



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
9900 SW 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

April 22, 2020

Regulatory Division
South Branch
Miami Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2020-01541 (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 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: 83 Lake Shore Drive, LLC.
C/o Margarita Quevedo
8210 NW 27 Street, Suite 205
Doral, Florida 33012

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Florida Bay. The project site is located at 83 Lake Shore Drive in Section 28, Township 61 South, Range 39 East; Key Largo, Monroe County, Florida (RE#00529360-000000).

Directions to the site are as follows: Take U.S. 1 South to Overseas Highway; Turn right onto Florida Drive; Turn right onto Lake Shore Drive; Project located at 83 Lake Shore Drive.

APPROXIMATE CENTRAL COORDINATES: Latitude 25.105612°
Longitude -80.435069°

PROJECT PURPOSE:

Basic: To prevent weed build up on the private beach.

Overall: To prevent weed build up on the private beach in Key Largo, Monroe County, Florida.

EXISTING CONDITIONS: The property is located within a developed subdivision adjacent to the Florida Bay. The shoreline supports an unconsolidated beach area along the center of the property and mangrove areas perpendicular to the shoreline. The submerged area supports seagrass within and adjacent to the project footprint.

PROPOSED WORK: The applicant seeks authorization to place 33.8 cubic yards of riprap boulders to construct a riprap revetment weed barrier within a 226 square foot area measuring 4 feet wide by 56.5 feet long and 4 feet tall placed 46.5 feet waterward of the mean high waterline to deter weed build-up on the private beach, riprap boulders to be installed with 6 inch gaps between rocks below waterline to maintain water flow, and to install temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters.

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: Prior to the start of construction, turbidity curtains will be deployed to isolate the construction site from ambient waters and to avoid 1,750 square feet of existing wetland shoreline in perpetuity.

COMPENSATORY MITIGATION – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: If it is determined that the issuance of a DA permit is appropriate, mitigation will be required. The applicant has indicated that the mitigation proposal will be based on the Keys Restoration Fund (KRF). Time lag and risk will be a required component of any mitigation requirement.

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 real estate parcel number is 00529360-000000 and **is 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 the Loggerhead sea turtle (*Caretta caretta*), Green sea turtle (*Chelonia mydas*), Leatherback sea turtle (*Dermochelys coriacea*), Hawksbill sea turtle (*Eretmochelys imbricata*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), Smalltooth sawfish (*Pristis pectinata*), Piping Plover (*Charadrius melodus*), American crocodile (*Crocodylus acutus*), Roseate tern (*Sterna dougallii*), Red knot (*Calidris canutus rufa*), West Indian manatee (*Trichechus manatus latirostris*), or its designated critical habitat. A no effect determination was reached on *Acorpora* sp. and its designated critical habitat and corals species; (*Dendrogyra cylindrus*, *Orbicella annularis*, *Orbicella faveolata*, *Orbicella franksi*, and *Mycetophyllia ferox*). The Corps will request U.S. Fish and Wildlife and the National Marine Fisheries Service 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 265 square feet of submerged bottom utilized by various life stages of marina 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 107th 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 107th Avenue, Suite 203, Miami, Florida 33176; by electronic mail at 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.

