



Overcoming Complex Permitting and Historical Preservation Challenges

“With Dawson & Associates’ help, we passed all our regulatory hurdles in only 4 months which was far faster than what we had originally anticipated. We could not have done that without Dawson & Associates at our side.”

– Anthony Squitieri, PE
Taylor Morrison

CLIENT

Taylor Morrison, a national home builder

BACKGROUND

Taylor Morrison contracted to purchase more than 200 undeveloped acres near Sarasota, FL to build a mixed-use community with more than 250 single-family homes. The construction and mitigation phases required excavation or fill material deposits in more than 15 acres of Waters of the United States (WOTUS) and temporary impact to a wetland area. After months of regulatory delays with the permit review process, Taylor Morrison contacted Dawson & Associates.

RESPONSE

Dawson & Associates assembled a team that included several longtime senior Corps of Engineers officials including the former chief of Corps policy development, a former Commander of the Corps South Atlantic Division, and former deputy chief counsel. The team also included former senior EPA officials and the former chief of the federal National Wildlife Refuge System.

Taylor Morrison had three key challenges to obtain the necessary project approval. First, as a condition of the purchase agreement, the company had to work with the State of Florida to modify the existing Development of Regional Impact (DRI). The company also had to resecure Federal project approval due to the new change of use. Third, during the federal public notice phase, the Dawson team discovered a problem that required reauthorization of the State’s prior historic preservation approval.

Working with company officials and outside attorneys, the Dawson & Associates team coordinated the review process with the State and Corps of Engineer officials. This included proactively engaging with federally recognized tribes as part of the historical preservation review. The team established a direct, cooperative relationship with tribal officials that helped accelerate this part of the review.

This strategy helped move the State review and the federal permitting processes forward. As a result, Taylor Morrison received its federal permit significantly ahead of schedule.