



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**POST OFFICE BOX 4970**  
**JACKSONVILLE, FLORIDA 32232**

**August 5, 2020**

Regulatory Division  
North Permits Branch  
Jacksonville Permits Section

***PUBLIC NOTICE***

Permit Application Number SAJ-1991-02279 (SP-TMM)

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) and Section 404 of the Clean Water Act (33 U.S.C. §1344) as described below:

APPLICANT: Camachee Island Company  
Attn: Mr. Peter Sabo  
3070 Harbor Drive  
St. Augustine, Florida 32084

WATERWAY AND LOCATION: The project would affect waters of the United States within the Tolomato River. The project site is located at 3070 Harbor Drive, in Sections 5 and 8, Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida.

Directions to the site are as follows: From the Interstate 95, exit at State Road 207 and head east to St. Augustine Beach. Turn left onto South Ponce de Leon Boulevard. Turn right onto West San Carlos Avenue onto May Street, heading to the Vilano Bridge. Turn left onto Harbor Drive prior to reaching the bridge. The Camachee Cove Yacht Harbor is on the right.

APPROXIMATE CENTRAL COORDINATES: Latitude 29.91737569°  
Longitude -81.30658777°

**PROJECT PURPOSE:**

Basic: The basic project purpose is a commercial marina.

Overall: The overall project purpose is to modify the existing 257 slip marina with the addition of 22 new slips, improvement of a jetty wall on the north side of the entrance channel, removal of 50 feet of the southern breakwater, and installation of a flow-training rock structure along the south side of the entrance channel near St. Augustine Inlet in St. Johns County, Florida.

**EXISTING CONDITIONS:** The Camachee Cove Yacht Harbor site currently supports two (2) land use types/vegetative communities:

(1) Marinas (184): The western portion of the property includes an existing marina facility with 257 boat slips and 58,700-square-feet of floating docks.

(2) Streams and Waterways (510): The entrance channel on the east side of the marina is within the Tolomato River. The entrance channel has a permitted depth of -6 North American Vertical Datum (NAVD) 88 with two floating docks and associated boat slips in the entrance channel.

(3) Wetlands Non Vegetated (650): A portion of the southern boundary includes tidal mudflats. These areas within the project area do not have submerged aquatic vegetation, oysters/shells, or mangroves.

**PROJECT HISTORY:** The site for the proposed work was originally permitted in 1976 by the Corps and expanded in 1978. In 1983, the Corps permitted dredging along with construction of a groin on the north side of the entrance channel. In 1995, a groin made of rip rap was permitted by the Corps for construction on the south edge off the entrance channel. In 1997, the Corps permitted maintenance dredging along with construction of bulkheads to improve existing marina facilities. Under Corps permit number SAJ-1991-02279, maintenance dredging was permitted in 1992, 2006, 2012, and May 2020. In July 2020, a Corps Tolling Agreement was signed by the applicant for a structure that was installed between 1999 and 2004 without a permit. This structure would be reviewed and permitted after the fact as part of any current permit authorization.

**PROPOSED WORK:** The applicant seeks authorization to expand an existing marina facility including the construction of an additional 7,200-square-feet of floating dock structures along the north and south sides of the entrance channel and 22 new slips. The total marina layout would be 65,900-square-feet of fixed and floating docks over water with 279 total slips. The applicant also seeks authorization to improve entrance channel protection from tidal sedimentation by installing a 720-foot-long by 3-feet-wide by 6-feet to 8-feet-tall gabion basket flow training rock structure attached to a 720-foot-long by 15-feet-wide rock mattress on the river bottom on the south side of the entrance channel for a total of 1,650-cubic-yards of fill. Additionally, the applicant proposes to improve the existing north jetty by adding rip rap that would add an additional 6-feet to 8-feet in width and an additional 3-feet in height to the 420-foot-long by 8-feet to 12-feet wide by 4-feet to 8-feet tall jetty for a total of 800-cubic-yards of fill. Lastly, the applicant seeks authorization to remove a 50-foot section of an existing relic breakwater on the south side of the entrance channel, south of the proposed flow training rock structure, to allow tidal flow. Best management practices would be required in project construction.

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 proposed expansion and control measures have been planned and designed to avoid environmental impacts, and all works (rock installation, pile driving, and shading) will maintain a substantial offset from any outside resources. Where temporary construction impacts are unavoidable, every effort will be made to minimize impacts to water quality and aquatic resources. The works will be performed according to, and will comply with, all requirements and conditions of the permit. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work.

COMPENSATORY MITIGATION: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

As the impacts associated with the proposed construction are temporary and minor, no mitigation is required.

CULTURAL RESOURCES: The Corps has determined the permit area has been extensively modified by previous work and there is little likelihood a historic property may be affected.

