JOINT APPLICATION AND NOTIFICATION
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL

Applicant: CamDav, LLC
Mailing Address: 2082 Beach Drive
Gulfport, MS 39507
Phone Number: (228) 861-5209
Email Address: rick@bhomesinc.com

Agent: Ecological Asset Management, LLC - Mitch Tinsley
Mailing Address: 530 Main Street - Suite B
Bay St Louis MS, 39520
Phone Number: (228) 324-9093
Email Address: mitch@ecologicalasset.com

Date Submitted:

09/16/2026

DMR Permit Number:
DMR26-000472

Historic DMR Permit Numbers:

DMR File Number:
26-000481

Project Location:

0908M-01-009.000
0 DEDEAUX RD
Gulfport, MS
Harrison County

Are there existing structures? No
Do you still need to enter a Project Location? No
How will you identify the project location:
Is this property accessible? Yes

Project Information:

Project Name or Title: Sleekwood Subdivision

Project Description: The applicant proposes to fill a total of +/- 5.25 acres of medium quality wetlands to construct a single-family residential subdivision. The project will also impact 2.13 acres of non-jurisdictional wetlands. The subdivision design proposed would support 48 lots and the design, layout as well as the locations and sizes of the proposed homes and infrastructure have been specifically designed to reduce the needed impact areas to only what will support the minimal requirements needed to support the development. The impacts to jurisdictional wetlands requested will support the needed construction for roads, utilities and minor edge impacts for building pads only. Impacts to wetlands will be compensated for by the purchase of offsite wetland mitigation credits from an approved mitigation bank. The purpose of the project is to provide affordable housing through the development of a residential subdivision in Gulfport, MS. The proposed design of the subdivision is designed to meet the current and projected needs of the area. There is high demand for housing in desirable areas such as the subject location. The project is ideally situated at the intersection of Dedeaux Road and Dede Drive, providing convenient access to recreation and employment centers. This subdivision will provide support for the economic expansion within the general Gulfport and Harrison County areas. As more families are drawn into these areas, they provide a larger labor force, as well as a larger consumer base, which also benefits the city and county revenues. Ecological Asset Management, LLC (EAM) staff biologists with expertise in threatened and endangered (T&E) species surveys conducted a field investigation to identify the presence of Threatened and/or Endangered Species and the existence of potential habitats on the subject property. Prior to the field investigation that took place in April 20, 2026, EAM biologists reviewed the latest U.S. Fish and Wildlife Service IPAC map of critical habitats and list of T&E species within Harrison County, Mississippi. EAM also submitted a request for an official species list and effects determination through the USFWS portal on July 28, 2026. It was determined through in-house research and the field visit, that of the species listed as T&E species in Harrison County, MS, none occur on habitat contained of the subject property, and the subject area is not within or adjacent to critical habitat. Please refer for the attached EA for

details pertaining to Section 106.

Project Purpose and Need: The purpose of this project is to construct a single-family residential subdivision in an area with increasing demand for housing.

Intended Use: Commercial

Will the Proposed Project have a Public Benefit?: Yes
Increased tax base: Yes
Increased employment:
National security benefits:
Improved habitat:
Other:
Does Project area contain any marsh Vegetation?: No

What measures will be taken to reduce detrimental off-site effects to the Coastal Wetlands during and after the proposed activity?: Best Management Practices

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Impact Information:

Number of Impact Types	**01**
Impact Type:	**Wetland Fill**
Permanent or Temporary?	Permanent
Specific Purpose of Fill (Wetland Fill)	Fill is required to provide a suitable and safe foundation for the proposed homes and infrastructure.
Acreage/Square Footage or Linear Feet (Wetland Fill)	5.25
Specify Unit of Measurement (Wetland Fill)	01. Acreage
Cubic Yards of Fill Material (Wetland Fill)	9,000
Fill Material Type (Wetland Fill)	Sandy Clay
Habitat Type (Wetland Fill)	01. Pine Savanna
Mitigation Type(Wetland Fill)	01. Credit Purchase
Is this a component of a larger project?	No
Is any portion of this impact complete?	No

Additional information relating to the proposed activity

Have any other federal, state, or local agencies issued permits or other types of approvals for the proposed project?: No

Have any other federal, state, or local agencies denied approval for the proposed project?: No

Additional information about the proposed project.

Project Schedule

Do you know the Proposed Start Date? Yes
01/01/2027

Do you know the Proposed Completion Date? Yes
04/01/2027

Do you know the Estimated Cost of the Project?

Adjacent Property Owners:

Application Certified by: Mitch Tinsley

Attachment "A"
PERMIT DRAWINGS

Sleekwood Subdivision

Section 11, Township-7-South, Range-11-West
Gulfport, Harrison County, MS

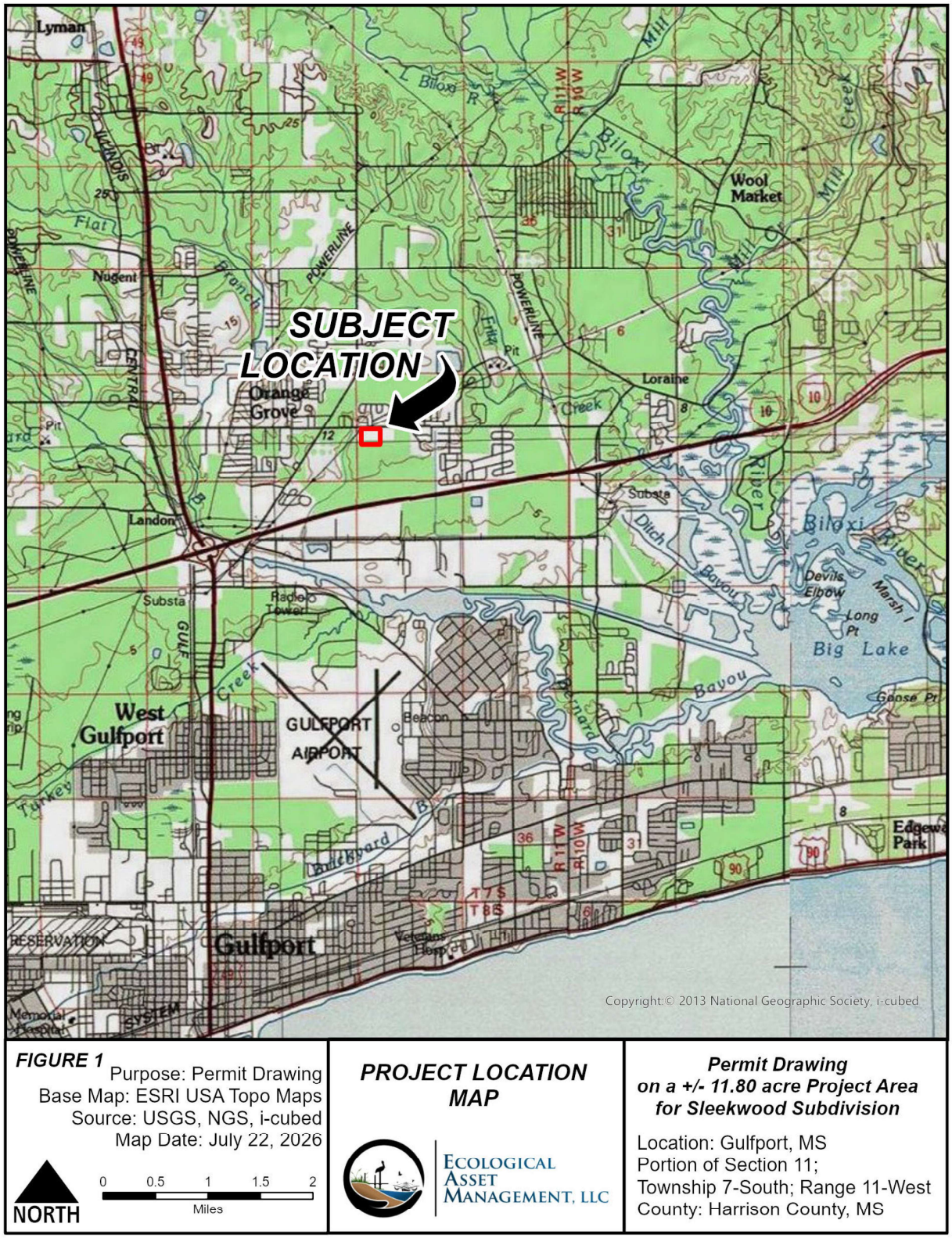


Figure 1. Project Location

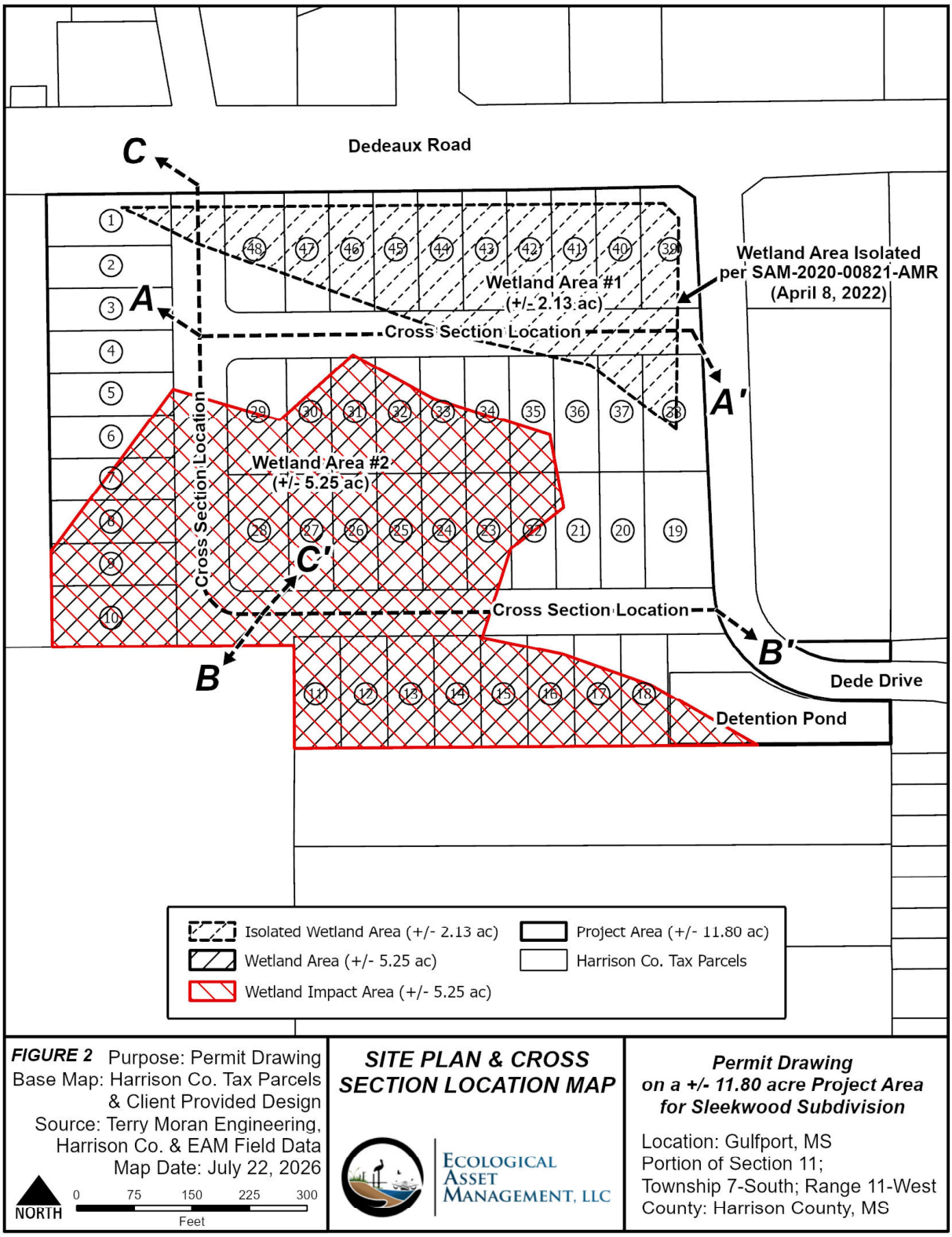


Figure 2. Existing Site Plan & Cross Section Location

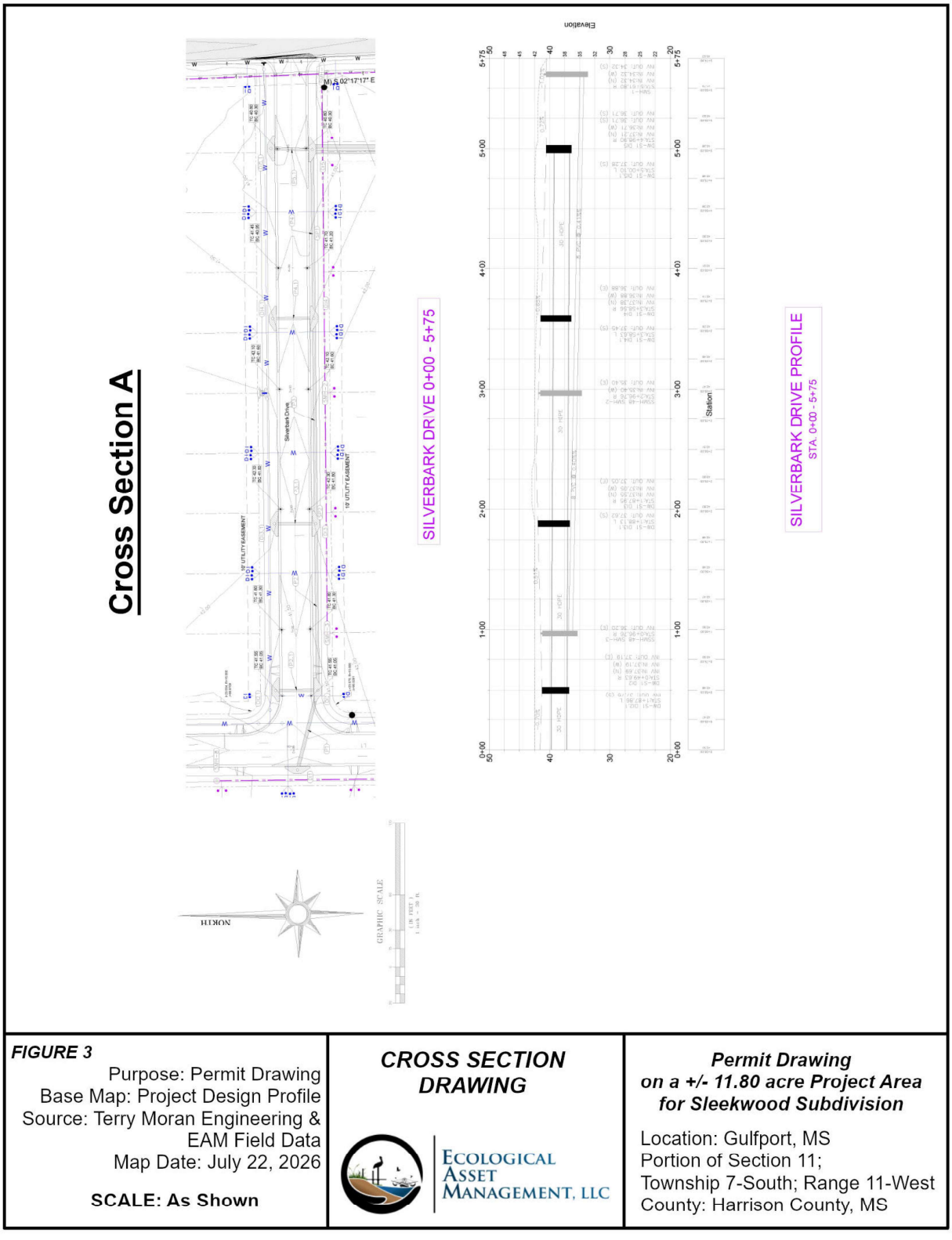


Figure 3. Typical Cross Section Drawing

