



DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
PENSACOLA REGULATORY OFFICE  
41 NORTH JEFFERSON STREET, SUITE 111  
PENSACOLA, FLORIDA 32502

REPLY TO  
ATTENTION OF

Regulatory Division  
North Permits Branch

December 15, 2008

***PUBLIC NOTICE***

Permit Application No. SAJ-2006-08169-IP-EPS

TO WHOM IT MAY CONCERN: This district 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: Grande Isle Resorts, Inc.  
& ISC Investments, LLC  
c/o Howard O. Head  
5823 Highway 90  
Milton, FL 32583

WATERWAY & LOCATION: The project is located in a man-made borrow pond and unnamed wetlands adjacent to Santa Rosa Sound. The site is on the north side of US Highway 98, between Portside Drive and Bay Woods Drive, in Section 28, Township 02 South, and Range 28 West, Gulf Breeze, Santa Rosa County, Florida.

LATITUDE & LONGITUDE: Latitude 30°23'32.4" North  
Longitude 87°3'31.5" West

PROJECT PURPOSE:

Basic: Commercial development.

Overall: To develop a commercial center, with one large retail "anchor" store, and outparcels on this section of US Highway 98 in south Santa Rosa County.

PROPOSED WORK: An earlier version of this project was originally placed on Public Notice on February 4, 2008; substantial project modifications have since occurred, requiring this Public Notice. The applicant now proposes to fill all 5.52 acres of forested wetlands, 1.19 acres of open water (man-made borrow pond), and 0.23-acre of ditches to develop the site in order to accommodate one large "anchor" store, and four separate outparcels. Retaining walls proposed in the earlier version are no longer proposed at the limits of fill; slopes are now shown on the drawings. No wetland or upland areas on the site would be preserved.

As compensatory mitigation for the proposed impacts, the applicant proposes to enhance, restore and preserve wetlands on an approximately 88.12-acre parcel located in the Holley by the Sea subdivision. The applicant proposes hydrologic enhancement on 83.47 acres of the site through removal of a fill road and filling adjacent ditches to reestablish wetland grade. A 0.79-acre footprint of the restored road and ditch would be replanted. An additional 1.76-acre area that has also been used as a 4X4 vehicle trail would be enhanced through planting with cypress (*Taxodium* spp.) on 20-foot centers. These wetlands, and 2.10 acres of onsite uplands would all be preserved in a perpetual conservation easement. This parcel is immediately adjacent to 95 acres of property to the north where similar mitigation techniques have been used to compensate for other wetland fill projects in south Santa Rosa County.

EXISTING CONDITIONS: The 21.24-acre project site contains 5.52 acres of forested wetlands, 1.19 acres of open water, and 0.23-acre of ditch. The remainder of the site contains mostly forested uplands, with some unimproved roads/trails throughout those uplands.

The forested wetlands are dominated by sweetbay magnolia (*Magnolia virginiana*), slash pine (*Pinus elliottii*), and red titi (*Cyrilla racemiflora*). Netted chain fern (*Woodwardia areolata*) is found in the northern portion of the system, however a heavy duff layer may be responsible for the sparseness of ground cover in most of the forested areas. The edge of the borrow pond is steeply cut and has very little wetland vegetation; a few St. John's wort (*Hypericum* spp.) were observed. The ditch south from the borrow pond contains red titi, water oak (*Quercus nigra*) and yaupon (*Ilex vomitoria*), while the ditch to the east of the pond is substantially wetter, with netted chain fern, and numerous emergents. The uplands contain water oak, bluejack oak (*Quercus incana*), sand live oak (*Quercus geminata*), saw palmetto (*Serenoa repens*) slash pine, and yaupon.

The proposed 88.12-acre mitigation site is within an unplatted portion of the Holley by the Sea subdivision. The densely forested area is dominated by slash pine, red titi, black titi (*Cliftonia monophylla*), yaupon and various other hollies including bitter gallberry (*Ilex glabra*) and sweet gallberry (*Ilex coriacea*).

ENDANGERED SPECIES: The U.S. Army Corps of Engineers has determined the proposal would have no effect on any listed threatened or endangered species or designated critical habitat.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact approximately 6.94 acres of palustrine wetlands adjacent to tidal waters of Santa Rosa Sound. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Gulf of Mexico. 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.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified.

AUTHORIZATION FROM OTHER AGENCIES: The Florida Department of Environmental Protection (FDEP) is reviewing the permit application under File No. 57-022020556-001-DF.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 21 days from the date of this notice.

If you have any questions concerning this application, you may contact Ed Sarfert at the letterhead address, by electronic mail at [edward.p.sarfert@usace.army.mil](mailto:edward.p.sarfert@usace.army.mil), by fax at 850-433-8160, or by telephone at 850-439-9533.

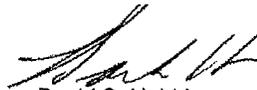
**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and 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. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat

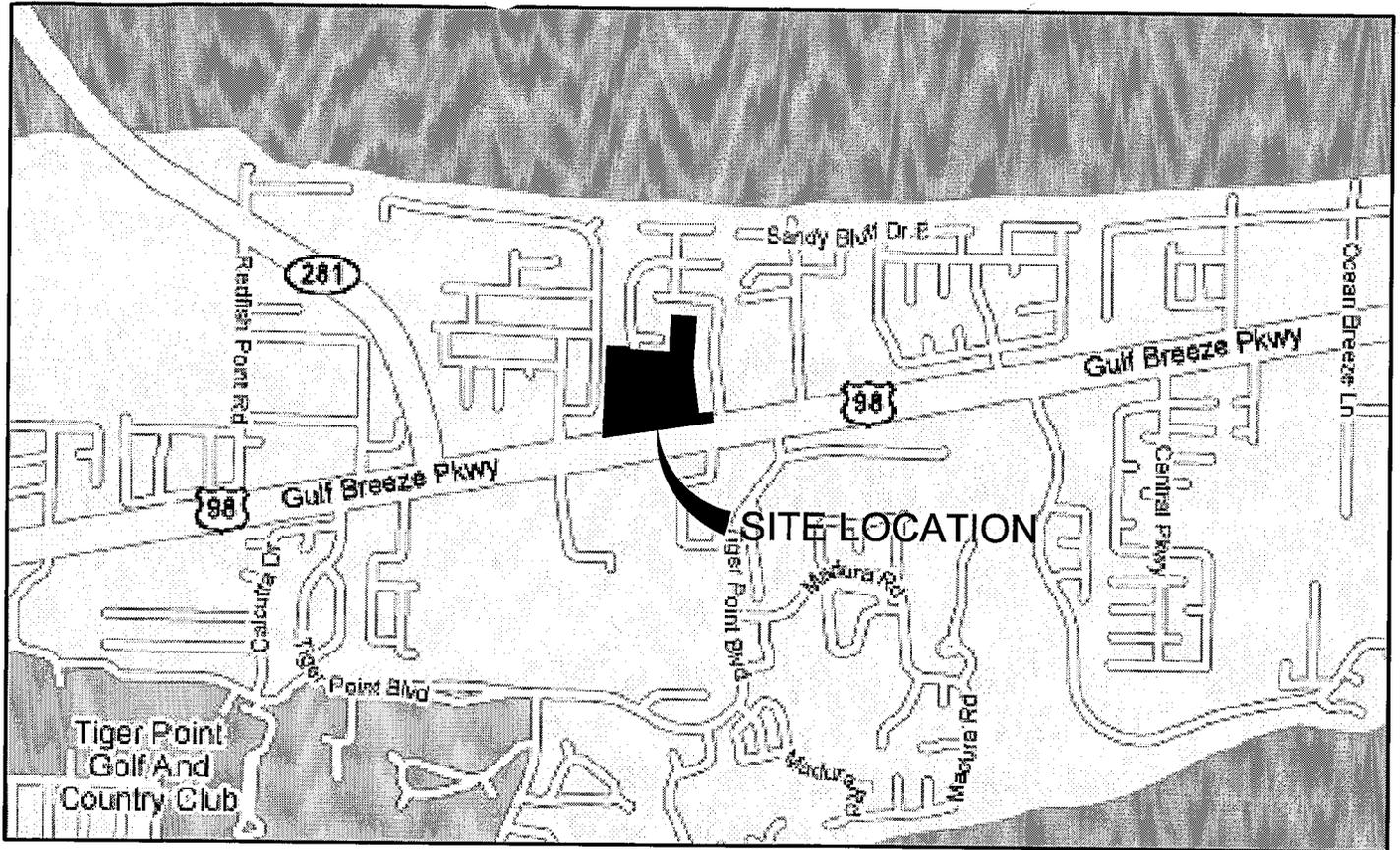
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located at the site of the proposed work. Presently, unknown archaeological, scientific, pre-historical, or historical data may be lost or destroyed by the work to be accomplished.

**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 deterrents. 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 of 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 US Army Corps of Engineers (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 of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on 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 and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. 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 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.

  
David S. Hobbie  
Regulatory Division



VICINITY MAP  
SCALE 1"=2000'

**LEGEND**

-  PROPOSED ASPHALT
-  PROPOSED CONCRETE
-  WETLAND
-  DITCH
-  WATER
-  PROPOSED FILL
-  PROPOSED CUT

**INDEX OF DRAWINGS**

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7. SECTION B-B (1)
8. SECTION B-B (2)
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10. SECTION C-C (2)
11. SECTION D-D
12. DRAINAGE BASIN MAP
13. EXISTING SITE DRAINAGE MAP

*[Handwritten Signature]*  
8/25/08



**REBOL-BATTLE & ASSOCIATES**  
Civil and Environmental Engineers

214 East Church Street  
Pensacola, Florida 32502  
Telephone 850.438.0400 Fax 850.438.0448  
EB 00009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

VICINITY MAP & LEGEND

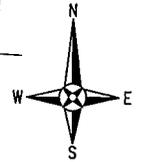
Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

DRAWING No.

1 of 13

**AREAS**

OVERALL SITE AREA: 21.24 ACRES  
 EXISTING PERVIOUS AREA: 21.24 ACRES  
 EXISTING IMPERVIOUS AREA: 0 ACRES  
 TOTAL WETLAND AREA: 6.94 ACRES



SCALE 1"=150'



