



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

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Applicant:  
Bruce Broussard

Published: September 8 2025  
Expires: October 8, 2025

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**Mobile District  
Permit Application No. SAM-2025-00538-APS  
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) (DMR25-000368)**

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:** Bruce Broussard  
14910 Glendale Road  
Ocean Springs, Mississippi 39595

**AGENT:** Dana R. Sanders, Jr.  
Sanders Environmental, LLC  
2305 Lewis Gate Drive  
Gautier, Mississippi 39553

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with Perigal Creek. The project/review area is located between Seaman Road and Tucker Road, north of Tucker Park Subdivision and northwest of Crane Landing Subdivision in Section 36, Township 6 South, Range 9 West; at Latitude 30.481462° North and Longitude 88.844213° West; in Vancleave, Jackson County, Mississippi.

**EXISTING CONDITIONS:** The site is 54.90 acres of which approximately 36 acres have been cleared of all overhead canopy with the non-wetlands (17.70 acres) having been cleared of most vegetation. The remaining acreage is forested with pine savannah and bottomland hardwood vegetation. Of the 54.90 acres, 37.20 acres have been delineated as wetlands and 17.70 acres as non-wetlands. The review area is bordered on the south by private residences. Undeveloped property borders the site on the north, east and west sides.

## **PROJECT PURPOSE:**

**Basic:** The basic project purpose is residential development.

**Overall:** The overall project purpose is to develop a 105-lot residential subdivision and associated infrastructure within the central Mississippi Gulf Coast area.

**PROPOSED WORK:** The applicant requests authorization to permanently discharge 10,000 cubic yards of fill material comprised of native fill, concrete, and asphalt into 18 acres of pine savannah wetlands for the construction of new residential subdivision. The proposed project footprint will be cleared and then filled using construction grade fill. The proposed wetland impacts consist of the filling of wetlands for construction of an access road, 105 private residential lots, and detention pond. The layout would consist of double-loaded internal roads connecting to Tucker Park Subdivision's Gray Avenue and Entrekin Avenue and an unnamed road through Crane Landing Subdivision.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Impacts to wetlands are unavoidable for this project. No other configuration could be offered that would result in fewer wetland impacts without reducing the scope of the project, which cannot be justified economically. The wetlands to be avoided are the highest quality of those occurring on the site. The lot layout has been minimized to avoid wetlands to the greatest extent possible and impact only the necessary area required to utilize the 17.70 acres of non-wetland acreage and to provide maximum use of the property. Of the 37.20 acres of wetland habitat on the property, 19.20 acres of wetlands would be avoided including a small portion of Perigal Creek and buffering wetlands. Best Management Practices including silt fencing and hay bales would be implemented during all phases of construction.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to compensate for wetland impacts by purchasing the required wetland mitigation credits from a mitigation bank approved by the Corps of Engineers.

## **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. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

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>
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Threatened	No Effect
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered	No Effect
Eastern Black Rail	<i>Laterallus jamaicensis</i>	Threatened	Not Likely to Adversely Affect
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened	No Effect
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Endangered	No Effect
Mississippi Sandhill Crane	<i>Grus canadensis pulla</i>	Endangered	No Effect
Red-Cockaded Woodpecker	<i>Picoides borealis</i>	Endangered	No Effect
Wood Stork	<i>Mycteria americana</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 the 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.

**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.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). No EFH has been identified within the review area. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (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. 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

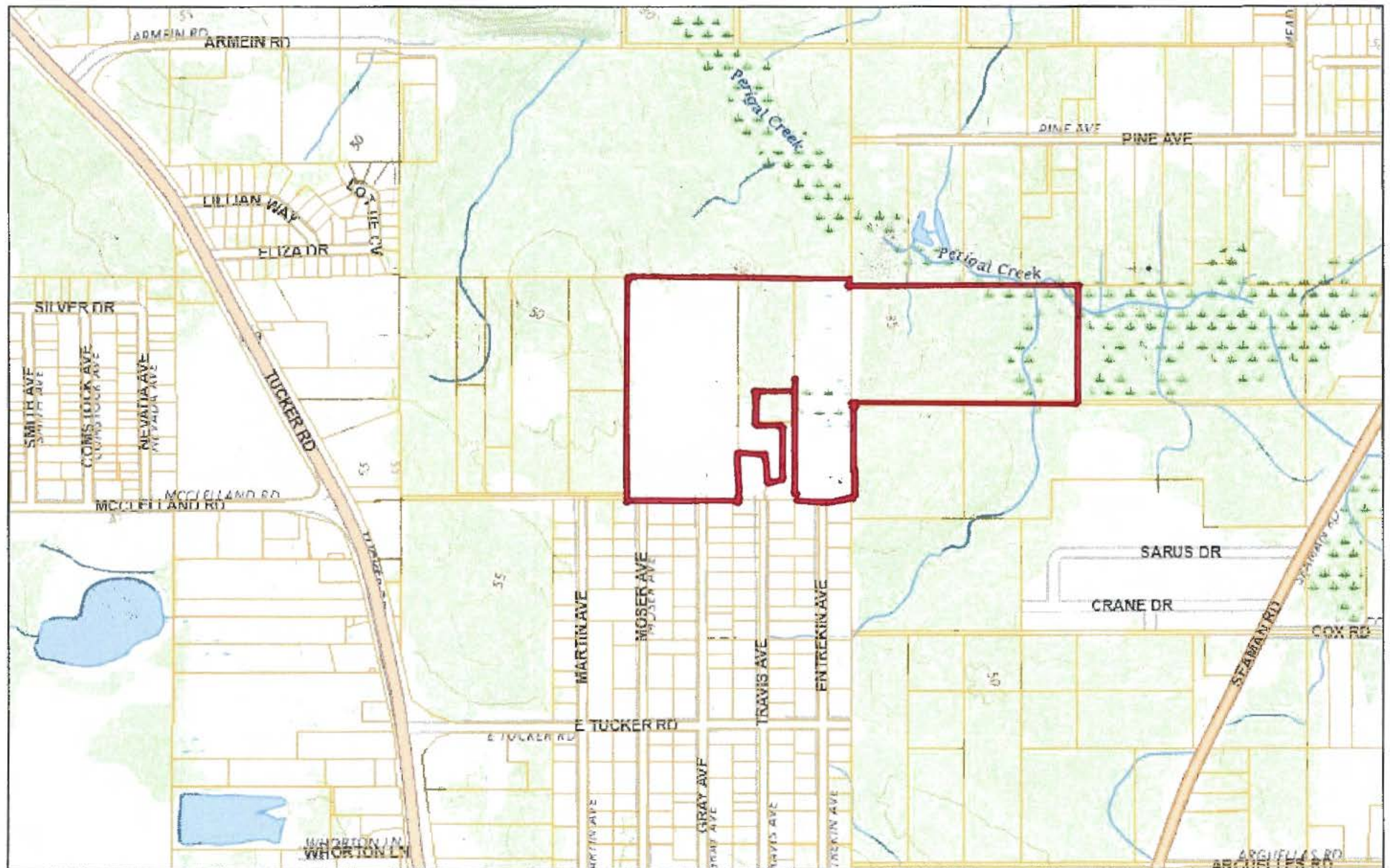
Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**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 October 4, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Amiee Smith at Amiee.P.Smith@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Amiee Smith, 100 Canal Street, Regulatory Division, Mobile, Alabama 36602-1901. 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, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Biloxi, Mississippi 39530. Please refer to the permit application number in your comments.

