



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
701 SAN MARCO BOULEVARD  
JACKSONVILLE, FLORIDA 32207

May 2, 2025

Regulatory Division  
North Branch  
Jacksonville Permits Section

## ***PUBLIC NOTICE***

Permit Application No. SAJ-2024-04491(SP-DAS)

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).

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 <mailto:david.a.studenski@usace.army.mil>.

APPLICANT: Mr. David Kent  
Ring Power Corporation  
500 World Commerce Parkway  
St. Augustine, Florida 32092

WATERWAY AND LOCATION: The project would affect aquatic resources associated with Seaton Creek. The project site is located at 330 Pecan Park Road, Jacksonville, FL in Section 40, Township 1 North, Range 27 East, Duval County.

Directions to the site are as follows: From the intersection of I-95 and Pecan Park Road in Duval County, travel east on Pecan Park Road approximately 0.20 miles to 330 Pecan Park Road. Turn south to the entrance drive to the existing Ring Power Facility, the project area is located immediately south of the existing facility.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.511333°  
Longitude -81.632589°

### **PROJECT PURPOSE:**

Basic: The basic project purpose is commercial.

Overall: The overall project purpose is to construct a commercial development to expand an existing equipment company to meet distribution needs.

EXISTING CONDITIONS: The wetland system consists of a 9-acre Wetland Forested Mixed (FLUCFCS 630) – On-site wetlands include a canopy of slash pine, dahoon holly

(*Ilex cassine*), tupelo (*Nyssa biflora*), loblolly bay (*Gordonia lasianthus*), and red maple (*Acer rubrum*). Subcanopy and groundcover species include cattail (*Typha latifolia*), redroot (*Lachnanthes caroliana*), rush (*Juncus* spp.), cinnamon fern (*Osmunda cinnamomea*), and Virginia chainfern (*Woodwardia virginica*). The existing area surrounding the project area consists of Pine Flatwoods (FLUCFCS 441) – On-site uplands are dominated by a canopy comprised of slash pine (*Pinus elliottii*). Subcanopy and groundcover species include gallberry (*Ilex glabra*), yaupon holly (*Ilex vomitoria*), saw palmetto (*Serenoa repens*), and bracken fern (*Pteridium aquilinum*).

The project site is bordered by the existing Ring Power facility to the north, the I-95 corridor to the west, a commercial facility to the east, and undeveloped land to the south.

**PROPOSED WORK:** The applicant seeks authorization to discharge dredged and fill material into 3.48 acres of forested freshwater wetlands for the construction of commercial buildings, loading bays, and parking facilities. Construction of infrastructure and stormwater management facilities would also occur on the 21.64-acre 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 impacts have been limited to the lower quality wetlands and avoided impact to approximately 5.58 acres of higher quality wetland to the south.

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

Mitigation will be accomplished through the purchase of Uniform Mitigation Assessment Method (UMAM) credits from an in-basin, wetland mitigation bank. The applicant used the UMAM worksheet to arrive at a Rounded Functional Loss of 1.63. The applicant is currently in negotiations with a mitigation provider. A mitigation bank reservation letter will be provided upon approval of the UMAM and mitigation plan.

#### **CULTURAL RESOURCES:**

The Corps is aware of recorded historic resources within or adjacent to the permit area and 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:

The Corps has determined the proposed project may affect but is not likely to adversely affect the tricolored bat (*Perimyotis subflavus*), wood stork (*Mycteria americana*), and eastern indigo snake (*Drymarchon couperi*) or their designated critical habitat. The Corps will request U.S. Fish and Wildlife/National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

The Corps has determined the proposal would have no effect on eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), red-cockaded woodpecker (*Dryobates borealis*), or monarch butterfly (*Danaus plexippus*) 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. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the project area. 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 not been verified by Corps personnel.

**COMMENTS** regarding the potential authorization of the work proposed should be submitted in writing within 30 days from the date of this notice. Comments should be submitted via the Regulatory Request System public notice module at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit written comments through the St. Paul Regulatory Division at 332 Front Street South, La Crosse, WI 54601.

