



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Bruce Kilpatrick
MGRM

Published: June 30, 2025
Expires: July 21, 2025

**Jacksonville District
Permit Application No. SAJ-1997-04500**

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: Bruce Kilpatrick
MGRM
2309 Thomas Drive
Panama City Beach, Florida 32408

WATERWAY AND LOCATION: The project would affect waters of the United States associated with an upland cut boat basin leading to Saint Andrew Bay. The project site is located at 800 Dolphin Harbour Drive in Section 28, Township 3 South, Range 15 West, Panama City Beach, Bay County, Florida. Coordinates of the proposed project are 30.196232, -85.755798.

EXISTING CONDITIONS: The project site contains an existing commercial marina within an upland-cut boat basin containing 79 boat slips, associated docks, a boat ramp, and a bulkhead surrounding the boat basin. The marina was originally permitted under file number SAJ-1997-04500 in 1998 and a modification was issued in 2022 expanding the number of boat slips from 64 to 79. The aquatic habitat in the area consists of estuarine subtidal waters with unconsolidated sand/mud substrate. No aquatic resources such as submerged aquatic vegetation (SAV) are present. Neighboring properties contain single-family residences.

PROPOSED WORK: The applicant seeks authorization to modify an existing commercial marina consisting of adding 35 new boat slips to total 114 slips, and constructing the following associated structures: an 8' x 236' access dock; a 5' x 93' terminal platform; (9) 2' x 14' finger piers; a 2' x 26' finger pier; 785 square feet of triangular decking; and (4) 2' x 15' finger piers, totaling 3,642 square feet (SF). The new boat slips would consist of the following (see project drawing for reference): slips 76-83:

12' x 30'; slips 84 – 95: 16' x 30'; slips 96A, 96B, and 96C: 7' x 30'; slips 97 and 98: 24' x 55'; slips 99 and 100: 24' x 50'; slips 101 – 106: 18' x 40'; and slips 107 and 108: 16' x 40'.

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.

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 0.36 acre of estuarine subtidal habitat utilized

by various life stages of shrimp, reef fish, sharks and coastal migratory pelagic species in an upland cut boat basin connected to Saint Andrew Bay. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in Saint Andrew 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.

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 July 21, 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: **Harbourage Marina, LLC**

