



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Edward Czmur  
GPD, a TN General Partnership

Published: March 12, 2025  
Expires: April 10, 2025

**Jacksonville District  
Permit Application No. SAJ-2024-01137**

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) **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:

If you are interested in receiving additional project drawings associated with this public notice, please send an e-mail to the project manager by electronic mail at [CESWT-RO@usace.army.mil](mailto:CESWT-RO@usace.army.mil)

**APPLICANT:** Edward Czmur  
GPD, a Tennessee General Partnership  
14112 Perdido Key Drive, Suite B  
Pensacola, FL 32507

**AGENT:** Keith Johnson  
Wetland Sciences, Inc.  
3308 Gulf Beach Hwy  
Pensacola, FL 32507

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with Bayou Garcon. The project/review area is located on the S side of South Loop Road, in 13 and 19 Section, 3 S Township, 31 W Range; at Latitude 30.344880 and Longitude -87.365260; in Pensacola, Escambia County, Florida.

**EXISTING CONDITIONS:** The subject site consists of an 81.38-acre (ac) parcel of property located south of Etheridge Road, just west of Blue Angel Parkway in Escambia County, Florida. The parcel is comprised of six individual parcels that are described by the Escambia County Property Appraiser Office by the following identification numbers: 19-3S-3111-01000-001, 13-3S-31-5303-000-005, 13-3S-31-5303-000-004, 13-3S-31-5302-000-002, 13-3S-31-6401-000-000, 13-3S-31-5303-000-000. The property is zoned low density residential (LDR) with a Future Land Use (FLU) of mixed-use suburban (MU-S). The site contains 29.90-ac of wetlands and other surface waters and 51.48-ac of uplands. Wetlands and other surface waters include 28.24-ac palustrine forested wetlands (hydric pine flatwoods), 1-ac of other surface water ponds (man-made

ponds), and 0.66-ac of other surface water ditches. All the other surface water ponds and 0.12-ac of palustrine forested wetlands were considered geographically isolated.

## **PROJECT PURPOSE:**

**Basic:** The basic project purpose is to construct a single-family residential subdivision consisting of 129 lots.

**Overall:** The overall project purpose is to construct a 129 lot, single-family residential subdivision within an approximately 81-ac property located in the vicinity of South Loop Road, in Pensacola, Florida.

**PROPOSED WORK:** The applicant requests authorization to construct the proposed subdivision including lots, internal roadways, stormwater management facilities, and utilities which would require primary impact to 0.03-ac of palustrine forested wetlands, 0.69-ac of surface water ditch, and 0.697-ac of surface water ponds. Secondary impacts to 0.039-ac of palustrine forested wetlands, 0.36-ac of surface water ditches and 0.03-ac of surface water pond would also occur due to a loss of upland buffer.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The design of the subdivision attempted to avoid the large contiguous wetland complex that occupies the southern margins of the subject property. Several small, isolated manmade ponds and conveyance ditches that are located throughout the central margins of the site could not be avoided.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: Mitigation is required for the proposed impacts. Impacts to wetlands would be offset through onsite preservation of 23.31-ac of wetlands and restoration of 0.82-ac of wetlands. A UMAM evaluation of the proposed mitigation resulted in a Functional Gain of approximately 3.31 Functional Units.

## **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, utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) 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.

<b>Species Common Name and/or Critical Habitat Name</b>	<b>Scientific Name</b>	<b>Federal Status</b>
Tricolored Bat	<i>Perimyotis subflavus</i>	Proposed Endangered
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Threatened
Alligator Snapping Turtle	<i>Macrochelys temminckii</i>	Proposed Threatened
Eastern Indigo Snake	<i>Drymarchon couperi</i>	Threatened
Gulf Sturgeon	<i>Acipenser oxyrinchus (=oxyrhynchus) desotoi</i>	Threatened
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened

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). The site does not contain 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.

**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:** The applicant has applied for an individual Water Quality Certification (WQC) from the Northwest Florida Water Management District (#IND-033-317289-1).

**COASTAL ZONE MANAGEMENT CONSISTENCY:** Coastal Zone Consistency Concurrence is required from FDEP. In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan.