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, David Studenski, in writing at the St. Paul Regulatory Division, 332 Front Street South,

La Crosse, WI 54601; by electronic mail at David.A.Studenski@usace.army.mil; or by telephone at (651)290-5902.

**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.

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 may be required from the certifying authority.

**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.



## PROJECT CONTACTS:

**OWNER / DEVELOPER:**  
Ring Power Corporation  
500 World Commerce Pkwy  
St. Augustine, FL 32092  
904.737.7730  
Attn: Dawn Geisler

**CIVIL ENGINEERS:**  
Almond Engineering, P.A.  
6279 Dupont Station Court  
Jacksonville, FL 32217  
904.306.0162

Attn: Eric J. Almond, P.E.  
ealmond@almondengineering.com

Attn: Hillary L. Almond, P.E.  
halmond@almondengineering.com

William J. Byers, P.E.  
wbyers@almondengineering.com

**ENVIRONMENTAL SCIENTIST:**  
SES Environmental Resource Solutions LLC  
3550 St. Johns Bluff Rd S., Suite 18  
Jacksonville, FL 32224  
Attn: Jon Summerfield

**SURVEYOR - TOPO, WETLAND, BNDY, & TREE:**  
Charles Bassett & Associates, INC.  
P.O. BOX 10048  
Fleming Island, FL 32003  
904.215.0707  
Attn: Charles Bassett

**SUBSURFACE UTILITY INVESTIGATION:**  
TBD

**LANDSCAPE ARCHITECT:**  
A & K Land Planning  
426 Tortoise Trace  
Jacksonville, FL 32259  
904.476.9692  
Attn: Kris Reed

**GEOTECHNICAL ENGINEER:**  
Jackson Geotechnical Engineering  
164 Plaza Del Rio Dr  
St. Augustine, FL 32084  
904.252.2292  
Attn: Jeff Jackson

PECAN PARK  
SELF STORAGE  
REF 108121 0000  
ZONING: CCG1

PECAN PARK  
MARKETPLACE  
REF 108141 0150  
ZONING: CCG2

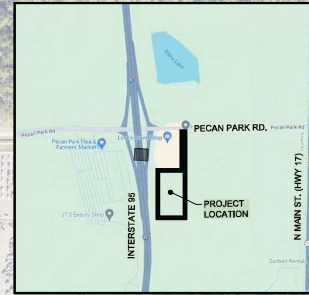
SUN PECAN  
PARK RV, LLC  
REF 108144 0015  
ZONING: PUD

SUN PECAN  
PARK RV, LLC  
REF 108144 0060  
ZONING: PUD

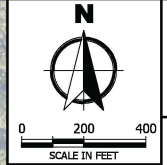
STATE OF FLORIDA  
DEPARTMENT OF  
TRANSPORTATION  
REF 108144 0020  
ZONING: PUD