#### ENDANGERED SPECIES:

The Corps has determined the proposed project may affect, but is not likely to affect the West Indian Manatee (*Trichechus manatus*). The project site is within an area accessible to manatees; therefore, this species may be present at the project site. In consideration of this information, the Corps utilized The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida, April 2013, to determine potential effects upon this species. Use of this key resulted in the sequence A > B > C > G > H > I > J > L > N > O > P > *May Affect, Not Likely to Adversely Affect*. In consideration of the key sequence, additional coordination with the U.S. Fish and Wildlife Service (FWS) is not required.

The Corps has determined the proposed project is not likely to adversely affect the Wood Stork (*Mycteria americana*). The project site is within the 13 mile Woodstork Nesting Colony Buffers for St. Augustine Alligator Farm and Matanzas Marsh; therefore, this species may be present at the project site. In consideration of this information, the Corps utilized *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*, to determine potential effects upon this species. Use of this key resulted in the sequence A > B > C > *not likely to adversely affect*. In consideration of the key sequence, additional coordination with the FWS is not required.

The Corps has determined the proposed project may affect, but is not likely to affect the shortnose sturgeon (*Acipenser brevirostrum*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), smalltooth sawfish (*Pristis pectinata*), green sea turtle (*Chelonia mydas*), Hawksbill sea turtle (*Eretmochelys imbricate*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), and North Atlantic right whale (*Eubalaena glacialis*). However, with the addition of 22 slips, the project would have a total of 279 slips, which does not fall under the U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion (JAXBO). Therefore, the Corps will request National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

The Corps executed a Resources At Risk (RAR) report on August 4 2020. The RAR did not indicate that the site is utilized by, or contains habitat critical to, any other federally listed threatened or endangered species. The Corps also reviewed geospatial data and other available information. The Corps has not received or discovered any information that the project site is utilized by, or contains habitat critical to, any other federally listed threatened or endangered species.

**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 0.29 acres of a coastal inlet area, river, and mudflats habitat utilized by various life stages of shrimp, snapper, and grouper; however, there is no submerged aquatic vegetation, mangroves, or oysters/shell within the project boundary. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Tolomato 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.

**Shrimp:** The project site location supports EFH for shrimp (*Farfantepenaeus* spp., *Penaeus* sp., and/or *Litopenaeus* spp.). Areas that meet the criteria for essential fish habitat-habitat areas of particular concern (EFH-HAPCs) for penaeid shrimp include all coastal inlets, all state-designated nursery habitats of particular importance to shrimp, and state identified overwintering areas. In consideration of the location of the project site and the work proposed, the project *may affect, but is not likely to adversely affect*, these species.

**Snapper/Grouper:** The project site location supports snapper (*Lutjanus* spp.) and grouper (*Mycteroperca* spp. and/or *Epinephelus* spp.). Areas that meet the criteria for EFH-HAPCs for species in the snapper-grouper management unit include medium to high profile offshore hard bottoms where spawning normally occurs; localities of known aggregations; nearshore hard bottom areas; mangrove habitat; seagrass habitat; oyster/shell habitat; all coastal inlets; all state-designated nursery habitats of particular importance to snapper and grouper; and Council-designated Artificial Reef Special

Management Zones. In consideration of the location of the project site and the work proposed, the project *may affect, but is not likely to adversely affect*, these species.

NAVIGATION: Based on recent prior review, the waterward edge of the proposed work is 1,000 feet away from the near bottom edge of the Intracoastal Waterway Federal channel.

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 Corps has verified the extent of Federal jurisdiction.

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, Post Office Box 4970, Jacksonville, Florida 32232 within 30 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, Terri M. Mashour, in writing at the Jacksonville Permits Section, Post Office Box 4970, Jacksonville, Florida 32232; by electronic mail at [terri.m.mashour@usace.army.mil](mailto:terri.m.mashour@usace.army.mil); by facsimile transmission at (904) 232-1940; or, by telephone at (904) 570-4512.

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.





**NOTES:**

1. PROPERTY LINES AND FEATURES SHOWN IN THESE PLANS ARE COMPILED FROM DRAWINGS ORIGINALLY PREPARED BY SEA DIVERSIFIED AND GEOMATICS CORP. CONTOURS ARE REFERENCED TO MLW, TAKEN FROM 2019 SEA DIVERSIFIED BATHYMETRIC SURVEY.
2. SCOPE OF WORK TO INCLUDE:
  - 2.1. CREATION OF FLOW TRAINING STRUCTURE (720 LF OF GABION AND ROCK MATTRESS WALL)
  - 2.2. EXTENSION OF EXISTING CHANNEL FLOATING DOCKS
3. SEE SHEET 1 FOR LOCATION MAP, SHEET 2-4 FOR EXISTING CONDITIONS, SHEET 5-7 FOR PROPOSED CONDITIONS, SHEET 8 FOR CHANNEL CROSS SECTIONS, SHEET 9 FOR DOCK AND GABION WALL CROSS SECTION, AND SHEET 10 FOR NORTH BREAKWATER CROSS SECTION.



