



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

February 5, 2025

Regulatory Division  
North Permits Branch  
Panama City Permits Section

## **PUBLIC NOTICE**

Permit Application No. SAJ-2023-01409 (SP-KAB)

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 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) and Section 404 of the Clean Water Act (33 U.S.C. § 1344) as described below.

If you are interested in receiving additional project drawings associated with this public notice, please contact the project manager by electronic mail at [Kelly.A.Bunting@usace.army.mil](mailto:Kelly.A.Bunting@usace.army.mil).

APPLICANT: Joe Anderson III  
Post Office Box 346  
Old Town, Florida 32680  
[Tara.beauchamp@andersoncolumbia.com](mailto:Tara.beauchamp@andersoncolumbia.com)

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Steinhatchee River. The project is located at 201 4<sup>th</sup> Street West in Section 23, Township 9 South, Range 9 East, Steinhatchee, Taylor County, Florida.

Directions to the site are as follows: From the United States (U.S.) Highway 98 intersection with State Road 51, travel southwest on State Road 51 for 8.3 miles. Turn right onto 1<sup>st</sup> Avenue Southeast and travel for 1.2 miles. Make a slight right turn to continue on 1<sup>st</sup> Avenue Southeast for 0.5 miles. Continue onto 2<sup>nd</sup> Street West and travel for 0.3 miles. Turn left onto 4<sup>th</sup> Avenue North and travel for 0.3 miles. Turn right onto 4<sup>th</sup> Street West and the destination is on the left.

APPROXIMATE CENTRAL COORDINATES: Latitude: 29.6768301° North  
Longitude: -83.4015341° West

### PROJECT PURPOSE:

Basic: Residential development.

Overall: To construct a residential subdivision with water accessible lots and associated stormwater infrastructure in Steinhatchee, Taylor County, Florida.

**EXISTING CONDITIONS:** The project site is currently undeveloped and has been mostly cleared. The property totals 18.88 acres and is bordered to the north by low density residential lands, to the east by 4<sup>th</sup> Street West and denser single-family development, to the south by the Steinhatchee River, and to the west by undeveloped lands owned by Taylor County. The southern portion of the property was historically used as an recreational vehicle park. Current vegetative communities on the site consist of cleared forested wetlands and maintained uplands. There is an existing ditch on the east side of the subject property which is oriented north-south and ends at the river.

**PROPOSED WORK:** The applicant proposes to fill 3.69 acres of wetlands for the construction of a residential subdivision which would consist of single-family homes, multi-family homes, roads, and stormwater facilities including stormwater pipes and a stormwater pond. 29 cubic yards of rip rap would be placed for the stormwater pipe outfall located on the southeast side of the property adjacent to the Steinhatchee River. The applicant also proposes to add a culvert and fill 0.17 acre within the existing ditch on the east side of the subject property.

**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 project has been modified in the design phase to reduce the amount of impact including elimination of a proposed upland cut canal, increase of the sloping of the fill to reduce the extent of fill area to allow a wider upland buffer adjacent to existing emergent aquatic vegetation (EAV), and reduction of the fill amount proposed for the stormwater outfall pipe. All proposed fill would be landward of the mean high water line (MHWL). Access to the project site would be limited to an existing entrance on 4<sup>th</sup> Street West. Staging would be confined to uplands. Best Management Practices (BMPs) for erosion control such as silt fencing would be placed prior to construction and remain in place until construction is complete.

**COMPENSATORY MITIGATION:** The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant has proposed to purchase 2.63 palustrine credits from Florida Gulf Coast 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, those federally recognized tribes with concerns in Florida and the Permit Area, and other interested parties.

**ENDANGERED SPECIES:** Eastern Indigo snake may utilize the project site. Review of the project in accordance with the Florida Programmatic Concurrence and Key dated January 25, 2010, results in a not likely to adversely affect determination for the Eastern

Indigo snake (A-B-C-D-ENLAA) provided the Standard Protection Measures for the Eastern Indigo Snake (Service 2013) would be used during site preparation and construction.

**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. Our initial determination is that the proposed action would not have an adverse impact on EFH or Federally managed fisheries in the Steinhatchee River. 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 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 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**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 been verified by Corps personnel.

