


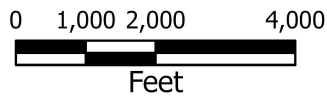
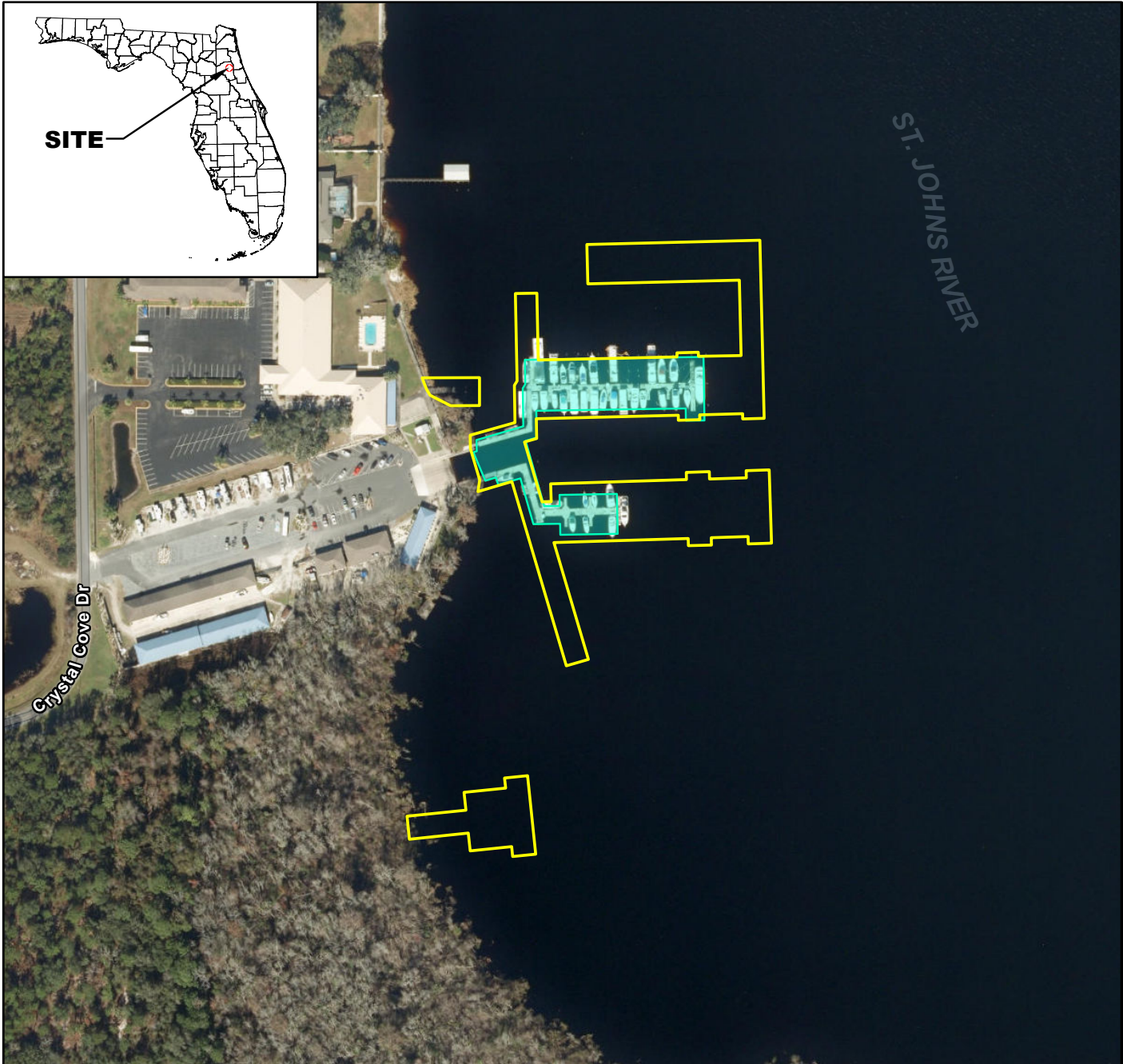


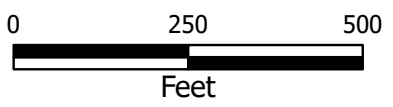
-  Subject Parcels
-  State Managed Conservation Lands
-  Private Managed Conservation Lands



Crystal Cove Resort, LLC
 Lease #541215242
 Putnam County, Florida



- Subject Parcels
- Current Lease Area



Crystal Cove Resort, LLC
 Lease #541215242
 Putnam County, Florida

File Location: \\FLDEP\W3\Counties_GIS\Putnam\Crystal Cove Resort
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PROJECT DESCRIPTION

1. Location: Latitude 29°40'39.8504"N, Longitude -81°39'7.0105"W
Aquatic Preserve: No
Waterbody Name and Classification: St Johns River, Class III Waters, Not Approved
Shellfish Harvesting Area
Designated Manatee County: No
Manatee Aggregation Area: No
Manatee Protection Speed Zone: No

2. Preempted Area (square feet): 49,903 existing, 120,787 proposed, 170,690 total
Structure Dimensions: Various dimension of docks, finger piers, floating platforms, and gangways for a total of 35,879 square feet.
 - Existing Commercial Marina Facility: 11,138 square feet
 - Commercial Marina Facility Expansion: 20,766 square feet
 - New Commercial Docking Structure: 3,075 square feet
 - New Floating Dock Kayak Launch: 900 square feetNumber of slips: 45 existing, 60 proposed, 105 wet slips total
Vessels: Private vessels ranging from 15-30 feet in length with a 0.5-foot to 1.5-foot draft.

3. Liveaboards: Liveaboards are authorized in the Department’s environmental resource permit and will be authorized in the lease.

4. Sewage Pump Out Facilities: Are authorized in the Department’s environmental resource permit and will be authorized in the lease.

5. Fueling Facilities: Vessel fueling with gasoline, diesel, or fuel oil is authorized in the Department’s environmental resource permit and will be authorized in the lease.

REQUIREMENTS/ASSESSMENTS/COMMENTS

1. DEP environmental resource permit: See attached “Consolidated Notice of Intent to Issue.”

2. U.S. Army Corps of Engineer permit: A standard lease condition references the need to obtain approval, if required.

3. Fish and Wildlife Conservation Commission (FWC), Division of Habitat and Species Conservation, Imperiled Species Management Section, Manatees: Recommended on February 23, 2024, that the Applicant abide by the following conditions, which have been incorporated into the permit or lease.

- a. The Standard Manatee Conditions for In-water Work (2011) shall be followed for all in-water activity.
- b. For all pile-driving activity related to this project:
 - i. At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe protected marine species. Observer(s) must have prior on-the-job experience observing manatees during dredging projects or in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.
 - ii. All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.
 - iii. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.
 - iv. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.
- c. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
- d. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.
- e. The Permittee shall install permanent handrails to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no

mooring, shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.

4. Department of State, Division of Historical Resources: DHR was notified November 29, 2022, and no comments were received. The permit contains the following condition: If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.
5. Navigation: The US Army Corps of Engineers assessed navigation impacts and provided the following statement, “Temporary impacts to navigation would result from construction activities and associated construction equipment. Overall, the project is expected to result in increased boat navigation, due to the marina expansion. If issued, a special condition will be placed on the permit requiring that the applicant comply with special conditions related to navigation, including the requirement that the permitted activity shall not interfere with the public’s right to free navigation, the permittee must maintain the structure, and the permittee may be required to remove the structure in the future if required by future operations by the United States or if the structures or work cause an unreasonable obstruction to the free navigation of the waters. Therefore, impacts of the proposed activity on navigation would be negligible.”
6. Riparian rights line setback: The proposed lease boundary complies with the required riparian setbacks.
7. Noticing: Rule 18-21.004(1)(m), F.A.C., requires noticing for revised leases. Two property owners within a 500-foot radius of the project were noticed and no objections were received by January 25, 2024, the end of the comment period.

PUBLIC INTEREST STATEMENT

The subject property is not within an aquatic preserve and will not result in the sale of sovereignty submerged lands. Therefore, to receive approval, the proposal is not specifically

required by rule or statute to demonstrate that it is “in the public interest,” only that it be “not contrary to public interest,” pursuant to Rule 18-21.004(1)(a), F.A.C.

Based on the merits of the proposal, the applicant has given reasonable assurance that the proposal will maintain essentially natural conditions and will not significantly impact fish and wildlife or other natural resources, including public recreation and navigation.

Therefore, the Department’s opinion is that the proposal is “not contrary to the public interest” and otherwise meets all applicable requirements for a proprietary authorization to use sovereignty submerged lands.

EXISTING FACILITY

On September 11, 1986, the Department issued an Environmental Resource Permit authorizing the construction of a commercial dock, boat ramp, bulkhead, and dredging. Subsequently, on May 10, 1988, a five-year sovereignty submerged lands lease authorizing the preemption of 23,784 square feet for the commercial marina facility and boat ramp was issued. Both authorizations were issued to Frederic Calkins. Related to this project, on September 18, 1991, Frederic Calkins granted a conservation easement in favor of the Board of Trustees as required by Chapter 18-21, F.A.C., in order to gain authorization for a specific dock construction project. Upon review in 2023, the Department’s Office of General Counsel determined that since the dock construction project was not completed, the conservation easement was not needed thus it was released on December 7, 2023.

On March 11, 1999, the Department issued a lease modification, reflecting a change to the lessee, now River Property Management, Inc., and renewal. The five-year lease renewal was effective on May 10, 1998. On May 11, 2001, the Department issued a permit to Crystal Cove Properties, Inc. authorizing the construction of a 748 square foot expansion to the existing docking structure.

In August 2002, a Consent Order was given to River Property Management, Inc. and Crystal Cove Properties, Inc. for building a dock larger than what the current lease authorized.

On May 10, 2003, River Property Management, Inc. was granted a 10-year lease renewal and was authorized to operate a 24-slip docking facility and boat ramp.

On July 14, 2004, a Notice of Violation (04-1192) was issued to River Property Management, Inc. and Crystal Cove Properties, Inc. for building a dock larger than what the current lease authorized.

On March 1, 2005, the Department issued a lease modification to increase the square footage of preemption and reflect a change in ownership. The preempted area was increased from 23,784 square feet to 49,303 square feet and the operation of a 45-slip docking facility was authorized. Crystal Cove Properties, Inc. was added as a lessee. Related to this project, on January 25, 2005, River Property Management, Inc. and Crystal Cove Properties, Inc. granted a conservation easement to the Board of Trustees as required by Chapter 18-21, F.A.C., in order to gain authorization for a specific dock construction project. Upon review in 2023, the Department’s Office of General Counsel determined that the project that was constructed does not require the

conservation easement to remain in place; thus, the conservation easement was released on December 7, 2023.

On October 4, 2012, the Department issued a lease modification to reflect a change in ownership. This change in ownership removed River Property Management, Inc. and Crystal Cove Properties, Inc. as the lessees, and added Crystal Cove Resort, LLC.

On May 7, 2014, the Department issued a 10-year lease renewal to Crystal Cove Resort, LLC.

On September 27, 2018, the Department issued a lease modification to re-configure and increase the square footage of preemption. The preempted area increased from 49,303 to 49,903 square feet. On July 2, 2018, prior to the issuance of this lease modification, the Department authorized the permittee to modify the existing permitted commercial marina to change the location and orientation of the main marina access pier and to change the location and orientation of the side access pier and catwalks. These activities increased the preemption by 600 square feet as authorized in the lease modification.

On April 10, 2024, the Department renewed the lease for a term of ten years.

SPECIAL LEASE CONDITION(S)

1. Lessee shall maintain in an active status all required state and federal permits during the term of this lease and during any subsequent renewals.
2. All vessels that moor, dock, or otherwise use the leased premises shall be maintained in a fully operational condition.
3. A minimum of ninety percent (90%) of the wet slips at the docking facility shall be made available for rent to the general public on a "first come, first served" basis, as defined in Rule 18-21.003, Florida Administrative Code, with no longer than one-year rental terms and with no automatic renewal rights or conditions. To help ensure compliance with and to assist in providing public awareness of this requirement, the Lessee shall erect permanent signs at the waterward entrance to the docking facility that are clearly visible to passing boaters and at the upland entrance to the docking facility that are clearly visible to the general public. The signs shall contain language clearly indicating that a minimum of ninety percent (90%) of the wet slips at the docking facility are available for rent to the general public. Any dockage rate sheet publications and dockage advertising for the docking facility shall clearly state that a minimum of ninety percent (90%) of the wet slips at the docking facility are open to the general public on a "first come, first served" basis.
4. Within 60 days after the Lessor's execution of this lease, the Lessee shall install and display permanent manatee educational signs that provide information on the mannerisms of manatees and the potential threat to this endangered species from boat operation. The Lessee shall maintain these signs during the term of this lease and all subsequent renewal terms and shall be required to replace the signs in the event they become faded, damaged

or outdated. The Lessee shall ensure that the view of the signs is not obstructed by vegetation or structures. The number, type, and procedure for installation of these signs shall be in accordance with the handout, "Manatee Educational Signs," which can be obtained from the Florida Fish and Wildlife Conservation Commission, Imperiled Species Management Section, 620 S. Meridian Street - 6A, Tallahassee, Florida 32399-1600 (Phone 850/922-4330).

FEE CALCULATION

CONSIDERATION DUE: \$31,043.59

(1) Lease Fee $170,690 \times \$0.2074 =$	\$35,401.11
Less 30% Discount (Lease Fee above $\times .30$)	- \$10,620.33
(2) Plus 25% Surcharge on the additional area $(170,690 - 49,903 = 120,787$ $120,787 \times .2074 = 25,051.22 \times .25 = \$ 6,262.81)$	\$6,262.81

TOTAL CONSIDERATION DUE

\$31,043.59



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

In the matter of an Application for a Permit/Water Quality Certification and Authorization to Use Sovereign Submerged Lands by:

APPLICANT:

Crystal Cove Resort, LLC
Attn: David McDaniel
121 Crystal Cove Drive
Palatka, FL 32177

FILE No.: 54-0180417-003-EI

LEASE NO.: 541215242

COUNTY: Putnam

PROJECT NAME: Crystal Cove Marina

CONSOLIDATED NOTICE OF INTENT TO ISSUE ENVIRONMENTAL RESOURCE PERMIT AND LEASE TO USE SOVEREIGN SUBMERGED LANDS

The Department of Environmental Protection (Department) gives notice of its intent to issue an Environmental Resource Permit (ERP) in accordance with Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.) (draft copy of permit attached). Issuance of the ERP constitutes certification of compliance with state water quality standards pursuant to section 401 of the Clean Water Act U.S.C. § 1341 and a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act, 16 U.S.C. § 1456, unless expressly waived by the final permit.

The Department of Environmental Protection (Department) also gives notice of its intent to grant a lease to use sovereign submerged lands for the proposed activity, under Article X, Section 11 of the Florida Constitution, Chapter(s) 253, F.S., Title 18, F.A.C., and the policies of the Board of Trustees, as described, below subject to any fees, special lease, easement, or consent of use conditions. The actual terms of the lease will be formally executed at a later date and shall include provisions for rents and such other provisions as normally are included in such lease.

I. DESCRIPTION OF THE PROPOSED ACTIVITY

The applicant, Crystal Cove Resort, LLC, applied on November 28, 2022, to the Department of Environmental Protection for a permit, water quality certification and authorization to use sovereign submerged lands owned by the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) to (1) expand the existing 45-slip commercial marina facility to include

an additional 52 wet slips for a total of 97 wet slips; (2) construct an 8-slip commercial docking structure; (3) construct a floating dock kayak launch; and (4) construct a 11,865 square foot boardwalk.

The proposed project is located within the waterward extent of the St. Johns River, a Class III Florida waterbody. The existing in-water commercial marina facility is used in conjunction with the upland commercial marina, boat ramp, restaurant, resort, and dry storage facility and the proposed 8-slip commercial docking structure is connected to the Applicant's upland parcel located directly to the south of the commercial marina facility. The 11,865 square foot boardwalk, located landward of the mean high-water line, will connect the commercial marina facility to the proposed commercial docking structure and will be constructed three feet above the natural ground contour. The proposed lease modification will increase the preempted area from 49,903 square feet to 170,690 square feet and increase the number of wet slips from 45 to 105.