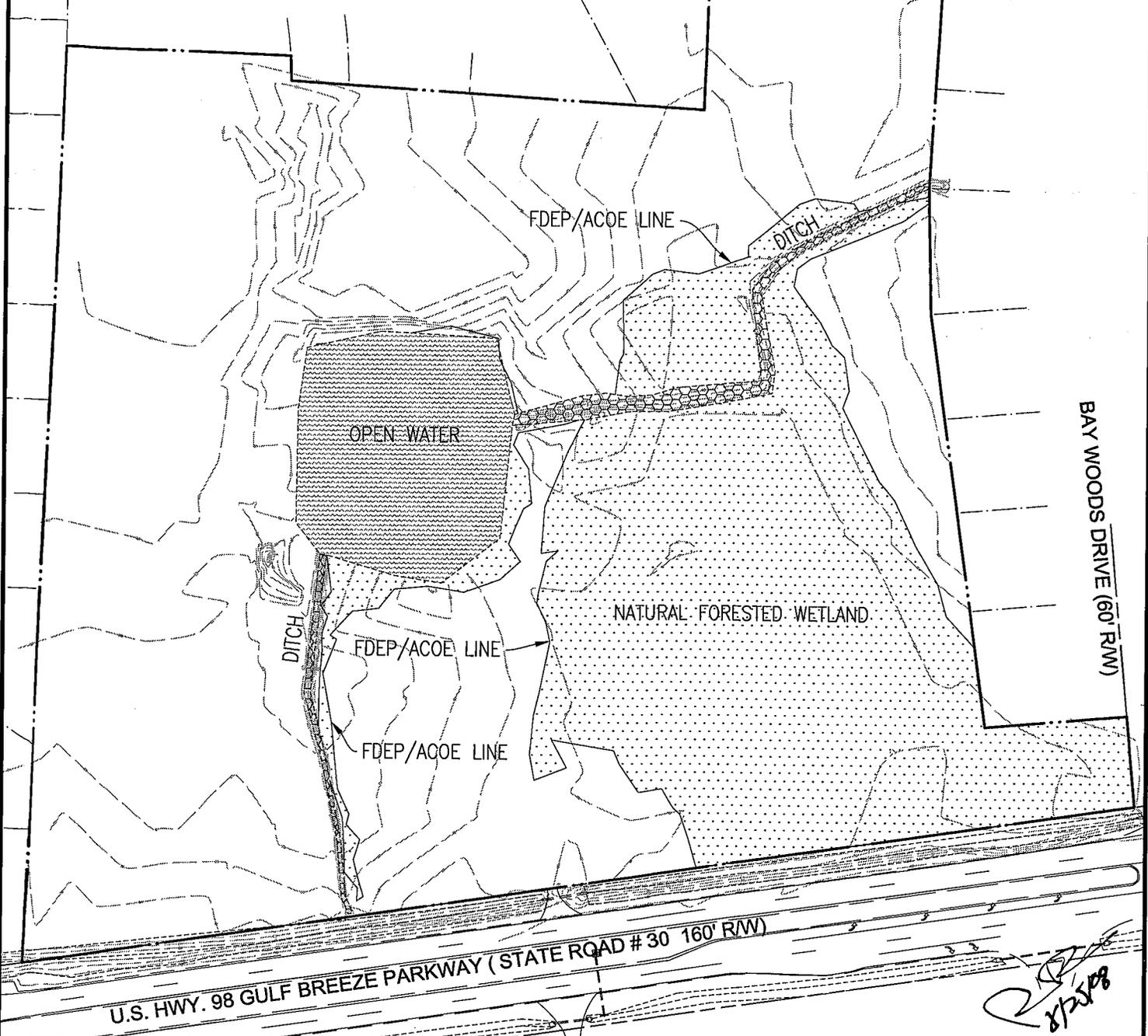
OPEN WATER: 1.19 ACRES



DITCH: 0.23 ACRES



FORESTED WETLAND: 5.52 ACRES



*[Handwritten signature]*  
 8/25/08



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 EB 00009657

TARGET  
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 GULF BREEZE, FLORIDA

EXISTING SITE

Dr. By: CBD  
 Ck By: PAB  
 Job No.: 2005029  
 Date: 8-25-08

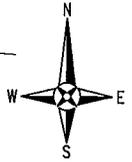
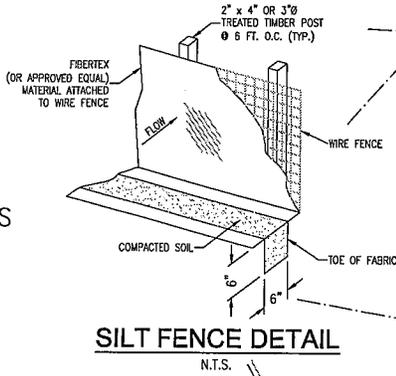
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2 of 13

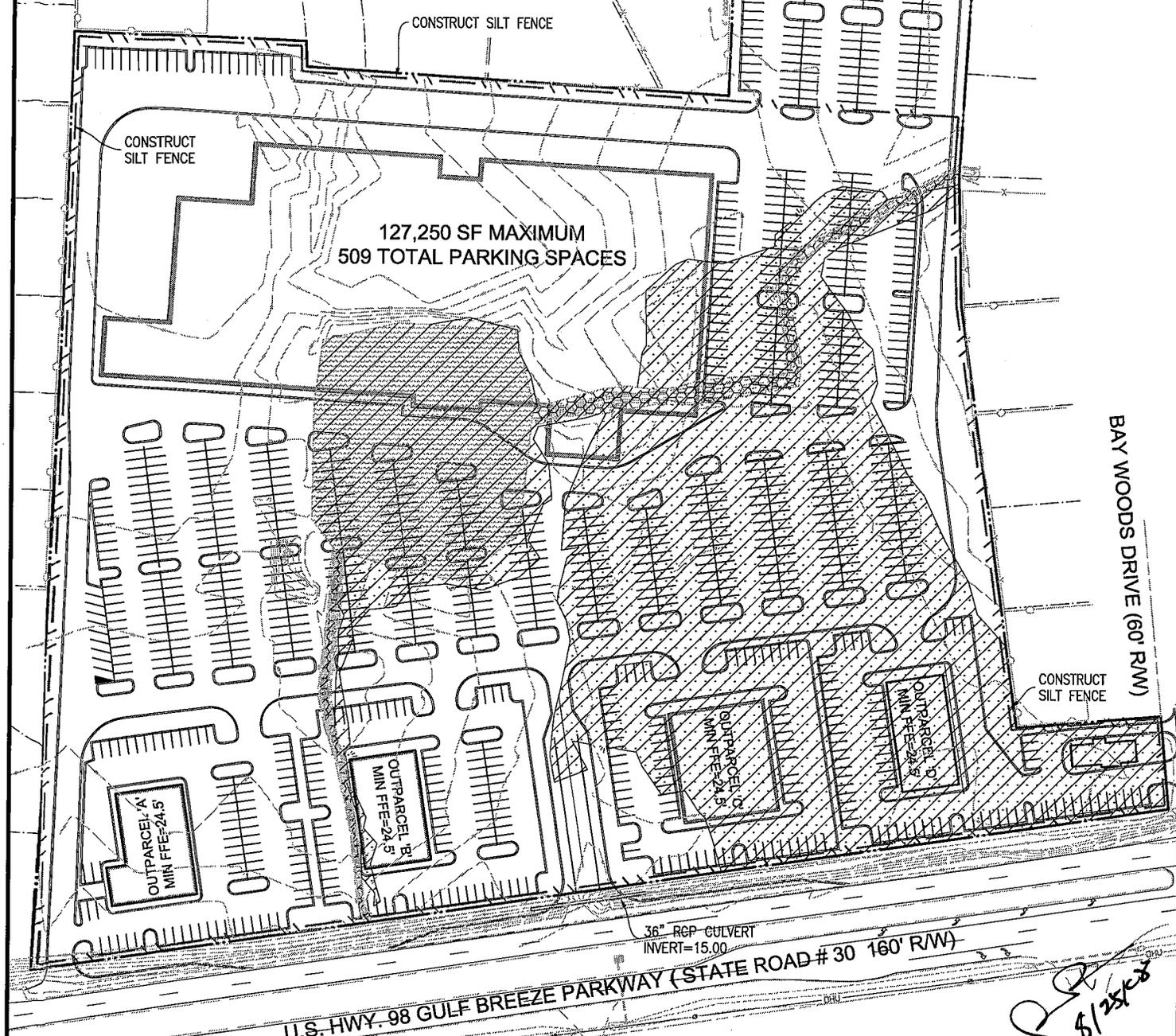
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**AREAS**

OVERALL SITE AREA: 21.24 ACRES  
 IMPACTED WETLAND AREA: 6.94 ACRES  
 OPEN WATER: 1.19 ACRES  
 DITCH AREA: 0.23 ACRES  
 FORESTED WETLANDS: 5.52 ACRES  
 PROPOSED PERVIOUS AREA: 4.74 ACRES  
 PROPOSED IMPERVIOUS AREA: 16.50 ACRES  
 PROPOSED FILL: 79,860 CY



SCALE 1"=150'



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TARGET  
 HWY 98  
 GULF BREEZE, FLORIDA

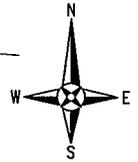
PROPOSED SITE

Dr. By: CBD  
 Ck By: PAB  
 Job No.: 2005029  
 Date: 8-25-08

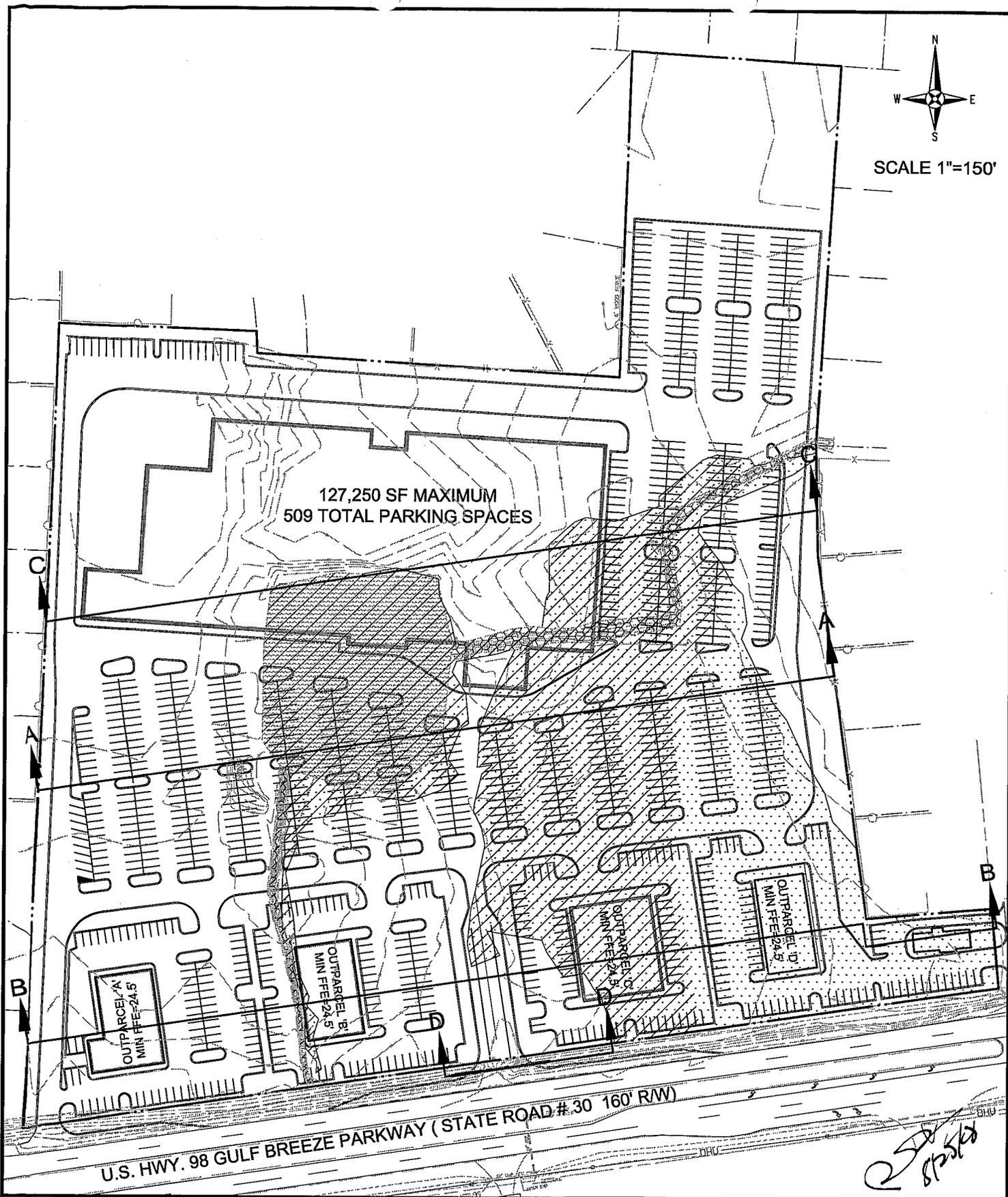
DRAWING No.