**COMMENTS** regarding the potential authorization of the work proposed should be submitted in writing within 21 days from the date of this notice. Comments should be submitted via the Regulatory Request System (RRS) public notice module at <https://rrs.usace.army.mil/rrs/public-notices>. Alternatively, you may submit written comments through the Panama City Permits Section at 415 Richard Jackson Boulevard (Blvd), Suite 411, Panama City Beach, Florida 32407.

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 waters of the United States, which can include wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as any compensatory mitigation proposed.

**QUESTIONS** concerning this application should be directed to the project manager, Mrs. Kelly Bunting, in writing at Panama City Permits Section, 415 Richard Jackson Blvd, Suite 411 Panama City Beach, Florida 32407; by electronic mail at [Kelly.A.Bunting@usace.army.mil](mailto:Kelly.A.Bunting@usace.army.mil); or, by telephone at (850) 763-0717, extension 2.

**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.

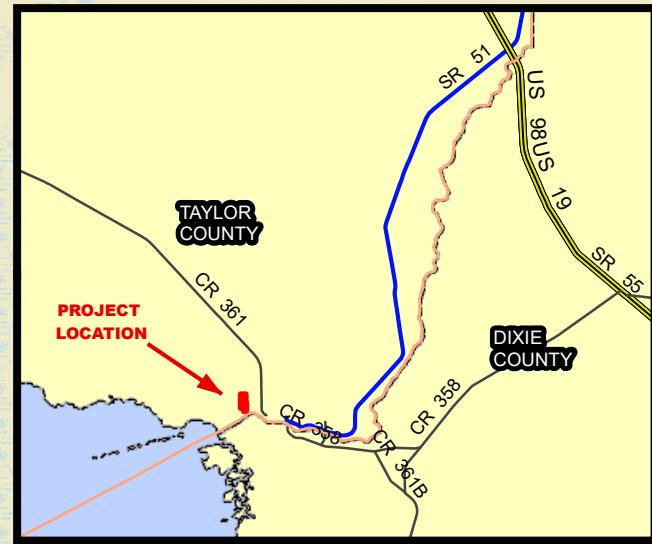
**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, 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.

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 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.