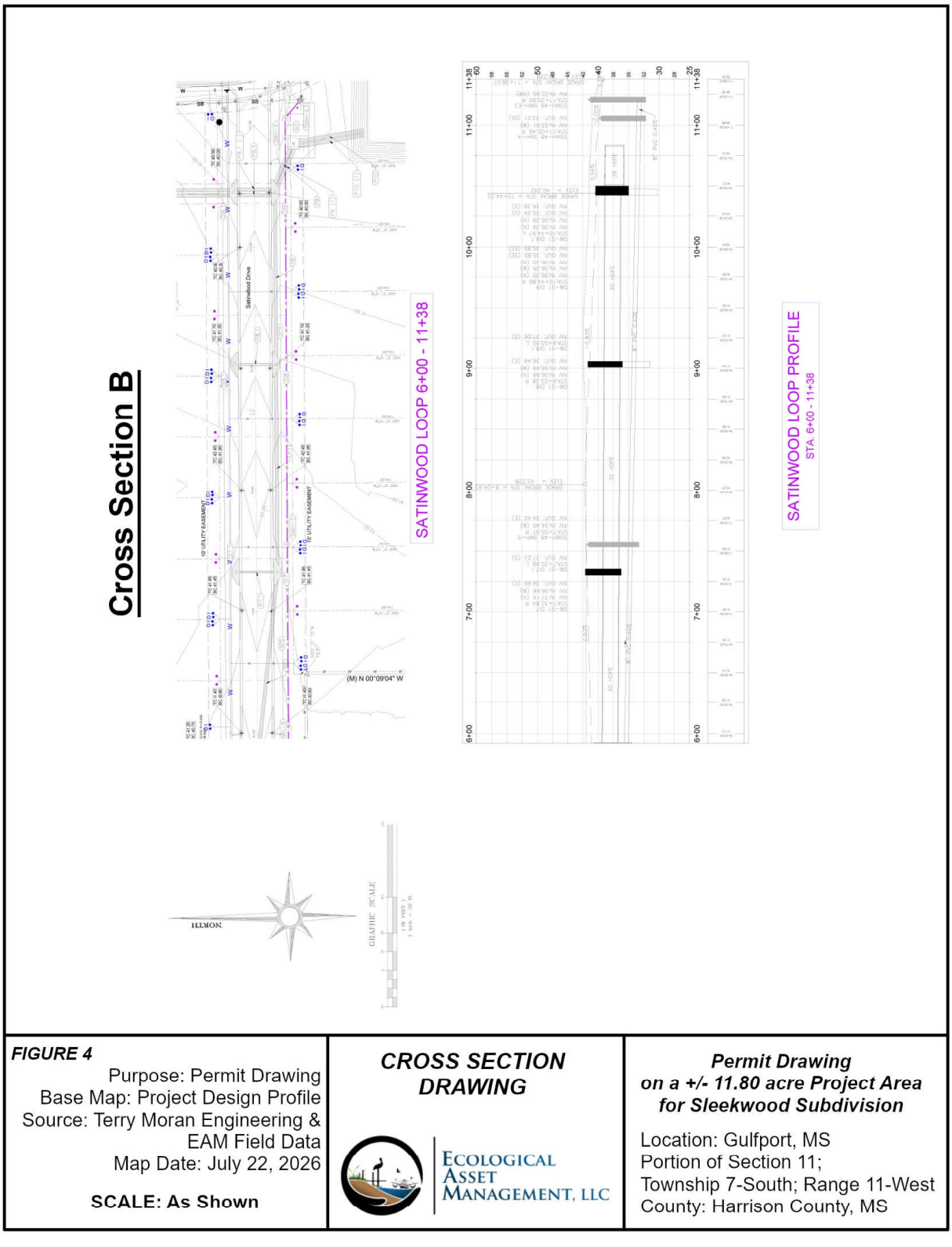


FIGURE 4 Purpose: Permit Drawing Base Map: Project Design Profile Source: Terry Moran Engineering & EAM Field Data Map Date: July 22, 2026 **SCALE: As Shown**	***CROSS SECTION DRAWING*** ECOLOGICAL ASSET MANAGEMENT, LLC	***Permit Drawing on a +/- 11.80 acre Project Area for Sleekwood Subdivision*** Location: Gulfport, MS Portion of Section 11; Township 7-South; Range 11-West County: Harrison County, MS