# Ring Power - Pecan Park Road

330 Pecan Park Rd, Jacksonville, FL 32218



VICINITY MAP



WILLIAM J. BYERS, P.E.  
FL# 62480

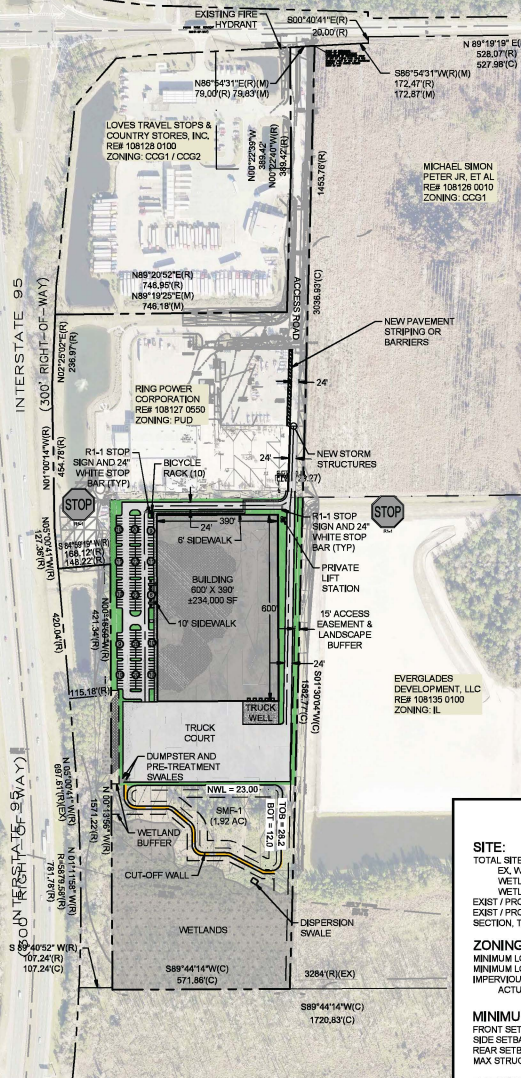
REVISION	DATE	BY	CHKD	DATE
1	11/20/2024	WJB	WJB	11/20/2024

**MASTER SITE PLAN**  
**RING POWER - PECAN PARK ROAD**  
330 PECAN PARK RD  
JACKSONVILLE, FL 32218

**ALMOND ENGINEERING**  
CONSULTING CIVIL ENGINEERS  
6279 DUPONT STATION COURT  
JACKSONVILLE, FL 32217  
(904) 306-0162 PHONE