3 of 13

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SCALE 1"=150'



U.S. HWY. 98 GULF BREEZE PARKWAY ( STATE ROAD #.30 160' R/W)

*Handwritten signature and date: RBA 8/25/08*



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EB 00009657

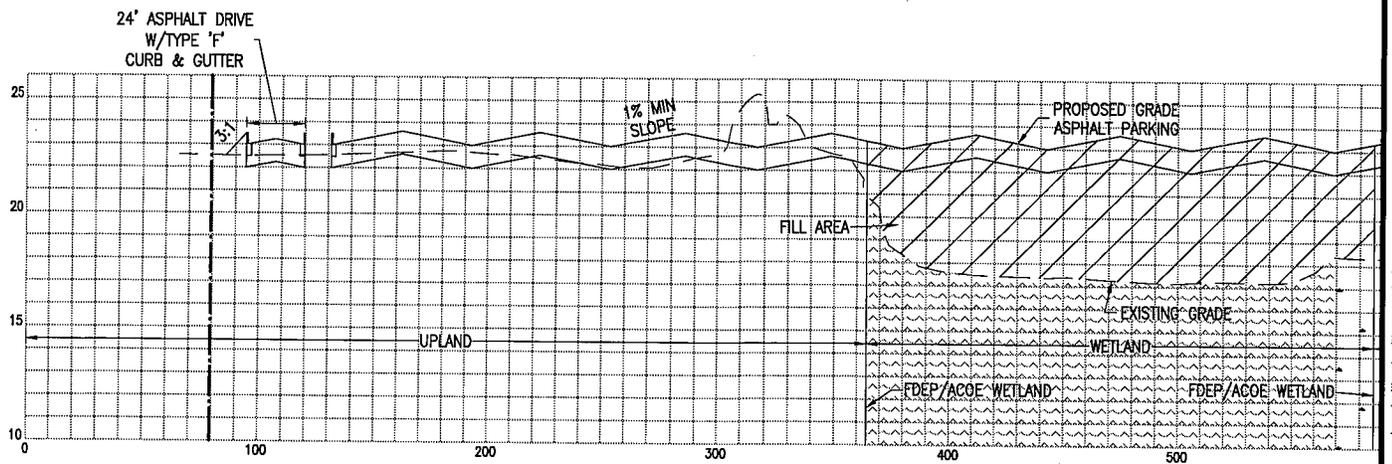
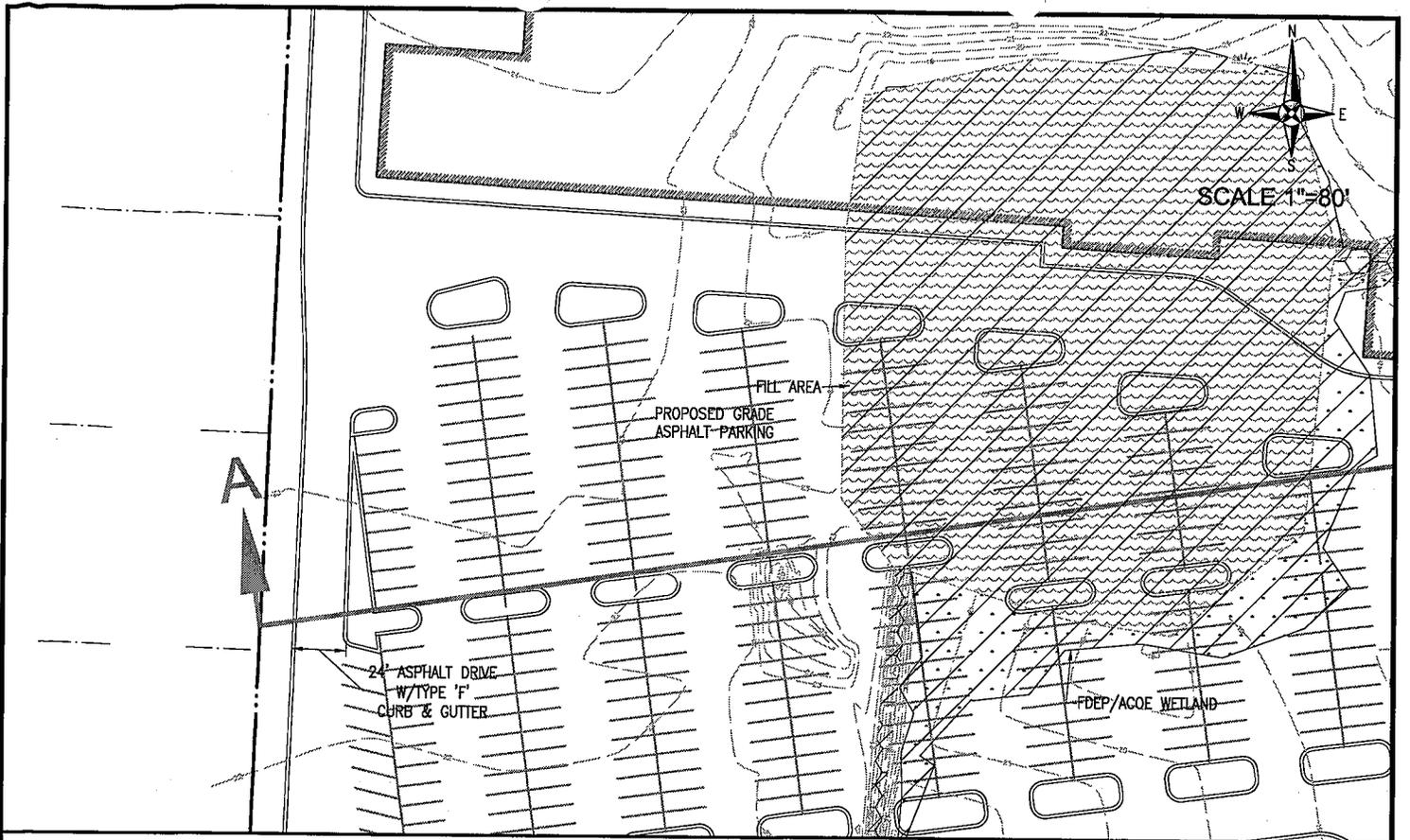
TARGET  
HWY 98  
GULF BREEZE, FLORIDA

KEY MAP FOR SECTIONS A-D

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

DRAWING No.  
4 of 13

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*RBA*  
8/25/08

SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=8'

**RBA**  
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EID 02009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

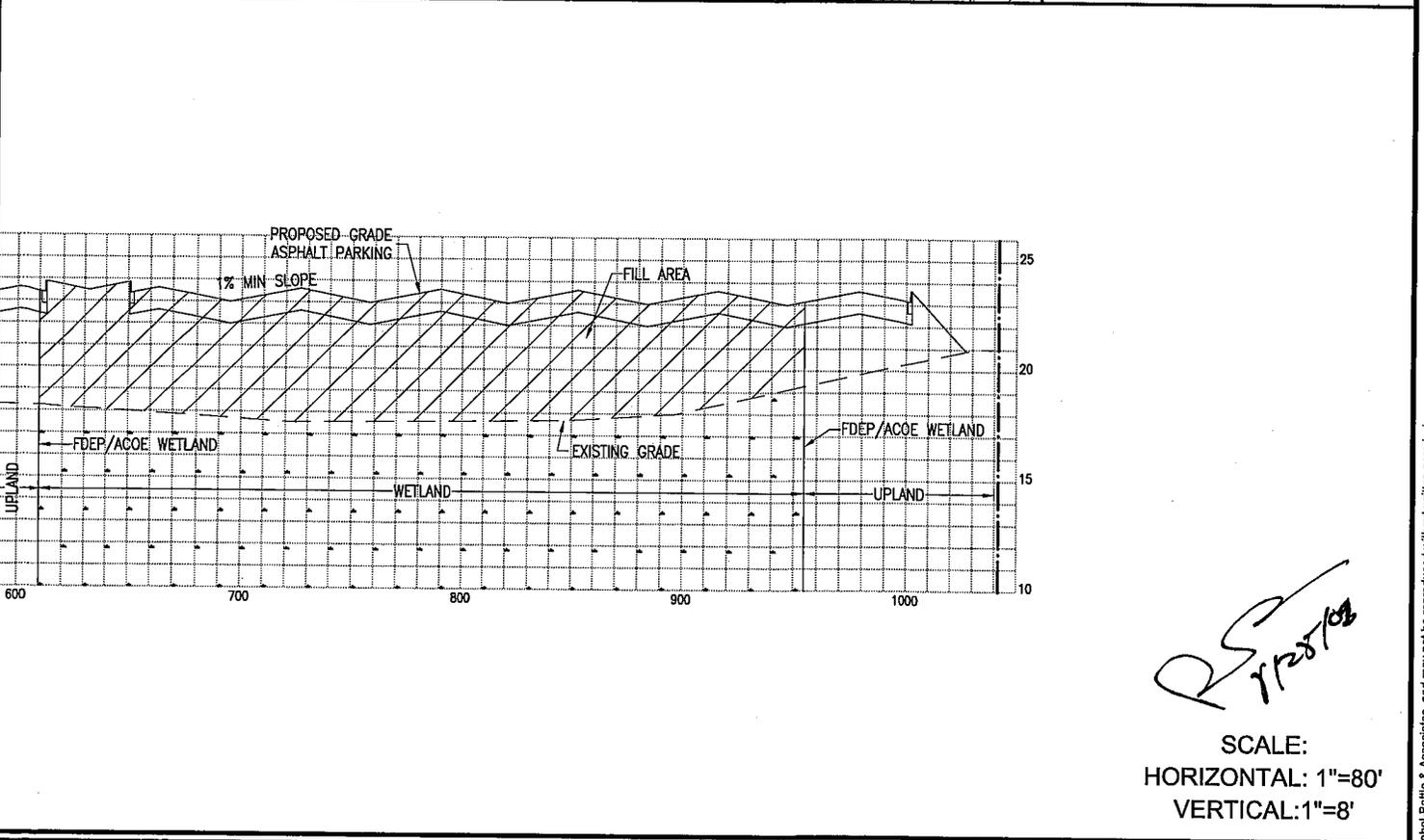
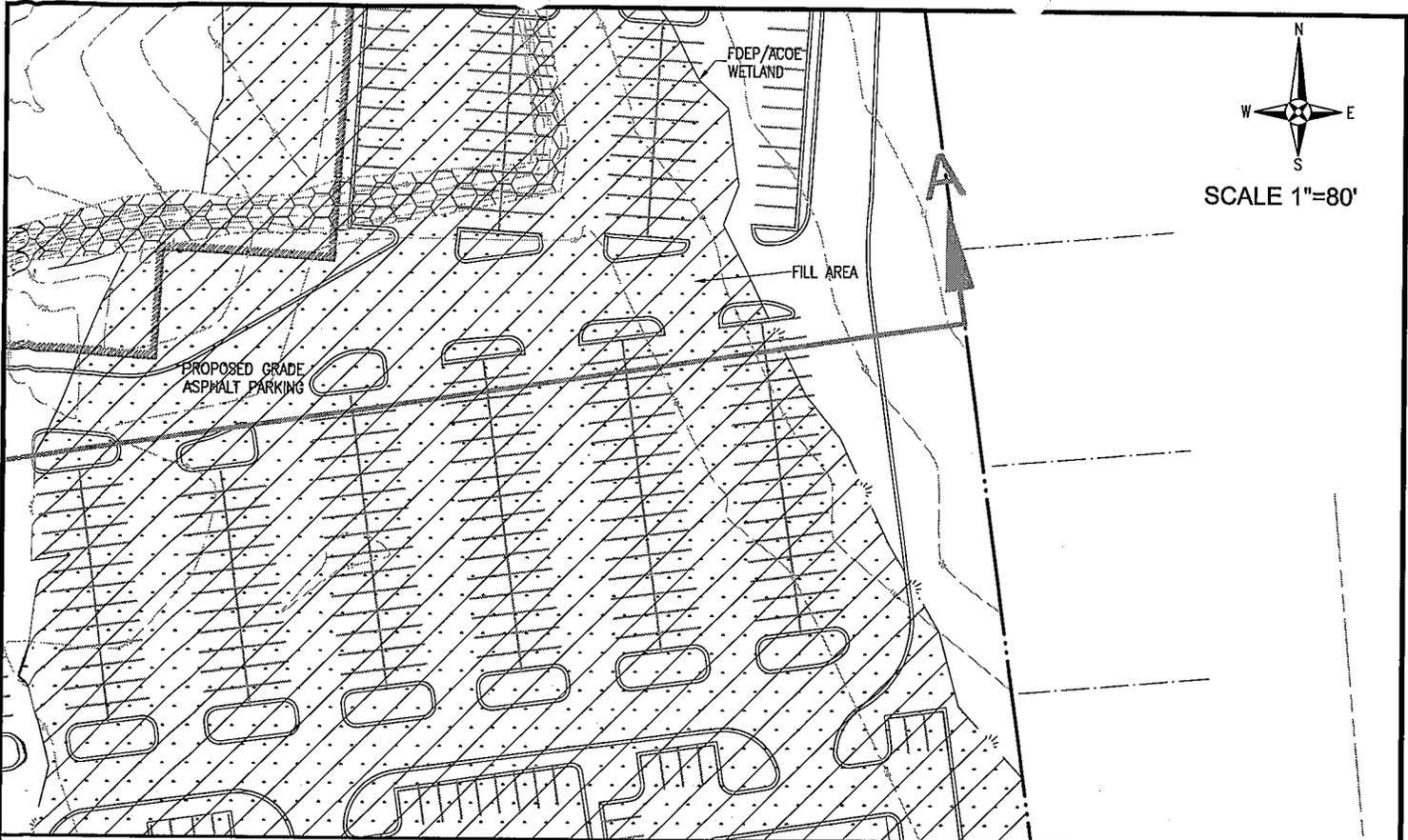
SECTION A-A

