



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Sarah Harris
City of Ocean Springs

Published: August 1, 2025
Expires: September 1, 2025

**Mobile District
Permit Application No. SAM-2023-00580-APS
Joint Public Notice: U.S. Army Corps of Engineers (USACE),
Mississippi Department of Environmental Quality Office of
Pollution Control (MDEQ) (WQC2024028), and Mississippi
Department of Marine Resources (MDMR) (DMR25-000276)**

TO WHOM IT MAY CONCERN: The Mobile 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:

APPLICANT: Sarah Harris
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, Mississippi 39564

AGENT: Lindsay Spurrier
Cypress Environment & Infrastructure
772 Howard Avenue
Ocean Springs, Mississippi 39530

WATERWAY AND LOCATION: The project would affect waters of the United States and navigable waters of the United States associated with Biloxi Bay. The project/review area is located immediately south-southwest of the Front Beach Drive and Jackson Avenue intersection in Section 37, Township 7 South, Range 8 West; at Latitude 30.405300° North and Longitude 88.830952 West; in Ocean Springs, Jackson County, Mississippi (Figures 1 and 2).

EXISTING CONDITIONS: The proposed project would be located on and around an existing peninsula that is approximately 375 feet in length and 150 feet in width. The peninsula projects in a south-southwesterly direction from the shoreline into the waters of Biloxi Bay near its convergence with the Mississippi Sound. The site was once the location of a seafood processing facility, but the facility was destroyed by Hurricane Katrina in 2005. Most of the remnants of the damaged facility have been removed from the property, but a few remnants, such as the remains of the former facility's dock and bank stabilization materials, still exist at the site. The property is relatively flat. The property is maintained as cleared and is mowed regularly. Steel sheet pile bulkheads line the south and southeast boundaries of the parcel. The tie backs that connected to

the steel sheet pile bulkheads are exposed in multiple places, and some of the tie backs are visibly broken. Remnants of a timber bulkhead and round timber piles are located in the water up to 35 feet from the shoreline on the south and east sides of the parcel. The southwest corner of the parcel is lined with large pieces of concrete debris. The western boundary of the parcel is eroding north of the concrete debris.

PROJECT PURPOSE:

Basic: Construction of a recreational area.

Overall: The purpose of the proposed project is to put a long-vacant and deteriorating site back into productive use for the coastal community of Ocean Springs to hold events and serve as waterfront green space.

PROPOSED WORK: The applicant is requesting authorization to remove existing pilings formerly associated with a derelict dock and mooring area, the remains of a dilapidated bulkhead, and remnants of deteriorating concrete and riprap bank stabilizations. The applicant is also requesting authorization to replace the antiquated bank stabilization materials with a newly constructed bulkhead and riprap.

Table 1: Summary of the activities proposed.

ID*	Activity	Materials	Impact Area
Removal of Existing Site Features (Temporary Impacts)			
D-1	Removal of old dock	Wooden piles/debris	640 ft ²
D-2	Removal of existing riprap	Concrete riprap	559 ft ²
D-3	Removal of existing bulkhead	Metal bulkhead	239 ft ² (159-ft long x 1.5-ft wide)
Proposed Site Features (Permanent Impacts)			
P-1	Replacement of existing bulkhead	Coated steel sheetpile	458 ft ² (305-ft long x 1.5-ft wide)
P-2	Replacement of riprap	200 lb. riprap	4,002 ft ³ (148.22 yd ³) West Side: 3,746 ft ³ (138.74 yd ³) East Side: 256 ft ³ (9.48 yd ³)

*ID numbers are shown on Figures 3 and 4.

Removal Methods: The removal of existing piles and bulkhead would be accomplished using a plasma cutter or equivalent to cut the material at the mudline after which it would be removed from the site and disposed of at a legal disposal location. Existing riprap would be removed using an excavator staged in nonwetland (upland) areas on the site. All removed materials will be transported from the site and disposed of at a legal disposal location.

Placement Methods: The replacement of the bulkhead would be accomplished by driving the steel sheetpiles using a driving head mounted on a crane or equivalent equipment. The replacement of the riprap would be accomplished using an excavator.