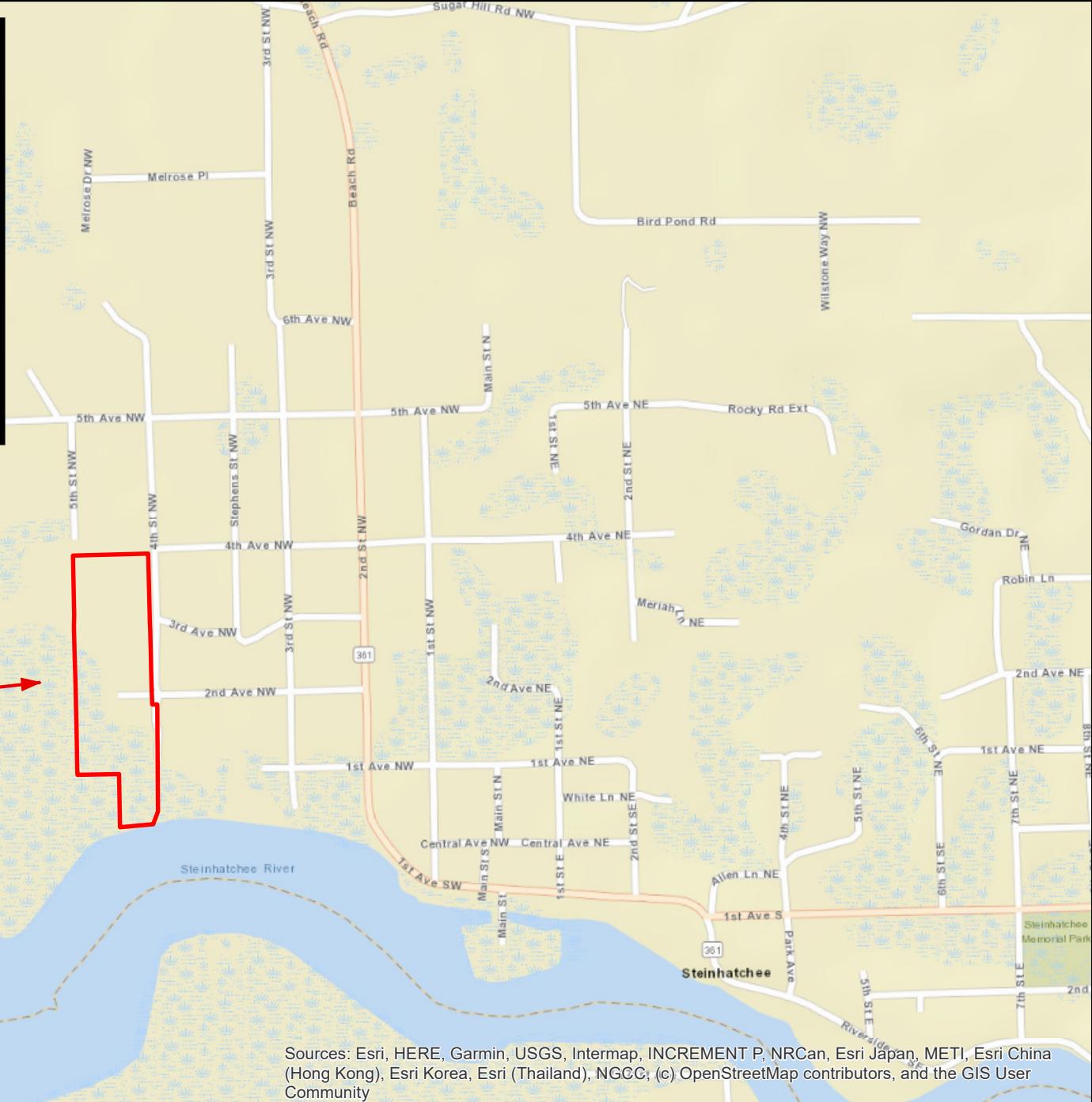
**WATER QUALITY CERTIFICATION:** Water Quality Certification (WQC) is required from the Suwannee River Water Management District (SRWMD). WQC was granted by the SRWMD on April 15, 2024.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** Coastal Zone Management Consistency (CZMA) was granted by the SRWMD on April 15, 2024.

