



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
415 RICHARD JACKSON BOULEVARD, SUITE 411  
PANAMA CITY BEACH, FLORIDA 32407

August 12, 2020

Regulatory Division  
North Permits Branch  
Panama City Permits Section

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2020-01252 (SP-LSL)

TO WHOM IT MAY CONCERN: The Jacksonville 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) as described below:

APPLICANT: PC180 Holdings, LLC  
c/o Mr. Bret Clark  
4705 Hamilton Mill Road, Suite 300  
Buford, Georgia 30518

WATERWAY AND LOCATION: The project would affect waters of the United States associated with unnamed wetlands. The project site is located approximately 0.5 miles north of the intersection of Clara Avenue and Highway 98 in Section 22, Township 03 South, Range 16 West, Panama City Beach, Bay County, Florida.

Directions to the site are as follows: From Hathaway Bridge on Panama City Beach traveling west on Highway 98 to Clara Avenue, turn right (north) at intersection of Clara Avenue and Highway 98. Continue north on Clara Avenue for approximately 0.5 mile. Site is on west side of Clara Avenue.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.214740°  
Longitude -85.835304°

### **PROJECT PURPOSE:**

Basic: Residential development.

Overall: To construct residential housing on the east end of Panama City Beach, Bay County, Florida.

EXISTING CONDITIONS: The project site is a 22.78 acre tract which consists of 13.10 acres of uplands and 9.68 acres of wetlands. The wetland system consists of a 9.68 acre freshwater system. The upland and wetland habitats on the property have been impacted by past silvicultural practices and fire suppression. The onsite wetland vegetation consists of slash pine, sweetbay magnolia, titi, wax myrtle, fetterbush, large gallberry, sweet pepperbush greenbrier vine, and muscadine grape vine. The existing

area surrounding the project area consists of a mix of commercial and residential properties with undeveloped property to the northeast.

**PROPOSED WORK:** The applicant seeks authorization to fill 7.89 acres of wetlands in order to construct a 176 unit residential townhome development with associated infrastructure and stormwater facilities.

**AVOIDANCE AND MINIMIZATION INFORMATION** – The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The site plan focused impacts in the low quality hydric pine flatwoods habitat while reducing impacts in the higher quality forested wetland habitat. Additional effort was placed on reducing impacts in the forested wetland area adjacent to the large ditch on western boundary in an effort to provide a small buffer to the ditch which outfalls into West Bay.

**COMPENSATORY MITIGATION** – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

To offset unavoidable impacts, the permittee proposes to purchase 1.95 palustrine forested credits and 3.12 wet flatwoods credits for a cumulative total of 5.07 credits to be purchased from the Horseshoe Creek Mitigation Bank.

**CULTURAL RESOURCES:** The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

**ENDANGERED SPECIES:** Per the Eastern Indigo Programmatic Effect Determination Key, the Corps has determined the proposed project may affect, but is not likely to adversely affect the Eastern Indigo Snake or its designated critical habitat. The Corps determined no effect for the Red Cockaded Woodpecker.

**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 jurisdictional line has not been verified by Corps personnel.

**AUTHORIZATION FROM OTHER AGENCIES:** Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32407 within 30 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Mrs. Lisa S. Lovvorn, in writing at the Panama City Permits Section, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida 32405; by electronic mail at [lisa.s.lovvorn@usace.army.mil](mailto:lisa.s.lovvorn@usace.army.mil); or, by telephone at (850) 285-9533.

IMPACT ON NATURAL RESOURCES: Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

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.

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 also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

FOR PERMIT  
PURPOSES ONLY  
NOT FOR CONSTRUCTION

# COLONIAL LANDING TOWNHOMES

PROJECT No. 19-262

PREPARED FOR

PC 180 HOLDINGS, LLC  
4705 HAMILTON MILL ROAD, SUITE 300  
BUFORD, GA 30518-8823

## INDEX

| SHEET DESCRIPTION     | SHEET No. |
|-----------------------|-----------|
| COVER .....           | C.0       |
| OVERALL MAP .....     | C.1       |
| CROSS SECTIONS .....  | C.2       |
| EROSION CONTROL ..... | C.3       |



