

# ITEM VII

## MEMORANDUM MF NO. 24-04

DATE: March 20, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: April 4<sup>th</sup>, 2024 MAB Meeting – Application for Dock Permit – Tracey & Wallace Williford / 1025 Cordova Road

Attached for your review is an application from Tracey & Wallace Williford / 1025 Cordova Road.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation and usage of a proposed 45'+/- long x 8'+/- wide marginal dock, two (2) mooring piles, and access steps extending a maximum distance of 25'+/- from the property line on public property abutting the waterway adjacent to 1025 Cordova Road. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

### PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Cordova Canal with direct access to the Intracoastal Waterway.

### ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.

Marine Advisory Board

April 4, 2024

Page 2

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock or attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation  
Jonathan Luscomb, Marine Facilities Supervisor



Lovell Marine Construction  
3601 NW 10th Avenue,  
Oakland Park, FL 33309  
062A13481X  
[agiraldo@lovellmarine.com](mailto:agiraldo@lovellmarine.com)

1025 Cordova Rd  
Fort Lauderdale, Florida 33316

**Applications for Private use of public property abutting waterways.**

**Table of Contents.**

Application..... Page 2

Summary Description..... Page 3

Broward County-Property Appraiser & Warranty Deed..... Page 4-5-6

Original Survey..... Page 7

Zoning Aerial & Site Photos..... Page 8-9-10

GIS Arial.....Page 11

Exhibit A.....Page 12

Project Plans..... Page 13-14-15-16

Agencies Approval to date ..... Page 17 to 52

**CITY OF FORT LAUDERDALE**  
**MARINE FACILITIES**  
**APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

**APPLICATION FORM**  
**(Must be in Typewritten Form Only)**

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

**NAME:** WILLIFORD, TRACEY & WALLACE

TELEPHONE NO: 954-444-1936                      EMAIL: [david@assetresell.com](mailto:david@assetresell.com)  
 (home/cellular)                                      (business)

2. APPLICANT'S ADDRESS (if different than the site address):

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a permit for the private use of public property abutting waterways within the city of Fort Lauderdale to install a wood Dock and Two Mooring Piles.

4. **SITE ADDRESS:** 1025 CORDOVA RD, FORT LAUDERDALE 33316    ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: **5042 11 18 1900**

RIO VISTA ISLES UNIT 3 7-47 B LOT 32 S 25, LOT 33 N 37 1/2  
 BLK 22

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).



03/20/2024

Applicant's Signature

Date

The sum of \$ \_\_\_\_\_ was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ Received by: \_\_\_\_\_

City of Fort Lauderdale

=====For Official City Use Only=====

**Marine Advisory Board Action**

Formal Action taken on \_\_\_\_\_

**Commission Action**

Formal Action taken on \_\_\_\_\_

Recommendation \_\_\_\_\_  
 Action \_\_\_\_\_



Lovell Marine Construction  
3601 NW 10th Avenue,  
Oakland Park, FL 33309  
062A13481X  
[agiraldo@lovellmarine.com](mailto:agiraldo@lovellmarine.com)

**SUMMARY DESCRIPTION**

1025 Cordova Rd  
Fort Lauderdale, Florida 33316  
Williford, Tracey & Wallace

This project is located at 1025 Cordova Road, Section 11, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number: 504211181900. Broward County, Florida.

The purpose of the project is the Construction of a 45' long by 8' wide wood dock and two (2) mooring piles. Total width of the proposed dock over water will be 25' as measured from the wet face of the existing seawall to the waterward edge of the proposed dock piles.

**Dock Permit request:**

1. A Dock permit is required by Mr. Williford, the owner, for a private personal use. The property owner has a 20' RIBCRAFT 2014. Vessel registration # FL6264TR. Certificate of Title attached.

**Note:** If the waiver is approved the applicant will comply with all necessary construction conditions & requirements stated in all agency guidelines & codes.

The applications have been reviewed for an Environmental Resource General License and Exemption Verification.

**Regulatory Review – Verified**

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(a) and (5)(b), Florida Administrative Code, from the need to obtain a regulatory permit under part IV of Chapter 373 of the Florida Statutes.

<b>Site Address</b>	1025 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1449	<b>ID #</b>	5042 11 18 1900
<b>Property Owner</b>	WILLIFORD, TRACEY & WALLACE	<b>Millage</b>	0312
<b>Mailing Address</b>	1025 CORDOVA RD FORT LAUDERDALE FL 33316	<b>Use</b>	01-01

<b>Abbreviated Legal Description</b>	RIO VISTA ISLES UNIT 3 7-47 B LOT 32 S 25, LOT 33 N 37 1/2 BLK 22
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<b>Owner Alert</b>	This property is currently registered for BCPA's Owner Alert Notification. The owner(s) will be notified if a document is received by BCPA changing the ownership of this property.
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

**! IT'S IMPORTANT THAT YOU KNOW:**  
 The 2024 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

**Property Assessment Values**  
[Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
<b>2024</b>	\$312,480	\$1,269,730	\$1,582,210	\$560,950	
<b>2023</b>	\$312,480	\$1,269,730	\$1,582,210	\$560,950	\$10,402.16
<b>2022</b>	\$312,480	\$884,130	\$1,196,610	\$544,620	\$9,895.52

<b>2024 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,582,210	\$1,582,210	\$1,582,210	\$1,582,210
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 13</b>	\$560,950	\$560,950	\$560,950	\$560,950
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$510,950	\$535,950	\$510,950	\$510,950

<b>Sales History -- <a href="#">Search Subdivision Sales</a></b>			
Date	Type	Price	Book/Page or CIN
3/7/2012	WD-Q	\$805,000	48618 / 1158
9/23/2003	DRR		36097 / 1590
7/17/2003	WD	\$856,300	35645 / 1395
1/28/2002	WD	\$770,000	32777 / 266
4/20/2000	WD	\$565,000	30443 / 83

<b>Land Calculations</b>		
Price	Factor	Type
\$40.00	7,812	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3096
<b>Units/Beds/Baths</b>		1/3/3
<b>Eff./Act. Year Built: 1975/1974</b>		

2

This instrument prepared by and return to:  
Robert E. Murdoch, Esq.  
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.  
2455 East Sunrise Boulevard, Suite 1000  
Fort Lauderdale, Florida 33304

Property Identification Number: 5042-11-18-1900

**WARRANTY DEED**  
(Statutory Form - §689.02, Florida Statutes)

**THIS INDENTURE**, made this 14 day of March, 2012, between **Mark W. Smith and Margaret J. Smith, husband and wife** ("Grantor") and **Wallace David Williford and Tracey Terrell Williford, husband and wife**, whose post office address is 1025 Cordova Road, Fort Lauderdale, Florida 33316, ("Grantee"),

**WITNESSETH** that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The North 37 ½ feet of Lot 33 and the South 25 feet of Lot 32, Block 22, RIO VISTA ISLES UNIT 3, according to the map or plat thereof as recorded in Plat Book 7, Page 47, Public Records of Broward County, Florida

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; subject to zoning and/or other restrictions and prohibitions imposed by governmental authority; covenants, restrictions, and easements of record; and taxes for the year 2012 and all subsequent years.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Robert E. Mordak  
Print Name: Robert E. Mordak

P. Sawyers  
Print Name: Peggy Sawyers

Mark W. Smith  
Mark W. Smith

Margaret J. Smith  
Margaret J. Smith

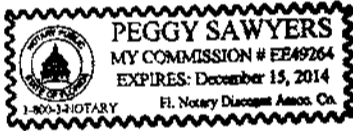
Address: 1724 SE 7<sup>th</sup> Street  
Fort Lauderdale, Florida 33316

STATE OF FLORIDA )  
COUNTY OF BROWARD )

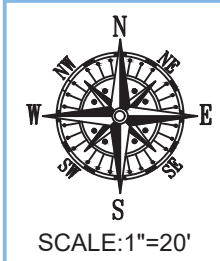
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2012, by **Mark W. Smith and Margaret J. Smith**, who are personally known to me or have produced \_\_\_\_\_ as identification.

My Commission Expires:  
My Commission Number Is:

Peggy Sawyers  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida (Seal)







- TYPE OF SURVEY:**
- BOUNDARY
  - ALTA/NSPS
  - CONSTRUCTION
  - TOPOGRAPHIC
  - CONDOMINIUM
  - SPECIAL PURPOSE

**PRINTING INSTRUCTIONS**  
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

**ABBREVIATION LEGEND**  
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- |                                |                               |
|--------------------------------|-------------------------------|
| A OR AL = ARC LENGTH           | P = PLAT                      |
| C/O = CLEANOUT                 | PC = POINT OF CURVE           |
| CA = CENTRAL ANGLE             | PCC = POINT OF COMPOUND CURVE |
| CATV = CABLE TV RISER          | PH = POOL HEATER              |
| CF = CALCULATED FROM FIELD     | PI = POINT OF INTERSECTION    |
| CH = CHORD DISTANCE            | POB = POINT OF BEGINNING      |
| CONC. = CONCRETE               | POC = POINT OF COMMENCEMENT   |
| CR = CALCULATED FROM RECORD    | PP = POOL PUMP                |
| DE = DRAINAGE EASEMENT         | PRC = POINT OF REVERSE CURVE  |
| EL OR ELEV = ELEVATION         | PT = POINT OF TANGENCY        |
| EM = ELECTRIC METER            | QTR = QUARTER                 |
| F.F.E. = FINISHED FLOOR ELEV.  | R = RADIUS                    |
| FIR = FOUND IRON ROD           | RNG = RANGE                   |
| FN = FOUND NAIL                | SEC = SECTION                 |
| FND = FOUND                    | TR = TELEPHONE RISER          |
| G.F.F. = GARAGE FINISHED FLOOR | TWP = TOWNSHIP                |
| L = LEGAL DESCRIPTION          | UE = UTILITY EASEMENT         |
| M = MEASURED                   | UP = UTILITY POLE             |
| OHC = OVERHEAD CABLE           | WM = WATER METER              |
|                                | WV = WATER VALVE              |

**SYMBOLS - NOT-TO-SCALE**  
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

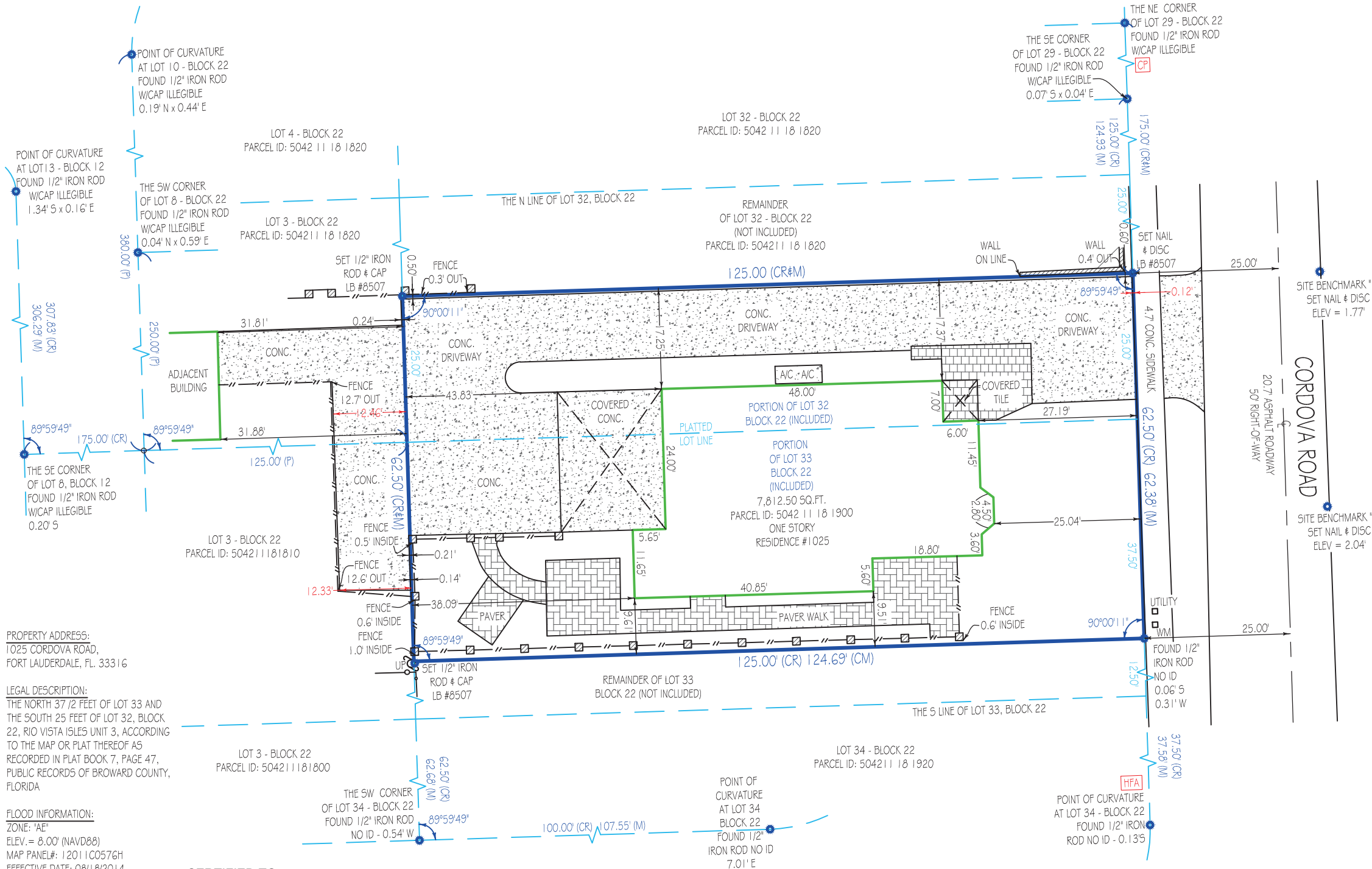
- |                            |                     |
|----------------------------|---------------------|
| ⊕ = UTILITY POLE           | ⊙ = WELL            |
| ☆ = LIGHT POLE             | ⊕ = CENTER LINE     |
| ⊙ = CATCH BASIN            | ⊕ = PARTY WALL      |
| ⊕ = FIRE HYDRANT           | ⊕ = AIR CONDITIONER |
| ⊙ = MANHOLE                | ⊕ = SEPTIC LID      |
| ⊕ = WATER VALVE            | x = ELEV. SHOT      |
| ⊕ = WATER METER            |                     |
| ♿ = HANDICAP PARKING SPACE |                     |
| ⊕ = SEC. QTR. CORNER       |                     |
| ⊕ = SECTION CORNER         |                     |