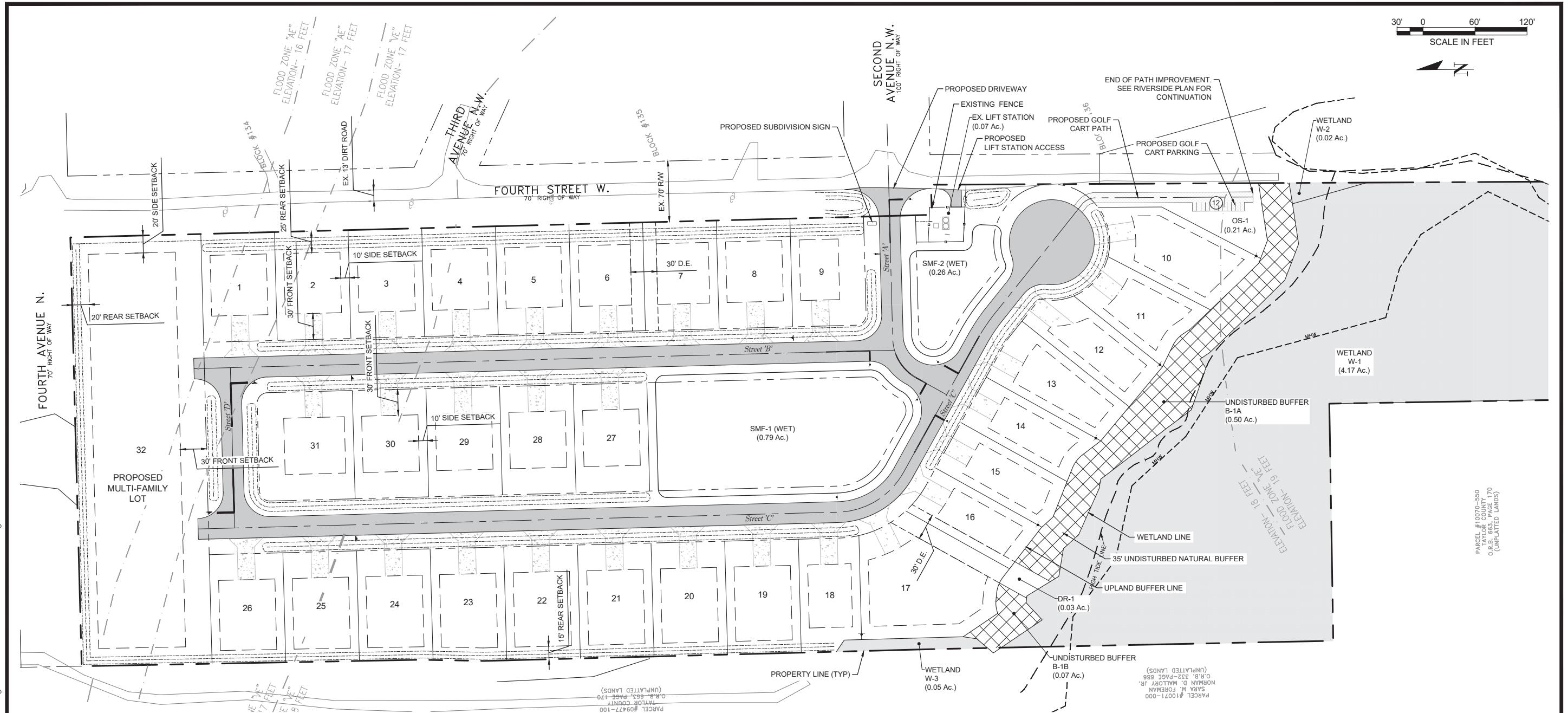
**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



**PROJECT  
LOCATION**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC; (c) OpenStreetMap contributors, and the GIS User Community



#### SITE DATA

EXISTING ZONING: MIXED USE URBAN DEVELOPMENT  
 FLOOD ZONE: VE / AE  
 PARCEL AREA: 18.88 ACRES  
 MAX DENSITY: 12 D.U. / AC.  
 PROPOSED LAND USE: 31 CLUSTERED SINGLE FAMILY LOTS  
 1 MULTI-FAMILY LOT  
 MIN. ROADWAY FRONTAGE: 60 FT  
 MAX. IMPERVIOUS SURFACE RATIO (ISR): 60%  
 PROPOSED IMPERVIOUS SURFACE RATIO: 49.9%  
 PARKING REQUIRED: TWO (2) SPACES / DWELLING UNIT

	REQUIRED	PROVIDED
<b>SINGLE FAMILY BUILDING SETBACKS:</b>		
FRONT:	30 FT	30 FT
SIDE:	10 FT	10 FT
REAR:	15 FT	25 FT (EAST) AND 15 (WEST)
<b>MULTI-FAMILY BUILDING SETBACKS:</b>		
FRONT:	30 FT	30 FT
SIDE:	15 FT	15 FT
REAR:	20 FT	20 FT

#### OWNERSHIP/MAINTENANCE

ROADWAYS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION
DRAINAGE EASEMENTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY BIG BEND WATER AUTHORITY
WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY BIG BEND WATER AUTHORITY
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION
WETLAND AND BUFFER (CONSERVATION TRACT)	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO TAYLOR COUNTY

#### MISCELLANEOUS

POTABLE WATER SERVICE	BIG BEND WATER AUTHORITY
WASTEWATER SERVICE	BIG BEND WATER AUTHORITY
ELECTRIC SERVICE	TRI-COUNTY ELECTRIC COOPERATIVE
FIRE PROTECTION	TAYLOR COUNTY FIRE & RESCUE

