



**DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
9900 SOUTHWEST 107TH AVE, SUITE 203
MIAMI, FLORIDA 33176**

March 3, 2025

Regulatory Division
South Branch
Keys Section
SAJ-2023-01602 (LP- AG)

Bravo Zulu Retreat, Inc.
c/o Micheal Murphy
807 Bluff Road
Columbia, SC 29201
Email: MMurphy@softdocs.com

Dear Mr. Murphy:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) you are authorized under a Letter of Permission to conduct the following:

1. Installation of a new 494 square foot T-shape dock. The dock will have a 5 foot wide by 66.8 foot long access walkway connecting to an 8 foot wide by 20 foot long terminal platform. A portion of the walkway (23.5 ft. by 5 ft.) will be located landward of the mean high waterline (MHWL). The proposed dock will be supported by 21-12 inch diameter timber piles with 15 of those piles being located waterward of the MHWL. The 160 square foot terminal platform will be decking with grated decking with a 43% open space rating and be elevated to +5 feet above MHWL. The access walkway will be ramped up from the lot elevation at a 1:12 foot max slope and have a permanent wood railing along the entire length to prevent mooring and will be deck with ½ spacing between deck boards.
2. The project is proposing to avoid 1,367 square feet of existing shoreline wetland resources located at the site.
3. The project will also include the temporary deployment of turbidity barriers surrounding the construction areas to be maintain until the project is completed and the site returns to ambient levels.

The project would affect waters of the United States associated with the Gulf of Mexico. The project is located at a developed lot on 14 125th Street Gulf; in Section 5, Township 66 South, Range 33 East, Key Largo, Monroe County, Florida. (RE#00100540-000000).

Geographic Position: Latitude: 24.73225 °
Longitude: -80.02474°

The project must be completed in accordance with the enclosed construction drawings date stamped by the Corps on January 30, 2024, and the general and special conditions which are incorporated in, and made a part of, the permit.

Should any other agency require and/or approve changes to the work authorized or obligated by this permit, it is the responsibility of the Permittee to submit a modification request to the Florida Keys Permits Section. The Corps will evaluate the request and determine whether it is appropriate to modify the terms and conditions of the permit. The Permittee must obtain written approval of the requested modifications from the Corps prior to initiation of those changes.

General Conditions:

1. The time limit for completing the work authorized ends on **March 3, 2030**. If the work authorized is not completed on or before that date, authorization, if not previously revoked or specifically extended, shall cease and be null and void. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
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 in the space provided 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. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow a representative 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.

Special Conditions:

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

- a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, **SAJ-2023-01602 (LP-AG)**, on all submittals.

2. 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 (Attached).

3. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.

4. Assurance of Navigation and Maintenance: 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 or alteration.

5. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

6. Posting of Permit: The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

7. Cultural Resources/Historic Properties:

- a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
- b. If, during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with native cultures or early colonial settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps at the addresses listed in the **Reporting Address Special Condition** within the same business day (8 hours). The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions.
- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the

above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). 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 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. 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 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

8. Protected Species Construction Conditions: The Permittee shall comply with National Marine Fisheries Service's "Protected Species Construction Conditions, NOAA Fisheries Southeast Regional Office" dated May 2021 (attached).

9. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attached). The most recent version of the Manatee Conditions must be utilized.

10. Daylight Hours: All work will occur during daylight hours.

11. Noise Abatement Measures: No more than 5 piles per day shall be installed.

12. Permit Conditions Prevail: If information in the permit attachments conflict with the special conditions of this permit, the requirements of the permit special conditions shall prevail.

13. Vessel Strike Avoidance Measures: The Permittee shall comply with the "Vessel Strike Avoidance Measures and Reporting for Mariners", revised May 2021, for marine turtles and marine mammals.

14. Florida Keys National Marine Sanctuary (FKNMS): This Corps permit does not authorize you to damage, diminish, degrade, impair, destroy, or otherwise harm any Florida Keys National Marine Sanctuary (FKNMS) trust resource. In order to legally conduct your work, you are provided with a copy of the FKNMS letter dated March 14, 2024. You must understand and agree to comply with the provisions of this document. The FKNMS letter contains mandatory terms and conditions. Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with the FKNMS requirements, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions would constitute noncompliance with your Corps permit. The FKNMS is the appropriate authority to determine compliance with the terms and conditions of its requirements and with the Marine Protection, Research, and Sanctuaries Act of 1972 (16 U.S.C. 1432).

15. Wetland Avoidance Areas: The 1,367 square feet of jurisdictional wetlands, as shown in attached date-stamped by the Corps on 30 January, 2025, Drawing 4 of 6, were avoided in accordance with the Section 404(b)(1) guidelines and Public Interest Review. Any proposed discharge of dredged or fill material to these areas would require re-evaluation for the Department of Army authorization.

16. Notice of Permit: The Permittee shall complete and record the "Notice of Department of the Army Authorization" form (attached) with the Clerk of the County Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. No later than 90 days from the effective date of this permit, the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded in the official records and the date of recording.

17. Hand Railing: A permanent fixed hand railing shall be installed along both sides of the entire access walkway OR entire waterward edge of the [viewing, fishing, or observation] platform including the access walkway and terminal platform within 30 days from the date of initiating the authorized work and hand railing(s) shall be maintained in good condition for the life of the structure.

Instructions for Objecting to Permit Terms and Conditions: This letter is an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions

provided in Section 1, Part A of the RFA form and submit the completed form to the letterhead address.

For an RFA to be accepted by the Corps, the Corps must determine that it is complete and that it has been received within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received by the letterhead address by **May 2, 2025**.

Floodplain Information: This Department of the Army permit does not give absolute authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions. You should contact the local office in your area that issues building permits to determine if your site is located in a flood-prone or floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. If your local office cannot provide you the necessary information, you may request a flood hazard evaluation of the site by providing this office with a letter and a small-scale map showing the location of the site. The request should be addressed to the **Chief, Flood Control and Floodplain Management Branch, Jacksonville District, U.S. Army Corps of Engineers, P.O. Box 4970, Jacksonville, Florida 32232-0019**. Phone inquiries may be made at 904-232-2515.