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE \_\_\_\_\_ DATE: 9-14-2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



PROPERTY ADDRESS:  
1025 CORDOVA ROAD,  
FORT LAUDERDALE, FL. 33316

LEGAL DESCRIPTION:  
THE NORTH 37.72 FEET OF LOT 33 AND THE SOUTH 25 FEET OF LOT 32, BLOCK 22, RIO VISTA ISLES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FLOOD INFORMATION:  
ZONE: "AE"  
ELEV. = 8.00' (NAVD88)  
MAP PANEL#: 12011C057GH  
EFFECTIVE DATE: 08/18/2014

CERTIFIED TO  
**TRACEY & WALLACE WILLIFORD**

BEARING REFERENCE:  
NONE, RECORD INFORMATION LACKS ANGULAR DATA.  
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

Job Number : 184693-SE      Field: \_\_\_\_\_  
Drawn By : E.I.                      Date of Field Work : 09/05/2023

PURPOSE OF SURVEY: PROPERTY IMPROVEMENTS-OTHER

REVISIONS	

**LINE TYPES:**

BOUNDARY	BUILDING
EASEMENT	CHAIN LINK FENCE
WOOD FENCE	PLASTIC FENCE
OVERHEAD CABLE	

**Elevations, if shown:**  
Benchmark: AD-7994  
Benchmark Elev.: 11.26'  
Benchmark Datum: N.A.V.D.88  
Elevations on Drawing are in:  
N.G.V.D.29  N.A.V.D.88

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

- CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.



- GENERAL NOTES:**
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
  - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
  - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
  - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #8507.

This survey has been issued by the following Landtec Surveying office:  
700 W. Hillsboro Blvd. Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
www.LandtecSurvey.com



LICENSED BUSINESS No. 8507

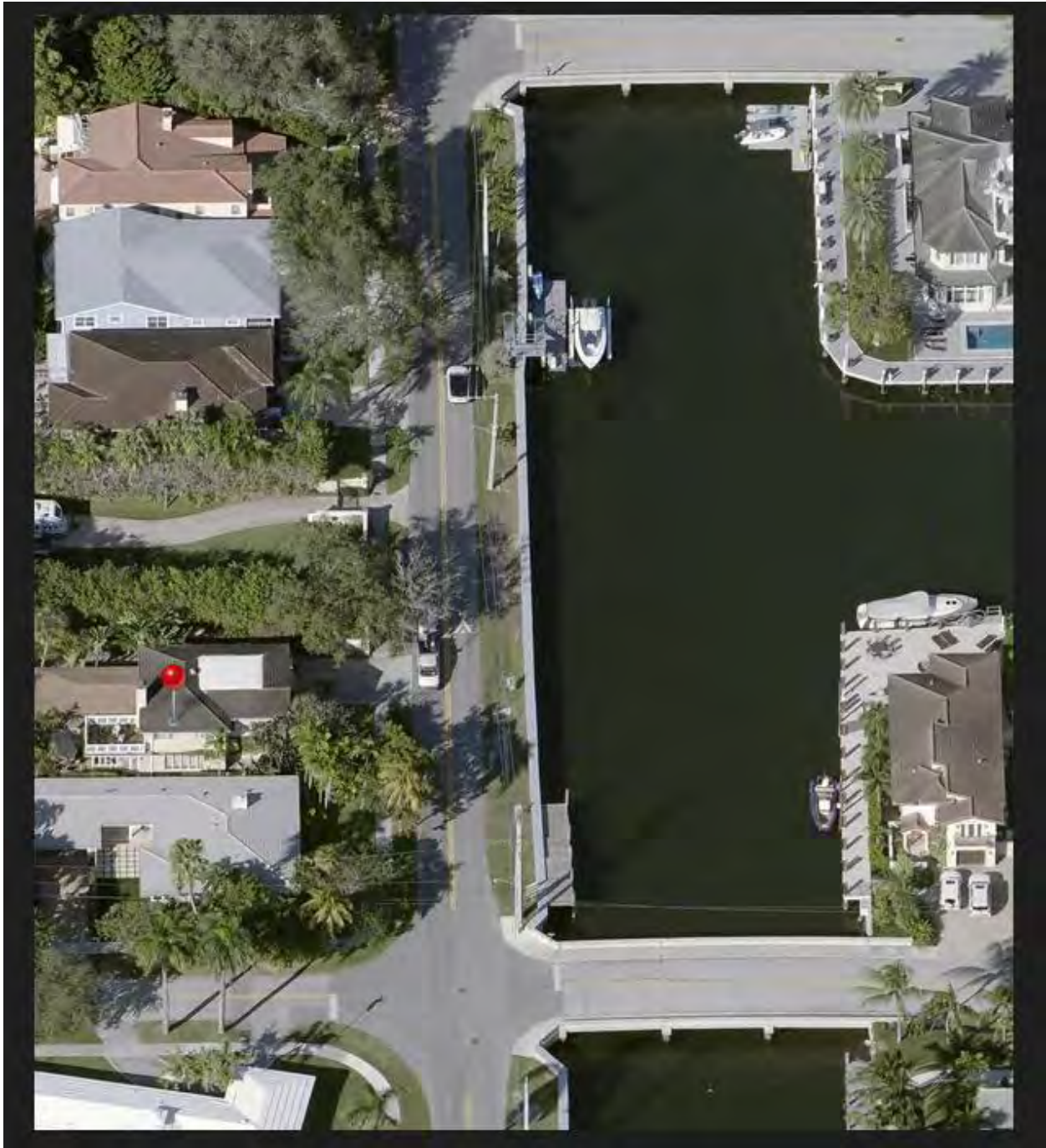


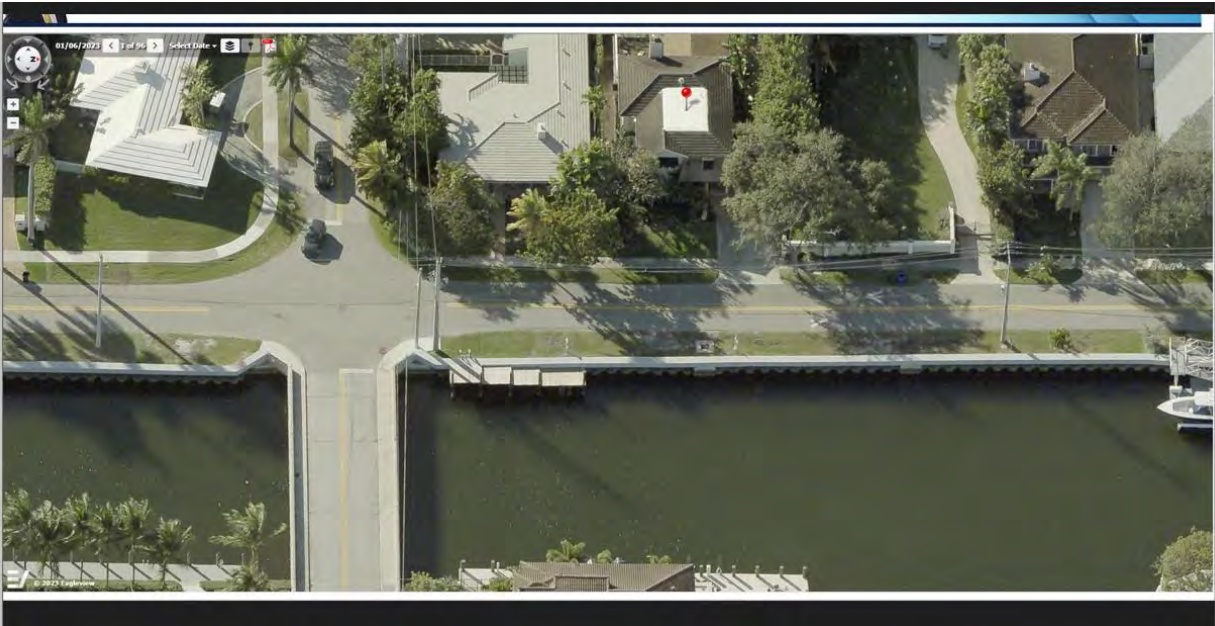
AERIAL VIEW – 1025 CORDOVA RD-FORT LAUDERDALE





**PHOTOS 1025 CORDOVA RD-FORT LAUDERDALE**

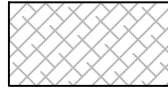




## LEGEND



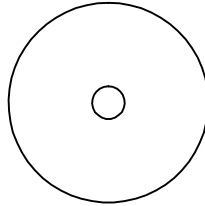
**ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE**



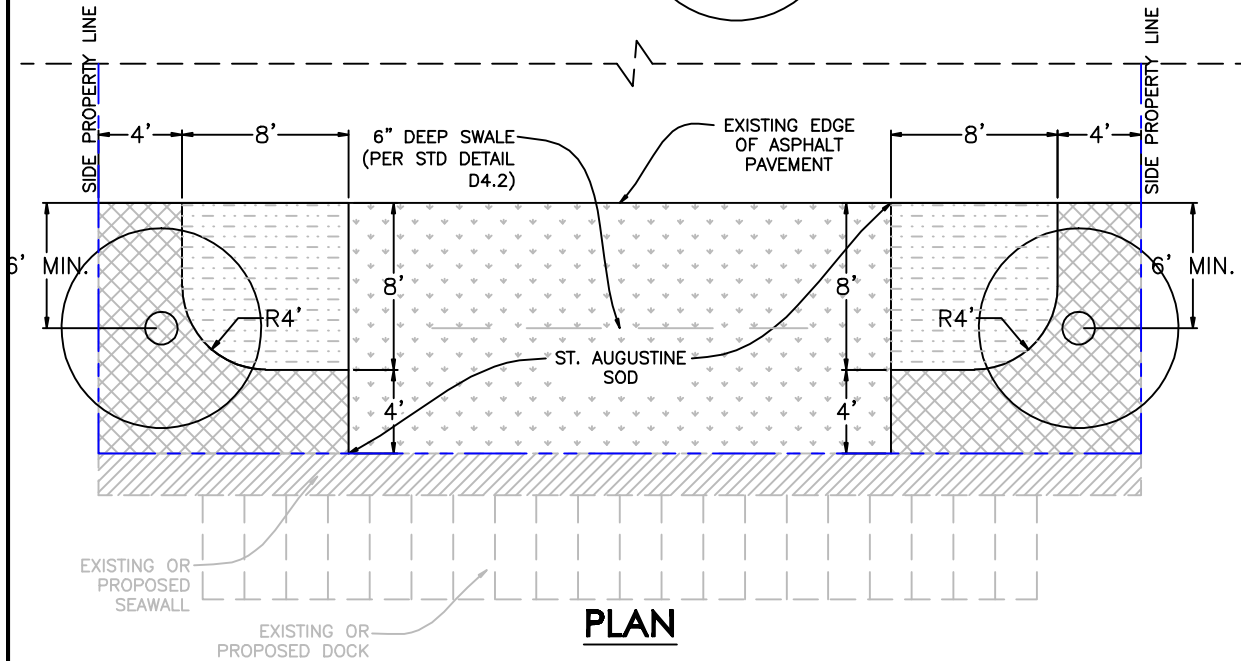
**MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER**



**INDIAN HAWTHORN:  
12" - 18" TALL  
12" - 18" ON CENTER**



**12' SILVER BUTTWOOD TREE,  
MULTI**



## GENERAL NOTES:

1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER SOURCE PROVIDING 100% COVERAGE AND A RAIN SENSOR SHUT OFF.
5. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE FLORIDA-FRIENDLY LANDSCAPING (FFL) EQUIVALENT.