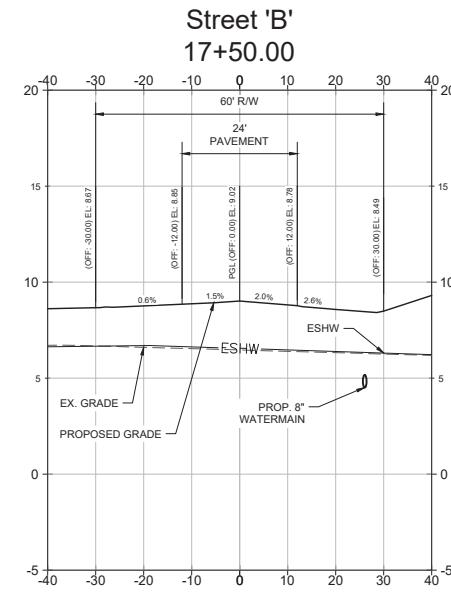
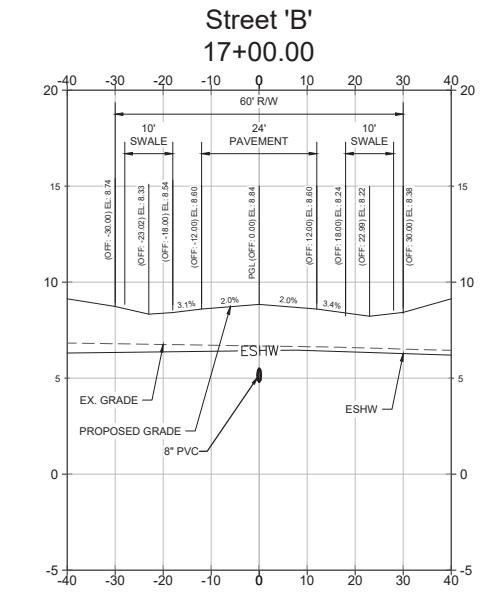
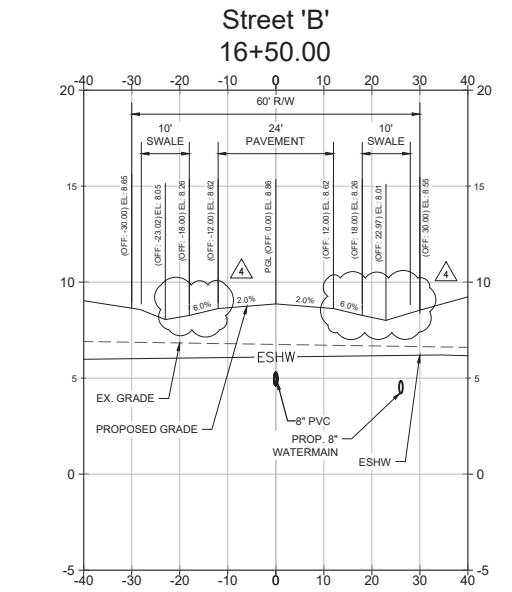
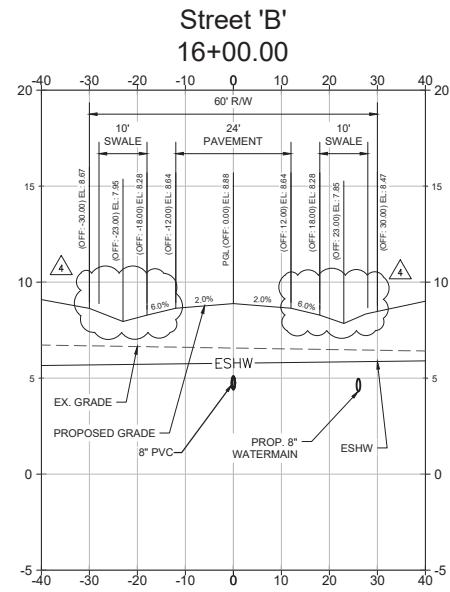
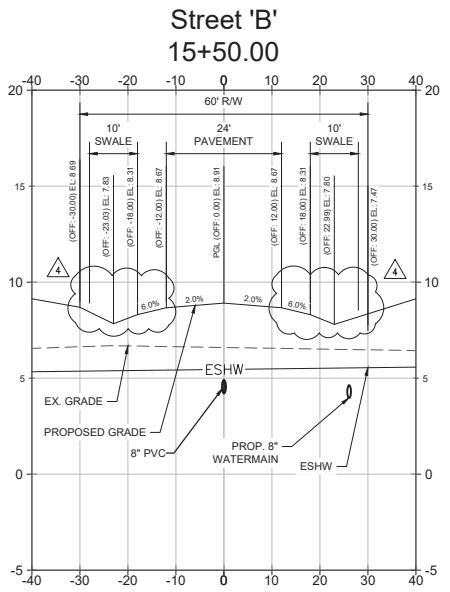
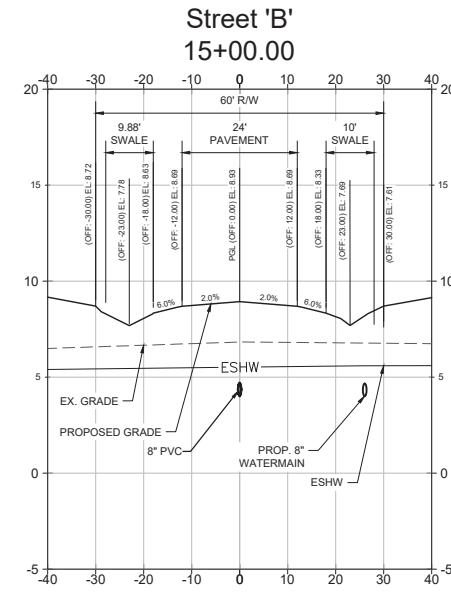
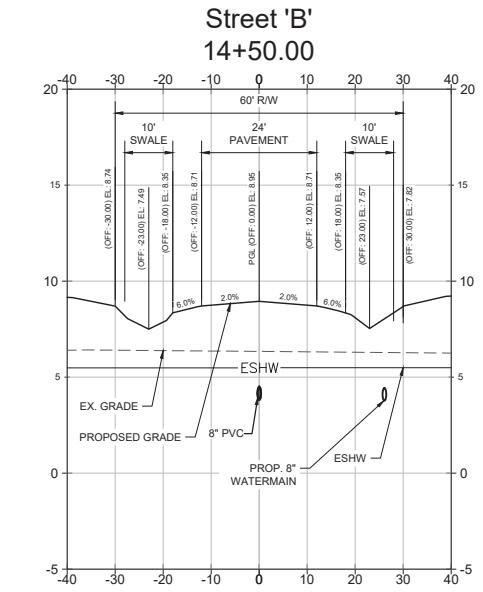