KIM BOTTOMY, PE  
LICENSE No. 49921

07-30-20  
DATE SIGNED

JOB No.  
19-262

SHEET  
C.0

COVER

WETLAND IMPACT EXHIBITS  
COLONIAL LANDING TOWNHOMES  
PANAMA CITY BEACH, FL. 32407

KB ENGINEERING



4116 W. HWY 231, Panama City, FL 32406  
PHONE (904) 941-0222 FAX (904) 705-8705  
BOTTOMY@COMCAST.NET C049257

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JOB No.  
19-262

SHEET  
C.1

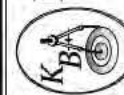
**SITE AREA TABLE**

|                                  |                   |                 |
|----------------------------------|-------------------|-----------------|
| UPLANDS                          | 571,294 SQ FT     | 13.115 AC       |
| WETLANDS                         | 421,831 SQ FT     | 9.684 AC        |
| TOTAL SITE                       | 993,125 SQ FT     | 22,799 AC       |
| TOTAL WETLANDS<br>IMPACT         | 345,008 SQ. FT.   | 7.920 AC        |
| TOTAL WETLANDS<br>PRESERVED      | 76,883 SQ FT      | 1.764 AC        |
| TOTAL WETLANDS<br>IMPACT VOLUMES | 21,768 CY<br>FILL | 5,281 CY<br>CUT |