The proposed 170,690 square feet of preemption is comprised of the expansion to the existing commercial marina facility that will preempt 148,221 square feet, the new commercial docking structure to the south that will preempt 18,141 square feet, and the new floating dock kayak launch that will preempt 4,328 square feet. The structures over sovereign submerged land will total 35,879 square feet, which includes 31,904 square feet for the expanded commercial marina facility, 3,075 square feet for the new commercial docking structure to the south, and 900 square feet for the floating dock kayak launch. The project proposes a total of 105 wet slips and of those 45 are existing wet slips associated with the current commercial marina facility, 52 wet slips will be included with the expansion of the commercial marina facility, and 8 wet slips will be added with the construction of the commercial docking structure to south.

The commercial marina facility and the new commercial docking structure will both accommodate vessels that range from 15 to 30 feet in length with a 0.5-to-1.5-foot draft. Water depths in the preemption area range from 1 foot to 2.2 feet, which is sufficient for the proposed use, thus no dredging is being proposed.

The activity is located at 121 Crystal Cove Drive, Palatka, FL 32177, in Section 37, Township 09 South, Range 26 East, at latitude 29°40'39.8504" North, longitude -81°39'7.0105" West, in Putnam County.

The activity includes consideration of an application for a 5-year sovereignty, submerged land lease containing 170,690 square feet, more or less for a commercial marina, which requires payment of \$31,043.59, representing (1) \$24,780.78 as the initial annual lease fee computed at the base rate of \$0.2074 per square foot for the total of 170,690 square feet, discounted thirty percent because a minimum of ninety percent of the slips are open to the public for rent on a first-come, first-served basis, pursuant to Rule 18-21.011(b)2, F.A.C.; and (2) \$6,262.81 as the one-time twenty-five percent surcharge payment for the new lease area of 120,787 square feet pursuant to Rule 18-21.011(b)3., F.A.C.

II. AUTHORITY FOR REVIEW

The Department is authorized to grant this permit pursuant to Part IV of Chapter 373, F.S., and Chapter 62-330, F.A.C. The activity is not exempt from the requirement to obtain an Environmental Resource Permit. Pursuant to Operating Agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department is responsible for reviewing and taking final agency action on this activity.

The activity also requires a proprietary authorization, as it is located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain a proprietary authorization. Pursuant to Article X, Section 11 of the Florida Constitution, Sections 253.002 and 253.77, F.S., Sections 18-21.0040, 18-21.0051, 62-330.075, F.A.C., the policies of the Board of Trustees, and the Operating Agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department is responsible for reviewing and taking final agency action on this request for proprietary authorization.

III. BACKGROUND/BASIS FOR ISSUANCE

A. General

An Environmental Resource Permit for this location was issued on September 11, 1986, and the sovereign submerged lands lease was issued on May 10, 1988. Both authorizations were issued to Frederic Calkins. The permit authorized dredging and the construction of a commercial dock, boat ramp, and bulkhead, and the subsequent five-year sovereignty submerged lands lease authorized the 23,784 square feet of preemption for the commercial marina facility and boat ramp.

On March 11, 1999, the Department issued a lease modification, reflecting a change to the lessee, now River Property Management, Inc., and renewal. The five-year lease renewal was effective on May 10, 1998. On May 11, 2001, the Department issued a permit to Crystal Cove Properties, Inc. authorizing the construction of a 748 square foot expansion to the existing docking structure.

On August 22, 2002, a Consent Order was given to River Property Management, Inc. and Crystal Cove Properties, Inc. for building a dock larger than what the current lease authorized.

On May 10, 2003, River Property Management, Inc. was granted a 10-year lease renewal and was authorized to operate a 24-slip docking facility and boat ramp.

On July 14, 2004, a Notice of Violation (04-1192) was issued to River Property Management, Inc. and Crystal Cove Properties, Inc. for building a dock larger than what the current lease authorized.

On March 1, 2005, the Department issued a lease modification to increase the square footage of preemption and reflect a change in ownership. The preempted area was increased from 23,784 square feet to 49,303 square feet and the operation of a 45-slip docking facility was authorized. This resolved the 2004 Notice of Violation. Additionally, Crystal Cove Properties, Inc. was added as a lessee.

On October 4, 2012, the Department issued a lease modification to reflect a change in ownership. This change in ownership removed River Property Management, Inc. and Crystal Cove Properties, Inc. as the lessees, and added Crystal Cove Resort, LLC.

On May 7, 2014, the Department issued a 10-year lease renewal to Crystal Cove Resort, LLC.

On September 27, 2018, the Department issued a lease modification to re-configure and increase the square footage of preemption. The preempted area increased from 49,303 to 49,903 square feet. On July 2, 2018, prior to the issuance of this lease modification, the Department authorized the permittee to modify the existing permitted commercial marina to change the location and orientation of the main marina access pier and to change the location and orientation of the side access pier and catwalks. These activities increased the preemption by 600 square feet as authorized in the lease modification.

On April 10, 2024, the Department renewed the lease for a term of ten years.

Regulatory Basis of Issuance

I. Conditions for Issuance of Individual and Conceptual Approval Permits – Section 62-330.301, F.A.C –

a. An applicant must provide reasonable assurance that the construction, alteration, operation, maintenance, removal, or abandonment of the projects regulated under this chapter:

1. Will not cause adverse water quantity impacts to receiving waters and adjacent lands:

The proposed project is for the expansion of an existing commercial marina on the St Johns River. The expansion will include the addition of 52 boat slips to the existing marina, for a total of 148,221 square feet; construction of an 8-slip marina (18,141 square feet) on the parcel directly South of the existing larger marina; and construction of a kayak launch floating dock (4,328 square feet). The expansion will also include the construction of a 10 foot by 1,186 foot boardwalk (11,865 square feet), located landward of the mean high water line, that will connect the main marina to the smaller dock. The proposed activities will provide mooring access for 105 vessels, which will typically visit the marina for daytime use of the upland restaurant facility will range from 15 feet to 30 feet in length with a 0.5 foot to 1.5 foot draft. The dock pilings will be spaced out 10 ft apart to allow for proper water flow, and the majority of the dock will consist of floating docks. The boardwalk will be pile-supported, will begin in uplands, and will be and raised 3-5 feet above the wetlands to minimize wetland impacts. Therefore, no adverse water quantity impacts to receiving waters and adjacent lands are expected.

2. Will not cause adverse flooding to on-site or off-site property;

The proposed project is for the expansion of an existing commercial marina on the St Johns River. The expansion will include the addition of 52 boat slips to the existing marina, for a total of 148,221 square feet; construction of an 8-slip marina (18,141 square feet) on the parcel directly South of the existing larger marina; and construction of a kayak launch floating dock (4,328 square feet). The expansion will also include the construction of a 10 foot by 1,186 foot boardwalk (11,865 square feet), located landward of the mean high water line, that will connect the main marina to the smaller dock. The proposed activities will provide mooring access for 105 vessels, which will typically visit the marina for daytime use of the upland restaurant facility will range from 15 feet to 30 feet in length with a 0.5 foot to 1.5 foot draft. The dock pilings will be spaced out 10 ft apart to allow for proper water flow, and the majority of the dock will consist of floating docks. The boardwalk will be pile-supported, will begin in uplands, and will be and raised 3-5 feet above the wetlands to minimize wetland impacts. No construction or ground surface grade changes are proposed landward of the proposed marina additions, therefore, no flooding to on-site or off-site properties are expected.

3. Will not cause adverse impacts to existing surface water storage and conveyance capabilities;

The proposed project is for the expansion of an existing commercial marina on the St Johns River. The expansion will include the addition of 52 boat slips to the existing marina, for a total of 148,221 square feet; construction of an 8-slip marina (18,141 square feet) on the parcel directly South of the existing larger marina; and construction of a kayak launch floating dock (4,328 square feet). The expansion will also include the construction of a 10 foot by 1,186 foot boardwalk (11,865 square feet), located landward of the mean high water line, that will connect the main marina to the smaller dock. The proposed activities will provide mooring access for 105 vessels, which will typically visit the marina for daytime use of the upland restaurant facility will range from 15 feet to 30 feet in length with a 0.5 foot to 1.5 foot draft. The dock pilings will be spaced out 10 ft apart to allow for proper water flow, and the majority of the dock will consist of floating docks. The boardwalk will be pile-supported, will begin in uplands, and will be and raised 3-5 feet above the wetlands to minimize wetland impacts. Therefore, no adverse impacts to existing surface water storage and conveyance capabilities are expected.

4. Will not adversely impact the maintenance of surface or ground water levels or surface water flows established pursuant to Section 373.042, F.S.

The proposed project is for the expansion of an existing commercial marina on the St Johns River. The expansion will include the addition of 52 boat slips to the existing marina, for a total of 148,221 square feet; construction of an 8-slip marina (18,141 square feet) on the parcel directly South of the existing larger marina; and construction of a kayak launch floating dock (4,328 square feet). The expansion will also include the construction of a 10 foot by 1,186 foot boardwalk (11,865 square feet), located landward of the mean high water line, that will connect the

main marina to the smaller dock. The proposed activities will provide mooring access for 105 vessels, which will typically visit the marina for daytime use of the upland restaurant facility will range from 15 feet to 30 feet in length with a 0.5 foot to 1.5 foot draft. The dock pilings will be spaced out 10 ft apart to allow for proper water flow, and the majority of the dock will consist of floating docks. The boardwalk will be pile-supported, will begin in uplands, and will be and raised 3-5 feet above the wetlands to minimize wetland impacts. No construction or ground surface grade changes are proposed landward of the proposed marina additions, therefore, no adverse impacts to the maintenance of surface or ground water levels or surface water flows are expected.

5. Will not cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

Project is not within the Works of the District.

6. Will be capable, based on generally accepted engineering and scientific principles, of performing and functioning as proposed;

The project has been designed and reviewed by environmental consultants and a professional engineering company and should function and perform as proposed.

7. Will comply with any applicable special basin or geographic area criteria;

Work being done will be within the Saint Johns River (Welaka to Bayard) – St. Johns River Water Management District basin. There is no noted special basin or geography area criteria for this location. The project is for a dock expansion.

In addition, the following items will be included within the permit.

- The project shall comply with applicable State Water Quality Standards, namely:
 - Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
 - Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. – Rule 62-302.400, F.A.C.

II. Environmental Conditions for Issuance

1. Elimination or Reduction of Impacts – 10.2.1, A.H. Vol. I –

The proposed project is for the expansion of an existing commercial marina that is located within the Saint Johns River. The proposed dock expansion includes the addition of 52 boat slips to the main marina dock, construction of a smaller (8-slip) dock on the parcel below the main marina, and construction of a kayak launch floating dock. The expansion will also include the construction of a boardwalk, located landward of the mean high water line, that will connect the main marina to the smaller dock.

No permanent wetland impacts are proposed. The boardwalk will begin in two upland locations and lead from the uplands toward both the larger and smaller marinas, and will be raised 3-5 feet above the wetlands. The applicant proposed the pile-supported boardwalk in lieu of a concrete path in order to reduce wetland impacts. The dock construction is located above surface waters with no aquatic life present, and these docks will not impede the flow of the St Johns River. The pilings will be spaced out 10 ft apart to allow for proper water flow. The floating docks do not terminate over any SAV. Mooring depth at MLW is greater than 1 foot in order to prevent bottom scouring. No fill or change in grade is proposed.

Best Management Practices (BMP) of a floating turbidity screen will be put into place during construction to minimize impacts to the surface water. The docks will be installed using a barge and boom to reduce any impacts to the marine sediment.

2. Fish, Wildlife, Listed Species and their Habitat – 10.2.2, A.H. Vol. I, 10.1.1(a), A.H. Vol. I –

The project was sent to Florida Fish and Wildlife Conservation Commission and they provided the following comments to be included in the permit:

Florida manatee (*Trichechus manatus latirostris*) use of this area is documented by aerial survey, mortality, and satellite telemetry data. It is our recommendation that the following measures, if they are made conditions to the permit, will satisfy the requirements of 379.2431(2) and 373.414(1)(a)2, Florida Statutes:

- A. The Standard Manatee Construction Conditions for In-water Work (2011) shall be followed for all in-water activity.
- B. For all pile-driving activity related to this project:
 - i. At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during dredging projects or in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.
 - ii. All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.

- iii. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.
 - iv. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.
- C. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
- D. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.
- E. The Permittee shall install permanent handrails to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.
- 3. Water quantity, impacts to wetlands and other surface waters – 10.2.2.4, A.H. Vol. I –**
The proposed project is for the expansion of an existing commercial marina that is located within the Saint Johns River. The proposed dock expansion includes the addition of 52 boat slips to the main marina dock, construction of a smaller (8-slip) dock on the parcel below the main marina, and construction of a kayak launch floating dock. The expansion will also include the construction of a

boardwalk, located landward of the mean high water line, that will connect the main marina to the smaller dock. No permanent wetland impacts are proposed. The dock construction is located above surface waters with no aquatic life present, and these docks will not impede the flow of the St Johns River. The pilings will be spaced out 10 ft apart to allow for proper water flow. Mooring depth at MLW is greater than 1 foot in order to prevent bottom scouring. No fill or change in grade is proposed. The boardwalk will be pile-supported, will begin in uplands, and will be and raised 3-5 feet above the wetlands to minimize wetland impacts. Best Management Practices (BMP) of a floating turbidity screen will be put into place during construction to minimize impacts to the surface water. The docks will be installed using a barge and boom to reduce any impacts to the marine sediment.

III. Public Interest Test – Chapter 373.414(1)(a), F.S., Paragraph 62-330.302(1)(a), F.A.C., 10.2.3, A.H. Vol. I

1. Whether the activity will adversely affect public health, safety, or welfare or the property of others;

The proposed project is for the expansion of an existing commercial marina. The dock will not obstruct other properties' views or affect navigation of the St Johns River. The dock will be accessible to the public for daytime boat access to the marina and restaurant, and will have boat slips that are available for the public to rent. All safety protocols will be followed during construction, and care will be taken to ensure the river is not exposed to any pollution sources. During construction, pedestrian and boat traffic will be limited to reduce potential accidents. Crystal Cove Marina received a Clean Vessel Act Grant and these standards will continue to be upheld.

2. Whether the activity will adversely affect the conservation of fish and wildlife and their habitats;

The project was sent to Florida Fish and Wildlife Conservation Commission and they provided the following comments to be included in the permit:

Florida manatee (*Trichechus manatus latirostris*) use of this area is documented by aerial survey, mortality, and satellite telemetry data. It is our recommendation that the following measures, if they are made conditions to the permit, will satisfy the requirements of 379.2431(2) and 373.414(1)(a)2, Florida Statutes:

See section II(2) above for the full list of FWC permit conditions.

3. Whether the activity will adversely affect Navigation or the flow of water or cause harmful erosion or Shoaling;

Dock expansion and creation areas are located well within riparian lines, and do not extend more than 25% across the St Johns River. The expansion will

potentially provide some wave attenuation to the shoreline to help with erosion of private property and shoreline wetlands. The project is designed as a floating dock to limit the number of pilings to hold it, and as there is no surveyed vegetation under the proposed dock areas, adverse shading impacts are not anticipated. Crystal Cove Marina is also located in a shallow section of the river in a cove that is far removed from navigation lanes and water flow.

The project was reviewed and approved by the US Army Corps of Engineers, who issued the federal permit for this project. The USACOE concluded that the project would not affect navigation in or near the federal channel.

4. Whether the activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity;

Dock expansion, creation, and boardwalk connection will improve the recreational and fishing values of the marina. Grass beds along the shoreline will be protected through wave attenuation by the dock expansion. No expansions are proposed near the vegetated shoreline and instead will serve as a natural view.

5. Whether the activity is temporary or permanent in nature;

Permanent.

6. Whether the activity will adversely affect or will enhance significant historical and archeological resources;

DHR has not provided comments at this time; however, the following Special Conditions will be included within the permit:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

7. The current condition and relative value of functions being performed by areas affected by the proposed activity.

The proposed project will have minimal effects on the value and function of this area of the St Johns River, since the marina is already existing and will connect to an existing bulkhead, and the majority of the dock will be comprised of floating docks. No aquatic life or submerged aquatic vegetation was found in the project vicinity.

VI. Water Quality – 10.2.4, A.H. Vol. I –

1. Short term water quality considerations – 10.2.4.1, A.H. Vol. I –

The docks will be installed using a barge and boom to reduce any impacts to the marine sediment. Turbidity control methods include floating barriers around the work area, within 50 feet encompassing a circle around the construction zone. Turbidity will be monitored visually outside of the turbidity curtain which should be no more than 50 feet outside the edge of the work area.

