



REPLY TO  
ATTENTION OF

Regulatory Division  
South Branch  
Miami Permits Section

**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**9900 SOUTHWEST 107<sup>TH</sup> AVENUE, SUITE 203**  
**MIAMI, FLORIDA 33176**

**May 17, 2019**

***PUBLIC NOTICE***

Permit Application No. SAJ-2009-00726 (SP-MIB)

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) as described below:

APPLICANTS: Kings Kamp LLLP & Captain Jax LLLP  
C/o Gino Angella  
6099 Stirling Road, Suite 214  
Davie, Florida 33314

Blackwater Sound Holdings LLLP  
C/o Tony Angella  
6099 Stirling Road, Suite 214  
Davie, Florida 33314

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Florida Bay. The project site is located in Captain Jax Trailer Park & Kings Kamp at 103620 & 103650 Overseas Highway adjacent to the Florida Bay in Section 14, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida (MM103.6). RE#00085760-000000 & 00085820-000000

Directions to the site are as follows: Take U.S. 1 South to MM 103.5; Project site is located in Captain Jax Trailer Park & Kings Kamp at 103620 & 103650 Overseas Highway.

APPROXIMATE CENTRAL COORDINATES: Latitude 25.140292°  
Longitude -80.403136°

**PROJECT PURPOSE:**

Basic: The basic purpose is to improve boating access.

Overall: The overall purpose is to improve an existing private multi-family marina in Key Largo, Florida.

EXISTING CONDITIONS: The project is associated with an existing upland development adjacent to Blackwater Sound with a direct connection to the Atlantic Ocean approximately five hundred (500) feet to the south at Adam's Cut. The property is comprised of a trailer park, two (2) existing boat basins, a boat ramp, transient & marginal dockage, and associated finger piers. The project area supports moderate to high densities of turtle grass (*Thalassia testudinum*), manatee grass (*Syringodium filiforme*), and shoal grass (*Halodule wrightii*). Corals observed are limited to *Solenastrea Hyades* and *Siderastrea radians*, with all corals limited to the existing limestone riprap along portions of the site and to a field waterward of the existing access canal and northeast of the proposed docking facility.

PROPOSED WORK: The applicant seeks authorization to construct a new 44 slip docking facility with 19 associated finger piers totaling 6,963 square feet elevated 5 feet above mean high water line and constructed with grated material, to install 62 mooring piles, to install an integrated wave-break along the waterward perimeter of the docking facility, and to install temporary floating turbidity barriers around all work areas that are in/over navigable waters of the United States. The subject site would support a total of 73 permanent wet slips.

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 docking facility has been reduced in size and redesigned to avoid the large patch of scattered star corals. In addition, the marina is proposed to be elevated 5 feet above the mean high water line and constructed with grated material. Turbidity curtains are proposed to avoid and minimize potential direct and secondary impacts to the submerged aquatic resources outside of the work areas.

COMPENSATORY MITIGATION – The applicant has provided the following explanation why compensatory mitigation should not be required: Based on the proposed avoidance and minimization measures provided above the applicant is not proposing compensatory mitigation at this time.

#### CULTURAL RESOURCES:

The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

#### ENDANGERED SPECIES:

The U.S. Army Corps of Engineers (Corps) has determined the project *may affect, but is not likely to adversely affect* ("MANLAA") the West Indian manatee (*Trichechus manatus*) or its designated critical habitat. Since the proposal by the applicant is for in-water construction, potential impacts to the endangered manatee were evaluated using

The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida (Manatee Key), dated April 2013. Use of the Manatee Key resulted in the following sequential determination: A > B > C > G > H > I > J > L > M2 > “may affect.” However, the agent has proposed additional manatee measures to minimize impacts to the manatee. As such, the Corps will request initiation of informal consultation with the Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act by separate letter.

The real estate parcel number are 00085760-000000 & 00085820-000000 and are not on the U.S. Fish and Wildlife Service Suitable Habitat List, dated August 2010, for Monroe County.

The Corps has determined the proposed project *may affect, but is not likely to adversely affect* (“MANLAA”) the swimming green sea turtles (*Chelonia mydas*), loggerhead sea turtles (*Caretta caretta*), hawksbill sea turtles (*Eretmochelys imbricata*), Kemp’s ridley sea turtles (*Lepidochelys kempii*), leatherback sea turtles (*Dermochelys coriacea*), the smalltooth sawfish (*Pristis pectinata*) and Acropora sp. critical habitat. The Corps has reached a *no effect* determination on Acropora sp. and corals species; (*Dendrogyra cylindrus*, *Orbicella annularis*, *Orbicella faveolata*, *Orbicella franksi*, *Mycetophyllia ferox*). The Corps will request National Marine Fisheries Service’s concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

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. The proposal would impact approximately 7,025 square feet of vegetated submerged bottom utilized by various life stages of marine species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Florida Keys. 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.