**ISSUED:  
2/2015**



**CITY OF FORT LAUDERDALE  
DEPT. OF SUSTAINABLE DEVELOPMENT**

**REVISED:**

**URBAN DESIGN & PLANNING  
ENGINEERING DIVISION**

**LANDSCAPING PLAN (ROW)**

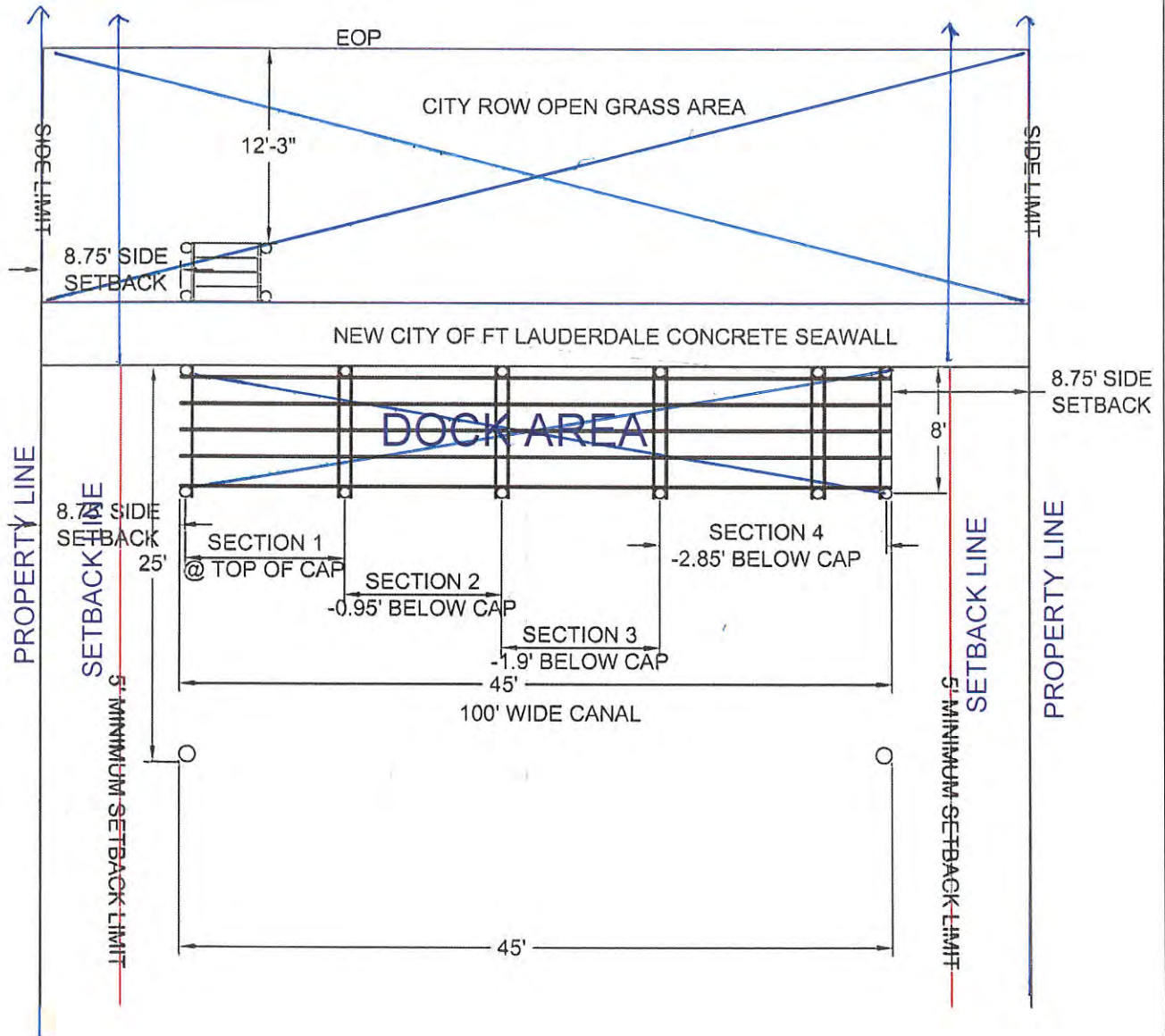
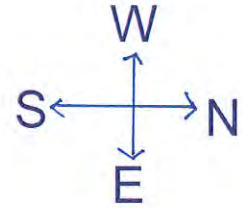
**SCALE:  
1"=10'**



# EXHIBIT A



GL GORDOVA ROAD



**Croushore Marine Engineering Inc.**

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
 PH (561) 951-6036  
 FL CERT OF AUTH #30254

SCALE: 1" = 10'

DATE: 12.07.21

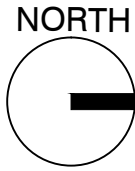
DRAWN BY: CRC

WALLACE WILLIFORD  
 1025 CORDOVA STREET  
 FORT LAUDERDALE, FL

PROPOSED MOORING PILES, STAIRCASE & DOCK  
 DETAILED PLAN VIEW

P-2

SHEET 2 OF 6

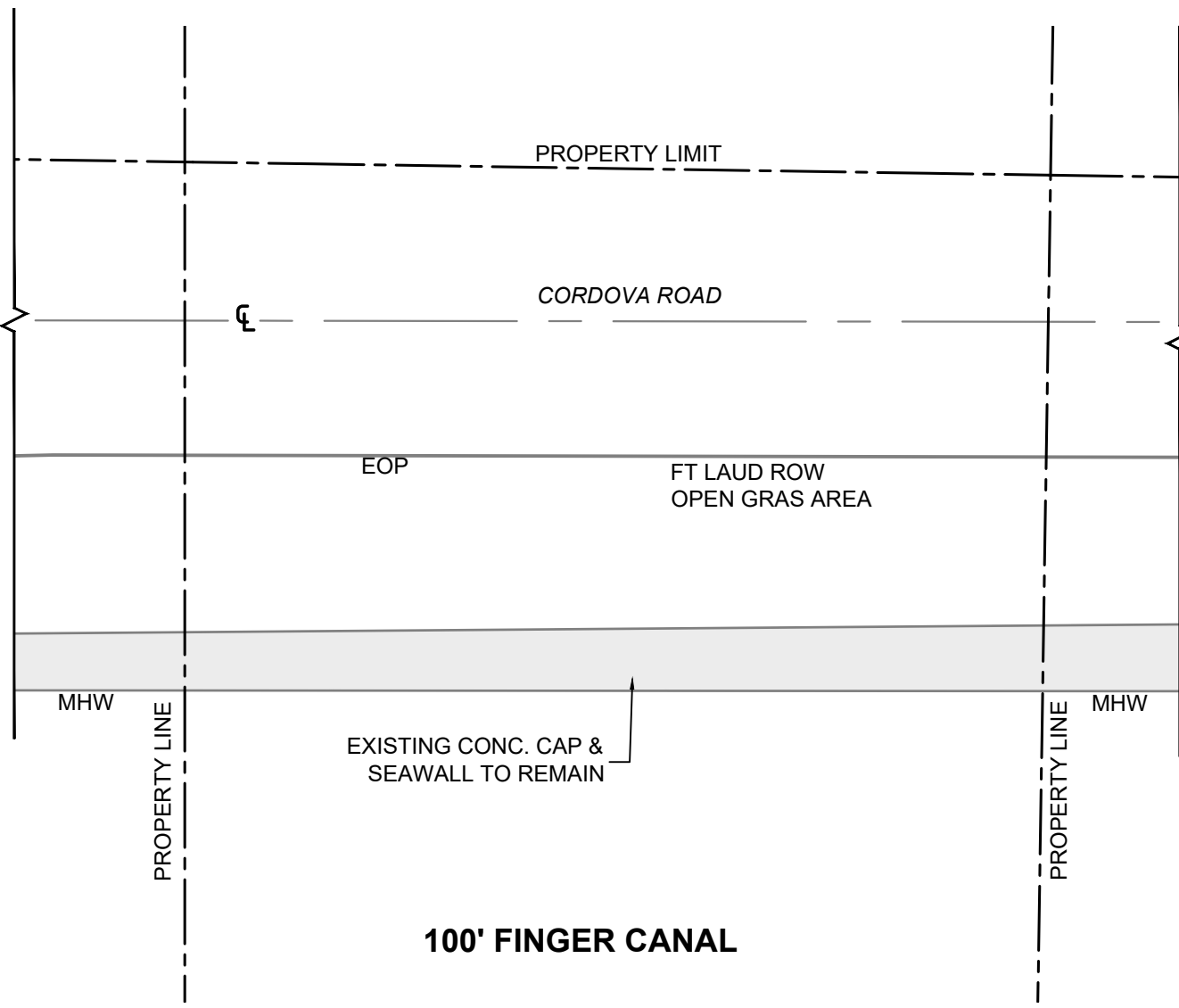


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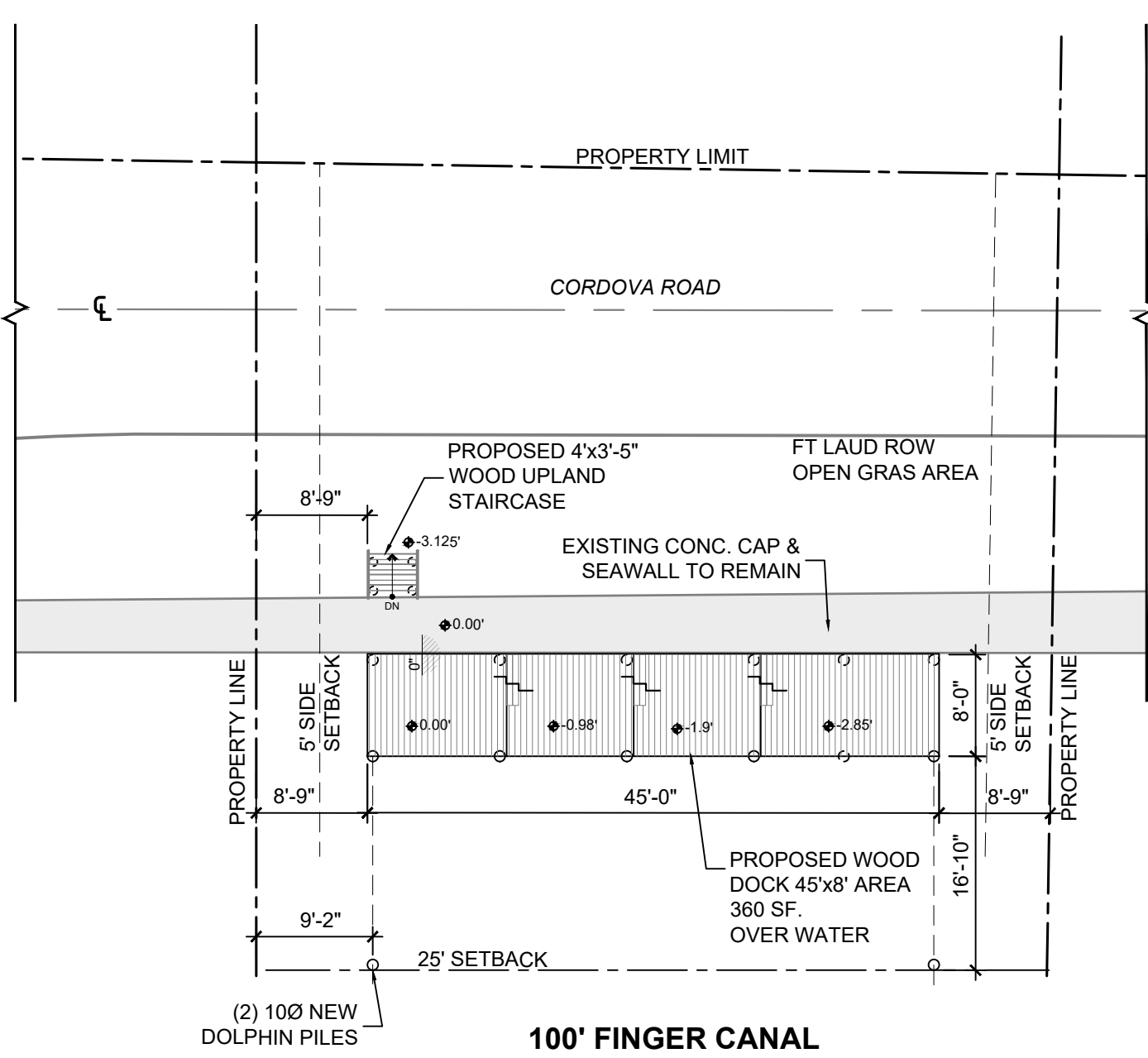
CHECKED **FC**  
DRAWN **JV**  
DATE **020624**  
PROJECT No. **24103**