2. Long term water quality considerations – 10.2.4.2, A.H. Vol. I –

Project has no longer term water quality considerations.

3. Additional Water Quality considerations for docking facilities – 10.2.4.3, A.H. Vol. I –

The marina received a Clean Vessel Act Grant, and has an Emergency Response Agreement with Safety Kleen in the event of any large fuel spills. The applicant has also provided a detailed fuel spill clean up plan.

4. Mixing Zones – 10.2.4.4, A.H. Vol. I –

Not applicable.

5. Where Ambient Water Quality Does Not Meet Standards – 10.2.4.4, A.H. Vol. I –

The project meets current water quality standards.

VII. Class II Waters; Waters Approved for Shellfish Harvesting – 10.2.5 A.H. Vol. I –

Not applicable.

VIII. Vertical Seawalls – 10.2.6 A.H. Vol. I –

Project is not for a seawall.

IX. Secondary Impacts – 10.2.7 A.H. Vol. I –

No secondary impacts are anticipated for the construction of the dock. The docks will be installed using a barge and boom to reduce any impacts to the marine sediment. Turbidity control methods include floating barriers around the work area, within 50 feet encompassing a circle around the construction zone. Turbidity

will be monitored visually outside of the turbidity curtain which should be no more than 50 feet outside the edge of the work area.

X. Cumulative Impacts– 10.2.8 A.H. Vol. I –

No cumulative impacts are anticipated for the construction of the dock. Best Management Practices (BMP) will be put into place when necessary and during all construction activities.

XI. Mitigation – 10.3 A.H. Vol. I –

Not required.

Proprietary Basis of Issuance

The upland parcel associated with the marina is owned by Crystal Cove Resort, LLC.

On **TBD** the Board of Trustees granted authority for the Department, acting as staff to the Board in accordance with Sections 253.002, F.S., to proceed with issuance of a lease for the activity described.

The final documents required to execute the lease will be sent to the lessee/grantee by the Department's Division of State Lands for execution after issuance of the final permit. The Department intends to issue the lease upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the previously issued Recommended Consolidated Intent to Issue lease.

B. Specific Regulatory Basis for Issuance

The Department has determined, based on the information currently on file and the general and specific conditions included within the attached draft permit, the applicant has provided reasonable assurance that the construction, including the direct, secondary and cumulative impacts, will comply with the provisions of Part IV of Chapter 373, F.S., and the rules adopted thereunder, including the Conditions for Issuance of an environmental resource permit, as provided in Chapter 62-330, F.A.C., and Applicant's Handbook, Volumes I and II (as applicable). The construction and operations of the activity will not result in violations of the water quality standards set forth in Chapters 62-4, 62-302, 62-520, 62-522, and 62-550, F.A.C. The applicant has also demonstrated that the construction of the activity, including a consideration of the direct, secondary and cumulative impacts, is not contrary to the public interest, pursuant to Section 373.414(1)(a), F.S.

C. Specific Proprietary Basis for Issuance

Through the above and based on the general and/or specific conditions to the lease, the applicant has met all applicable requirements for proprietary authorizations to use sovereign submerged lands, pursuant to Article X, Section 11 of the Florida Constitution, Chapter 253, F.S., associated rule 18-21, F.A.C., and the policies of the Board of Trustees. The applicant has provided reasonable assurance that the activity:

- (1) is "not contrary to the public interest";
- (2) will maintain essentially natural conditions;
- (3) will not cause adverse impacts to fish and wildlife resources or public recreation or navigation; and
- (4) will not interfere with the riparian rights of adjacent property owners.

IV. PUBLICATION OF NOTICE

The Department has determined that the proposed activity, because of its size, potential effect on the environment or the public, controversial nature, or location, is likely to have a heightened public concern or likelihood of request for administrative proceedings. Therefore, pursuant to Subsection 373.413(4), F.S. and section 5.5.5.3 of Applicant's Handbook, Volume I, you (the applicant) are required to publish at your own expense this Notice of Intent to Issue. The notice is required to be published one time, in the legal ad section in a newspaper or newspapers of general circulation in the areas affected. For the purpose of this rule, "publication in a newspaper of general circulation in the area affected" means publication in a newspaper meeting the requirements of Sections 50.011 and 50.031, F.S., in the county where the activity is to take place. The applicant shall provide proof of publication to:

Florida Department of Environmental Protection
Katie Sula Miller
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256
Katie.Miller@FloridaDEP.gov

The proof of publication shall be provided to the above address within 30 days of issuance of intended agency action, or within 21 days of the date of publication, whichever occurs sooner. Failure to publish the notice and provide proof of publication within the allotted time shall be grounds for denial of the permit and lease to use sovereign submerged lands.

V. RIGHTS OF AFFECTED PARTIES

The Department will issue the environmental resource permit (draft permit attached) and lease to use sovereign submerged lands, unless a timely petition for an administrative proceeding (hearing) is filed under sections 120.569 and 120.57, Florida Statutes, 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 subsequent order may modify or take a different position than this action.

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, Florida Statutes. Pursuant to rule 28-106.201, Florida Administrative Code, 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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. 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 and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 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 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. 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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the 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.

EXECUTION AND CLERKING

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Gregory Strong
Northeast District Director

Attachment(s):

1. Draft Permit No. 54-0180417-003-EI

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Carl Salafrio, carl.salafrio@bargedesign.com

Brittany Evans, Brittany.evans@bargedesign.com

David McDaniel, dave@m3development.com

Matt McDaniel, matt@m3development.com

Peter McDaniel, peter@m3development.com

U.S. Army Corps of Engineers, corpsJaxreg-nJ@usace.army.mil

Janice Price, Janice.R.Price@usace.army.mil

FWC, Conservation Planning Section, fwcconservationplanningservices@myfwc.com

Stephanie Jones, stephanie.jones@myfwc.com

Greg Strong, FDEP NED

Katie Miller, FDEP NED

Paul Duff, FDEP NED

Taylor Hohmann, FDEP NED

Sara Heuler, FDEP NED

Permittee: Crystal Cove Resort, LLC

Permit No.: 54-0180417-003-EI

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FILING AND ACKNOWLEDGMENT

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

Clerk

Date



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Permittee/Authorized Entity:
Crystal Cove Resort, LLC
Attn: David McDaniel
121 Crystal Cove Drive
Palatka, FL 32177, Putnam County
dave@m3development.com

Crystal Cove Marina

Environmental Consultant:
Carl Salafrio
4703 NW 53rd Ave, Suite B2
Gainesville, FL 32653
carl.salafrio@bargedesign.com

Environmental Resource Permit

State-owned Submerged Lands Authorization – Granted Pending Document Execution

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

Putnam County
Permit No.: 54-0180417-003-EI
Lease File No.: 541215242

Permit Issuance Date: TBD
Permit Construction Phase Expiration Date: TBD

Consolidated Environmental Resource Permit and Recommended Intent to Grant Sovereignty Submerged Lands Authorization

Permittee: Crystal Cove Resort, LLC
Permit No: 54-0180417-003-EI
BOT No.: 541215242

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located at 121 Crystal Cove Drive, Palatka, FL 32177, in Section 37, Township 09 South, Range 26 East, at latitude 29°40'39.8504"N, longitude -81°39'7.0105"W, in Putnam County.

PROJECT DESCRIPTION

The permittee is authorized to (1) expand the existing 45-slip commercial marina facility to include an additional 52 wet slips for a total of 97 wet slips; (2) construct an 8-slip commercial docking structure; (3) construct a floating dock kayak launch; and (4) construct a 11,865 square foot boardwalk.

The proposed project is located within the waterward extent of the St. Johns River, a Class III Florida waterbody. The existing in-water commercial marina facility is used in conjunction with the upland commercial marina, boat ramp, restaurant, resort, and dry storage facility and the proposed 8-slip commercial docking structure is connected to the Applicant's upland parcel located directly to the south of the commercial marina facility. The floating docks, finger piers, floating platforms, and gangways over sovereign submerged land will total 35,879 square feet, which includes 31,904 square feet for the expanded commercial marina facility, 3,075 square feet for the new commercial docking structure to the south, and 900 square feet for the floating dock kayak launch. The project proposes a total of 105 wet slips and of those 45 are existing wet slips associated with the current commercial marina facility, 52 wet slips will be included with the expansion of the commercial marina facility, and 8 wet slips will be added with the construction of the commercial docking structure to south. The 10 foot by 1,186.5 foot boardwalk, located landward of the mean high-water line, will connect the commercial marina facility to the proposed commercial docking structure and will be constructed three feet above the natural ground contour.

The proposed lease modification will increase the preempted area from 49,903 square feet to 170,690 square feet and increase the number of wet slips from 45 to 105. The proposed 170,690 square feet of preemption is comprised of the expansion to the existing commercial marina facility that will preempt 148,221 square feet, the new commercial docking structure to the south that will preempt 18,141 square feet, and the new floating dock kayak launch that will preempt 4,328 square feet.

Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Crystal Cove Marina

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S.

On **TBD**, the Board of Trustees granted authority for the Department, acting as staff to the Board in accordance with Sections 253.002, F.S., to proceed with issuance of a lease for the use for the activity described.

The final documents required to execute the lease will be sent to the lessee/grantee by the Department's Division of State Lands for execution. The Department intends to issue the lease upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the previously issued Recommended Consolidated Intent to Issue lease. **You may not begin construction of the activities described until you receive a copy of the executed lease from the Department.**

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(<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 the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Water Quality Certification Granted

This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT / SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS - PRIOR TO ANY CONSTRUCTION

1. Prior to commencement of work authorized by this permit, the permittee shall provide written notification of the date of the commencement and proposed schedule of construction to the Department of Environmental Protection, Northeast District, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

2. The reporting address for any submittals required herein for compliance shall be submitted to the Department. Submittals shall be made electronically (via e-mail, CD or DVD, or through a file transfer site) when practicable and shall include the permittee's name and permit number **54-0180417-003-EI**.

Email submittals shall be sent to DEP_NED@floridadep.gov with a subject line of “Compliance: permit number **54-0180417-003-EI**, or by mail to:

Department of Environmental Protection
Northeast District

ATTN: Compliance Assurance (ERP)
8000 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

3. This permit does not authorize the removal of any vegetation within the jurisdictional area outside the limits of the permits. No dredging, filling, or other construction activity, including the removal of tree stumps and/or vegetative root masses, shall be conducted within the wetlands other than that performed within the specifically authorized work corridor.
4. The project shall comply with applicable State Water Quality Standards, namely:
 - a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
 - b. Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. – Rule 62-302.400, F.A.C.
5. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.
6. There shall be no storage or stockpiling of tools, equipment, materials (e.g., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters of the state unless specifically approved in this permit. Any and all construction debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized by this permit.
7. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit in accordance with rule 62-331 F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required changes must be approved through a new authorization prior to implementing the changes.
9. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of the ambient turbidity levels of the surrounding Outstanding Florida Waters. Methods shall include but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

SPECIFIC CONDITIONS – IN-WATER CONSTRUCTION

10. Unauthorized impacts to wetlands or the littoral zone as a result of the dock construction shall be reported immediately to the Department.

11. A floating turbidity curtain shall be installed around the construction area and will remain in place until pilings have been installed and turbidity levels within the work area have returned to background levels prior to construction of the boardwalk and dock.
12. Watercraft associated with the construction of the permitted structure shall operate within waters of sufficient depth to preclude bottom scouring, prop dredging or damage to submerged bottom or submerged resources. During all construction activities, there shall be a minimum of 1-foot clearance between the draft of the construction barge and the top of any submerged resources or submerged bottom.

SPECIFIC CONDITIONS – DOCKS AND PILE SUPPORTED STRUCTURES

13. Boardwalk decking within the wetland area shall be elevated a minimum of 3 feet above the natural ground contour. The boardwalk shall begin at the upland locations specified on the drawings.
14. Water depth at the mooring area shall be sufficient to prevent bottom scouring by boat propellers.
15. No portion of the boat slip/mooring area shall be constructed over submerged grass beds.
16. The waterward end of the dock shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.
17. Any non-water dependent structures shall be located on the uplands.
18. This permit does not authorize enclosures.
19. No overboard discharges of trash, human or animal waste, or fuel shall occur at the dock.
20. The pile supported decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
21. This permit does not authorize the construction of additional structures not illustrated on the permit drawings. Examples of additional structures, which are not authorized by this permit include but are not limited to: walkways, doors, awnings, and decking around or under the bottom of the pile-supported structures. Storage of equipment, pesticides, herbicides, construction material, trash receptacles, or part of a septic tank system beneath the pile-supported structure is prohibited.

SPECIFIC CONDITIONS – FUELING FACILITIES

22. Fueling facilities shall be installed at locations shown on the attached permit drawings. The attached fuel spill contingency plan shall govern the operation of the fueling facilities and

the procedures to be followed in the event of a spill. The fuel spill contingency plan shall include:

- a. The type and storage location of absorbent booms, and other equipment used to contain an accident spill;
- b. The training program for spill response provided to marina personnel; and
- c. The name, address, and telephone number of the company contracted to provide clean-up services.

23. In the event of a spill, immediately contact the State Watch Office at 1-800-320-0519.

24. Section 376.065(3), F.S. requires that any terminal facility must have containment equipment measuring five times the length of the largest vessel docking at or the largest vessel being provided service from the terminal facility. The containment equipment shall be available to begin deployment within one hour after discovery of a spill.

SPECIFIC CONDITIONS – MANATEE

25. The Standard Manatee Construction Conditions for In-water Work (2011) shall be followed for all in-water activity.

26. For all pile-driving activity related to this project:

- a. At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during dredging projects or in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.
- b. All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.
- c. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.
- d. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.

27. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
28. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.
29. The Permittee shall install permanent handrails to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.

SPECIFIC CONDITIONS - OTHER LISTED SPECIES

30. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.
31. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.
32. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

SPECIFIC CONDITIONS - CONSTRUCTION COMPLETION

33. Within 30 days after completion of construction of the permitted or authorized activity, and prior to transfer to operation, the permittee/lessee shall submit an As-Built Survey signed, sealed and dated by a Florida licensed Surveyor and Mapper in accordance with Chapter 61G17-7, Florida Administrative Code. The Survey shall depict the boundaries of the lease, including the entire preempted area and shall show the size and dimensions of all existing overwater structures and activities, including mooring pilings, located within the lease area. The Survey shall contain a statement that all of the depicted structures and activities occur within the lease boundary, if applicable. If the surveyor observes that structures or activities are occurring outside of the lease area, the surveyor shall document the condition in the statement and note the deviations on the Survey. Constructed deviations may require a permit or lease modification.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted

electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – “Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 - b. For all other activities – “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed

of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

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 Rules 28-106.201 and 28-106.301, 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 e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; 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 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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. 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 and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 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 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

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. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the 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 Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, 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 must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DRAFT

Gregory Strong
Northeast District Director

GS:sh

Attachments:

1. Standard Manatee Construction Conditions 2011
2. Project Drawings, 10 pages
3. Fuel Spill Clean Up Plan, 1 page
4. Recorded Conservation Easement Release (1991), 8 pages
5. Recorded Conservation Easement Release (2005), 3 pages
6. Approved Lease Survey, 14 pages
7. Construction Commencement Notice/Form 62-330.350(1)
8. As-built Certification and Request for Conversion to Operational Phase/ Form 62-330.310(1)
9. Request to Transfer Permit/Form 62-330.340(1)
10. Operation and Maintenance Inspection Certification/Form 62-330.311(1)

Copies furnished to:

Carl Salafrio, carl.salafrio@bargedesign.com
Brittany Evans, Brittany.evans@bargedesign.com
David McDaniel, dave@m3development.com
Matt McDaniel, matt@m3development.com
Peter McDaniel, peter@m3development.com
U.S. Army Corps of Engineers, corpsJaxreg-nj@usace.army.mil
Janice Price, Janice.R.Price@usace.army.mil
FWC, Conservation Planning Section, fwcconservationplanningservices@myfwc.com
Stephanie Jones, stephanie.jones@myfwc.com
Greg Strong, FDEP NED
Katie Miller, FDEP NED
Paul Duff, FDEP NED
Sara Heuler, FDEP NED

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit and authorization to use sovereignty submerged lands, including all copies, were mailed before the close of business on _____, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk

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



DEVELOPMENT

**SPECIAL PURPOSE SURVEY
FOR SUBMERGED LAND LEASE PERMIT**

**TAX PARCEL #37-09-26-0000-0060-0080
& #37-09-26-0000-0060-0110
131 CRYSTAL COVE DRIVE UNIT #4 & #6
PALATKA, FL 32177
SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST
PUTNAM COUNTY, FLORIDA**

RIPARIAN LINE NOTE:

THE RIPARIAN LINES AS DEPICTED HEREON ARE LINES THAT ARE PERPENDICULAR FROM THE PROPERTY LINE INTERSECTIONS WITH THE MEAN HIGH WATER LINE AS ESTABLISHED BY FDEP, TO THE NEAREST EDGE OF CHANNEL AS SHOWN ON THE MAP OF SURVEY OF THE "PIER LEASE AREA" OF THE SUBMERGED LANDS LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 476 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND ESTABLISHED BY "ST JOHNS RIVER JACKSONVILLE TO LAKE HARNEY, FL PROJECT CONDITION SURVEY FY18 13-FOOT PROJECT", DATED AUGUST 2018, CONDUCTED BY THE ARMY CORP OF ENGINEERS AS REFERENCED. THESE LINES WERE DEPICTED BASED OFF OF FDEP BUREAU OF SURVEYING AND MAPPING'S "GUIDELINES FOR ALLOCATION OF RIPARIAN RIGHTS"

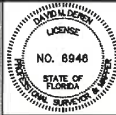


SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED, AND ON LAND DESCRIPTIONS OF RECORD AS SHOWN ON THIS SURVEY AS RECORDED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON AN ASSUMED CALL OF NORTH 73°25'05" EAST FOR THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1309, PAGE 169. HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT, AS ESTABLISHED BY RTK GPS LOCATIONS USING TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. THE MEAN HIGH WATER LINE WAS ESTABLISHED BY LOCATING THE 0.52' CONTOUR LINE (NAVD 1988) AND IS BASED ON THE TIDAL INTERPOLATION POINTS 872-4431, 872-4432, AND 872-4433 AS SHOWN ON LABINS.ORG. FIELD LOCATIONS ARE BASED ON RTK GPS LOCATIONS USING TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. THIS IS A FIELD SURVEY OF IMPROVEMENTS LYING WITHIN 100 FEET OF THE LEASE AREA. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS FOR THE PROPOSED SUBMERGED LAND LEASE PERMITS.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

CERTIFY SURVEY TO:

CRYSTAL COVE RESORT, LLC
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF
THE STATE OF FLORIDA

THIS SURVEY IS 14 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT ALL 14

SCALE: N/A	PAGE 1 OF 14	 <p>David Deren PROFESSIONAL SURVEYOR & MAPPER FLACERT. 8946</p>	Digitally signed by David Deren Date: 2023.08.24 07:41:16 -04'00'	DAVID M. DEREN P.S.M. 4605 N.W. 8TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A				
COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996					



LOCATION MAP (NOT TO SCALE)



SCALE: N/A	PAGE 2 OF 14	 <p>David Deren Digitally signed by David Deren Date: 2023.08.24 07:41:39 -04'00'</p>	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996			

LEASE DESCRIPTION: PROPOSED DOCK LEASE #1 (PREPARED BY THIS FIRM)

A PARCEL OF SOVEREIGN SUBMERGED LAND WITHIN THE ST. JOHNS RIVER, LOCATED IN SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OF THE SEABOARD COAST LINE RAILROAD (100 FOOT RIGHT-OF-WAY) AND THE NORTH LINE OF LOT 69 OF REVISED MAP OF "STINWILL SUBURBAN FARMS"; THENCE SOUTH 07°41'53" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1574.09 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 230, PAGE 580; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°11'07" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1050.36 FEET TO THE EAST LINE OF A 66 FOOT ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 424, PAGE 1162; THENCE, SOUTH 07°41'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1146.28 FEET, A CENTRAL ANGLE OF 20°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°18'07" WEST, 398.10 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 400.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°18'07" WEST, A DISTANCE OF 804.18 FEET TO THE WESTERLY END OF CALL #5 OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 487, PAGE 1682; THENCE NORTH 89°11'07" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 550.71 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°48'53" EAST, A DISTANCE OF 1112.17 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1416, PAGE 119; THENCE NORTH 73°25'05" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 624.30 FEET TO THE SOUTHEAST CORNER OF SAID OF SAID PARCEL; THENCE SOUTH 66°21'24" EAST, A DISTANCE OF 76.07 FEET TO THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1309, PAGE 169 AND THE MEAN HIGH WATER LINE ELEVATION OF 0.52 FEET AND BEING THE POINT OF BEGINNING; THENCE NORTH 00°55'47" WEST, A DISTANCE OF 5.36 FEET; THENCE NORTH 74°06'52" EAST, A DISTANCE OF 83.29 FEET; THENCE NORTH 00°51'18" WEST, A DISTANCE OF 66.45 FEET; THENCE NORTH 30°04'38" EAST, A DISTANCE OF 9.56 FEET; THENCE NORTH 01°04'29" WEST, A DISTANCE OF 156.55 FEET; THENCE NORTH 88°51'23" EAST, A DISTANCE OF 38.38 FEET; THENCE SOUTH 01°12'44" EAST, A DISTANCE OF 119.87 FEET; THENCE NORTH 88°44'02" EAST, A DISTANCE OF 248.74 FEET; THENCE NORTH 01°18'37" WEST, A DISTANCE OF 7.34 FEET; THENCE NORTH 88°51'02" EAST, A DISTANCE OF 38.40 FEET; THENCE SOUTH 01°13'14" EAST, A DISTANCE OF 7.27 FEET; THENCE NORTH 88°44'02" EAST, A DISTANCE OF 76.66 FEET; THENCE NORTH 01°23'38" WEST, A DISTANCE OF 134.97 FEET; THENCE SOUTH 88°36'22" WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 01°23'38" WEST, A DISTANCE OF 70.42 FEET; THENCE NORTH 88°36'22" EAST, A DISTANCE OF 310.00 FEET; THENCE SOUTH 01°23'38" EAST, A DISTANCE OF 319.00 FEET; THENCE SOUTH 88°36'22" WEST, A DISTANCE OF 38.42 FEET; THENCE NORTH 01°23'38" WEST, A DISTANCE OF 9.17 FEET; THENCE SOUTH 88°36'22" WEST, A DISTANCE OF 76.98 FEET; THENCE SOUTH 01°13'14" EAST, A DISTANCE OF 8.88 FEET; THENCE SOUTH 88°21'30" WEST, A DISTANCE OF 38.30 FEET; THENCE NORTH 01°23'31" WEST, A DISTANCE OF 9.05 FEET; THENCE SOUTH 88°36'22" WEST, A DISTANCE OF 254.43 FEET; THENCE SOUTH 00°51'42" EAST, A DISTANCE OF 35.28 FEET; THENCE SOUTH 74°06'52" WEST, A DISTANCE OF 22.82 FEET; THENCE SOUTH 16°26'31" EAST, A DISTANCE OF 112.05 FEET; THENCE NORTH 88°36'35" EAST, A DISTANCE OF 16.54 FEET; THENCE NORTH 02°04'10" WEST, A DISTANCE OF 32.01 FEET; THENCE NORTH 88°14'45" EAST, A DISTANCE OF 243.34 FEET; THENCE NORTH 01°45'17" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 88°14'43" EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 01°45'17" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 88°14'45" EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 01°45'17" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 88°14'43" EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 88°14'43" WEST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 88°14'43" WEST, A DISTANCE OF 131.42 FEET; THENCE SOUTH 88°14'43" WEST, A DISTANCE OF 41.42 FEET; THENCE NORTH 01°45'17" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 88°14'35" WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 01°45'17" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 88°14'43" WEST, A DISTANCE OF 41.42 FEET; THENCE NORTH 01°45'17" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 88°14'35" WEST, A DISTANCE OF 240.56 FEET; THENCE SOUTH 16°24'38" EAST, A DISTANCE OF 218.07 FEET; THENCE SOUTH 73°35'22" WEST, A DISTANCE OF 41.41 FEET; THENCE NORTH 16°25'02" WEST, A DISTANCE OF 344.32 FEET; THENCE SOUTH 73°28'09" WEST, A DISTANCE OF 63.64 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF A WOODEN RETAINING WALL; THENCE, NORTH 08°35'31" EAST, ALONG SAID WOODEN RETAINING WALL AND ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1309, PAGE 169 AND THE MEAN HIGH WATER LINE ELEVATION OF 0.52 FEET, A DISTANCE OF 21.27 FEET; THENCE, NORTH 16°27'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 58.35 FEET; THENCE NORTH 00°55'47" WEST, A DISTANCE OF 18.65 FEET TO THE POINT OF BEGINNING; CONTAINING 148,221.09 SQUARE FEET, MORE OR LESS.

BSM REVIEWED
By SEW Date 8/28/23

SCALE: N/A		PAGE 3 OF 14			David Deren Digitally signed by David Deren Date: 2023.08.24 07:41:50 -04'00'	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING 0"  1"	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A	PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 8946	JOB NO. 21058 ACAD. FILE: 22-21058-DOCK				
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7986					

LEASE DESCRIPTION: PROPOSED DOCK LEASE #2 (PREPARED BY THIS FIRM)



A PARCEL OF SOVEREIGN SUBMERGED LAND WITHIN THE ST. JOHNS RIVER, LOCATED IN SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OF THE SEABOARD COAST LINE RAILROAD (100 FOOT RIGHT-OF-WAY) AND THE NORTH LINE OF LOT 69 OF REVISED MAP OF "STINWILL SUBURBAN FARMS"; THENCE SOUTH 07°41'53" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1574.09 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 230, PAGE 580; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°11'07" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1050.36 FEET TO THE EAST LINE OF A 66 FOOT ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 424, PAGE 1162; THENCE, SOUTH 07°41'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1146.28 FEET, A CENTRAL ANGLE OF 20°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°18'07" WEST, 398.10 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 400.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°18'07" WEST, A DISTANCE OF 804.18 FEET TO THE WESTERLY END OF CALL #5 OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 487, PAGE 1682; THENCE NORTH 89°11'07" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 550.71 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°48'53" EAST, A DISTANCE OF 1112.17 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1416, PAGE 119; THENCE NORTH 73°25'05" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 624.30 FEET TO THE SOUTHEAST CORNER OF SAID OF SAID PARCEL; THENCE NORTH 51°12'26" EAST, A DISTANCE OF 44.42 FEET TO THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1309, PAGE 169 AND THE MEAN HIGH WATER LINE ELEVATION OF 0.52 FEET AND THE POINT OF BEGINNING; THENCE NORTH 63°20'10" WEST, ALONG SAID EAST LINE, A DISTANCE OF 41.23 FEET; THENCE NORTH 29°49'05" WEST, A DISTANCE OF 13.13 FEET; THENCE NORTH 21°27'45" WEST, A DISTANCE OF 21.47 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°51'25" EAST, A DISTANCE OF 102.81 FEET; THENCE SOUTH 00°08'35" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°51'25" WEST, A DISTANCE OF 51.70 FEET TO THE POINT OF BEGINNING. CONTAINING 4,328.00 SQUARE FEET, MORE OR LESS.

LEASE DESCRIPTION: PROPOSED DOCK LEASE #3 (PREPARED BY THIS FIRM)

A PARCEL OF SOVEREIGN SUBMERGED LAND WITHIN THE ST. JOHNS RIVER, LOCATED IN SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OF THE SEABOARD COAST LINE RAILROAD (100 FOOT RIGHT-OF-WAY) AND THE NORTH LINE OF LOT 69 OF REVISED MAP OF "STINWILL SUBURBAN FARMS"; THENCE SOUTH 07°41'53" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1574.09 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 230, PAGE 580; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°11'07" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1050.36 FEET TO THE EAST LINE OF A 66 FOOT ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 424, PAGE 1162; THENCE, SOUTH 07°41'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1146.28 FEET, A CENTRAL ANGLE OF 20°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°18'07" WEST, 398.10 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 400.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°18'07" WEST, A DISTANCE OF 804.18 FEET TO THE WESTERLY END OF CALL #5 OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 487, PAGE 1682; THENCE NORTH 89°11'07" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 550.71 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°48'53" EAST, A DISTANCE OF 1112.17 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 93; THENCE CONTINUE SOUTH 00°48'53" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 347.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 73°25'05" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 533.76 FEET TO THE MEAN HIGH WATER LINE ELEVATION OF 0.52 FEET; THENCE SOUTH 06°26'44" EAST, MEANDERING ALONG SAID MEAN HIGH WATER LINE ELEVATION, A DISTANCE OF 338.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°05'55" EAST, A DISTANCE OF 106.22 FEET; THENCE NORTH 05°54'05" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 84°05'55" EAST, A DISTANCE OF 74.83 FEET; THENCE NORTH 05°54'05" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 84°05'55" EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 05°54'05" EAST, A DISTANCE OF 141.42 FEET; THENCE SOUTH 84°05'55" WEST, A DISTANCE OF 41.42 FEET; THENCE NORTH 05°54'05" WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 84°05'55" WEST, A DISTANCE OF 74.83 FEET; THENCE NORTH 05°54'05" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 84°05'55" WEST, A DISTANCE OF 106.02 FEET TO THE MEAN HIGH WATER LINE ELEVATION OF 0.52 FEET; THENCE NORTH 06°10'19" WEST, A DISTANCE OF 41.42 TO THE POINT OF BEGINNING. CONTAINING 18,140.93 SQUARE FEET, MORE OR LESS.

SCALE: N/A	PAGE 4 OF 14	 David Deren Professionally Signed by David Deren Date: 2023.08.24 07:42:01 -04'00'	David M. DEREN P.S.M. 4605 N.W. 8TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996			

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING AND DISTANCE
C1	400.13'(R) 400.13'(C)	1146.28'(R) 1146.28'(C)	20°00'00"(R) 20°00'00"(C)	S02°18'07"W 398.10'(C)

BOUNDARY LINE TABLE

LINE #	LINE BEARING AND DISTANCE
L1	S08°02'30"E 1574.09'(R) S07°41'53"E 1574.09'(C)
L2	S08°02'30"E 100.00'(R) S07°41'53"E 100.00'(C)
L3	S11°57'30"W 804.18'(R) S12°18'07"W 804.18'(C)
L4	S01°09'30"E 1112.17'(R) S00°48'53"E 1112.17'(C)

EASEMENT LINE TABLE

LINE #	LINE BEARING AND DISTANCE	LINE #	LINE BEARING AND DISTANCE	LINE #	LINE BEARING AND DISTANCE
EL1	S66°21'24"E 76.07'	EL26	S00°51'42"E 35.26'	EL51	N16°27'11"W 58.35'
EL2	N00°55'47"W 5.36'	EL27	S74°06'52"W 22.82'	EL52	N00°55'47"W 18.65'
EL3	N74°06'52"E 83.29'	EL28	S16°26'31"E 112.05'	EL53	N51°12'26"E 44.42'
EL4	N00°51'18"W 66.45'	EL29	N88°36'35"E 16.54'	EL54	N63°20'10"W 41.23'
EL5	N30°04'38"E 9.56'	EL30	N02°04'10"W 32.01'	EL55	N29°49'05"W 13.13'
EL6	N01°04'29"W 156.55'	EL31	N88°14'45"E 243.34'	EL56	N21°27'45"W 21.47'
EL7	N88°51'23"E 38.38'	EL32	N01°45'17"W 13.00'	EL57	N89°51'25"E 102.81'
EL8	S01°12'44"E 119.87'	EL33	N88°14'43"E 41.42'	EL58	S00°08'35"E 50.00'
EL9	N88°44'02"E 248.74'	EL34	S01°45'17"E 13.00'	EL59	S89°51'25"W 51.70'
EL10	N01°18'37"W 7.34'	EL35	N88°14'45"E 66.00'	EL60	S06°26'44"E 338.49'
EL11	N88°51'02"E 38.40'	EL36	N01°45'17"W 13.00'	EL61	N84°05'55"E 106.22'
EL12	S01°13'14"E 7.27'	EL37	N88°14'43"E 41.42'	EL62	N05°54'05"W 32.00'
EL13	N88°44'02"E 76.66'	EL38	S01°45'17"E 131.42'	EL63	N84°05'55"E 74.83'
EL14	N01°23'38"W 134.97'	EL39	S88°14'43"W 41.42'	EL64	N05°54'05"W 18.00'
EL15	S88°36'22"W 271.58'	EL40	N01°45'17"W 13.00'	EL65	N84°05'55"E 41.42'
EL16	N01°23'38"W 70.42'	EL41	S88°14'35"W 66.00'	EL66	S05°54'05"E 141.42'
EL17	N88°36'22"E 310.00'	EL42	S01°45'17"E 13.00'	EL67	S84°05'55"W 41.42'
EL18	S01°23'38"E 319.00'	EL43	S88°14'43"W 41.42'	EL68	N05°54'05"W 18.00'
EL19	S88°36'22"W 38.42'	EL44	N01°45'17"W 13.00'	EL69	S84°05'55"W 74.83'
EL20	N01°23'38"W 9.17'	EL45	S88°14'35"W 240.56'	EL70	N05°54'05"W 32.00'
EL21	S88°36'22"W 76.98'	EL46	S16°24'38"E 218.07'	EL71	S84°05'55"W 106.02'
EL22	S01°13'14"E 8.88'	EL47	S73°35'22"W 41.41'	EL72	N06°10'19"W 41.42'
EL23	S88°21'30"W 38.30'	EL48	N16°25'02"W 344.32'		
EL24	N01°23'31"W 9.05'	EL49	S73°28'09"W 63.64'		
EL25	S88°36'22"W 254.43'	EL50	N08°35'31"E 21.27'		

