



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Joseph Chapman
C-IV Ventures, Incorporated

Published: May 21, 2025
Expires: June 11, 2025

**Jacksonville District
Permit Application No. SAJ-2005-06636**

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). 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 Kelly.A.Bunting@usace.army.mil.

APPLICANT: Joseph Chapman
C-IV Ventures, Incorporated
1002 West 23rd Street
Panama City, Florida 32405

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Grand Lagoon. The project site is located at 7900 South Lagoon Drive in Section 5, Township 4 South, Range 15 West, Panama City Beach, Bay County, Florida.

EXISTING CONDITIONS: The project site contains an existing 9,240 square foot (SF) multi-family dock that was previously authorized in 2009. The aquatic habitat in the area consists of estuarine subtidal waters with unconsolidated sand/mud substrate. Patchy emergent aquatic vegetation (EAV) exists near the center of the parcel adjacent to the shoreline. Neighboring properties contain single- and multi-family residences and docks.

PROPOSED WORK: The applicant seeks authorization to modify an existing multi-family dock by reducing the number of boat slips from 24 to 17. All but 1 of the current slips on the landward side of the terminal platform would be removed. The applicant also proposes to construct (6) multi-family docks associated with adjacent residential lots. Proposed dock specifications are given below. The total proposed boat slips for the project would be 31.

Dock 1: 63' x 4' access dock; 4' x 34' terminal platform; (2) 2' x 30' finger piers; 4' x 30' finger pier; (2) 13' x 30' covered boat slips.

Dock 2: 64' x 4' access dock; 4' x 34' terminal platform; (2) 2' x 30' finger piers; 4' x 30' finger pier; (2) 13' x 30' covered boat slips.

Dock 3: 64' x 4' access dock; 4' x 53' terminal platform; (2) 2' x 30' finger piers; (2) 5' x 30' finger piers; (3) 13' x 30' covered boat slips.

Dock 4: 57' x 4' access dock; 4' x 53' terminal platform; (2) 2' x 30' finger piers; (2) 5' x 30' finger piers; (3) 13' x 30' covered boat slips.

Dock 5: 75' x 4' access dock; 4' x 35' terminal platform; (2) 2' x 30' finger piers; 5' x 30' finger pier; (2) 13' x 30' covered boat slips.

Dock 6: 49' x 4' access dock; 4' x 35' terminal platform; (2) 2' x 30' finger piers; 5' x 30' finger pier; (2) 13' x 30' covered boat slips.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Pilings would be installed via low-pressure jetting to minimize sediment displacement. Turbidity curtains would be installed during construction to prevent turbid discharge from the project area. The docks would be constructed in accordance with the Dock Construction Guidelines for Structures In/Over EAV or submerged aquatic vegetation (SAV).

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: The project is a Section 10 only project with no wetland fill proposed.

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.

ENDANGERED SPECIES:

The Corps has determined the proposed project may affect but is not likely to adversely affect the green sea turtle (*Chelonia mydas*), Kemp's ridley sea turtle (*Lepidochelys kempii*), loggerhead sea turtle (*Caretta caretta*), smalltooth sawfish (*Pristis pectinata*), Gulf sturgeon (*Acipenser oxyrinchus desotoi*), and giant manta ray (*Mobula birostris*) or designated critical habitat. The Corps will request National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

The Corps has determined, based on the use of The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida, that the proposed project may affect, but is not likely to adversely affect the West Indian manatee (*Trichechus manatus*) with the applicant's agreement to abide by the Standard Manatee Conditions for In-water Work (2011).

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.

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 0.30 acre of estuarine subtidal habitat utilized by various life stages of shrimp, reef fish, sharks and coastal migratory pelagic species in Grand Lagoon. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in Saint Andrews Bay. 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. 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 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.

COASTAL ZONE MANAGEMENT CONSISTENCY: Coastal Zone Consistency Concurrence is required from Florida Department of Environmental Protection (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. 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 June 11, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Kelly Bunting at Kelly.A.Bunting@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention Kelly Bunting, 415 Richard Jackson Boulevard, Suite 411, Panama City Beach, Florida, 32407. 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.

