



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

June 16, 2020

Regulatory Division
North Permits Branch
Jacksonville Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2000-05118(SP-PRJ)

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:

APPLICANT: Lighthouse Point, LLC
P.O. Box 1733
Jacksonville, Florida 32245

WATERWAY AND LOCATION: The proposed work would affect the Bells River. The project site is located in the Bells River, at 28820 Grandview Manor, in Section 41, Township 3 North, Range 28 East, Yulee, Nassau County, Florida.

Directions to the site are as follows: Traveling from Jacksonville, take Interstate 95 north to exit 373 to State Road 200 (SR-200) and turn east onto SR-200. Follow SR-200 to Chester Road and turn north onto Chester Road. Then turn west onto Roses Bluff Road, and then turn north onto Lents Road. Follow Lents Road to Southern Heritage Place and turn east onto Southern Heritage Place. Then turn north onto Grandview Manor and follow Grandview Manor to the entrance of the project site located at 28820 Grandview Manor.

APPROXIMATE CENTRAL COORDINATES: Latitude 30.691232°
Longitude -81.545276°

PROJECT PURPOSE:

Basic: The basic project purpose is navigation.

Overall: The overall project purpose is access to navigable waters from the Waterman's Bluff development.

EXISTING CONDITIONS: The project site is located along the Bells River. The project site currently has a previously authorized pier that was constructed for use by the residents of the Waterman's Bluff development. There is no submerged aquatic

vegetation or emergent vegetation located in the area of the proposed work. The project site is bordered to the south by residential development and to the north, east, and west by marsh and open water.

PROPOSED WORK: The applicant seeks authorization to add a 33-slip dock with a kayak launch onto an existing previously authorized residential pier. The 33-slip dock would provide access to navigable waters for the residents of the Waterman's Bluff subdivision. The structure would include a 40-foot by 40-foot covered platform, a 5-foot by 35-foot gangway, a 12-foot by 49-foot walkway, a 3-foot by 12-foot gangway, a 12-foot by 20-foot kayak launch, an 8-foot by 51-foot walkway, a 12-foot by 117-foot access pier, an 8-foot by 220-foot access pier, thirteen 4-foot by 35-foot finger piers, a 4-foot by 25-foot finger pier, and three 5-foot by 45-foot finger piers. There would also be 16 additional mooring pilings associated with the boat slip areas.

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 applicant avoided and minimized impacts by proposing the dock the size needed for the development.

COMPENSATORY MITIGATION – The applicant has provided the following explanation why compensatory mitigation should not be required:

Compensatory mitigation is not offered for the proposed marina.

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:

Since the proposal is for in-water work, the Corps evaluated the potential impacts to the West Indian Manatee (*Trichechus manatus*), using *The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida – April 2013 (Key)*. Use of the Key resulted in the sequence A > B > C > G > H > I > J > L > N > O > P > *May affect, not likely to adversely affect*, with no further consultation with the United States Fish and Wildlife Service (USFWS) required.

The Corps evaluated the potential impacts to the North Atlantic Right Whale (*Eubalaena glacialis*), 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*), Shortnose sturgeon (*Acipenser brevirostrum*), and Atlantic Sturgeon (*Acipenser oxyrinchus*) utilizing the National Marine Fisheries Service (NMFS) Jacksonville District's Programmatic Biological Opinion (JAXBO) dated 20 November 2017. The Corps determined with the inclusion of the JAXBO special conditions in any permit issued for the proposed work, the proposed work *may affect, but is not likely to adversely affect* the species evaluated in the JAXBO. The proposed work was coordinated with the NMFS in accordance with the JAXBO coordination process and no further consultation is required.

Since the proposed work is located within the core foraging area for the Wood Stork (*Mycteria americana*), the Corps evaluated the potential impacts to the Wood Stork using *The Corps of Engineers, Jacksonville District, U.S. Fish and Wildlife Service, Jacksonville Ecological Services Field Office and State of Florida Effect Determination Key for the Wood Stork in Central and North Peninsular Florida – September 2008* (Wood Stork Key). Use of the Wood Stork Key resulted in the following sequence: A > B > No effect to the Wood Stork, with no further consultation with the USFWS required.

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. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Bells River. 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.

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 Jacksonville Permits Section, P.O. Box 4970, Jacksonville, Florida 32232-0019 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, Paula R. Johnson, in writing at the Jacksonville Permits Section, P.O. Box 4970, Jacksonville, Florida 32232-0019; by electronic mail at paula.r.johnson@usace.army.mil or by telephone at (904)232-2503.

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.

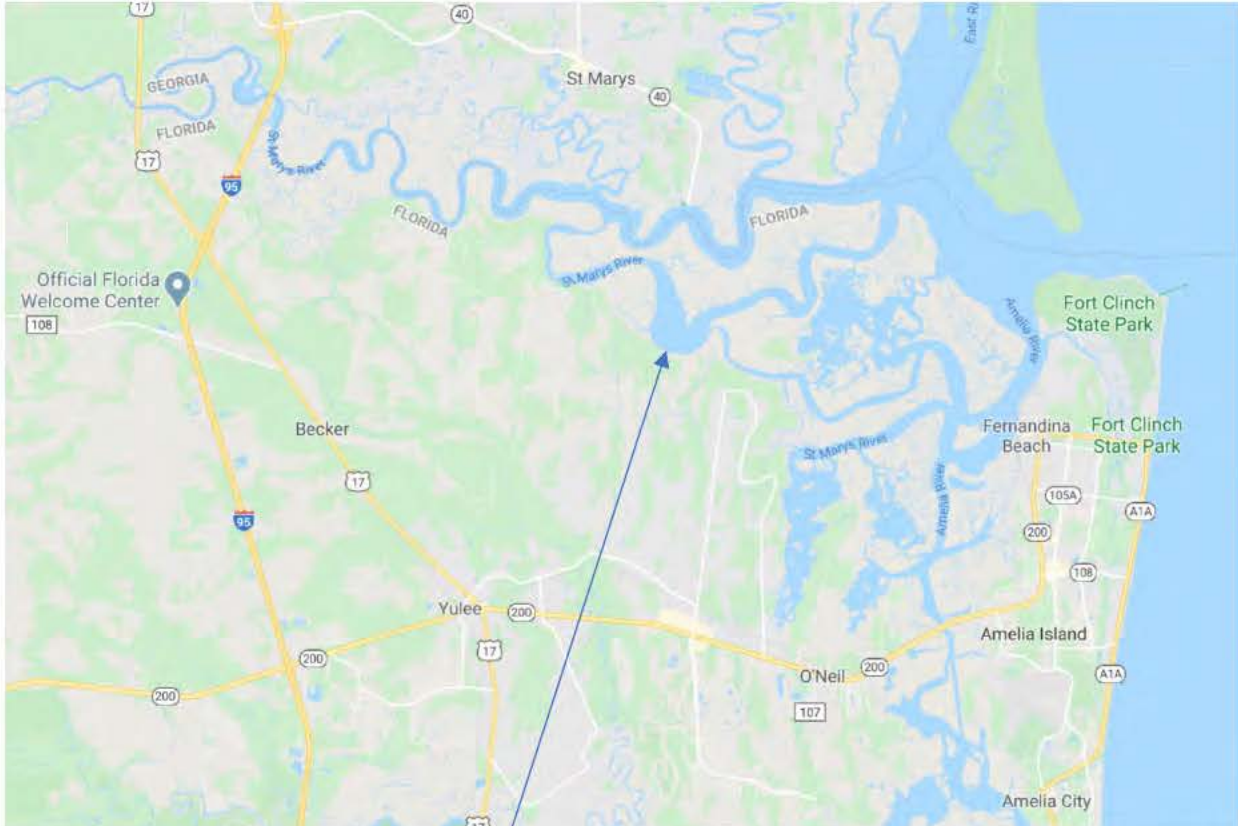
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, 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.