Figure 4: Typical Cross Section Drawing

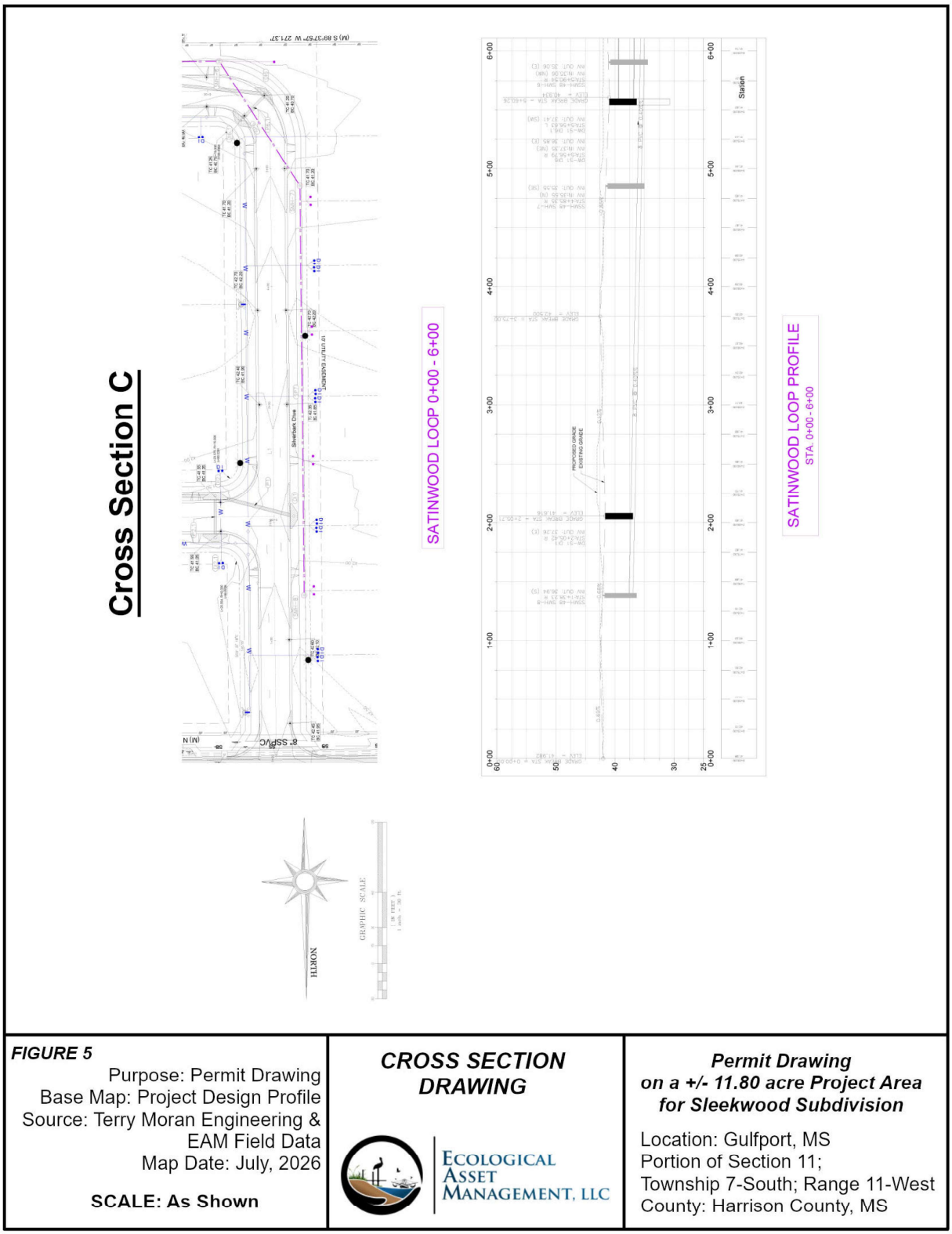


FIGURE 5

Purpose: Permit Drawing
Base Map: Project Design Profile
Source: Terry Moran Engineering & EAM Field Data
Map Date: July, 2026

SCALE: As Shown

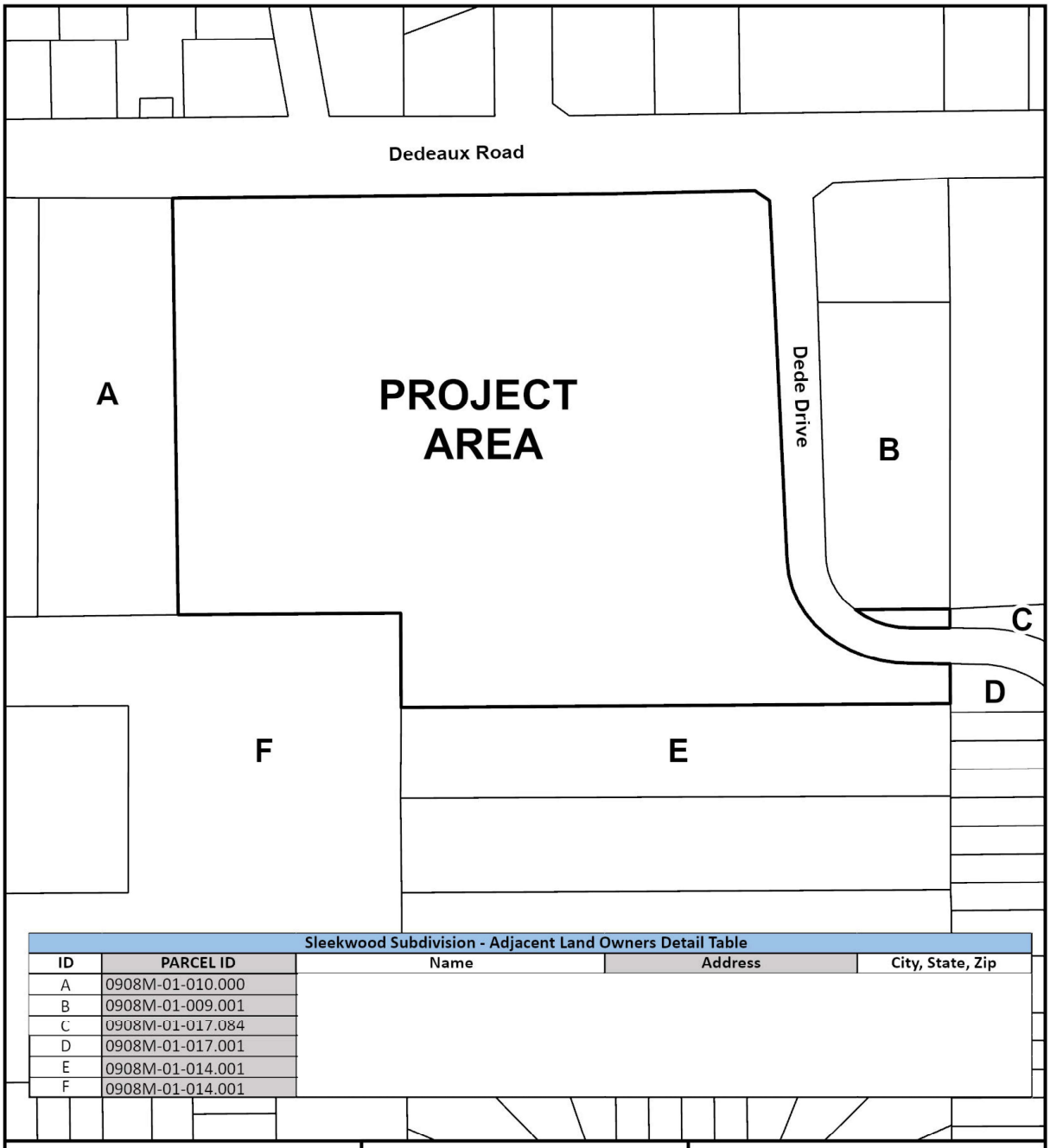
CROSS SECTION DRAWING

ECOLOGICAL ASSET MANAGEMENT, LLC

Permit Drawing on a +/- 11.80 acre Project Area for Sleekwood Subdivision

Location: Gulfport, MS
Portion of Section 11;
Township 7-South; Range 11-West
County: Harrison County, MS

Figure 5: Typical Cross Section Drawing



Sleekwood Subdivision - Adjacent Land Owners Detail Table

ID	PARCEL ID	Name	Address	City, State, Zip
A	0908M-01-010.000			
B	0908M-01-009.001			
C	0908M-01-017.084			
D	0908M-01-017.001			
E	0908M-01-014.001			
F	0908M-01-014.001			