SCALE: N/A

PAGE 5 OF 14

BAR IS ONE INCH ON ORIGINAL DRAWING

0  1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: 03-01-2023
DRAWN BY: GUY
FIELD BOOK: N/A

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David Deren

PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946

Digitally signed by David Deren
Date: 2023.08.24 07:42:13 -04'00'

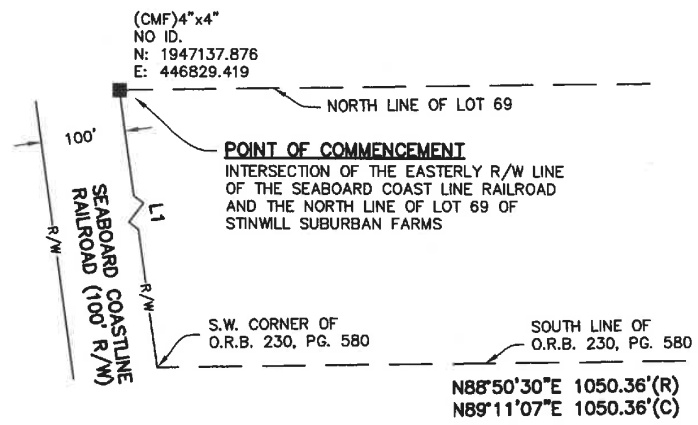
JOB NO. 21058

ACAD FILE: 22-21058-DOCK

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

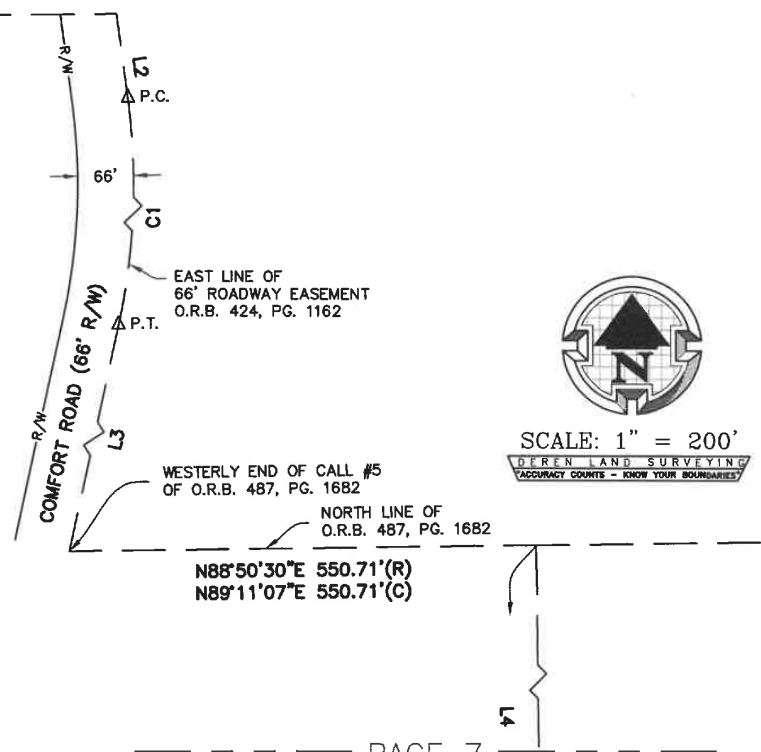
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LEGEND:

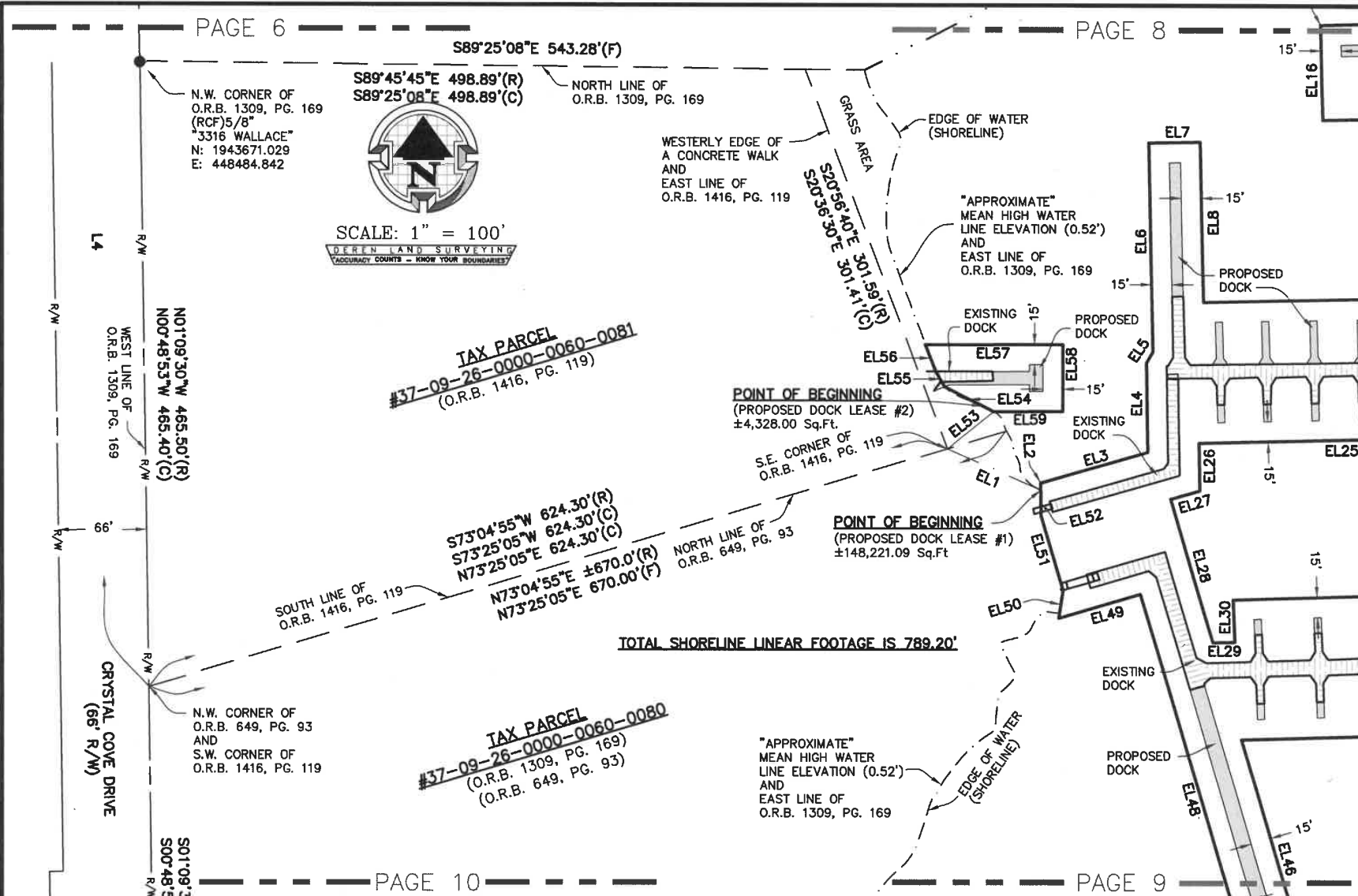
- | | |
|---|------------------------|
| (R) RECORD MEASUREMENT | ⊞ WATER PUMP |
| (F) FIELD MEASUREMENT | ⊕ CLEAN OUT |
| (C) CALCULATED MEASUREMENT | ⊙ ELECTRIC HANDHOLE |
| ID. IDENTIFICATION | ⊞ ELECTRIC BREAKER BOX |
| R/W RIGHT-OF-WAY | ⊞ ELECTRIC CABINET |
| O.R.B. OFFICIAL RECORDS BOOK | ⊞ ELECTRIC METER |
| PG. PAGE | ⊞ ELECTRIC TRANSFORMER |
| N: NORTHING | ⊙ FUEL PUMP |
| E: EASTING | ⊕ MAINTENANCE HANDHOLE |
| P.C. POINT OF CURVATURE | ⊕ UTILITY HOOK UP |
| P.T. POINT OF TANGENCY | ⊞ ICE MACHINE |
| FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION | ● EXISTING MOORING |
| ○ (RCS) REBAR & CAP SET | ⊞ SANITARY SEWER PUMP |
| ● (RCF) REBAR & CAP FOUND | |
| ■ (CMF) CONCRETE MONUMENT FOUND | |



SCALE: 1" = 200'
DEREN LAND SURVEYING
ACCURACY COUNTS - KNOW YOUR BOUNDARIES

PAGE 7

SCALE: 1" = 200'	PAGE 6 OF 14	<p>David Deren Digitally signed by David Deren Date: 2023.08.24 07:43:06 -04'00'</p>	<p>DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609</p> <p>PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM</p>	<p>DEREN LAND SURVEYING</p>
<p>BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>0 1"</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>	<p>DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A</p>			

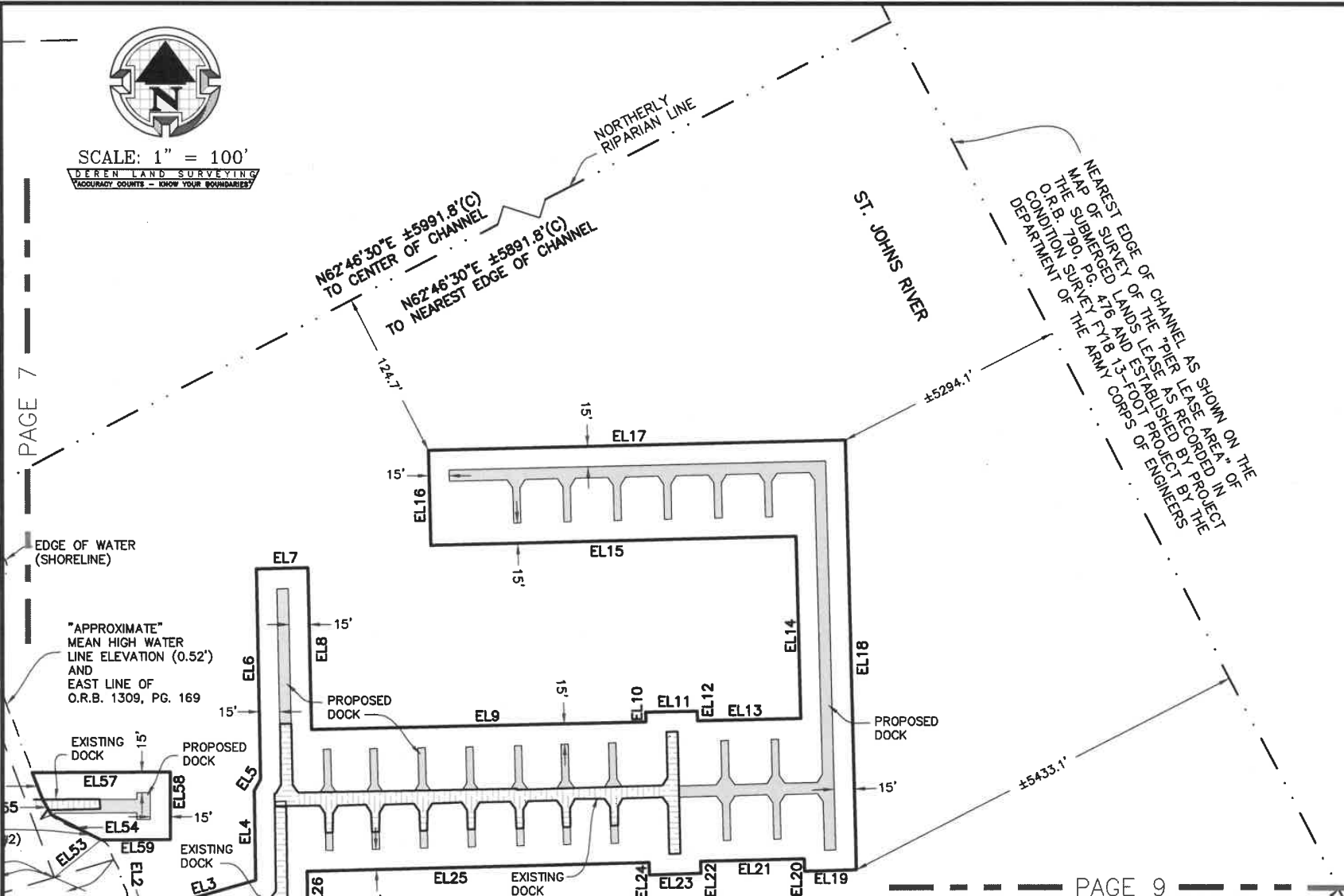


<p>SCALE: 1" = 100'</p> <p>BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>0 1"</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>	<p>PAGE 7 OF 14</p> <p>DATE: 03-01-2023</p> <p>DRAWN BY: GUY</p> <p>FIELD BOOK: N/A</p>	<p>David Deren</p> <p>Digitally signed by David Deren Date: 2023.08.24 07:43:18 -04'00'</p> <p>PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946</p>	<p>DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609</p> <p>PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM</p>
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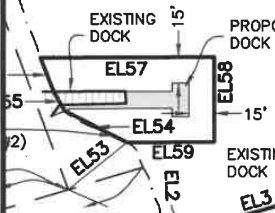
SCALE: 1" = 100'
 DEREN LAND SURVEYING
 "ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

PAGE 7



NEAREST EDGE OF CHANNEL AS SHOWN ON THE MAP OF SURVEY OF THE "PIER LEASE AREA" OF THE SUBMERGED LANDS LEASE AS RECORDED IN O.R.B. 780, PG. 476 AND ESTABLISHED BY PROJECT CONDITION SURVEY FY18 13-FOOT PROJECT BY THE DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

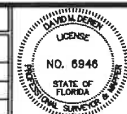
EDGE OF WATER (SHORELINE)
 "APPROXIMATE" MEAN HIGH WATER LINE ELEVATION (0.52') AND EAST LINE OF O.R.B. 1309, PG. 169



PAGE 9

SCALE: 1" = 100'
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 8 OF 14
 DATE: 03-01-2023
 DRAWN BY: GUY
 FIELD BOOK: N/A
 COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996



