



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Robert Mandal, Jr.  
F&M Ventures

Published: August 1, 2025  
Expires: September 1, 2025

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**Mobile District  
Permit Application No. SAM-2025-00111-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) (DMR25-000065)**

**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). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Robert Mandal, Jr.  
F&M Ventures  
2101 Ward Lane  
Biloxi, Mississippi 39531

**AGENT:** Ms. Lisa Morrison  
Neel-Schaffer  
795 Howard Avenue  
Biloxi, Mississippi 39530

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with an unnamed tributary to the Tchoutacabouffa River. The project/review area is located to the South of Interstate-10, East of Arceneaux Road, and West of Reece Drive, in 8 Section, 7S Township, 9W Range; at Latitude 30.447406 and Longitude -88.909667; in D'Iberville, Harrison County, Mississippi.

**EXISTING CONDITIONS:** The 9.7 acre parcel includes approximately 8.92 acres of jurisdictional wetlands, of which 7.77 acres are bottomland hardwood wetlands and 1.15 acres are pine savannah wetlands. Approximately 0.78 acres are considered upland acreage. The parcel is currently heavily forested and appears to have been undisturbed since the early 1990's. An unnamed tributary, approximately 1,034 linear feet in length, passes through the approximate center of the parcel, through the area of lowest elevation. The project area is bordered on the north by Interstate 10, and on the south and west by commercial/residential developments. The area to the east is composed of a former mobile home park that has since been cleared. A dirt access road runs along the west and north boundaries.

**PROJECT PURPOSE:** As stated by the applicant, the project purpose is to take advantage of the proximity to existing commercial development in the area and the frontage along Interstate 10 to construct a commercial development for a retail tenant and potential gym.

**Basic:** A commercial development.

**Overall:** A commercial development located in or near the City of D'Iberville, MS, with visibility along the I-10 corridor and existing infrastructure.

**PROPOSED WORK:** The applicant requests authorization to construct a commercial development comprised of an approximately 84,000 square foot building with office, retail and warehouse space, a smaller building approximately 4,000 square feet, and associated parking and drainage features. The larger building would house a furniture store, or other retail tenant, while the smaller building would house a gym.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Best Management Practices (BMP's) would be utilized during and after construction activities. BMP's may include but are not limited to the use of silt fencing, check dams, straw rolls, vegetative stabilization in disturbed areas, and a sediment basin during construction. In addition, the applicant intends to utilize several rain gardens as part of stormwater management in place of concrete lined ditches. This would reduce impervious surface area by approximately 1,000 square feet.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The proposed work would impact 1,034 linear feet of stream, 1.15 acres of pine savannah wetlands and 7.33 acres of bottomland hardwood wetlands. The applicant proposes to purchase in-kind mitigation credits from approved mitigation banks handling this service area.

**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) Standard Local Operating Procedures for Endangered Species (SLOPES), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. A survey was requested for the Louisiana Quillwort. The Survey was conducted in April 2025 and no Louisiana Quillwort was observed on the subject parcel. 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.

<b>Species Common Name and/or Critical Habitat Name</b>	<b>Scientific Name</b>	<b>Federal Status</b>	<b>Potential Effect</b>
Mississippi Sandhill Crane	<i>Antigone canadensis pulla</i>	Endangered	No Effect
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered	No Effect
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Threatened	No Effect
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Endangered	No Effect
Eastern Black Rail	<i>Laterallus jamaicensis</i>	Threatened	No Effect
Wood Stork	<i>Mycteria americana</i>	Threatened	No Effect
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened	No Effect
Alabama Red-Bellied Turtle	<i>Pseudemys alabamensis</i>	Endangered	No Effect
Red-Cockaded Woodpecker	<i>Dryobates borealis</i>	Threatened	No Effect

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.

**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 September 1, 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](mailto: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, 100 Canal Road, Mobile, Alabama 36602. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, or via email at [CBarefoot@mdeq.ms.gov](mailto:CBarefoot@mdeq.ms.gov) and the Mississippi Department of Marine Resources, Attention: Ms. Katie Nelson 1141 Bayview Avenue, Biloxi, Mississippi 39530 or via email at [katie.nelson@dmr.ms.gov](mailto:katie.nelson@dmr.ms.gov). 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.