C-010

FULL SIZE = 22x34  
HALF SIZE = 11x17



## SITE DATA SUMMARY

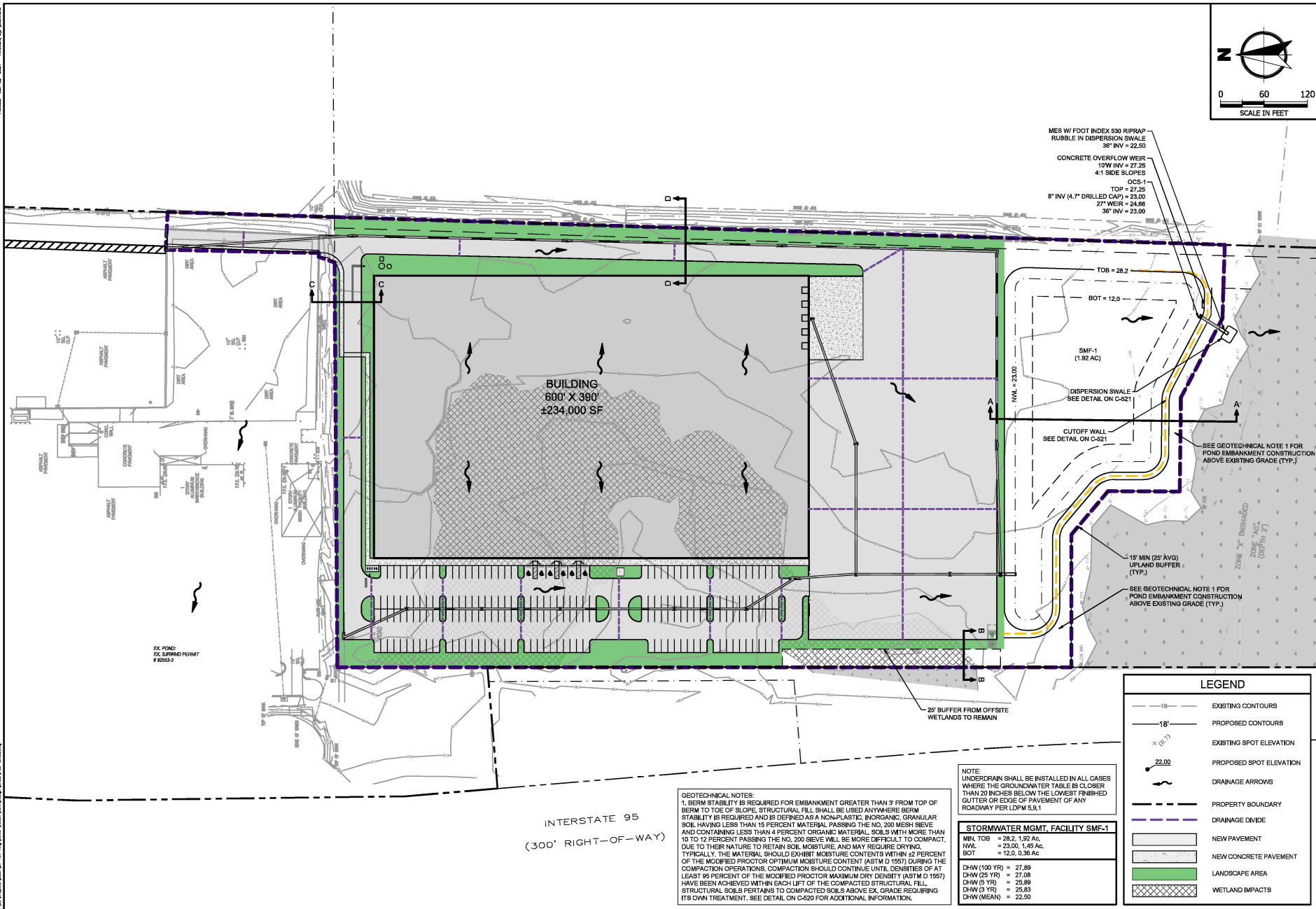
<b>SITE:</b>	
TOTAL SITE AREA:	34.79 AC
EX. WETLAND AREA:	8.08 AC
WETLAND AREA TO REMAIN:	5.59 AC
WETLAND BUFFER AREA:	29' AVG (10' MIN)
EXIST / PROPOSED ZONING:	PUD / IL - PUD / IL
EXIST / PROPOSED LAND USE:	LI / LI
SECTION, TOWNSHIP, RANGE:	40, 1N, 27E
<b>ZONING REQUIREMENTS:</b>	
MINIMUM LOT WIDTH:	N/A
MINIMUM LOT AREA:	N/A
IMPERVIOUS SURFACE RATIO:	NONE (85%)
ACTUAL ISR:	65%
<b>MINIMUM YARD REQUIREMENTS:</b>	
FRONT SETBACK:	NONE
SIDE SETBACK:	NONE
REAR SETBACK:	10'
MAX STRUCTURE HEIGHT:	60'
<b>PARKING REQUIREMENTS:</b>	
216,000 SF Manufacturing X 1 Per 2,000 SF or 1 Per Employee	
(145 Employees) = 145 Spaces Required	
18,000 SF Office X 1 Per 333 = 54 Spaces Required	
Spaces Required = 199 - Spaces Provided = 200	
Required ADA Spaces (150-200) = 6 - Spaces Provided = 6	
Total Spaces = 200 (Inclusive of 6 ADA)	
Required Bicycle Parking 5% of 199 = Racks for 10 Bicycles	

## GENERAL PROJECT INFORMATION

<b>General</b>	
City Development Number	9544.1
Concurrency Application Number	123422.1
Property Appraiser Number (RE #)	108127 0550
Exist / Proposed Zoning	PUD / IL - PUD / IL
FIRM - Community - Panel	12031 C0045J
Flood Zones (Show in Plans)	X / AO
Base Flood Elevation	N/A & DEPTH 2FT'
Vertical Datum Used for Project IEA	NAVD 88
Availability Number	2022-3294
SJRWM Permit Number	IN PROGRESS
Non-Subdivision	
North American Industry Classification System (NAICS)	423830
Impervious Area (Sq. Ft.)	525,000 SF