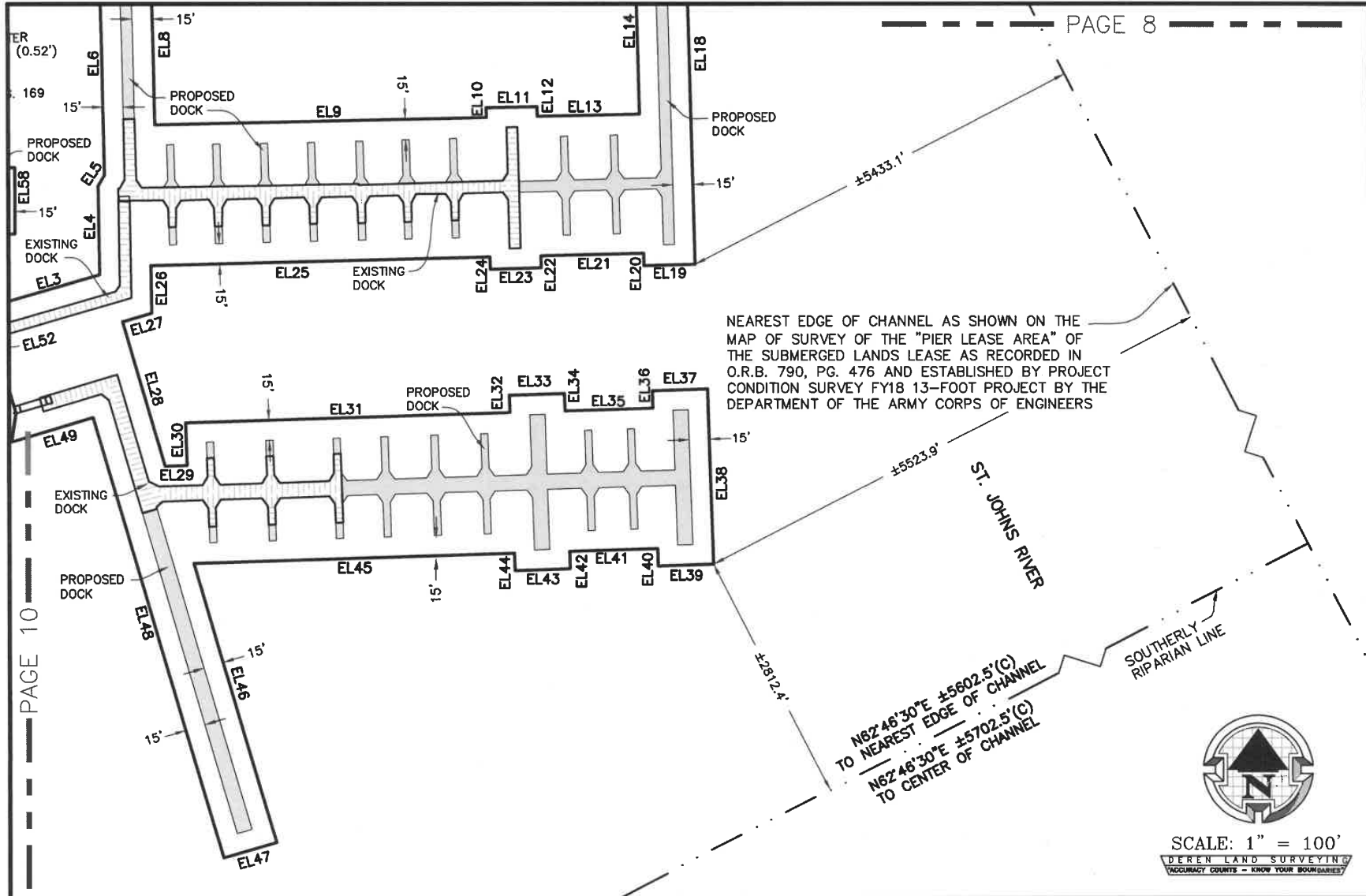
David Deren
 Digitally signed by David Deren
 Date: 2023.08.24 07:43:31 -04'00'
 PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21058

ACAD FILE: 22-21058-DOCK

DAVID M. DEREN P.S.M.
 4605 N.W. 6TH STREET, SUITE H
 GAINESVILLE, FLORIDA 32609
 PHONE: (352) 331-0010
 PHONE: (352) 336-3363
 FAX: (352) 336-1084
 DERENLANDSURVEYING.COM





PAGE 10

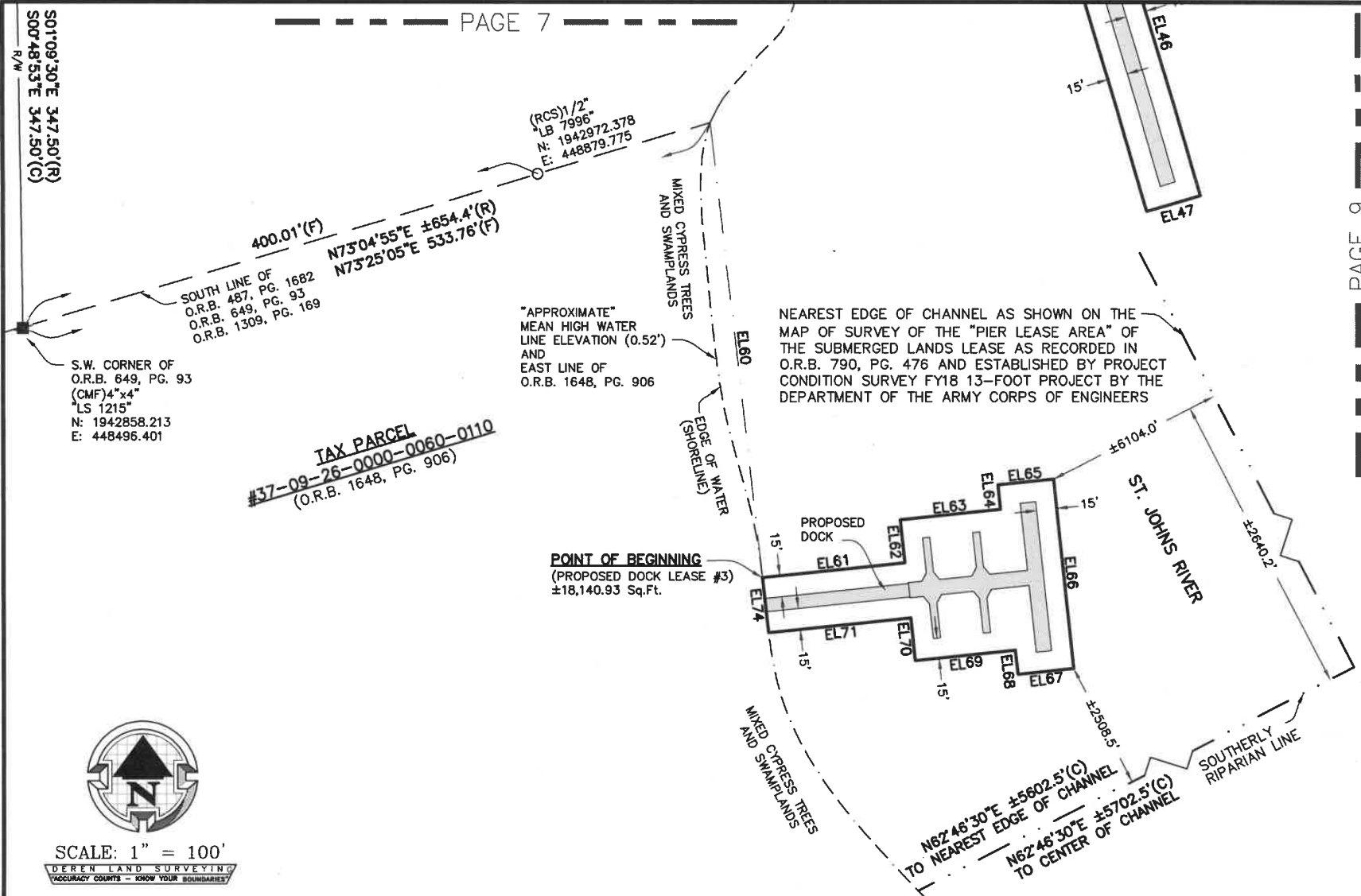
NEAREST EDGE OF CHANNEL AS SHOWN ON THE MAP OF SURVEY OF THE "PIER LEASE AREA" OF THE SUBMERGED LANDS LEASE AS RECORDED IN O.R.B. 790, PG. 476 AND ESTABLISHED BY PROJECT CONDITION SURVEY FY18 13-FOOT PROJECT BY THE DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

$N62^{\circ}46'30"E \pm 5602.5'(C)$
 TO NEAREST EDGE OF CHANNEL
 $N62^{\circ}46'30"E \pm 5702.5'(C)$
 TO CENTER OF CHANNEL



SCALE: 1" = 100'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

SCALE: 1" = 100' BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	PAGE 9 OF 14 DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A		David Deren Digitally signed by David Deren Date: 2023.08.24 07:43:43 -04'00' PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
	COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996				



S01°09'30"E 347.50'(R)
S00°48'53"E 347.50'(C)
R/W

S.W. CORNER OF
O.R.B. 649, PG. 93
(CMF)4"x4"
"LS 1215"
N: 1942858.213
E: 448496.401

TAX PARCEL
#37-09-26-0000-0060-0110
(O.R.B. 1648, PG. 906)

(RCS)1/2"
LB 7996
N: 1942972.378
E: 448879.775

"APPROXIMATE"
MEAN HIGH WATER
LINE ELEVATION (0.52')
AND
EAST LINE OF
O.R.B. 1648, PG. 906

NEAREST EDGE OF CHANNEL AS SHOWN ON THE
MAP OF SURVEY OF THE "PIER LEASE AREA"
OF THE SUBMERGED LANDS LEASE AS RECORDED IN
O.R.B. 790, PG. 476 AND ESTABLISHED BY PROJECT
CONDITION SURVEY FY18 13-FOOT PROJECT BY THE
DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

POINT OF BEGINNING
(PROPOSED DOCK LEASE #3)
±18,140.93 Sq.Ft.



SCALE: 1" = 100'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

SCALE: 1" = 100'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 10 OF 14
DATE: 03-01-2023
DRAWN BY: GUY
FIELD BOOK: N/A
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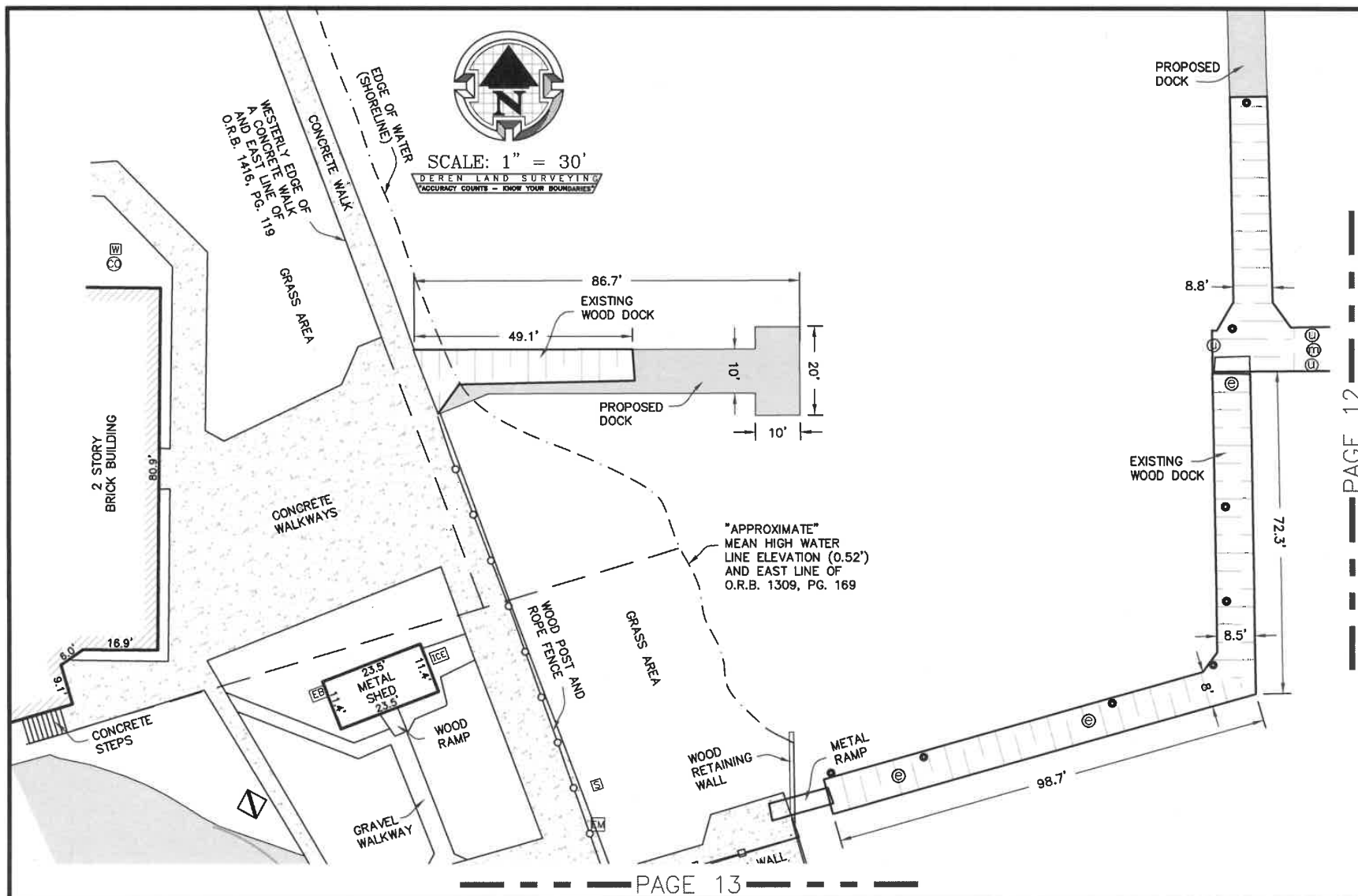
David Deren
Digitally signed by David Deren
Date: 2023.08.24 07:43:57 -04'00'
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 8946

JOB NO. 21058

ACAD FILE: 22-21058-DOCK

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM





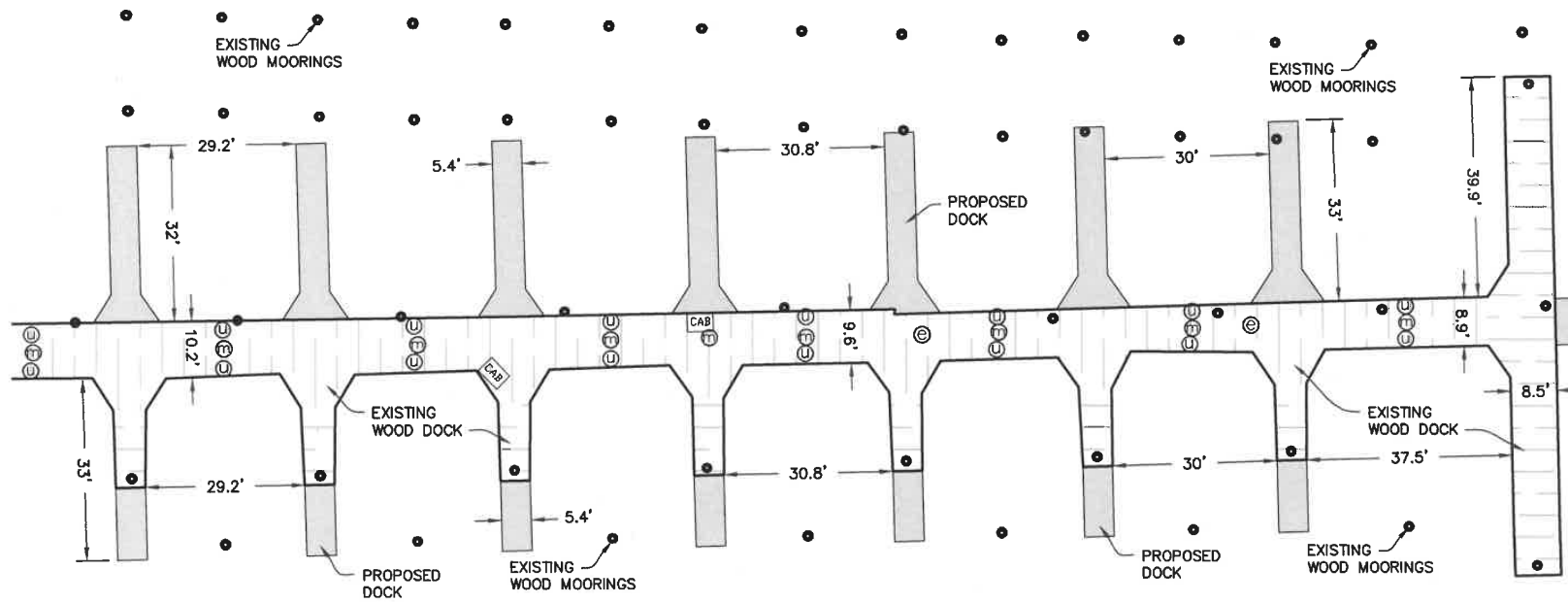
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 PAGE 11 OF 14
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 DATE: 03-01-2023
 DRAWN BY: GUY
 FIELD BOOK: N/A
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David Deren
 Digitally signed by David Deren
 Date: 2023.08.24 07:44:12 -04'00'
 PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946
 JOB NO. 21058
 ACAD FILE: 22-21058-DOCK

