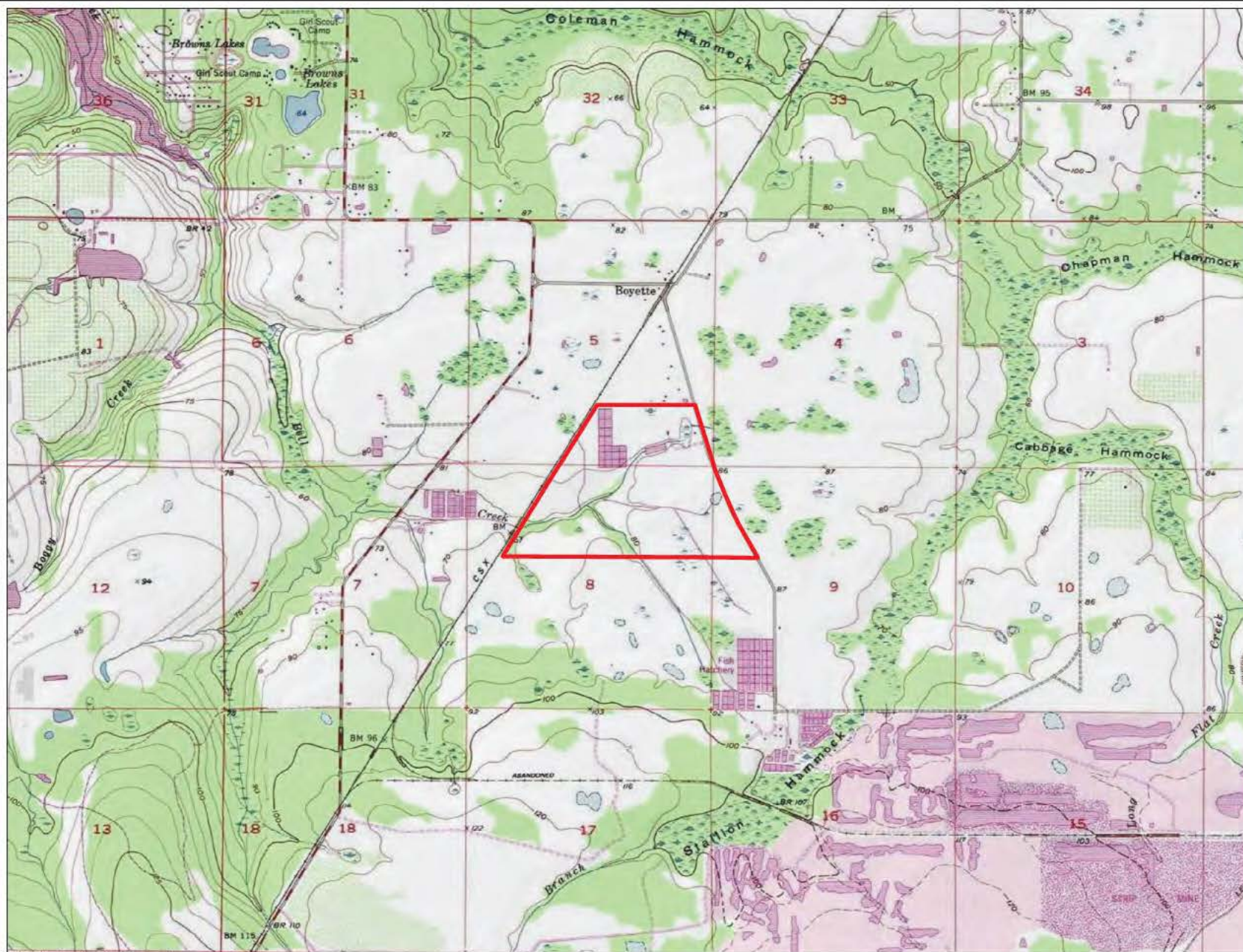
Hillsborough County

Filename:
Hinton_Vicinity_20190521_11x17_wcs

Map Date:
5/21/2019

Map Prepared By:
Cory Swales





Clearview
LAND DESIGN, P.L.
3010 W. Azelee Street, Suite 150
Tampa, Florida 33609 (813) 223-3919

Legend

Hinton Property - 285.8 +/- Acres

Vicinity Map



T: 31 R: 21

Notes:
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1 inch = 2,000 feet
0 2,000 4,000 Feet

