



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Joe F. Teagus
MCG Summerdance Phase 1

Published: May 2, 2025
Expires: May 19, 2025

**Mobile District
Permit Application No. SAM-2006-00428-MBM**

**JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS (USACE)**

**STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM)**

TO WHOM IT MAY CONCERN: The Mobile 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) **and/or** 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:

APPLICANT: Joe F. Teagus
MCG Summerdance Phase 1
6805 Carnigie Boulevard, Suite 120
Charlotte, North Carolina 28211

AGENT: Craig D. Martin
Wetland Sciences, Inc.
3308 Gulf Beach Highway
Pensacola, FL 32507

WATERWAY AND LOCATION: The project would affect waters of the United States and navigable waters of the United States associated with Gulf Intracoastal Waterway. The project/review area is located on the South side of E 27th Avenue, within Section 10, Township 9 South 4 East Range; at Latitude 30.21816 North and Longitude - 87.6516 West; in Gulf Shores, Baldwin County, Alabama.

EXISTING CONDITIONS: The project is one of 15 marina developments along the Gulf Intracoastal Waterway (GIWW) which were evaluated by the USACE under an EIS between 2009 to 2010. The applicant was unable to commence the previously authorized activities due in part to the real estate crash that occurred in 2008, the ensuing economic recession that followed, and most recently this requested revision in project configuration and scope is due to the recent right-of-way acquisition and construction of Waterways East Boulevard by the City of Gulf Shores that in turn

reduced the Summerdance West component from 26 acres to 19 acres. The revised parcel area, no longer provides the area to construct the originally permitted site plan. Additionally, the cost of materials and labor have made it economically challenging to construct the marina as permitted and still have available upland property for adjacent development that was designed to offset site development costs.

PROJECT PURPOSE:

Basic: The Corps has determined that the basic purpose of the proposed project is to complete the work that was previously permitted for the construction of Summerdance Phase I residential community and marina.

Overall: The Corps has determined that the overall purpose is to provide a viable, residential community with an associated on-site marina located in a sheltered area with direct access to a Federally or State maintained channel (minimum depth of -8 feet mean low water) in Gulf Shores, Baldwin County, Alabama.

PROPOSED WORK: The applicant requests authorization to excavate 206,000 cubic yards to create a boat basin measuring 503 feet in length and 379 feet in width. The basin will be stabilized by 1500 linear feet of bulkhead. This basin will contain 90 wet slips. The applicant is only requesting to modify the western portion of the original permit.

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 modification is a request to reduce the originally permitted footprint, therefore re-evaluation of avoidance and minimization measures is not warranted.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: All previously required compensatory mitigation credits have been purchased, and documentation of purchase was provided to the USACE, Mobile District. Under Condition "d" of the original DA permit issued on November 8, 2010, the applicant was required to purchase mitigation credits to offset the loss of 0.29 acre of medium quality pine savannah wetlands. The USACE, Mobile District received a copy of the mitigation credit certificate of purchase from Weeks Bay Mitigation Bank, dated July 28, 2008, documenting the purchase of 0.73 Bottomland Hardwood Credits. While the type of credits purchased (bottomland hardwood) do not meet the type required under condition "d" of the original DA permit (pine savannah), the USACE has determined that the permittee has satisfied the mitigation requirement under the original permit. During the recent February 19, 2020, site visit the USACE observed that the type of jurisdictional wetlands impacted by the project within Lines 1-4 and Line 5 included a mix of pine savannah and hardwood forested wetlands.

CULTURAL RESOURCES: The ROD for the original permit states there should be no effect to historic or cultural resources. It includes that the proposed project was

coordinated with the State Historic Preservation Officer (SHPO) and Tribal Officers. No comments were received objecting to the project. Effects to cultural resources are also addressed in the EIS in Section 3.9. The SHPO acknowledged that 11 of the original marina proposals located along the north shore of the Foley Land Cut were in areas so disturbed by previous construction and maintenance activities by the Corps that these locations were unlikely to contain intact cultural resources and Phase I Surveys of these areas were not needed. The subject parcel was included in this group of 11 projects located along the northern shore of the Foley Land Cut. No project modifications have been proposed, and there have been no changes in site conditions to warrant additional Section 106 consultation at this time.

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) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary 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.

Following the issuance of the previous Modification 1, the USACE, Mobile District and the U.S. Fish and Wildlife Service signed a Memorandum of Agreement (November 22, 2019) for the implementation of Standard Local Operating Procedures for Endangered Species (SLOPES).