WATERMAN'S BLUFF MARINA VICINITY MAP



PROJECT LOCATION

NORTH

APPLICANT: HARRY TREVETT

WATER BODY: BELLS RIVER

COUNTY: NASSAU

DATUM: NAVD 88

PURPOSE: NEW COMMUNITY MARINA

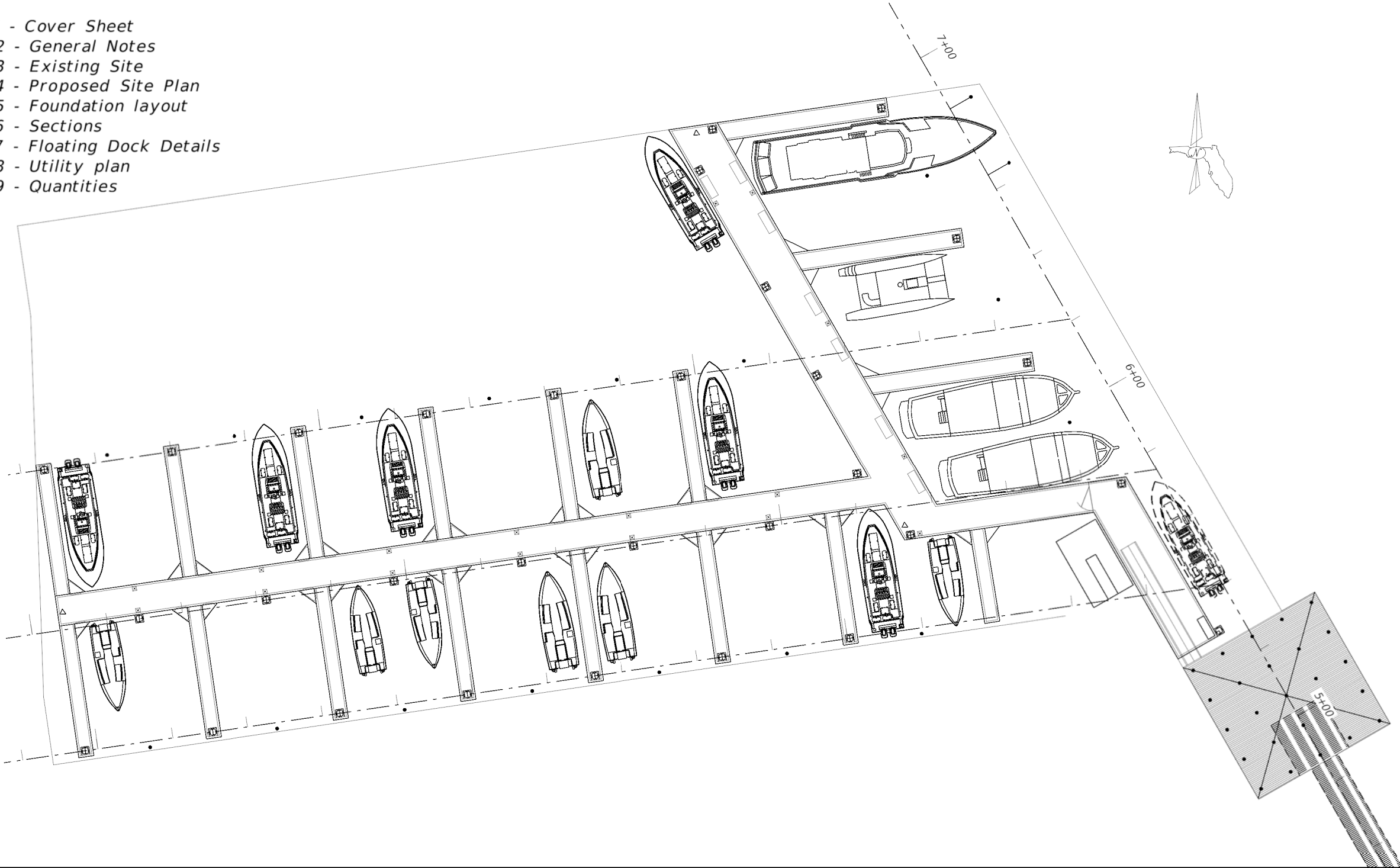
SHEET: 1 OF 1

DATE: June 2, 2020

WATERMAN'S BLUFF MARINA

Index

- 1 - Cover Sheet
- 2 - General Notes
- 3 - Existing Site
- 4 - Proposed Site Plan
- 5 - Foundation layout
- 6 - Sections
- 7 - Floating Dock Details
- 8 - Utility plan
- 9 - Quantities



WATERMAN'S
BLUFF
MARINA



3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

COVER SHEET

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Date: _____
Project Number: 1603.28
File Name: _____
Drawing Number: _____

GENERAL NOTES:

1. Existing boundary conditions, elevations, and bathymetric contours, are based on surveys prepared by B.V. & Associates, Inc. dated 03/08/2007

2. Protect all survey and property monuments. If a monument is disturbed, the contractor shall contract with the surveyor of record for reinstallation of the monument.

3. The general contractor will be held solely responsible for and shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of this project. Protect all streets, fences, tree, utilities above and underground, and structures that are to remain. Repair contractor-caused damage at no additional cost to the owner.

4. All elevations shown are in feet and are based on the U.S. National Geodetic Survey NGVD

5. The contractor shall maintain a set of record drawings with a record of all deviations from the original drawings marked in red.