Waterbody / Class: **upland cut marina**

Purpose: **Environmental Permitting**

Project Location / USGS: **800 Dolphin Harbour Drive / Panama City Beach 000**

Latitude: **N30° 22' 32.4"**

Longitude: **W86° 09' 41.0"**

Section: **28 Township: 2 South Range: 15 West**

Job: **742.01**

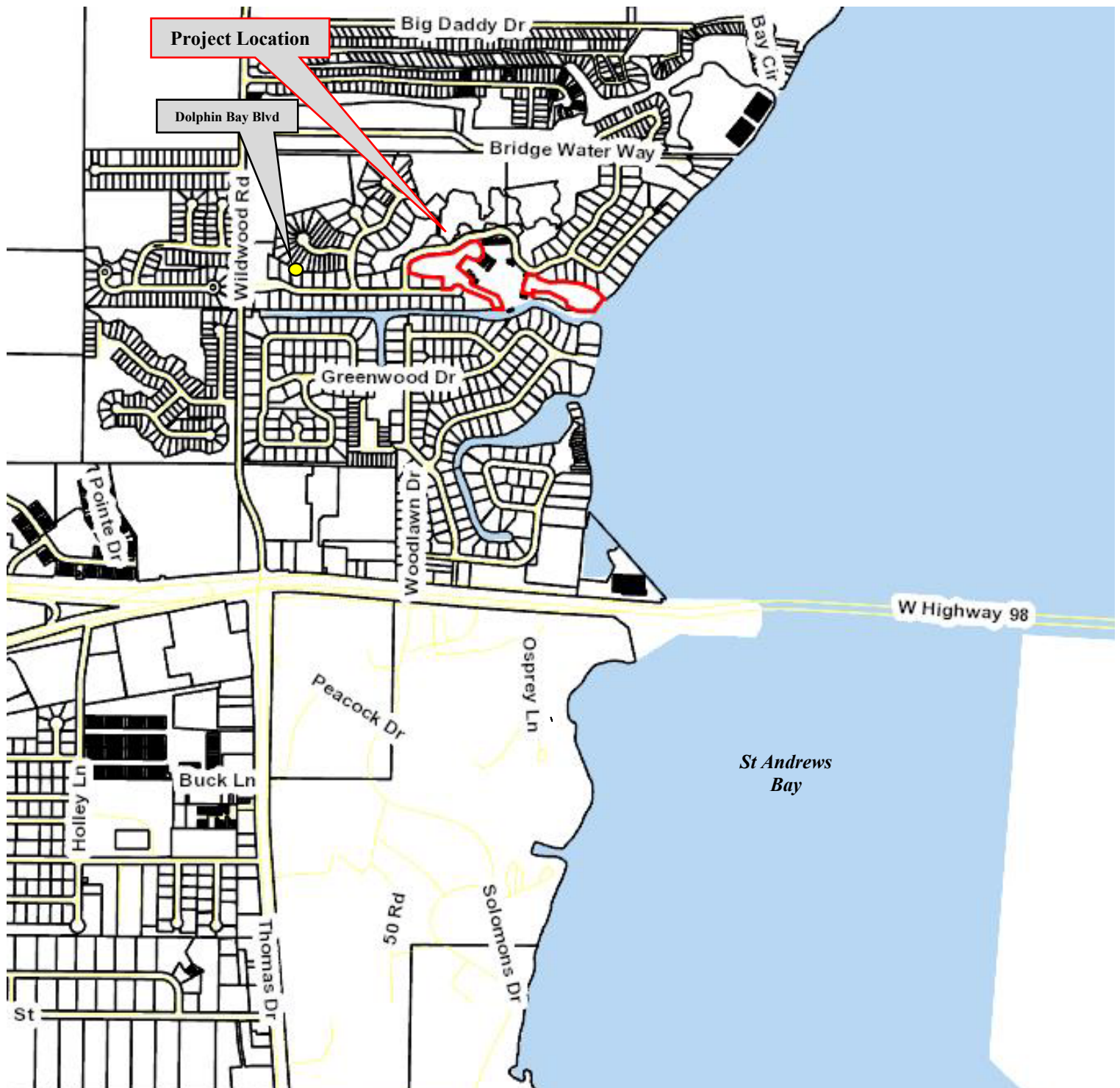
DEP:

COE:

Other: **PID: 27343-583-**

Date: **February 10, 2022**

VICINITY MAP

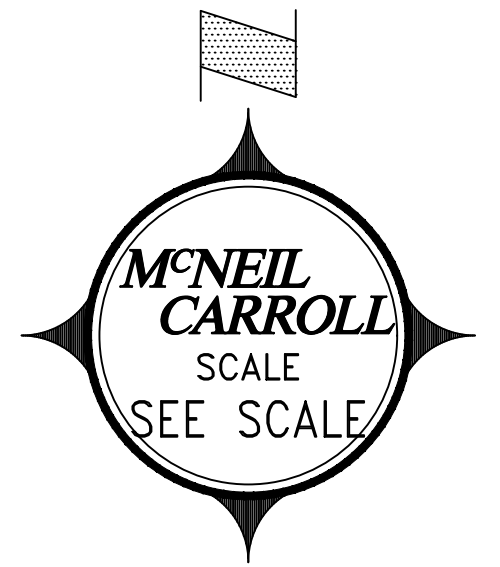


MEAN HIGH WATER
EL. 0.71' NAVD 88

PROPOSED
DOCK

PROPOSED
DOCK

0 20 40 60
GRAPHIC
SCALE
FEET



TOTAL: 114 BOAT SLIPS
35 PROPOSED BOAT SLIPS
79 EXISTING SLIPS

PROPOSED BOAT SLIPS

- 76 - 83 - (12' X 30')
- 84 - 95 - (16' X 30')
- 96A, 96B & 96C - (7' X 30')
- 97 & 98 - (24' X 55')
- 99 & 100 - (24' X 50')
- 101 - 106 - (18' X 40')
- 107 & 108 - (16' X 40')