NORTH

PURPOSE: CREATION OF ADD. BOATSLIPS & CHANNEL SEDIMENTATION REDUCTION

DATUM: MEAN LOW WATER (MLW)

APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

**LOCATION MAP**

CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION & FLOW TRAINING STRUCTURE

AT: 3070 HARBOR DRIVE  
ST. AUGUSTINE, FLORIDA  
COUNTY OF: ST JOHNS COUNTY  
SECTION: 5 & 8  
TOWNSHIP: 7 SOUTH  
RANGE: 30 EAST  
STATE: FLORIDA

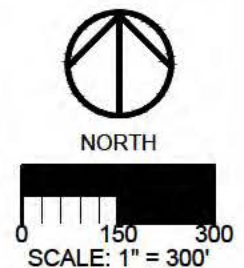
SHEET 1





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DATUM: MEAN LOW WATER (MLW)  
APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

**EXISTING CONDITIONS  
OVERALL SITE PLAN**

CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION &  
FLOW TRAINING STRUCTURE

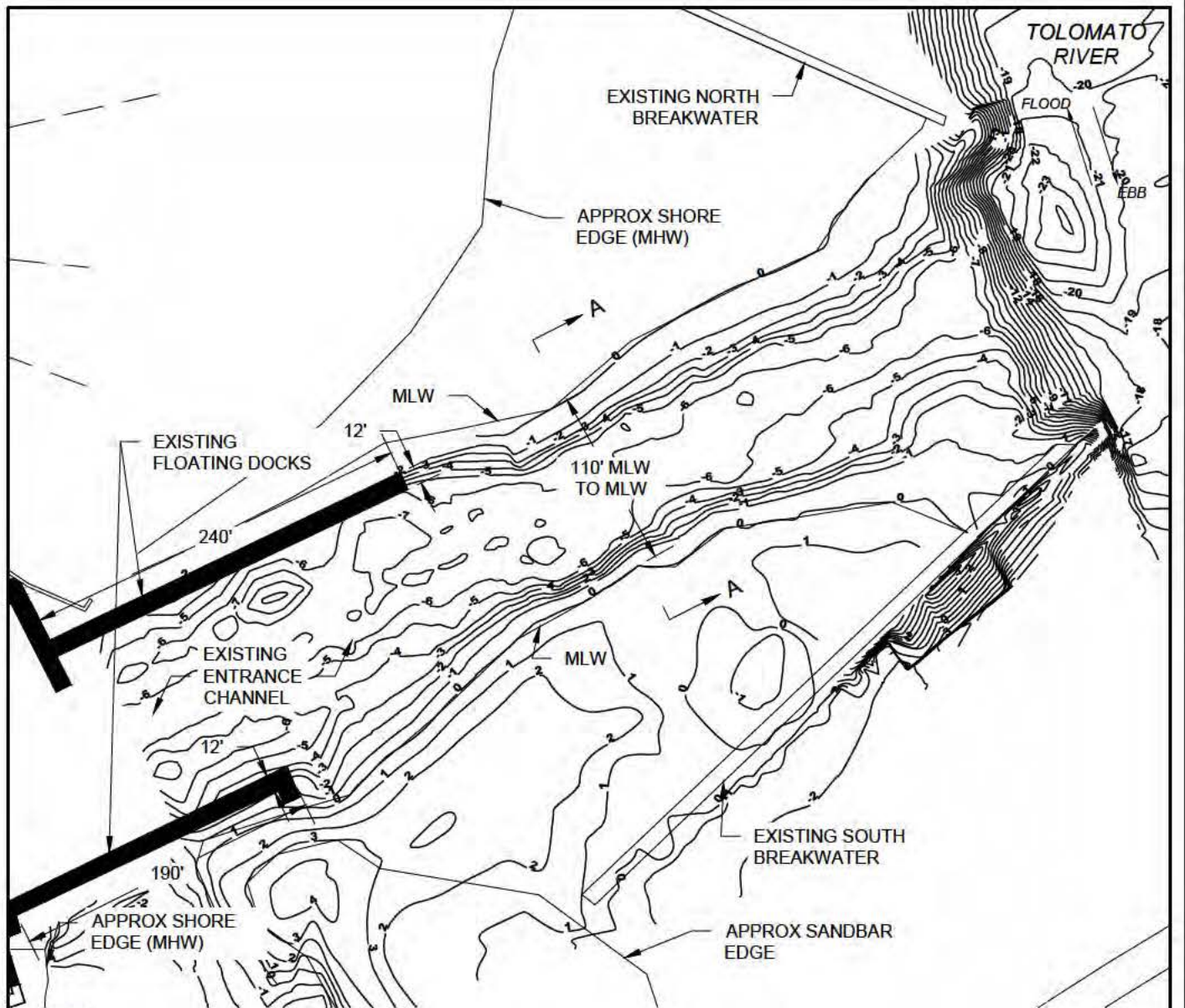
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SHEET 2