Equipment used to replace the bulkhead and riprap would be staged on nonwetland (upland) areas of the site.

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 applicant has designed the proposed project to avoid impacts to wetlands. The applicant has also designed the project with the smallest footprint necessary to achieve the project purpose. Construction would occur using methods that would minimize impacts to the greatest extent practicable. When removing the existing pilings and bulkhead, the applicant would cut the materials at the mudline to minimize waterbottom disturbance and avoid unnecessary effects to water quality. The applicant would also situate the excavator and crane in a nonwetland (upland) location as opposed to in wetlands or waters. Additionally, Best Management Practices (BMPs) would be implemented to minimize potential construction related impacts to water quality. The applicant would abide by state water quality standards.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: Because the only impacts proposed are to water bottoms and no impacts to wetlands, submerged aquatic vegetation, or streams have been proposed, the applicant has not proposed compensatory mitigation for this project.

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. The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), 2025 USFWS South Mississippi Standard Local Operating Procedures for Endangered Species (SLOPES), National Marine Fisheries Service (NMFS) SERO Section 7 Mapper, and the NMFS Critical Habitat Mapper have been referenced to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary 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 in Table 2. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 2: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Gulf sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Threatened
Gulf Sturgeon Critical Habitat Unit 8		
Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Threatened
Piping Plover	<i>Charadrius melodus</i>	Threatened
Piping Plover Critical Habitat Unit MS-10		
Red Knot	<i>Calidris canutus rufa</i>	Threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries 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 proposed activities would have no adverse effect on any Essential Fish Habitat (EFH) or associated fisheries managed by the Gulf of Mexico Fishery Management Council or the NMFS. Based upon spatial data provided by the Mississippi Department of Marine Resources (MDMR), an oyster reef is located 407 linear feet south of the proposed project location; however, the project would be anticipated to have no effect on this resource. According to the National Oceanic and Atmospheric Administration (NOAA) EFH Mapper, the project falls within EFH for multiple species; however, based upon the history of the project site, the location and type of existing structures, the minimal nature of the proposed work and structures, the mobility of the species for which EFH is listed, the absence of any highly productive EFH complexes such as SAV or emergent wetlands within the action area, and the absence of any Habitat Areas of Particular Concern (HAPC) or EFH Areas Protected from Fishing (EFHA) within 15 miles of the action area. 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.

NOAA Essential Fish Habitat (9 feature(s) returned)	
Species	Life Stage
Coastal Migratory Pelagics	ALL
Red Drum	ALL
Atlantic Sharpnose Shark (Gulf of Mexico Stock)	Juvenile/Adult
Shrimp	ALL
Spinner Shark	Neonate
Bull Shark	Juvenile/Adult
Reef Fish	ALL
Atlantic Sharpnose Shark (Gulf of Mexico Stock)	Neonate
Bull Shark	Neonate
Source: https://services2.arcgis.com/C8EMgrsFcRFL6LrL/arcgis/rest/services/EFH/FeatureServer/0	

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. The nearest federal channel, Biloxi East Access, is approximately 0.61 miles southwest of the site.

SECTION 408: The applicant will 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 alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Mississippi Department of Environmental Quality (MDEQ). The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121) requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to MDEQ.

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.