Should you have any questions, please contact Albert Gonzalez at the letterhead address above, via telephone at (305) 779-6055, or via e-mail at Albert.Gonzalez@usace.army.mil.

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit <https://regulatory.ops.usace.army.mil/customer-service-survey/> and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Jose Alicea-
Pou

Digitally signed by Jose
Alicea-Pou
Date: 2025.03.03 15:58:09
-04'00'

For: Brandon L. Bowman
Colonel, U.S. Army
District Commander

Attachments:

Plans date stamped 30 January 2024

General Conditions

Manatee Construction Conditions

Self-Certification Statement of Compliance

Permit Transfer Form

Commencement Notification Form

Notice of Permit Form

Vessel Strike Measures

Protected Species Construction Conditions

cc:

Rapid Permits, Kate Hermit

REQUEST PERMIT TRANSFER: PERMIT NUMBER: **SAJ-2022-01714 (LP-AG)**

When the structures or work verified 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, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

(TRANSFEREE SIGNATURE)

(DATE)

(Name - Printed)

Lot/Block of site

(Street Address)

(City, State, and Zip Code)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Paul & Lindell Davis		File Number: SAJ-2023-02375 (LP- AG)	Date: 10-4-2024
Attached is:			See Section below
<input checked="" type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
<input type="checkbox"/>	PERMIT DENIAL		C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION		D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:

Project Manager as noted in letter

If you have questions regarding the appeal process you may contact:

Phillip A. Shannin
404-562-5136

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

COMMENCEMENT NOTIFICATION

*Within ten (10) days of initiating the authorized work, submit this form via electronic mail to 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- - (-)

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

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
- 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. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

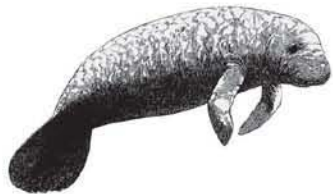
All project vessels

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



PROTECTED SPECIES CONSTRUCTION CONDITIONS, NOAA FISHERIES SOUTHEAST REGIONAL OFFICE

The action agency and any permittee shall comply with the following construction conditions for protected species under the jurisdiction of NOAA Fisheries Southeast Regional Office (SERO) Protected Resources Division (PRD):¹

Protected Species Sightings—The action agency and any permittee shall ensure that all personnel associated with the project are instructed about the potential presence of species protected under the Endangered Species Act (ESA) and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing listed species and all marine mammals. To determine which protected species and critical habitat may be found in the transit area, please review the relevant [marine mammal](https://www.fisheries.noaa.gov/find-species) and [ESA-listed species](https://www.fisheries.noaa.gov/find-species) at Find A Species (<https://www.fisheries.noaa.gov/find-species>) and the consultation documents that have been completed for the project.

1. **Equipment**—Turbidity curtains, if used, shall be made of material in which protected species cannot become entangled and be regularly monitored to avoid protected species entrapment. All turbidity curtains and other in-water equipment shall be properly secured with materials that reduce the risk of protected species entanglement and entrapment.
 - a. In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) shall be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, shall be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line shall be allowed in the water. All anchoring shall be in areas free from hardbottom and seagrass.
 - b. Turbidity curtains and other in-water equipment shall be placed in a manner that does not entrap protected species within the project area and minimizes the extent and duration of their exclusion from the project area.
 - c. Turbidity barriers shall be positioned in a way that minimizes the extent and duration of protected species exclusion from important habitat (e.g. critical habitat, hardbottom, seagrass) in the project area.
2. **Operations**—For construction work that is generally stationary (e.g., barge-mounted equipment dredging a berth or section of river, or shore-based equipment extending into the water):
 - a. Operations of moving equipment shall cease if a protected species is observed within 150 feet of operations.

¹ Manatees are managed under the jurisdiction of the U.S. Fish and Wildlife Service.

- b. Activities shall not resume until the protected species has departed the project area of its own volition (e.g., species was observed departing or 20 minutes have passed since the animal was last seen in the area).
3. **Vessels**—For projects requiring vessels, the action agency, and any permittee shall ensure conditions in the [Vessel Strike Avoidance Measures](#) are implemented as part of the project/permit issuance (<https://www.fisheries.noaa.gov/southeast/consultations/regulations-policies-and-guidance>).
4. **Consultation Reporting Requirements**—Any interaction with a protected species shall be reported immediately to NOAA Fisheries SERO PRD and the local authorized stranding/rescue organization.

To report to NOAA Fisheries SERO PRD, send an email to takereport.nmfsser@noaa.gov. Please include the species involved, the circumstances of the interaction, the fate and disposition of the species involved, photos (if available), and contact information for the person who can provide additional details if requested. Please include the project's Environmental Consultation Organizer (ECO) number and project title in the subject line of email reports.

To report the interaction to the local stranding/rescue organization, please see the following website for the most up to date information for reporting sick, injured, or dead protected species:

Reporting Violations—To report an ESA or MMPA violation, call the NOAA Fisheries Enforcement Hotline. This hotline is available 24 hours a day, 7 days week for anyone in the United States.

NOAA Fisheries Enforcement Hotline (800) 853-1964

5. **Additional Conditions**—Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the project consultation and must also be complied with.

For additional information, please contact NOAA Fisheries SERO PRD at:

NOAA Fisheries Service
Southeast Regional Office
263 13th Avenue South
St. Petersburg, Florida 33701
Tel: (727) 824-5312

Visit us on the web at [Protected Marine Life in the Southeast](#)
(<https://www.fisheries.noaa.gov/region/southeast#protected-marine-life>)

Revised: May 2021



Vessel Strike Avoidance Measures and Reporting for Mariners NOAA Fisheries Service, Southeast Region

Background

The National Marine Fisheries Service (NMFS) has determined that collisions with vessels can injure or kill protected species (e.g., endangered and threatened species, and marine mammals). The following standard measures should be implemented to reduce the risk associated with vessel strikes or disturbance of these protected species to discountable levels. NMFS should be contacted to identify any additional conservation and recovery issues of concern, and to assist in the development of measures that may be necessary.

