

Federal Construction Approvals

“Thanks to your diligence and persistence, we succeeded in this project. I don’t even want to think about how long it would have taken us without the Dawson team’s assistance.”

– Richard McCormick
President, South Florida Division
Pulte Group

CLIENT

Pulte Group, one of America’s largest homebuilding companies

BACKGROUND

Pulte Group contracted to purchase more than 500 acres in Naples, FL as the site of a planned 750-home lifestyle community. These previously separate parcels included the 18-hole championship Golf Club of the Everglades and more than 110 acres of waters and wetlands.

Pulte’s construction plans required Federal approval on multiple environmental challenges involving groundwater management, wetlands preservation, and endangered species, as well as a necessary redesign of the water management system. Pulte asked Dawson & Associates to help secure approval faster than the normal 18 months for this scope project. This task became even more challenging as the Corps official overseeing Pulte’s review retired midway through the process.

RESPONSE

To meet the tight deadline, Dawson & Associates brought in a team with extensive knowledge of Federal permitting rules and procedures including the former heads of the Corps’ Regulatory and Policy Development Programs as well as the former Chief of the U.S. Fish and Wildlife Service’s National Wildlife Refuge System.

Early in the process, this team researched and prepared a detailed analysis and technical explanation addressing the cumulative areas of Federal concern. The team’s analysis covered issues raised by the National Environmental Policy Act, the National Historic Preservation Act, and Section 404 of the Clean Water Act. Further, there were federally listed endangered species potentially utilizing the Pulte site and the team explained impact and mitigation efforts for each one.

Drawing on their previous public sector experience, the Dawson team also worked with officials from the EPA and the U.S. Fish & Wildlife Service to allay their development concerns. In concert with Pulte officials, the Dawson team successfully addressed objections involving water fluctuation and circulation, salinity gradients, and the area’s substrate.

Through knowledge of Corps procedures and effective project documentation, the Dawson/Pulte team was able to secure Corps approval in just over a year, far faster than the expected 18-month federal timeline.