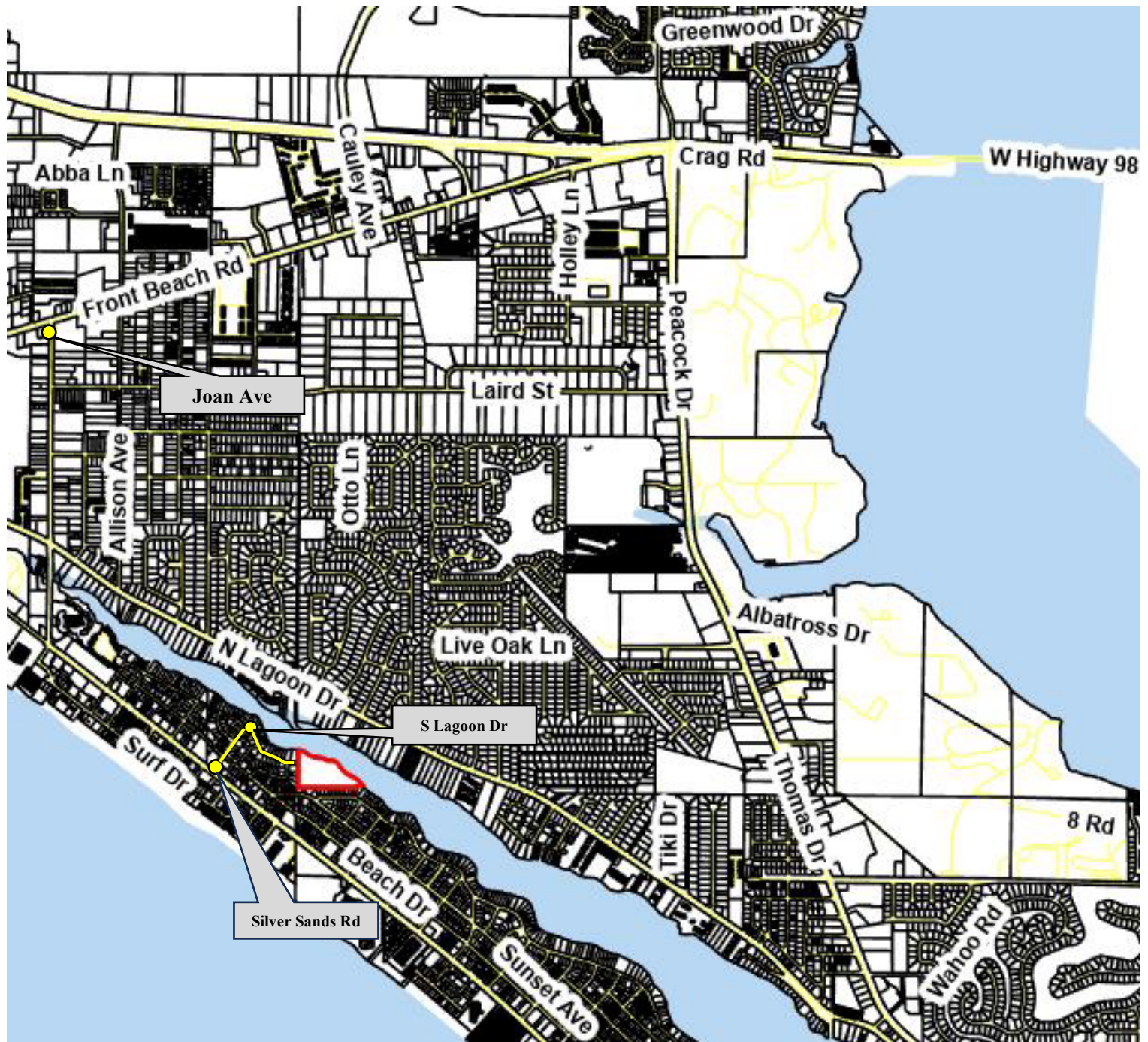
PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY CO., LLC

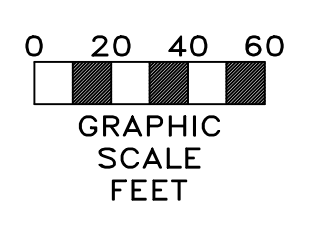
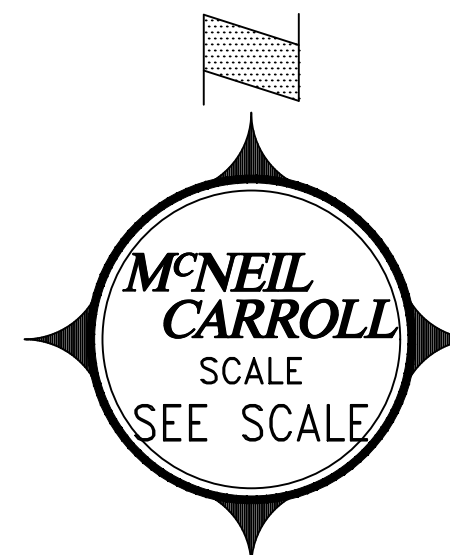
Client / Applicant: **C-IV Ventures, Inc.**
Waterbody / Class: **Grand Lagoon / Class III**
Purpose: **Environmental Permitting**
Project Location / USGS: **7900 S Grand Lagoon Dr / Panama City Beach**
Latitude: **N30° 09' 49.2"**
Longitude: **W85° 46' 39.4"**
Section: **5 Township: 4 South Range: 15 West**