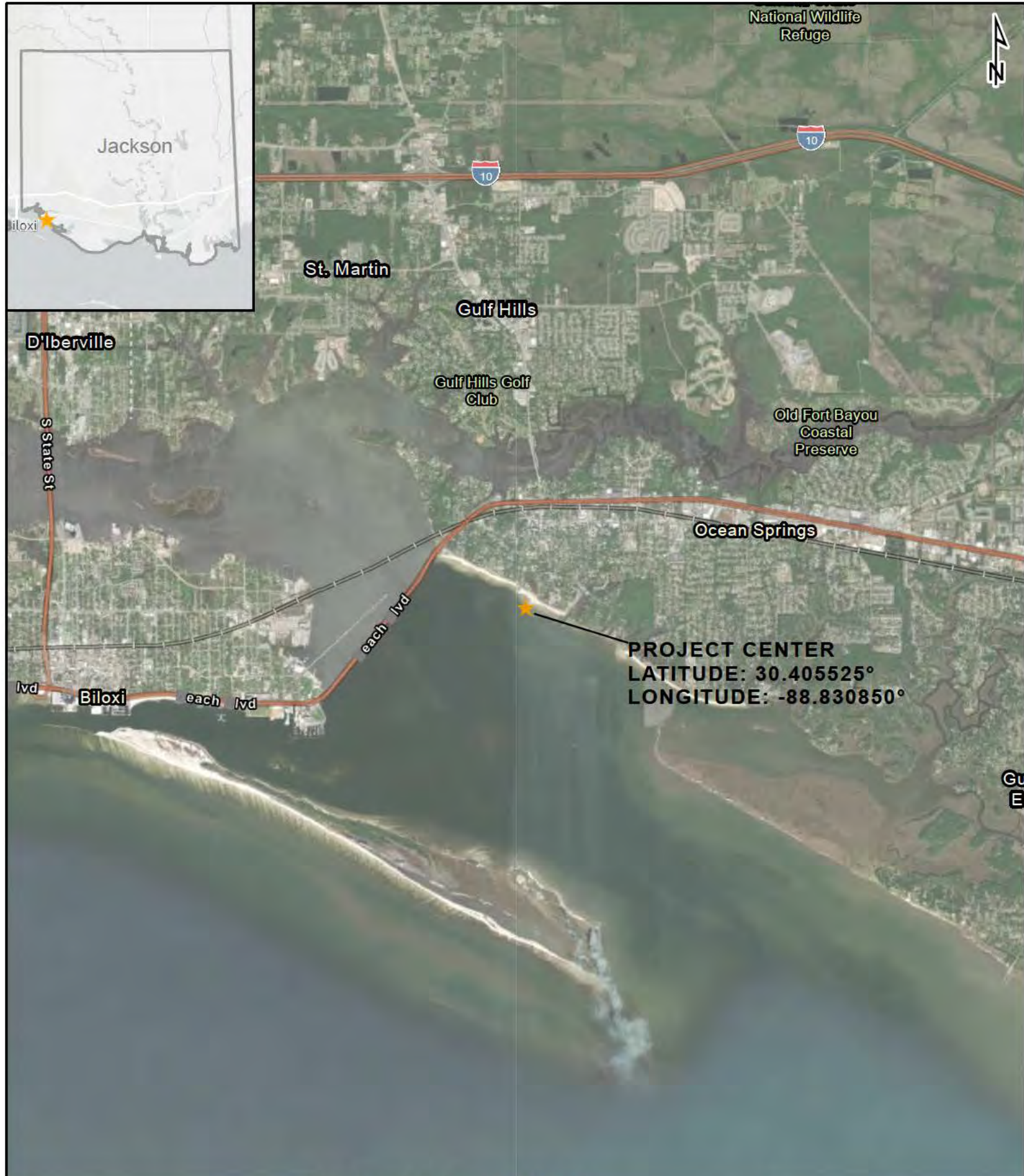
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the

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 Mobile District will receive written comments on the proposed work, as outlined above, until August 31, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Amiee P. Smith at amiee.p.smith@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Amiee P. Smith, Post Office Box 2288, Mobile, Alabama 36602. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Biloxi, Mississippi 39530. 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.



FRONT BEACH EVENT SPACE

Ocean Springs, Jackson County, Mississippi

SITE VICINITY



FIGURE I



MARIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Map data ©
OpenStreetMap contributors, CC-BY-SA