SHEET No. **A1-1 of 4**

**MARK WEBER P.E.**  
LICENSE #538951 CA30702  
MW ENGINEERING, Inc.  
Suite 2,  
Pompano Beach, FL 33060  
Ofc: 754.333.0877  
www.MwEngineering.net



**1**  
**A1-1**  
**EXISTING**  
Scale: 1" = 150'



**2**  
**A1-1**  
**SITE PLAN - PROPOSED**  
Scale: 1" = 150'

SCOPE OF WORK	
1	(12) NEW 10 Ø WOOD PILES FOR DOCK
2	NEW 45'x8' WOOD DOCK
3	(4) NEW 100Ø WOOD PILES FOR STAIRCASE
4	NEW 4'x3'x10" STAIRCASE
5	(2) NEW 100Ø DOLPHIN PILES

**NOTES:**

NEW DOCK AND UPLAND STAIRCASE TO BE ADJACENT TO EX. SEAWALL

NEW DOCK AND UPLAND STAIRCASE IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE SEAWALL CAP

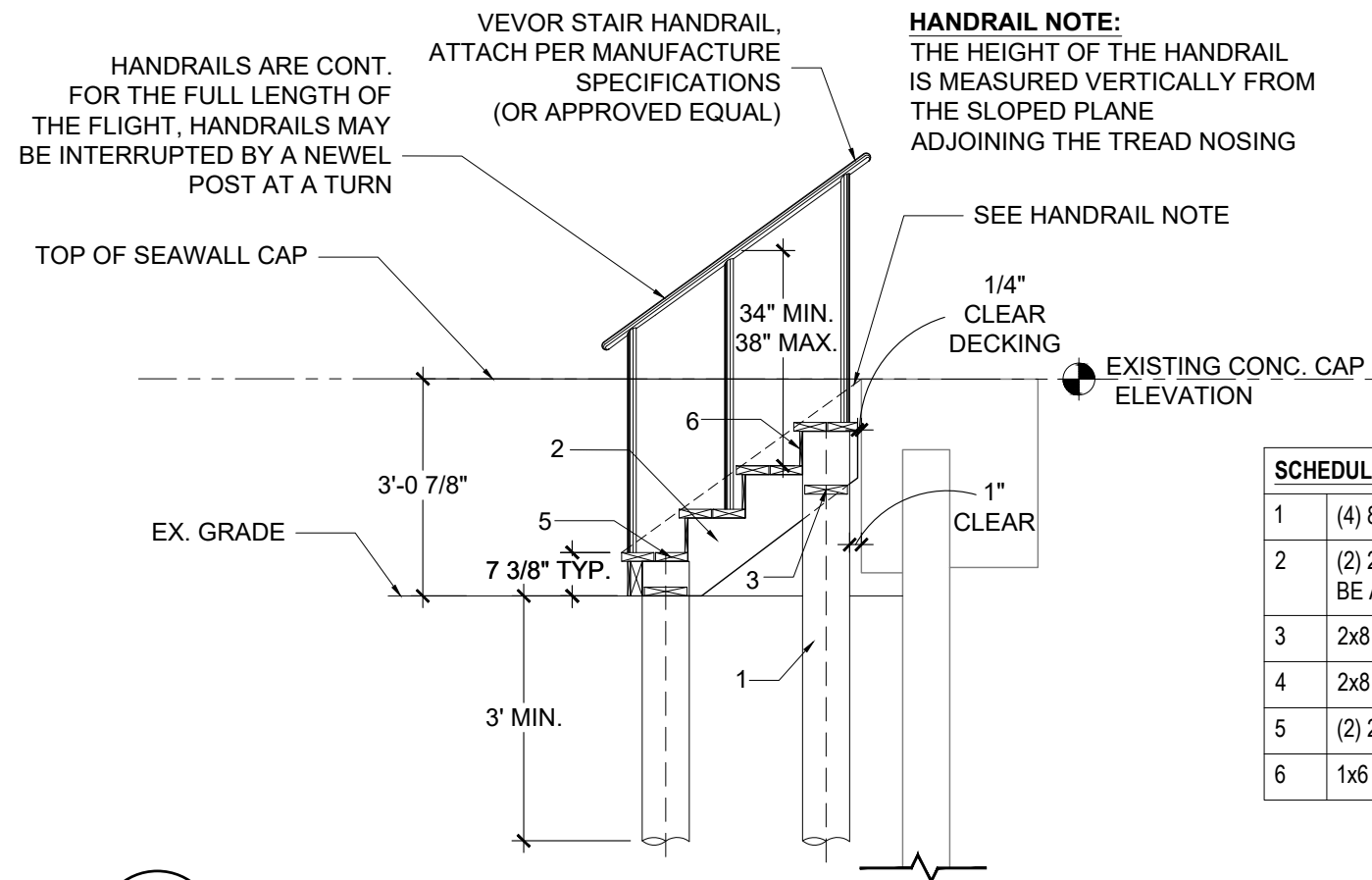
**ZONING DESCRIPTION**

RIO VISTA ISLES UNIT 3 7-47 B LOT 32 S 25, LOT 33 N 37 12 BLK 22

SEE SURVEY FOR LEGAL DESCRIPTION, AND EXACT PROPERTY INFORMATION

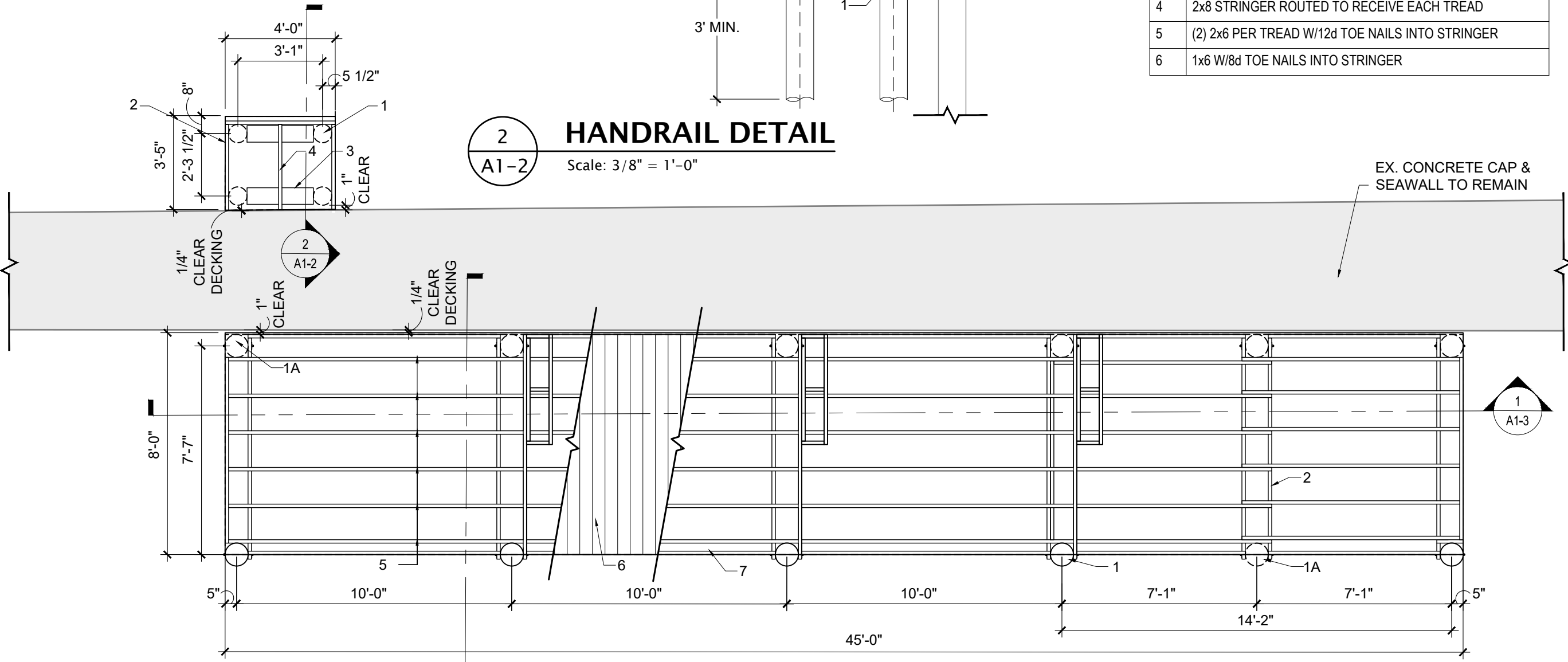
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SCHEDULE - WOOD DOCK	
1	(6) 10 Ø NEW WOOD PILES
1A	(6) 10 Ø NEW WOOD PILES, CUTOFF BELOW DECK
2	(2) 3x8 SUBSTRINGERS WITH (2) 5/8" Ø THRU BOLTS @ PILES
3	N.A.
4	N.A.
5	2x8 STRINGER @ 16" MAX. SPACING WITH 16d TOE NAILS INTO SUBSTRINGERS
6	2x6 WOOD DECKING WITH 10d TOE NAILS PER STRINGER
7	2x4 WITH (2) 10d TOE NAILS PER DECKING



SCHEDULE - STAIRCASE	
1	(4) 8 Ø NEW WOOD PILES, CUTOFF BELOW DECK
2	(2) 2x8 STRINGERS (ROUTED TO RECEIVE EACH TREAD) TO BE ATTACHED TO W. PILE W/ (2) 3/8" x4 LAG SCREW
3	2x8
4	2x8 STRINGER ROUTED TO RECEIVE EACH TREAD
5	(2) 2x6 PER TREAD W/12d TOE NAILS INTO STRINGER
6	1x6 W/8d TOE NAILS INTO STRINGER