Protected Species Identification Training

Vessel crews should use an Atlantic and Gulf of Mexico reference guide that helps identify protected species that might be encountered in U.S. waters of the Atlantic Ocean, including the Caribbean Sea, and Gulf of Mexico. Additional training should be provided regarding information and resources available regarding federal laws and regulations for protected species, ship strike information, critical habitat, migratory routes and seasonal abundance, and recent sightings of protected species.

Vessel Strike Avoidance

In order to avoid causing injury or death to marine mammals and sea turtles the following measures should be taken when consistent with safe navigation:

1. Vessel operators and crews shall maintain a vigilant watch for marine mammals and sea turtles to avoid striking sighted protected species.
2. When whales are sighted, maintain a distance of 100 yards or greater between the whale and the vessel.
3. When sea turtles or small cetaceans are sighted, attempt to maintain a distance of 50 yards or greater between the animal and the vessel whenever possible.
4. When small cetaceans are sighted while a vessel is underway (e.g., bow-riding), attempt to remain parallel to the animal's course. Avoid excessive speed or abrupt changes in direction until the cetacean has left the area.
5. Reduce vessel speed to 10 knots or less when mother/calf pairs, groups, or large assemblages of cetaceans are observed near an underway vessel, when safety permits. A single cetacean at the surface may indicate the presence of submerged animals in the vicinity; therefore, prudent precautionary measures should always be exercised. The vessel shall attempt to route around the animals, maintaining a minimum distance of 100 yards whenever possible.

6. Whales may surface in unpredictable locations or approach slowly moving vessels. When an animal is sighted in the vessel's path or in close proximity to a moving vessel and when safety permits, reduce speed and shift the engine to neutral. Do not engage the engines until the animals are clear of the area.

Additional Requirements for the North Atlantic Right Whale

1. If a sighted whale is believed to be a North Atlantic right whale, federal regulation requires a minimum distance of 500 yards be maintained from the animal (50 CFR 224.103 (c)).
2. Vessels entering North Atlantic right whale critical habitat are required to report into the Mandatory Ship Reporting System.
3. Mariners shall check with various communication media for general information regarding avoiding ship strikes and specific information regarding North Atlantic right whale sighting locations. These include NOAA weather radio, U.S. Coast Guard NAVTEX broadcasts, and Notices to Mariners. Commercial mariners calling on United States ports should view the most recent version of the NOAA/USCG produced training CD entitled "A Prudent Mariner's Guide to Right Whale Protection" (contact the NMFS Southeast Region, Protected Resources Division for more information regarding the CD).
4. Injured, dead, or entangled right whales should be immediately reported to the U.S. Coast Guard via VHF Channel 16.

Injured or Dead Protected Species Reporting

Vessel crews shall report sightings of any injured or dead protected species immediately, regardless of whether the injury or death is caused by your vessel.

Report marine mammals to the Southeast U.S. Stranding Hotline: 877-433-8299

Report sea turtles to the NMFS Southeast Regional Office: 727-824-5312

If the injury or death of a marine mammal was caused by a collision with your vessel, responsible parties shall remain available to assist the respective salvage and stranding network as needed. NMFS' Southeast Regional Office shall be immediately notified of the strike by email (takereport.nmfs@noaa.gov) using the attached vessel strike reporting form.

For additional information, please contact the Protected Resources Division at:

NOAA Fisheries Service
Southeast Regional Office

263 13th Avenue South
St. Petersburg, FL 33701

Tel: (727) 824-5312

Visit us on the web at <http://sero.nmfs.noaa.gov>

Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY AUTHORIZATION

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ- - to (Permittee) on , , authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C 403) on a parcel of land known as Folio/Parcel ID: _____

located at address, in Section , Township south or north, Range east or west, City, county name County, Florida.

Within 30 days of any transfer of interest or control of said property, the Permittee must notify the Corps in writing of the property transfer by submitting the completed permit transfer page included with the issued permit or verification. The subject permit or verification concerns only that portion of the property determined to fall within the jurisdiction of the Corps and this notice is applicable only to those portions of the subject property in, over, under, or affecting navigable waters of the United States.

Conditions of the Permit/Verification: The permit or verification is subject to General Conditions and Special Conditions which may affect the use of the work authorized in name of waterbody. Accordingly, interested parties should closely examine the entire permit or verification, all associated applications, and any subsequent modifications.

To obtain a copy of the authorization in its entirety submit a written request to:

U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:

U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

Conflict Between Notice and Permit

This Notice of Authorization is not a complete summary of the issued permit or verification. Provisions in this Notice of Permit shall not be used in interpreting the permit or verification provisions. In the event of conflict between this Notice of Permit and the permit or verification, the permit or verification shall control.

This Notice is Not an Encumbrance

This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release

This Notice may not be released or removed from the public records without the prior written consent of the Corps.

This Notice of Authorization is executed on this _____ day of _____, _____. This document is being submitted for recordation in the Public Records of _____ County, Florida as part of the requirement imposed by the authorization SAJ- _____ - _____ issued by Corps.

Permittee:

Address:

Phone: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or has produced _____ as identification.

Notary Public

(seal)

Print

My Commission Expires _____



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL OCEAN SERVICE

Florida Keys National Marine Sanctuary
33 East Quay Road
Key West, FL 33040

March 14, 2024

Mr. Albert Gonzalez
Department of the Army Jacksonville District Corps of Engineers
Miami Regulatory Office
9900 Southwest 107th Avenue, Suite 203
Miami, FL 33176

Dear Mr. Gonzalez:

NOAA Florida Keys National Marine Sanctuary (FKNMS or sanctuary) has reviewed Department of the Army Corps of Engineers (DA Corps) application no. 2023-01602 (GP-AG). The applicant, Bravo Zulu Retreat, Inc. c/o Michael Murphy, is requesting a permit to construct a 5' x 66' access walk with 8' x 20' terminal platform at a single-family residence located at 14 125th Street Gulf, Marathon, Monroe County, FL.

The benthic survey provided for the project from the applicant's agent documented 27 *Siderastrea radians* (473 sq cm) corals within the proposed construction footprint and one *Solenastrea hyades* (25 sq cm) and 130 *Siderastrea radians* (4,884 sq cm) corals in the buffer adjacent to the proposed construction footprint. The removal of, injury to, or possession of coral or live rock is prohibited by FKNMS regulations at 15 CFR § 922.163(a)(2).