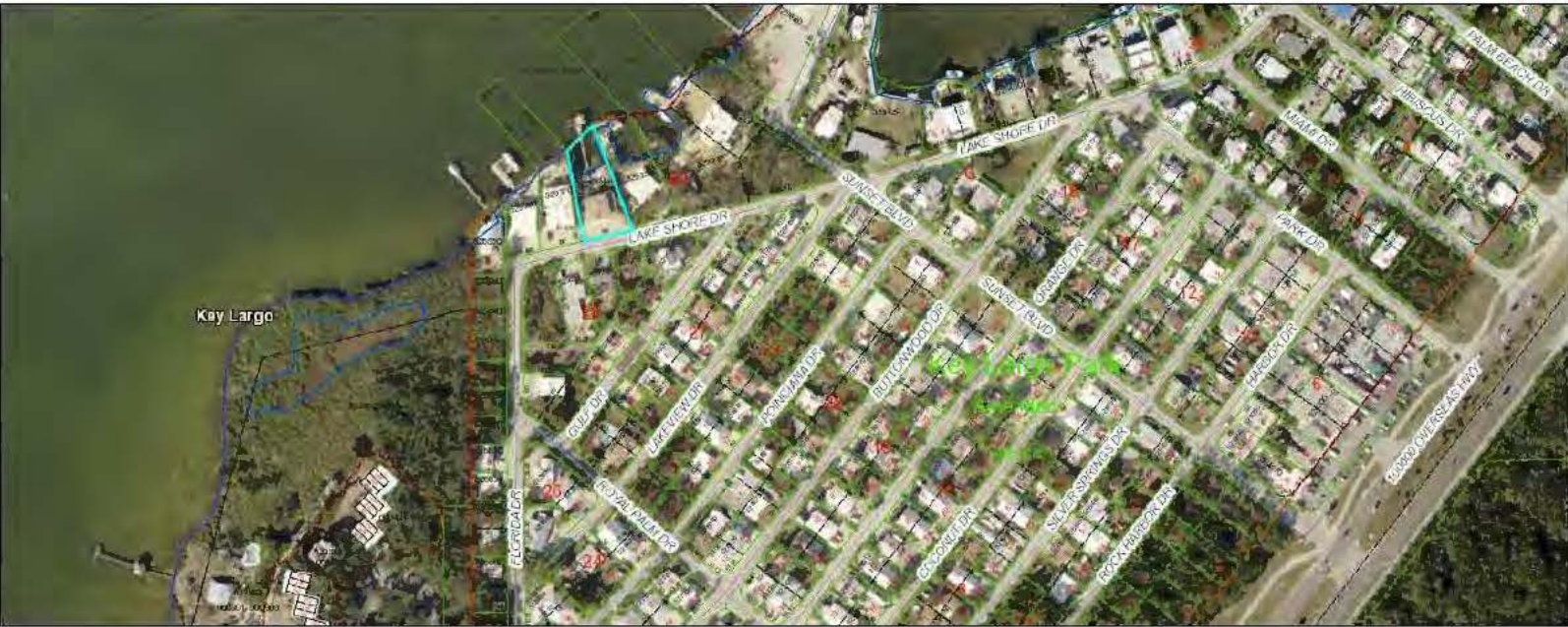
REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

83 LAKE SHORE DR, KEY LARGO, FL

SITE DATA

SITE ADDRESS:	83 LAKE SHORE DR, KEY LARGO, FL, 33037
LEGAL DESC.:	BK 29 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO
FLOOD ZONE:	VE (EL 12'-14')
LOT AREA:	10,100 SQFT
SETBACKS:	FRONT 25', SIDE 10'5', BACK 20'
MAX BUILDING COVERAGE:	8,080 SQFT
MIN. OPEN SPACE:	20%
F.L.U.M.:	RESIDENTIAL MEDIUM
ZONING:	IMPROVED SUBDIVISION

DESIGN CODE
<ul style="list-style-type: none">2017 FLOR DA BU LDING CODE, 6th EDITION, BUILDING, FBC2017 FLOR DA BU LDING CODE, 6th EDITION, RES DENTIAL, FBC-R2017 FLOR DA MECHANICAL CODE FBC-M2014 NATIONAL ELECTRICAL CODE, NEC 20142017 FLOR DA PLUMBING CODE, FBC-P2017 FLOR DA FUEL GAS CODE, 6th EDITION, FFPCFLOR DA F RE PREVENTION CODE, FBC-FGNATIONAL FIRE PROTECTION ASSOCIATION, NEBA



SITE KEY PLAN
N.T.S.