**2 HANDRAIL DETAIL**  
Scale: 3/8" = 1'-0"



**1 DOCK PLAN**  
Scale: 1/4" = 1'-0"

No.	DATE	REVISION

CHECKED	FC
DRAWN	JV
DATE	020624
PROJECT No.	24103

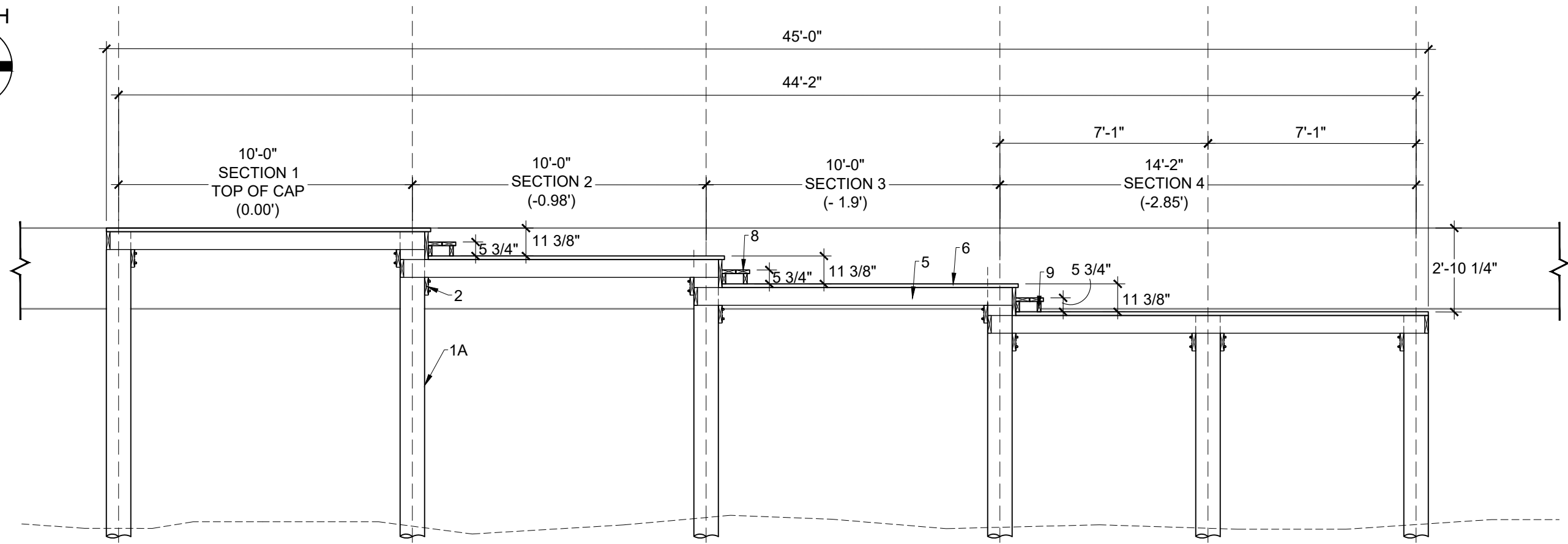
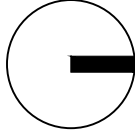
SHEET No. **A1-2 of 4**

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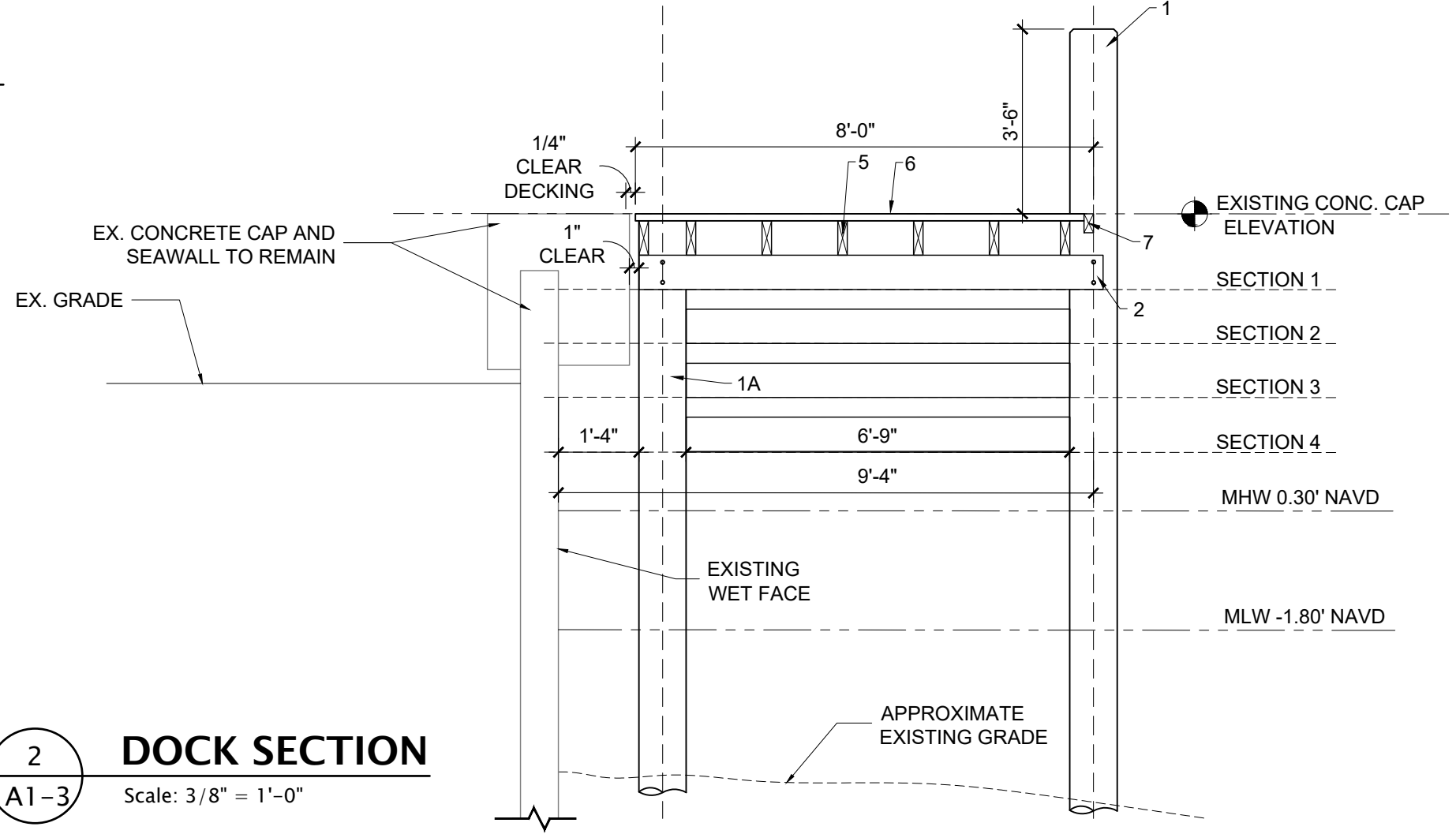


NORTH



**1 DOCK SECTION**  
Scale: 1/4" = 1'-0"

SCHEDULE - WOOD DOCK	
1	(6) 10 Ø NEW WOOD PILES
1A	(6) 10 Ø NEW WOOD PILES
2	(2) 3x8 SUBSTRINGERS WITH (2) 5/8"Ø THRU BOLTS @ PILES
3	N.A.
4	N.A.
5	2x8 STRINGER @ 16" MAX. SPACING WITH 16d TOE NAILS INTO SUBSTRINGERS
6	2x6 WOOD DECKING WITH 10d TOE NAILS PER STRINGER
7	2x4 WITH (2) 10d TOE NAILS PER DECKING
8	(2) 2x6 PRE TREAD W/12d TOE NAILS INTO STRINGER
9	2x5 STRINGER TO RECEIVE EACH TREAD



**2 DOCK SECTION**  
Scale: 3/8" = 1'-0"

No.	DATE	REVISION

CHECKED	FC
DRAWN	JV
DATE	020624
PROJECT No.	24103

SHEET No. **A1-3 of 4**

**MARK WEBER P.E.**  
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<b>GENERAL NOTES</b>	
1	CONSTRUCTION TO FOLLOW THE FLORIDA BUILDING CODE 8th EDITION (2023) AND AMENDMENTS AS APPLICABLE AND ALL LOCAL, STATE AND FEDERAL LAWS
2	LICENSED CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND EXISTING CONDITIONS PRIOR TO THE 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. THE LICENSED CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK
3	DO NOT SCALE DRAWINGS FOR DIMENSIONS. ALL DIMENSIONS AND ELEVATIONS MUST BE FIELD VERIFY BY THE CONTRACTOR OF RECORD. THE LICENSED CONTRACTOR SHALL INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER INSTALLATION OF THE WORK. LICENSED CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES
4	ANY DEVIATION AND / OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK
5	ALL UNANTICIPATED OR UNFORESEEN DEMOLITION AND / OR NEW CONSTRUCTION CONDITIONS WHICH REQUIRE DEVIATION FROM THE PLANS AND NOTES HEREIN SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK
6	ALL NEW WORK AND / OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH APPERTAINING CIRCUMSTANCE
7	ALL NEW MATERIALS AND / OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND / OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN
8	LICENSED CONTRACTOR TO SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION
9	THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK
10	LICENSED CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES
11	TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER
12	WIND LOADS PER ASCE 7-16 170 MPH FOR BROWARD COUNTY

<b>PILE NOTES</b>	
1	WOOD PILES TO BE 2.5 lb CCA TREATED IN ACCORDANCE WITH AWPA STANDARD C18
2	WOOD PILES SHALL BE A MINIMUM DIAMETER OF 9 INCH, MIAMI DADE COUNTY REQUIRES A MINIMUM DIAMETER OF 12 INCH
3	CONCRETE PILES SHALL ATTAIN 6000 psi COMPRESSIVE IN 28 DAYS
4	CONCRETE PILES SHALL BE REINFORCED WITH 4 -7/16" DIAMETER LO-LAX STRANDS, 270 kips, AND 5 ga. SPIRAL TIES
5	CONCRETE PILES SHALL BE 12"x12" SQUARE, MINIMUM LENGTH OF 20'
6	CONCRETE PILES SHALL BE CUT TO LEAVE STRANDS EXPOSED A MIN. OF 18" AND TIED TO DOCK OR CAP STEEL OR DRILL AND EPOXY (2) # 5 12"x12" HOOK BARS 6" INTO PILE
7	THE CONTRACTOR OF RECORD SHALL VERIFY PILE TYPE, INSTALLATION, AND DRIVING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CURRENT EDITION
8	ANY EXISTING PILINGS DESCRIBED HEREIN ARE CONSIDERED TO BE PART OF THE HOST STRUCTURE. THESE EXISTING PILINGS AND EXISTING HOST STRUCTURE, IF ANY, MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER AND CONTRACTOR OF RECORD. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS CONTAINED HEREIN.

<b>PILE DRIVING</b>	
1	PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF HAMMER ENERGY
2	PILES SHALL BE DRIVEN TO REQUIRED CAPACITY OF 10 tons FOR WOOD, 25 tons FOR CONCRETE, AND 5 tons FOR PIN PILES, A MINIMUM OF 8 FEET INTO BERM OR REFUSAL
3	PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGHT NO LESS THAN 3,000 POUNDS AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FEET
4	PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4 INCH 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
5	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

<b>WOOD DOCK NOTES</b>	
1	ALL MATERIALS TO BE PRESSURE TREATED SOUTHERN PINE UNLESS OTHERWISE NOTED
2	ALL FRAME WORK MATERIALS TO BE SOUTHERN PINE GRADE # 2
3	ALL DECKING MATERIALS TO BE GRADE # 1 UNLESS OTHERWISE NOTED
4	ALL HARDWARE TO BE STAINLESS STEEL OR GALVANIZED UNLESS OTHERWISE NOTED

No.	DATE	REVISION

CHECKED	<b>FC</b>
DRAWN	<b>JV</b>
DATE	<b>020624</b>
PROJECT No.	<b>24103</b>



Resilient Environment Department  
URBAN PLANNING DIVISION

1 North University Drive, Building A, Box 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

# Broward County Environmental Review Approval Certificate

**Issue Date:** 02/27/2024

**ER Review #:** 000449340

**Title of Drawings:** Wallace Williford

**Project#:** ---

**Plan Last Revision Date:** 07-DEC-21

**Bldg Dept Jurisdiction:** Fort Lauderdale

**Legal Description: Plat Name:** RIO VISTA ISLES UNIT 3

**Lot:** 32-33 **Block:** 22

**Address:** 1025 Cordova RD, Fort Lauderdale, Fl. 33316

**Construction Type:** Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval, any changes in footprint, Lot #, or bedrooms or use will require a new approval.

**APPROVED**

- ATTENTION** the building department is not required to electronically update building permit and co for this project.
- COMMENTS** Construction of a wood dock on existing dock piles. Install 2 mooring piles.

---

If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.



## Broward County Transportation Concurrency Satisfaction Certificate

**\* Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.**

**Issue Date:** 02/27/2024

**DR Review #:** 0092305

**Application Number:** 000449340

**Title of Drawings:** Wallace Williford

**Project#:** ---

**Plan Last Revision Date:** 07-DEC-21

**Bldg Dept Jurisdiction:** Fort Lauderdale

**Legal Description: Plat Name:** RIO VISTA ISLES UNIT 3  
**Plat Number:** **Book:** 7

**Page:** 47 **Lot:** 32-33 **Block:** 22

**Address:** 1025 Cordova RD, Fort Lauderdale, Fl. 33316

**Construction Type:** Other

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

### ***Development Review***

**BUILDING OFFICIAL:**

The construction of a 45' long by 8' wide wood dock on existing piles. and Install 2 mooring piles at an existing single family residence.