**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.

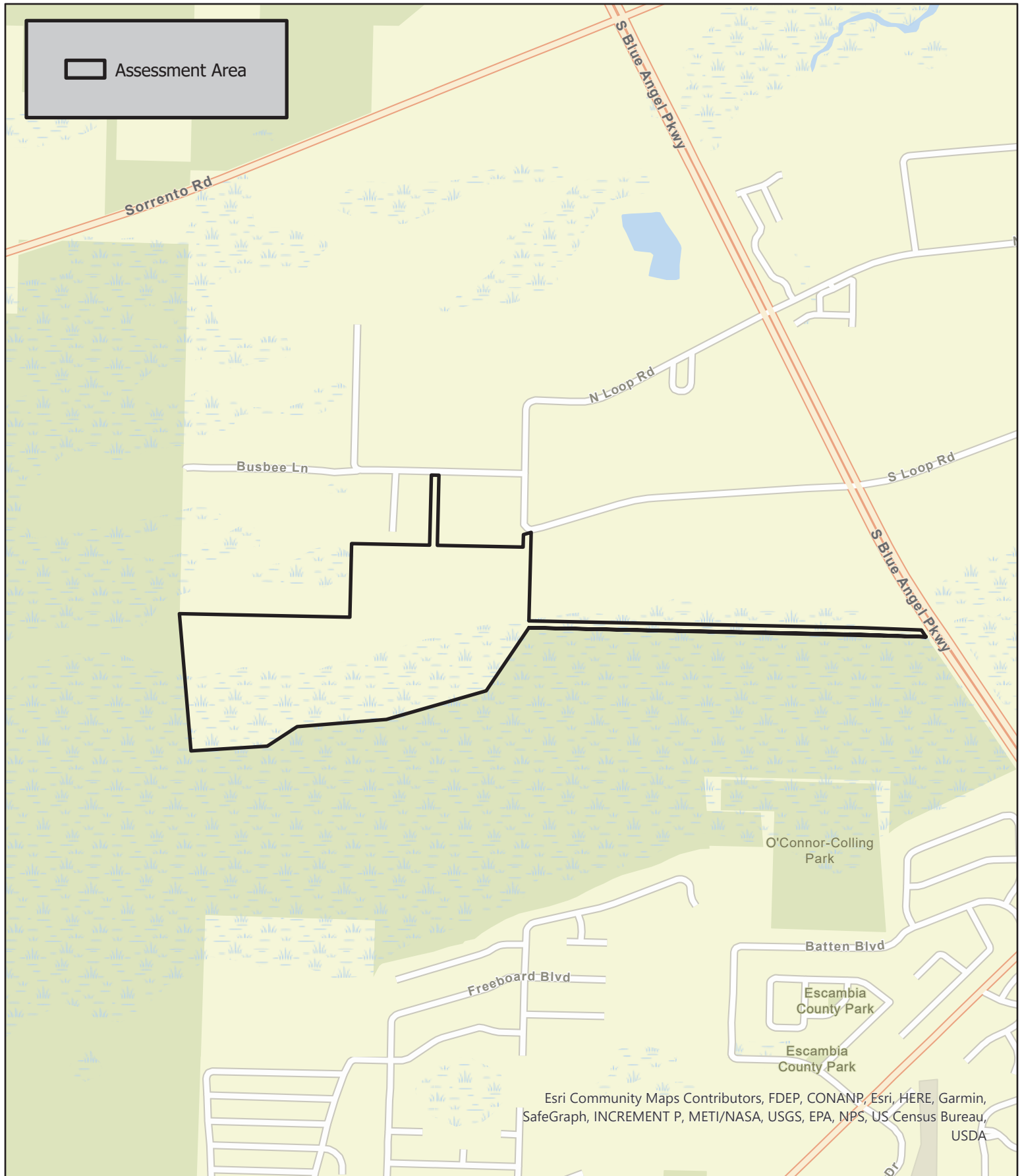
**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, 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 Jacksonville District will receive written comments on the proposed work, as outlined above, until April 10, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to David Carraway at CESWT-RO@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention: David Carraway, CESWT-RO, 2488 E. 81st Street, Tulsa, OK 74137-4290. 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.



All data within this map are supplied as is, without warranty. This product has not been prepared for legal, engineering, or survey purposes. Users of this information should review or consult the primary data sources to ascertain the usability of the information.