Based on the Alabama 12-digit HUC (031602050208 – Oyster Bay) 2021 Google Earth data layer provided by the USFWS Daphne field office and species-specific Standard Operating Procedures for Endangered Species (SLOPES) keys, the USACE has made the following determinations for species and/or critical habitat occurring within the action area. Rationale for determinations is provided in the completed SLOPES keys in the administrative record.

Alabama beach mouse: No Effect

West Indian manatee: May Affect, but is Not Likely to Adversely Affect. Already covered by permit condition “f” in original permit. No additional consultation warranted.

Piping plover: No Effect

Red knot: No Effect

Wood stork: No Effect

Eastern indigo snake: No Effect

Alabama red-bellied turtle: May Affect, but is Not Likely to Adversely Affect. No additional consultation required.

Green sea turtle: No Effect

Kemps Ridley sea turtle: No Effect

Loggerhead sea turtle: No Effect

Gulf sturgeon: No Effect

No project modifications have been proposed, and there have been no changes in site conditions to warrant additional ESA consultation at this time.

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. No designated critical habitat occurs within the action area.

NAVIGATION: The proposed activities were evaluated in the original EIS of the GIWW and the proposed project modifications are a reduction in scope and no changes in site conditions to warrant additional 408 consultation at this time.

SECTION 408: The proposed activities were evaluated in the original EIS of the GIWW and the proposed project modifications are a reduction in scope and no changes in site conditions to warrant additional 408 consultation at this time.

WATER QUALITY CERTIFICATION: CWA 121.12(a): the ADEM did not issue a new WQC for this request, but rather extended the expiration of the original WQC (as previously done in 2015). The EPA was a coordinating agency on the EIS, performing extensive review of the proposed project, and was provided a copy of the final Draft of the EIS. Neighboring Jurisdiction review has been a requirement of the Clean Water Act from its inception. Since the proposed modification does not change the scope of the project, no additional coordination is needed.

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 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. 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.

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 Mobile District will receive written comments on the proposed work, as outlined above, until May 17, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Jennifer J. Wilder at Jennifer.J.Wilder@usace.army.mil natively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Jennifer J. Wilder, PO Box 2288, Mobile, AL 36628. 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.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments

Legend

 Project Location



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Copyright © 2013
National Geographic Society, i-cubed
Romer Beach



Dept. of the Army // SAM-2006-00428-
MBM

0 0.28 0.55 1.1
mi

Map Center: 87.658226°W 30.282326°N

Map Created by: Jennifer Wilder

Date: 5/2/2025

Coordinate System: WGS 1984 Web Mercator Auxiliary
Sphere

Legend

 Approx Parcel

 Project Location



Gulf Intra-Coastal Waterway

AL-180



AL-180

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Maxar, Microsoft, Esri, HERE, iPC



