



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Morgan Speranza-Hoda
Coastal Home Builders

Published: May 14, 2025
Expires: June 14, 2025

**Mobile District
Permit Application No. SAM-2024-00922-MJF
Joint Public Notice: U.S. Army Corps of Engineers (USACE),
Mississippi Department of Environmental Quality Office of
Pollution Control (MDEQ), and Mississippi Department of
Marine Resources (MDMR) (DMR24-000494)**

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: Morgan Speranza-Hoda
Coastal Home Builders
14244 Longwood Circle
D'Iberville, MS 39540

AGENT: Mitch Tinsley
Ecological Asset management, LLC
803 Highway 90
Bay St. Louis, MS 39520

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Tchoutacabouffa River. The project/review area is located to the North of Interstate 10 and to the South of Woolmarket Road, in 35 Section, 6S Township, 10W Range; at Latitude 30.464681 and Longitude -88.949652; in Biloxi, Harrison County, Mississippi.

EXISTING CONDITIONS: The project consists of several parcels: parcel #1208B-01-015.000, 1208G-01-008.000, 128G-01-009.000, 1207O-01-005.097, 1207O-01-005.003, 1208G-01-007.000, and 1208B-01-011.000 which form a long linear 103.5-acre subject parcel running from Interstate 10 on the southern border, up to Woolmarket Road on the northern border. The parcels are currently forested with a mix of wetland and upland sections. An apparent oxbow of the Tchoutacabouffa River is located on the southern end of the parcel. Two maintained right-of-ways run through the northern and mid-portion of the parcel, a gas line easement and a Mississippi Power Company easement. Approximately 69.6 acres are considered jurisdictional wetlands, and 5.48 acres are considered other waters. Other waters include an open water oxbow lake in

the southern portion of the property as well as a man-made drainage ditch located in the northwest corner of the property.

PROJECT PURPOSE: The project purpose as stated by the applicant is to provide affordable housing through the development of a single-family residential subdivision within Woolmarket, Biloxi, Mississippi.

Basic: Construction of a Residential Subdivision.

Overall: Construction of a Residential Subdivision within the Woolmarket, MS area.

PROPOSED WORK: The applicant requests authorization to place clean fill material consisting of approximately 35,000 cubic yards of sandy clay material sourced from a state of Mississippi surface mining pit, into approximately 32.8 acres of medium-quality (based on WRAP and MWRAP) jurisdictional wetlands and approximately 0.111 acres of other waters of the U.S. for the construction of a 245-lot single family residential subdivision with associated roadways, utilities, and detention ponds.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Wetland impacts were reduced through the elimination of lots from an original design. Approximately 36.8 acres of wetlands and approximately 5.37 acres of other waters would be avoided. Best Management Practices (BMPs) would be utilized during and immediately after construction and would include, but are not limited to, the placement of silt fences around the project perimeter, the placement of straw rolls along slope contours, the installation of level spreaders, and the use of vegetative stabilization within disturbed areas.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: Wetland impacts “will be compensated for by the purchase of wetland mitigation credits from an approved mitigation site.”

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, federally recognized tribes and other interested parties.

The District Engineer’s final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full

consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

Table 01: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Mississippi Sandhill Crane	<i>Antigone canadensis pulla</i>	Endangered
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered
West Indian Manatee	<i>Trichechus manatus</i>	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Threatened
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Endangered
Eastern Black Rail	<i>Laterallus jamaicensis</i>	Threatened
Wood Stork	<i>Mycteria americana</i>	Threatened
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened
Alabama Red-Bellied Turtle	<i>Pseudemys alabamensis</i>	Endangered
Red-Cockaded Woodpecker	<i>Dryobates borealis</i>	Threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The USACE is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by USACE.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Mississippi Department of Environmental Quality (MDEQ). The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority).

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 not 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 June 14, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Maryellen Farmer at maryellen.j.farmer@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Maryellen Farmer, 1141 Bayview Avenue Suite 2300 Biloxi, MS 39530. 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.