-Lot 32-33 BLK 22

Receipt#: 0092305

**TRANSPORTATION CONCURRENCY SATISFACTION:**

Certificate is hereby issued

\*Any revision to these plans requires a new development review by the division.

**This application was routed in accordance with the Broward County Land Development Code, Chapter 5, Article IX, Section 5-181.**

---

**If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re-submitted to the Urban Planning Division for re-evaluation.**

**Development Reviewer Name:** Asif Ali



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

April 26, 2022

Wallace Williford  
1025 Cordova Road  
Fort Lauderdale, FL 33316  
E-mail: David@assetresell.com

Re: FDEP Permit No.: 06-0420253-001  
RED License No.: GL-FTL2201-018  
Expiration Date of Construction Phase: 04/29/2027  
Project: Dock

Dear Mr. Williford:

This is to notify you of the Resilient Environment Department’s (RED) action concerning your applications received January 4, 2022. The applications have been reviewed for an Environmental Resource General License and Exemption Verification.

This exemption verification and license is issued under the authority of Part IV of Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C.). The activity is not exempt to operating agreements executed among the Department of Environmental Protection, Broward County, and the South Florida Water Management District, as outlined in a document entitled “Delegation Agreement Among the Florida Department of Environmental Protection, the South Florida Water Management District, and Broward County,” the Environmental Protection and Growth Management Department is responsible for reviewing and taking final agency action on this activity.

This project has also been reviewed in accordance with the provisions of Chapter 27, Article XI Sec. 27-331 through 27-341 of the Broward County Code. This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named application hereinafter called the licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows.

**DESCRIPTION OF WORK**

Construction of a 45’ long by 8’ wide wood dock on existing dock piles. Install 2 mooring piles. Total width of the proposed dock over water will be 9’ 3” as measured from the wet face of the existing seawall to the water edge of the proposed dock piles. *This license does not authorize dredging or any impacts to natural resources.*

**LOCATION OF WORK**

This project is located at 1025 Cordova Road, Section 11, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number: 504211181900.

Construction shall be in accordance with the Environmental Resource General License application (GL) received on January 4, 2022, the ERP application received on April 20, 2022, all additional information submitted, plans stamped by the Department (attached) and with all General and Specific Conditions of this license.





Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

### **1. Regulatory Review – Verified**

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(a) and (5)(b), Florida Administrative Code, from the need to obtain a regulatory permit under part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

### **2. Proprietary Review – Not required**

The activity does not appear to be located on sovereign submerged lands and does not require further authorization under Chapter 253 of the Florida Statutes, or Chapters 18-20 or 18-21 of the Florida Administrative Code.

### **3. Federal Review – SPGP Approved**

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V1-R1, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to one additional year, if provisions of Special Condition 19 of the SPGP V1-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP V1-R1 with all terms and conditions and the General Conditions may be found at <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review - an agreement with the USACOE entitled “Coordination Agreement Between the U.S. Army Corps of Engineers (Jacksonville District) and Broward County Environmental Protection and Growth Management Department, State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

### **Additional Information**

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

### **RED/EPGMD GENERAL CONDITIONS:**

(1) The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by EPGMD pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.

(2) This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.

(3) In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.

(4) The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.

(5) This license must be available for inspection on the licensee's premises during the entire life of the license.

(6) By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.

(7) The licensee agrees to comply with Chapter 27, as amended.

(8) Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.

(9) The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.

(10) This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.

(11) If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.

(12) In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as

determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.

(13) Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

### **RED SPECIFIC CONDITIONS:**

#### **A. STANDARD CONDITIONS**

(1) **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. **Failure to comply with this condition will result in enforcement action.**

(2) Any project caused environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.

(3) All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner at an upland location.

(4) Turbidity screens, silt fences, or equivalent shall be properly employed and maintained as necessary to effectively contain suspended sediments and/or runoff during construction activities. **Dredging, filling, excavation, seawall removal, seawall construction, and other projects which result in similar degrees of disturbance to wet sediments shall in all cases employ turbidity control measures designed to effectively enclose the entire work area.**

(5) Only clean fill shall be placed in the water bodies being filled. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such [as] wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.

(6) This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license. 3

#### **B. PROJECT SPECIFIC CONDITIONS**

(7) Construction shall be in accordance with the attached plans and drawings. Any deviation may require a new license and may cause enforcement actions to be initiated.

#### **C. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.**

### **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until



further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you revise your project after submitting the initial joint application, please contact us as soon as possible. Also, if you have any questions, please contact Sabrina Ladd at (954) 519-1228 or via e-mail at [SLadd@Broward.org](mailto:SLadd@Broward.org). When referring to this project, please use the County file number listed above.

Executed in Plantation, Florida.

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT as delegated by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

**Sabrina Ladd April 29, 2022**

Natural Resource Specialist

**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this determination, including all copies were sent on the filing date below to the listed persons.

Boat Lifts and Docks of South Florida (via e-mail)

**FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to 120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Sabrina Ladd April 29, 2022

Clerk

Date

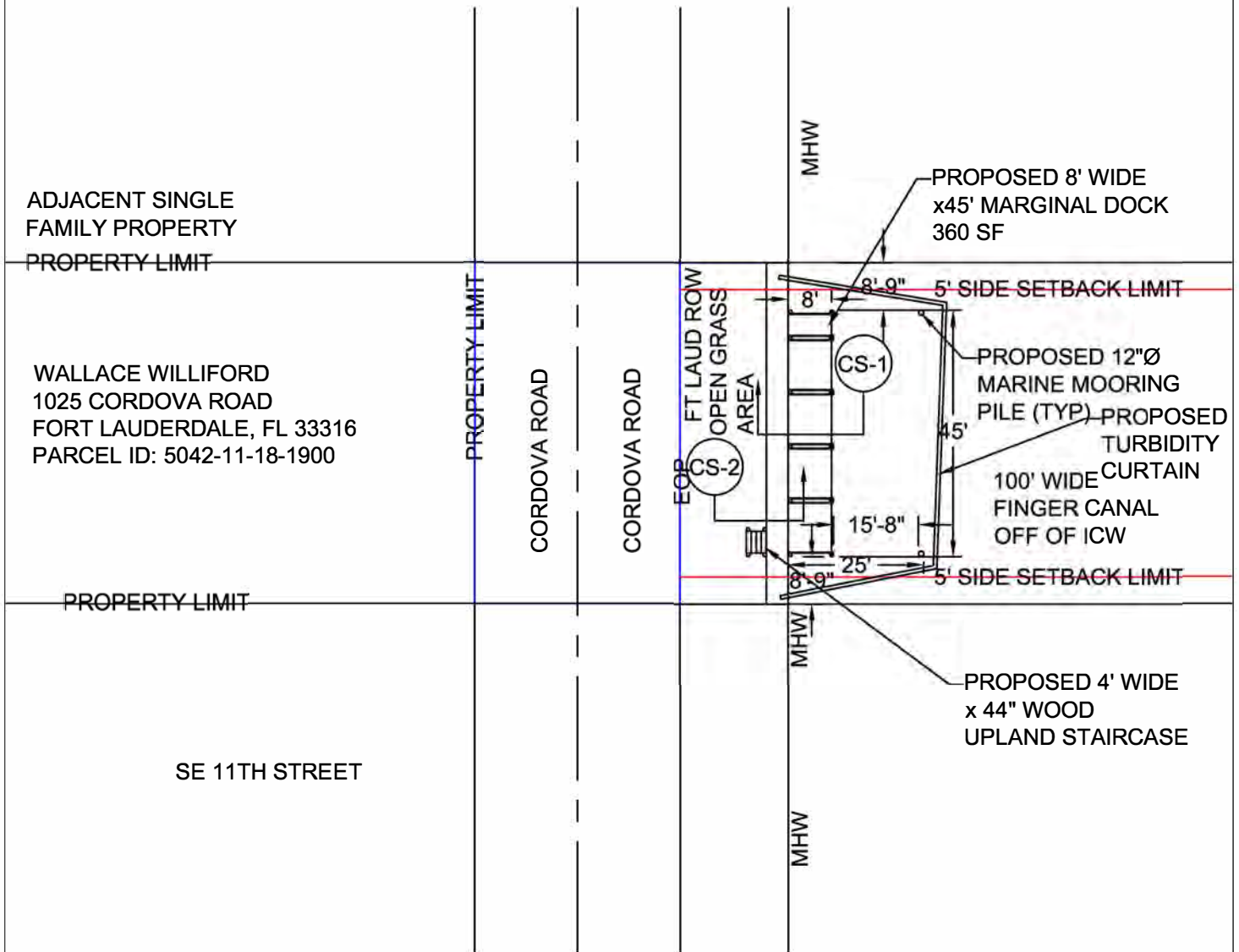
Enclosures:

- a. Attachment A - Specific Exemption Rule
- b. One copy of stamped drawings (6 pages)
- c. Broward County RED/EPGMD Variance and Administrative Review Procedures
- d. Special Conditions for Federal Authorization for SPGP VI
- e. General Conditions for Federal Authorization for SPGP VI
- f. Standard Manatee Conditions for In-Water Work, 2011, 2 pages
- g. SPGP Notice of Commencement, Notice of completion, Transfer form

\*\*\*NOTES\*\*\*

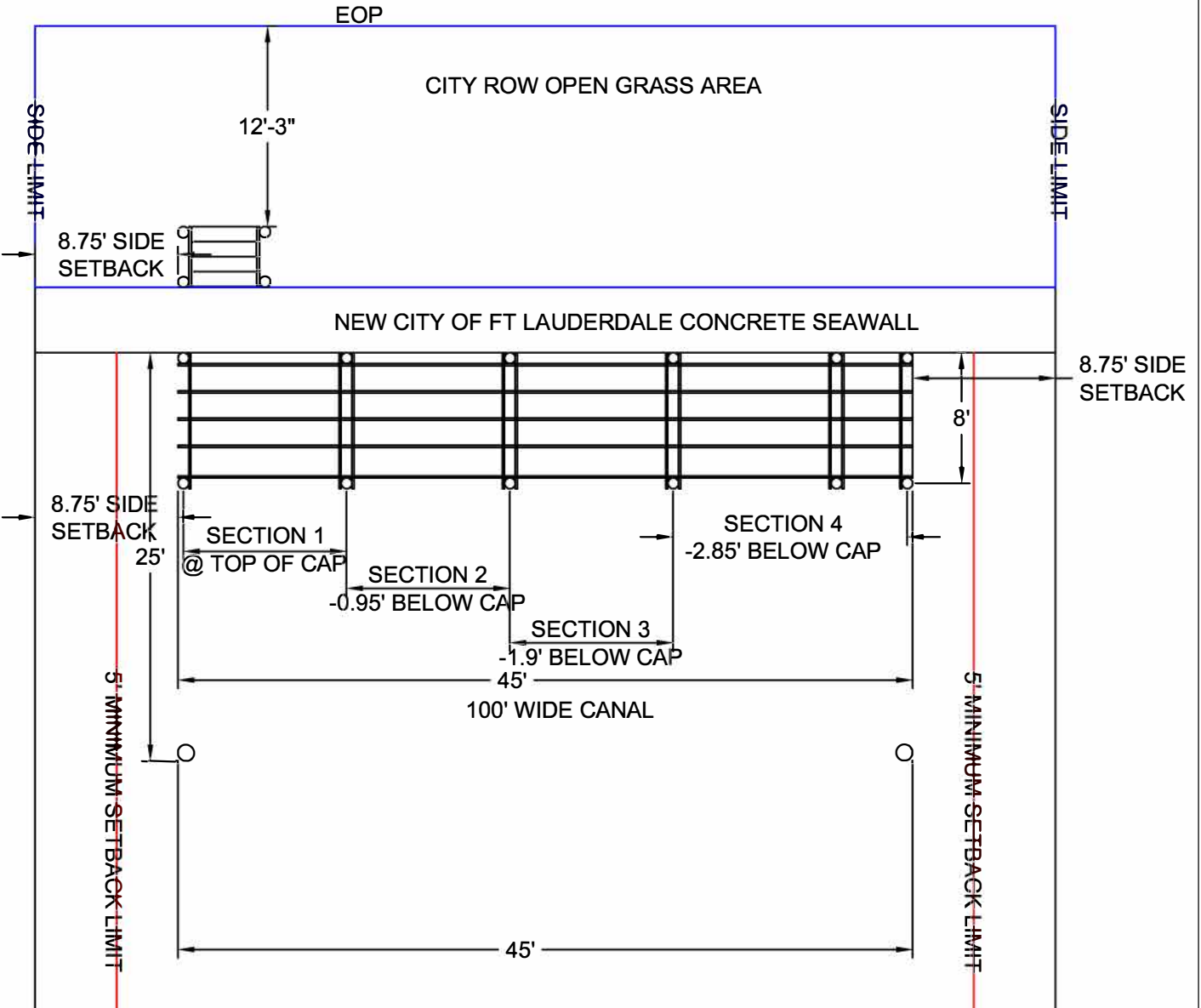
- DESIGN PER FBC 2020, 7TH EDITION
- LAYOUT PER BROWARD COUNTY PROPERTY APPRAISER MAP
- NEW DOCK AND UPLAND STAIRCASE TO BE ADJACENT TO NEW SEAWALL
- DOCK AND (2) MOORING PILES ARE WITHIN 25% OF CANAL WIDTH
- TURBIDITY CURTAIN TO BE USED DURING PILE INSTALLATION
- NO SEAGRASS IN AREA
- DOCK DECKBOARD AND STRINGERS NOT SHOWN FOR CLARITY