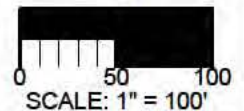


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NORTH



PURPOSE: CREATION OF ADD. BOATSLIPS &  
CHANNEL SEDIMENTATION REDUCTION  
DATUM: MEAN LOW WATER (MLW)  
APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

**EXISTING CONDITIONS  
PROJECT AREA**

CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION &  
FLOW TRAINING STRUCTURE

AT: 3070 HARBOR DRIVE  
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COUNTY OF: ST. JOHNS COUNTY  
SECTION: 5 & 8  
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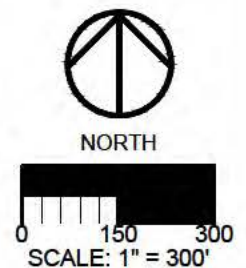
SHEET 4





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PURPOSE: CREATION OF ADD. BOATSLIPS &  
CHANNEL SEDIMENTATION REDUCTION  
DATUM: MEAN LOW WATER (MLW)  
APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

**PROPOSED CONDITIONS  
OVERALL PLAN**

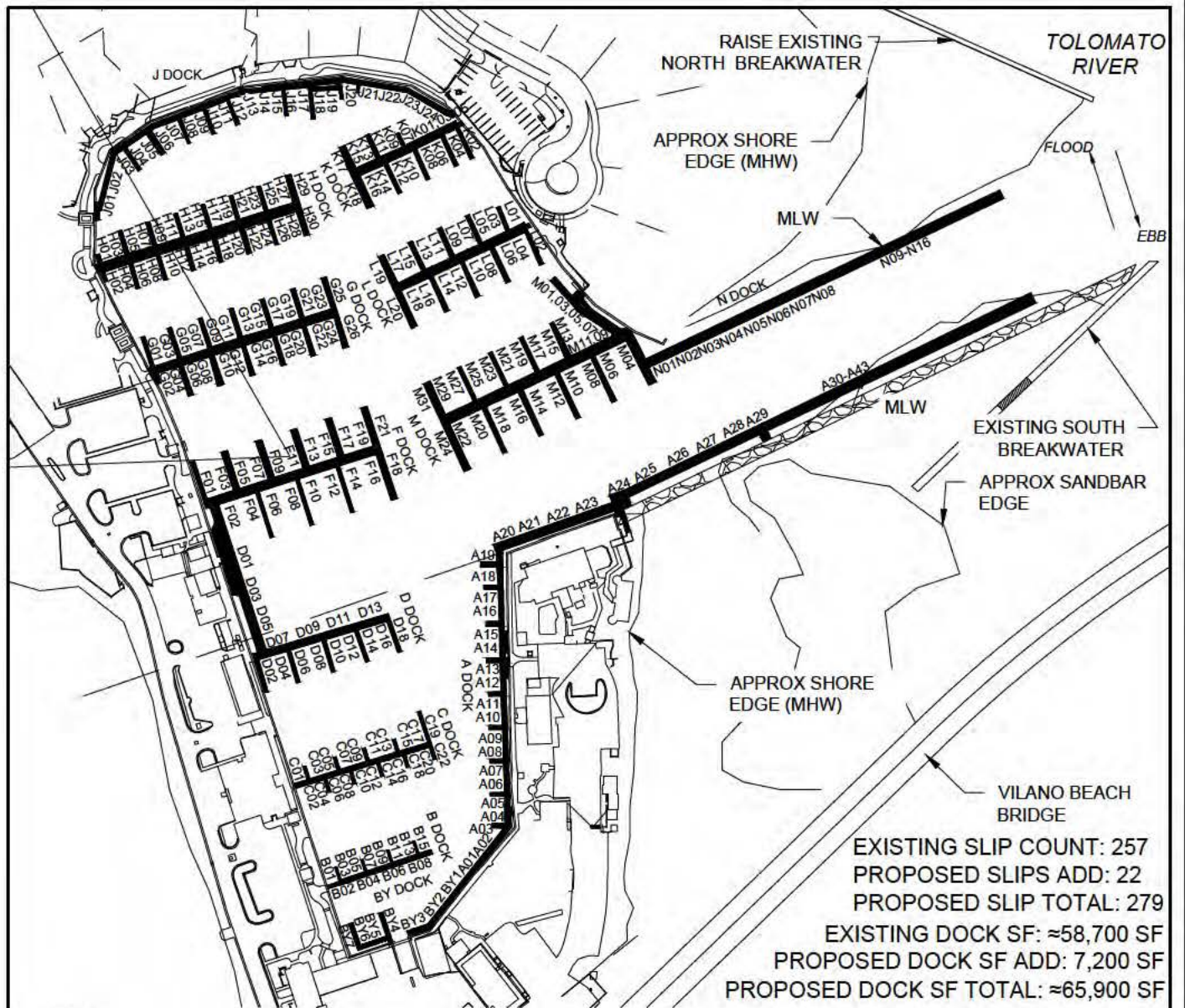
CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION &  
FLOW TRAINING STRUCTURE