Figure: USGS Quad Map

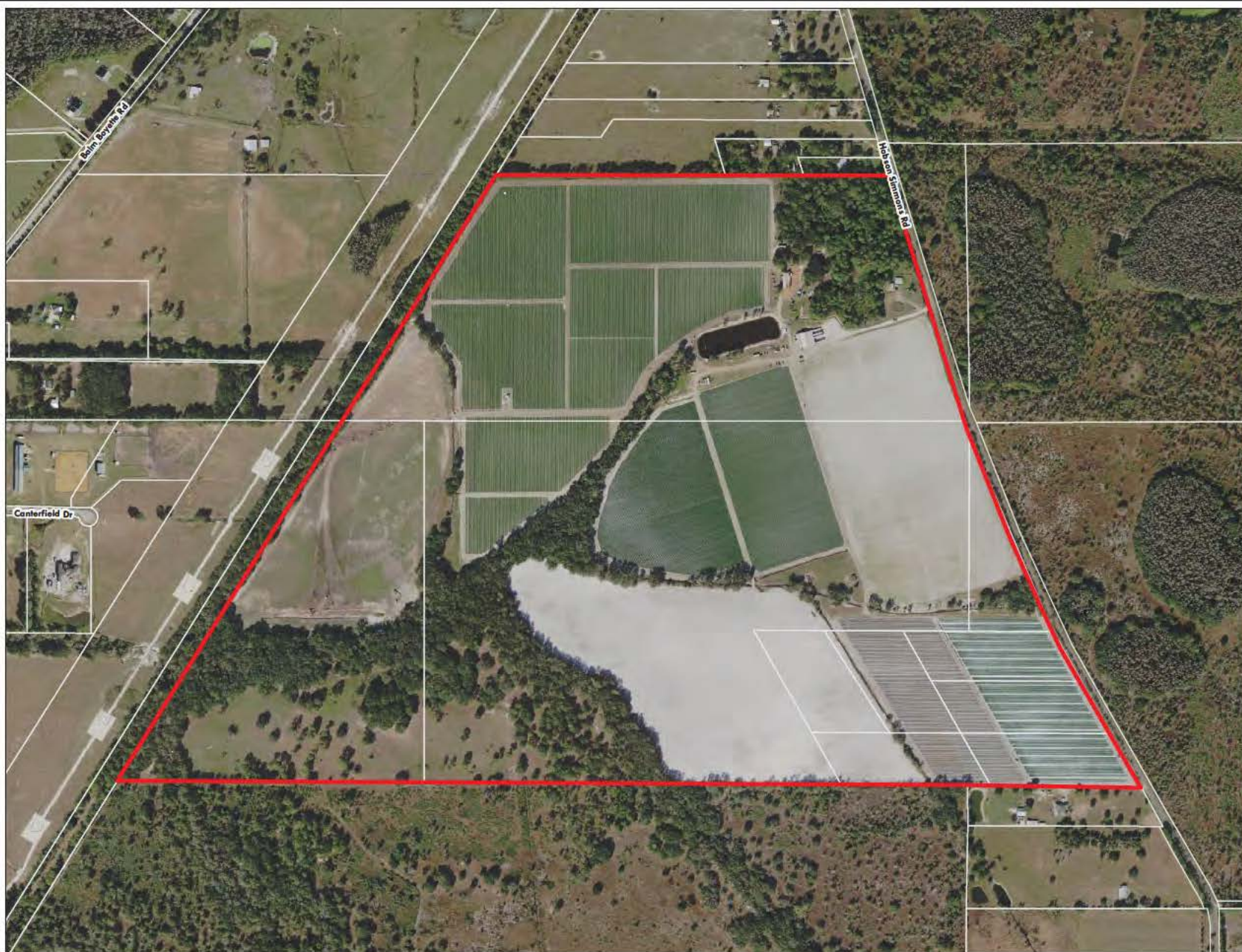
Project: Hinton Property

Hillsborough County

Filename:
Hinton_Quad_20190521_11x17_wcs

Map Date:
5/21/2019

Map Prepared By:
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Legend

- Hinton Property - 285.8 +/- Acres
- Parcel Boundary

Vicinity Map



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1 inch = 500 feet

0 500 1,000 Feet

Figure: 2017 Aerial Map

Project: Hinton Property

Hillsborough County

Filename:

Hinton_Aerial_20190521_11x17_wcs

Map Date:
5/21/2019

Map Prepared By:
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Legend

- Hinton Project - 285.8 +/- Acres
- Wetlands

Vicinity Map



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Notes

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1 inch = 500 feet
 0 500 1,000 Feet