PERMIT PURPOSES ONLY

SITE LAYOUT PLAN
DOLPHIN BAY MARINA EXPANSION
DOLPHIN BAY
BAY COUNTY, FLORIDA

SCALE: SHOWN
DESIGNED BY: JFP
DRAWN BY: JFP
REVIEWED BY: SDM
ISSUE DATE: 6/13/2025
C/F: 1459.01E01
NOT RELEASED FOR CONSTRUCTION
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 LIC # 43503

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

SHEET NUMBER

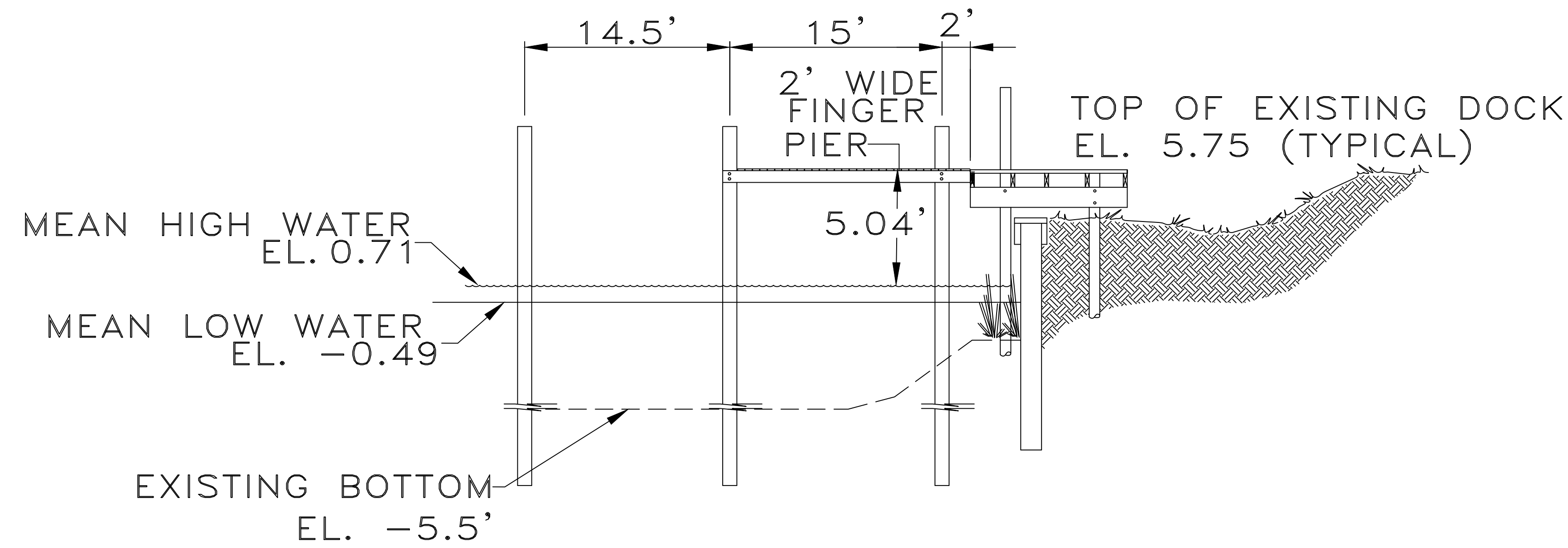
3 OF 9

ELEVATION LEGEND
EXISTING EL. -5.5'