The Florida Department of Environmental Protection (DEP) issued verification of exemption file no. 44-0437556-001-EE for the project on August 3, 2023.

NOAA appreciates the applicant's willingness to relocate certain corals prior to construction and avoid other coral colonies during construction. These actions will preserve the functional value of the resources that may be impacted by the project. Therefore, pursuant to 15 CFR § 922.36, NOAA does not object to the issuance of a DA Corps permit for the project as proposed, and a separate FKNMS permit will not be required, **if the attached measures are enacted by the applicants (Bravo Sulu Retreat, Inc. c/o Michael Murphy) or their agent/contractor.** These terms and conditions have been deemed reasonable to protect sanctuary resources and qualities per NOAA authority at 15 CFR § 922.36.

This determination is only applicable to DA Corps application no. 2023-01602 (GP-AG), and DEP file no. 44-0437556-001-EE, including all project plans and methods detailed in that application and any additional information submitted or follow-up correspondence between the applicant, their agent, or their representative and NOAA FKNMS. If any changes are made to the project description or methods deviate from those provided to NOAA FKNMS, in the application, the applicant shall notify NOAA and this letter of authorization will be rescinded. Upon such notification, NOAA shall re-review the



project and special conditions and provide a supplementary determination. Further information on sanctuary permit review and authorization is set forth at 15 CFR § 922 Subpart D.

This project has been assigned authorization #FKNMS-2023-172. Please contact FKNMS Enforcement Coordinator Steve Werndli at Stephen.Werndli@noaa.gov if you have questions about NOAA's determination on this project or the attached conditions. Thank you for your continued cooperation with the Florida Keys National Marine Sanctuary.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Sarah Fangman", with a long horizontal flourish extending to the right.

Sarah Fangman
Superintendent, FKNMS

cc: SED_Permitting@dep.state.fl.us
Matt Finn, Huckleberry Environmental Services, Inc.





UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL OCEAN SERVICE

Florida Keys National Marine Sanctuary
33 East Quay Road
Key West, FL 33040

**NOAA Florida Keys National Marine Sanctuary
Required Conditions for Bravo Zulu Retreat, Inc. c/o Michael Murphy Dock
Authorization #FKNMS-2023-172**

CORAL PRESERVATION/AVOIDANCE CONDITIONS

1. The one *Solenastrea hyades* (25 sq cm) and 130 *Siderastrea radians* (4,884 sq cm) corals in the buffer adjacent to the proposed construction footprint documented in the report, *14 125th St Gulf Marathon Biological Assessment Report*, prepared by Huckleberry Environmental Services, Inc. and dated August 8, 2018, and any other stony corals at the project site, must be avoided during all construction activities including turbidity curtain installation and removal, pile driving, dock installation, and any other activities.
2. Any accidental damage to stony corals during construction must be reported immediately to FKNMS and construction operations in the area of observed damage must cease until guidance is provided by FKNMS. Contact Steve Werndli at (305) 434-9371 for notification of damage.
3. Turbidity curtains shall be placed in such a manner as to avoid direct contact with stony corals.
4. A post-construction benthic survey (preferably conducted by the same biologist that performed the initial survey) shall be conducted within one month of construction completion to assess the status and health of the one *Solenastrea hyades* (25 sq cm) and 130 *Siderastrea radians* (4,884 sq cm) corals in the buffer adjacent to the proposed construction footprint. The completed survey should be submitted to Steve Werndli at Stephen.Werndli@noaa.gov. Mitigation may be required if any impacts to corals have occurred.

CORAL RELOCATION CONDITIONS

5. All coral relocation activities must be undertaken by Huckleberry Environmental Services, Inc. Coral relocation shall follow the procedures outlined in the document, *Request Authorization for Coral Relocation – 14 125th St Gulf, Marathon, Florida*, dated October 13, 2023 and prepared by Huckleberry Environmental Services, Inc.
6. The health and status of all corals relocated must be monitored and reported to FKNMS immediately after relocation (within 30 days), 6-months post-relocation,



and again one-year post-relocation. The applicant or their agent shall provide a report with photographs within 30 days of the completion of coral relocation and within 60 days of the 6-month and one-year post-relocation monitoring event. Reports should be submitted to Steve Werndli via email at

Stephen.Werndli@noaa.gov. The coral relocation reports shall include:

- a. Number and total area (cm²) of colonies relocated from the project footprint by species;
- b. Number and total area (cm²) of colonies relocated from the project buffer by species;
- c. Issues/problems identified during relocation;
- d. Condition of attachment;
- e. Growth of colony;
- f. Qualitative assessment of health of each coral colony to include: pigment loss, tissue loss, presence or absence of disease, observed bio-fouling, re-growth of coral tissue over cement, mortalities (report colony size and species for any mortality).

CORAL MITIGATION CONDITIONS

7. Mitigation will be based on the total area (sq cm) of coral relocated from the project footprint subtracted from the total area of coral documented in the initial benthic survey. The applicant or [their](#) agent shall mitigate for unavoidable coral impacts at the project site prior to the start of construction through a monetary payment of \$1.00 per cm² impacted + 12% admin fee to the National Marine Sanctuary Foundation for specified use in the FKNMS Coral Nursery Program. Payment submittal instructions will be provided upon receipt of the baseline post-construction coral relocation report.