AT: 3070 HARBOR DRIVE  
ST. AUGUSTINE, FLORIDA  
COUNTY OF: ST JOHNS COUNTY  
SECTION: 5 & 8  
TOWNSHIP: 7 SOUTH  
RANGE: 30 EAST  
STATE: FLORIDA

SHEET 5



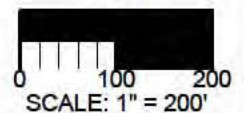


#### NOTES:

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 DATUM: MEAN LOW WATER (MLW)  
 APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

#### PROPOSED CONDITIONS OVERALL MARINA PLAN

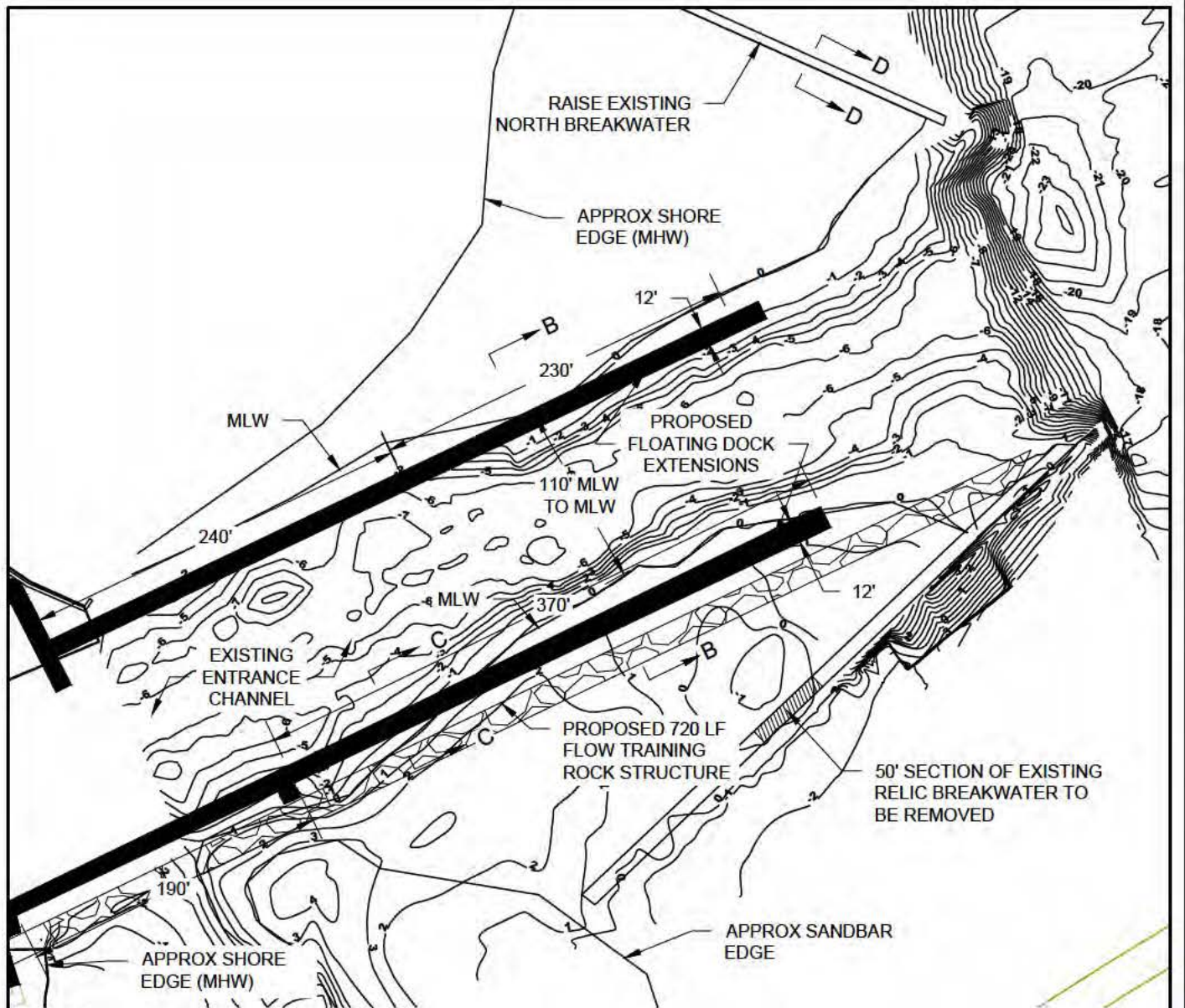
CAMACHEE ISLAND COMPANY  
 CAMACHEE COVE YACHT HARBOR  
 3070 HARBOR DRIVE  
 ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION & FLOW TRAINING STRUCTURE