Figure: COE Wetlands Map

Project: Hinton Project

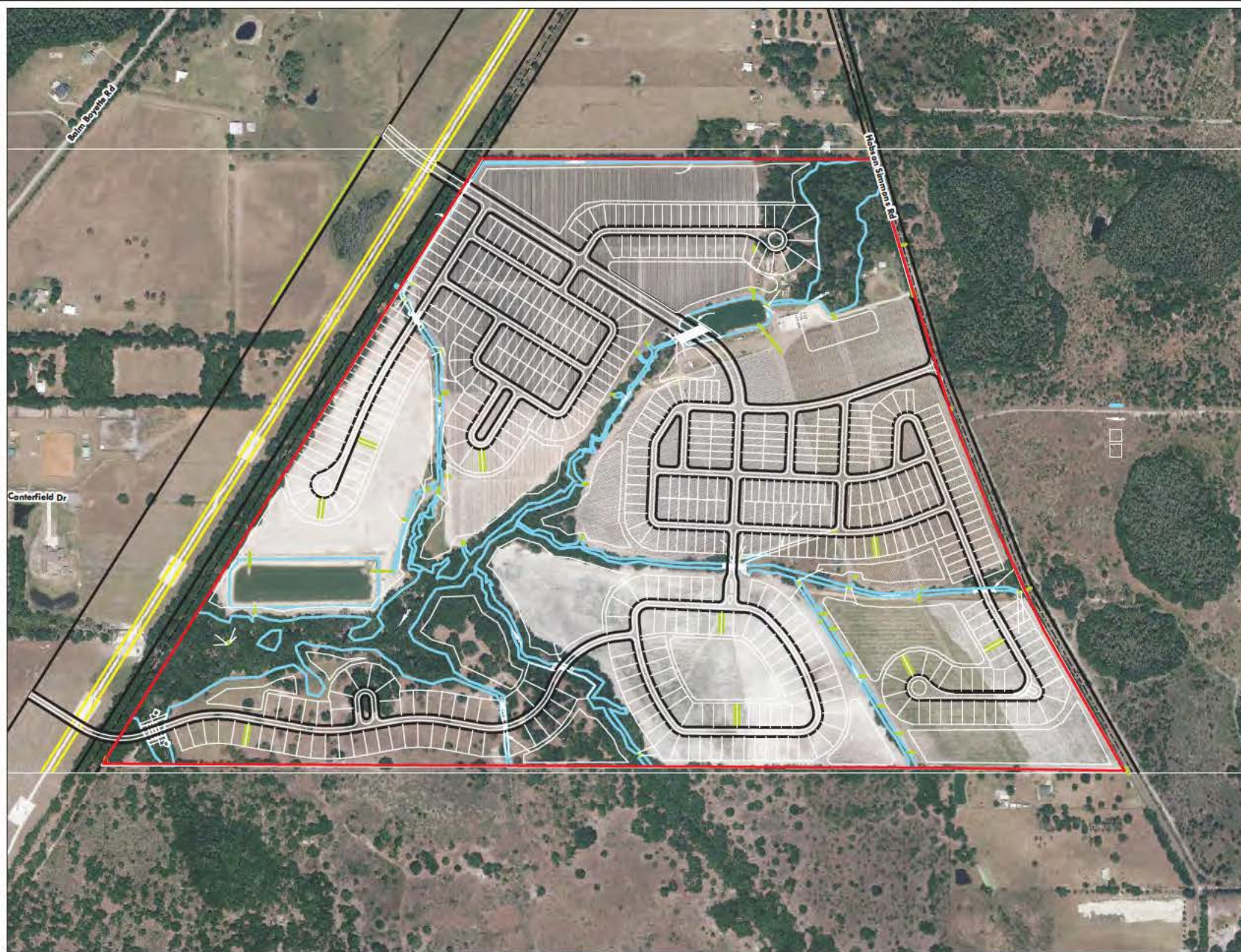
Hillsborough County

Filename:

Hinton_COEWetlands_20191226_11x17_wcs

Map Date:
 12/26/2019

Map Prepared By:
 Cory Swales



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Legend

Hinton Project - 285.8 +/- Acres

Vicinity Map



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1 inch = 500 feet
 0 500 1,000 Feet