FIGURE 6

Purpose: Permit Drawing
Base Map: Harrison Co. Tax Parcels
Source: Harrison County, MS
Map Date: July 22, 2026

NORTH

0 70 140 210 280
Feet

ADJACENT PROPERTY OWNERS MAP

ECOLOGICAL ASSET MANAGEMENT, LLC

Permit Drawing on a +/- 11.80 acre Project Area for Sleekwood Subdivision

Location: Gulfport, MS
Portion of Section 11;
Township 7-South; Range 11-West
County: Harrison County, MS

Figure 6: Adjacent Property Owners Map

Attachment "B"
AGENT AUTHORIZATION

Sleekwood Subdivision

Section 11, Township-7-South, Range-11-West
Gulfport, Harrison County, MS

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Agent Authorization

I authorize the person(s) and/or company listed below to act as my agent regarding the proposed project as described in the Joint Application and Notification at the location listed below:

Ecological Asset Management
c/o Mitch Tinsley
(name of agent)

530 Main Street, Suite B
(address)

Bay St. Louis, MS 39520
(city, state, zip code)

O: 228-231-1077
(agent phone number)

Dedeaux Road
(location of project)

Section 11, Township 7-South, Range 11-West

Gulfport, Harrison County, Mississippi

Rick Camarena
(print applicant name)

(applicant signature)

9/30/24
(date)

Do you want the permit mailed to the agent? ✓ Yes _____ No

Attachment "C"

ENVIRONMENTAL ASSESSMENT

Sleekwood Subdivision

Section 11, Township-7-South, Range-11-West
Gulfport, Harrison County, MS

Environmental Assessment

Project Background

A Department of the Army Approved Jurisdictional Determination (SAM-2020-00821-AMR) was issued for the subject property on April 8, 2022. The AJD identified 5.25 acres of jurisdictional emergent wetlands and 2.13 acres of isolated, non-jurisdictional emergent wetlands within the project area.

Project Description

The project consists of the construction of a 48-lot single-family residential subdivision on a +/- 11.80-acre project area in Gulfport, MS. The subject property is more specifically located in Section 11, Township-7-South, Range-11-West (Figure 1), Harrison County, MS.

This development is being proposed in a rapidly growing area of the Mississippi Gulf Coast. The project will entail the permanent filling of 5.25 acres of medium-quality jurisdictional wetlands. The project will also impact 2.13 acres of non-jurisdictional wetlands. The filling of the property will require +/- 9,000 cubic yards of sandy clay material sourced from a State of Mississippi approved and permitted surface mining pit. Best management practices will be employed to ensure that the fill material will not contaminate surrounding wetlands and/or other waters of the U.S.

Purpose and Need for Project

The purpose of the project is to provide housing through the development of a single-family residential subdivision in Gulfport and surrounding areas. The project, as proposed, allows for the construction of all improvements necessary for the development of a 48-lot residential subdivision. There is high demand for housing in desirable areas such as the subject location; the applicant’s proposed design of the subdivision is designed to meet the current and projected needs of the area.

The project site is located within the City of Gulfport in Harrison County, an area that has experienced continued residential and economic growth in recent years. The City of Gulfport's population increased from 67,793 in 2010 to an estimated 76,506 in 2025, representing an increase of 12.9%. This continued residential growth has resulted in an ongoing demand for additional housing and supporting infrastructure. The project site's location at the intersection of Dedeaux Road and Dede Drive provides convenient access to Interstate 10, U.S. Highway 49, major employment centers, commercial services, schools, and recreational amenities throughout the City of Gulfport. These factors, coupled with the continued demand for housing along the Mississippi Gulf Coast, make the project area well suited for residential development.

Alternatives

Identified project and alternatives include: (1) construction of the project as proposed, (2) construction of alternative design, (3) the no- build alternative and (4) alternative sites.

(1) The project, as proposed, meets the purpose and need of the project, as it provides for the creation of a new single-family residential subdivision for current and new residents of Gulfport, MS. The proposed subdivision contains 48 lots and will impact 5.25 acres of medium-quality jurisdictional wetlands, as well as 2.13 acres of non-jurisdictional wetlands. This design provides 3 ingress/egress points and includes a stormwater detention pond in the southeastern portion of the project area. The proposed design provides the minimal buildable lots required to develop an economically feasible project that can suit the housing needs for the proposed area. The project as proposed will produce the revenue required for the necessary infrastructural improvements while maintaining an adequate profit margin for the applicant.

(2) An alternative design with less impacts to wetlands was originally considered during the early design stages of the project. This alternative site plan consisted of less buildable lots than the proposed design. While this alternative has less impacts to wetlands, it was determined to be undesirable because it is not economically feasible. The project as proposed will produce the revenue required for the necessary infrastructural improvements while maintaining an adequate profit margin for the applicant.

(3) The no build alternative is undesirable because it would not satisfy the purpose and need for the project by expanding the available housing in Gulfport and surrounding areas. If this alternative is pursued, the demand for available housing in Gulfport would remain unfulfilled. Additionally, it would make the applicant unable to earn potential income.

(4) Alternative sites for the project were investigated. Key parameters used in the scoping process that were investigated, include but were not limited to: environmental impact, size (8-12 acres), location, zoning and cost. Currently marketed land/unimproved property sites were analyzed. The description of the sites and each reason they were not selected over the proposed location can be found in Appendix C-1 – Alternative Site Analysis.

Affected Environment

Site Analysis

The project area consists of a medium-quality maintained lawn upland vegetative community, and a cleared freshwater forested/shrub wetland vegetative community.

Vegetation

The subject property contains a maintained lawn upland vegetative community, and a cleared freshwater forested/shrub wetland vegetative community.

The maintained lawn upland vegetative community is dominated by *Helianthus heterophyllus* (Variable Sunflower) and *Rhynchospora globularis* (Globe Beaksedge).

The cleared freshwater forested/shrub wetland vegetative community is dominated by *Rhynchospora filifolia* (Threadleaf Beaksedge), *Helianthus heterophyllus* (Variable Sunflower), *Andropogon glomeratus* (Bushy Bluestem) and *Eriocaulon decangulare* (Ten-angled Pipewort).

Wetlands

A Department of the Army Approved Jurisdictional Determination (SAM-2020-00821-AMR) was issued for the subject property on April 8, 2022. The AJD identified 5.25 acres of jurisdictional emergent wetlands and 2.13 acres of isolated, non-jurisdictional emergent wetlands within the project area.

A Wetland Rapid Assessment Procedure (WRAP) was completed by Ecological Asset Management, LLC on April 20, 2026, and is included in this submittal. The results of the study determined that the site contains 5.25 acres of jurisdictional wetlands of medium quality and +/- 2.13 acres of isolated, non-jurisdictional wetlands within the project area. The WRAP sheets can be found in Appendix C-2.

Water Quality

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Drainage is primarily topography driven from areas of higher elevation into wetland areas located at lower elevations and then off the property into adjacent wetland areas to the south.

The property has been subject to both historic and ongoing disturbances. The property has been subject to routine maintenance and mowing for several decades, and a surface disturbance event is visible within historic aerial imagery (2004). Areas within the visible disturbed surface areas appear to contain non-native fill material with compact surfaces that do not appear to maintain soil saturation for the necessary frequency or duration to establish hydric conditions. The northern wetland area is completely surrounded by uplands. The southern wetland area maintains hydrologic connectivity to off-site pine savanna wetlands to the south.