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.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Permits Section, 9900 Southwest 107<sup>th</sup> Avenue, Suite 203, Miami, Florida 33176 within 21 days from the date of this notice.

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, Maria Bezanilla, in writing at the Miami Permits Section, 9900 Southwest 107<sup>th</sup> Avenue, Suite 203, Miami, Florida 33176, by electronic mail at [Maria.I.Bezanilla@usace.army.mil](mailto:Maria.I.Bezanilla@usace.army.mil), or by telephone at (305) 779-6057.

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. 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.

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.

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.

# KING'S KAMP



LOCATION MAP (n.t.s.)

## DRAWING INDEX

- SHEET 1: COVER SHEET
- SHEET 2: EXISTING CONDITIONS
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- SHEET 5: SECTIONS
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- SHEET 8: DETAILS



VICINITY AERIAL (n.t.s.)

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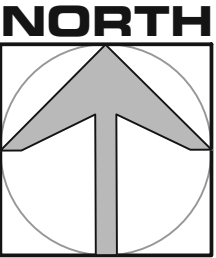
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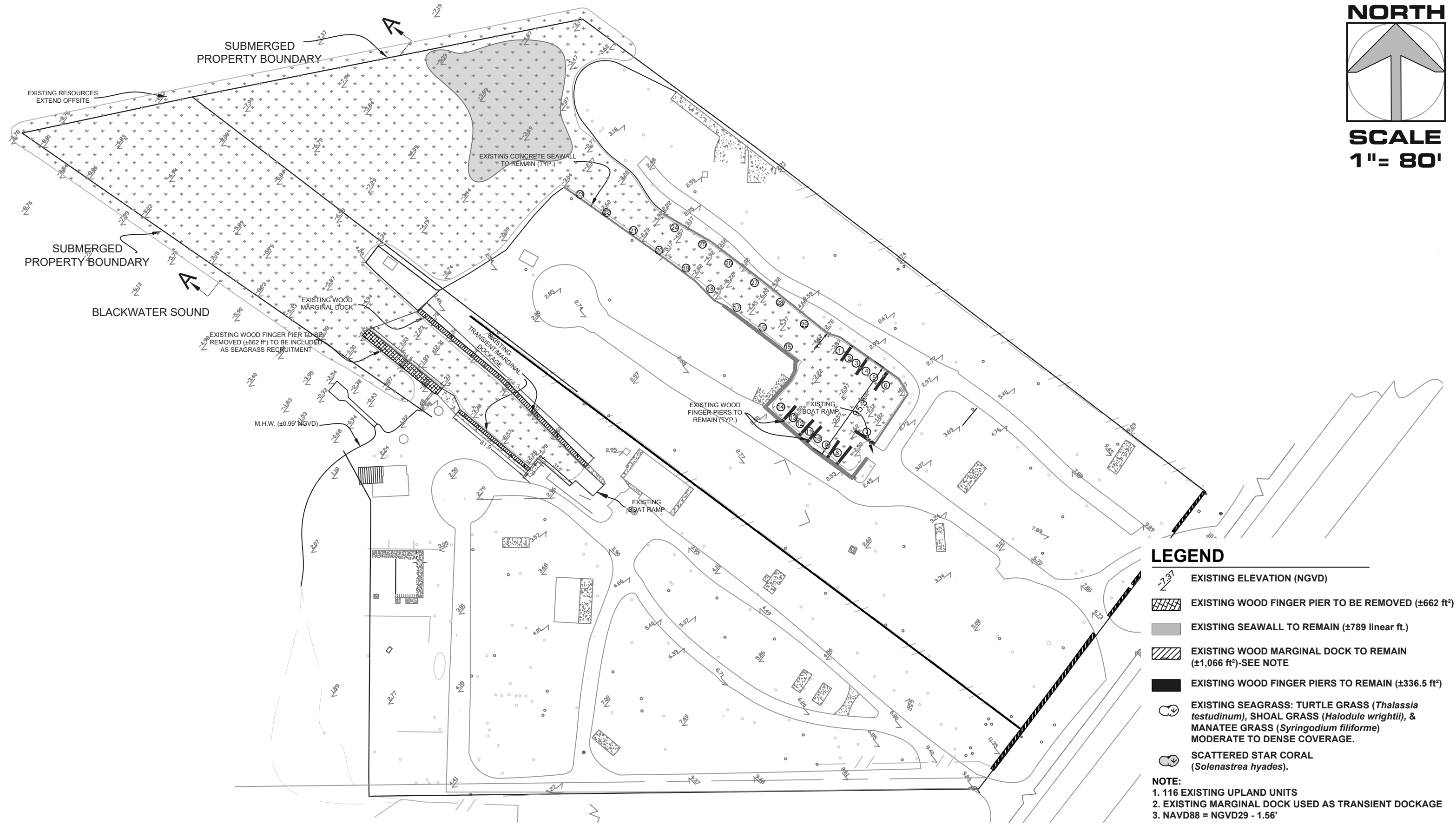
## King's Kamp, Key Largo