6. The Contractor shall provide an AS-BUILT survey, signed and sealed by a Professional Survey licensed in the State of Florida and shall show the location and elevation of all constructed features.

DESIGN LOADING:

- Maximum Wind Speed Occupied: 75 MPH – 15 psf (ASCE 7-10: 3 second gust)

- Maximum Wind Speed Unoccupied: 120 MPH – 37 psf (ASCE 7-10: 3 second gust)

- Storm Duration: 2.0 Hour maximum

- Largest Average Vessel: 50 feet

- Largest Single Vessel: 60 feet

- Maximum Anticipated Surge – (+/-) 10.0 feet

- Mean High Water Level: 3.48' NGVD

- Mean Low Water Level: -2.8' NGVD

- Top of Pile Elevation: 12.00' NGVD

- Wave at Site: 2.0 foot / 30 second period

- Max Design Boat wake: 3.0 foot

- Max Design Current: 3.0 FPS

- Pile Type: F0DT 18" Square Prestressed Concrete Piles

- Freeboard: 20" +/- 1" under dead load only (Live load 40 PSF)

MATERIALS:

1. All piling shall comply with the Florida Department ofTransportation Standard Specification for Road and Bridge Construction Latest Edition.

2. Bolts and lag bolts shall be per ANSI/ASME Standard B18.2.1.96 square and Hex Bolts and Screws (Inch Series). Steel for bolts and lag bolts shall be as specified in ASTM A153-94, Grade A.

AS-BUILTS

1. Contractor shall provide As-Built Survey and drawings of completed work to the Engineer Signed and Sealed by a professional Surveyor, Licensed and registered in the State of Florida

2. A piling driving report shall be submitted for all piles with the pile number, pile size, hammer used, number of blows, and pile depth below grade. (pile tip elevation).

DISPOSAL OF MATERIAL:

1. Existing elements that are to be removed shall become the property of the Contractor, unless noted otherwise. All elements to be removed shall be handled and disposed of off site as required by local, state, and federal codes or laws, including the monitoring and protection of workers and the public during construction operations.

UTILITIES:

1. The Contractor is responsible for field locating all utilities proximate to the Pier Ramp.

2. The utility locations shown in these plans are approximate.

PERMITS:

1. Comply with all permit requirements.

PLAN DIMENSIONS:

1. All dimensions in these plans are measured in feet and inches, either horizontally or vertically, unless otherwise noted.

2. Contractor shall field verify all dimensions.

POLLUTION CONTROL:

1. Do not permit any debris to enter the waters of the river.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK:

The Contractor shall comply with the following conditions intended to protect manatees from direct project effects:

1. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The Contractor shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

2. All vessels associated with the construction project shall operate at "Idle Speed / No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

3. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shut down if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee shall be reported immediately to the FWC hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336).

6. Temporary signs concerning manatees shall be posted by the Contractor prior to and during all in-water project activities. All signs are to be removed by the Contractor upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see myfwc.com). One sign that reads "Caution: Boaters" must be posted. A second sign measuring at least 8½" x 11" explaining the requirement for "Idle Speed / No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

ABBREVIATIONS:

1. Abbreviations used in these plans are defined below.

ABBREVIATION & MEANING

FF

Front Face

UNO

Unless Noted Otherwise

NTS

Not to Scale

ABBREVIATION & MEANING

Eq.

Equal

Spa.

Spaces

Prop.

Proposed

WATERMAN'S

BLUFF

MARINA



3832-010 Baymeadows Rd,

Suite 132

Jacksonville, Florida 32217

office: 904.434-4366

www.morales-ce.com

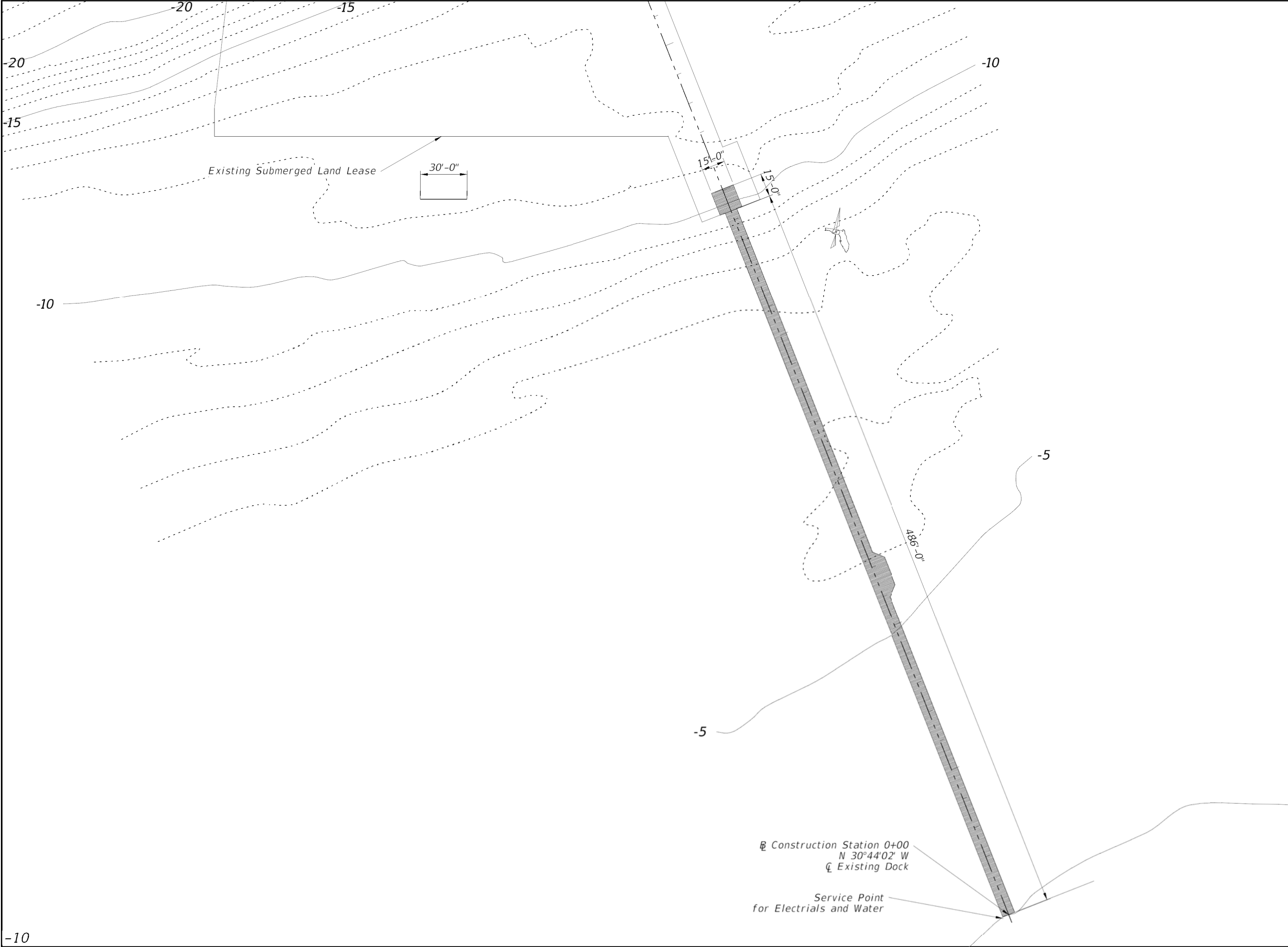
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