Figure: COE Master Plan

Project: Hinton Project

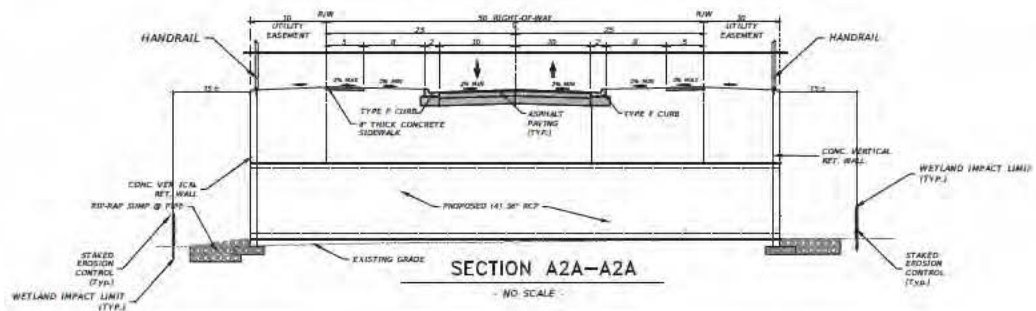
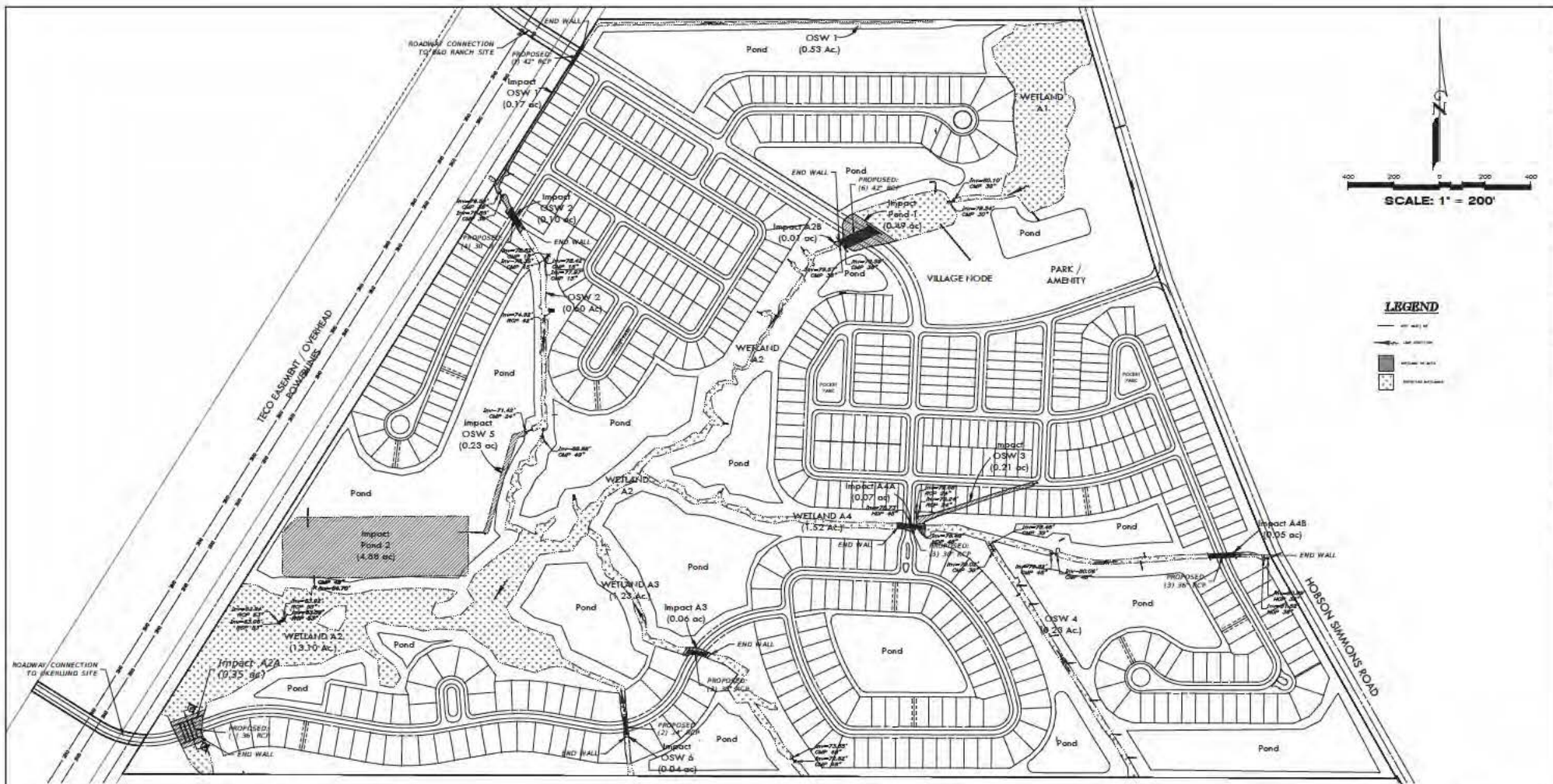
Hillsborough County

Filename:

Hinton_COEMasterPlan_20191226_11x17_wcs

Map Date:
 12/26/2019

Map Prepared By:
 Cory Swales



ACOE AND EPC WETLAND IMPACT PLAN FOR HINTON SUBDIVISION

PREPARED FOR:
HOMES BY WESTBAY, LLC
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = 0.89 Feet

PREPARED BY:
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