AT: 3070 HARBOR DRIVE  
 ST. AUGUSTINE, FLORIDA  
 COUNTY OF: ST. JOHNS COUNTY  
 SECTION: 5 & 8  
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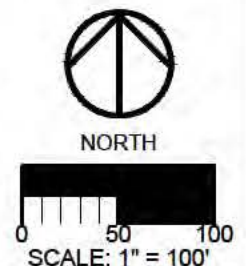
SHEET 6





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PURPOSE: CREATION OF ADD. BOATSLIPS &  
CHANNEL SEDIMENTATION REDUCTION  
DATUM: MEAN LOW WATER (MLW)  
APPLICATION BY: CAMACHEE ISLAND COMPANY

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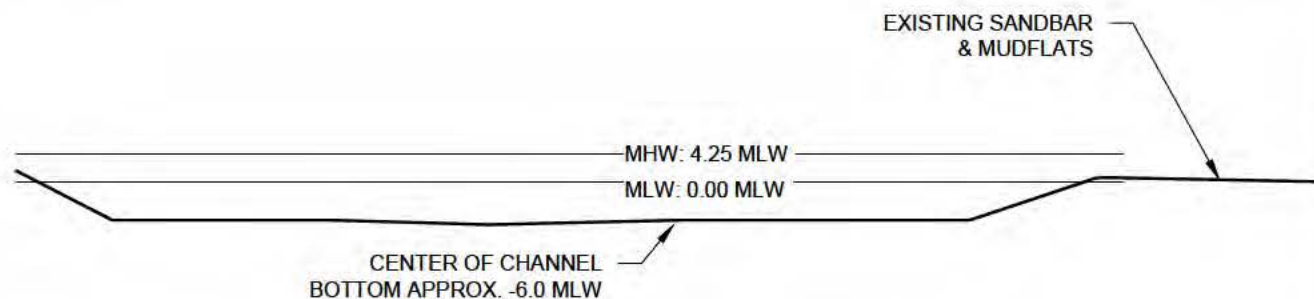
**PROPOSED CONDITIONS  
PROJECT AREA**

CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION &  
FLOW TRAINING STRUCTURE

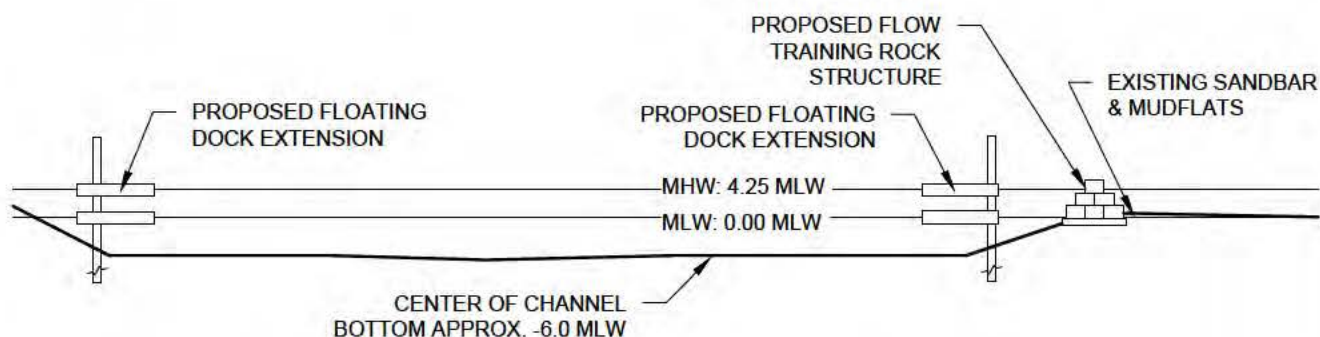
AT: 3070 HARBOR DRIVE  
ST. AUGUSTINE, FLORIDA  
COUNTY OF: ST. JOHNS COUNTY  
SECTION: 5 & 8  
TOWNSHIP: 7 SOUTH  
RANGE: 30 EAST  
STATE: FLORIDA

