



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Fred Moran
Moran Timber Farms, LLC

Published: December 2, 2025
Expires: January 2, 2026

**Mobile District
Permit Application No. SAM-2023-00175-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) (DMR23-000108)**

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: Fred Moran
Moran Timber Farms, LLC
712 Washington Avenue
Ocean Springs, Mississippi 39564

AGENT: Dana Sanders
Sanders Environmental
2305 Lewis Gate Drive
Gautier, Mississippi 39553

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Old Fort Bayou. The project/review area is located on the south side of Old Fort Bayou Road and along Moran Pointe Parkway (PIDN 03017120.010) in Section 17, Township 7 South, Range 8 West; at Latitude 30.434359° North and Longitude 88.811892° West; in St. Martin, Jackson County, Mississippi.

EXISTING CONDITIONS: The 169-acre, undeveloped parcel is densely forested with mature pine mixed with hardwood and a dense sapling/shrub stratum. The review area is bordered on the west side by an existing subdivision, Old Fort Bayou Road to the north, Moran Pointe Parkway to the east and Old Fort Bayou to the south. The site contains 74.04 acres of wet pine savannah wetlands, 8.16 acres of bottomland hardwood wetlands, 16.18 acres of tidal marsh, 1.76-acre of ponds, 68.86 acres of upland habitat, and 861.97 linear feet of relatively permanent waters (intermittent stream). The tidal marsh is located on the extreme south end of the property. The man-made ponds are located in the northern half of the property. The bottomland hardwood wetlands border the stream and tidal marsh. The stream traverses the property from a northeasterly to southwesterly

direction where it converges with Old Fort Bayou. Pine savannah wetlands are primarily within the northern half of the property. Upland habitat is scattered throughout the property. The surrounding area includes mostly residential developments and undeveloped land.

PROJECT PURPOSE:

Basic: The Corps has determined that the basic purpose of the proposed project is to provide residential housing.

Overall: The Corps has determined that the overall purpose of the proposed project is to construct 238 single family residences and 22 apartment buildings with associated infrastructure and appurtenances in the Ocean Springs area near St. Martin schools, local shopping, and beaches.

PROPOSED WORK: The applicant requests authorization to discharge 140,000 cubic yards of fill material into 67.91 acres of waters of the United States to construct 22 apartment buildings containing 10 units per building, 238 single family residences, and the infrastructure needed to support each type of residential development in St. Martin, Jackson County, Mississippi. Impacts include the filling of 64.41 acres of wet pine savannah wetlands, 1.74 acres of bottomland hardwood wetlands, 1.76 acres of other waters, 861.97 linear feet of intermittent stream, and 68.86 acres of uplands.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Every attempt has been made to avoid impacts to the higher quality tidal marsh and bottomland hardwood wetlands. Wetland impacts would be minimized by placing silt fences and hay bales around the project in the vicinity of offsite wetlands to prevent movement of fill material into offsite areas. Best Management Practices would be implemented during all phases of project construction.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to provide in-kind compensatory mitigation through an approved mitigation bank.

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.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the South Mississippi Standard Local Operating Procedures for Endangered Species (SLOPES), the U.S. Fish and Wildlife (USFWS) Information for Planning and Consultation (IPaC), and the threatened and endangered species survey of the site 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 will not affect any listed species or critical habitat.

Table 1: 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
West Indian Manatee	<i>Trichechus manatus</i>	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis jamaicensis</i>	Threatened
Wood Stork	<i>Mycteria americana</i>	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Threatened
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered
Louisiana Quillwort	<i>Isotes louisianensis</i>	Endangered

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

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). Although EFH (Old Fort Bayou) has been identified adjacent to the project area, no EFH exists within the project area. A buffer would be maintained

between the impact areas and the adjacent EFH. 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.

NOAA National Marine Protected Areas (1 feature(s) returned)	
Site Name	
Old Fort Bayou Coastal Preserve	
Source: https://services2.arcgis.com/C8EMgrsFcRFL6LrL/ArcGIS/rest/services/MPAI_2020_WMS/FeatureServer/0	

Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

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.

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.