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GEOTECHNICAL NOTES:  
1. BERM STABILITY IS REQUIRED FOR EMBANKMENT GREATER THAN 3' FROM TOP OF BERM TO TOE OF SLOPE. STRUCTURAL FILL SHALL BE USED ANYWHERE BERM STABILITY IS REQUIRED AND IS DEFINED AS A NONPLASTIC, INORGANIC, GRANULAR SOIL HAVING LESS THAN 15 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE, AND CONTAINING LESS THAN 4 PERCENT ORGANIC MATERIAL. SOILS WITH MORE THAN 10 TO 12 PERCENT PASSING THE NO. 200 SIEVE WILL BE MORE DIFFICULT TO COMPACT, DUE TO THEIR NATURE TO RETAIN SOIL MOISTURE, AND MAY REQUIRE DRYING. TYPICALLY, THE MATERIAL SHOULD EXHIBIT MOISTURE CONTENTS WITHIN ±2 PERCENT OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D 1557) DURING THE COMPACTION OPERATIONS. COMPACTION SHOULD CONTINUE UNTIL DENSITIES OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) HAVE BEEN ACHIEVED WITHIN EACH LIFT OF THE COMPACTED STRUCTURAL FILL. STRUCTURAL SOILS PERTAINS TO COMPACTED SOILS ABOVE EX. GRADE REQUIRING ITS OWN TREATMENT. SEE DETAIL ON C-520 FOR ADDITIONAL INFORMATION.

NOTE:  
UNDERDRAIN SHALL BE INSTALLED IN ALL CASES WHERE THE GROUNDWATER TABLE IS CLOSER THAN 20 INCHES BELOW THE LOWEST FINISHED GUTTER OR EDGE OF PAVEMENT OF ANY ROADWAY PER LDPM 5.9.1

**STORMWATER MGMT. FACILITY SMF-1**

NWL TOB	= 28.2, 1.52 AC
NWL	= 23.00, 1.45 AC
BOT	= 12.0, 0.36 AC
DHW (100 YR)	= 27.89
DHW (25 YR)	= 27.06
DHW (5 YR)	= 26.89
DHW (3 YR)	= 25.83
DHW (MEAN)	= 22.50

**LEGEND**

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
22.00	EXISTING SPOT ELEVATION
22.00	PROPOSED SPOT ELEVATION
---	DRAINAGE ARROWS
---	PROPERTY BOUNDARY
---	DRAINAGE DIVIDE
---	NEW PAVEMENT
---	NEW CONCRETE PAVEMENT
---	LANDSCAPE AREA
---	WETLAND IMPACTS