PREPARED FOR:  
King's Kamp, LLLP

| COVER                    |              |           |
|--------------------------|--------------|-----------|
| Date:<br>4/25/2019       | Sheet :<br>1 | of :<br>8 |
| Proj No.:<br>08-0014.001 |              |           |



**SCALE**  
1"= 80'



**LEGEND**

- EXISTING ELEVATION (NGVD)
- EXISTING WOOD FINGER PIER TO BE REMOVED (±662 ft²)
- EXISTING SEAWALL TO REMAIN (±789 linear ft.)
- EXISTING WOOD MARGINAL DOCK TO REMAIN (±1,066 ft²)-SEE NOTE
- EXISTING WOOD FINGER PIERS TO REMAIN (±336.5 ft²)
- EXISTING SEAGRASS: TURTLE GRASS (*Thalassia testudinum*), SHOAL GRASS (*Halodule wrightii*), & MANATEE GRASS (*Syringodium filiforme*) MODERATE TO DENSE COVERAGE.
- SCATTERED STAR CORAL (*Solenastrea hyades*).

**NOTE:**  
1. 116 EXISTING UPLAND UNITS  
2. EXISTING MARGINAL DOCK USED AS TRANSIENT DOCKAGE  
3. NAVD88 = NGVD29 - 1.56'

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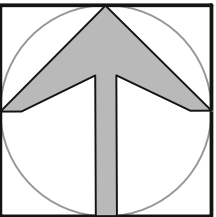
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King's Kamp, LLLP

**EXISTING CONDITIONS**

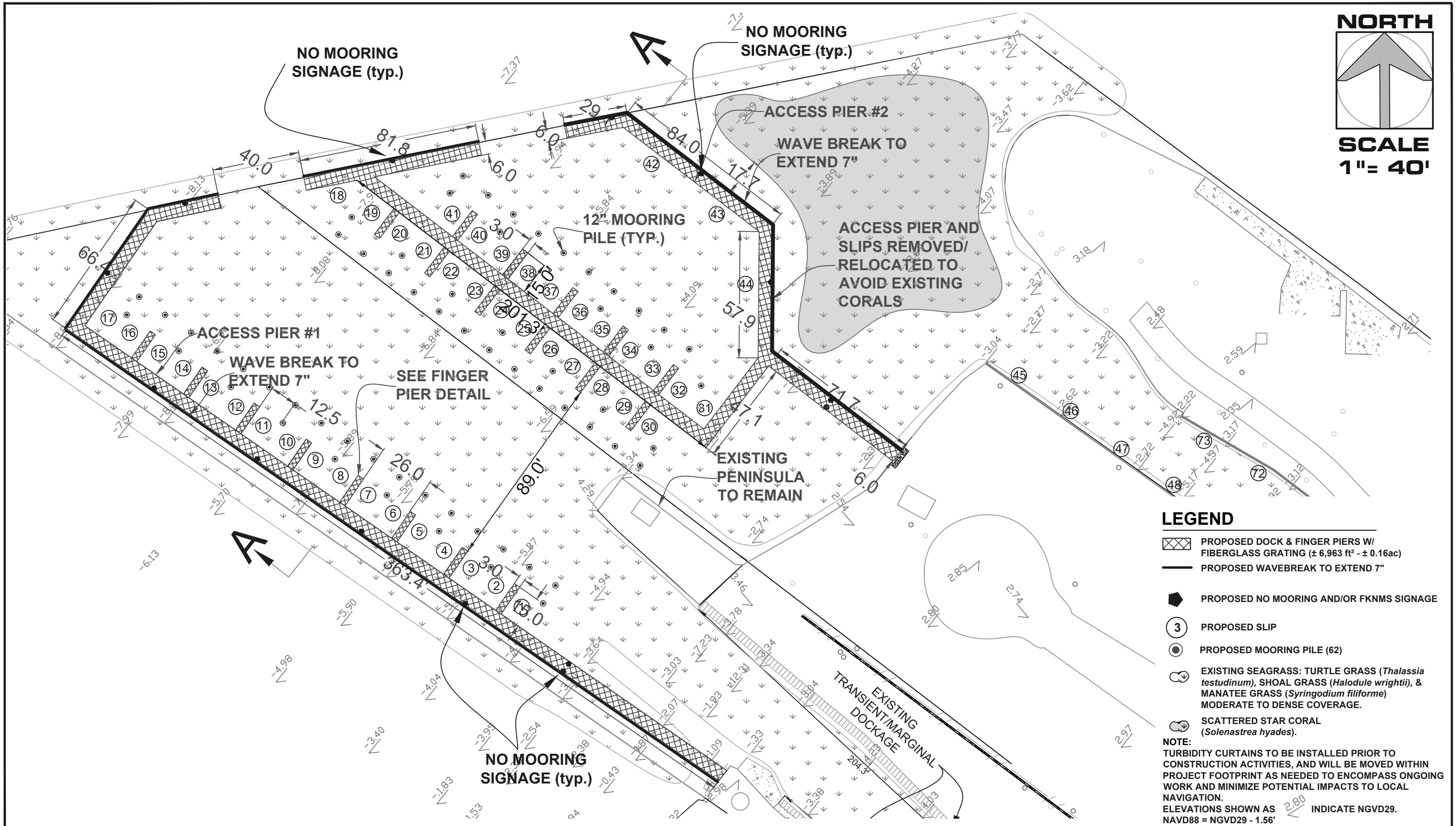
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NORTH