# Site Location Map

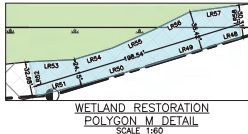
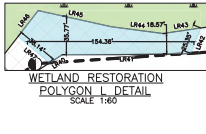
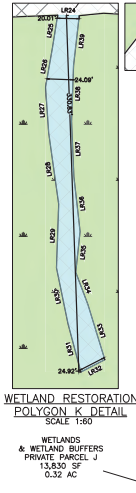
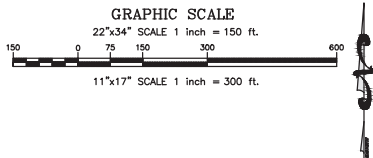
Skyhawk Landing S/D  
Escambia County, FL



Data Source:  
ERSI  
Imagery Source:  
ESRI

Coordinate System:  
NAD 1983 FL  
State Plane North



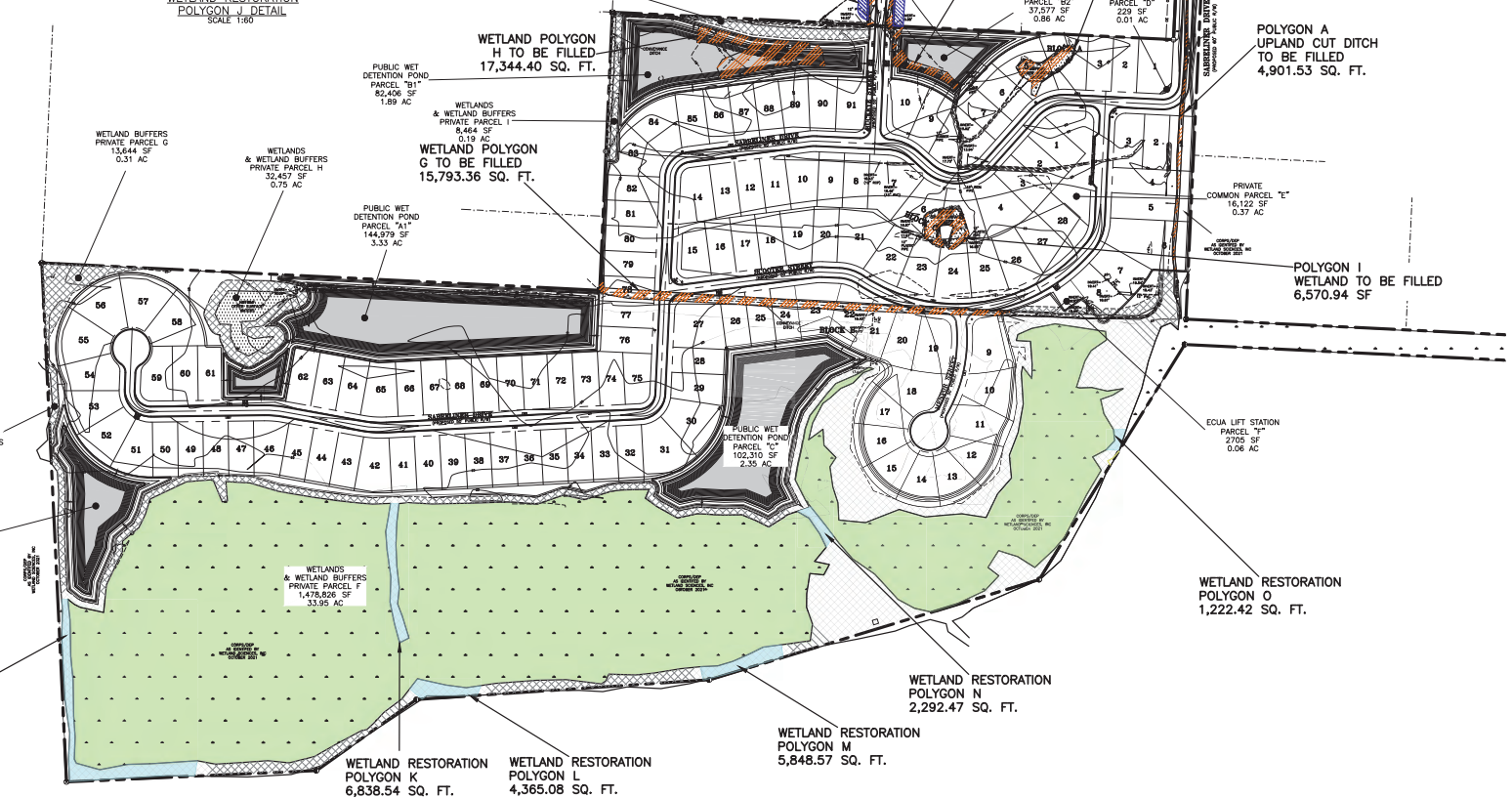


- DENOTES:**
- - 4"x4" CONCRETE MONUMENT, NUMBERED 0155 (FOUND)
  - - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
  - - 1/2" CAPPED IRON ROD, NUMBERED 6783 (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 4860 (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 4207 (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 3286 (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 6221 (FOUND)
  - - 1/2" CAPPED IRON ROD, NUMBERED 6499 (FOUND)
  - - 1/2" IRON ROD, UNNUMBERED (FOUND)
  - - 3/4" IRON PIPE, UNNUMBERED (FOUND)
  - - 1-1/2" IRON PIPE, UNNUMBERED (FOUND)
  - ⊙ - POWER POLE
  - ⊙ - CUT ANCHOR
  - - OVERHEAD ELECTRICAL
  - - 4" WIRE FENCE
  - - BURIED WATER LINE
  - - BURIED GAS LINE

- EXISTING TOTAL WETLANDS 1,302,427.24 SF (29.90 AC)**  
**Wetland AUC/LF/500 FT. = 1,002,000/500 FT. = 2,004.00 AC**  
**Wetland BUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland CUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland DUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland EUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland FUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland GUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland HUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland IUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland JUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland KUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland LUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland MUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland NUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**  
**Wetland OUC/LF/500 FT. = 1,223,388.41 SF (28.77 AC)**

**BUFFER CALCULATION:**  
 13,785 LF DELINEATED WETLAND LINE  
 301,233 SF WETLAND BUFFER/2,004 AC  
 LF = 25.01' AVERAGE BUFFER WIDTH