REVISION

DATE	BY	REVISION
2/2/07	WBS	1.0
11/20/2024	WBS	2.0

AE JOB NO.: 24-007

DESIGN: WBS

DRAWN: WBS

CHECKED: WBS

PILOT DATE: 11/20/2024

**ALMOND ENGINEERING**

CONSULTING CIVIL ENGINEERS

6279 DUPONT STATION COURT

JACKSONVILLE, FL 32217

(904) 306-0162 PHONE

**PAVING GRADING & DRAINAGE PLAN**

**RING POWER - PECAN PARK ROAD**

330 PECAN PARK RD

JACKSONVILLE, FL 32218

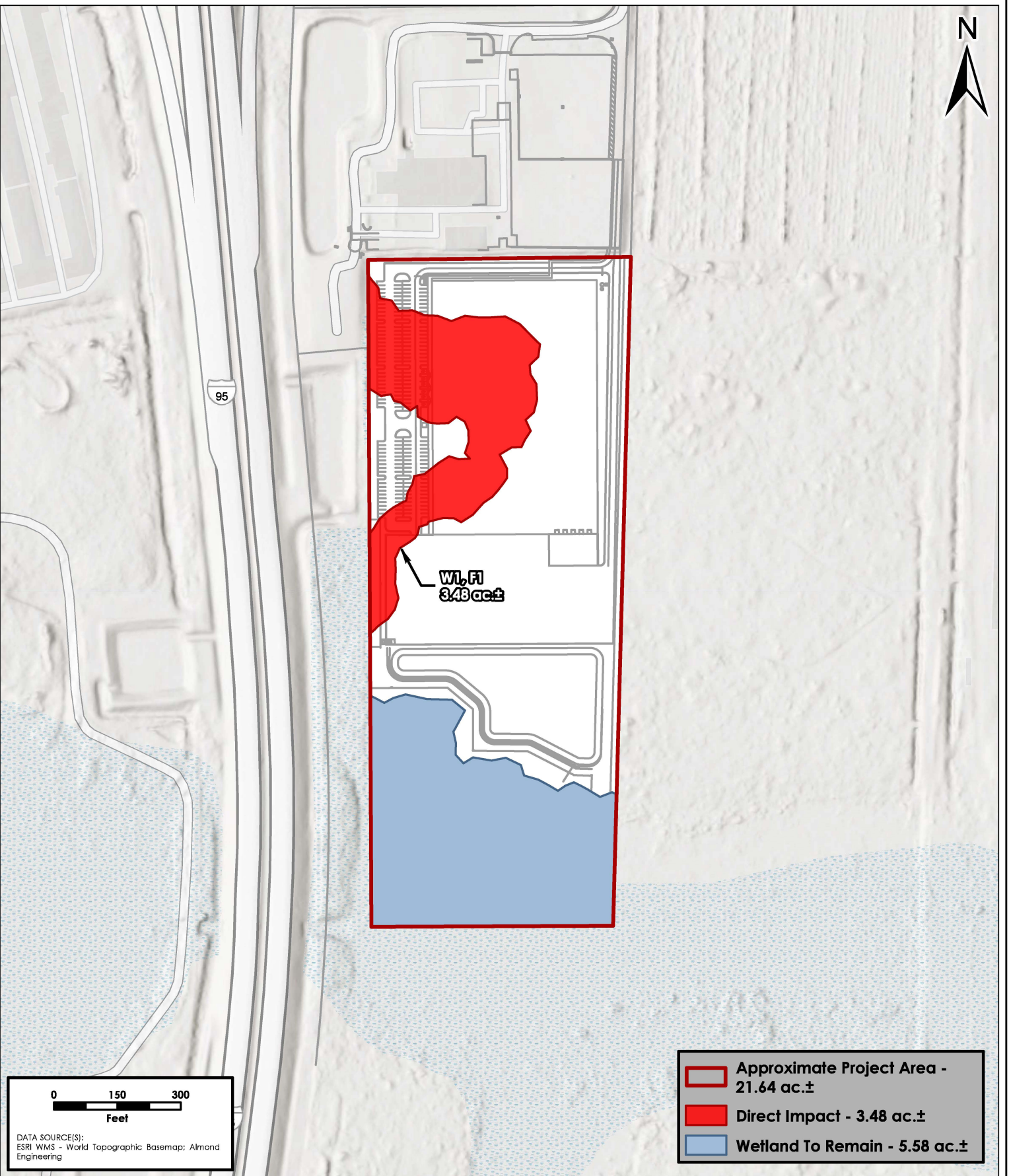
**C-120**

FULL SIZE = 22x34

HALF SIZE = 11x17

WILLIAM J. BYERS, P.E.

FL# 62489



0 150 300  
Feet

DATA SOURCE(S):  
ESRI WMS - World Topographic Basemap; Almond  
Engineering

- Approximate Project Area - 21.64 ac.±
- Direct Impact - 3.48 ac.±
- Wetland To Remain - 5.58 ac.±



**SES Environmental  
Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224  
(904) 285-1397 • [www.bbch-llc.com](http://www.bbch-llc.com)

## Impact

**Ring Power Pecan Park**  
Jacksonville, Duval County, Florida

SES Project No: <b>1G001.8033.0002.50</b>	
ERS Project No: <b>21208</b>	Date: <b>Feb 2025</b>
Drawn By: <b>DF</b>	EXHIBIT NUMBER <b>4</b>
Reviewed By: <b>MS</b>	
Approved By: <b>JDS</b>	