SHEET 7



**CROSS SECTION A - A (EXISTING)**

SCALE: 1" = 30'



**CROSS SECTION B - B (PROPOSED)**

SCALE: 1" = 30'

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PURPOSE: CREATION OF ADD. BOATSLIPS & CHANNEL SEDIMENTATION REDUCTION

DATUM: MEAN LOW WATER (MLW)

APPLICATION BY: CAMACHEE ISLAND COMPANY

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**CHANNEL CROSS SECTIONS**

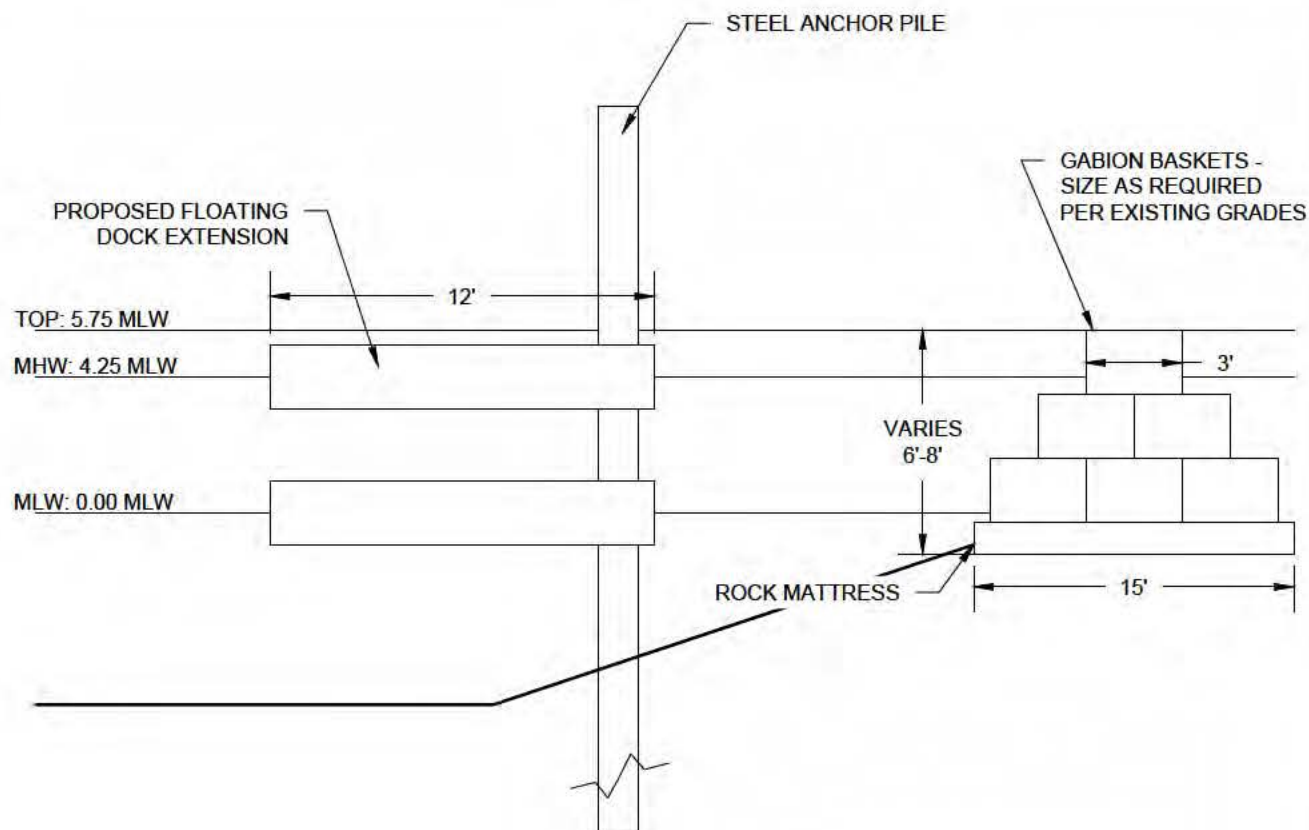
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PROPOSED: MARINA EXPANSION & FLOW TRAINING STRUCTURE

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SHEET 8





**CROSS SECTION C - C**  
SCALE: 1" = 6'

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APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