DESIGN DATA

DESIGN LOADS (MINIMUM):		
A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS NON-CONCURRENT
I.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:		
A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-B
C.	OCCUPANCY CLASSIFICATION	RESIDENTIAL
D.	WIND SPEED	
	a.) ULTIMATE (LRFD) =	180 MPH
	b.) ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

DRAWING INDEX	
CS	PROJECT INFORMATION
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S2	PLAN PICTURES

ABBREVIATIONS			
A.B.	Anchor Bolt	F.G.	Fixed Glass
Abv.	Above	Flr.	Floor
AVC	Air-Conditioner	Found.	Foundation
Adj.	Adjustable	Flr. Sys.	Floor System
A.F.F.	Above Finished Floor	Fireplace	Fireplace
A.H.U.	Air Handler Unit	Foot / Feet	Foot / Feet
ALT.	Alternate	Footings	Footings
B.C.	Base Cabinet	Field Verify	Field Verify
B.D.	Bifold Door	Fixed	Fixed
B.F.F.	Below Finished Floor	Galv.	Galvanized
Bk Sh	Book Shelf	G.C.	General Contractor
Bm	Beam	G.F.I.	Ground Fault Interrupter
BT	Bottom	G.T.	Girder Truss
B.P.	Bypass door	Hdr.	Header
Brg.	Bearing	Hgt.	Height
Cir.	Circle	Hose Bibb	Hose Bibb
Cel.	Ceiling	Int.	Interior
Col.	Column	K/Wall	Knee Wall
Comp.	A/C Compressor	K.S.	Knee Space
C.T.	Ceramic Tile	Laun.	Laundry
Dryer	Dryer	Lav.	Lavatory
Dec.	Decorative	L.F.	Linear Ft.
Ded.	Dedicated Outlet	L.T.	Laundry Tub
dbl.	Double	Mas.	Masonry
Dia.	Diameter	Max.	Maximum
Disp.	Disposal	M.C.	Medicine Cabinet
Dist.	Distance	Manuf.	Manufacturer
D.S.	Drawer Stack	Micro.	Microwave
D.V.	Dryer Vent	Min.	Minimum
D.W.	Dishwasher	M.L.	Microlam
Each	Each	Mir.	Mirror
W.	Each Way	Monolith	Monolithic
Elect.	Electrical	Not to Scale	Not to Scale
Elev.	Elevation	Opt.	Optional
Ext.	Exterior	P.C.	Piece
Exp.	Expansion	Ped.	Pedestal
F.B.C.	Florida Bldg. Code	P.L.	Parallam
F.B.C.R.	Florida Bldg. Code Resid.	PLF	Pounds per linear foot
F.F.	Finished Floor		
		Pit Ht.	Plate Height
		Plt Sh.	Plant Shelf
		PSF	Pounds per square foot
		P.T.	Pressure Treated
		Pwd.	Powder Room
		Rad.	Radius
		Ref.	Refrigerator
		Req'd.	Required
		Rm.	Room
		Rnd.	Round
		R & SH	Rod and Shelf
		SD	Smoke Detector
		S.F.	Square Ft.
		Sh	Shelves
		SHT	Sheet
		SHL	Side Lights
		S.P.F.	Spruce Pine Fir
		S.P.	Square
		S.Y.P.	Southern Yellow Pine
		Temp.	Tempered
		Thickn.	Thicken
		T.O.B.	Top of Block
		T.O.M.	Top of Masonry
		T.O.P.	Top of Plate
		Trans.	Transom Window
		Typ.	Typical
		UCL	Under Cabinet Lighting
		U.N.O.	Unless Noted Otherwise
		VB	Vanity Base
		Vert.	Vertical
		V.P.	Versalim
		V.P.	Vapor Protected
		VTR	Vent through Roof
		W	Washer
		W/W	With
		W.C.	Water Closet
		W.A.	Wedge Anchor
		Wd.	Wood
		WP	Water Proof

PROPOSED SCOPE OF WORK
NEW CONSTRUCTION

- INSTALL 4' x 56.5' (33.8 CYD) ROCK REVETMENT/WEED BARRIER TO DETER WEED BUILD-UP ON BEACH.