Cultural Resources

EAM has not submitted a request for a Cultural Resources Assessment to the Mississippi Department of Archives and IIistory (MDAII). It is our expectation that the Corps project manager will coordinate with the Corps archaeologist to determine if a CRS P1 will be needed to comply with Section 106 of the National Historic Preservation Act and 36 CFR Part 800. If at that point, a survey is required, the applicant will engage a CRS firm.

Threatened and Endangered Species

Based on the field survey conducted by EAM personnel, it was determined that of the vulnerable species noted in Table 1, only the following species could persist within the geographical region and habitat: *Gopherus polyphemus* (Gopher Tortoise). Ecological Asset Management, LLC biologists with expertise in T&E species surveys conducted an extensive field investigation using a sub-meter Global Positioning System (GPS) to delineate any potential habitat and to identify any threatened individuals or populations. This field survey was conducted on April 20, 2026.

Upon completion of the field survey, it was determined that no known species listed as threatened and/or endangered will be impacted by the proposed project, nor is the habitat within the range of the proposed development suitable for any of the county's vulnerable species.

EAM submitted a request for an official species list and effects determination through the USFWS portal on July 28, 2026. The generated official species list and determination key results will be provided with this submittal. The following determinations were made for the proposed project: "No Effect" for gulf sturgeon; "Not Likely to Adversely Affect" for Alabama red-bellied turtle, eastern black rail, Louisiana quillwort, piping plover, and rufa red knot; "May Affect" for gopher tortoise; "Not Applicable" for tricolored bat. No gopher tortoise burrows or individuals were observed during the field survey. It is EAM's opinion that there are no gopher tortoises present within the project area.

Common Name	Scientific Name	Type	Status
Alabama Red-bellied Turtle	*Pseudemys alabamensis*	Reptile	Endangered
Alligator Snapping Turtle	*Macrochelys temminckii*	Reptile	Proposed TH
Gopher Tortoise	*Gopherus polyphemus*	Reptile	Threatened
Piping Plover	*Charadrius melodus*	Bird	Threatened
Rufa Red Knot	*Calidris canutus rufa*	Bird	Threatened
Eastern Black Rail	*Laterallus jamaicensis ssp. jamaicensis*	Bird	Threatened
Gulf Sturgeon	*Acipenser oxyrinchus desotoi*	Fish	Threatened
Tricolored Bat	*Perimyotis subflavus*	Mammal	Proposed ED
Monarch Butterfly	*Danaus plexippus*	Insect	Proposed TH
Louisiana Quillwort	*Isoetes louisianensis*	Plant	Endangered

Table 1: Official List of Threatened and Endangered Species that May Occur in Proposed Project Location as of July 28, 2026. Source: U.S. Fish and Wildlife Service: Mississippi Ecological Services Field Office.

Wildlife and Fisheries

The project area consists of a medium-quality maintained lawn upland vegetative community, and a cleared freshwater forested/shrub wetland vegetative community.

Socio-Economics

The subject property is located within an area zoned as a Neighborhood Business District (B-1). This property will need to be rezoned in order to properly support a residential use. Currently, except for property taxes, the property is not generating any revenues for the City of Gulfport.

Environmental Consequences

Wetland Impacts

The project will require authorization for the filling of 5.25 acres of medium-quality jurisdictional wetlands. Any impacts to these wetlands will be compensated for by the purchase of offsite wetland mitigation credits from an approved mitigation site. The project will also impact 2.13 acres of non-jurisdictional wetlands.

Water Quality

No degradation of water quality chemistry is expected to result from the presence of the proposed project. The stabilization of the upland area will prevent silt run-off from the adjacent uplands.

Cultural Resources

EAM has not submitted a request for a Cultural Resources Assessment to the Mississippi Department of Archives and History (MDAH). It is our expectation that the Corps project manager will coordinate with the Corps archaeologist to determine if a CRS P1 will be needed to comply with Section 106 of the National Historic Preservation Act and 36 CFR Part 800. If at that point, a survey is required, the applicant will engage a CRS firm.

Threatened and Endangered Species

The project will have no known adverse effects on species listed as threatened or endangered by the U.S. Fish and Wildlife Service.

Wildlife and Fisheries

The project area consists of a small, isolated wetland community that is routinely maintained and largely surrounded by existing residential development. The property maintains wildlife corridors through a wooded wetland buffer located along the southern property boundary. However, the site has been subject to both historic and ongoing disturbances, including routine mowing and maintenance for several decades, as well as continual disturbance associated with adjacent Dedeaux Road. As a result, the property provides minimal habitat value for wildlife, including fur-bearing mammals and avian species. Therefore, the impact area provides minimal habitat value for wildlife such as fur-bearing animals and avian species. It has been determined that the proposed development will not lead to any notable impacts to any animal populations that may persist within the project area.

Socio-Economics

The socio-economic impacts of the proposed single-family residing subdivision would be positive. Residents of The city of Gulfport and the MS Gulf Coast would most likely fill additional employment opportunities created by the developmental phases of this project. Building materials would likely be obtained from local building supply stores. The city of Gulfport will benefit from ad valorem taxes generated from the new subdivision. Upon completion, the development would create several permanent job positions that pertain to the management and maintenance.

Cumulative Impacts

The Council on Environmental Quality (CEQ) defines cumulative impacts as "…the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time" (40 CFR 1508.7).

A foreseeable future effect associated with the project is an increase in vehicle and foot traffic within the site and surrounding areas due to the influx of new residents who will commute to work, access local amenities and generate additional visitor traffic. Additionally, as families settle in, more people will spend time outside on their properties—such as children playing in yards—further contributing to both pedestrian and vehicular activity in the area. This increased activity can result in contaminated runoff and disturbances to wildlife if not properly addressed. The implementation of temporary and permanent BMPs, as well as compliance with all water quality regulations, will ensure that runoff will be treated on-site, and all impacts will be localized to the project area. Compliance with all required permits, as well as the implementation of BMPs, will ensure that the proposed activity, in conjunction with any other activities, will not result in adverse cumulative impacts.

Additional cumulative effects may include gradual infrastructure improvements in the surrounding area or the construction of support services (e.g. gas stations, grocery stores, childcare facilities) due to increased activity at the proposed site. While these are hypothetical actions, it is expected that any new development will be required to undergo the proper permitting processes in the future.

Works Cited

U.S. Army Corps of Engineers, Mobile District. 2022. *Department of the Army Approved Jurisdictional Determination, File Number SAM-2020-00821-AMR, 13.73-Acre Site, Gulfport, Harrison County, Mississippi.* Department of the Army. Mobile, AL.

U.S. Fish & Wildlife Service: Mississippi Ecological Services Field Office. 2026. "List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project". Project code: 2026-0121978.

U.S. Census Bureau. 2025. *QuickFacts, Harrison County, Mississippi, Population Estimates, July 1, 2025 (V2025)*. https://www.census.gov/quickfacts/fact/table/harrisoncountymississippi. Electronic document accessed: July 28, 2026.