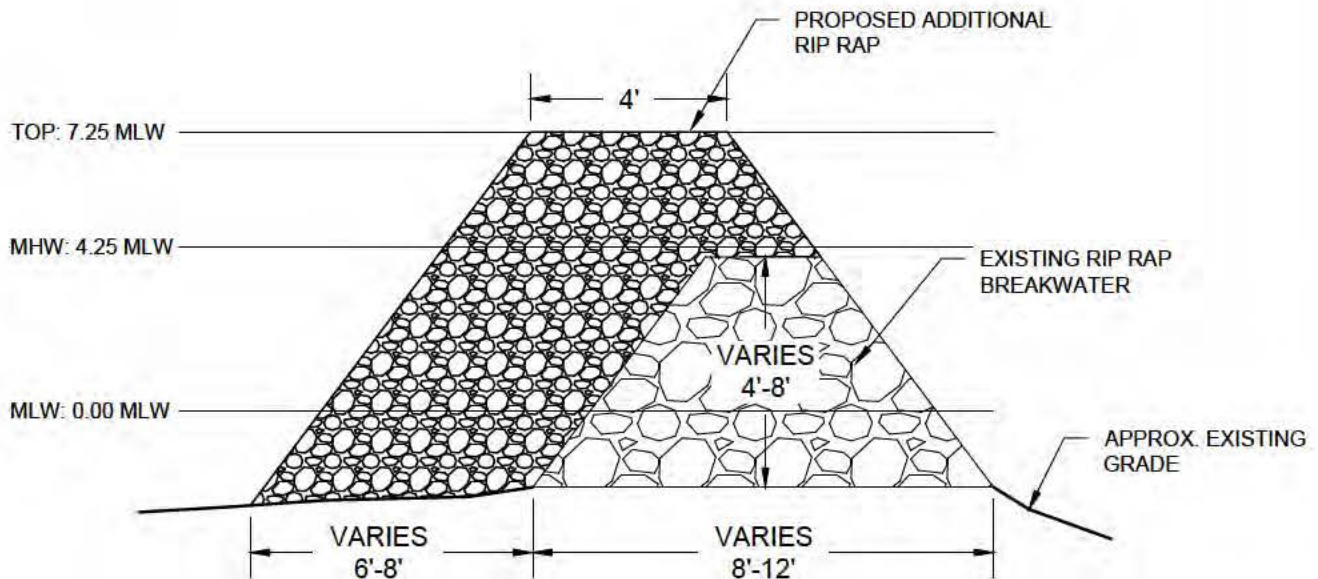
**DOCK AND GABION WALL  
CROSS SECTION**

CAMACHEE ISLAND COMPANY  
CAMACHEE COVE YACHT HARBOR  
3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

PROPOSED: MARINA EXPANSION &  
FLOW TRAINING STRUCTURE

AT: 3070 HARBOR DRIVE  
ST. AUGUSTINE, FLORIDA  
COUNTY OF: ST. JOHNS COUNTY  
SECTION: 5 & 8  
TOWNSHIP: 7 SOUTH  
RANGE: 30 EAST  
STATE: FLORIDA

SHEET 9



**CROSS SECTION D - D**  
SCALE: 1" = 6'

**NOTES:**

1. PROPERTY LINES AND FEATURES SHOWN IN THESE PLANS ARE COMPILED FROM DRAWINGS ORIGINALLY PREPARED BY SEA DIVERSIFIED AND GEOMATICS CORP. CONTOURS ARE REFERENCED TO MLW, TAKEN FROM 2019 SEA DIVERSIFIED BATHYMETRIC SURVEY.
2. SCOPE OF WORK TO INCLUDE:
  - 2.1. CREATION OF FLOW TRAINING STRUCTURE (720 LF OF GABION AND ROCK MATTRESS WALL)
  - 2.2. EXTENSION OF EXISTING CHANNEL FLOATING DOCKS
3. SEE SHEET 1 FOR LOCATION MAP, SHEET 2-4 FOR EXISTING CONDITIONS, SHEET 5-7 FOR PROPOSED CONDITIONS, SHEET 8 FOR CHANNEL CROSS SECTIONS, SHEET 9 FOR DOCK AND GABION WALL CROSS SECTION, AND SHEET 10 FOR NORTH BREAKWATER CROSS SECTION.

PURPOSE: CREATION OF ADD. BOATSLIPS &  
CHANNEL SEDIMENTATION REDUCTION  
DATUM: MEAN LOW WATER (MLW)  
APPLICATION BY: CAMACHEE ISLAND COMPANY

DATE: 06/25/20

**NORTH BREAKWATER  
CROSS SECTION**

CAMACHEE ISLAND COMPANY  
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3070 HARBOR DRIVE  
ST. AUGUSTINE, FL 32084

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SHEET 10