COVER SHEET

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

83 LAKE SHORE DR
KEY LARGO, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecfik.com CA/Reg #: 31437
Phone #: 305-735-4626

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:

1667

Date:

MAR. 25, 2020

SHEET 1 of 5

SHEET #

CS

FLORIDA BAY

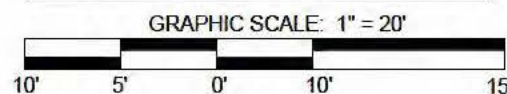


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SITE PLAN



CONSTRUCTION NOTES

- DIMENSIONS PROVIDED ARE +/- . CONTRACTOR TO FIELD LOCATE PROPOSED REVETMENT.
- ROCK REVETMENT VOLUME AS PROPOSED= 33.8 (CYD)
- REVETMENT PROFILE EXPECTED TO IMPACT APPROX. 300SQFT OF EX. SEA GRASS

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THE FOLLOWING LOCATION:

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KEY LARGO, FL

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CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
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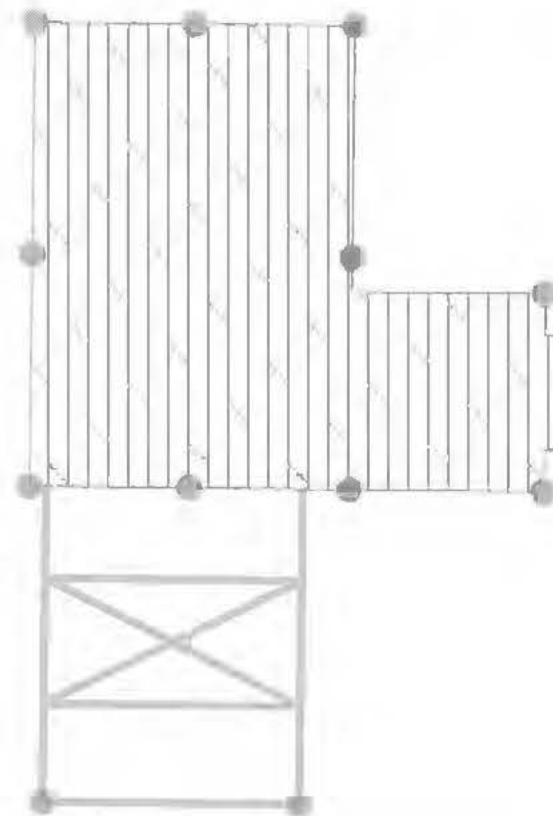
MAR. 25, 2020