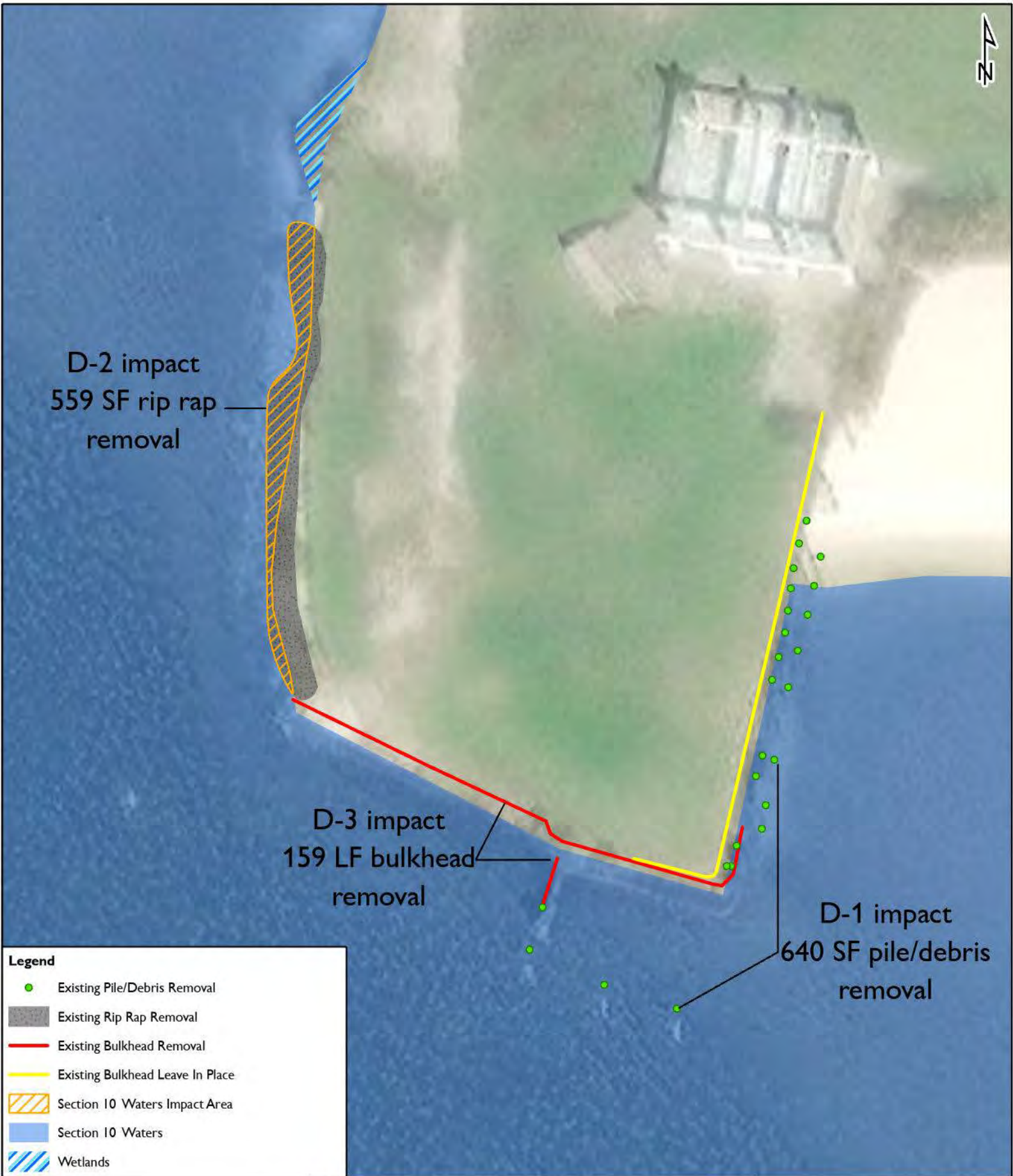


Figure 2: Location Map
(SAM-2023-00580-APS)

0 90 180 360
ft

Map Center: 88.830821°W 30.405716°N

Map Created by: Amiee P. Smith
Date: 8/1/2025
Coordinate System: WGS 1984 Web
Mercator Auxiliary Sphere