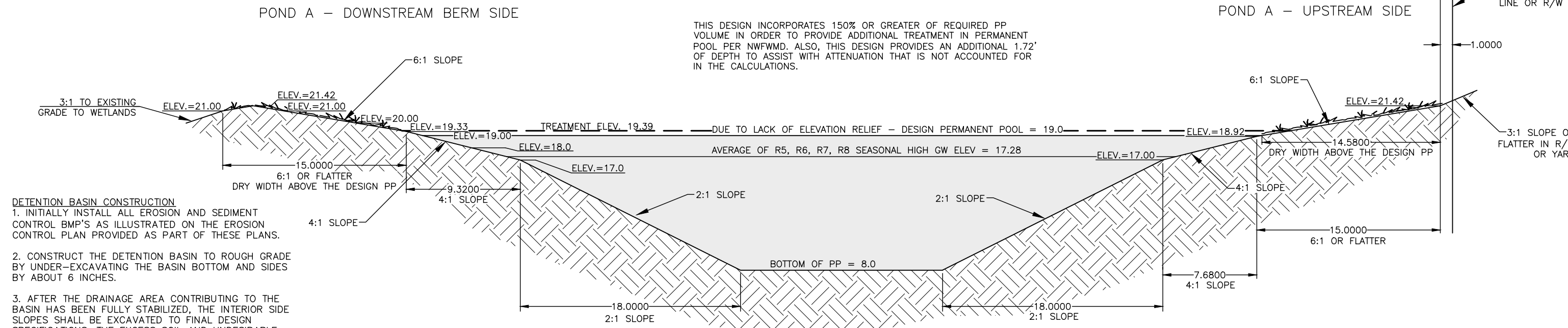
Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table
Line # Length Direction	Line # Length Direction	Line # Length Direction	Line # Length Direction
U01 23.23 N67 50' 37"E	U01 23.23 N67 50' 37"E	U01 23.23 N67 50' 37"E	U01 23.23 N67 50' 37"E
U02 89.23 N17 27' 27"E	U02 89.23 N17 27' 27"E	U02 89.23 N17 27' 27"E	U02 89.23 N17 27' 27"E
U03 68.86 N62 54' 11"W	U03 68.86 N62 54' 11"W	U03 68.86 N62 54' 11"W	U03 68.86 N62 54' 11"W
U04 75.79 N07 08' 09"E	U04 75.79 N07 08' 09"E	U04 75.79 N07 08' 09"E	U04 75.79 N07 08' 09"E
U05 80.58 N07 02' 30"E	U05 80.58 N07 02' 30"E	U05 80.58 N07 02' 30"E	U05 80.58 N07 02' 30"E
U06 81.65 N07 27' 00"E	U06 81.65 N07 27' 00"E	U06 81.65 N07 27' 00"E	U06 81.65 N07 27' 00"E
U07 53.58 N07 38' 48"E	U07 53.58 N07 38' 48"E	U07 53.58 N07 38' 48"E	U07 53.58 N07 38' 48"E
U08 80.28 N07 17' 37"W	U08 80.28 N07 17' 37"W	U08 80.28 N07 17' 37"W	U08 80.28 N07 17' 37"W
U09 130.78 N07 02' 30"E	U09 130.78 N07 02' 30"E	U09 130.78 N07 02' 30"E	U09 130.78 N07 02' 30"E
U10 64.20 N07 10' 14"W	U10 64.20 N07 10' 14"W	U10 64.20 N07 10' 14"W	U10 64.20 N07 10' 14"W
U11 37.06 S10' 24' 24"W	U11 37.06 S10' 24' 24"W	U11 37.06 S10' 24' 24"W	U11 37.06 S10' 24' 24"W
U12 110.17 N07 19' 20"E	U12 110.17 N07 19' 20"E	U12 110.17 N07 19' 20"E	U12 110.17 N07 19' 20"E
U13 55.71 N07 24' 19"E	U13 55.71 N07 24' 19"E	U13 55.71 N07 24' 19"E	U13 55.71 N07 24' 19"E
U14 67.30 N07 12' 00"E	U14 67.30 N07 12' 00"E	U14 67.30 N07 12' 00"E	U14 67.30 N07 12' 00"E
U15 57.79 S74' 30' 25"E	U15 57.79 S74' 30' 25"E	U15 57.79 S74' 30' 25"E	U15 57.79 S74' 30' 25"E
U16 11.03 S07 17' 19"E	U16 11.03 S07 17' 19"E	U16 11.03 S07 17' 19"E	U16 11.03 S07 17' 19"E
U17 55.81 S07 05' 40"E	U17 55.81 S07 05' 40"E	U17 55.81 S07 05' 40"E	U17 55.81 S07 05' 40"E
U18 48.08 S07 54' 40"E	U18 48.08 S07 54' 40"E	U18 48.08 S07 54' 40"E	U18 48.08 S07 54' 40"E