Broward County  
4/29/2022 SSL



**PROPOSED DOCK  
PLAN VIEW  
SCALE 1" = 30'**

<b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254	SCALE: 1" = 30' DATE: 12.07.21	<b>WALLACE WILLIFORD</b> <b>1025 CORDOVA STREET</b> <b>FORT LAUDERDALE, FL</b> PROPOSED MOORING PILES, STAIRCASE & DOCK PLAN VIEW - PROPOSED VIEW	<b>P-1</b> SHEET 1 OF 6
	DRAWN BY: CRC		



# Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

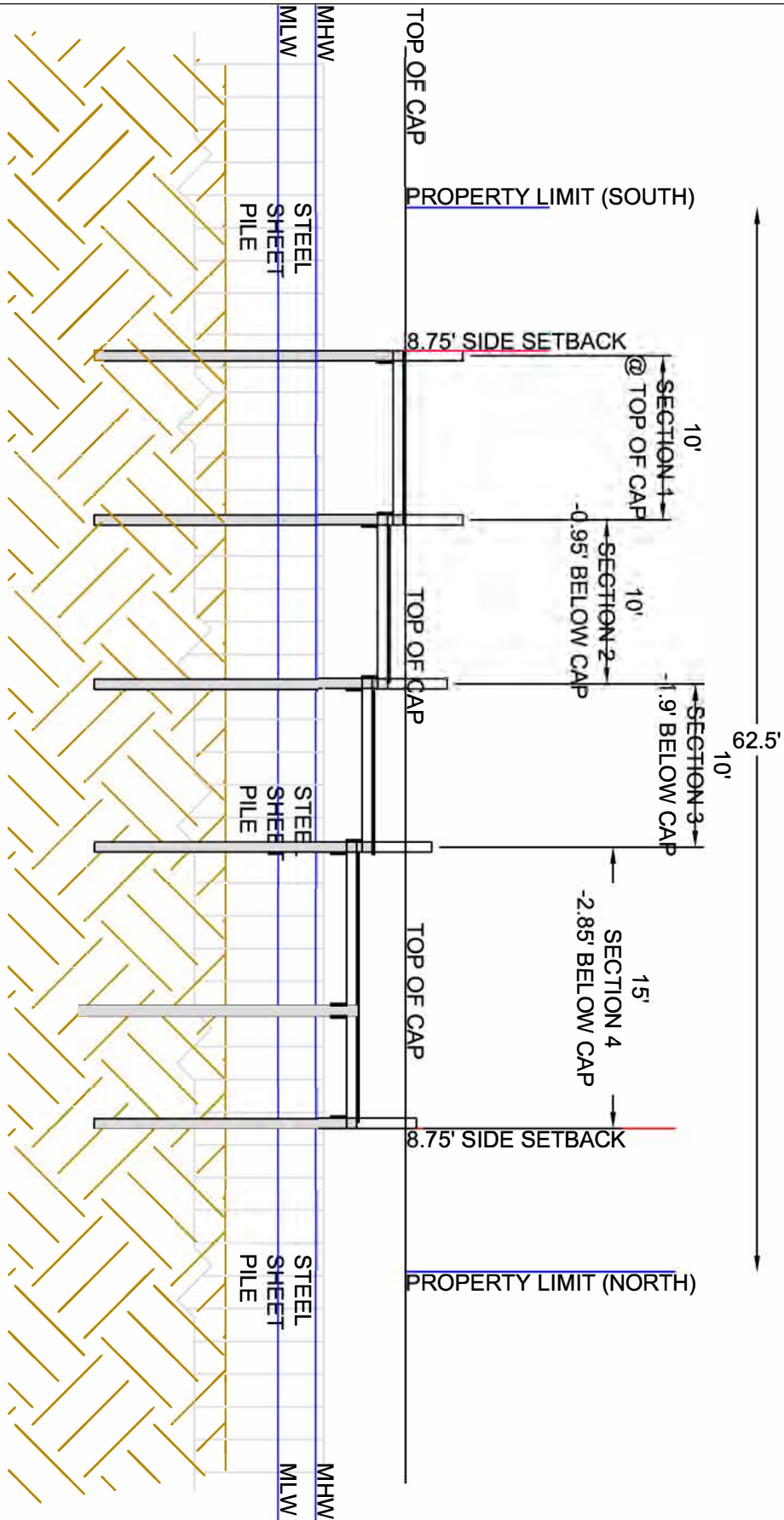
SCALE: 1" = 10'  
DATE: 12.07.21  
DRAWN BY: CRC

WALLACE WILLIFORD  
1025 CORDOVA STREET  
FORT LAUDERDALE, FL

PROPOSED MOORING PILES, STAIRCASE & DOCK  
DETAILED PLAN VIEW

P-2

CAM 24-0415 SHEET 2 OF 6



**Croushore Marine Engineering Inc.**

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 10'

DATE: 12.07.21

DRAWN BY: CRC

WALLACE WILLIFORD  
1025 CORDOVA STREET  
FORT LAUDERDALE, FL

PROPOSED DOCK  
PROFILE VIEW

**PR-1**

CAM 24-0415

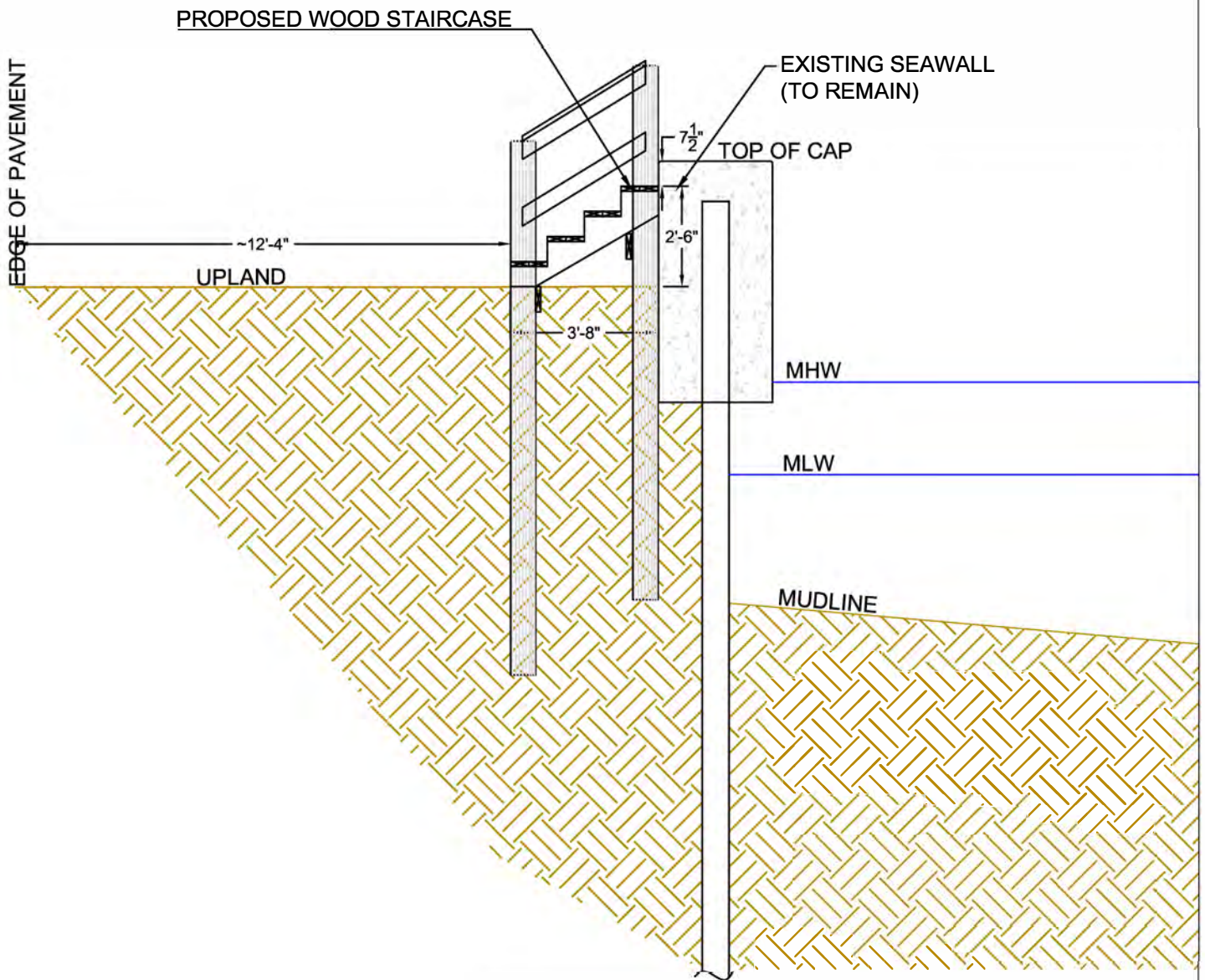
SHEET 3 OF 6



\*\*\*NOTES\*\*\*

- STAIR SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP

Broward County  
4/29/2022 SSL



**PROPOSED STAIRCASE  
PROFILE VIEW  
SCALE 1" = 4'**

**Croushore Marine Engineering Inc.**

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 4'  
DATE: 12.07.21  
DRAWN BY: CRC