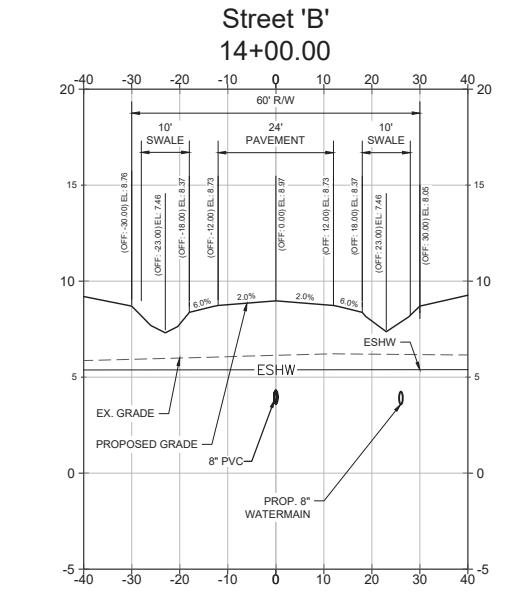
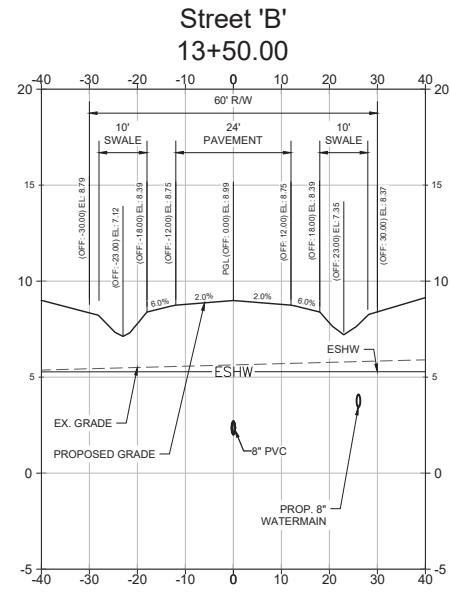
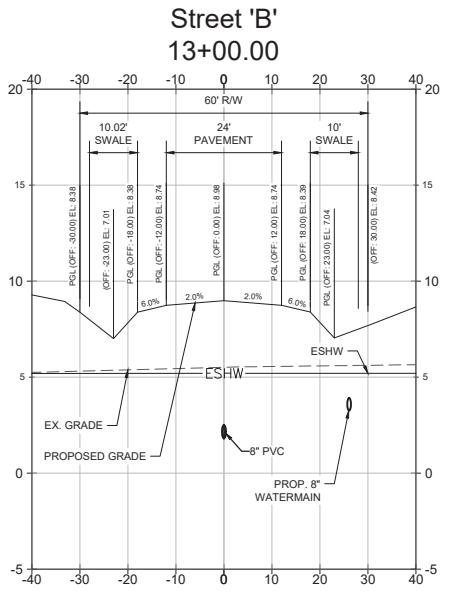
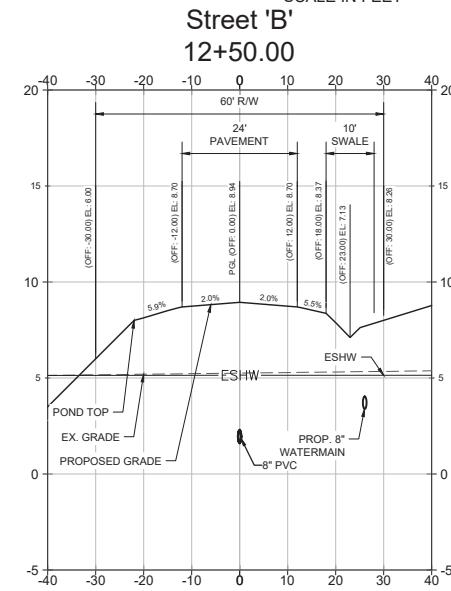
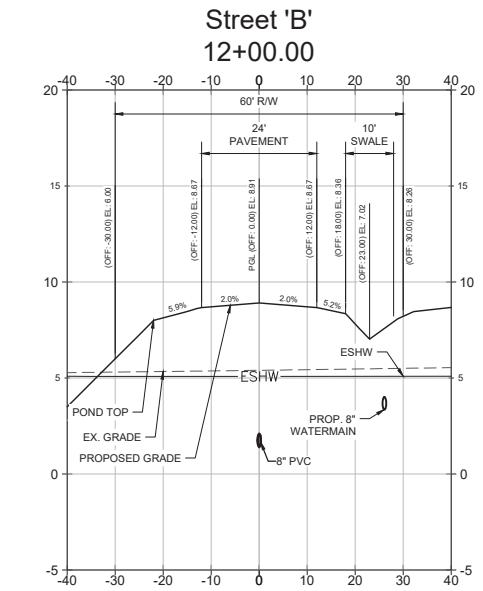
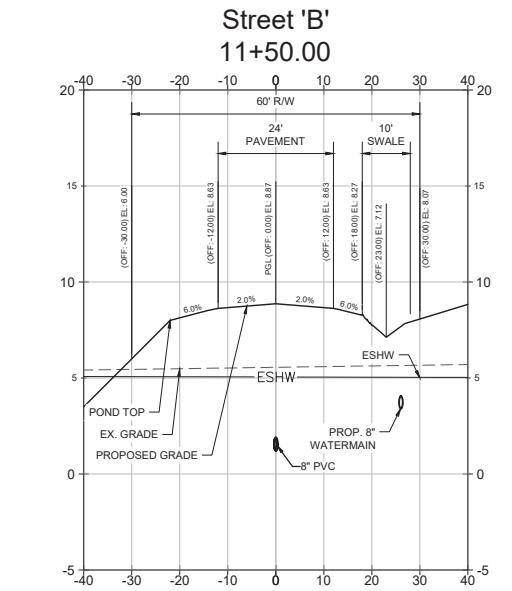