U19 85.27 S07 54' 00"E	U19 85.27 S07 54' 00"E	U19 85.27 S07 54' 00"E	U19 85.27 S07 54' 00"E
U20 58.24 S07 34' 00"E	U20 58.24 S07 34' 00"E	U20 58.24 S07 34' 00"E	U20 58.24 S07 34' 00"E
U21 84.74 S17 07' 51"E	U21 84.74 S17 07' 51"E	U21 84.74 S17 07' 51"E	U21 84.74 S17 07' 51"E
U22 50.13 S07 08' 20"E	U22 50.13 S07 08' 20"E	U22 50.13 S07 08' 20"E	U22 50.13 S07 08' 20"E
U23 14.63 N07 08' 00"E	U23 14.63 N07 08' 00"E	U23 14.63 N07 08' 00"E	U23 14.63 N07 08' 00"E
U24 20.01 S07 42' 00"E	U24 20.01 S07 42' 00"E	U24 20.01 S07 42' 00"E	U24 20.01 S07 42' 00"E
U25 30.45 N07 02' 30"E	U25 30.45 N07 02' 30"E	U25 30.45 N07 02' 30"E	U25 30.45 N07 02' 30"E
U26 37.23 N07 01' 00"E	U26 37.23 N07 01' 00"E	U26 37.23 N07 01' 00"E	U26 37.23 N07 01' 00"E
U27 42.37 N07 54' 30"W	U27 42.37 N07 54' 30"W	U27 42.37 N07 54' 30"W	U27 42.37 N07 54' 30"W
U28 66.82 N07 02' 30"E	U28 66.82 N07 02' 30"E	U28 66.82 N07 02' 30"E	U28 66.82 N07 02' 30"E
U29 58.06 N07 02' 24"E	U29 58.06 N07 02' 24"E	U29 58.06 N07 02' 24"E	U29 58.06 N07 02' 24"E
U30 50.81 N07 29' 00"W	U30 50.81 N07 29' 00"W	U30 50.81 N07 29' 00"W	U30 50.81 N07 29' 00"W
U31 44.33 N07 17' 30"W	U31 44.33 N07 17' 30"W	U31 44.33 N07 17' 30"W	U31 44.33 N07 17' 30"W
U32 24.82 N07 02' 44"E	U32 24.82 N07 02' 44"E	U32 24.82 N07 02' 44"E	U32 24.82 N07 02' 44"E
U33 53.37 S17 02' 25"E	U33 53.37 S17 02' 25"E	U33 53.37 S17 02' 25"E	U33 53.37 S17 02' 25"E
U34 32.07 S07 47' 10"E	U34 32.07 S07 47' 10"E	U34 32.07 S07 47' 10"E	U34 32.07 S07 47' 10"E
U35 38.03 S07 02' 30"W	U35 38.03 S07 02' 30"W	U35 38.03 S07 02' 30"W	U35 38.03 S07 02' 30"W
U36 51.15 S07 28' 00"E	U36 51.15 S07 28' 00"E	U36 51.15 S07 28' 00"E	U36 51.15 S07 28' 00"E
U37 51.30 S07 25' 08"E	U37 51.30 S07 25' 08"E	U37 51.30 S07 25' 08"E	U37 51.30 S07 25' 08"E
U38 51.98 S07 02' 54"W	U38 51.98 S07 02' 54"W	U38 51.98 S07 02' 54"W	U38 51.98 S07 02' 54"W
U39 44.48 S07 34' 30"W	U39 44.48 S07 34' 30"W	U39 44.48 S07 34' 30"W	U39 44.48 S07 34' 30"W