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

DRAWING No.

5 of 13

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SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=8'

**RBA**  
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Pensacola, Florida 32502  
Telephone 850.438.0400 Fax 850.438.0448  
EB 0000657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

SECTION A-A

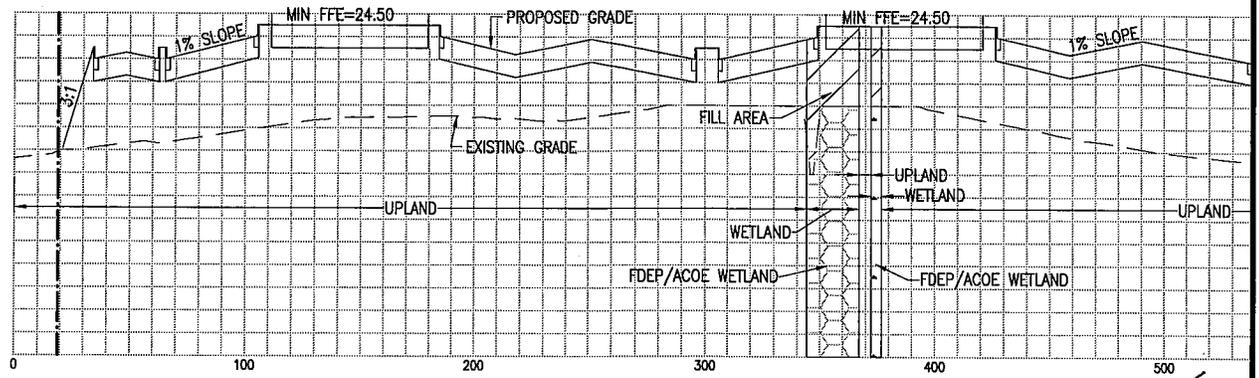
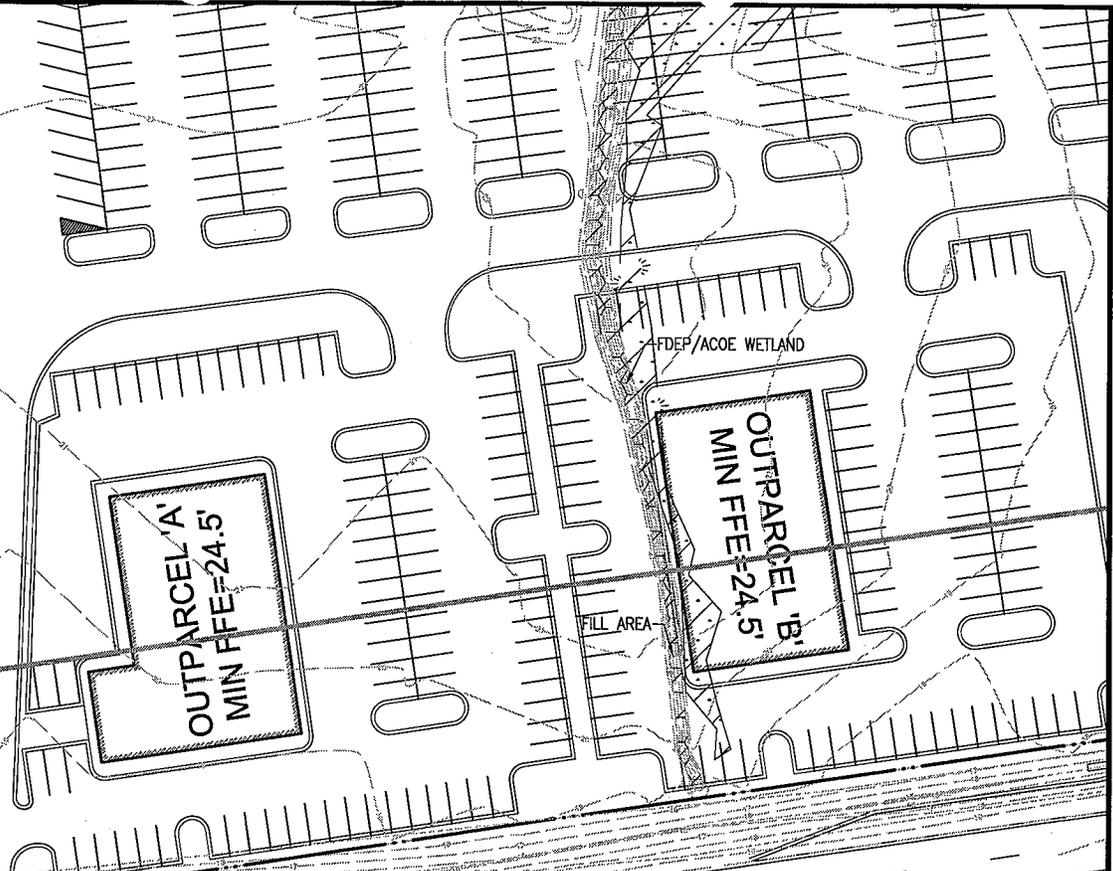
Dr. By:	CBD
Ck By:	PAB
Job No.:	2005029
Date:	8-25-08
DRAWING No.	
6 of 13	

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SCALE 1"=80'

B



*[Handwritten signature]*  
8/25/08

SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=8'



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Civil and Environmental Engineers

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Panama, Florida 32302  
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EB 00009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

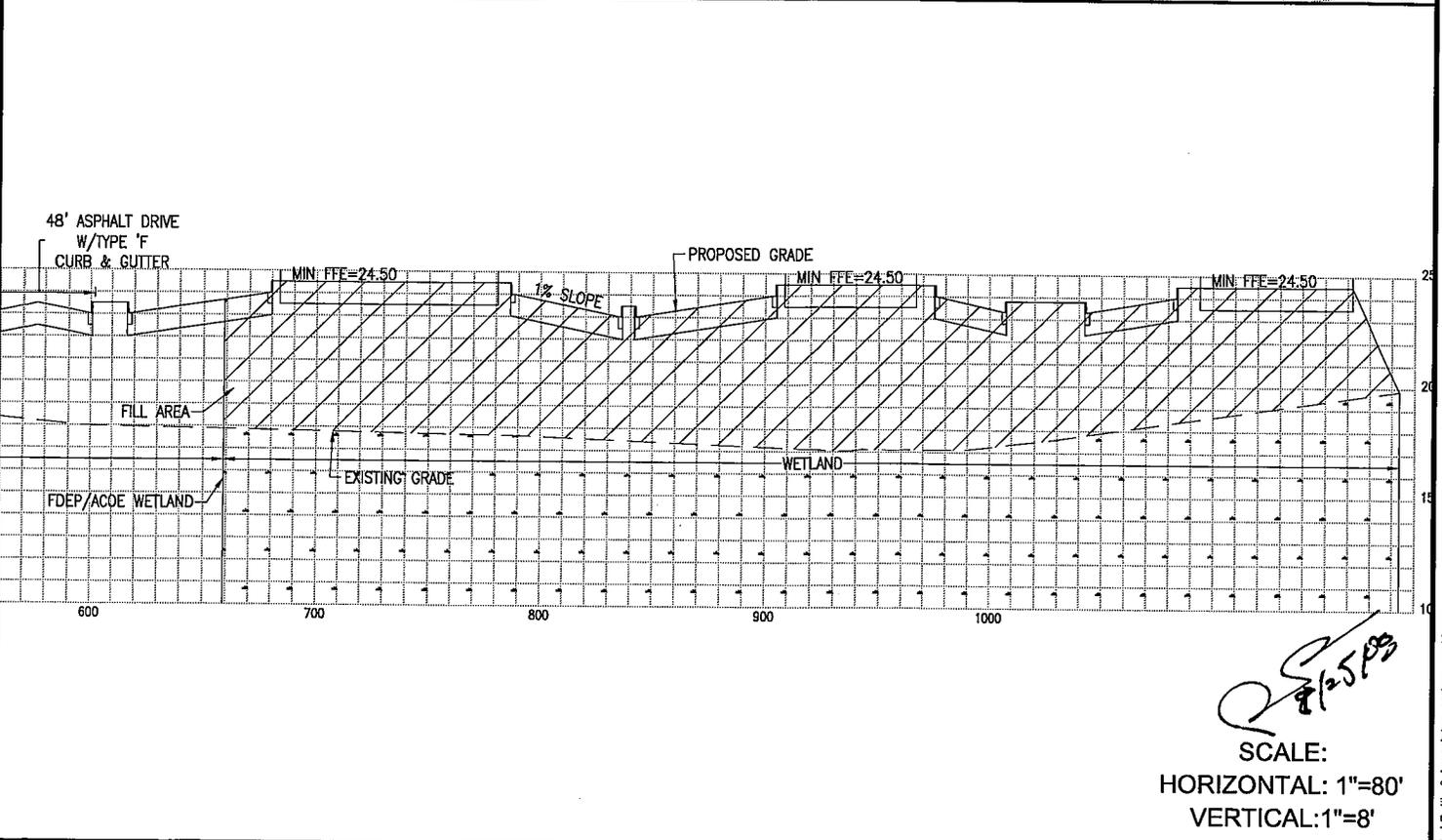
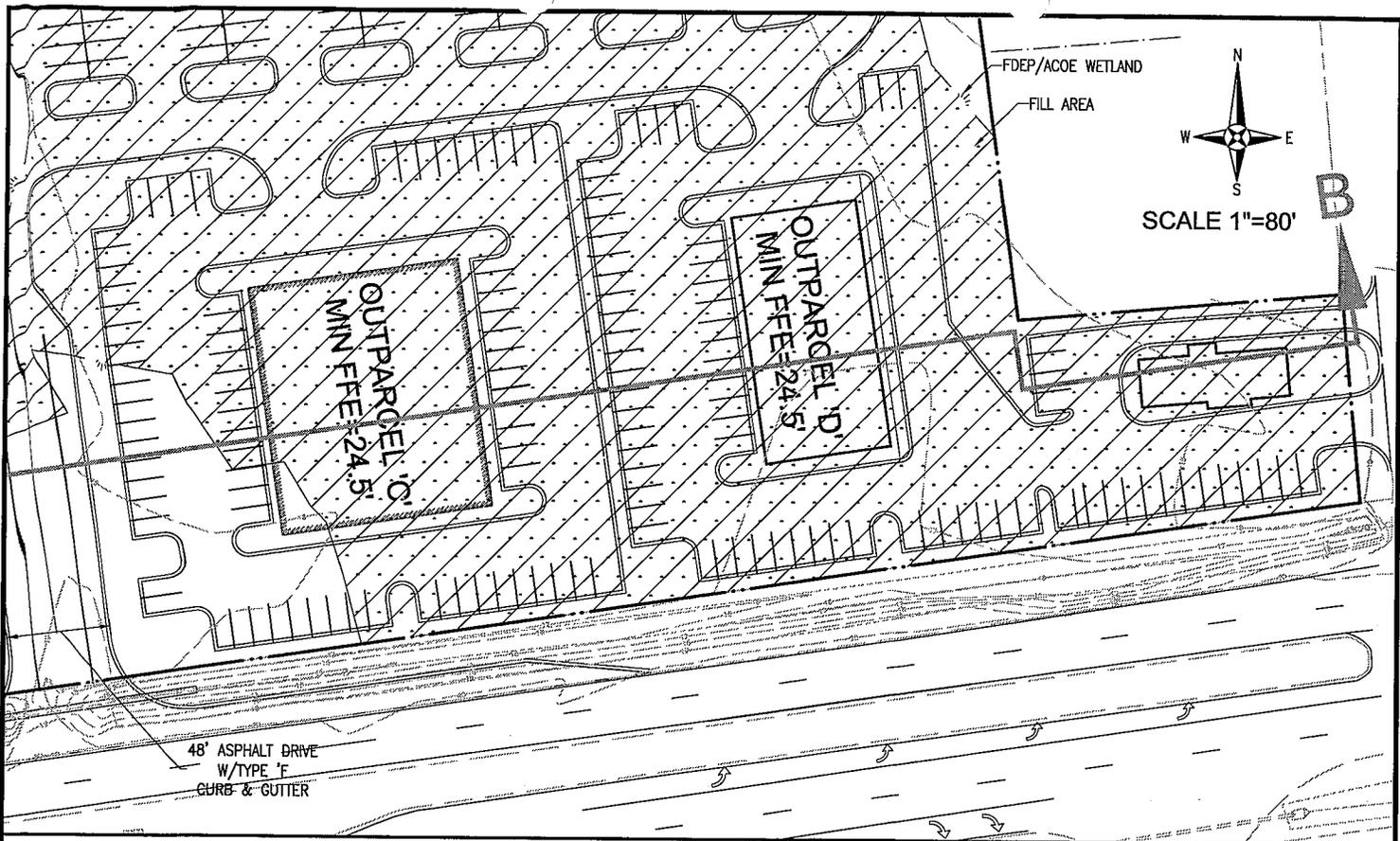
SECTION B-B