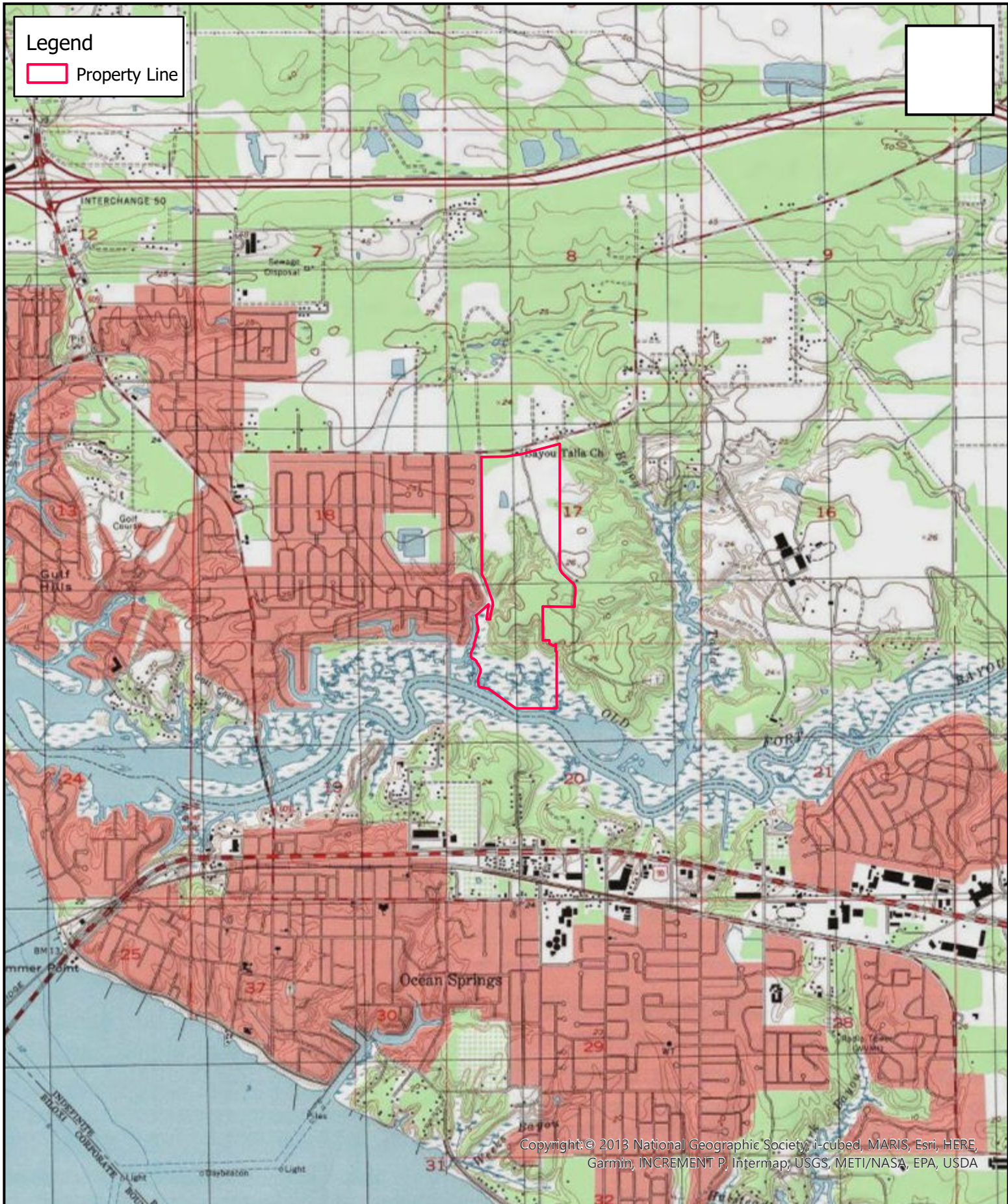
COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether 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 January 2, 2026. 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, Attention: 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.