Dept. of the Army // SAM-2006-00428-
MBM // Location Map

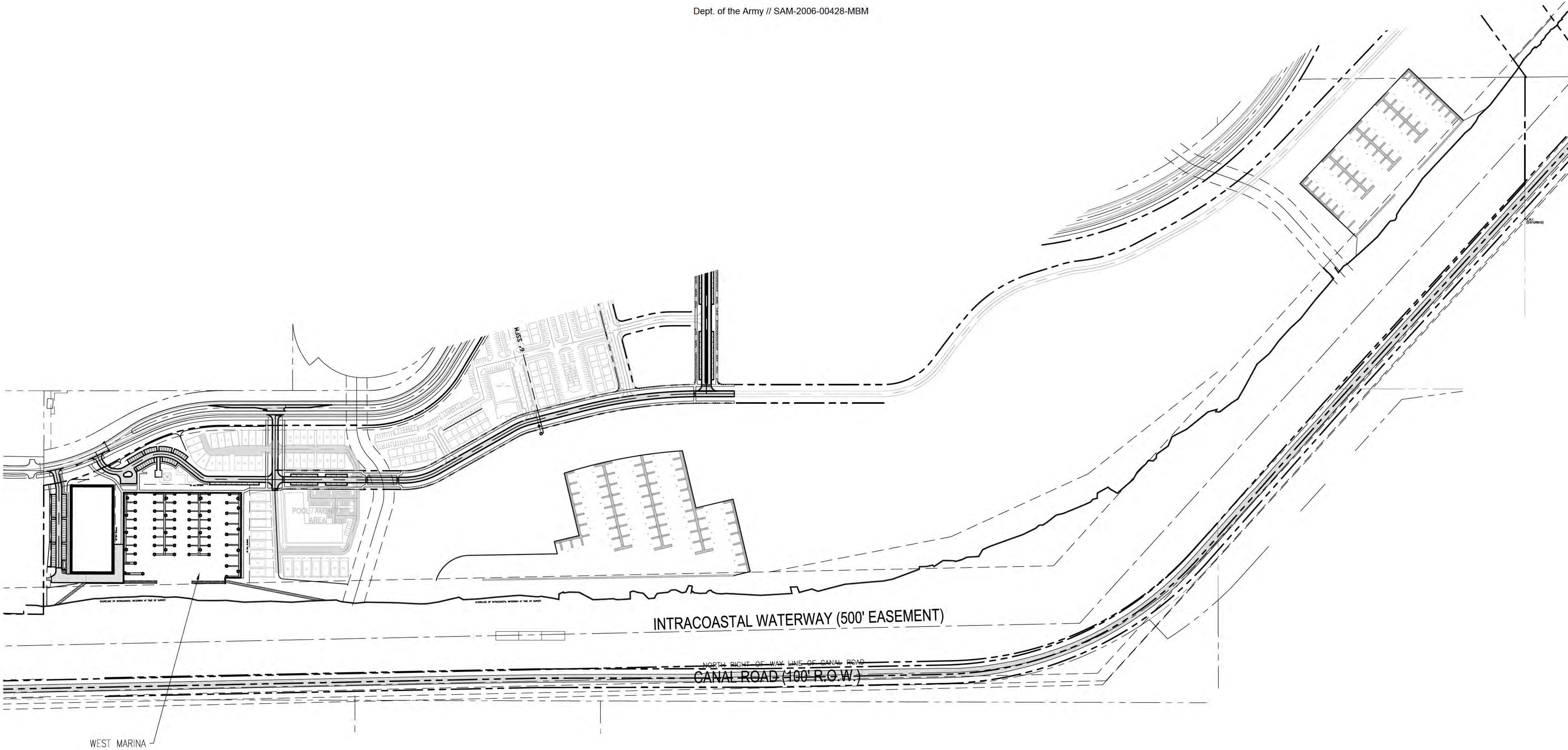
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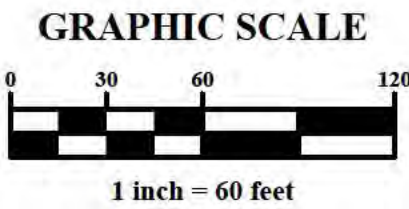
Map Created by: Jennifer Wilder

Date: 5/2/2025

Coordinate System: WGS 1984 Web Mercator Auxiliary
Sphere



NUMBER:	REVISION:	DATE:




ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

OVERALL DEVELOPMENT PLAN
SUMMERDANCE
CAMERON SUMMERDANCE PROPERTIES

SCALE: 1"=60'
DATE: APRIL, 2024
DRAWN BY:
CHECKED BY: E.G.
SHEET: 1 OF 6

WEST MARINA SITE DATA

MARINA BASIN:
503'x379' (191,000 S.F.±)
1,500' BULKHEAD)