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

DRAWING No.

7 of 13

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*[Handwritten Signature]*  
8/25/08

SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=8'

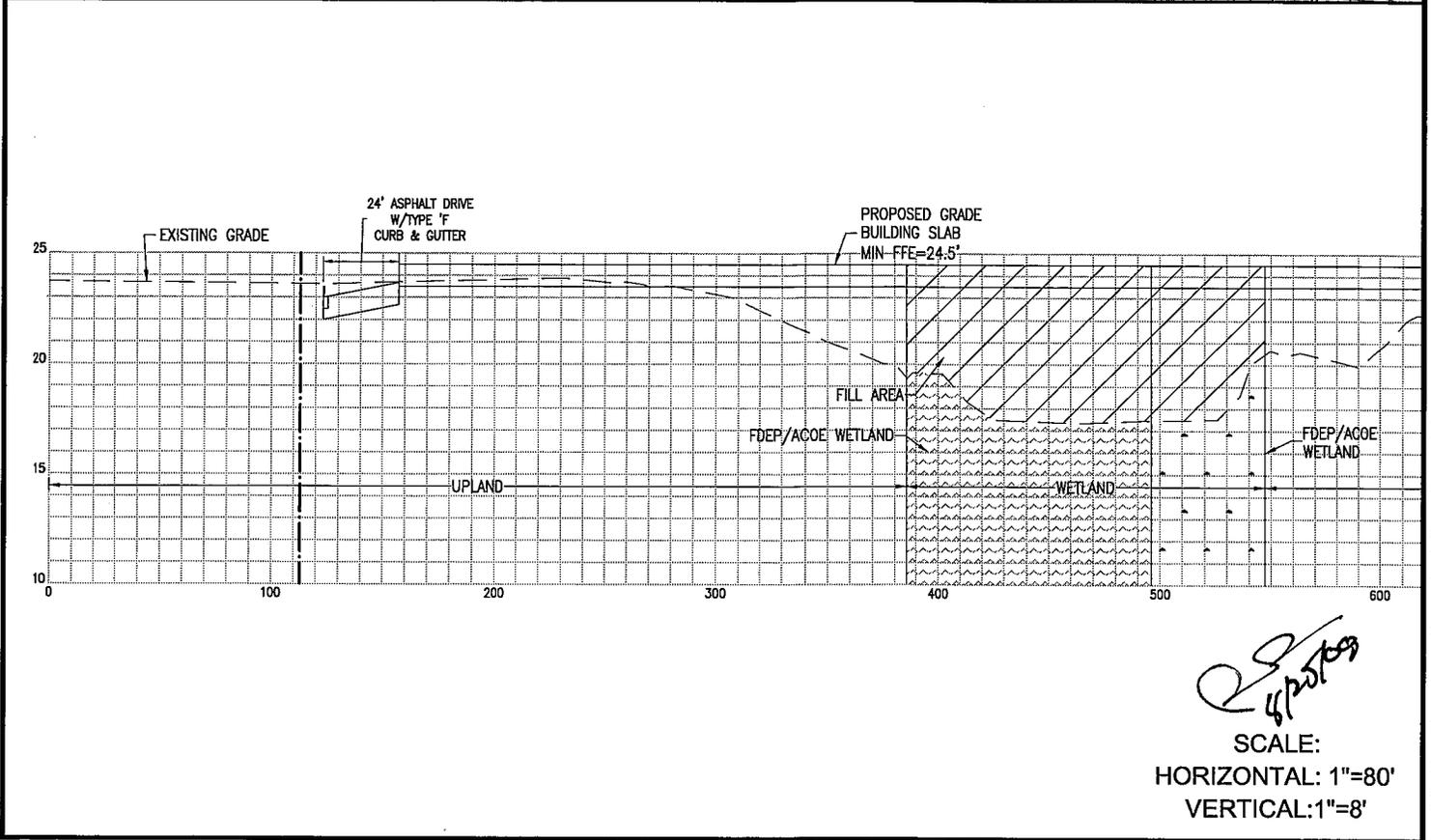
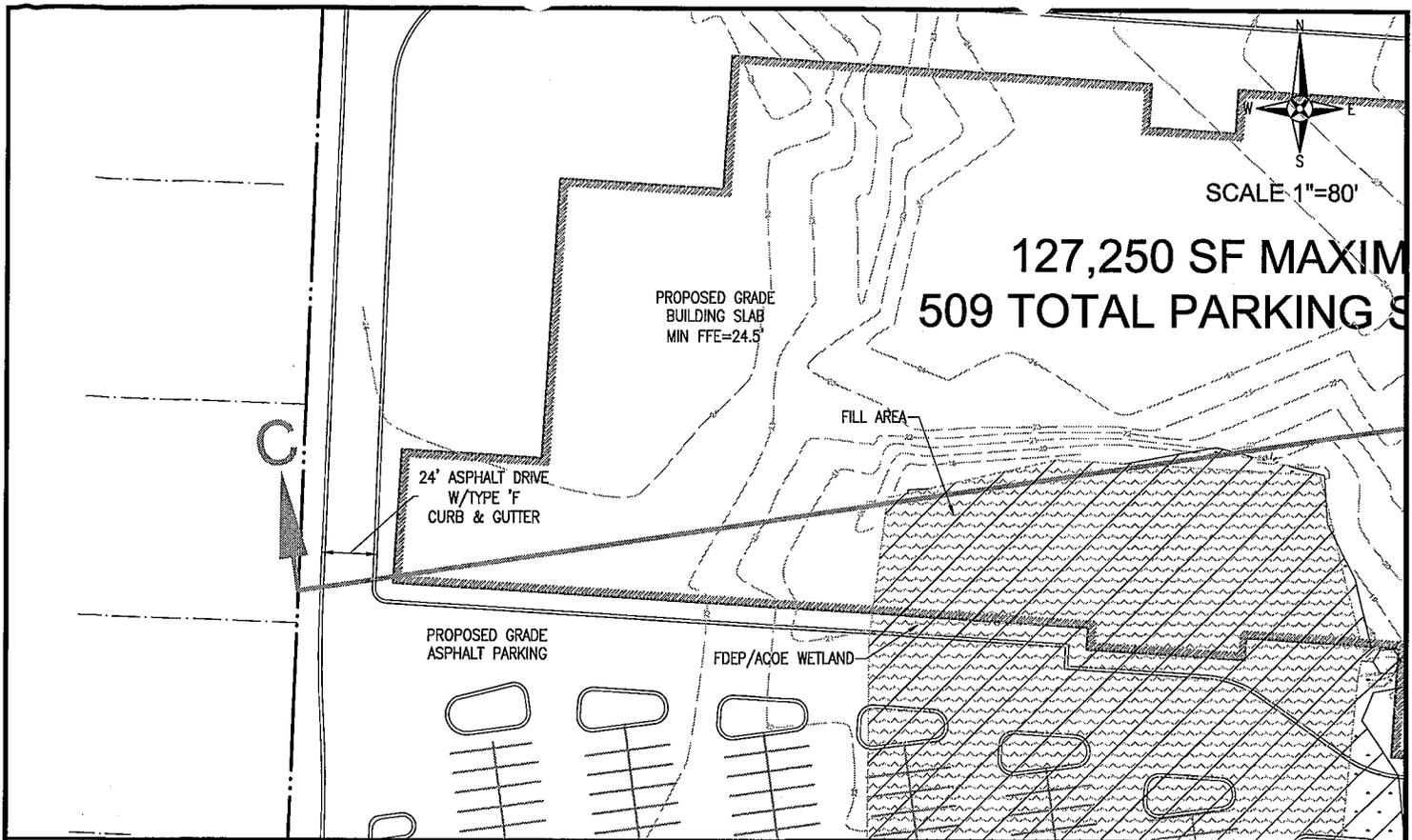
**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil and Environmental Engineers  
214 East Church Street  
Pensacola, Florida 32502  
Telephone 850.438.0400 Fax 850.438.0448  
EB 00009627