SCALE  
1"= 40'



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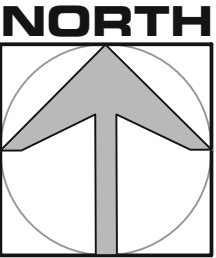
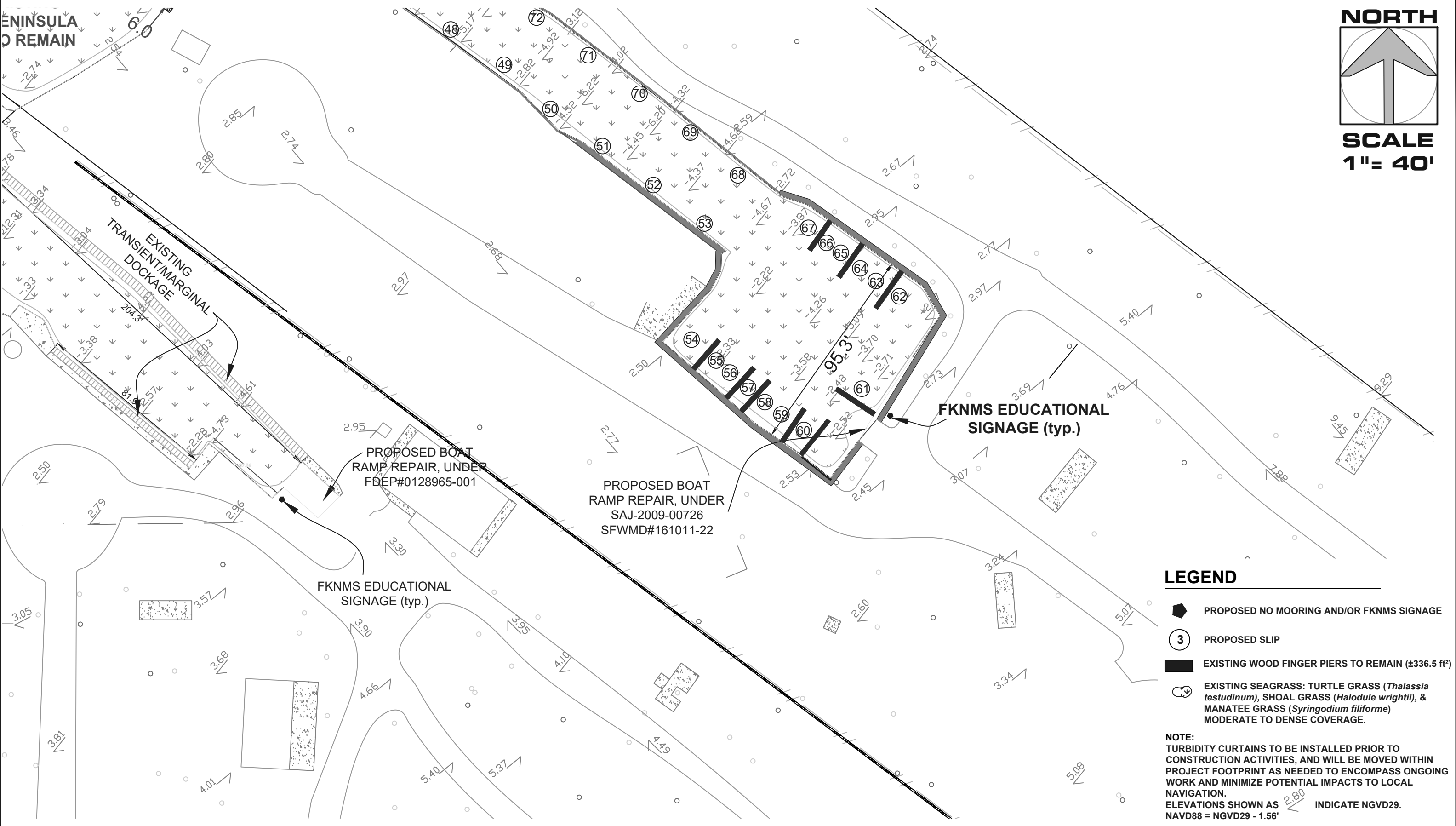
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### PROPOSED CONDITIONS

|                          |                     |                  |
|--------------------------|---------------------|------------------|
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**SCALE**  
1"= 40'

**LEGEND**

- PROPOSED NO MOORING AND/OR FKNMS SIGNAGE
- PROPOSED SLIP
- EXISTING WOOD FINGER PIERS TO REMAIN (±336.5 ft²)
- EXISTING SEAGRASS: TURTLE GRASS (*Thalassia testudinum*), SHOAL GRASS (*Halodule wrightii*), & MANATEE GRASS (*Syringodium filiforme*) MODERATE TO DENSE COVERAGE.