Appendix C-1

Alternative Site Analysis and Map For Environmental Assessment

Sleekwood Subdivision

Section 11, Township-7-South, Range-11-West
Gulfport, Harrison County, MS

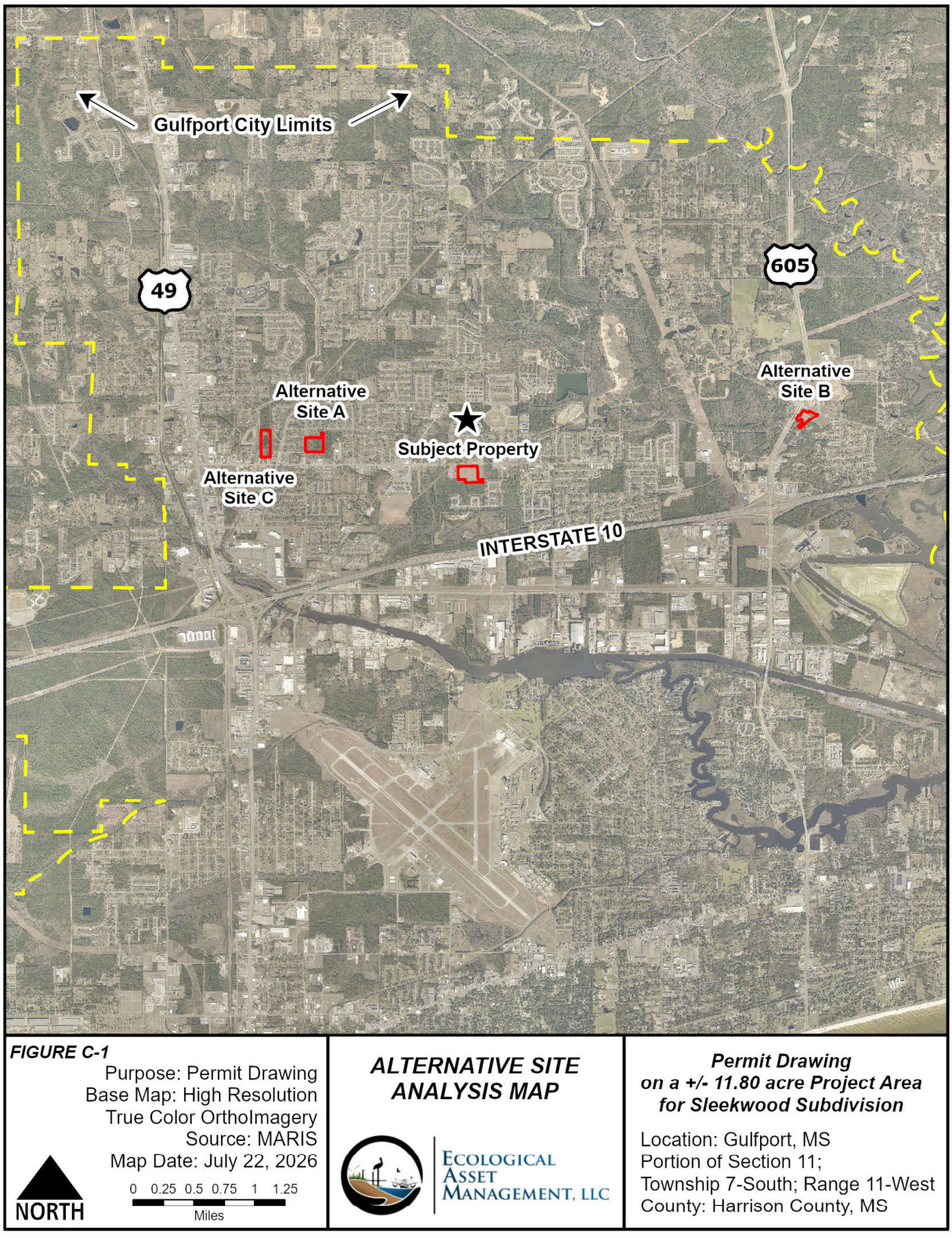


Figure C-1: Alternative Site Analysis Map

Alternative Off-Site Analysis

The applicant's agents utilized the Mississippi Gulf Coast Realtor Multiple Listing Service (MLS) to locate available potential alternative sites. Ecological Asset Management, LLC (EAM), then analyzed the potential environmental impacts as well as the economic feasibility associated with each potential alternative. Key parameters used in the scoping process that were investigated, include but were not limited to: size (8-12 acres), within the corporate limits of the city of Gulfport, access to primary traffic corridors and road frontage. Currently marketed land/unimproved property sites were analyzed, and those alternative sites are discussed here. The National Wetland Inventory (NWI), the Web Soil Survey (WSS), Google Earth, LiDAR imagery, as well as professional judgements were utilized to analyze the environmental settings associated with each alternate site for the proposed project and to make estimates for wetland acreage.

A summary describing each alternative site and the criteria for not selecting each site is listed and the highest qualifying site (A) is also detailed with the provided mapping data, are as follows:

Site	Zoning	Size	Location	Cost	LEDPA
Proposed	B-1	Yes	Yes	Yes	Yes
Alternative "A"	B-1	Yes	Yes	Yes	No
Alternative "B"	R-1-15/B-1	No	Yes	Yes	No
Alternative "C"	R-1-10	Yes	Yes	No	No

Assessment analysis of proposed and alternative sites. Zoning indicates the current zoning designation for the property. Size indicates whether the site fits the project size requirements. Location indicates whether the property is within the city limits of Gulfport and is a desirable distance (0-2 mi) from primary traffic corridors. Cost indicates whether the site is financially viable based on cost of property, cost to develop and cost of permitting. The Least Environmentally Damaging Practicable Alternative (LEDPA) is determined based on potential impacts on wetland, open water and habitat corridors along with consideration of the above mentioned practicability variables.

The proposed site is located at the intersection of Dede Drive and Dedeaux Road in Gulfport, MS (Parcel ID: 0908M-01-009.000 & 0908M-01-014.000). The site is +/- 11.80-acres, undeveloped and zoned as Neighborhood Business District (B-1).

Location: The parcel is located approximately 1.9 miles from the U.S. Highway 49 corridor and 2.4 miles from Interstate 10, providing convenient access to major transportation routes. The site is within the Harrison County School District and is located approximately 1.7 miles from Crossroads Elementary School, 4.7 miles from North Gulfport Middle School, and 7.8 miles from Harrison Central High School. Additionally, the property is located approximately 2.3 miles from the Crossroads Shopping Center located near I-10 and Highway 49, providing convenient access to commercial services and employment opportunities. The site's location also offers residents easy access to employment centers, community facilities, and recreational opportunities throughout the City of Gulfport.

Environment: The proposed site location contains 5.25 acres of jurisdictional wetlands. A wetland delineation of the subject area was performed in April 20, 2026. The site has been subject to both historic and ongoing disturbances, including routine mowing and maintenance for several decades, as well as continual disturbance associated with adjacent Dedeaux Road. As a result, the property

provides minimal habitat value for wildlife, including fur-bearing mammals and avian species. The site is surrounded by residential and commercial development and does not maintain access to wildlife corridors; however, the site does maintain connectivity to off-site wetland systems and a tributary of Bayou Bernard. This site is located within the Bernard Bayou-Big Lake Watershed (HUC 12: 031700090602).

Cost: The site is currently owned by the prospect developer. The need for mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

Alternative Site "A"

Site "A" is located on Klein Road in Gulfport, MS (Parcel ID: 0808J-03-022.001). The site is +/- 9.37 acres, undeveloped and zoned as zoned as Neighborhood Business District (B-1).