GENERAL

NOTES

| | |
|-----------------------|------------|
| Project Manager: | |
| ED MORALES JR., P.E. | |
| Designed by: | |
| ED MORALES JR., P.E. | |
| Drawn by: | |
| EDUARDO MORALES, P.E. | |
| Checked by: | |
| ED MORALES JR., P.E. | |
| Date issued: | |
| APRIL 2020 | |
| Scale: | |
| Date | |
| Project Number: | File Name: |
| 1603.28 | |
| Drawing Number | |



WATERMAN'S
BLUFF
MARINA



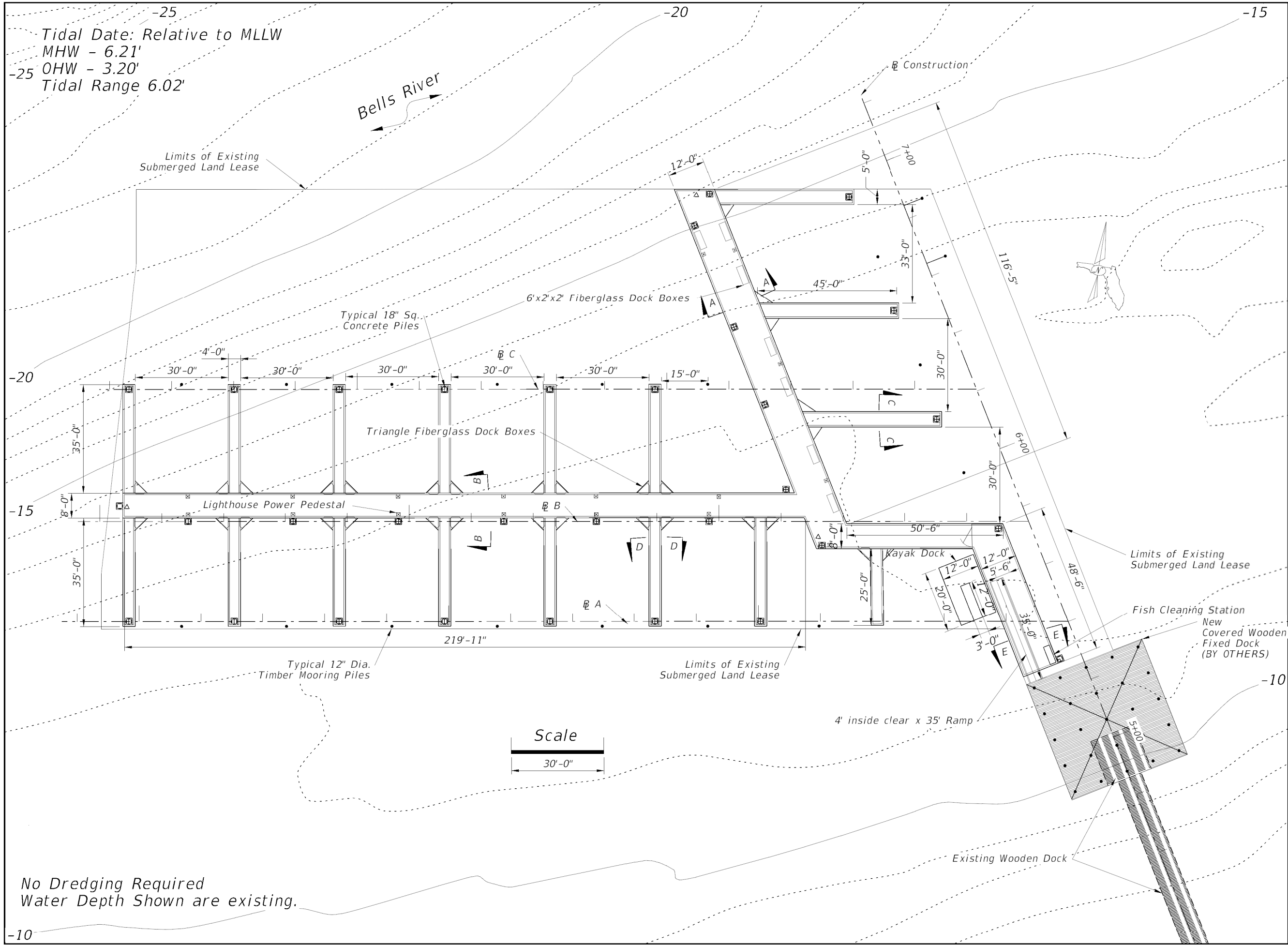
3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|------|
| NO. | DATE | DESCRIPTION | REV. | CK'D |

EXISTING
SITE

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Date:
Project Number:
1603.28
File Name:
Drawing Number:



WATERMAN'S BLUFF MARINA



MCE
MORALES
CONSULTING
ENGINEERS

3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

PROPOSED SITE PLAN

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Date: _____
Project Number: 1603.28
File Name: _____
Drawing Number: _____