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

SECTION B-B

Dr. By:	CBD
Ck By:	PAB
Job No.:	2005029
Date:	8-25-08
DRAWING No.	
8 of 13	

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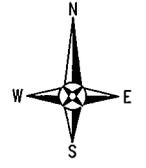
**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil and Environmental Engineers  
214 East Church Street  
Panama City, Florida 32302  
Telephone 850.438.0400 Fax 850.438.0448  
EB 00009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

SECTION C-C

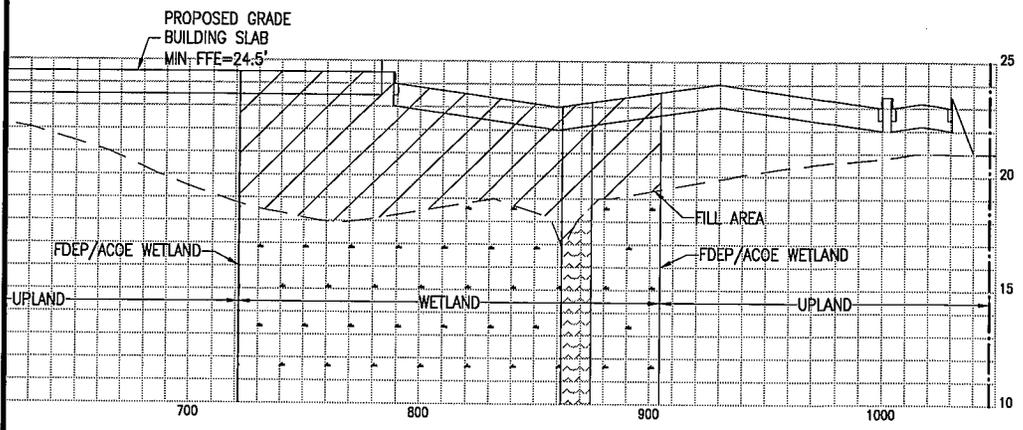
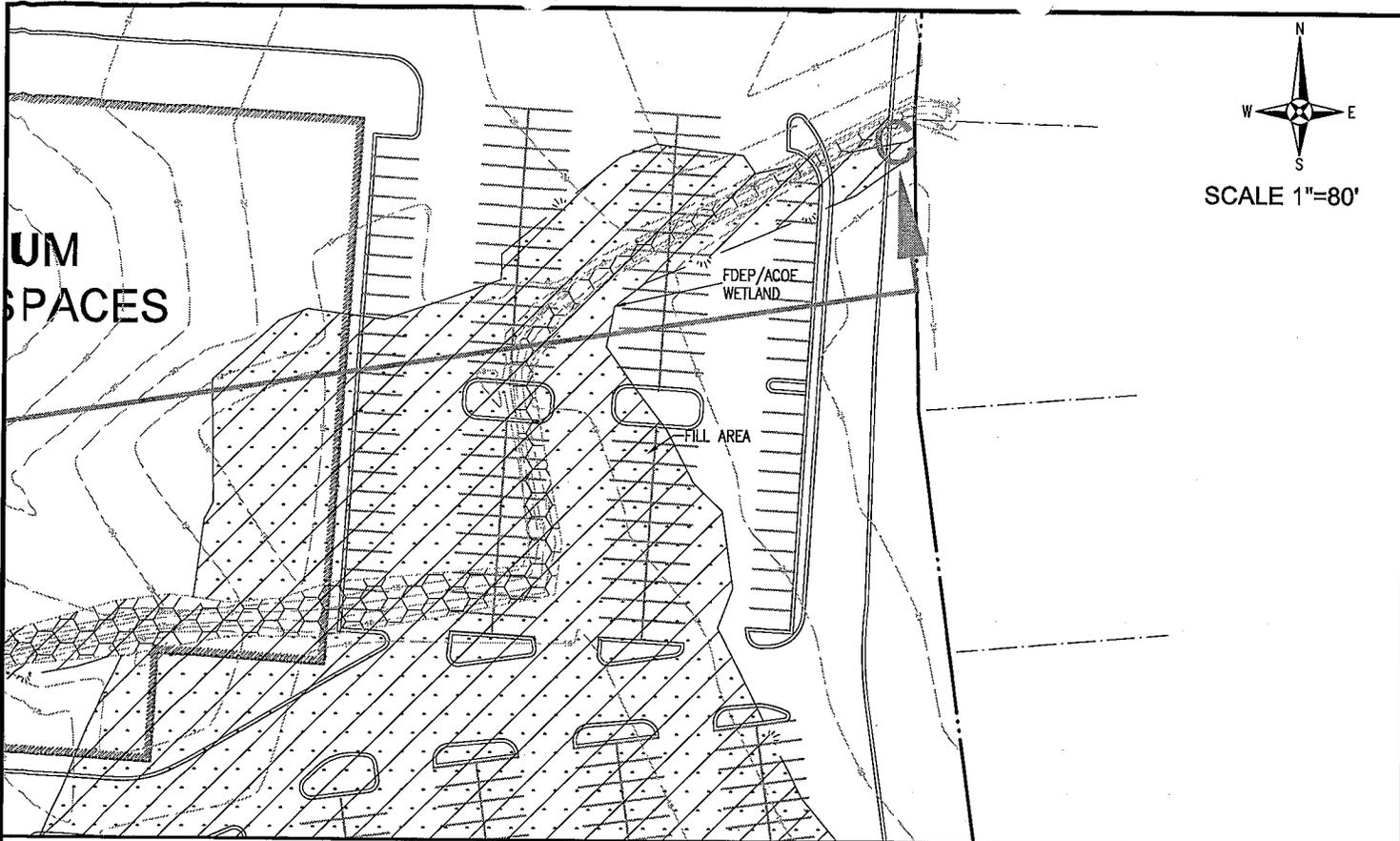
Dr. By:	CBD
Ck By:	PAB
Job No.:	2005029
Date:	8-25-08
DRAWING No.	
9 of 13	

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SCALE 1"=80'

UM  
SPACES



*Handwritten signature and date: 6/25/08*

SCALE:  
HORIZONTAL: 1"=80'  
VERTICAL: 1"=8'



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Civil and Environmental Engineers

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Pensacola, Florida 32502  
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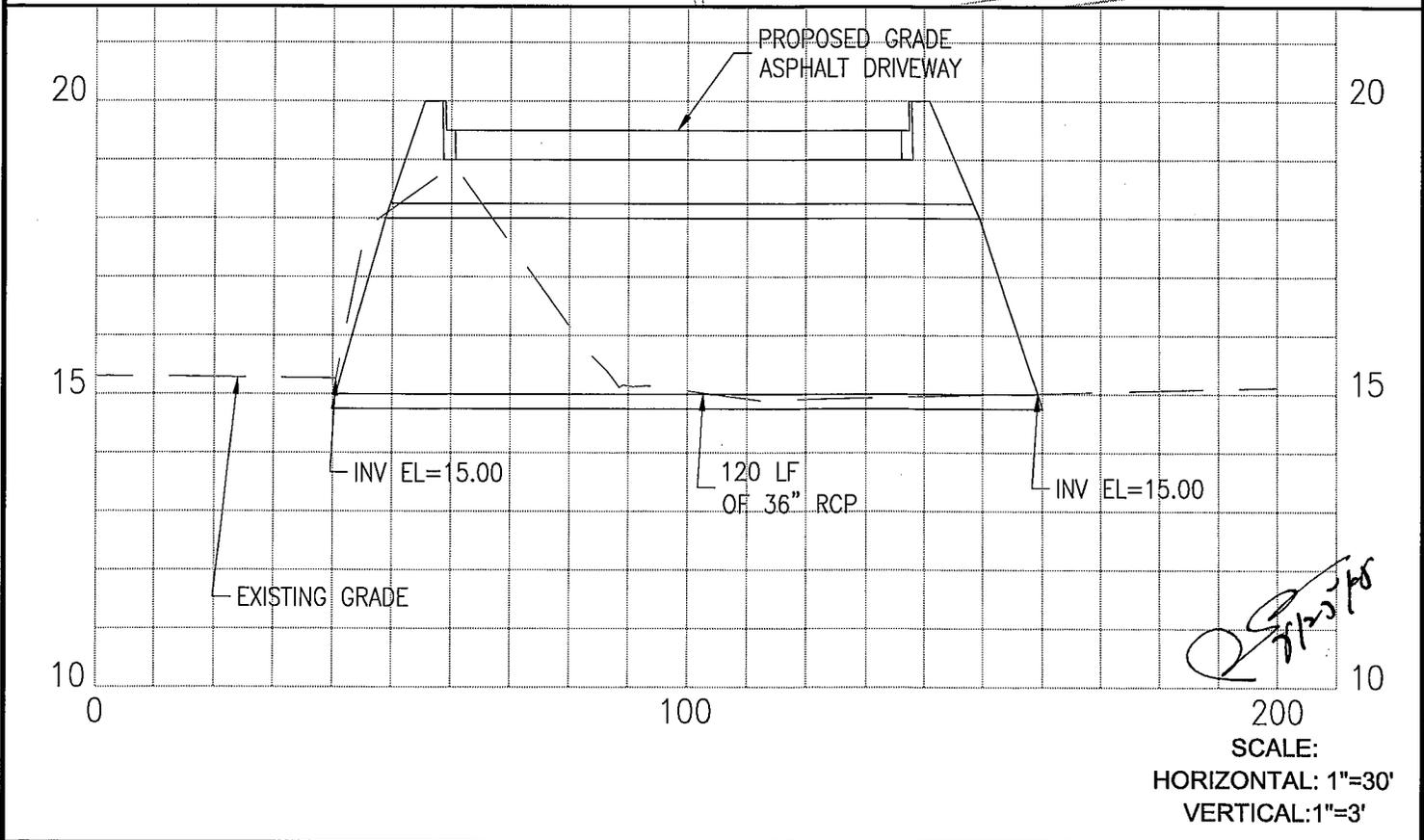
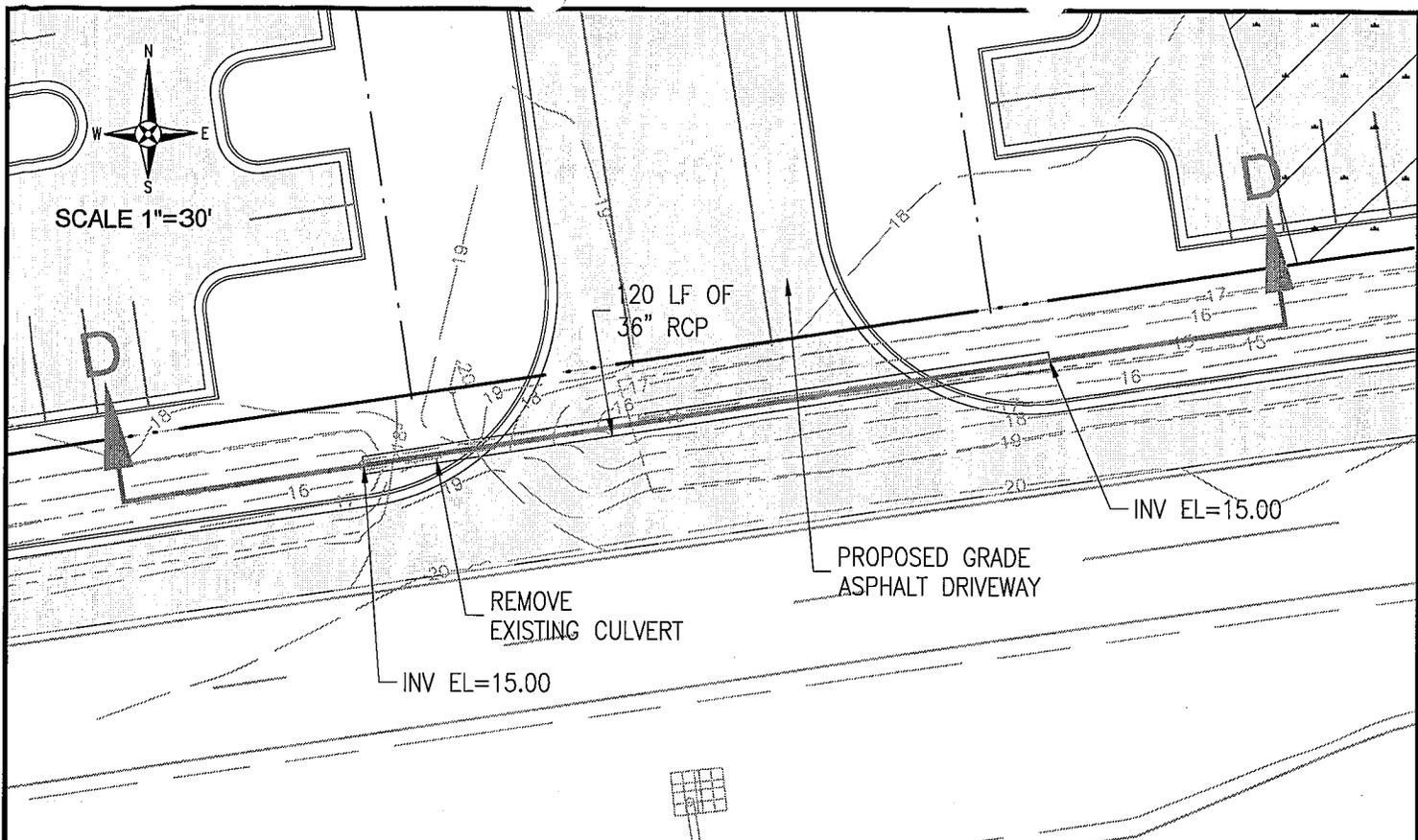
TARGET  
HWY 98  
GULF BREEZE, FLORIDA