Location: The parcel is located 0.8 mile from the U.S. Highway 49 corridor and is 1.6 miles from the Interstate 10 interchange. This alternative project location is located within the Harrison County School District and would be 0.9 mile from Bel-Aire Elementary School, 4.4 miles from North Gulfport Middle School, and 6.0 miles from Harrison Central High School. Additionally, the property is located approximately 1.7 miles from the Crossroads Shopping Center located near I-10 and Highway 49, providing convenient access to commercial services and employment opportunities. The site's location also offers residents easy access to employment centers, community facilities, and recreational opportunities throughout the City of Gulfport.

Environment: This alternative site appears to contain +/- 6 acres of wetlands. This site is mostly surrounded by single family residential development and commercial development and does not matinain connectivity to off-site wildlife corridors. However, it does maintain some connectivity to off-site undeveloped areas and contiguous wetland systems, including a pond. This site is located within the Flat Branch-Bernard Bayou Watershed (HUC 12: 031700090601) in the west and the Bernard Bayou-Big Lake Watershed (HUC 12: 031700090602) in the east.

Cost: The site is currently listed for $1,500,000 ($160,000 per acre). The need for site clearing, mitigation, and the purchase/transport of fill material contributes to the cost to develop the property.

Alternative Site "B"

Site "B" is located on Highway 605 in Gulfport, MS (Parcel ID: 1008K-04-001.000, 1008L-01-001.005, and 1008L-01-006.000). The site is approximately 6.4 acres, undeveloped and currently zoned as General Business District (B-1) and Single Family Residence District (R-1-15). This site is likely too small for the project requirements. Additionally, a gas line is located on this parcel, which may make it unsuitable for development of the proposed project.

Location: The parcel is situated on the Highway 605 traffic corridor and is 0.9 mi from the Interstate 10 interchange. This alternative project location is located within the Harrison County School District and would be 4.9 miles from River Oaks Elementary School, 7.2 miles from North Woolmarket Middle

School and 9.6 miles from D'Iberville High School. Additionally, the property is located approximately 5.1 miles from the Crossroads Shopping Center. The site's location also offers residents easy access to employment centers, community facilities, and recreational opportunities throughout the City of Gulfport.

Environment: This alternative site appears to contain +/- 3.5 acres of wetlands. This site also contains +/- 3,000 LF of Fritz Creek along its southwestern boundary. This site is near commercial and residential development, but it maintains a natural habitat buffer that is contiguous with Fritz Creek and the Biloxi River, as well as connectivity to large tracts of undeveloped areas. This site is located within the Fritz Creek-Biloxi River Watershed (HUC 12: 031700090507).

Cost: The site is currently listed for $1,250,000 ($195,300 per acre). The need for site clearing, mitigation, and the purchase/transport of fill material contributes to the cost to develop the property.

Alternative Site "C"

Site "C" is located on Totaro Road in Gulfport, MS (Parcel ID: 0808K-03-138.000). The site is approximately 8.5 acres, undeveloped and currently zoned as Single Family Residence District (R-1-10). Approximately 60-70% of the site is pond, making it unsuitable for development of the proposed project.

Location: The parcel is located 0.6 mile from the U.S. Highway 49 corridor and is 1.4 miles from the Interstate 10 interchange. This alternative project location is located within the Harrison County School District and would be 1.1 miles from Bel-Aire Elementary School, 4.1 miles from North Gulfport Middle School, and 5.7 miles from Harrison Central High School. Additionally, the property is located approximately 1.4 miles from the Crossroads Shopping Center located near I-10 and Highway 49, providing convenient access to commercial services and employment opportunities. The site's location also offers residents easy access to employment centers, community facilities, and recreational opportunities throughout the City of Gulfport.

Environment: This alternate site location appears to be comprised almost entirely of wetlands and ponds; approximately 60-70% of the site is pond. The on-site pond appears to drain directly into Flat Branch to the west via a ditch and culvert. The site is surrounded by residential and commercial development, but it maintains connectivity to Flat Branch directly to the west as well as off-site undeveloped areas. This site is located within the Flat Branch-Bernard Bayou Watershed (HUC 12: 031700090601).

Cost: The site is currently listed for $250,000 ($29,400 per acre). The need for site clearing, mitigation, and the purchase/transport of fill material contributes to the cost to develop the property. The amount of fill material required to fill in the on-site pond in order to suit the project purpose and need makes this alternative too costly.

Appendix C-2

WRAP
For Environmental Assessment

Sleekwood Subdivision

Section 11, Township-7-South, Range-11-West
Gulfport, Harrison County, MS

☐ PROPOSED
☑ EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY:	PROJECT	DATE	REVIEWER	FLUCCS CODE	
APP. #:	Dede Drive	5/15/2026	A.G. Boxx & D. Bartlett	WETLAND TYPE:	☐ FORESTED ☑ Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Maintained Pasture	5.3 ACRES	☑ NO ☐ YES %=	☑ NO ☐ YES
	ACRES OF IMPACT	ACRES	

WILD LIFE UTILIZATION 2

WETLAND CANOPY 3

WETLAND GROUND COVER 2.5

WRAP SCORE 67.78%

HABITAT SUPPORT / BUFFER 1.45

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Single family residential	1	70	0.7
Natural Undeveloped	2.5	30	0.75
			0
			0
			0

FIELD HYDROLOGY 2

WATER QUALITY INPUT & TREATMENT 1.25

LAND USE CATEGORY

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Single Family Residential	1.5	100	1.5
			0
			0
			0
			0
		LU TOTAL	1.5

PRETREATMENT CATEGORY

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
grass swales	1	100	1
			0
			0
			0
			0
		PT TOTAL	1

WILDLIFE UTILIZATION

Pine Savanna (MWRAP). The maintained area shows evidence of wildlife utilization. Evidence of human disturbance such as mowing and foot traffic was observed. There are minimal undeveloped adequate upland food sources and protective cover for wildlife.

WETLAND CANOPY

Pine Savanna (MWRAP). Percent areal cover of tree/shrub stratum 0%. Negligible natural recuitment of overstory species (regularly mowed).

WETLAND GROUND COVER

Pine Savanna (MWRAP). Percent areal cover >75%. No woody vine stratum. Abundant number of target herbaceous pine savanna species present (Sarracenia alata, Helianthus heterophyllus, Eriocaulon decangulare). Some signs of upland encroachment (Imperata cylindrica).

HABITAT SUPPORT/BUFFER

Pine Savanna (MWRAP). The site is bordered by a low density roads & single family development to the north, east and west. This buffer is not connected to wildlife corridors, is >300ft in width and does provide food sources and cover for wildlife. The natural undeveloped areas to the south are >300ft in width, contain mostly desirable vegetation and are connected to wildlife corridors. Some of these areas maintain a dense midstory, limiting wildlife utilization.

FIELD HYDROLOGY

Pine Savanna (MWRAP). The wetland hydroperiod appears to be adequate to maintain a viable wetland system. However, the surrounding development (ditches, spoils, etc) appear to have an effect on hydroperiod of the area. There are no signs of soil subsidence, and the target plant communities appear healthy.

WQ INPUT & TREATMENT

Pine Savanna (MWRAP). Drainage arrives on-site from the north, east and west. Drainage is managed by vegetated swales that exist along the northern bound of this area.