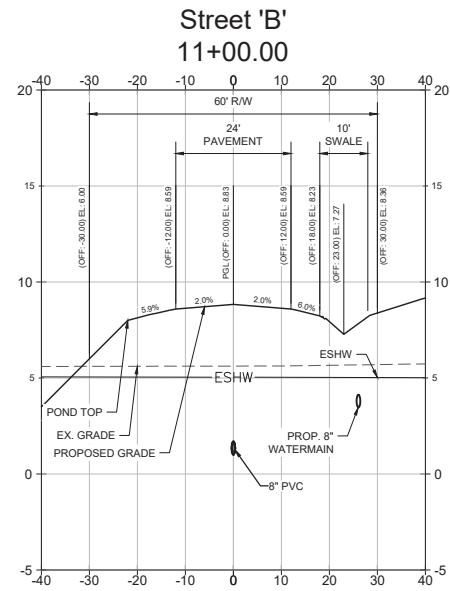
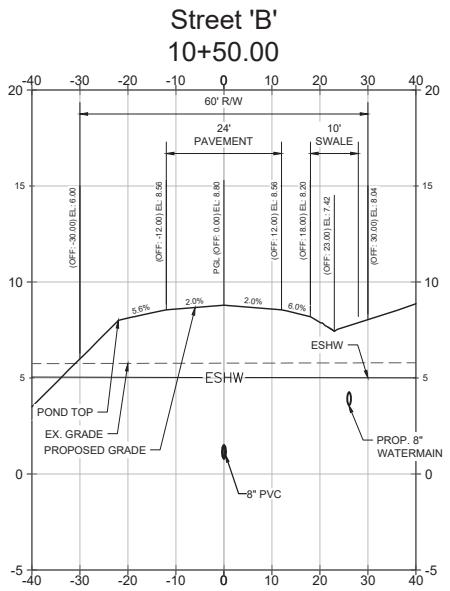
ORIGINAL REVISIONS:	MARCH 2023
1 7/12/2023 - SRWMD RA# 41	
2 10/24/2023 - TAYLOR COUNTY RTC	
3 02/04/2024 - TAYLOR COUNTY RTC	
4 04/01/2024 - TAYLOR COUNTY RTC	
5 12/06/2024 - USACE RA	