Legend

 Property Line



SAM-2023-00175-APS

0 1,250 2,500 5,000
ft

Map Center: 88.812507°W 30.430458°N

Map Created by: Amiee Smith
Date: 10/22/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere

Legend

 Property Line



MARIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Maxar,
Microsoft, Esri, HERE, Garmin, IPC



SAM-2023-00175-APS

0 365 730 1,460
ft

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Map Created by: Amiee Smith

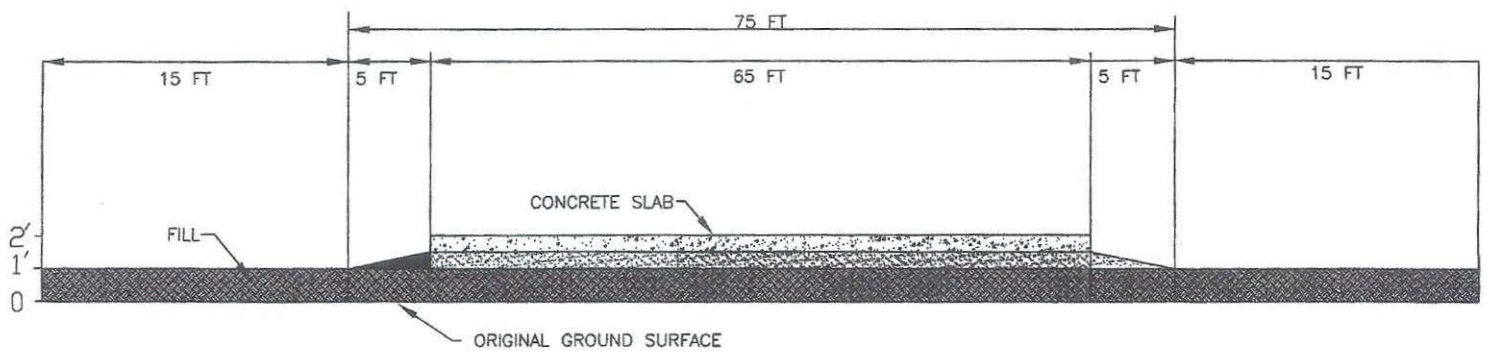
Date: 10/22/2025

Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere

FIGURE 2. PROJECT LAYOUT FOR ADMIRAL LANDING PHASE 2