DRY STORAGE:
200 SLIPS

WET SLIPS:
16.5'x40' = 74
16.5'x50' = 14
25'x80' = 1 (FUEL SLIP)
36'x80' = 1 (DRY STORAGE SPLASH SLIP)
TOTAL = 90

FINGER PIERS:
38'x4.4' = 37
50'x5' = 7
TOTAL = 44

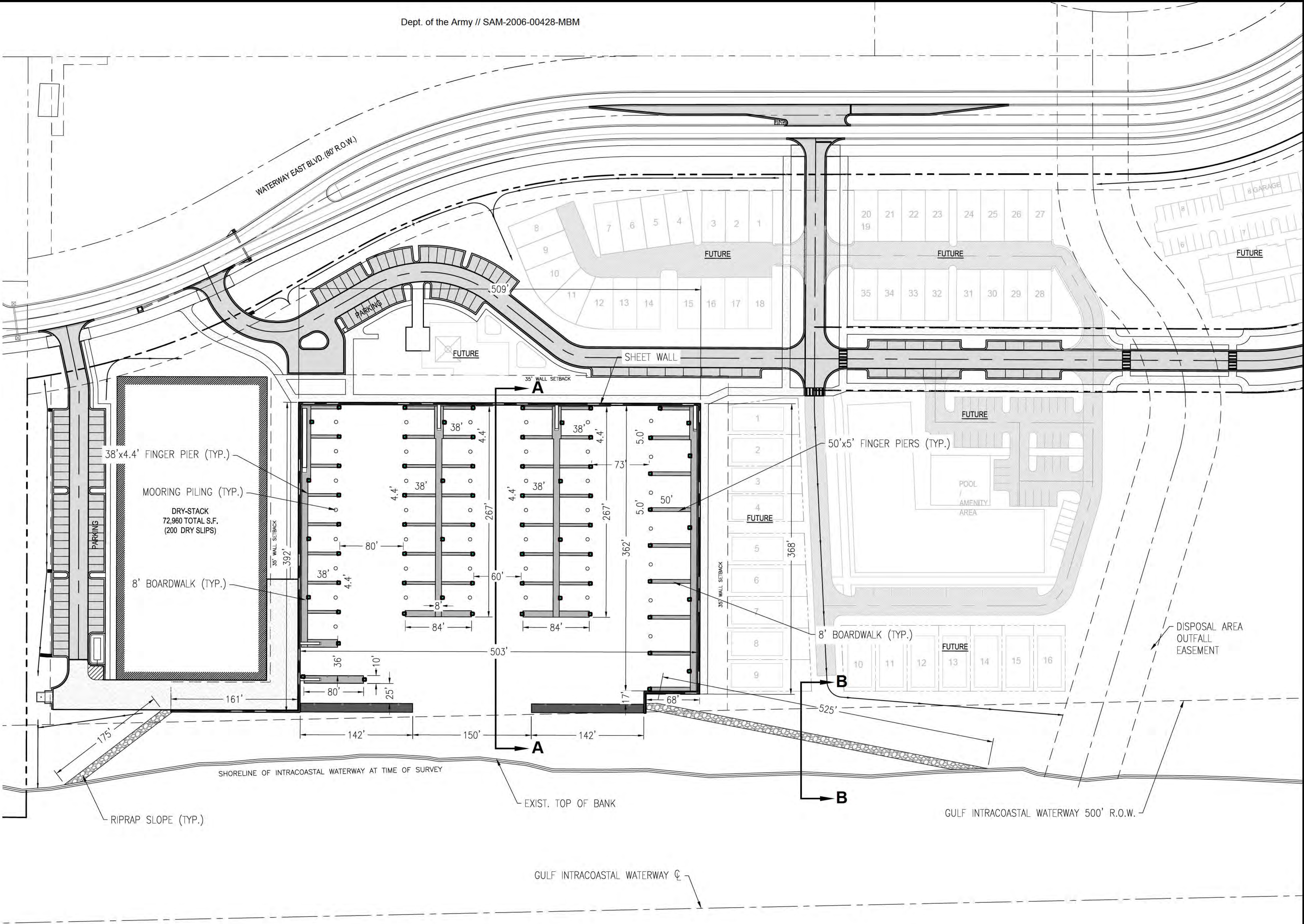
MOORING PILINGS:
44

BOARDWALK:
1,200' L.F. ± (8' WIDE TYP.)

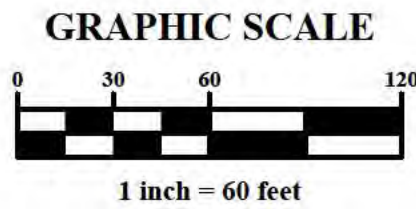
RIP RAP:
155' x 30' (400 C.Y. ±) WEST
426' x 30' (1000 C.Y. ±) EAST

MARINA EXCAVATION:

PHASE 1 - 165,500 CY±
PHASE 2 - 40,500 CY±

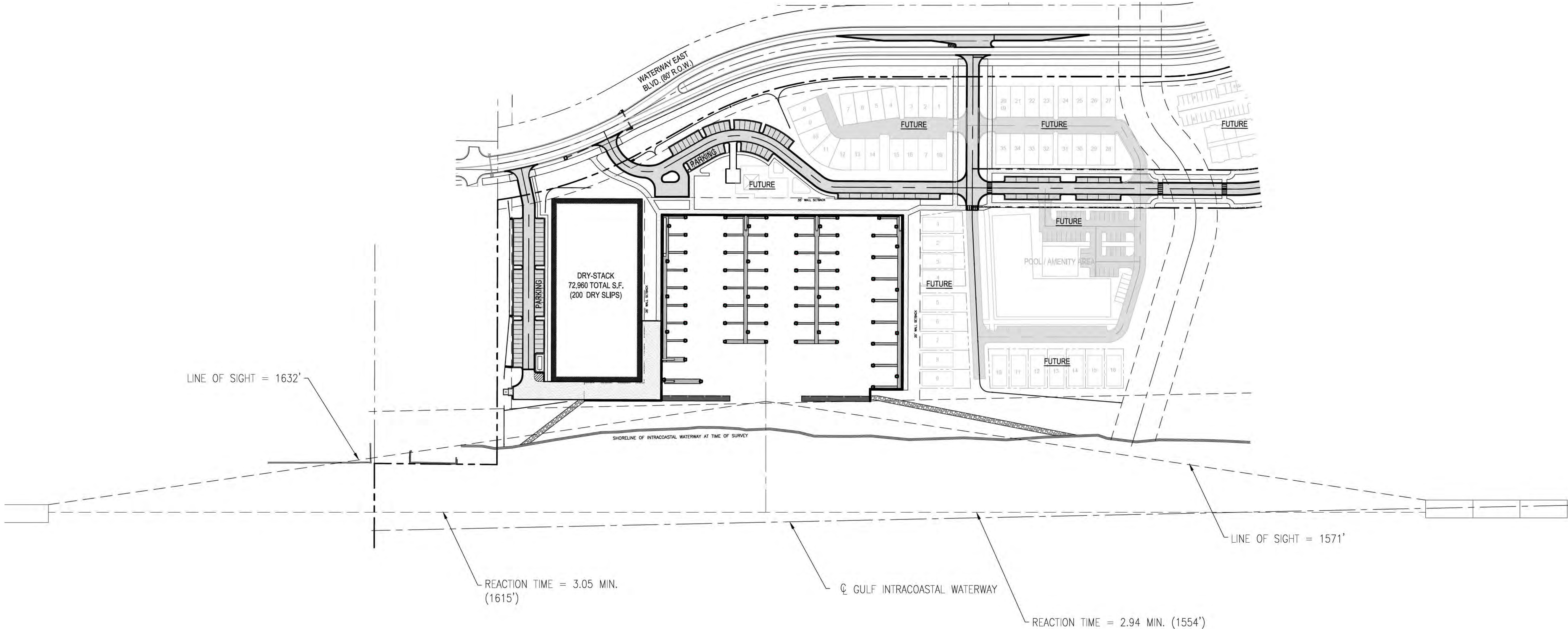


NUMBER:	REVISION:	DATE:

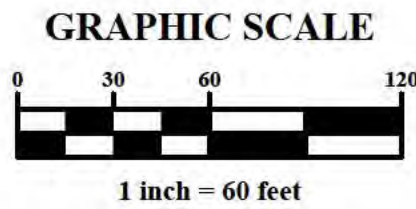


WEST MARINA - SITE PLAN
SUMMERDANCE
CAMERON SUMMERDANCE PROPERTIES

SCALE: 1"=60'
DATE: APRIL, 2024
DRAWN BY:
CHECKED BY: E.G.
SHEET: 2 OF 6



NUMBER:	REVISION:	DATE:



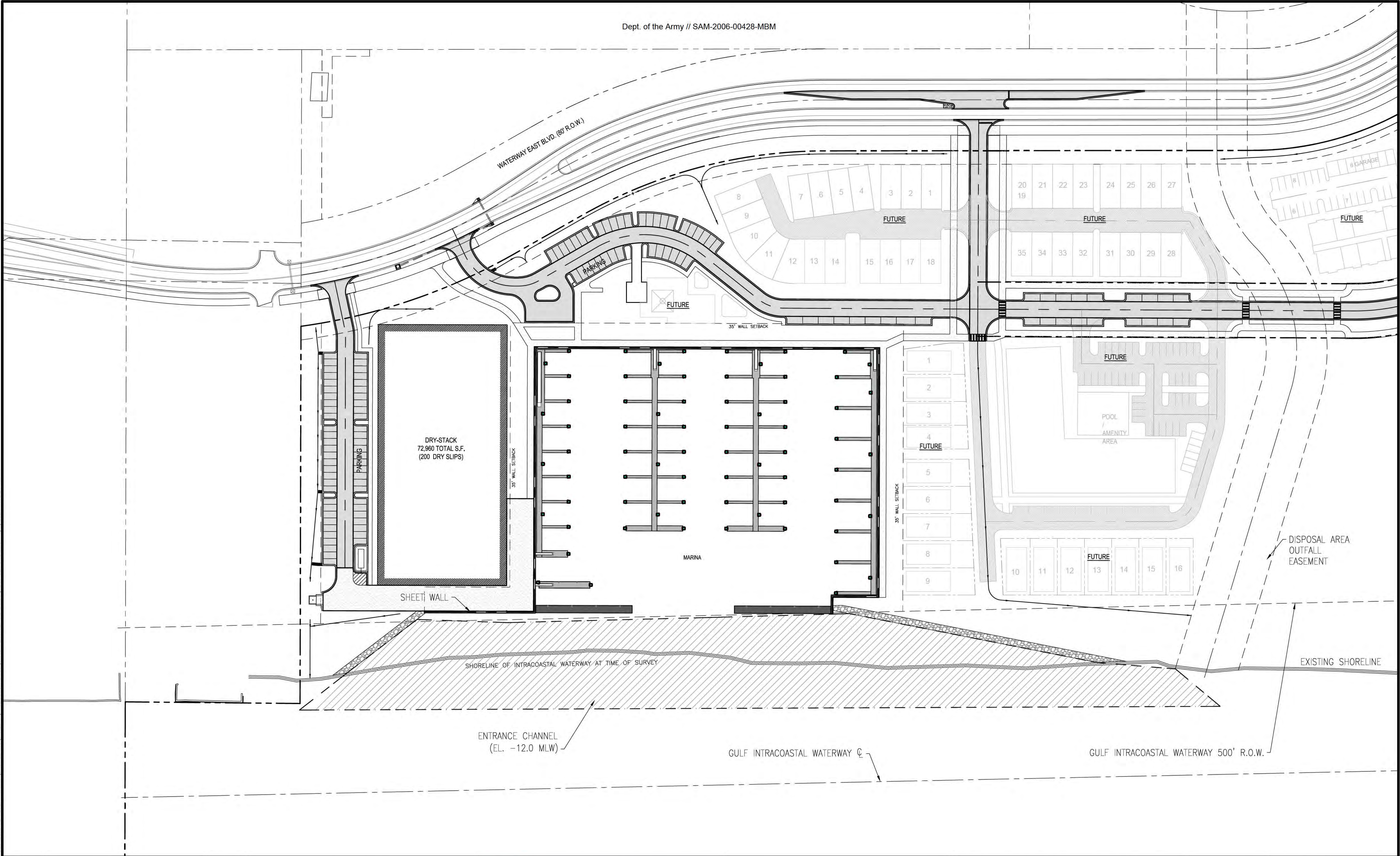


ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