SHEET 3 of 5

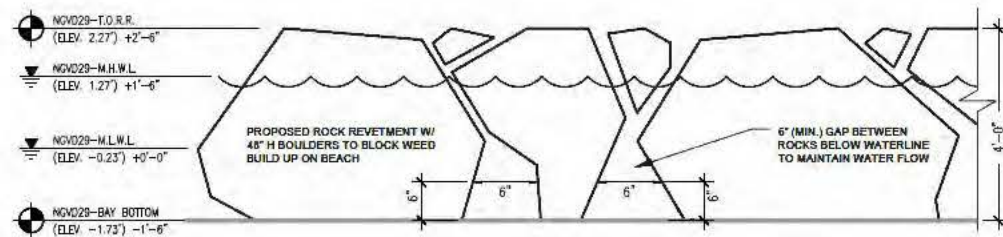
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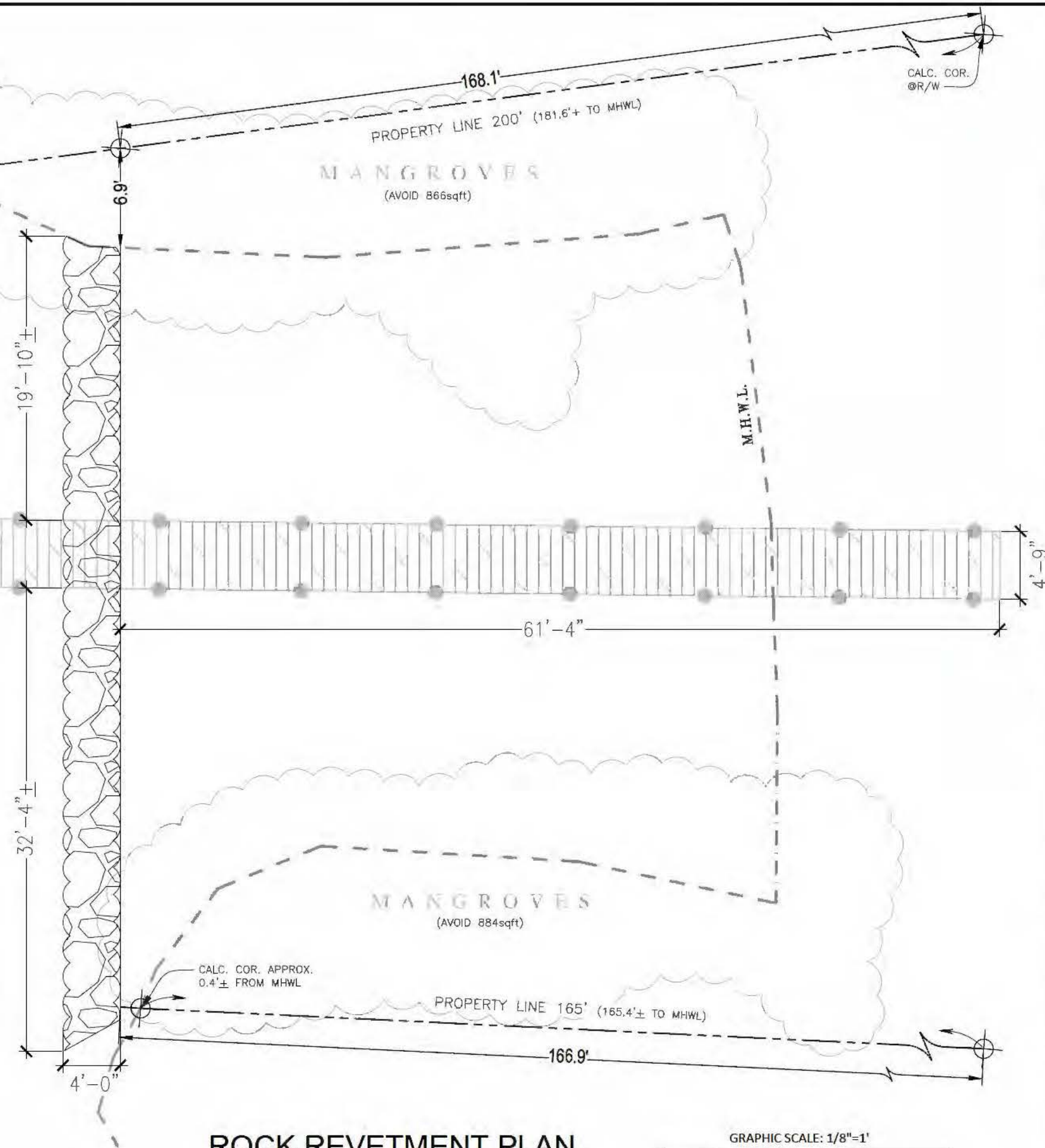
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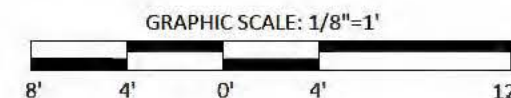
FLORIDA BAY