SECTION A-A

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

DRAWING No.  
10 of 13

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SCALE:  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'

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Pensacola, Florida 32502  
Telephone 850.438.0400 Fax 850.438.0448  
EB 00009657

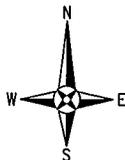
TARGET  
HWY 98  
GULF BREEZE, FLORIDA

SECTION D-D

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 11-16-06  
DRAWING No.  
11 of 13

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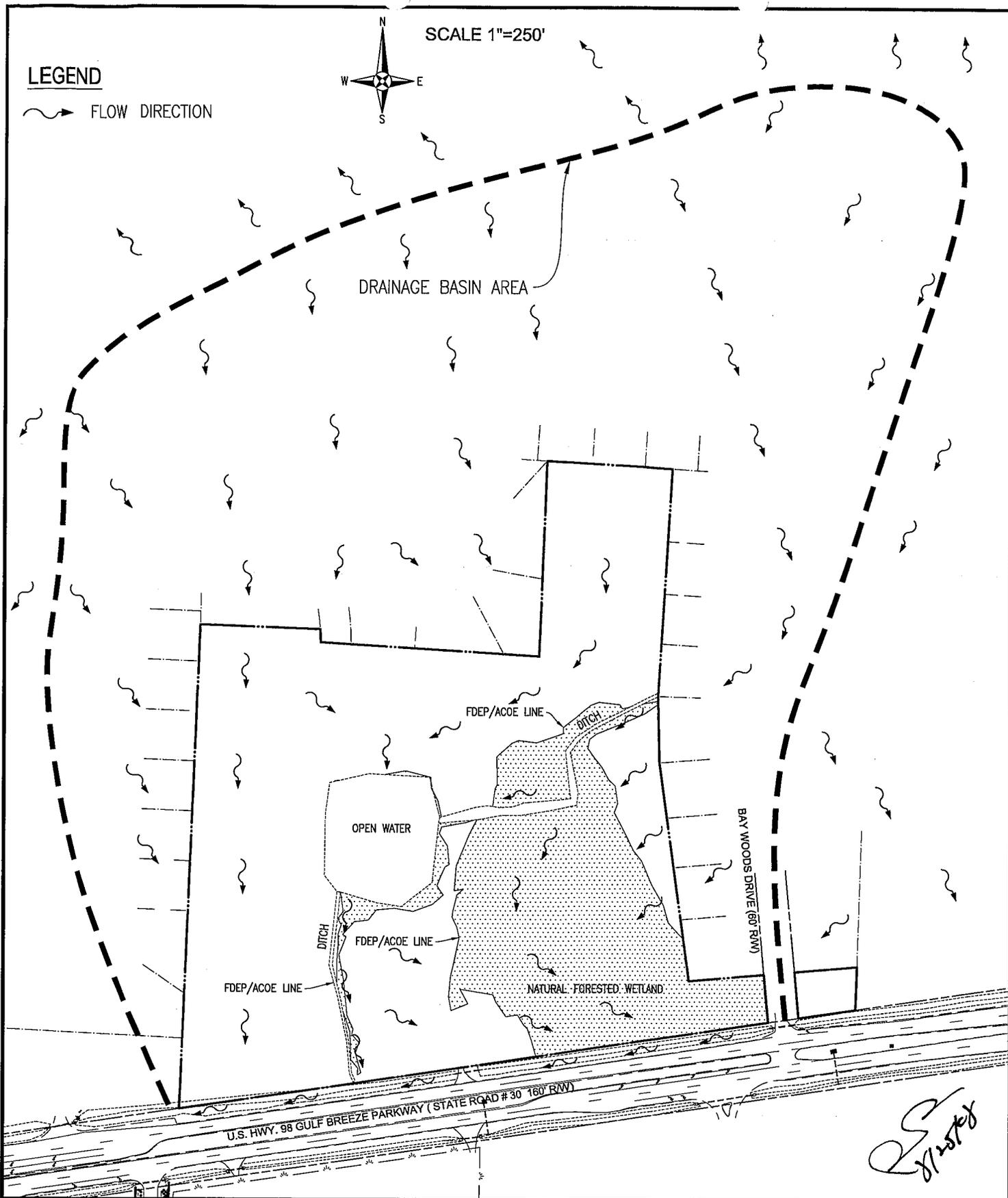
SCALE 1"=250'



**LEGEND**

~ FLOW DIRECTION

DRAINAGE BASIN AREA



**REBOL-BATTLE & ASSOCIATES**  
Civil and Environmental Engineers

214 East Church Street  
Pensacola, Florida 32302  
Telephone 850.438.0400 Fax 850.438.0448  
EB 00009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

DRAINAGE BASIN MAP

Dr. By: CBD  
Ck By: PAB  
Job No.: 2005029  
Date: 8-25-08

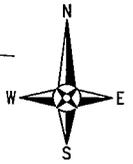
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12 of 13

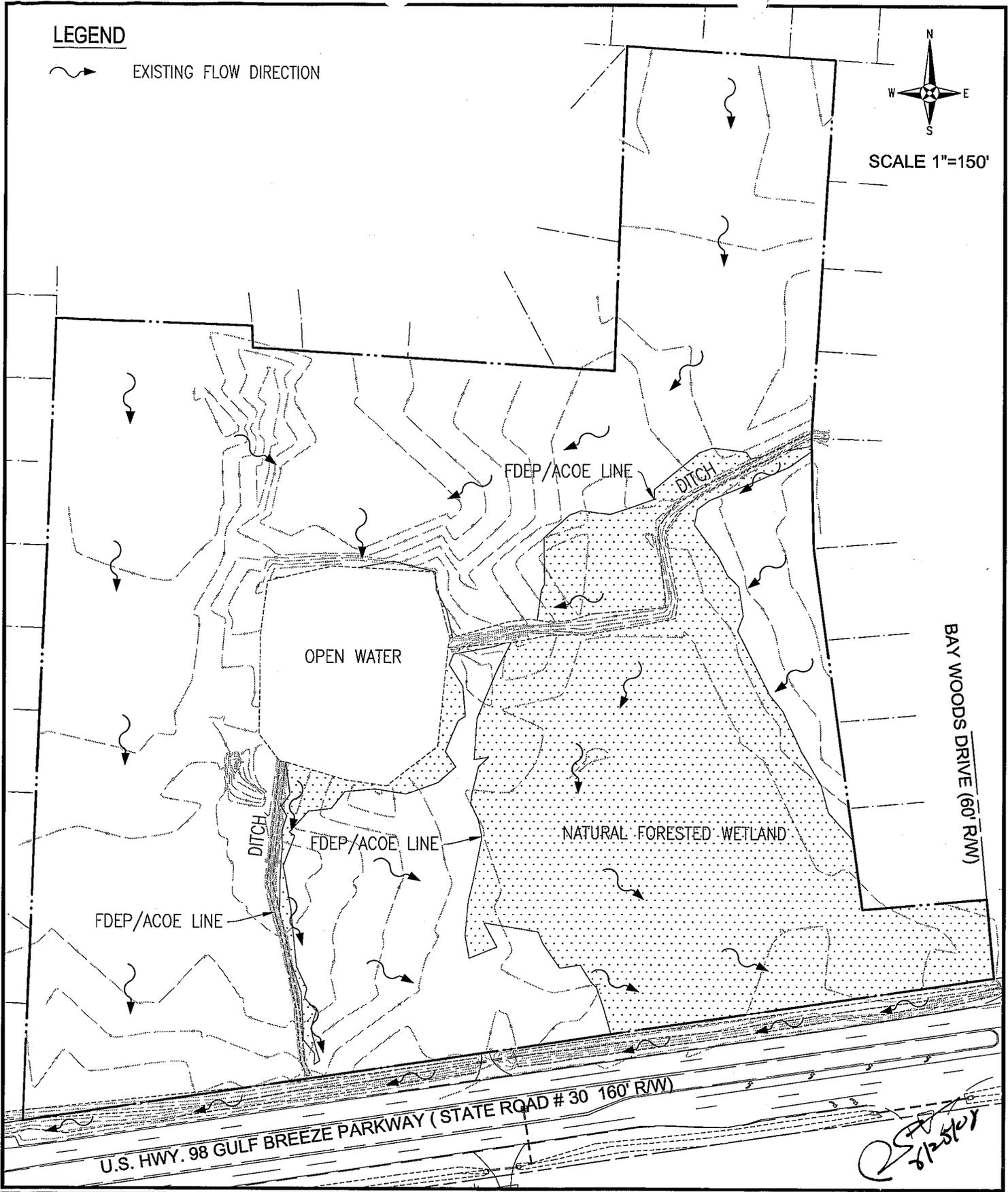
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**LEGEND**

~> EXISTING FLOW DIRECTION



SCALE 1"=150'



*Handwritten signature and date: 8/25/08*

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Civil and Environmental Engineers  
214 East Church Street  
Pensacola, Florida 32502  
Telephone 900.438.0400 Fax 900.438.0448  
EB 00009657