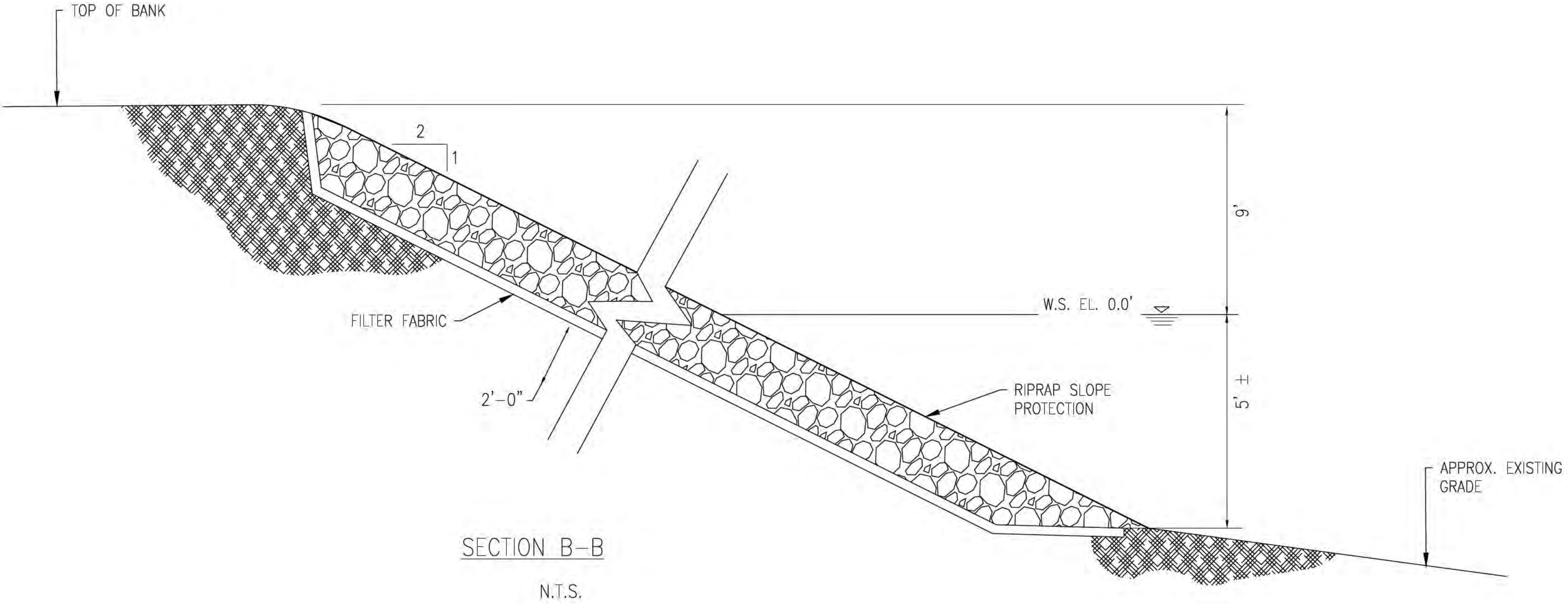
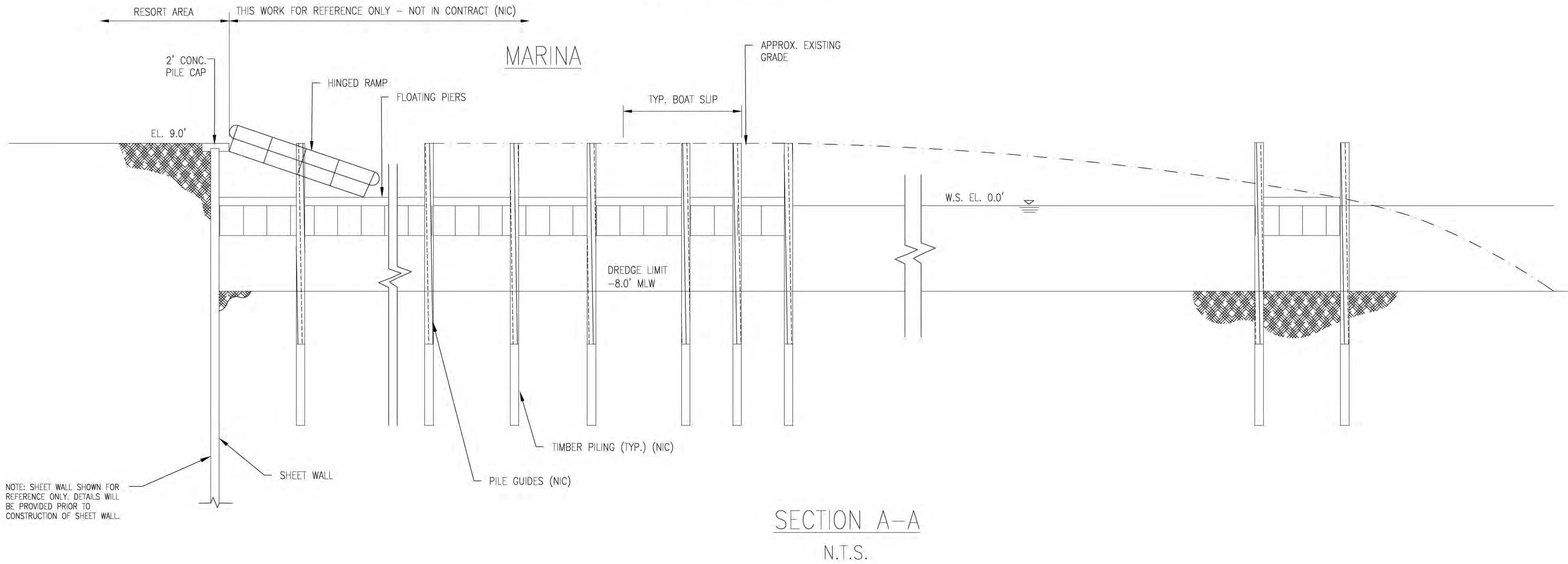
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