WATERMAN'S
BLUFF
MARINA



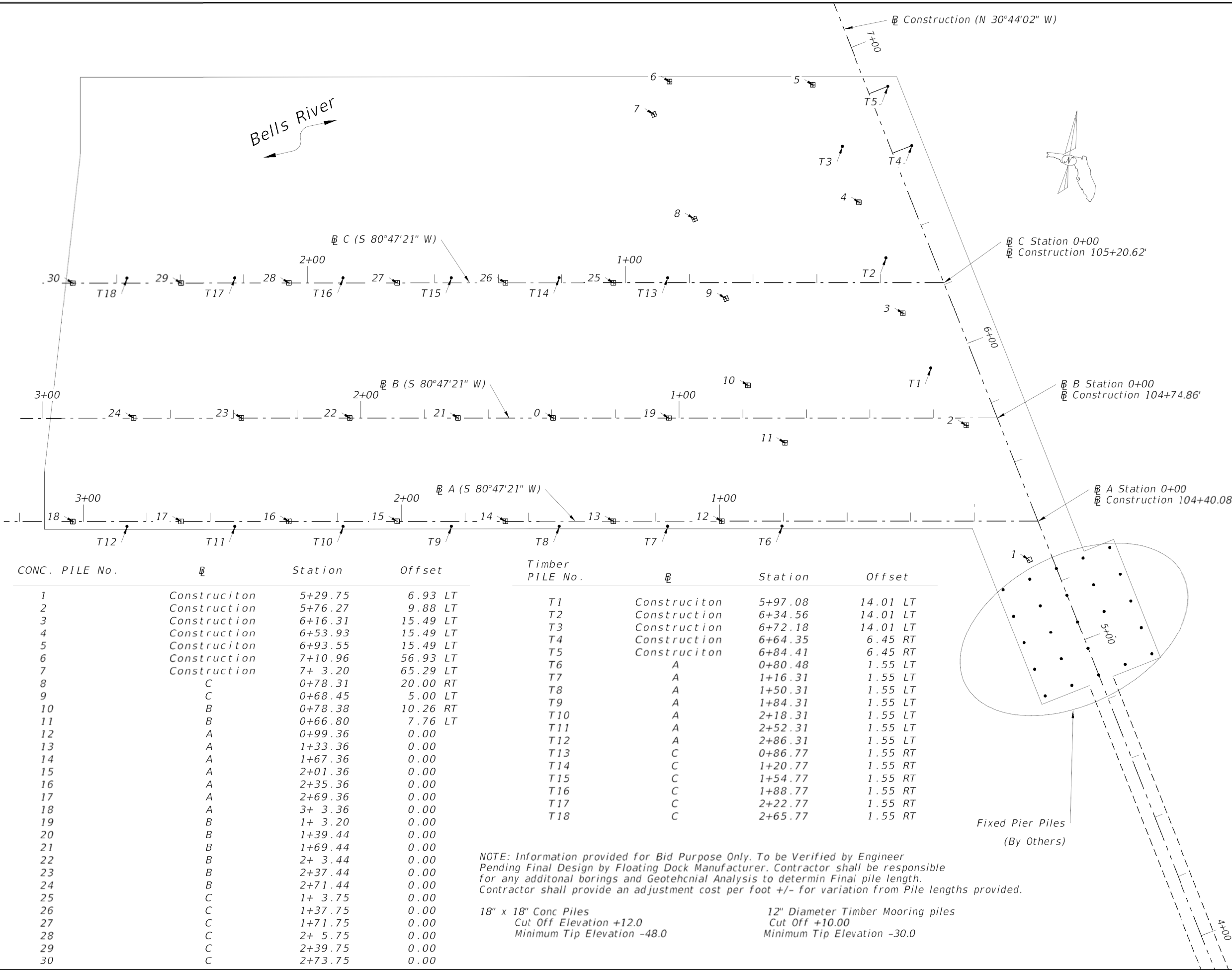
3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | |
|-----------|------|-------------|----------|
| NO. | DATE | DESCRIPTION | REV. CKD |

FOUNDATION
LAYOUT

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Project Number: 1603.28
File Name:
Drawing Number:



WATERMAN'S
BLUFF
MARINA



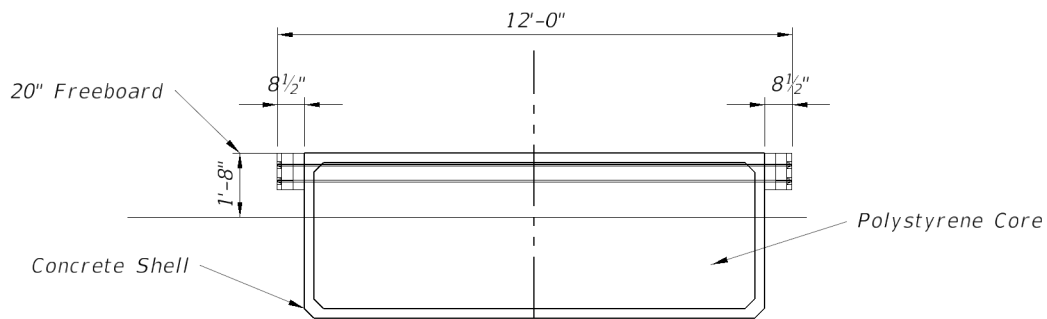
3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

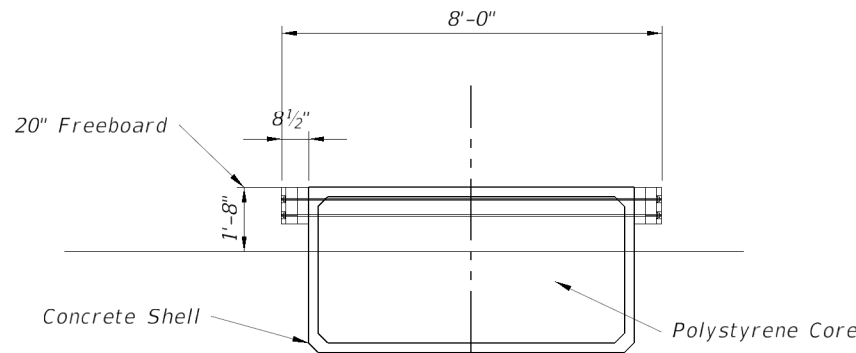
SECTIONS

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

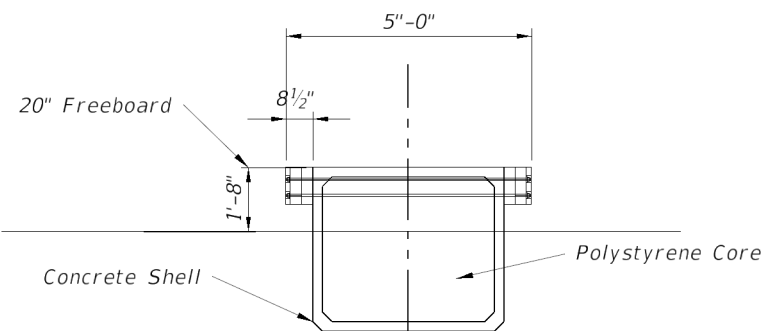
Date
Project Number:
1603.28
File Name:
Drawing Number:



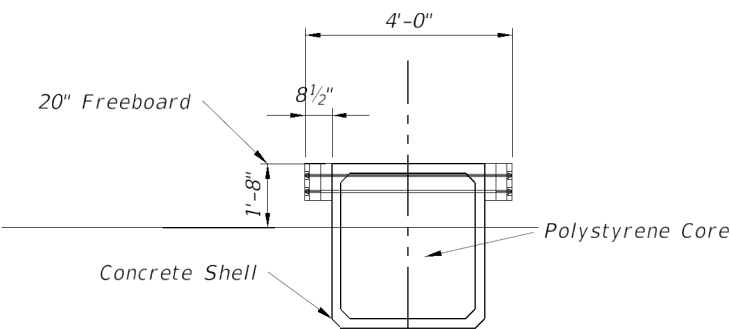
SECTION A-A 12'-0" Wide Main Pier



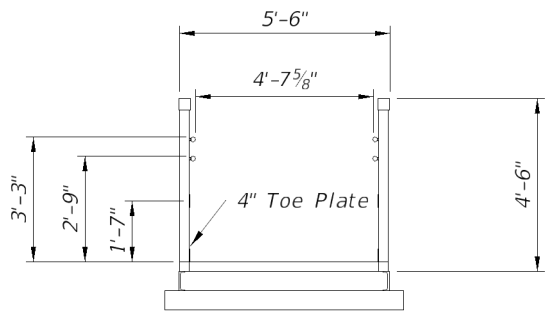
SECTION B-B 8'-0" Wide Main Pier



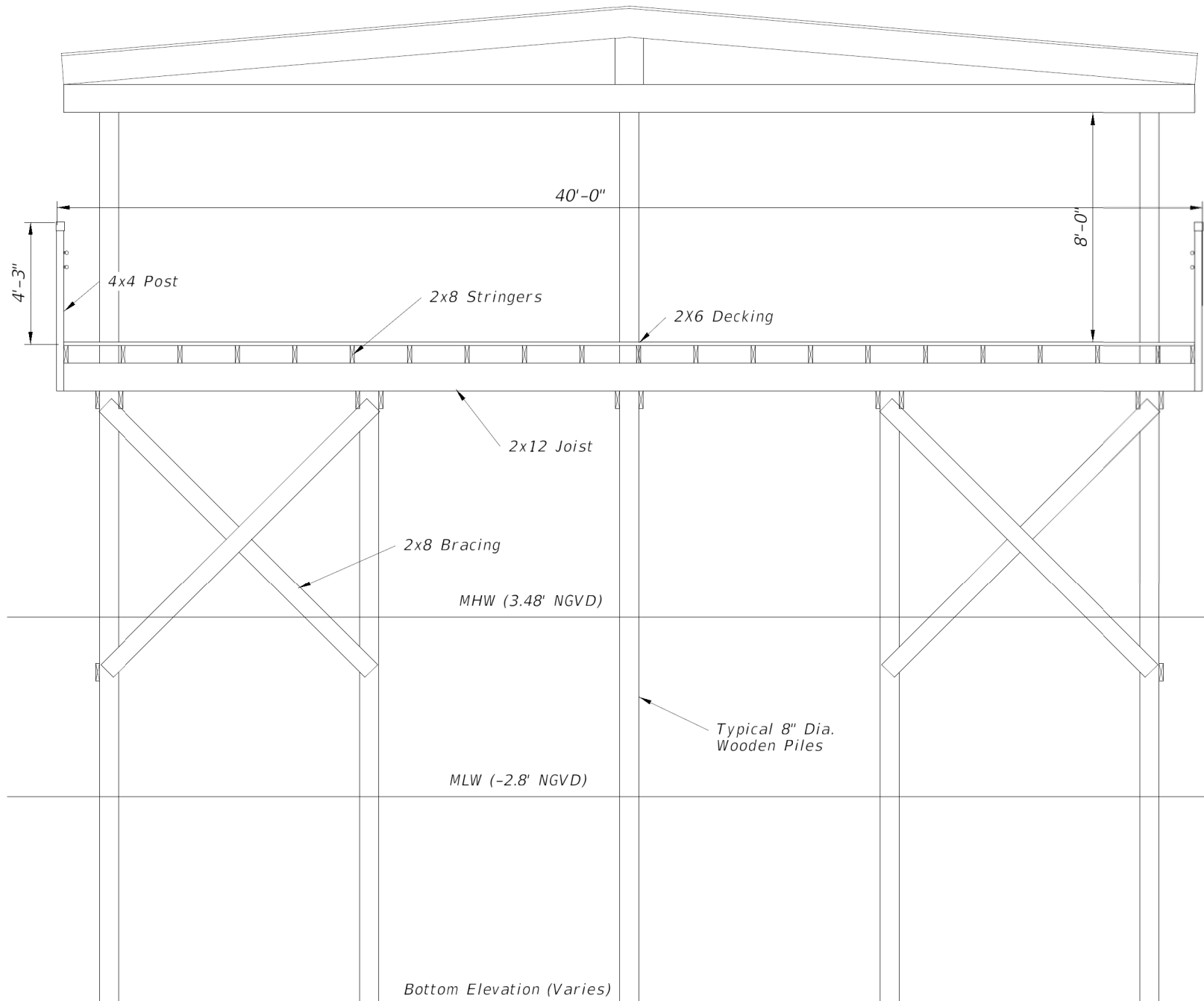
SECTION C-C 5'-0" Wide Finger Pier



SECTION D-D 4'-0" Wide Finger Pier



SECTION E-E 5'-6" Wide Gangway



SECTION F-F 40'-0" x 40'-0" Fixed Dock
(Modification to Existing Dock Structure BY OTHERS)