DAVID M. DEREN P.S.M.
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 PHONE: (352) 336-3363
 FAX: (352) 336-1084
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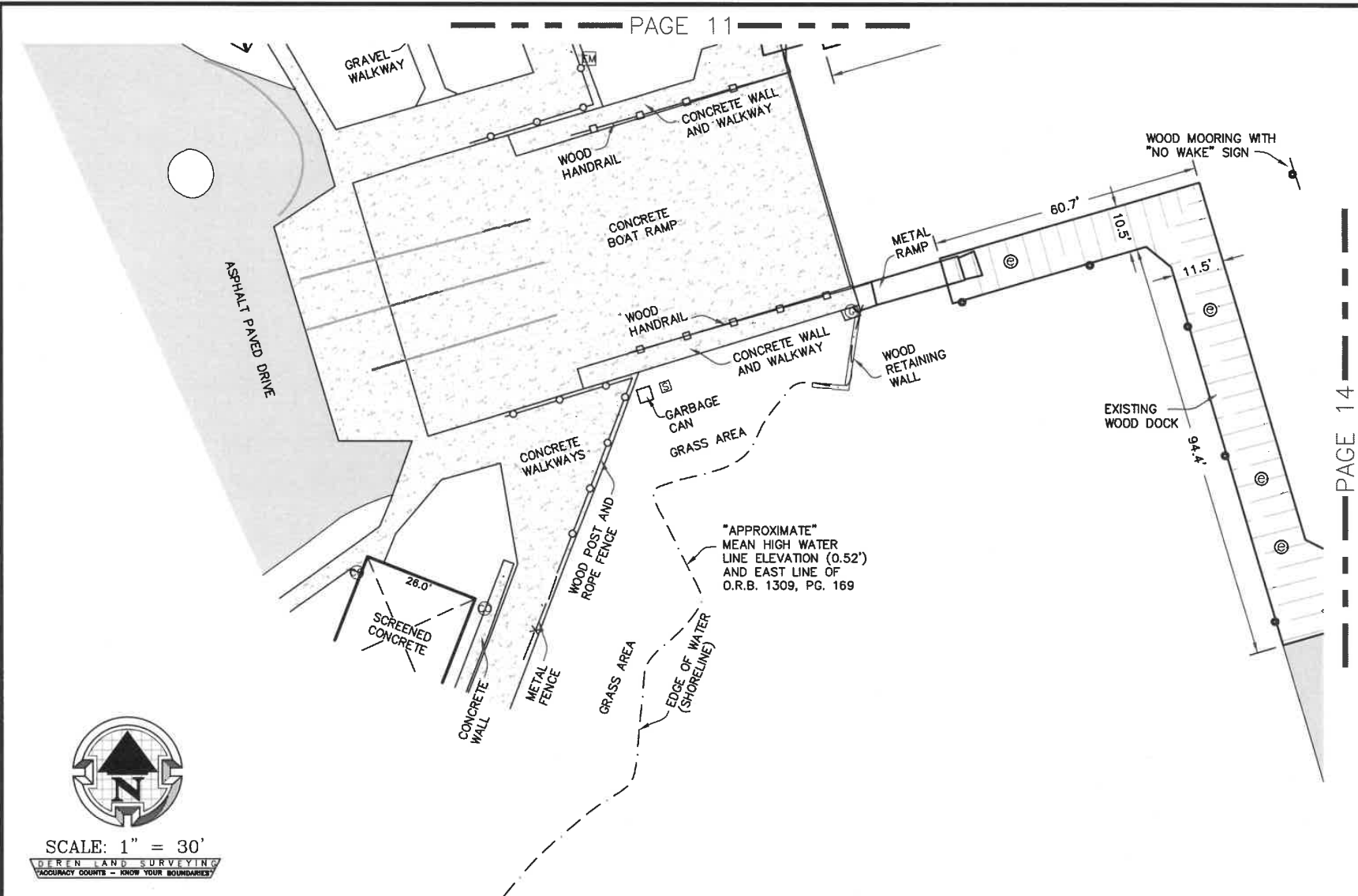
PAGE 11



SCALE: 1" = 30'
 DEREN LAND SURVEYING
 ACCURACY COUNTS - KNOW YOUR BOUNDARIES

PAGE 14

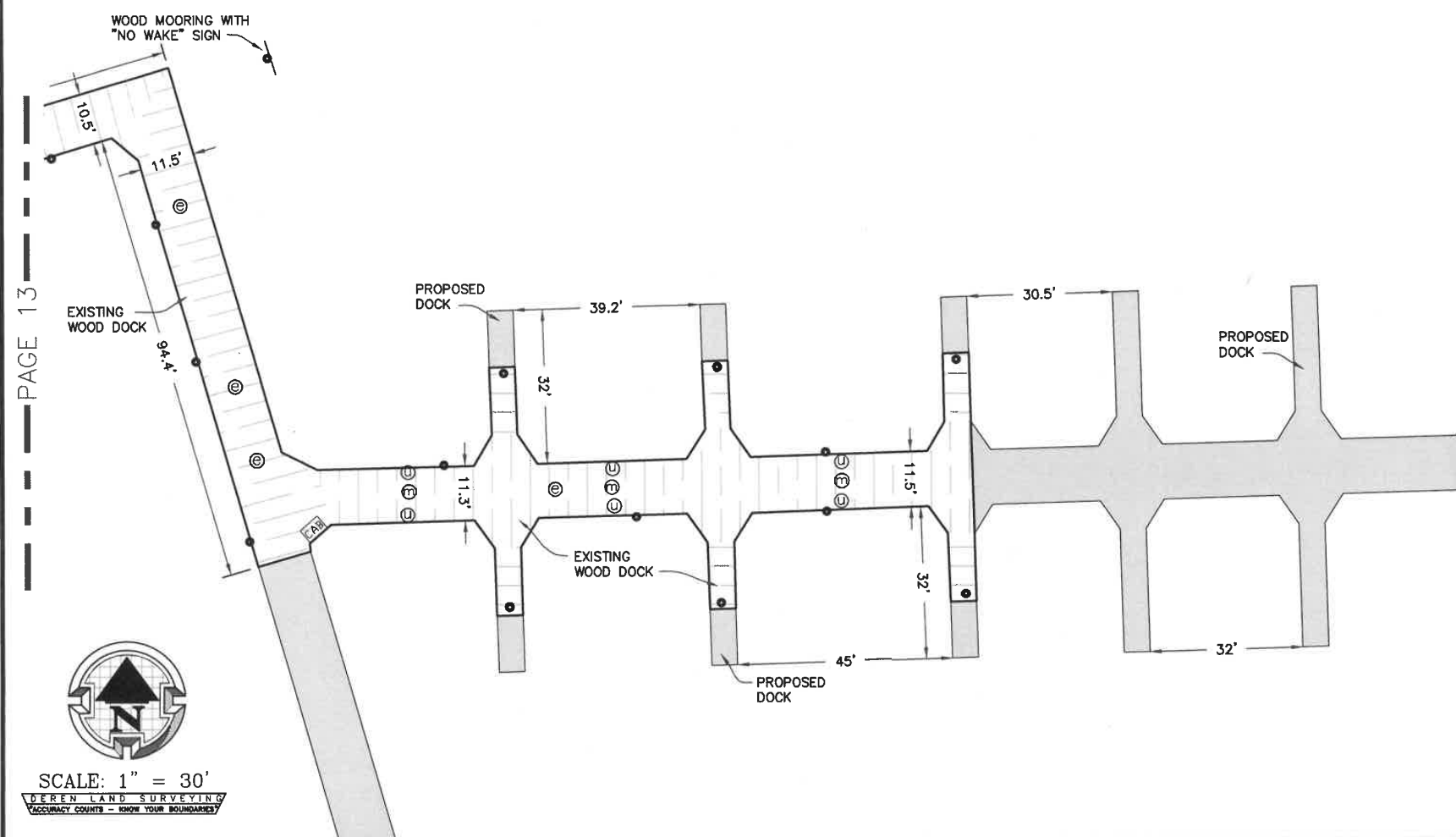
SCALE: 1" = 30'	PAGE 13 OF 14		David Deren Digitally signed by David Deren Date: 2023.08.24 07:44:30 -04'00' PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A				
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996				



SCALE: 1" = 30'

DEREN LAND SURVEYING
ACCURACY COUNTS - KNOW YOUR BOUNDARIES

SCALE: 1" = 30'		PAGE 13 OF 14			David Deren Digitally signed by David Deren Date: 2023.08.24 07:44:44 -04'00'	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 03-01-2023 DRAWN BY: GUY FIELD BOOK: N/A	PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946	JOB NO. 21058 ACAD FILE: 22-21058-DOCK				

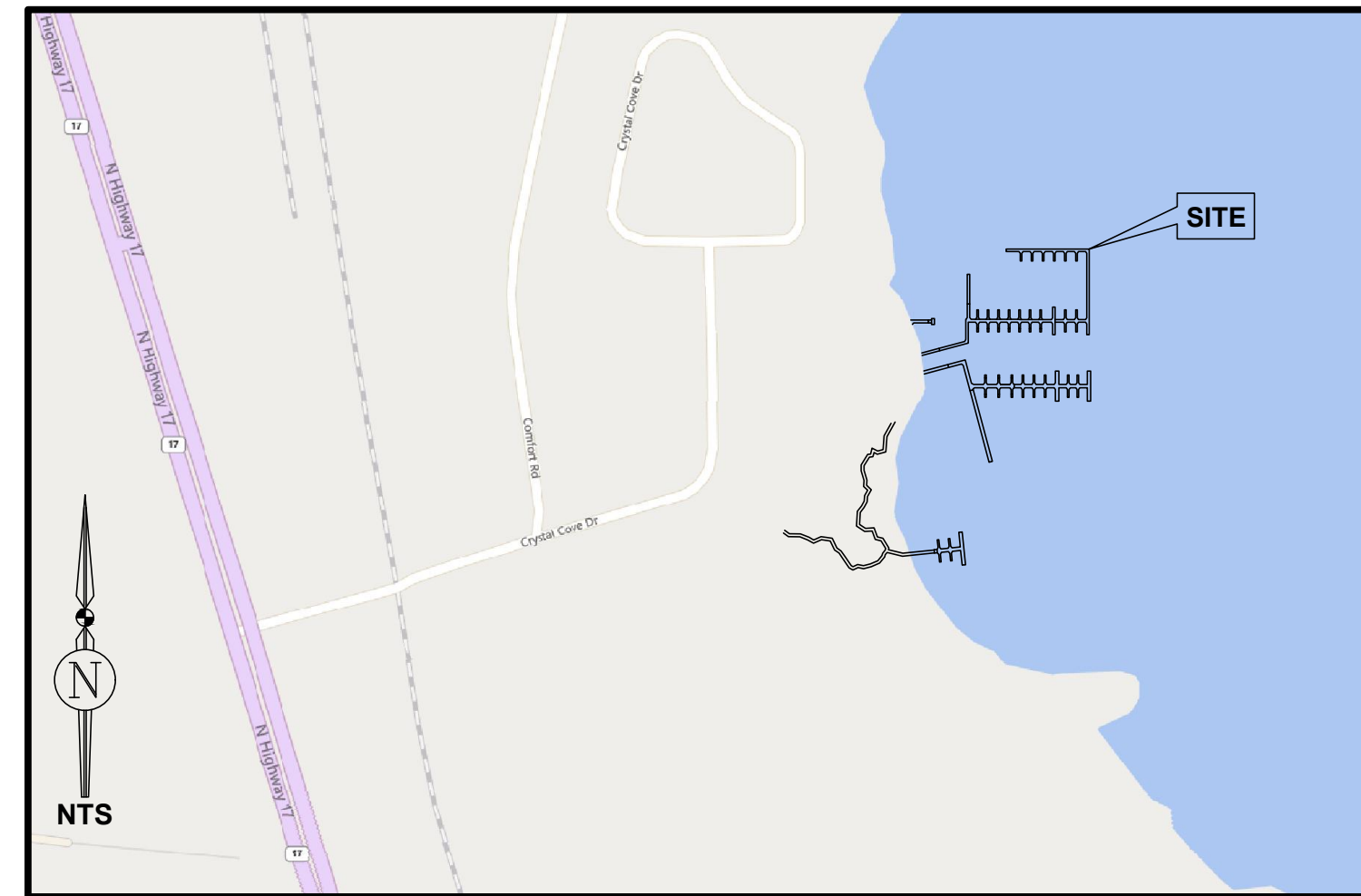


SCALE: 1" = 30'	PAGE 14 OF 14	<p>David Deren Digitally signed by David Deren Date: 2023.08.24 07:45:01 -04'00'</p>	<p>DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609</p> <p>PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM</p>	
<p>BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>0 1"</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>	<p>DATE: 03-01-2023</p> <p>DRAWN BY: GUY</p> <p>FIELD BOOK: N/A</p>			

CONSTRUCTION DRAWINGS OF CRYSTAL COVE MARINA FOR CRYSTAL COVE HOLDINGS, LLC

GENERAL DEVELOPMENT INFORMATION

1. **PROJECT TITLE:** CRYSTAL COVE MARINA
2. **PROJECT DESCRIPTION:** THIS PROJECT IS A MARINA LOCATED IN THE CITY OF PALATKA. THE PROJECT WILL CONSIST OF TWO EXPANSIONS TO EXISTING FLOATING DOCKS AND TWO NEW DOCKS.
3. **PROJECT ADDRESS:** 121 & 131 CRYSTAL COVE DR, PALATKA, FL 32177
4. **TAX PARCEL NO.:** 37-09-26-0000-0060-0080, 37-09-26-0000-0060-0110
5. **SEC/TOWN/RANGE:** 37/09S/26E
6. **ZONING:** GENERAL COMMERCIAL (C-3), MULTI-FAMILY RESIDENTIAL (R-3), LIGHT INDUSTRIAL (M-1)
7. **FUTURE LAND USE:** INDUSTRIAL (IN), RESIDENTIAL LOW (RL), COMMERCIAL (COM)
8. **PROPERTY OWNER/DEVELOPER:** CRYSTAL COVE HOLDINGS, LLC, CONTACT: DAVE McDANIEL, (407)-970-8383
9. **CONSULTANT ENGINEER/PLANNER:** JBROWN PROFESSIONAL GROUP INC., CONTACT: CHRISTOPHER A. POTTS, P.E., (352)-375-8999
10. **SURVEYOR:** DEREN LAND SURVEYING, LLC, CONTACT: DAVE DEREN, (352)-331-0010



VICINITY MAP
NTS

CRYSTAL COVE MARINA SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	MARINA PARCEL NORTH
C1.1	MARINA PARCEL NORTH DOCK EXPANSION – AERIAL
C1.2	MARINA PARCEL NORTH DOCK EXPANSION – DIMENSION PLAN
C1.3	MARINA PARCEL NORTH DOCK EXPANSION – DIMENSION PLAN
C2.0	MARINA PARCEL SOUTH
C2.1	MARINA PARCEL SOUTH – AERIAL
C2.2	MARINA PARCEL SOUTH – DIMENSION PLAN
C3.0	CROSS SECTIONS
C3.1	DOCK PROFILES
SUR-1	BOUNDARY SURVEY (1 OF 3)
SUR-2	BOUNDARY SURVEY (2 OF 3)
SUR-3	BOUNDARY SURVEY (3 OF 3)