DEPTH OF WATER AT MHW - EL. 6.21'
DEPTH OF WATER AT MLW - EL. 5.01

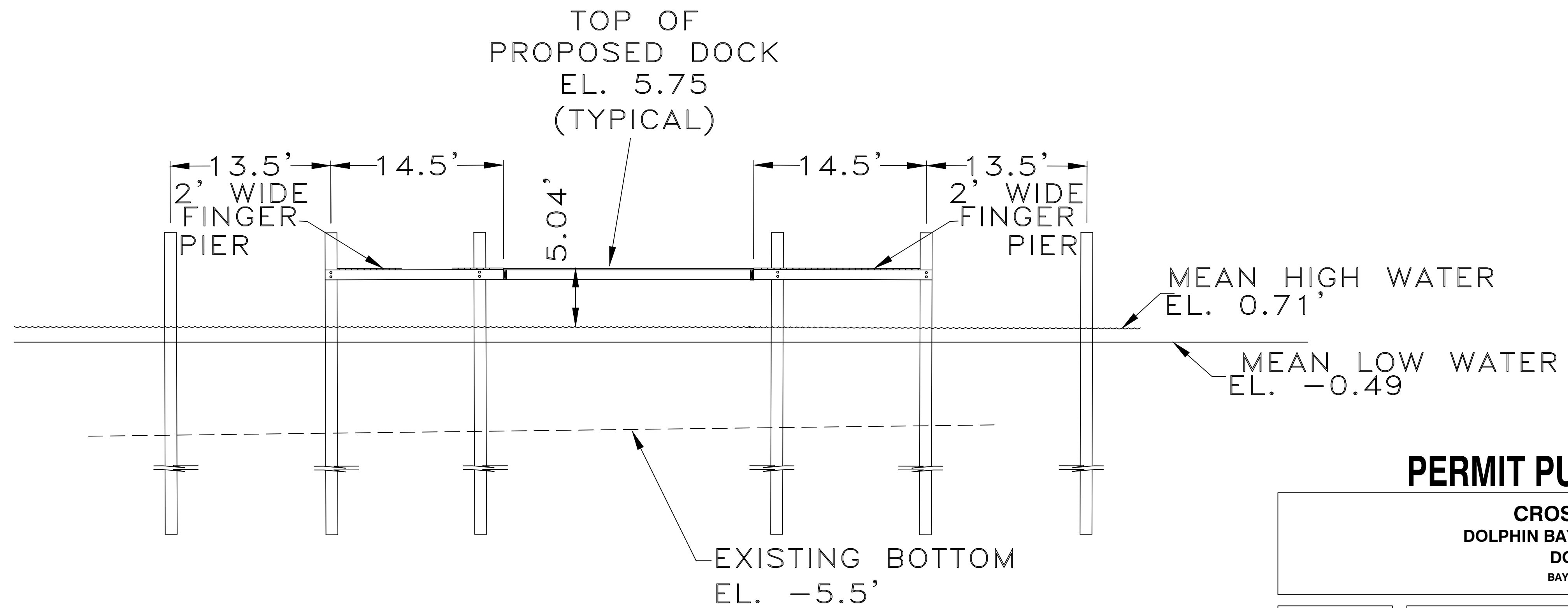
\\VNC-PROD\SCT\1459.01 - 0507441 BAY MARINA EXPANSION\DRAWINGS\1459.01E01.DWG 6/13/2025 11:19 AM
© McNEIL CARROLL ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF McNEIL CARROLL ENGINEERING, INC.

1459.01 - DOLPHIN BAY MARINA EXPANSION



ALL PROPOSED PILINGS
SHALL BE CCA-WRAPPED

SECTION - A TYP.
NOT TO SCALE



ALL PROPOSED PILINGS
SHALL BE CCA-WRAPPED

SECTION - B TYP.
NOT TO SCALE

PERMIT PURPOSES ONLY

CROSS SECTIONS
DOLPHIN BAY MARINA EXPANSION
DOLPHIN BAY
BAY COUNTY, FLORIDA

SCALE: SHOWN
DESIGNED BY: JFP
DRAWN BY: JFP
REVIEWED BY: SDM
ISSUE DATE: 6/13/2025
CS/D: 1459.01E01
NOT RELEASED FOR CONSTRUCTION
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

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL LC # 49503

Robert L. Carroll, P.E.
PROFESSIONAL ENGINEER
FL LC # 57888

SHEET NUMBER	5 OF 9
--------------	--------