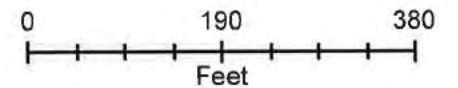
## Mandal site



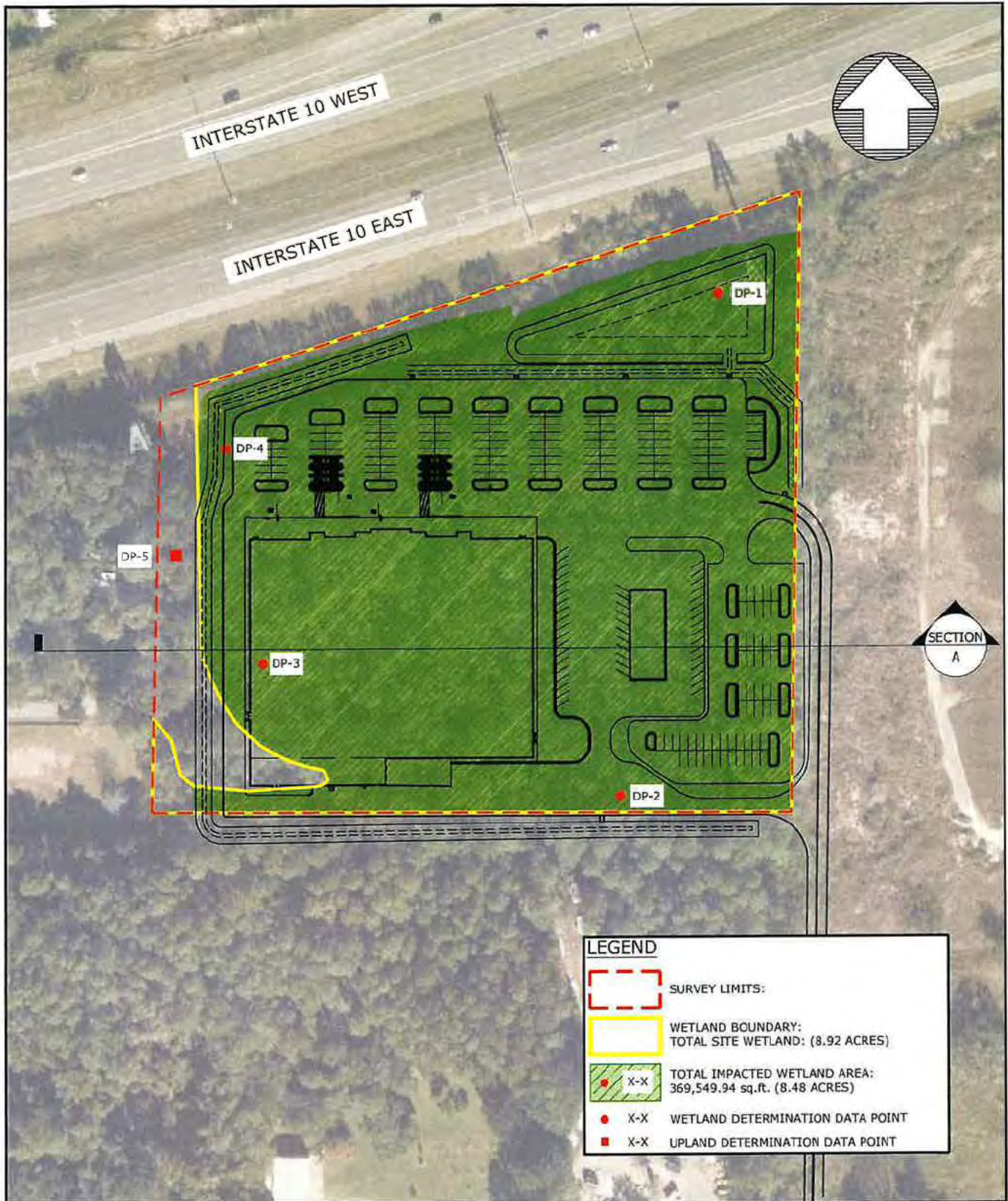
### **HARRISON COUNTY, MISSISSIPPI**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: January 17, 2025







#### LEGEND

- SURVEY LIMITS:
- WETLAND BOUNDARY:  
TOTAL SITE WETLAND: (8.92 ACRES)
- X-X TOTAL IMPACTED WETLAND AREA:  
369,549.94 sq.ft. (8.48 ACRES)
- X-X WETLAND DETERMINATION DATA POINT
- X-X UPLAND DETERMINATION DATA POINT

#### NOTICE TO DRAWING HOLDER

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N-S PROJECT NO.: 19038

FILENAME: Enviro Permit.dwg

SCALE: 1" = 150'

SURVEYED BY:

DSGN: DATE:

DRWN: WCR DATE: 01/25

CHKD: DATE:

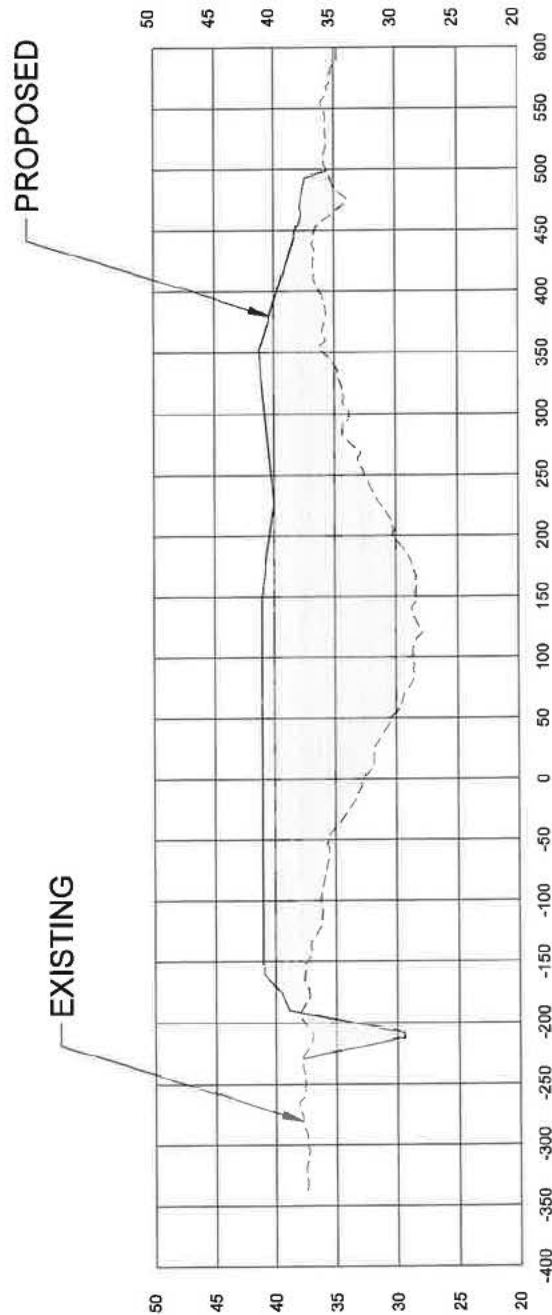
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## SECTION A

N.T.S

### NOTICE TO DRAWING HOLDER

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