**NOTE:**  
TURBIDITY CURTAINS TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES, AND WILL BE MOVED WITHIN PROJECT FOOTPRINT AS NEEDED TO ENCOMPASS ONGOING WORK AND MINIMIZE POTENTIAL IMPACTS TO LOCAL NAVIGATION.  
ELEVATIONS SHOWN AS 2.80' INDICATE NGVD29.  
NAVD88 = NGVD29 - 1.56'

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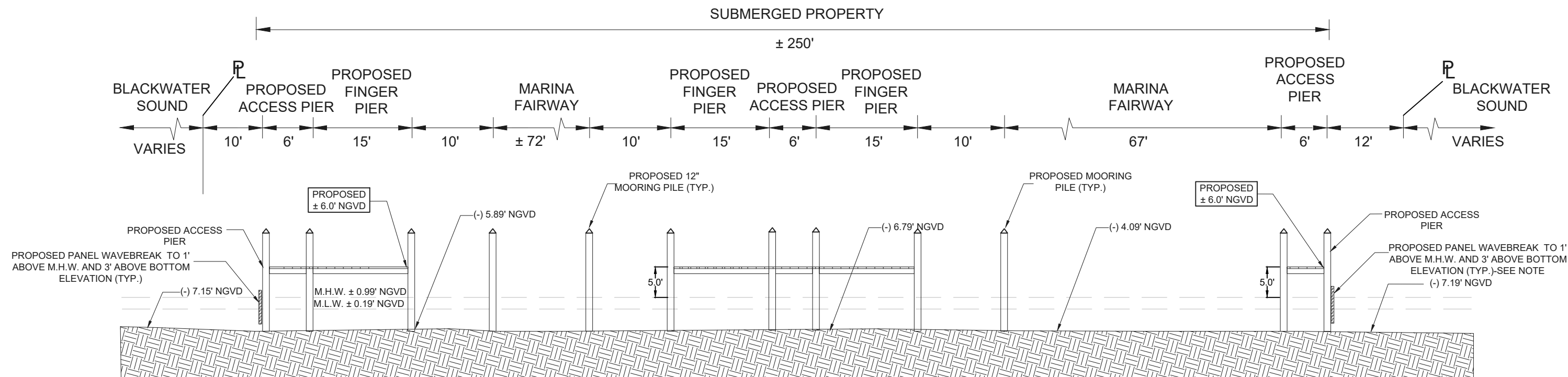
**King's Kamp, Key Largo**

PREPARED FOR:  
King's Kamp, LLLP

**PROPOSED CONDITIONS**

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SECTION "A-A"  
PROPOSED CONDITIONS  
(N.T.S.)



NOTE: PROPOSED WAVEBREAK TO EXTEND TO 1' FROM THE EXISTING SUBSTRATE OUT TO DEPTHS OF 6', WITH A 3' CLEARANCE IN DEPTHS OF 6' OR GREATER.