INSTALL T-DOCK

14 125TH ST GULF, MARATHON



PROJECT LOCATION

SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 14 125TH ST GULF, MARATHON
PARCEL NO.: 00100540-000000
LEGAL DESC.: 5 66 33 FAT DEER KEY PT LOT 3 AND PT GOVT LOT 3 (AKA PT OF ST RD NO 5 (US1) OR495-829 OR495-830 OR926-1264/66 OR1068-15/16 OR1068-818/19 OR1166-1276DC OR1173-2500AFF OR1337-1478/81 OR1396-80/89C OR2748-1523/28 OR3087-2165
OWNER / S: H & R MARATHON LLC
ZONING: MULTISTORY (1800)

DRAWING INDEX:

C - 01 PROJECT INFORMATION
C - 02 GENERAL NOTES
C - 03 SITE PLAN
C - 04 BLOW-UP SITE PLAN
C - 05 DOCK FRAMING PLAN
C - 06 DETAILED SECTIONS

DESIGN DATA :

DESIGN LOADS (MINIMUM):
A. DEAD LOAD FOR UPLIFT CALCULATION 7PSF
B. FLOOR DEAD LOAD (WOOD FRAMING) 20 PSF
C. GUARD RAILS / HANDRAILS 200 LBS

SCOPE OF WORK:

NEW CONSTRUCTION

- INSTALL TIMBER T-DOCK TO CONSIST OF 334± SF WALKWAY AND 160± SF GRATED PLATFORM FOR A TOTAL OF 494± SF DECK
- INSTALL (21) 12" DIA. P.T. TIMBER PILES
- SUBJECT PROPERTY CONTAINS 1,367± SF OF ACOE J/D AREA TO BE AVOIDED

DESIGN CODE:

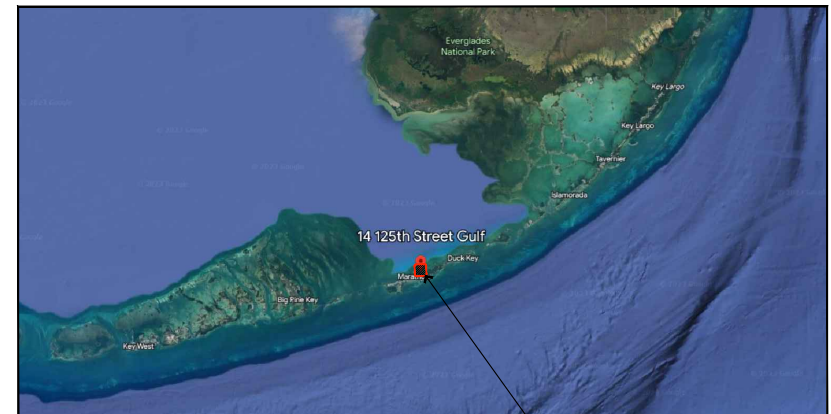
- 2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, FUEL, GAS, 8th EDITION
- AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-22

WIND DESIGN SPECIFICATIONS:

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



A LOCATION MAP
C-01 SCALE: NTS.



B VICINITY MAP
C-01 SCALE: NTS.

PROJECT LOCATION



**RAPID PERMITS AND
ENGINEERING**

ADDRESS: PO Box 510573, Key Colony Beach,
FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

THREE GENTS

U.S. ARMY CORPS OF ENGINEERS
SAJ-2023-01602 (MURPHY, MICHAEL)

James Rhyne, PE, No 94214
157 Sapodilla Drive
Islamorada, FL 33060
Project No: 14 125TH ST GULF, MARATHON
Parcel ID - 00100540-000000

01/30/2025
Page 1 of 6

PROJECT TITLE:

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Cover Sheet	6/22/23	PROJECT INFORMATION	<div>C0106</div>
02	Cover Sheet	6/27/23		
03	Cover Sheet	7/05/23		
04	Cover Sheet	1/29/24		
05	Cover Sheet	5/15/24		
			DATE: 5/15/24	

GENERAL NOTES

HARDWARE

1. All hardware must be equivalent to or surpass the quality of 304 Stainless Steel, or utilize Zmax galvanization for internal Simpson products, unless otherwise directed.
2. Utilize stainless steel or ACQ Approved treated screws and fasteners for all connector applications in areas not exposed to the elements.
3. It is required that connectors and fasteners be compatible with pressure-treated wood.
4. In cases where connectors or fasteners are not suitable for use with pressure-treated wood, a protective barrier must be employed between the wood surface and the connector or fastener.
5. Connectors and fasteners should be sourced from Simpson Strong Tie or an equivalent manufacturer and must be installed before loading any wood members as per the manufacturer's specifications.
6. Structural elements must be securely fastened and anchored, incorporating appropriate connectors or fasteners for hurricane protection.

GENERAL REQUIREMENTS

1. Prior to commencing work, the Contractor must review the plans and site conditions, reporting any discrepancies or conflicts with these plans that could impact construction or safety to the Engineer.
2. These plans are intended solely for construction at the specified location. For additional construction information, contact the Engineer of Record directly.
3. The Contractor is not allowed to scale drawings and must seek any additional construction information from the Engineer of Record.
4. The Contractor is responsible for contacting Sunshine Utility Locate Service before beginning any construction in areas where underground utilities might be present. The Engineer of Record will not provide utility locations.
5. The Engineer of Record does not supervise the Contractor or their employees during construction.
6. The Contractor is responsible for all construction methods and practices, ensuring adherence to the 2023 Florida Building Code, manufacturer recommendations, local county and city codes, and the specifications within these plans.
7. Construction should comply with the Building Envelope Energy Requirements of the Florida Model Energy Code.
8. The work quality must meet or exceed standard industry practices.
9. Any deviations from these plans require review and approval by the Engineer of Record.
10. Shoring must be installed as needed to support all structural members of the existing structure.
11. The Contractor is responsible for all means and methods necessary to improve or maintain the structural integrity and safety of the structure, including the design and installation of structural shoring or tie-downs, and diligent performance of work. The contractor is also responsible for the safety of all personnel in the work area.
12. The Contractor must coordinate their work with other trades to avoid scheduling conflicts.
13. The Engineer of Record certifying this document is not liable for any financial or time-related damages, including damages to the structure, personnel, time-related delays, and structural issues resulting from construction in accordance with the specifications of this certified document. The Contractor must notify the Engineer of Record of any conditions or issues that do not adhere to the specified details.
14. All pilings to be driven to refusal with 5' min. embedment into firm cap rock in a pre-drilled or pre-punched hole unless specifically specified otherwise.
15. Engineer of Record to review and approve project pile log prior to the commencement of any work following the installation of piles.