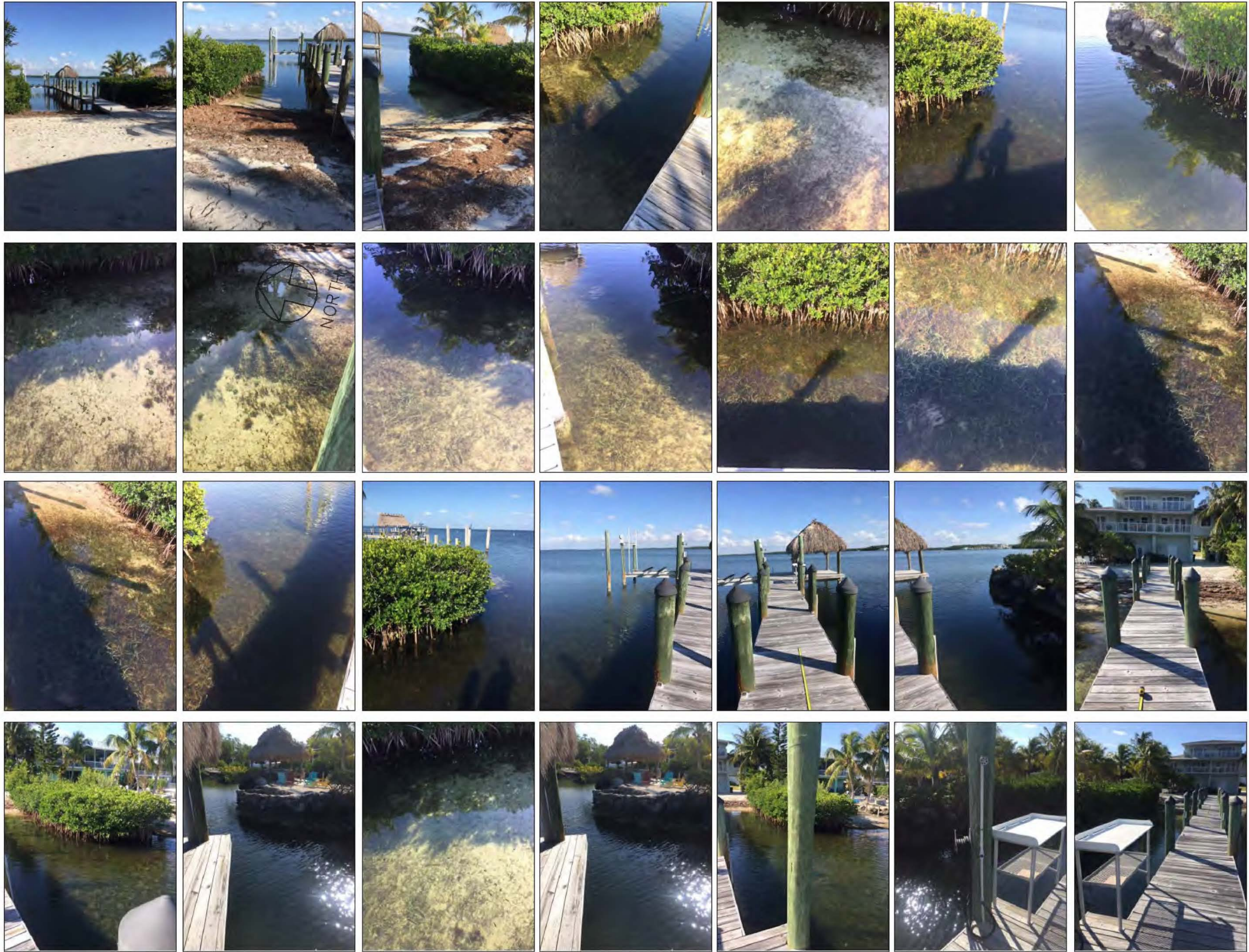
SECTION DETAIL
SCALE: 1/4"=1'



ROCK REVETMENT PLAN
SCALE: 1/8"=1'



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CAMPBELL ENGINEERING CONSULTANTS LLC	
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SHEET 4 of 5	
SHEET # S1	



PLAN PICTURES

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

83 LAKE SHORE DR
KEY LARGO, FL

CAMPBELL ENGINEERING
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SHEET 5 of 5

SHEET #

S2