WATERMAN'S
BLUFF
MARINA



MCE
MORALES
CONSULTING
ENGINEERS

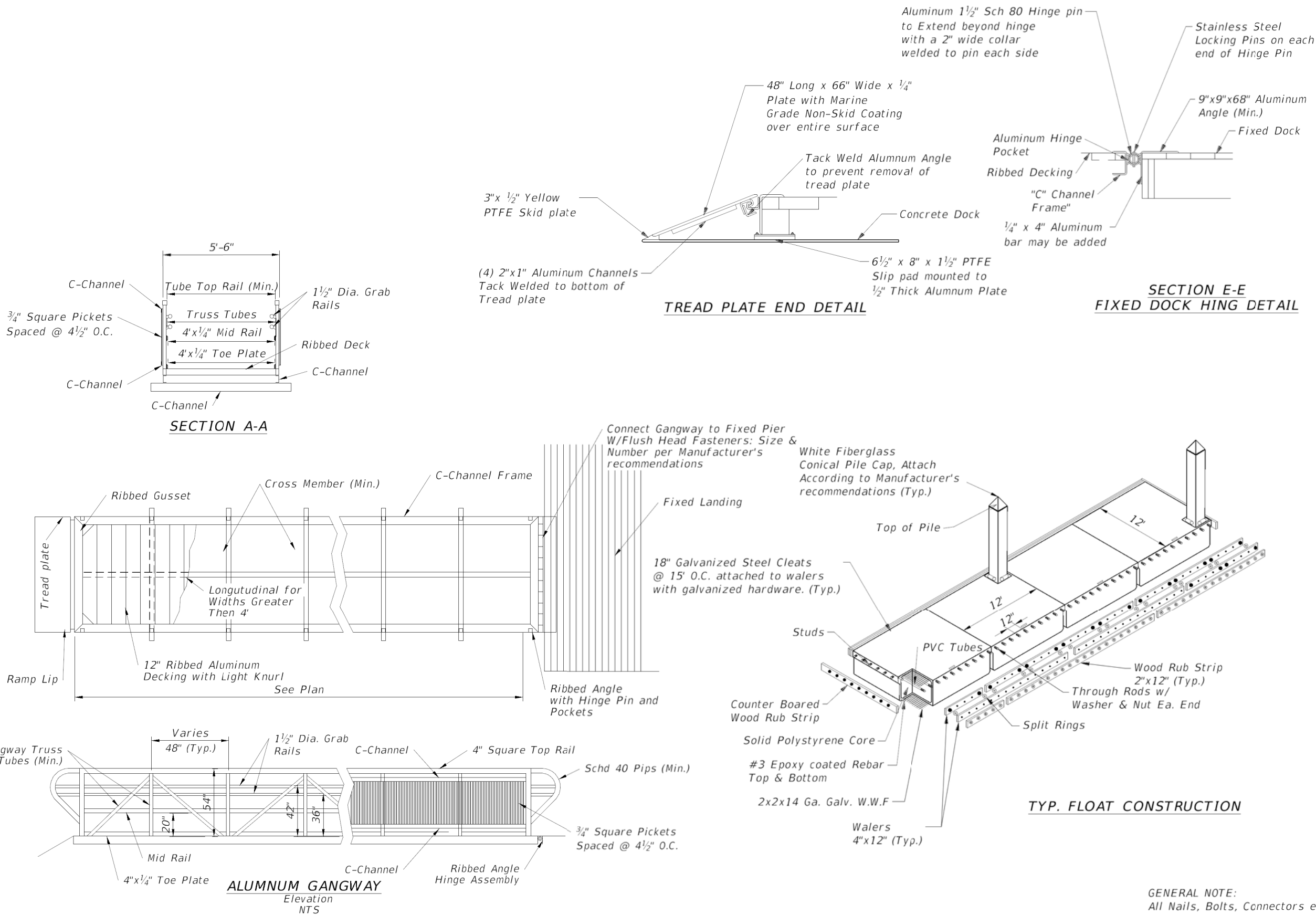
3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

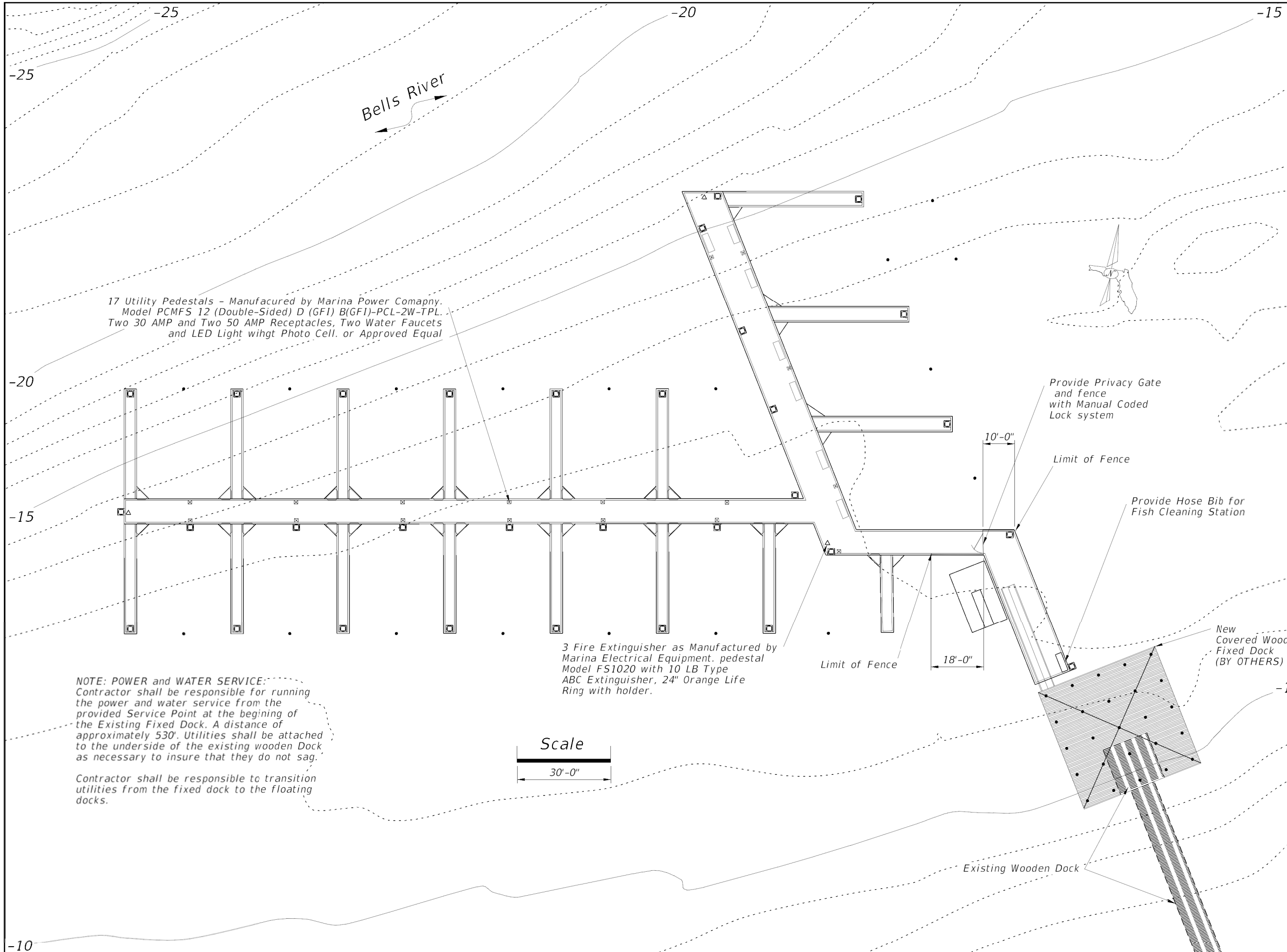
| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