STRUCTURAL NOTES

1. The design and applicable scope of work comply with the 2023 Florida Building Code and ASCE 7-22.
2. The structure is engineered to withstand forces from 180MPH wind loads and a floor live load of 40PSF, as specified in ASCE 7-22.
3. Soil bearing capacity must be at least 2000LBS per SQ. FT. Compaction is required under slabs, pile caps, grade beams, and foundations where concrete is in contact with the soil at 98% (Standard Proctor) typical.
4. Any modifications or deviations from the specified design must receive written approval from the engineer.
5. Temporary shoring, as needed to resist loads from wind or construction sequence, is the responsibility of the contractor until all structural members, connectors, fasteners, shear walls, and decking are installed.
6. Material certifications/specifications, shop drawings, and erection plans/drawings for all construction methods and components must be submitted by the contractor.
7. Major structural shop drawings should include calculations and be sealed by a Florida Professional Engineer.
8. The soil bearing capacity must meet or exceed 2000LBS per SQ. FT. Compaction required (Standard Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
9. The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.

FRAMING NOTES

1. All timber construction must comply with the latest edition of the AFTC T.P.1 and National Design Specifications for Wood Construction.
2. Every structural wood member, including joists and beams, should be connected with Simpson LUS Type Joist Hangers or similar at intersection points.
3. For any member not compatible with Pressure Treated (PT) wood, a barrier such as building paper or an approved equivalent should be used between the referenced members.
4. All framing connections involving PT wood must use products manufactured by Simpson Strong Tie or an equivalent, and installed according to the manufacturer's recommendations.
5. Blocking should be placed between all joists with spacing not exceeding 8' O.C.
6. All wood utilized in framing should be Pressure Treated to prevent decay and insect damage, and must be dry before use.
7. Unless specified otherwise, framing lumber should be Southern Pine #2 MC 19% NO. 2 Dense.
8. All wood fasteners and connectors need to be compatible with PT wood.
9. Fasteners should be spaced evenly across the length of the buck, not closer than 2 inches or farther than 4 inches from the end of the buck.
10. The minimum fasteners for a top buck are two, and for a side buck, three.
11. Approved fasteners include 3/16" Tapcon with 1-3/4" penetration and 230 lbs. of connection strength capacity, and 1/4" Tapcon with 2" penetration and 380 lbs. of capacity.
12. Follow manufacturers' installation recommendations and specifications for fasteners required for entry doors and windows.
13. Roof framing construction should use a minimum of 9d nails at 6" O.C. typically and 4" O.C. at the edge.
14. Wood studs should be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1000000 PSI), #2 Southern Yellow Pine.
15. For general sheathing, use 10d Ring Shank Nails at 4" O.C. for the short side, 6" O.C. on the long side, and 6" O.C. in the field.
16. General bucking notes for exterior windows include using 1"x6" PT Buck on Jams and Head, and for exterior doors, 2"x6" PT Buck on Jams and Head with sufficient fasteners of the specified type to meet or exceed stated loads.
17. Ensure that all structural wood members have a fiber stress of at least 1200PSI.
18. Beams, joists, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.

STRUCTURAL LUMBER

1. All wooden elements must conform to the "ANSI/AF&PA National Design Specification for Wood Construction" and associated standards.
2. Construction involving timber should be in line with the 2023 Florida Building Code.
3. Timber components need to be Southern Pine #2 MC 19% NO. 2 Dense or better, kiln-dried following specific standards.
4. Timber for external use or in contact with concrete or metal must be Pressure Treated to UC3B grade as per AWPA Standards, treated for resistance to insects and decay, and allowed to dry following treatment.
5. Onsite cuts in Pressure Treated lumber should be treated as per standard practices.
6. Fastening methods should adhere to the 2023 Florida Building Code, using Stainless Steel or ACQ Approved nails and fasteners for Pressure Treated lumber.
7. Employ 19/32" CDX Plywood Sheathing Grade for sheathing, unless otherwise indicated.
8. Notches and cuts in timber should not exceed one-sixth of the timber's depth and should be avoided in the middle third.
9. End notches in timber should not be deeper than one-fourth of the member's depth.
10. When drilling holes in timber, the diameter should be less than one-third of the member's depth, with a minimum two-inch distance from the top or bottom.
11. Blocking should be placed between joists at no more than 8 feet on center.
12. Simpson LUS Series Galvanized Joist Hangers or equivalent should be used where timber members meet.
13. For sheathing, use 10d ring-shank nails with a spacing of 4 inches on all edges and 6 inches in the field, ensuring all edges are blocked.



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

THREE GENTS

U.S. ARMY CORPS OF ENGINEERS
SAJ-2023-01602 (MURPHY, MICHAEL)
01/30/2025
James Rhyne, P.E. No 94214
157 Sapodilla Drive
Islamorada, FL 33060
LOCAL ID: 00100540-000000

PROJECT TITLE:

INSTALL DOCK
14 125TH ST GULF, MARATHON
LOCAL ID: 00100540-000000

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	General Notes	6/22/23	GENERAL NOTES	<div>C0206</div>
02	General Notes	1/29/24		
			DATE: 5/15/24	



PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- INSTALL TIMBER T-DOCK TO CONSIST OF 334± SF WALKWAY AND 160± SF GRATED PLATFORM FOR A TOTAL OF 494± SF DECK
- INSTALL (21) 12" DIA. P.T. TIMBER PILES
- SUBJECT PROPERTY CONTAINS 1,367± SF OF ACOE J/D AREA TO BE AVOIDED

A

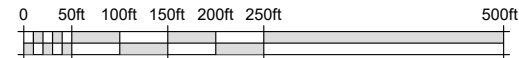
C-03

14 125TH GULF STREET

SITE PLAN

SCALE:

2" = 200'



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

THREE GENTS LLC

James Rhyne, PE, No 94214
157 Sapodilla Drive
Islamorada, FL 33059
PROJECT TITLE: 14 125TH ST GULF, MARATHON
Parcel ID - 00100540-000000

01/30/2025

Page 3 of 6

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Site Plan	6/22/23	SITE PLAN	C 03 06
02	Site Plan	6/27/23		
03	Site Plan	7/05/23		
04	Site Plan	1/29/24		
05	Site Plan	5/15/24		
			DATE: 5/15/24	

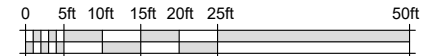


14 125th GULF STREET

BLOW-UP SITE PLAN

SCALE:

4" = 50'