**WALLACE WILLIFORD  
1025 CORDOVA STREET  
FORT LAUDERDALE, FL**

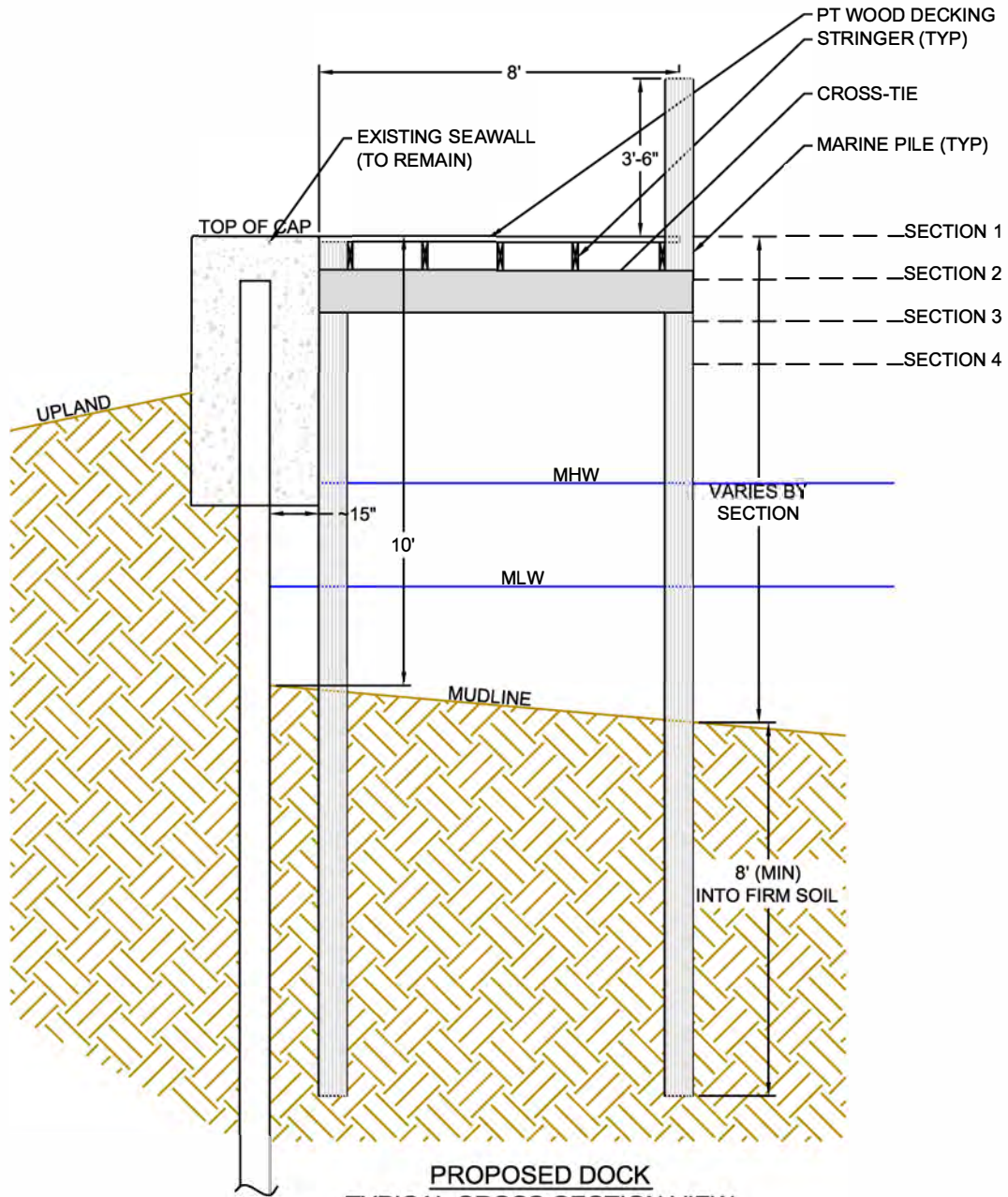
PROPOSED STAIRCASE PLATFORM  
PROFILE VIEW

**PR-2**

\*\*\*NOTES\*\*\*

- DOCK SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP

Broward County  
4/29/2022 SSL



PROPOSED DOCK  
TYPICAL CROSS-SECTION VIEW  
SCALE 1" = 4'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 4'  
DATE: 12.07.21  
DRAWN BY: CRC

WALLACE WILLIFORD  
1025 CORDOVA STREET  
FORT LAUDERDALE, FL

PROPOSED DOCK  
TYPICAL CROSS-SECTION VIEW

CS-1

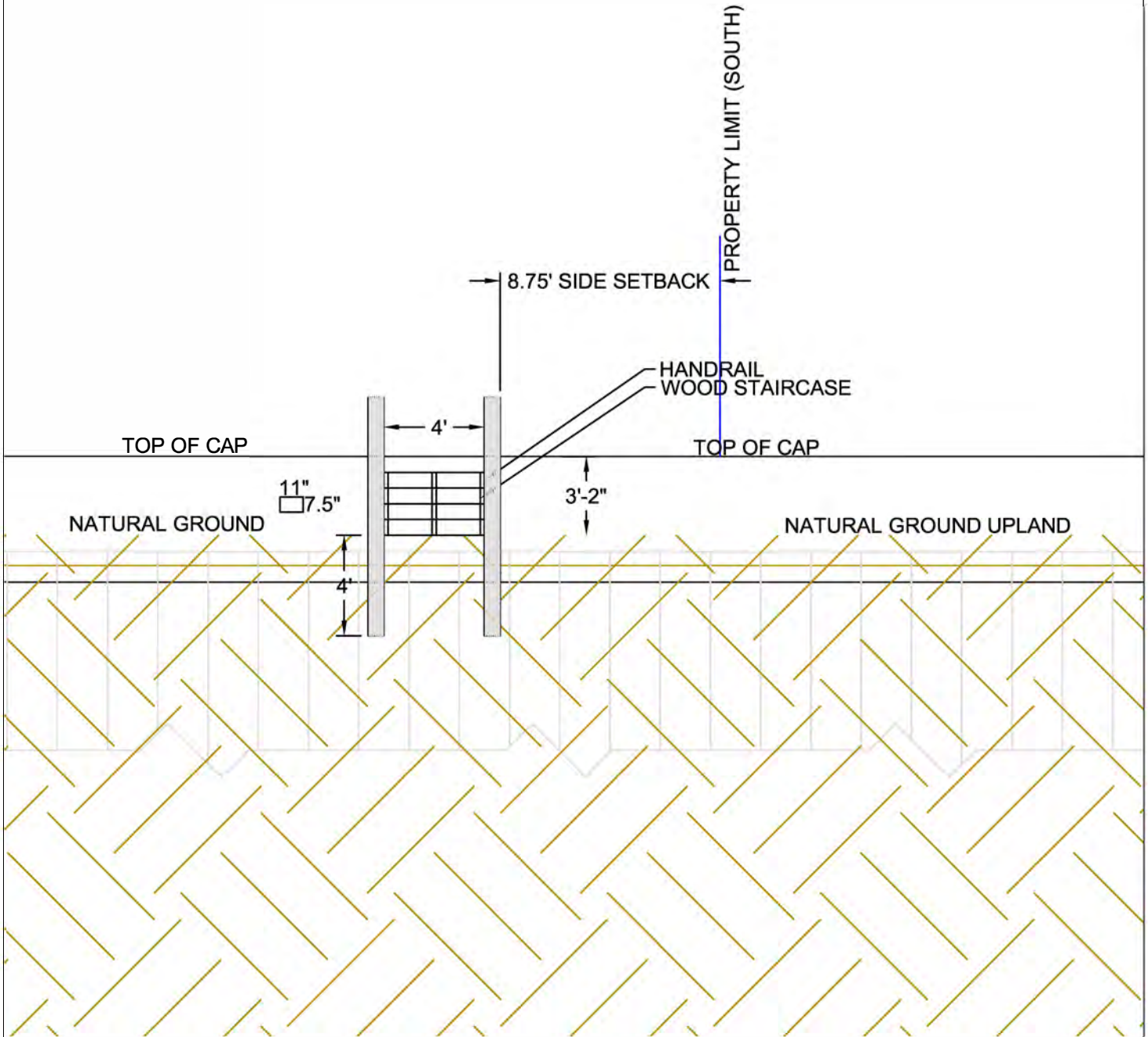
SHEET 5 OF 6



\*\*\*NOTES\*\*\*

- WOOD TO BE GRADE 1 OR BETTER
- STAIRCASE SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP
- ALL HARDWARE TO BE MARINE GRADE 316 SS

Broward County  
4/29/2022 SSL



**Croushore Marine Engineering Inc.**  
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 6'  
DATE: 12.07.21  
DRAWN BY: CRC

**WALLACE WILLIFORD**  
1025 CORDOVA STREET  
FORT LAUDERDALE, FL  
PROPOSED STAIRCASE  
CROSS-SECTION VIEW

**CS-2**  
SHEET 6 OF 6

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
  - (2) Interpretations of license or environmental review approval conditions.
  - (3) Interpretations of variance conditions.
  - (4) The decision to suspend or revoke a license or environmental review approval.
  - (5) The requirement of certain license conditions.
  - (6) The issuance of a license or environmental review approval.
  - (7) The denial of a license or environmental review approval.
  - (8) The scope of a license or environmental review approval, geographic or otherwise.
  - (9) The scope of a variance, geographic or otherwise.
  - (10) The issuance of a stop work order.
  - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
  - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
  - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
  - (3) The specific determination for which the review is sought.
  - (4) The specific legal grounds upon which the parties seek review of the determination.
  - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
  - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
  - (7) A copy of the director's or the designee's written final determination.
  - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
  - (2) The petitioner shall give notice of the hearing by:
    - a. Giving personal notice to all proper parties; and
    - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
    - c. Posting notice at a location determined by the Broward County Administrator's Office.
  - (3) The petitioner shall bear the cost of giving notice.
  - (4) The notice shall contain, at a minimum:
    - a. A description and location of the facility or the activity to be conducted by the petitioner; and
    - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (l) The hearing shall be a quasi-judicial hearing.
- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
  - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)  
Secs. 27-15--27-19. Reserved.

### **Special Conditions for all Projects:**

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
  - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
  - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
  - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
  - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.

b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.

8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):

a. All projects must be sited and designed to avoid or minimize impacts to mangroves.

b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:

(1) Removal to install up to a 4-ft-wide walkway for a dock.

(2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.

(3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.

(a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the

authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift), (b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:
  - a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).
  - b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
  - c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).



d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

### **Special Conditions for Shoreline Stabilization activities.**

1. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).
2. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.
3. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).
  - a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.
  - b. Oyster reef materials shall be placed and constructed in a manner that ensures that materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).
  - c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)
  - d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).
  - e. Other materials are not authorized by this SPGP VI (Reference: JAXBO PDC A7.5.).

**Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.**

1. Chickees must be less than 500 ft<sup>2</sup> and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
2. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
  - a. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
  - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
  - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
3. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:
  - a. The width of the piling-supported structure is limited to a maximum of 4 feet.
  - b. Mangrove clearing is restricted to the width of the piling-supported structure.
  - c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.
4. Regarding SAV, the design and construction of a Project must comply with the following:
  - a. A pile supported structure
    - (1) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:
      - (a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of

Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required, and boatlifts may include a cover.

5. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below: <https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>.

(1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.

6. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 - Pile

Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

7. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained, and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
8. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
9. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
10. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
11. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
  - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
  - (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

## **General Conditions for All SPGP Projects:**

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

## **Further Information:**

1. Limits of this authorization.
  - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
  - b. This permit does not grant any property rights or exclusive privileges.
  - c. This permit does not authorize any injury to the property or rights of others.
  - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
  - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  - d. Design or Construction deficiencies associated with the permitted work.
  - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
  4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
    - a. You fail to comply with the terms and conditions of this permit.
    - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
    - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
  5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
  6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this

permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.



## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

- a. 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 permittee 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.
- b. 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.
- c. 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.
- d. 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 shutdown 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.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements 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. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HABITAT

All project vessels

**IDLE SPEED / NO WAKE**

When a manatee is within 50 feet of work  
all in-water activities must

**SHUT DOWN**

Report any collision with or injury to a manatee:

**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC



**COMMENCEMENT NOTIFICATION**

*Within 10 days of initiating the authorized work, submit this form via electronic mail to [saj-rd-enforcement@usace.army.mil](mailto:saj-rd-enforcement@usace.army.mil) (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number:** SAJ-2015-2575, SPGP VI

**FDEP or Designee Permit Number:** \_\_\_\_\_

2. **Permittee Information:**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

3. **Construction Start Date:** \_\_\_\_\_

4. **Contact to Schedule Inspection:**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Printed Name of Permittee

\_\_\_\_\_  
Date

**SELF-CERTIFICATION STATEMENT OF COMPLIANCE**  
**SPGP V-R1**

**Permit Number:** \_\_\_\_\_

Permittee's Name & Address (please print or type): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Location of the Work: \_\_\_\_\_

\_\_\_\_\_

Date Work Started: \_\_\_\_\_ Date Work Completed:

\_\_\_\_\_

**PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES \_\_\_\_\_ NO \_\_\_\_\_**

**TO SCHEDULE AN INSPECTION PLEASE CONTACT \_\_\_\_\_**  
**AT \_\_\_\_\_**

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Acreage or Square Feet of Impacts to Waters of the United States: \_\_\_\_\_

Describe Mitigation completed (if applicable): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

\_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date

**Department of the Army Permit Transfer for SPGP VI**

PERMITEE: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS/LOCATION OF PROJECT:

\_\_\_\_\_  
\_\_\_\_\_

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

\_\_\_\_\_

(Transferee Signature)

\_\_\_\_\_

(Date)

\_\_\_\_\_  
(Name Printed)

\_\_\_\_\_  
(Street address)

\_\_\_\_\_  
(Mailing address)

\_\_\_\_\_

## Attachment A

### Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

#### (5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(a) Installation or repair of pilings and dolphins associated with private docking facilities or piers that are exempt under Section 403.813(1)(b), F.S.

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;

2. No structure is enclosed on more than three sides with walls and doors;

3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and

4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(h) The installation of a pile-supported boat lift within an existing mooring area at a docking facility that is legally in existence, provided:

1. Such installation does not conflict with a condition of a permit issued thereunder;

2. The boat lift does not include additional structures, such as platforms, cat walks, and roofs.