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SECTIONS

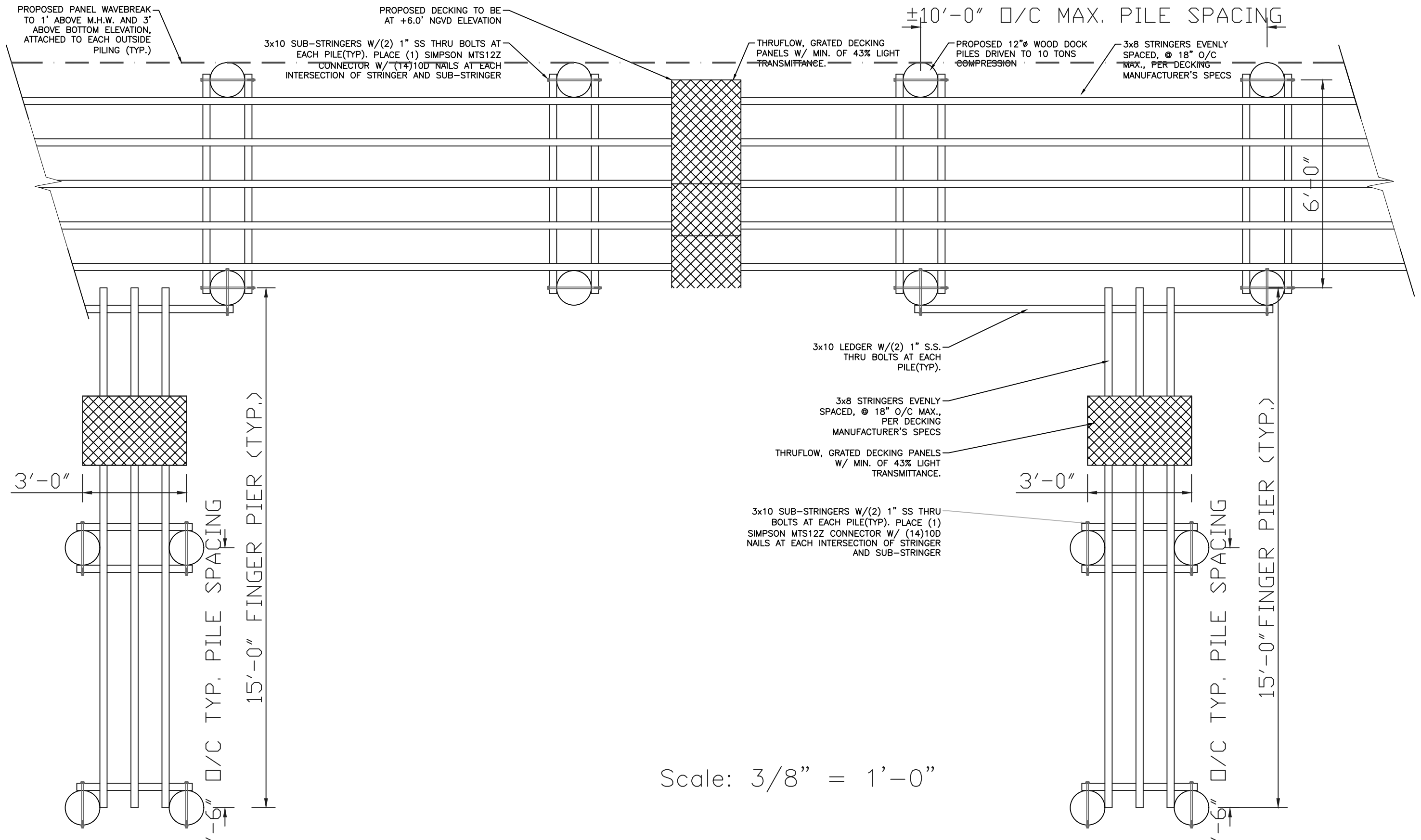
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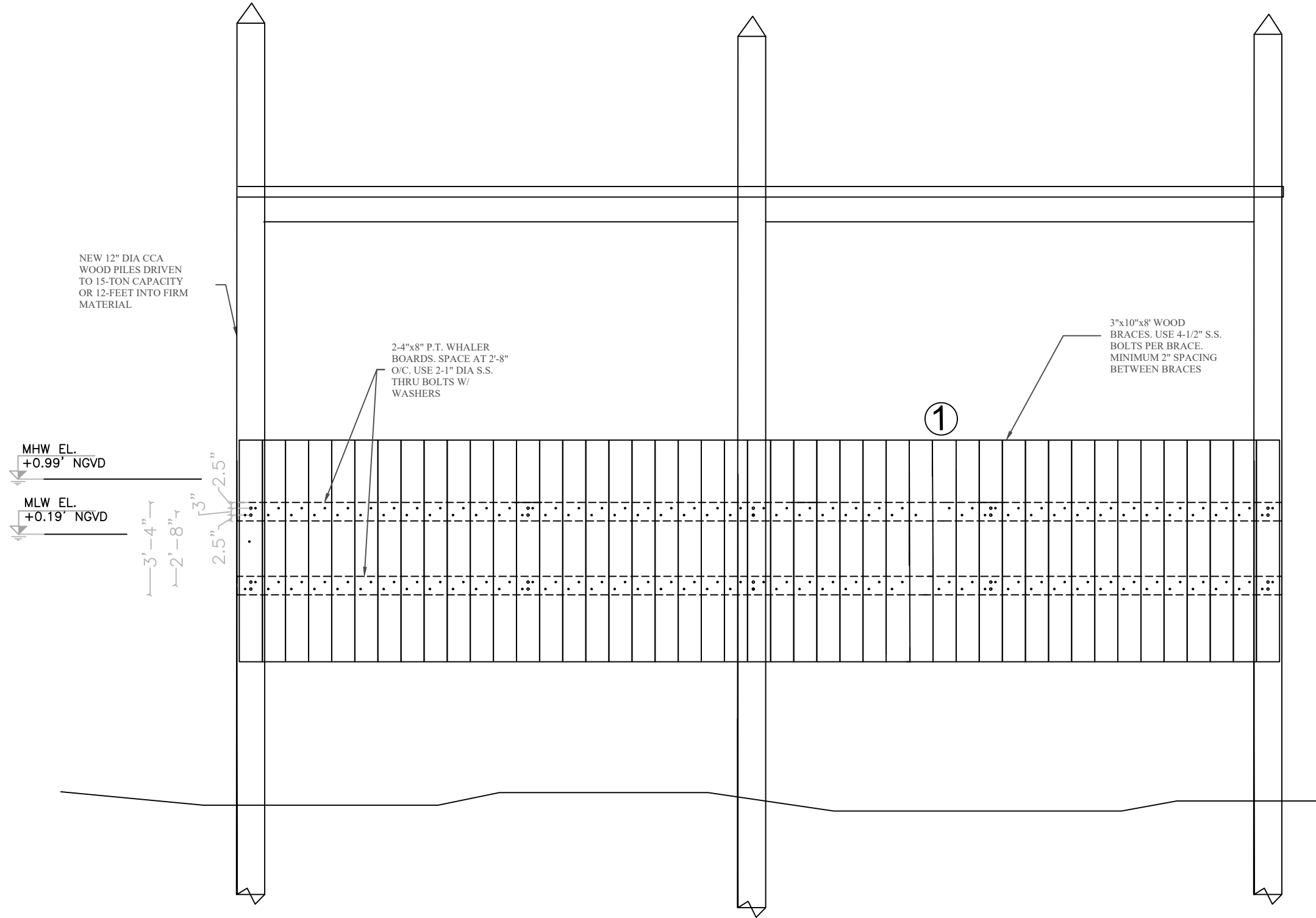
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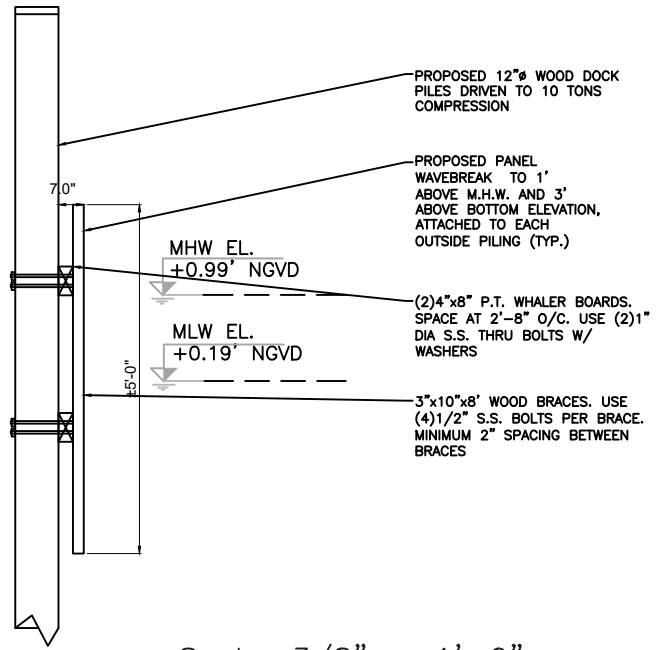
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LONGITUDINAL SECTION OF  
DOCK AND WAVE BREAK