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

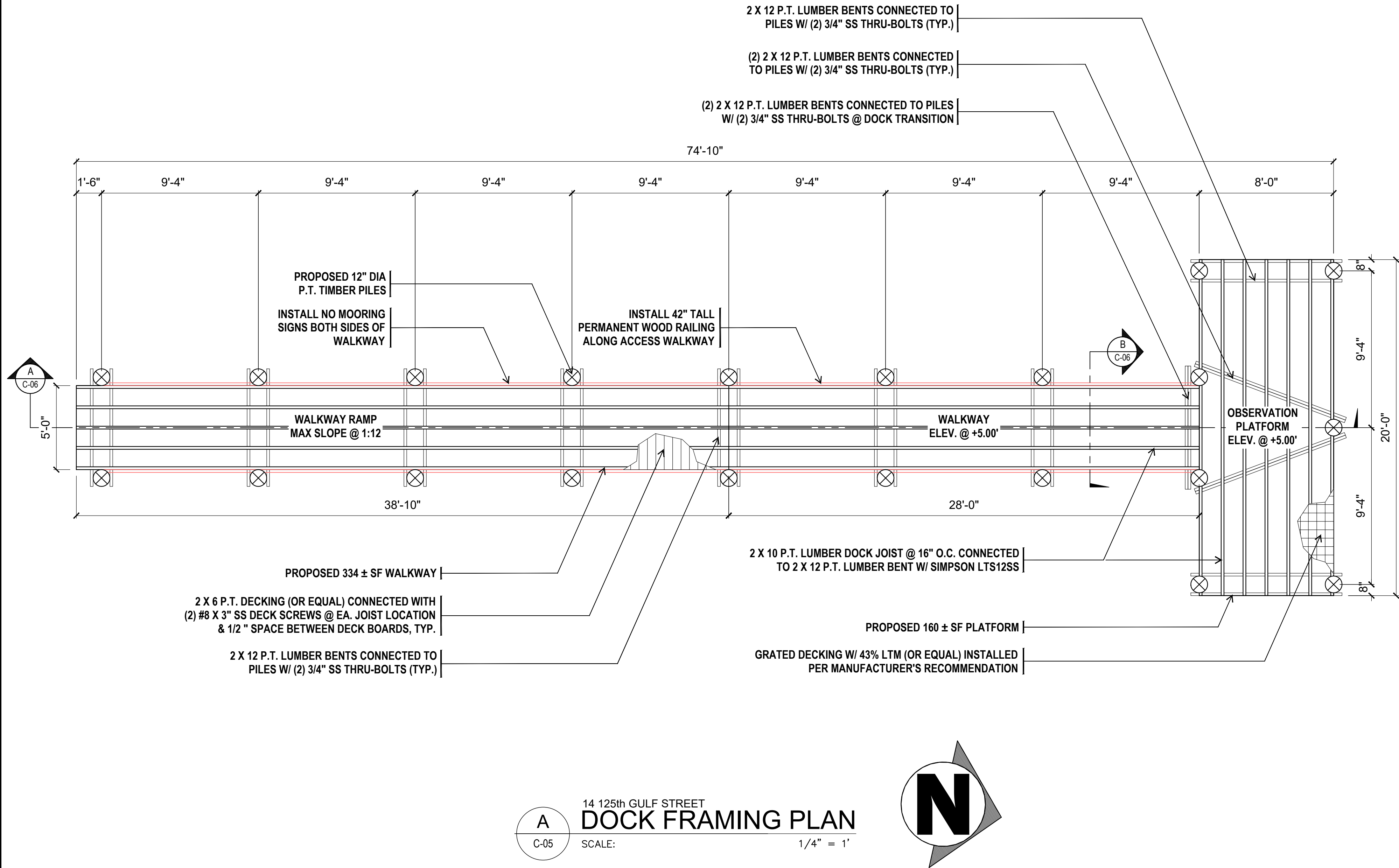
THREE GENTS

U.S. ARMY CORPS OF ENGINEERS
14 125TH ST GULF, MARATHON
James Rhyne, PE, No 94214
157 Sapodilla Drive
Islamorada, FL 33059
Parcel ID - 00100540-000000

PROJECT TITLE:

INSTALL DOCK
14 125TH ST GULF, MARATHON

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
02	Blow-Up Site Plan	6/26/23	BLOW-UP SITE PLAN	C 04 06
03	Blow-Up Site Plan	6/27/23		
04	Blow-Up Site Plan	7/05/23		
05	Blow-Up Site Plan	1/29/24		
06	Blow-Up Site Plan	5/15/24		
			DATE: 5/15/24	



14 125th GULF STREET
A DOCK FRAMING PLAN
C-05 SCALE: 1/4" = 1'



**RAPID PERMITS AND
ENGINEERING**

ADDRESS: PO Box 510573, Key Colony Beach,
FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

**THREE GENTS
LLC**

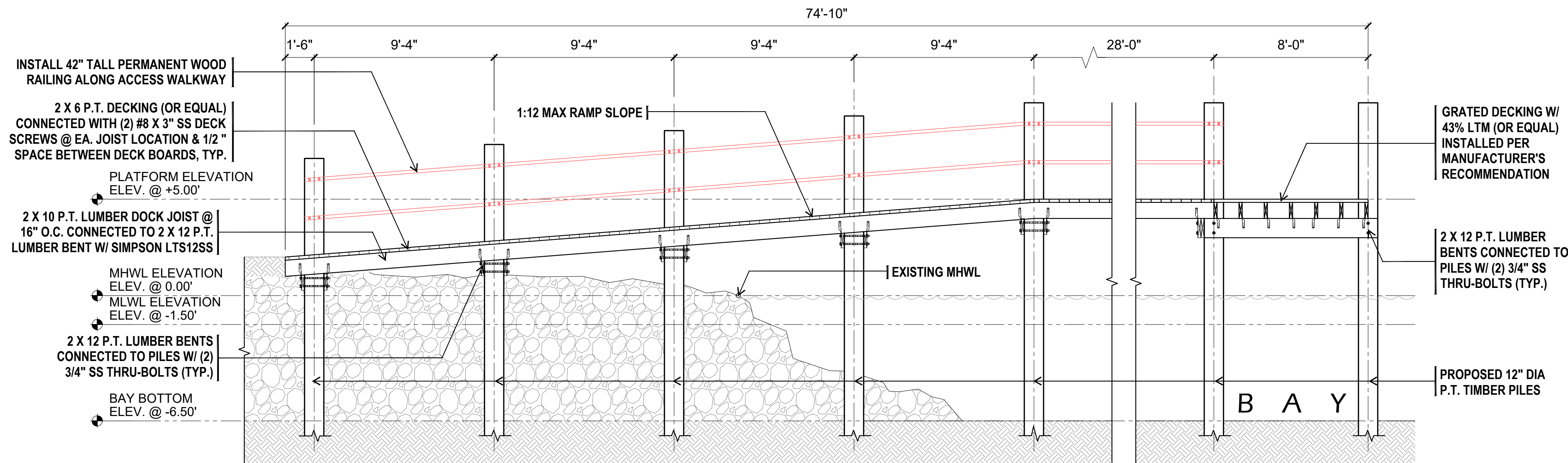
James Rhyne, PE. No 94214
157 Sapodilla Drive
Islamorada, FL 33056