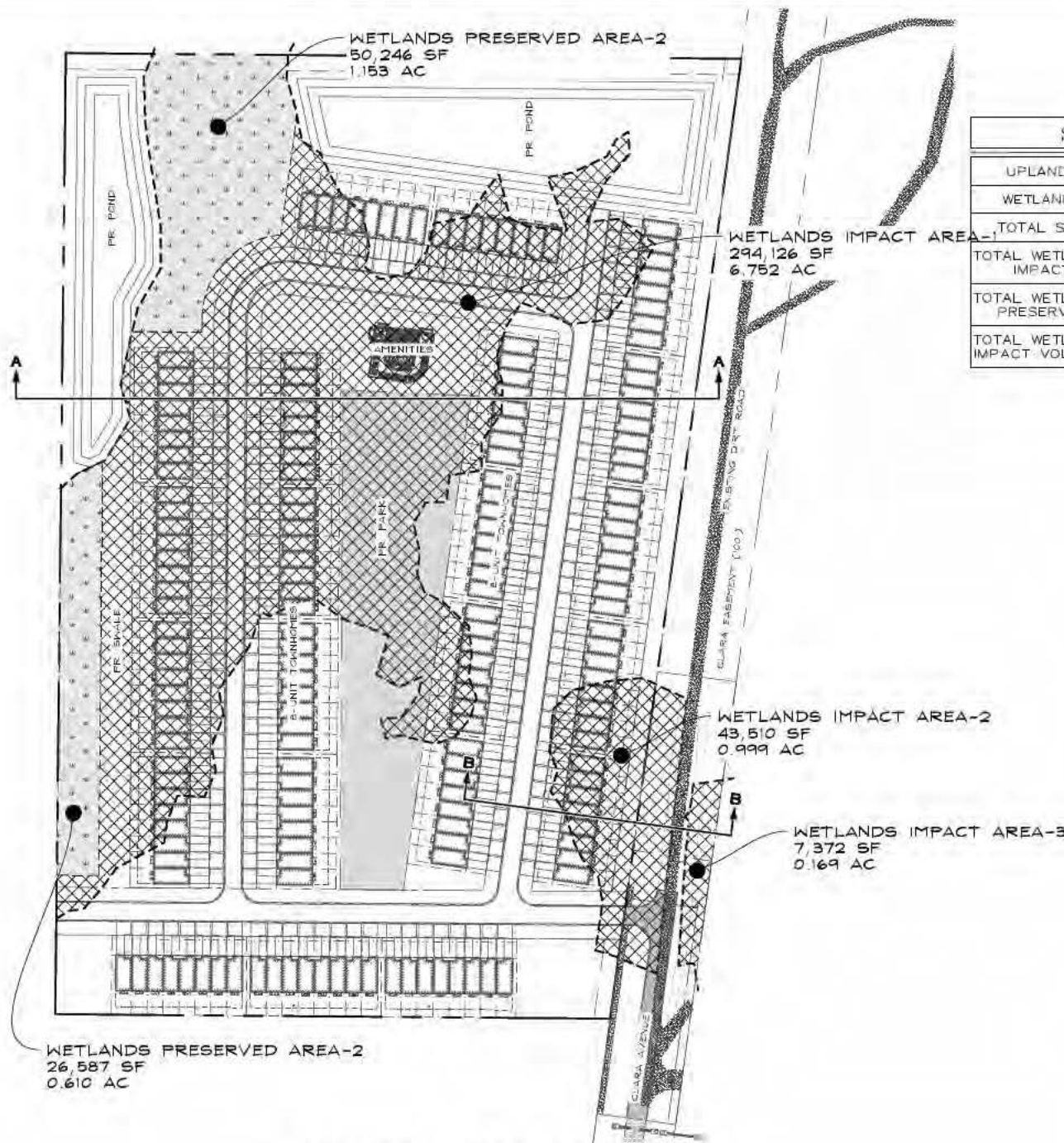
**WETLANDS SITE PLAN**

**WETLAND IMPACT EXHIBITS  
COLONIAL LANDING TOWNHOMES  
PANAMA CITY BEACH, FL. 32407**

**KB ENGINEERING**

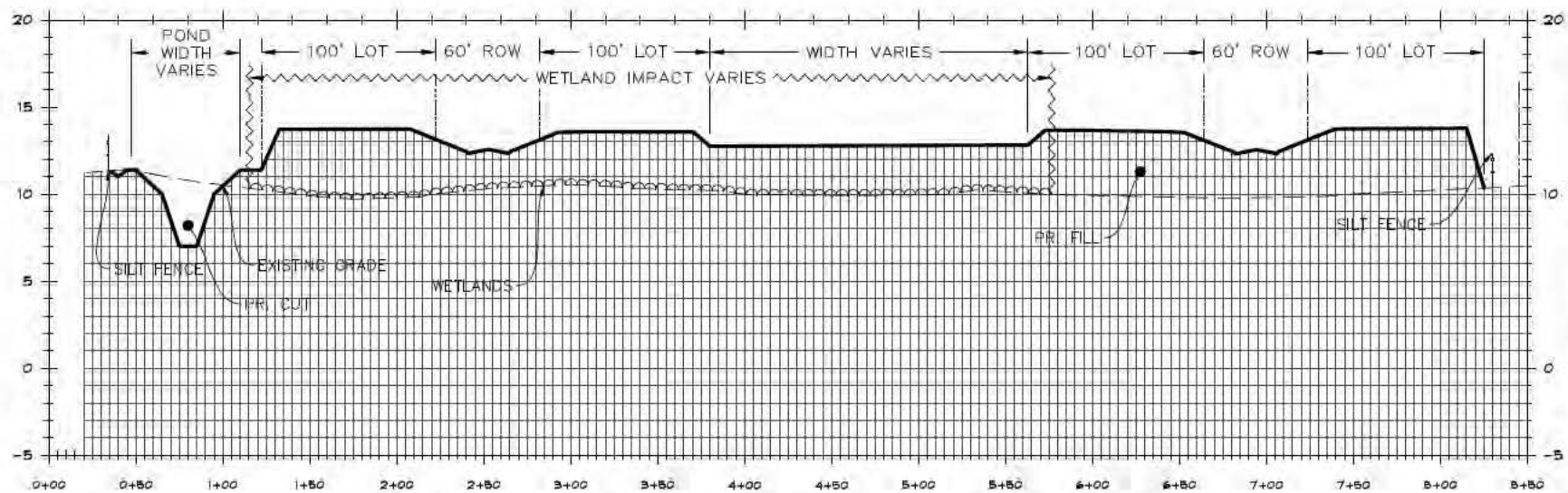


4115 N. HWY 231, Panama City, FL 32404  
PHONE (904) 541-0220 FAX (904) 766-8705  
BOTHEN@KBENGINEERING.COM C446051



**OVERALL WETLANDS MAP**

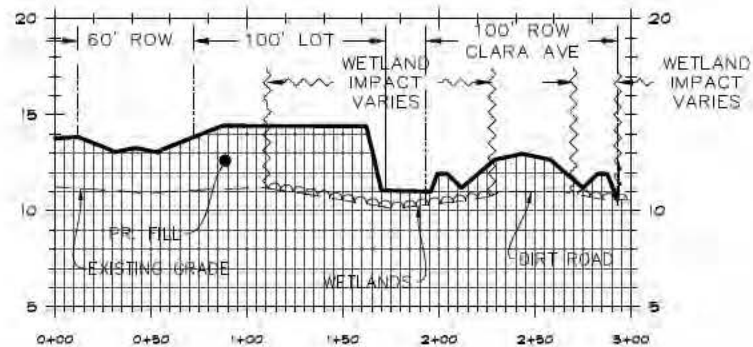
SCALE 1" = 200'