Job: **222.12**
DEP:
COE:
Other: **PID: 30166-005-000**

Date: **May 1, 2024**

VICINITY MAP

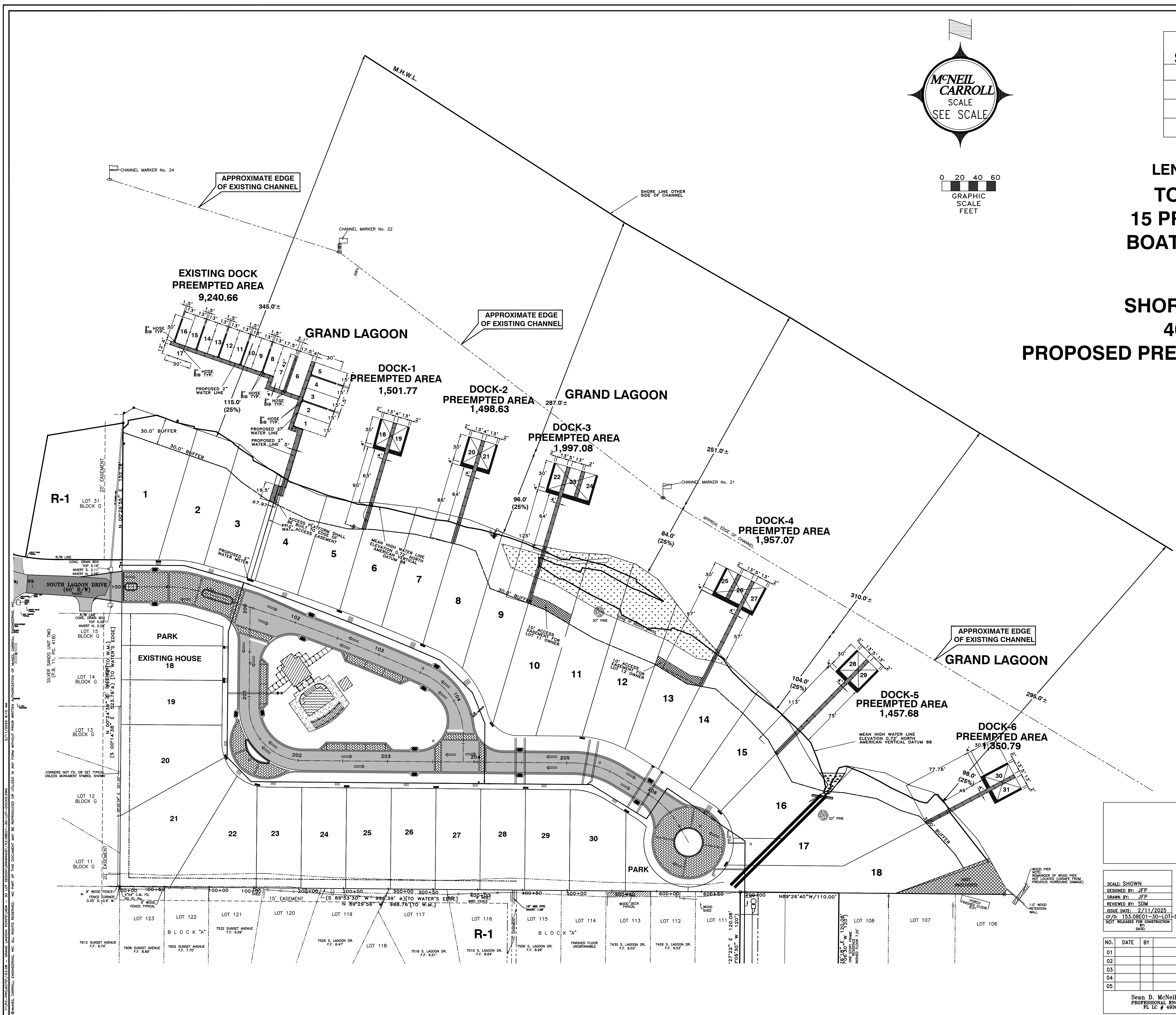




SLIPS	BOAT LENGTH
1-5	14' X 30' CLEAR
6-7	15' X 43' CLEAR
8-17	12' X 30' CLEAR
18-31	12' X 30' CLEAR

LENGTHS OF PROPOSED BOATS
TOTAL: 31 BOAT SLIPS
15 PROPOSED BOAT SLIPS
BOAT SLIPS 18-31 COVERED

SHORELINE = 1,274.68 LF
40:1 = 50987.2 SF
PROPOSED PREEMPTED AREA = 19,366.62 S.F.



PERMIT PURPOSES ONLY

MASTER PLAN
GRAND LAGOON POINTE - DOCKS
C-IV VENTURES, INC.
BAY COUNTY, FLORIDA

SCALE SHOWN
DESIGNED BY: JFP
DRAWN BY: JFP
REVIEWED BY: SDM
ISSUE DATE: 2/11/2025
C/10-153.08201-30-LOT-DOCKS
NOT RELEASED FOR CONSTRUCTION
BY: [Signature]
DATE:

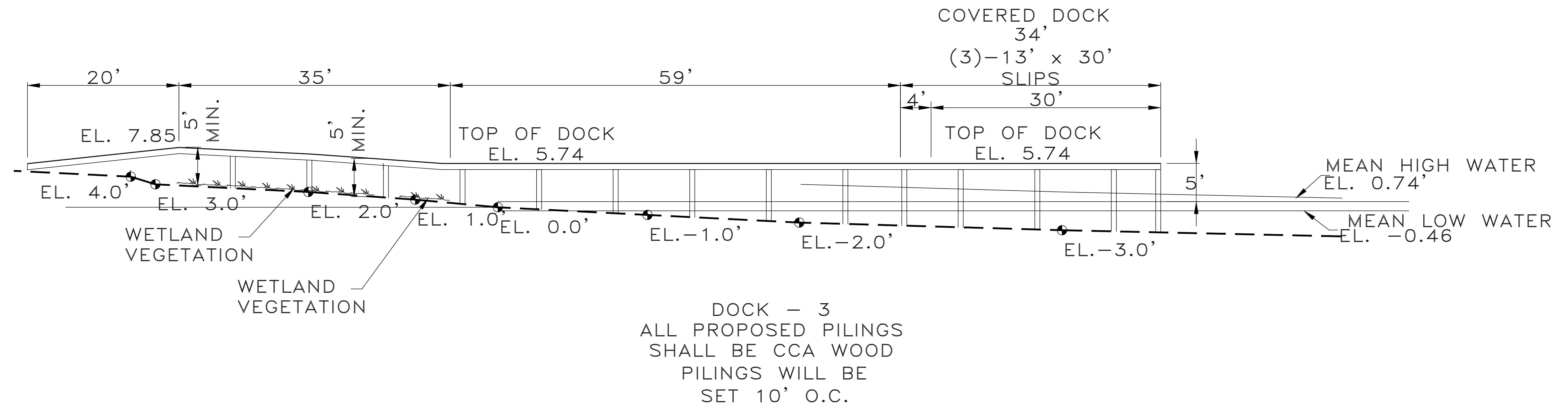
McNEIL CARROLL
ENGINEERING, INC.
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288
475 Harrison Avenue, Suite 200
Panama City, Florida 32401
850-763-5730

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL. LC. # 43503

Robert L. Carroll, P.E.
PROFESSIONAL ENGINEER
FL. LC. # 57889

SHEET NUMBER	
1	11
153.08 - GRAND LAGOON POINTE - DOCKS	

**PERMIT PURPOSES ONLY**

SCALE: SHOWN
DESIGNED BY: JFP
DRAWN BY: JFP
REVIEWED BY: SDM
ISSUE DATE: 2/11/2025
CF/D: 153.08E01-30-LOT-DCC
NOT RELEASED FOR CONSTRUCTION BY: DATE:

**MCNEIL—
—CARROLL**
ENGINEERING, INC.

475 Harrison Avenue, Suite 200
Panama City, Florida 32401
850-763-5730

Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

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01			
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Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL LC # 49303

Robert L. Carroll, P.E.
PROFESSIONAL ENGINEER
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02/11/25