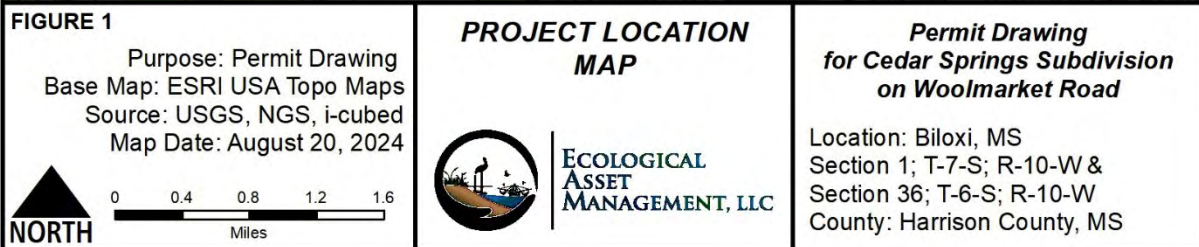


Figure 1. Project Location

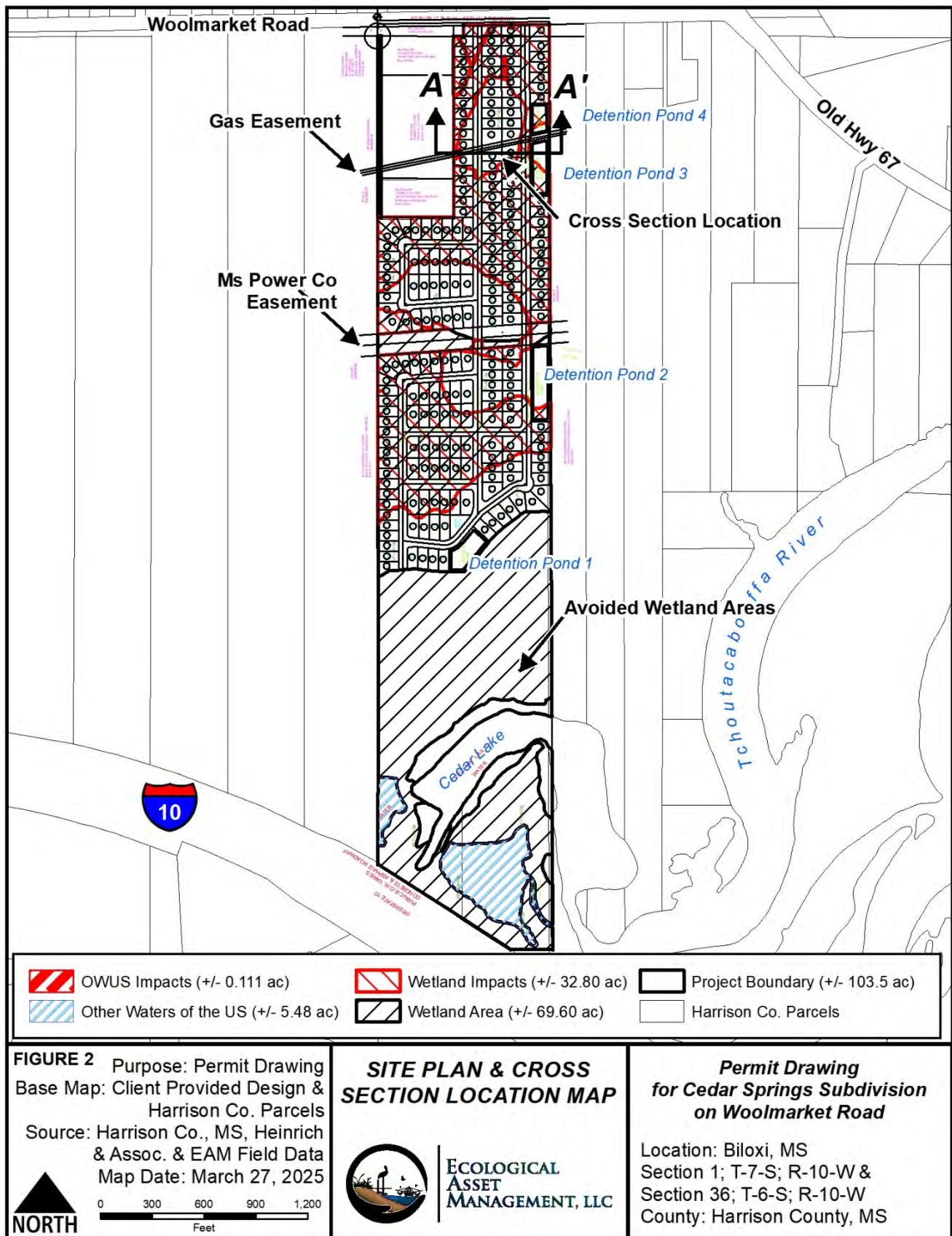


Figure 2a. Cedar Springs Subdivision Site Plan & Cross Section Location Map

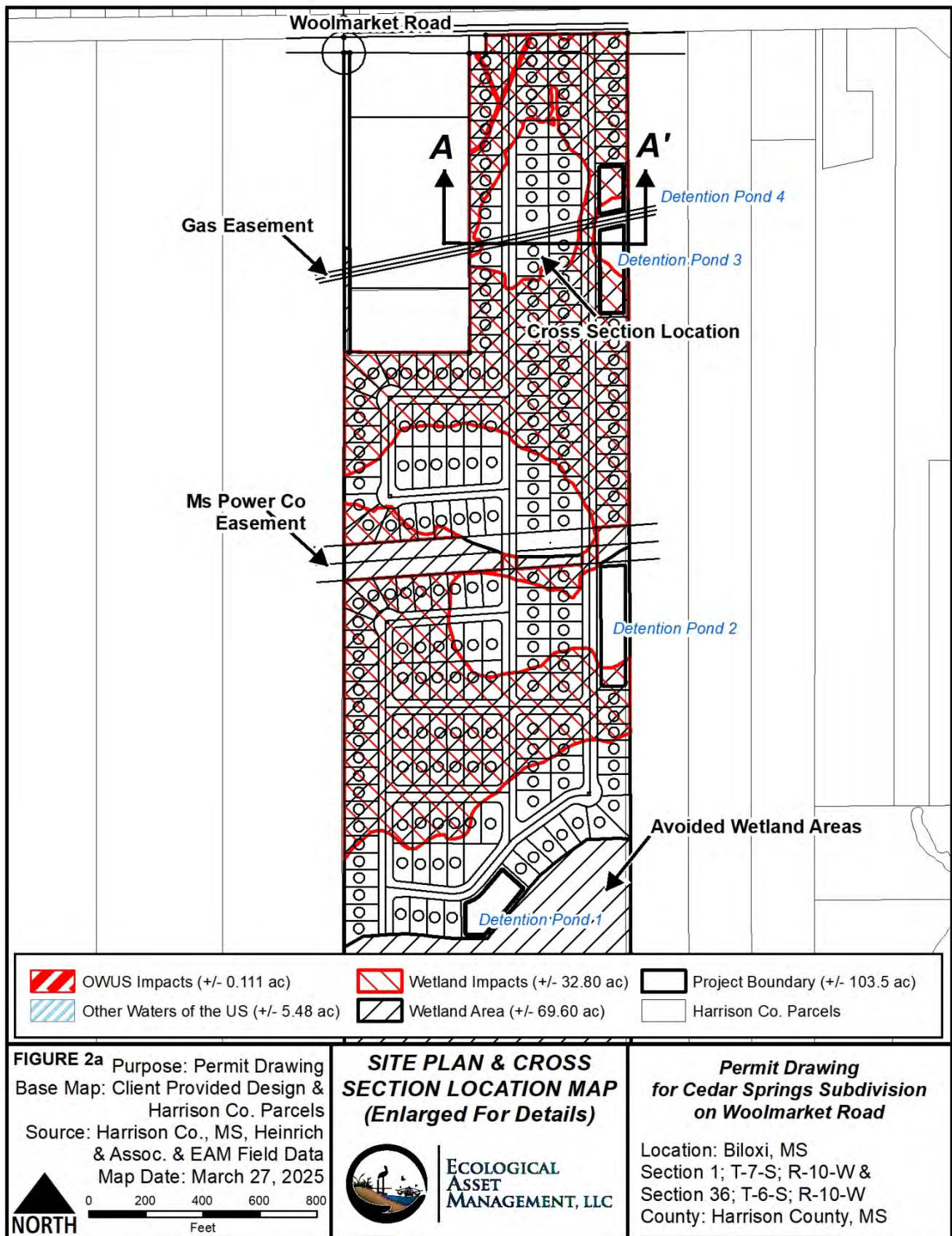


Figure 2a. Cedar Springs Subdivision Site Plan & Cross Section Location Map - Enlarged