**NOTES:**  
 ALL WETLAND AREAS, WETLAND BUFFERS, SURFACE WATER HABITS, ABUTTING CONSERVATION EASEMENT, SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ANY/ALL WORK PROPOSED IN THESE AREAS SHALL REQUIRE PRIOR JURISDICTIONAL AGENCY REVIEW & ANY REQUIRED PERMITS OBTAINED PRIOR TO INITIATION OF SITE WORK. OWNER, CONTRACTOR(S), & RESPONSIBLE PARTIES ARE ACCOUNTABLE FOR INQUIRY & OBTAINING ALL JURISDICTIONAL AGENCY PERMITS AS NECESSARY (LOCAL, STATE, FEDERAL, OR OTHERWISE).

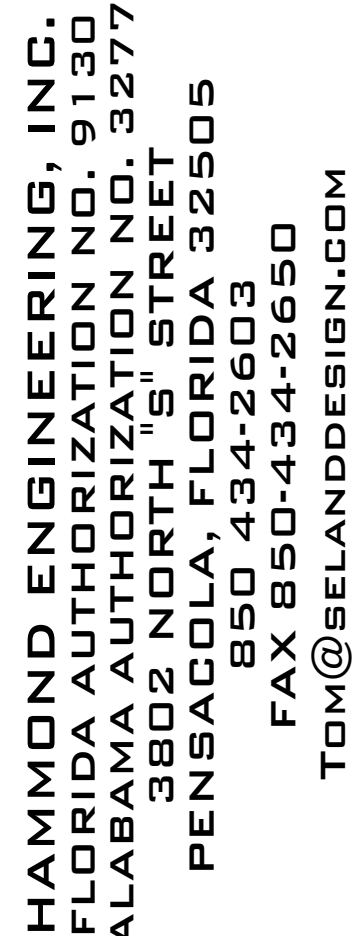
WETLAND MITIGATION





STORMWATER DETENTION POND  
POND A SECTION  
NTS

NOTE: ALL DISTURBED AREAS UPSTREAM OF THE PERMANENT POOL ARE TO BE SODDED.



THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY THOMAS  
G. HAMMOND, JR., P.E. USING A  
DIGITAL SIGNATURE ON THE DATE  
ADJACENT TO THE SEAL. PRINTED  
COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST  
BE VERIFIED ON ANY ELECTRONIC  
COPIES.

CONSTRUCTION PLANS	FOR	SKYHAWK
		LANDING
		STORMWATER POND A1
		DETAILS
ESCAMBIA COUNTY	FLORIDA	
DRAWN BY: CY DESIGNED BY: ARE/TGH CHECKED BY: TGH DATE: JUNE 2022 SCALE: AS SHOWN NOT RELEASED FOR CONSTRUCTION BY: DATE:		

PROJECT NO: 21-058

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SHEET: C29