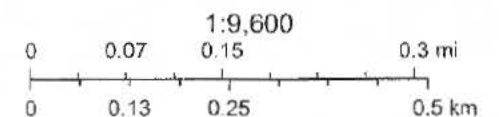
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

# TUCKER LANDING SUBDIVISION PROJECT TOPOGRAPHIC MAP



July 13, 2025

- Parcels
- Primary Roads
- Major
- Center Lines



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

Web AppBuilder for ArcGIS

Jackson County GIS | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National





Total Wetlands: 37.2 Acres

Total Acres: 54.9±



Impacted Wetlands: 18.0 Acres

Min. Lot Size: 72'x135'  
Total Lots: 105



1"=100'



SHEET NO.  
3  
PROJECT NO.  
0219

PROJECT NAME  
Crane Landing Phase 2  
Jackson County, Mississippi

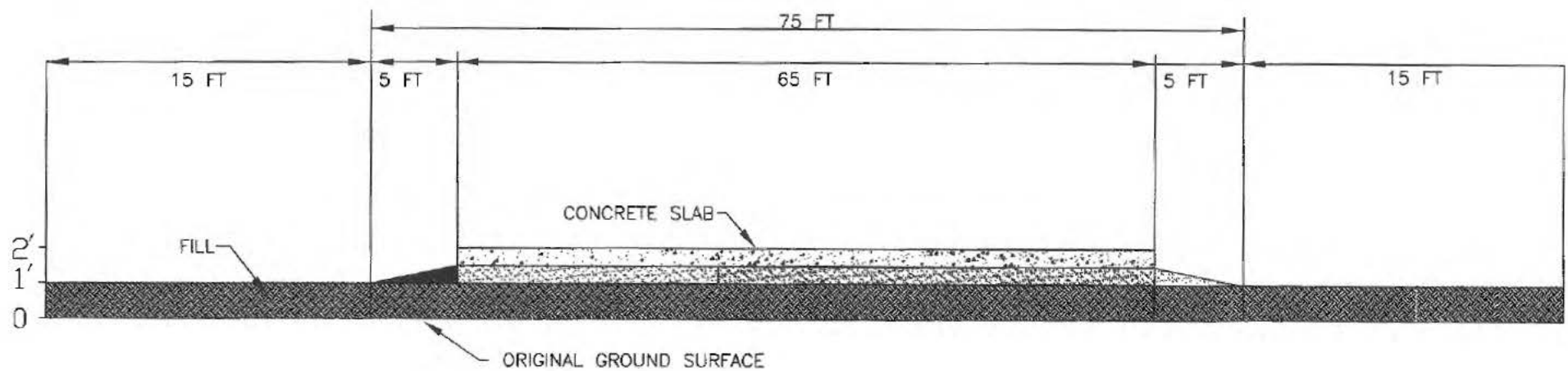
PROJECT FILE  
13061 Swiners Blvd., Suite C  
Biloxi, Mississippi 39532  
PHONE (336) 342-4438 FAX (601) 352-6438

Dennis Stettel and Associates, Inc.  
Consulting Engineers



SHEET  
3

FIGURE 3. CROSS-SECTION OF TYPICAL LOT IN WETLANDS, TUCKER LANDING  
SUBDIVISION PROJECT, JACKSON COUNTY, MS



CROSS-SECTION OF TYPICAL LOT IN WETLANDS  
(VERTICAL SCALE IN FEET ABOVE GROUND SURFACE)