JOB NO. 100080930	LAV
DRAWN	JWS
DESIGNED	RAR
QC	
SHEET	C3.00



Digitally signed by Luis A. Vinuega  
 Date: 2024-05-05 14:36:41-05'00'

This has been electronically signed  
 and verified as being valid.  
 The contents of this document are not considered  
 to be legal copies and must be verified on any electronic copies.



ANDERSON COLUMN INCIDENT

ATKINS

TASK	CROSS SECTIONS	
	STEINHATCHEE	
1" = 20'	VERTICAL DATUM: NAVD88	
ORIGINAL MARCH 2023	REVISIONS: MARCH 2023	
1 7/12/2023 - SRWMD RAI #1		1 7/12/2023 - SRWMD RAI #1
2 10/24/2023 - TAYLOR COUNTY RTC		2 10/24/2023 - TAYLOR COUNTY RTC
3 02/02/2024 - TAYLOR COUNTY RTC		3 02/02/2024 - TAYLOR COUNTY RTC
4 04/01/2024 - TAYLOR COUNTY RTC		4 04/01/2024 - TAYLOR COUNTY RTC
5 12/06/2024 - USACE RAI		5 12/06/2024 - USACE RAI
<p>This item has been electronically signed and sealed by Luis A. Viruega using the Luis A. Viruega digital signature. Protection of this document is the responsibility of the owner. The digital signature must be verified on any electronic copies.</p>		
Digitally signed by Luis A. Viruega Date: 2024-12-06 14:36:50-05'00		
JOB NO. 100060930		
DRAWN LAV		
DESIGNED LAV/JWS		
CHECKED RAR		
QC RAR		

STEINHATCHEE WEST END  
ECT