TARGET  
HWY 98  
GULF BREEZE, FLORIDA

EXISTING SITE  
DRAINAGE MAP

Dr. By:	CBD
Ck By:	PAB
Job No.:	2005029
Date:	8-25-08
DRAWING No.	
13 of 13	

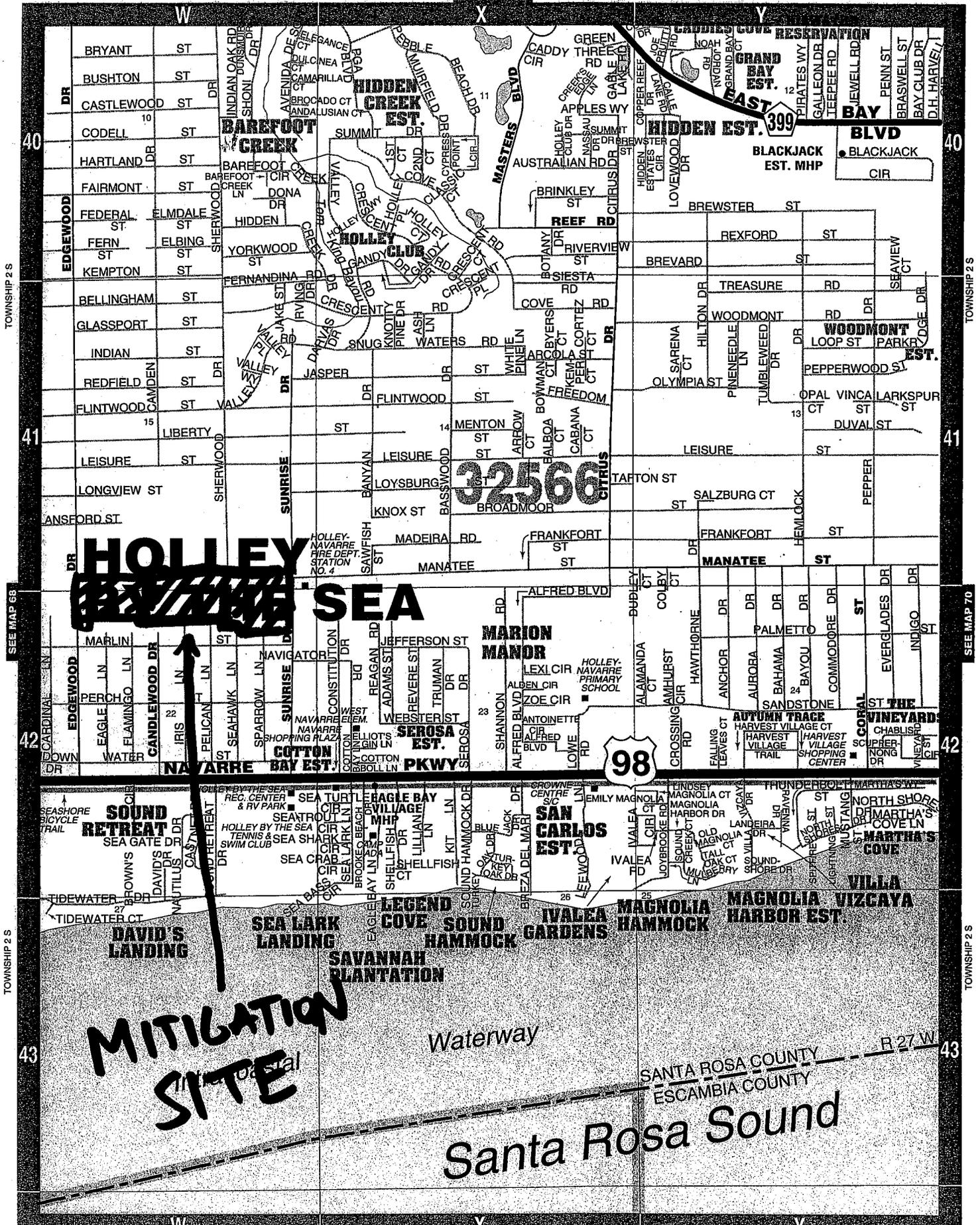
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# HOLLEY BY THE SEA, HIDDEN CREEK

RANGE 27 W

SEE MAP 62

RANGE 27 W



**HOLLEY BY THE SEA**

**MITIGATION SITE**

**Santa Rosa Sound**



HYDROLOGIC ENHANCEMENT 83.47 ACRES

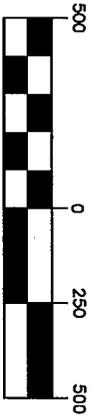


WETLAND CREATION 0.79 ACRES

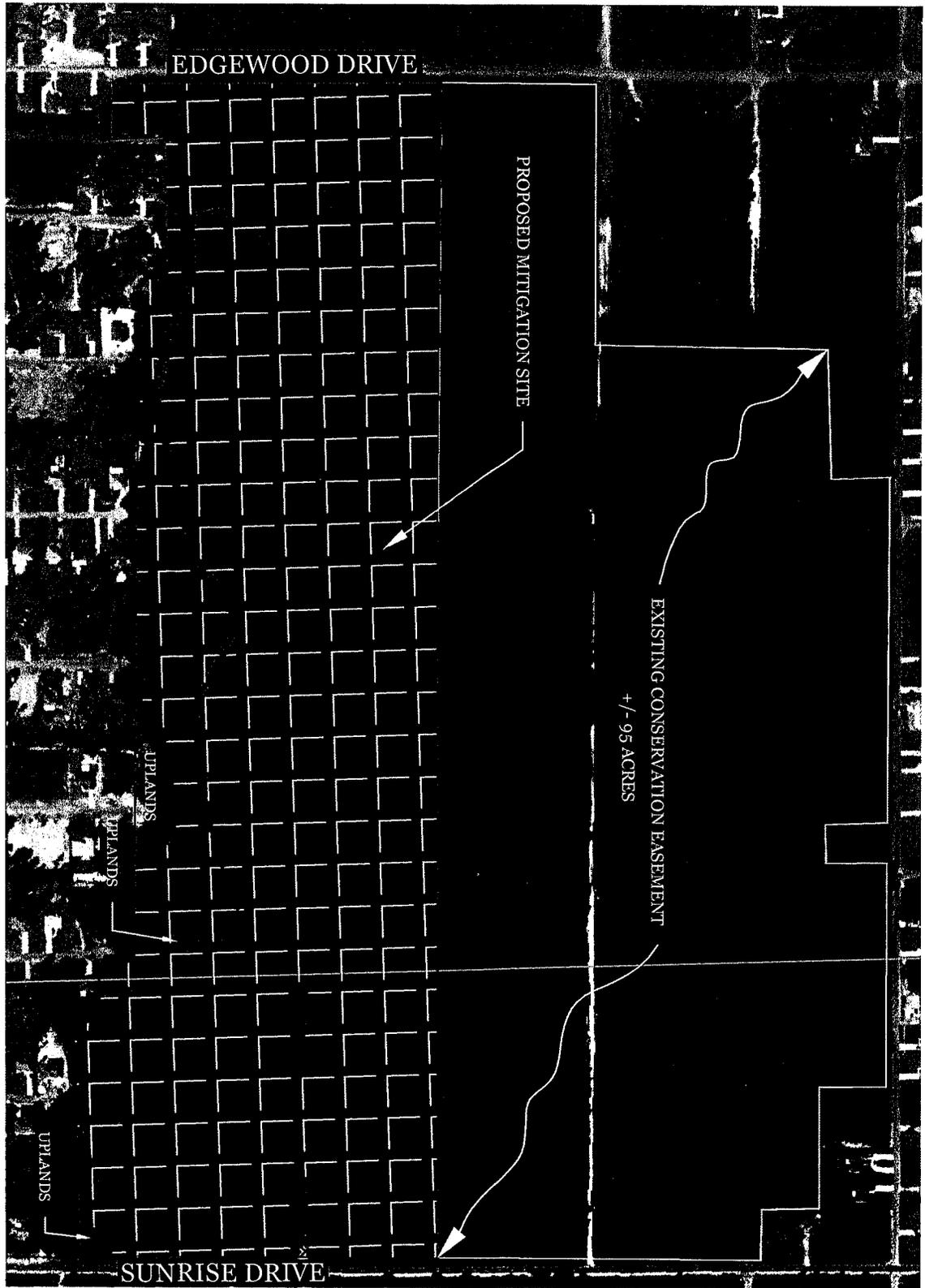


FORESTED ENHANCEMENT 1.76 ACRES

UPLANDS 2.10 ACRES



( IN FEET )  
1 inch = 500 ft.



**WETLAND**  
**SCIENCES**  
INCORPORATED

### PROPOSED MITIGATION SKETCH OVERLAIN ONTO 2007 AERIAL

PROJECT #2006-266

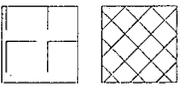
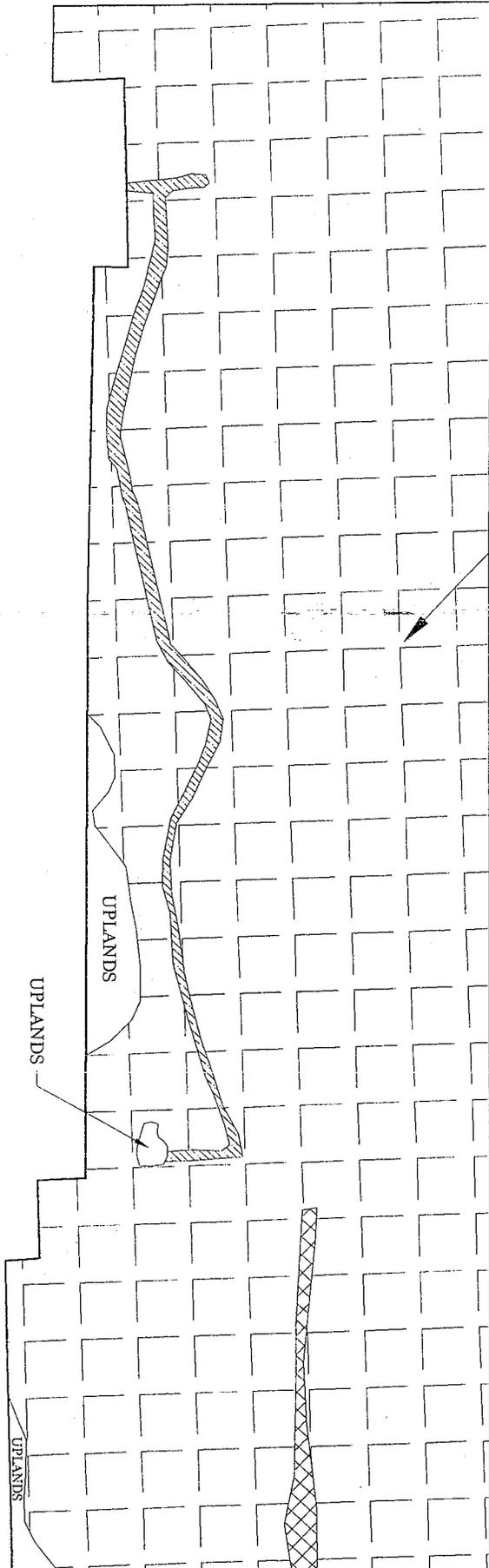
DATE: AUGUST 28, 2008

DRAWN BY: KJM

SCALE: 1" = 500'

PROPOSED MITIGATION SITE

EXISTING CONSERVATION EASEMENT  
+/- 95 ACRES



WETLAND CREATION 0.79 ACRES

HYDROLOGIC ENHANCEMENT 83.47 ACRES



FORESTED ENHANCEMENT 1.76 ACRES

UPLANDS 2.10 ACRES

# WETLAND

# SCHEMATIC

INCORPORATED

## PROPOSED MITIGATION SKETCH

PROJECT # 2006-266

DATE: AUGUST 13, 2007

DRAWN BY: KJM

SCALE: 1" = 400'



1 inch = 400 ft.