**TYPICAL SECONDARY ROAD SECTION VIEW A-A**

HORIZONTAL SCALE 1" = 100'

VERTICAL SCALE 1" = 10'



**TYPICAL SECONDARY ROAD SECTION VIEW B-B**

HORIZONTAL SCALE 1" = 100'

VERTICAL SCALE 1" = 10'

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JOB NO.  
19-262

SHEET  
C.2

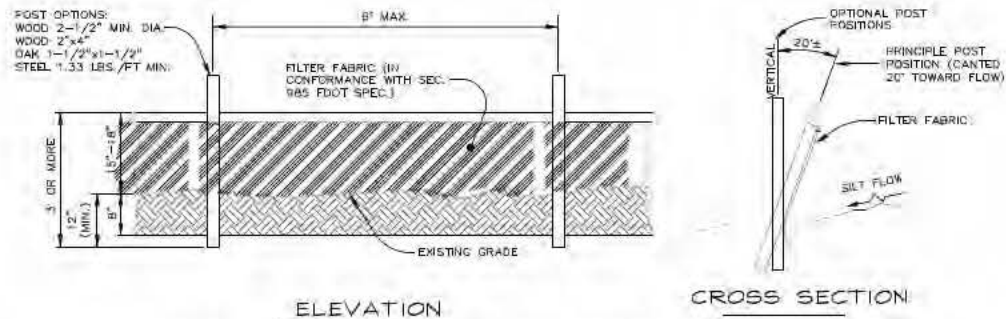
**TYPICAL SECTION VIEWS**

**WETLAND IMPACT EXHIBITS  
COLONIAL LANDING TOWNHOMES  
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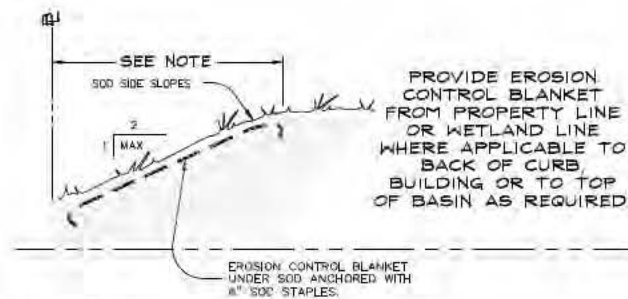


4115 N. HWY 231, Panama City, FL 32404  
PHONE (904) 341-1220 FAX (904) 766-8705  
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## EROSION CONTROL/SEDIMENT BARRIER TYPE III SILT FENCE

NOT TO SCALE



### NOTES:

- FLAT TO 1:3 — SEED & MULCH, HYDRO-SEED OR SOD.  
 1:3 TO 1:2 — SOD LAPPED AND PINNED.  
 1:2 TO 1:1 — EROSION CONTROL BLANKET & SOD.  
 1:1 OR  $\geq$  — RETAINING WALL OR ARMOR FORM.

## SLOPE STABILIZATION DETAIL

NOT TO SCALE

### EROSION CONTROL NOTE:

1. TYPE III SILT FENCING IS TO BE INSTALLED AROUND THE PERIMETER OF THE PROJECT SITE IN WHICH DEVELOPMENT WILL TAKE PLACE. IT IS TO BE INSTALLED IN COMPLIANCE WITH THE STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENT PROTECTION AGENCY (FDEP) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS INDEX NO. 102. REGULAR INSPECTION AND MAINTENANCE OF THE FENCE WILL BE PERFORMED DURING CONSTRUCTION AND AFTER A STORM EVENT AS REQUIRED BY FDEP REGULATIONS.
2. ALL FILL SLOPES CONSTRUCTED ADJACENT TO WETLANDS OR SURFACE WATERS TO BE STABILIZED OR VEGETATED IMMEDIATELY UPON COMPLETION OF GRADING. SEE STABILIZATION DETAIL.

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EROSION CONTROL

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 BOUTHERN@KBENGINEERING.COM C448051