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



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

FIGURE 4. SECTION VIEW OF STREET CROSSING THROUGH A WETLAND

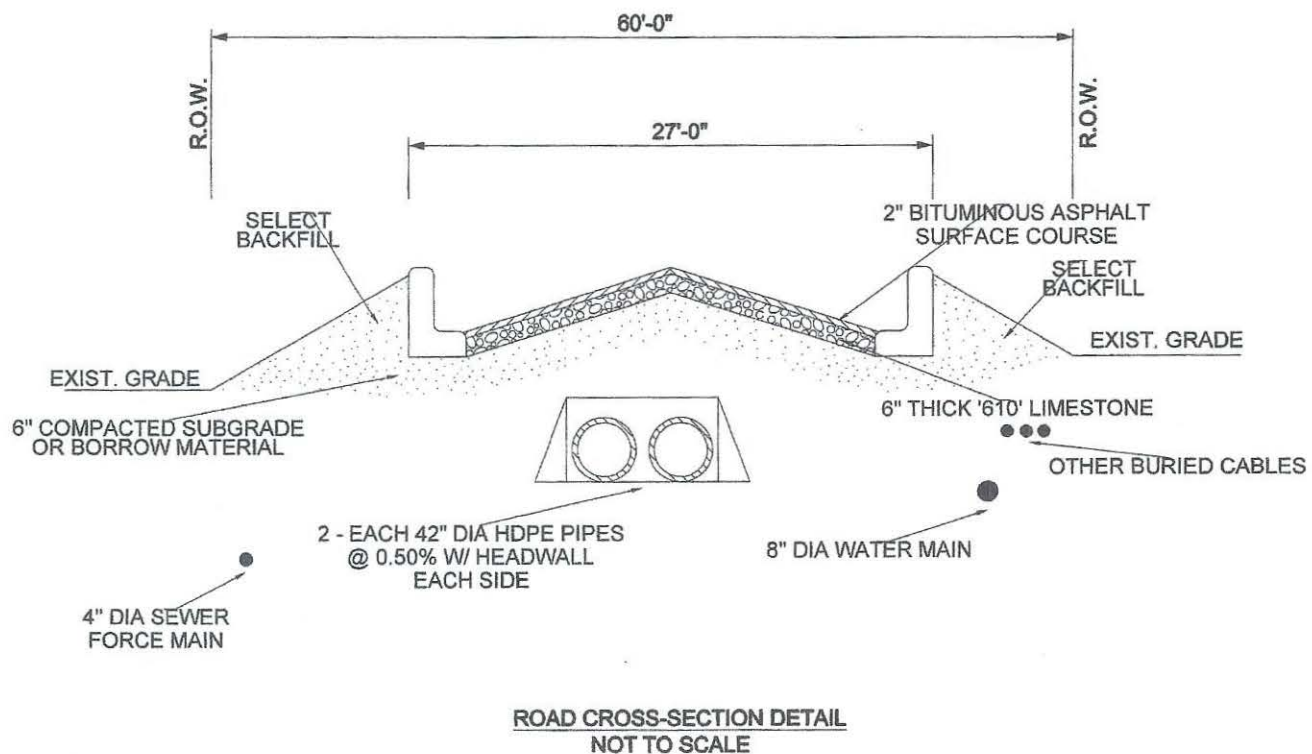
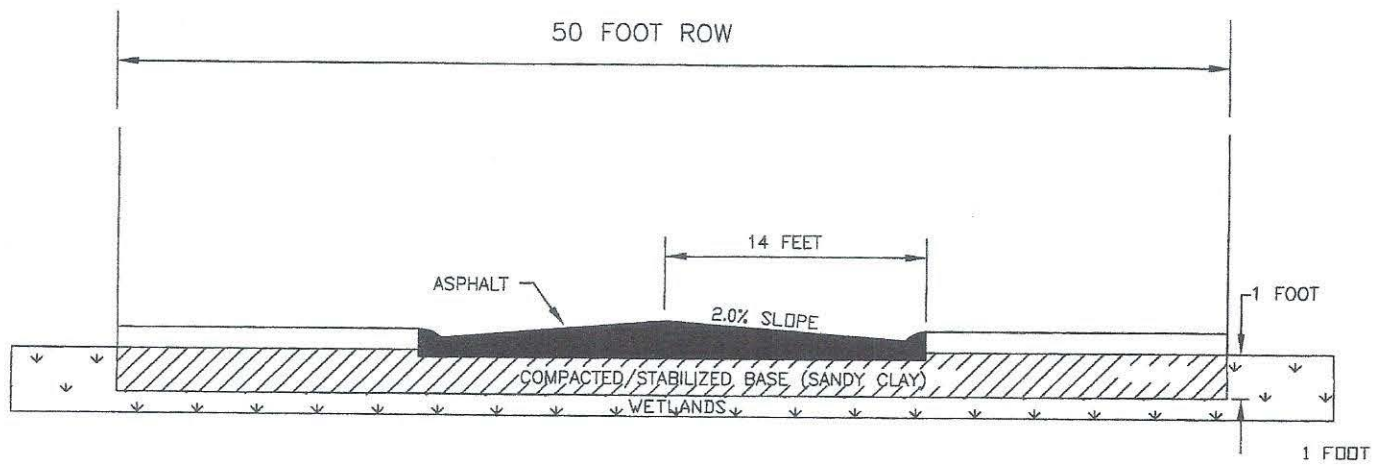
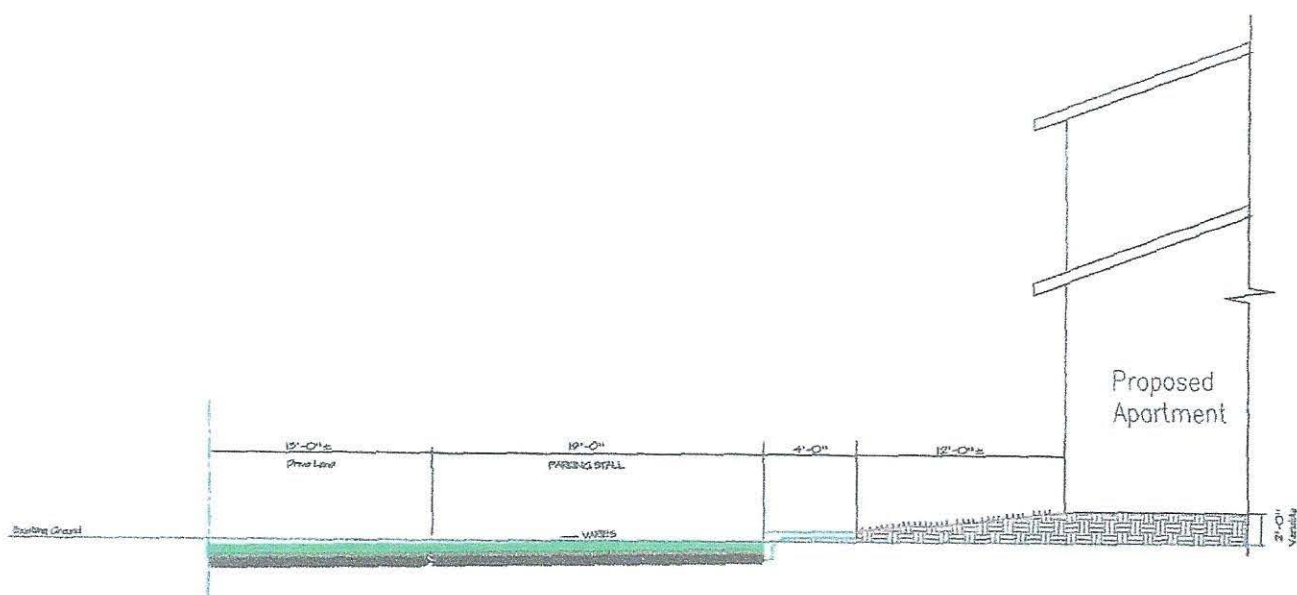
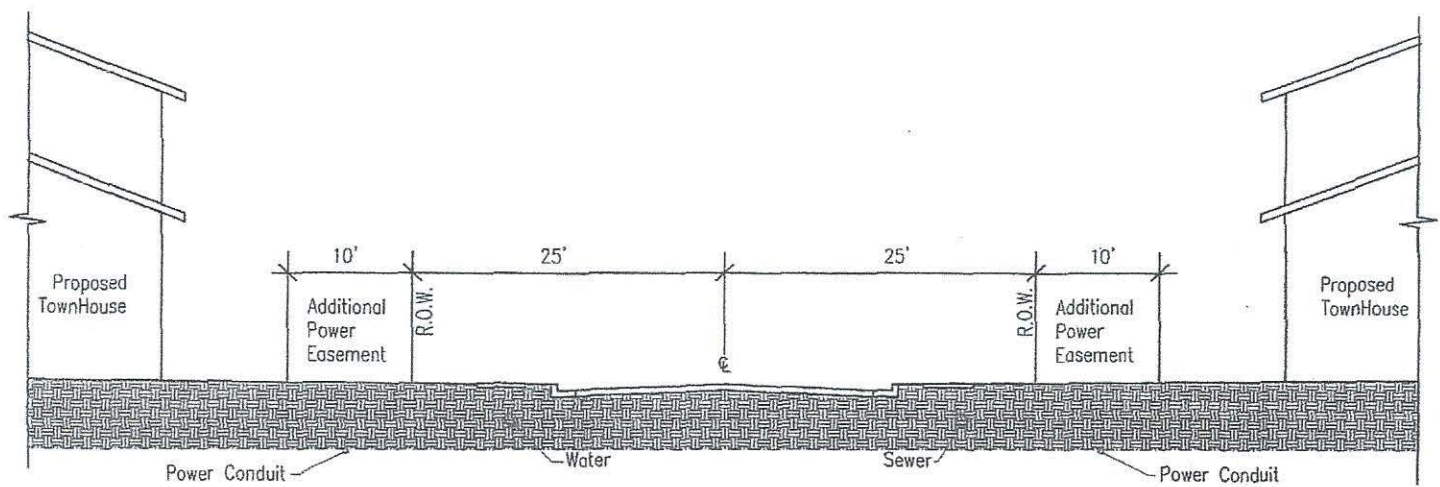