NOTE: PROPOSED WAVEBREAK TO EXTEND TO 1' FROM THE EXISTING SUBSTRATE OUT TO DEPTHS OF 6', WITH A 3' CLEARANCE IN DEPTHS OF 6' OR GREATER.



Scale: 3/8" = 1'-0"

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PROPOSED CONDITIONS

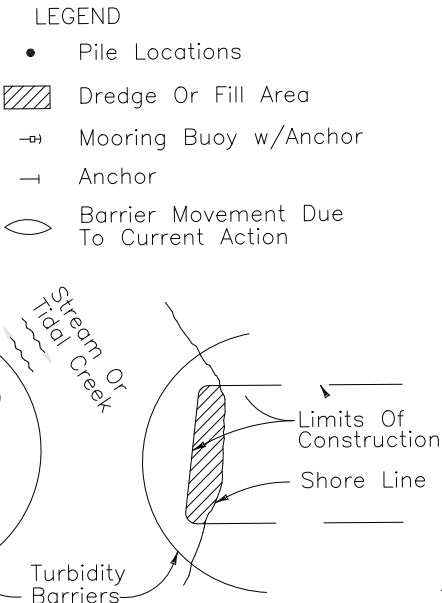
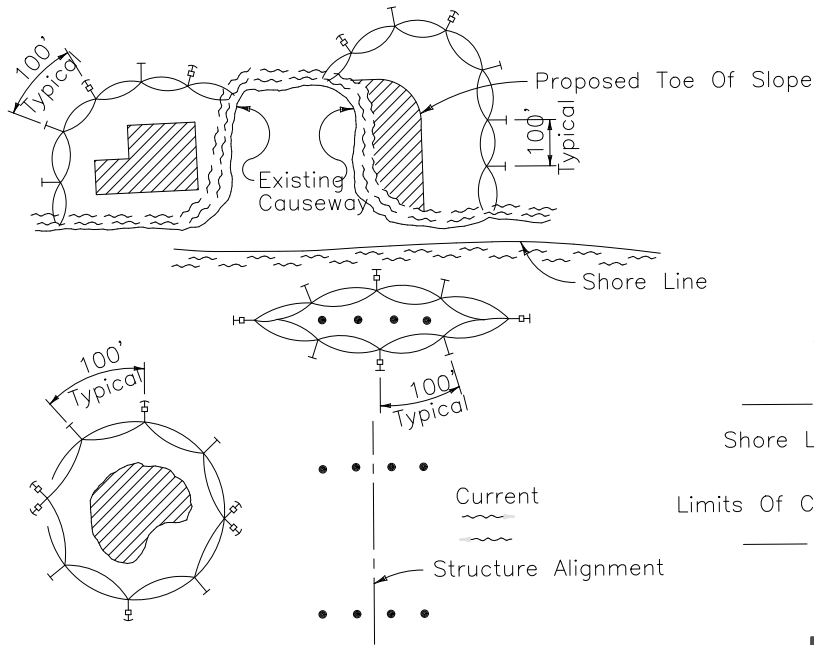
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NOTES:

- 1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
- 2. Number and spacing of anchors dependant on current velocities.
- 3. Deployment of barrier around pile location may vary to accommodate construction operations.
- 4. Navigation may require segmenting barrier during construction operations.
- 5. For additional information see Section 104 of the Standard Specifications.

NOTE:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types, or any combinations of types that will suit site conditions and meet erosion control and and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans. However, payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and /or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

PILE DRIVING NOTES

- 1. Pile driving operations shall be observed by a special inspector, including test piles sufficient to determine the approximate length required to meet design capacity.
- 2. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of the hammer energy.
- 3. Piles shall be driven to required capacity a minimum of 6 feet into rock or a minimum of 10 feet into yielding material.
- 4. Piles shall be driven with a drop hammer or gravity hammer provided the weight of the hammer is no less than 3000 pounds, and the fall of the hammer shall not exceed 6 feet.
- 5. Piles shall be driven with a variation of not more than 1/4" per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than 3 inches.
- 6. Where piling must penetrate strata offering high resistance to driving the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES

- 1. Concrete shall conform to ACI 318(latest edition) and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight, normal aggregate concrete of 0.40.
- 2. Owner shall employ and pay for testing services from an independant testing laboratory for concrete sampling and testing in accordance with ASTM.
- 3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
- 4. Concrete cover shall be 3" unless otherwise noted on approved drawings.
- 5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- 6. Splices in reinforcing bars shall not be less than 48 bar diameters and reinforcing shall be continuous around all corners and shanges in direction. Continuity shall be provided at corners and changes in direction by bening the longitudinal steel around the corner 48 bar diameters.
- 7. For repair of defective, cracked, or loose concrete, the areas must be cut out and the rebar must be cleaned by sandblasting, coated with zinc, and repaired with at least three inches of epoxy/concrete mix of gunnite concrete with sulfate-resistant cement cover.
- 8. A 1" deep control joint shall be sawcut in seawall cap at every other pile location, or maximum 20' O/C spacing.
- 9. Per section 2003.8.4.4 of the 2010 Florida Building Code, all aluminum in contact with concrete shall be protected with alkali-resistant coatings, such as heavy bodied bituminous paint or water-white methacrylate lacquer.

STRUCTURAL TIMBER NOTES

- 1. All structural timber framing shall be #2 Grade, pressure treated Southern Pine unless otherwise noted.
- 2. All decking shall be #1 Grade, pressure treated Southern Pine unless otherwise noted.

GENERAL NOTES:

- 1. Construction to follow 2014 Florida Building code and amendments as applicable and all local, state, and federal laws.
- 2. Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
- 3. Do not scale drawings for dimensions.
- 4. Contractor or customer to pay for all permit fees, inspections, and testing required.
- 5. Contractor to verify location of existing utilities prior to commencing work.
- 6. Contractor is responsible for all means, methods, and procedures of work.
- 7. Contractor to obtain all permits as necessary from all local, state, and federal agencies.
- 8. Contractor to properly fence and secure area with barricades.
- 9. Any deviation and/pr substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
- 10. All unanticipated or unforeseen demolition and/or new construction conditions which which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
- 11. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
- 12. Licensed contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
- 13. The licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
- 14. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each pertaining circumstance.
- 15. Licensed contractor to verify location of existing utilities prior to commencing work.
- 16. All elevations shown refer to national geodetic vertical datum(NGVD) of 1929.
- 17. Turbidity Barriers are to surround all in water construction areas during all construction activities.

CONCRETE PILE NOTES

- 1. Concrete pile concrete shall attain 6000 psi compressive strength in 28 days.
- 2. Concrete piles shall be reinforced with (4) 7/8" lo-lax strands, 270 kips, and #5 spiral ties.
- 3. Concrete piles shall be 12"x12" square, 20 feet minimum length.
- 4. Concrete piles shall be driven to a minimum bearing capacity of 25 tons.

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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Phase I ESAs

King's Kamp, Key Largo

PREPARED FOR:  
King's Kamp, LLLP

| DETAILS                  |                  |               |
|--------------------------|------------------|---------------|
| Date:<br>4/25/2019       | Sheet :<br><br>8 | of :<br><br>8 |
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