PROJECT TITLE:

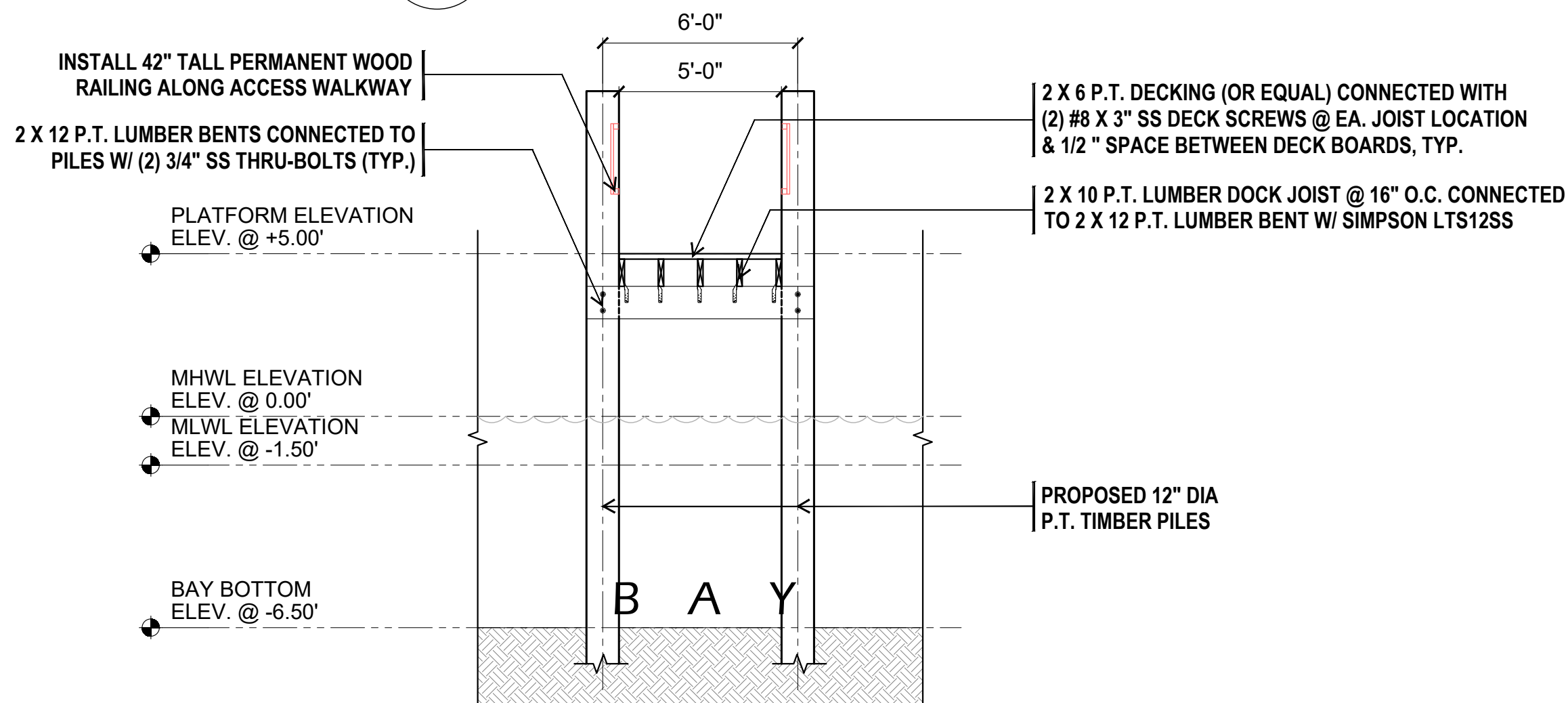
**INSTALL T-DOCK
14 125TH ST GULF, MARATHON**

U.S. ARMY CORPS OF ENGINEERS
SAJ-2023-01602 (MURPHY, MICHAEL)
01/30/2025
Page 5 of 6

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Dock Framing Plan	6/22/23	DOCK FRAMING PLAN	C 05 06
02	Dock Framing Plan	6/26/23		
03	Dock Framing Plan	6/27/23		
04	Dock Framing Plan	7/05/23		
05	Dock Framing Plan	1/29/24		
			DATE: 5/15/24	



14 125th GULF STREET
SECTION DETAIL A
 SCALE: 1/4" = 1'



14 125th GULF STREET
SECTION DETAIL B
 SCALE: 1/4" = 1'



**RAPID PERMITS AND
ENGINEERING**

ADDRESS: PO Box 510573, Key Colony Beach,
FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

**THREE GENTS
LLC**

James Rhyne, PE. No 94214
157 Sapodilla Drive
Islamorada, FL 33056

PROJECT TITLE:

**INSTALL T-DOCK
14 125TH ST GULF, MARATHON**

PROFESSIONAL ENGINEER
SAJ-2023-01602 (MURPHY, MICHAEL)

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Detailed Sections	6/22/23	DETAILED SECTIONS	<div> <div>C</div> <div>06 06</div> </div>
02	Detailed Sections	6/26/23		
03	Detailed Sections	6/27/23		
04	Detailed Sections	7/05/23		
05	Detailed Sections	1/29/24	DATE: 5/15/24	