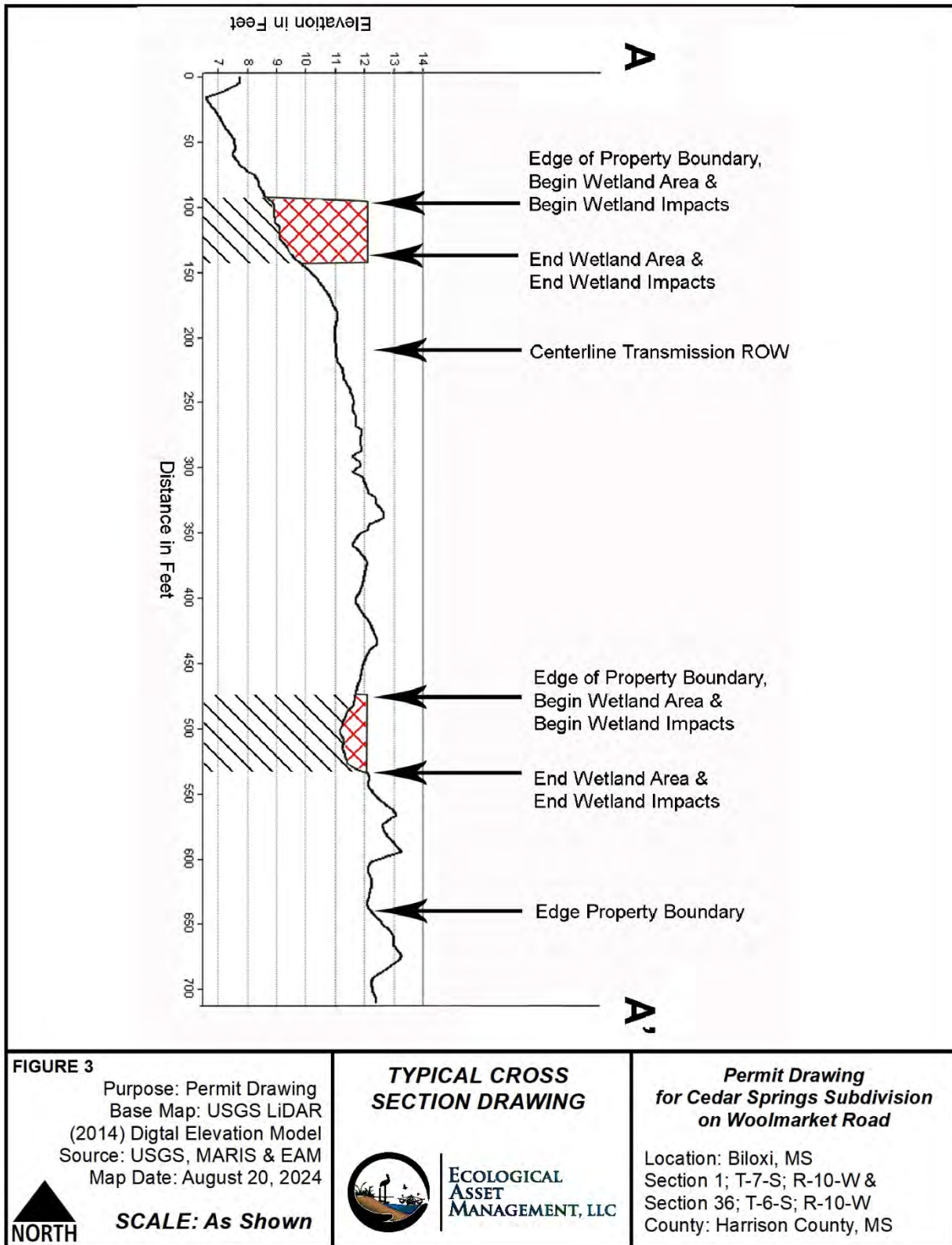


Figure 3. Typical Cross Section Drawing