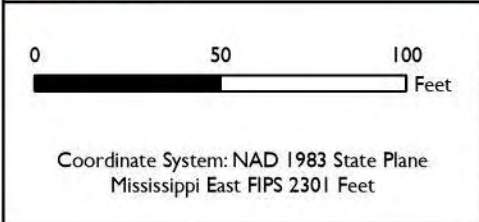
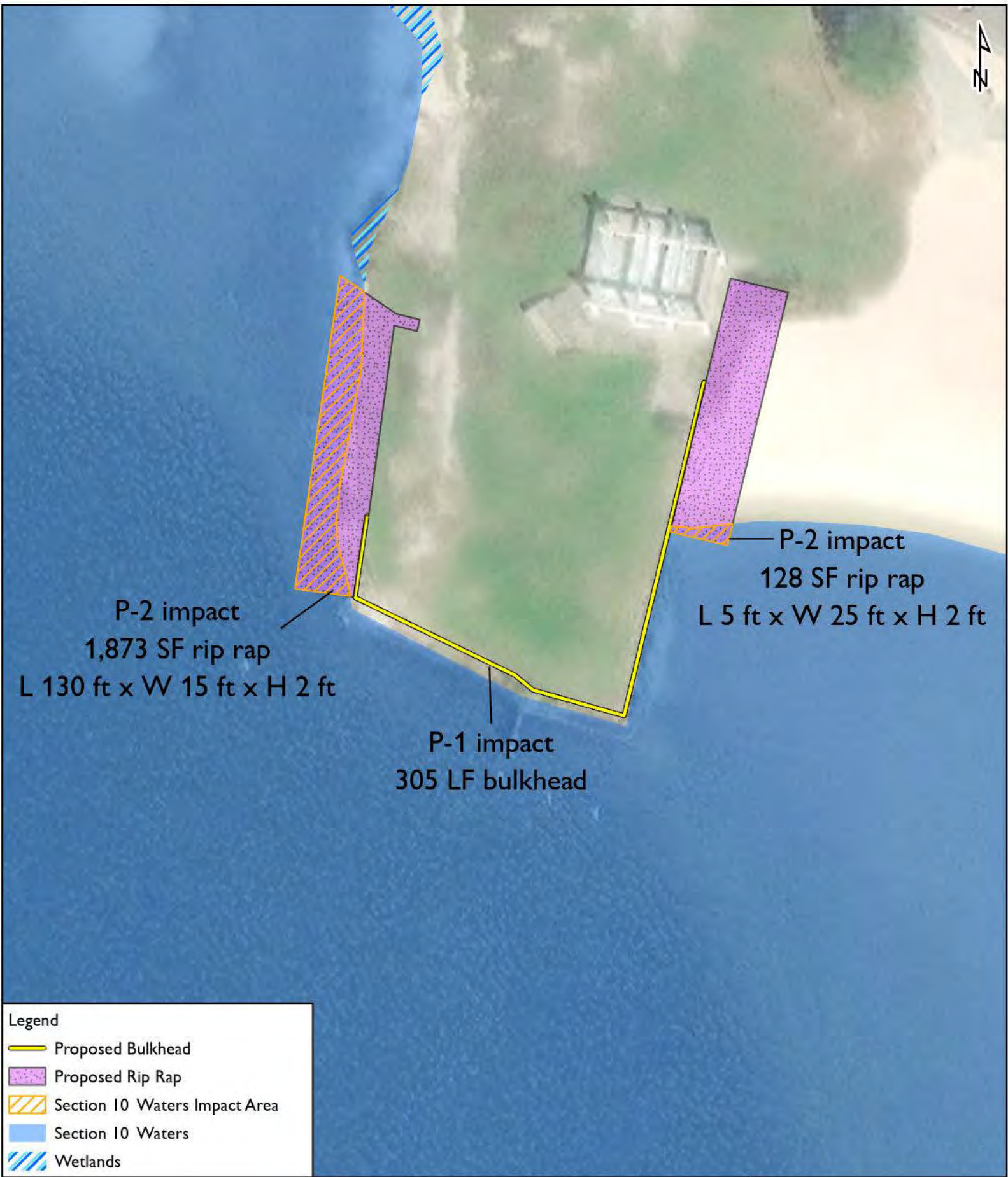
FRONT BEACH EVENT SPACE

Ocean Springs, Jackson County, Mississippi

IMPACTS MAP
REMOVAL OF EXISTING FEATURES



FIGURE 3



FRONT BEACH EVENT SPACE
Ocean Springs, Jackson County, Mississippi

**IMPACTS MAP
PROPOSED PROJECT**

CYPRESS
Environment & Infrastructure

FIGURE 4