VISIBILITY DIAGRAM - WEST MARINA
SUMMERDANCE
CAMERON SUMMERDANCE PROPERTIES

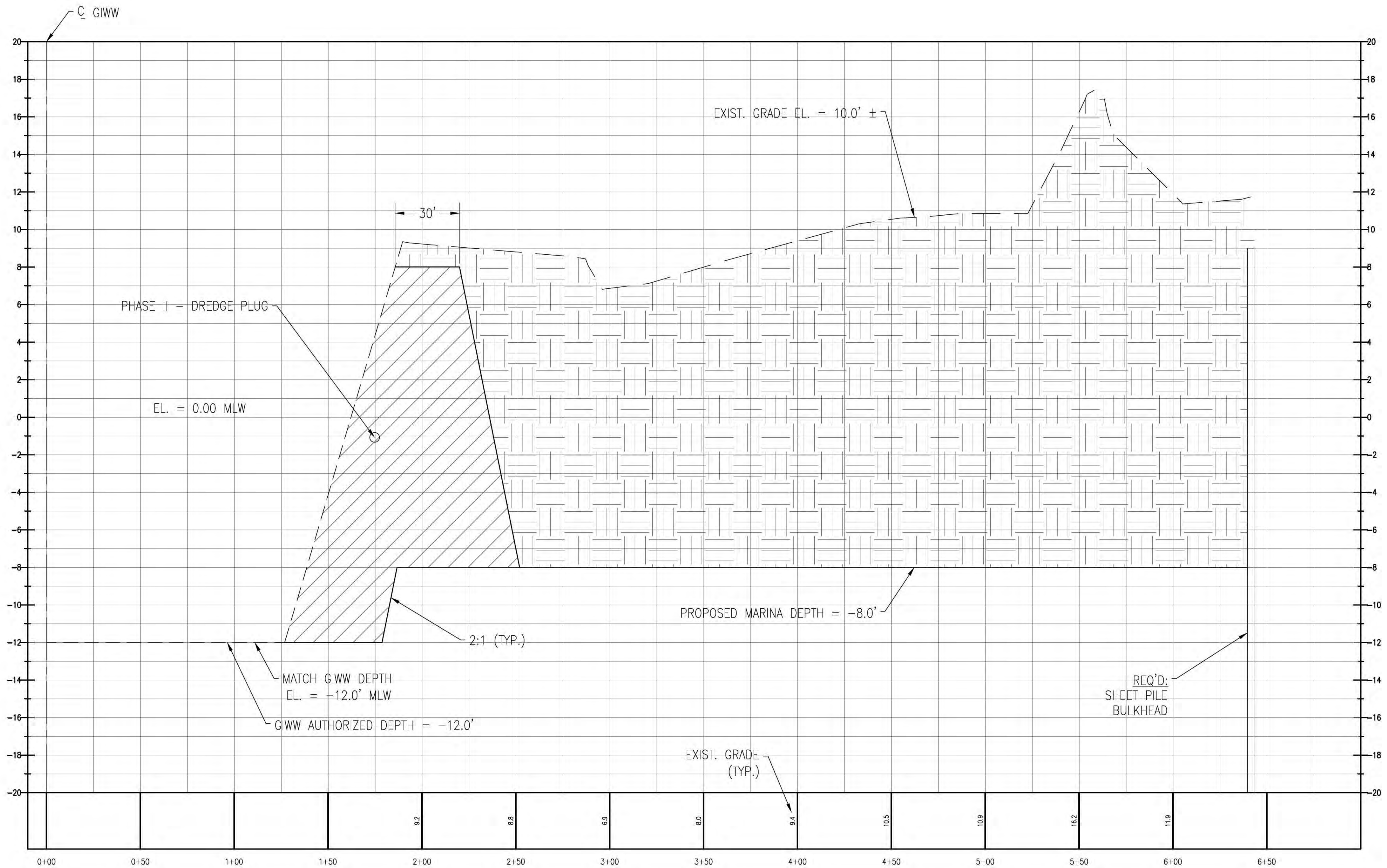
SCALE: 1"=60'
DATE: APRIL, 2024
DRAWN BY:
CHECKED BY: E.G.
SHEET: 3 OF 6



NUMBER:	REVISION:	DATE:	 0 30 60 120 1 inch = 60 feet	 ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT 30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900	WEST MARINA - GIWW DREDGE PLAN		SCALE: 1"=60'
					SUMMERDANCE	DATE: APRIL, 2024	
					CAMERON SUMMERDANCE PROPERTIES	DRAWN BY:	
						CHECKED BY: E.G.	
						SHEET: 4 OF 6	



NUMBER:	REVISION:	DATE:	<div><p>ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT</p><p>30673 Sgt. E. J. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900</p></div>	WEST MARINA - SECTIONS		SCALE: N/A
				SUMMERDANCE		DATE: APRIL, 2024
				CAMERON SUMMERDANCE PROPERTIES		DRAWN BY:
						CHECKED BY: E.G.
						SHEET: 5 OF 6



TYPICAL DREDGING PROFILE
SCALE = V: 1"=3' , H: 1"=30'

NUMBER:	REVISION:	DATE:



ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

WEST MARINA - TYPICAL DREDGING PROFILE
SUMMERDANCE
CAMERON SUMMERDANCE PROPERTIES

SCALE: AS SHOWN
DATE: APRIL, 2024
DRAWN BY:
CHECKED BY: E.G.
SHEET: 6 OF 6