FLOATING
DOCK
DETAILS

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Date: _____
Project Number: 1603.28
File Name: _____
Drawing Number: _____





WATERMAN'S BLUFF MARINA



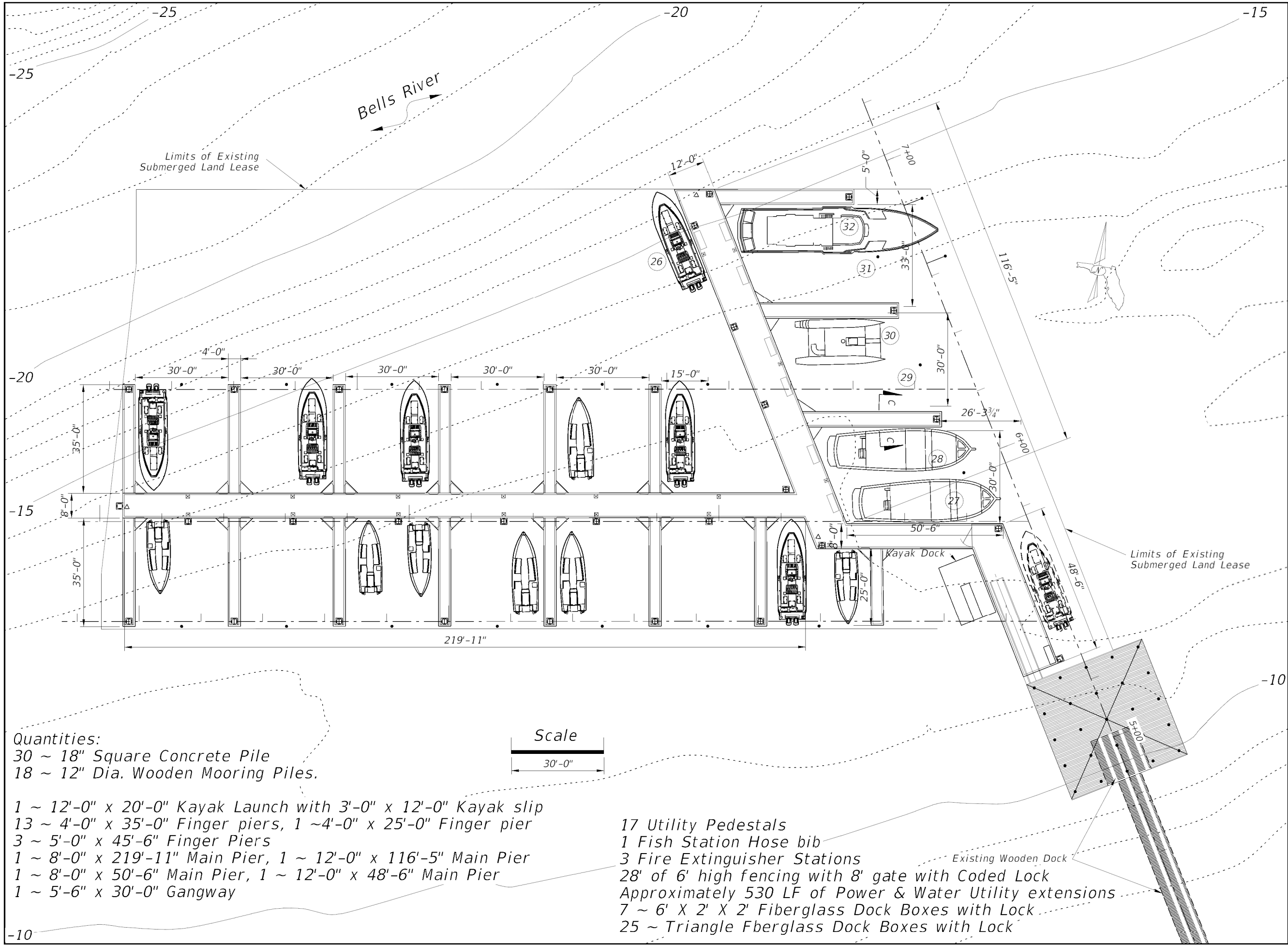
3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|-----|
| NO. | DATE | DESCRIPTION | REV. | CKD |

UTILITY PLAN

Project Manager:
ED MORALES JR., P.E.
Designed by:
ED MORALES JR., P.E.
Drawn by:
EDUARDO MORALES, P.E.
Checked by:
ED MORALES JR., P.E.
Date Issued:
APRIL 2020
Scale:

Date:
Project Number:
1603.28
File Name:
Drawing Number:



Quantities:
30 ~ 18" Square Concrete Pile
18 ~ 12" Dia. Wooden Mooring Piles.

1 ~ 12'-0" x 20'-0" Kayak Launch with 3'-0" x 12'-0" Kayak slip
13 ~ 4'-0" x 35'-0" Finger piers, 1 ~ 4'-0" x 25'-0" Finger pier
3 ~ 5'-0" x 45'-6" Finger Piers
1 ~ 8'-0" x 219'-11" Main Pier, 1 ~ 12'-0" x 116'-5" Main Pier
1 ~ 8'-0" x 50'-6" Main Pier, 1 ~ 12'-0" x 48'-6" Main Pier
1 ~ 5'-6" x 30'-0" Gangway

17 Utility Pedestals
1 Fish Station Hose bib
3 Fire Extinguisher Stations
28' of 6' high fencing with 8' gate with Coded Lock
Approximately 530 LF of Power & Water Utility extensions
7 ~ 6' X 2' X 2' Fiberglass Dock Boxes with Lock
25 ~ Triangle Fberglass Dock Boxes with Lock

WATERMAN'S BLUFF MARINA



3832-010 Baymeadows Rd,
Suite 132
Jacksonville, Florida 32217
office: 904.434-4366
www.morales-ce.com
Certificate of Authorization No. 30712

| REVISIONS | | | | |
|-----------|------|-------------|------|------|
| NO. | DATE | DESCRIPTION | REV. | CK'D |

QUANTITIES

| | |
|-----------------------|--|
| Project Manager: | |
| ED MORALES JR., P.E. | |
| Designed by: | |
| ED MORALES JR., P.E. | |
| Drawn by: | |
| EDUARDO MORALES, P.E. | |
| Checked by: | |
| ED MORALES JR., P.E. | |
| Date Issued: | |
| APRIL 2020 | |
| Scale: | |

| | |
|----------------------------|-----------------|
| Date | File Name: |
| Project Number: 1603.28 | Drawing Number: |