FIGURE 5. STREET CROSS SECTION ADMIRAL'S LANDING DEVELOPMENT





Typical Section Across parking and Apartments



Typical Section Across Street and lots

FIGURE 2. PROJECT LAYOUT FOR ADMIRAL LANDING PHASE 2
WITH WETLAND IMPACTS

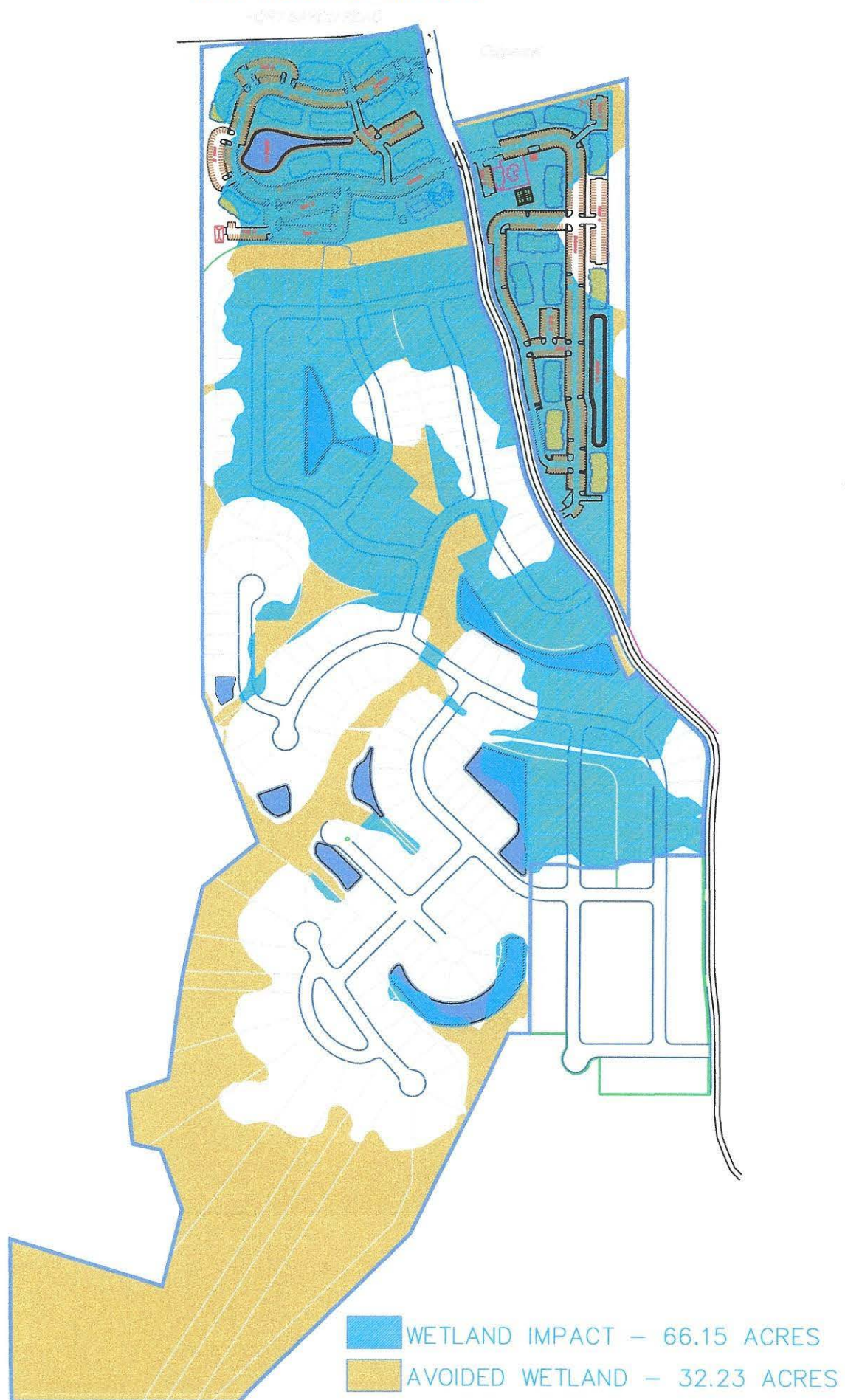


FIGURE 2. WETLAND DELINEATION MAP FOR MORAN PARKWAY PROPERTY
ST. MARTIN, JACKSON COUNTY, MS