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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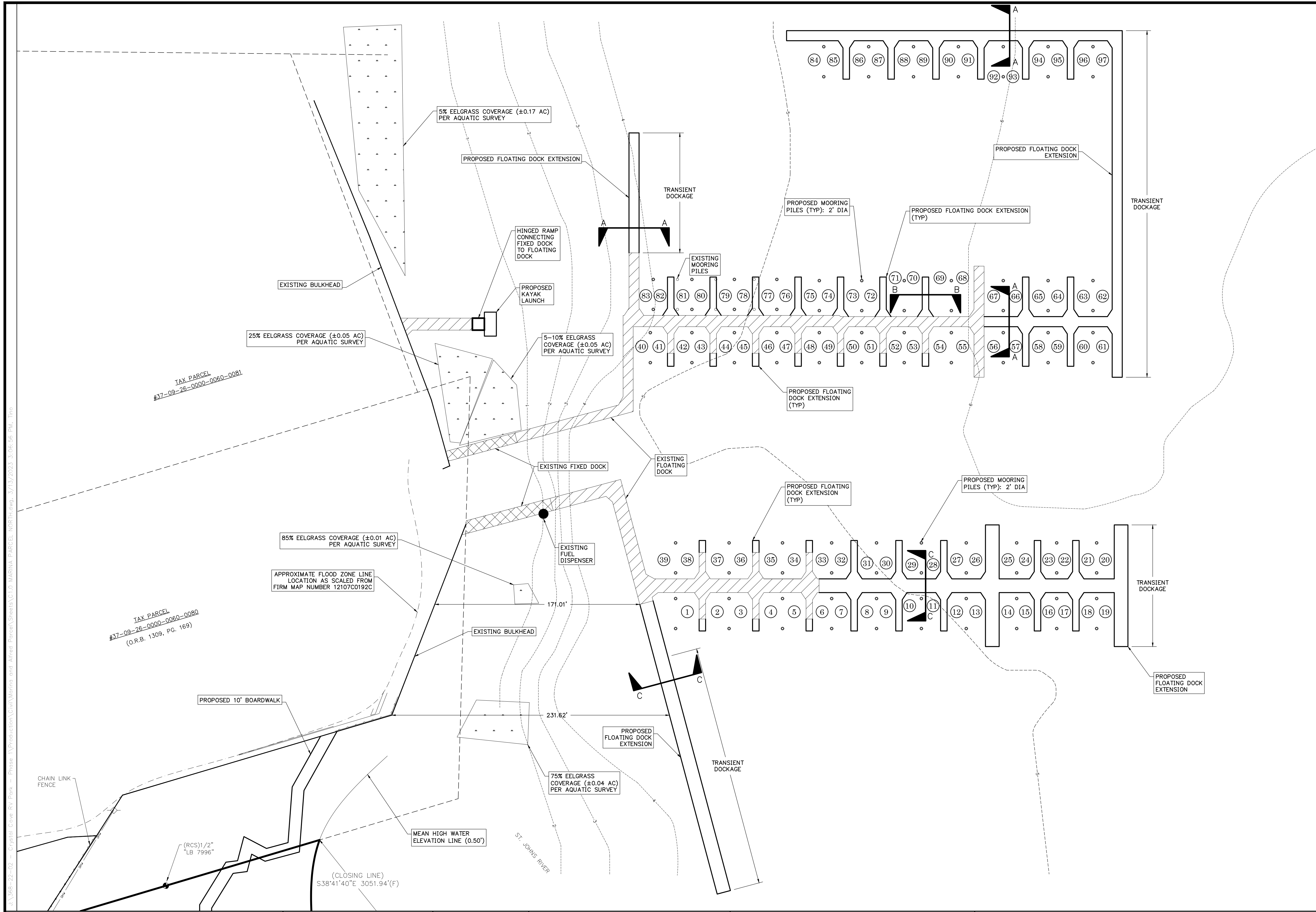
**CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES**

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

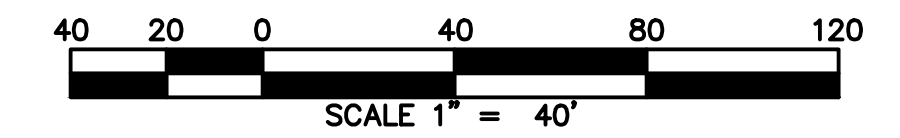
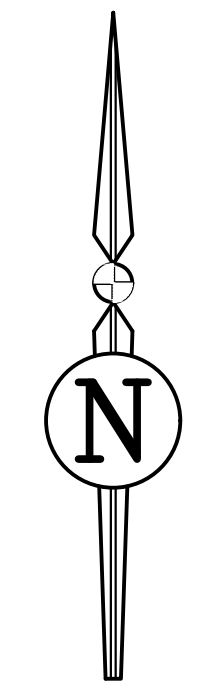
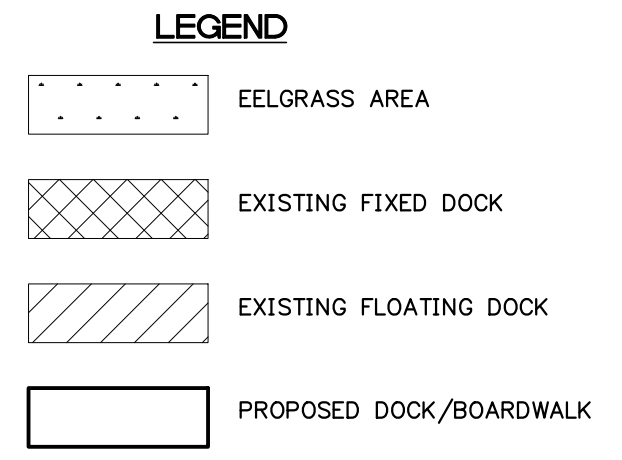
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:	COVER SHEET	DATE:	MARCH 2023
CLIENT:	CRYSTAL COVE HOLDINGS, LLC PALATKA, FLORIDA	PROJECT NO.:	368-22-02
PROJECT:	CRYSTAL COVE MARINA	SHEET NO.:	C0.0

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Civil\Marina and Airster Parcel\Sheets\C0.0 COVER SHEET.dwg, 3/7/2023 11:05:13 AM, Tim



- NOTES:**
1. REFER TO SHEET C3.0 FOR DOCK CROSS SECTIONS A-A THROUGH D-D.
 2. NUMBER OF EXISTING SLIPS: 45
 3. NUMBER OF PROPOSED SLIPS: 52
 4. TOTAL NUMBER OF SLIPS: 97
 5. AREA OF EXISTING DOCK: 11,138.23 SF
 6. AREA OF PROPOSED DOCK EXTENSION: 20,765.82 SF
 7. TOTAL AREA OF EXISTING DOCK AND PROPOSED DOCK EXTENSION: 31,904.05 SF



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MARINA PARCEL NORTH**

CLIENT: **CRYSTAL COVE HOLDINGS, LLC
PALATKA, FLORIDA**

PROJECT: **CRYSTAL COVE MARINA**

DATE: **MARCH 2023**

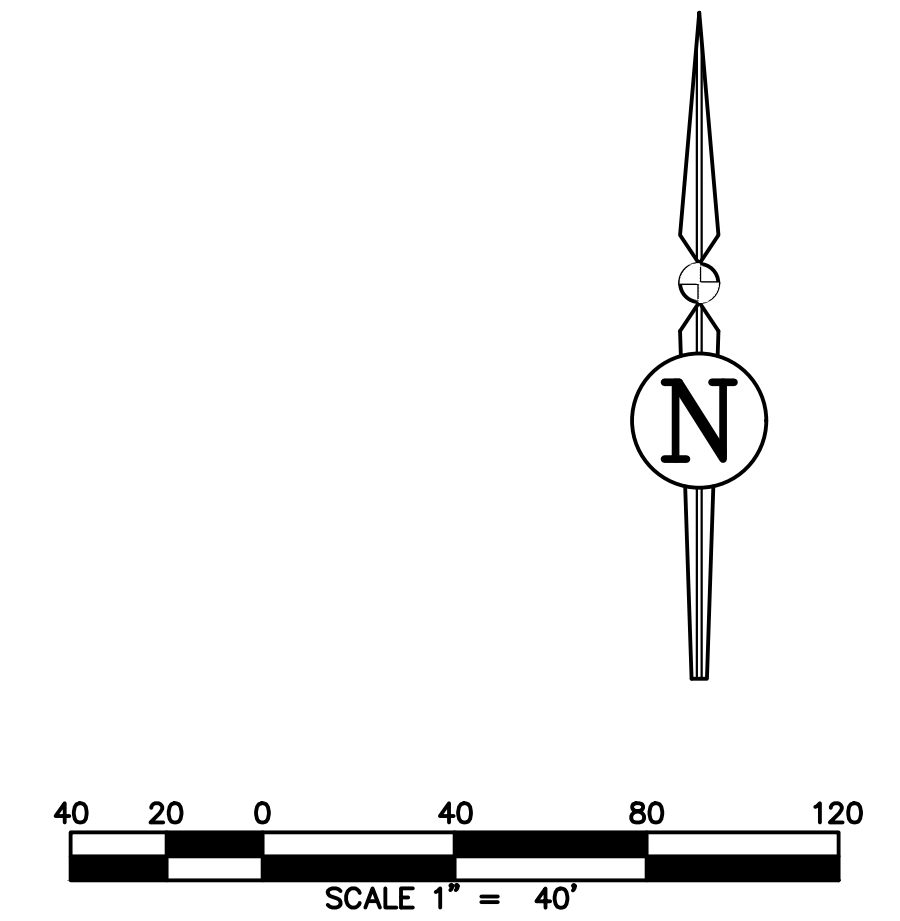
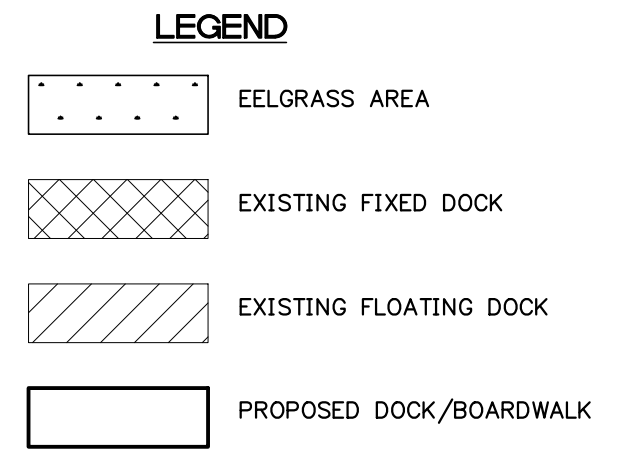
PROJECT NO: **368-22-02**

SHEET NO: **C1.0**

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Civil\Marina and Alfred Parcel\Sheets\C1.0 MARINA PARCEL NORTH.dwg, 3/13/2023 3:06:56 PM, Tim



- NOTES:**
1. REFER TO SHEET C3.0 FOR DOCK CROSS SECTIONS A-A THROUGH D-D.
 2. NUMBER OF EXISTING SLIPS: 45
 3. NUMBER OF PROPOSED SLIPS: 52
 4. TOTAL NUMBER OF SLIPS: 97
 5. AREA OF EXISTING DOCK: 11,136.23 SF
 6. AREA OF PROPOSED DOCK EXTENSION: 20,765.82 SF
 7. TOTAL AREA OF EXISTING DOCK AND PROPOSED DOCK EXTENSION: 31,904.05 SF



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MARINA PARCEL NORTH DOCK EXPANSION - AERIAL**

CLIENT: CRYSTAL COVE HOLDINGS, LLC
PALATKA, FLORIDA

PROJECT: **CRYSTAL COVE MARINA**

DATE: **MARCH 2023**

PROJECT NO: **368-22-02**

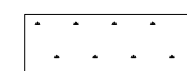


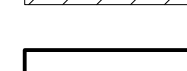
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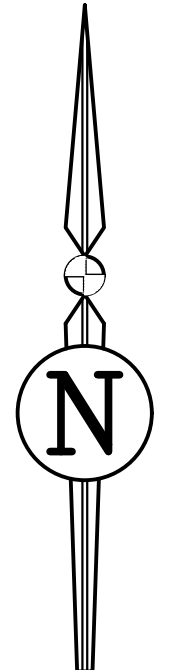
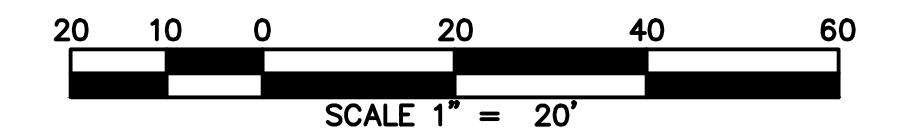
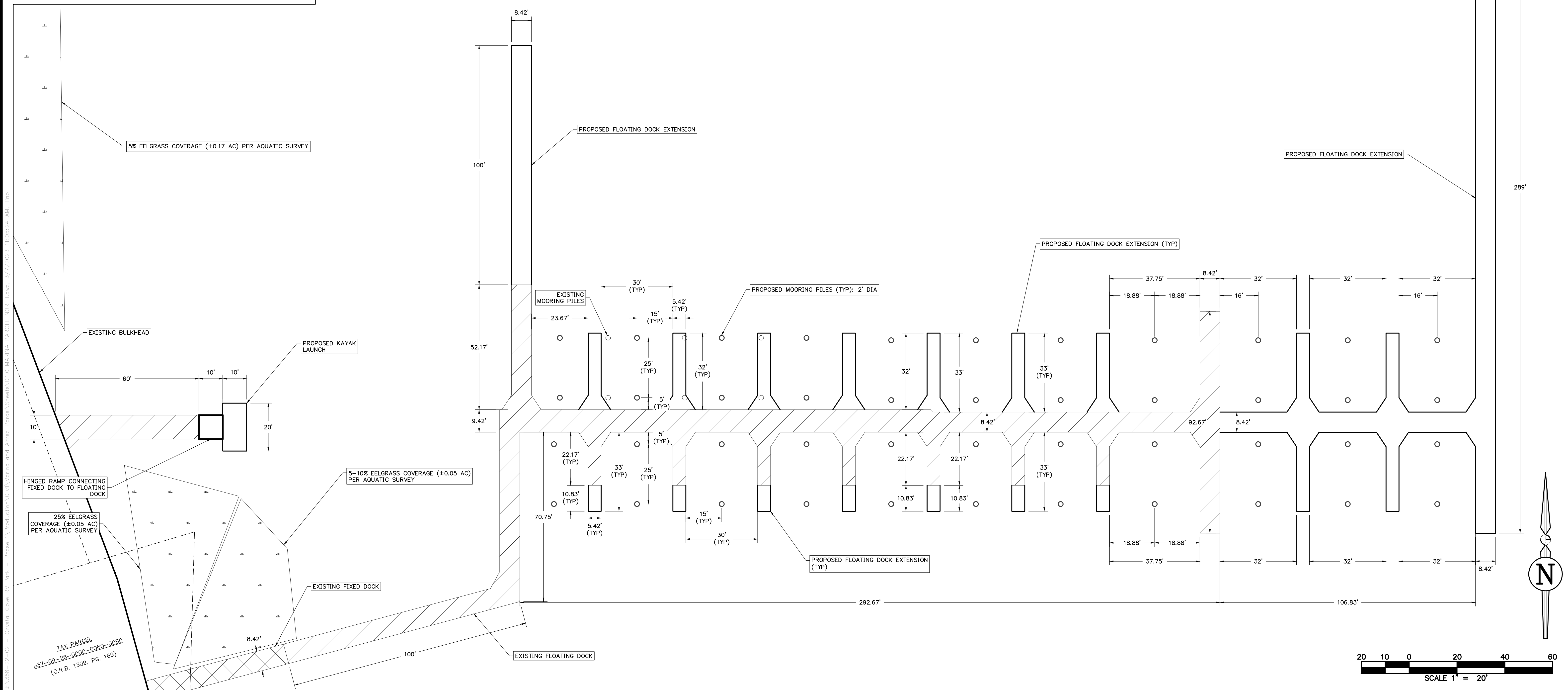
J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Civil\Marina and Alfred Parcel\Sheets\C1.0 MARINA PARCEL NORTH.dwg, 3/7/2023 11:05:19 AM, Tim

NOTES:

1. NUMBER OF EXISTING SLIPS: 32
2. NUMBER OF PROPOSED SLIPS: 26
3. TOTAL NUMBER OF SLIPS: 58
4. AREA OF EXISTING DOCK: 6,909.14 SF
5. AREA OF PROPOSED DOCK EXTENSION: 10,596.27 SF
6. TOTAL AREA OF EXISTING DOCK AND PROPOSED DOCK EXTENSION: 17,505.41 SF

LEGEND

-  EELGRASS AREA
-  EXISTING FIXED DOCK
-  EXISTING FLOATING DOCK
-  PROPOSED DOCK/BOARDWALK



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MARINA PARCEL NORTH DOCK EXPANSION - DIMENSION PLAN**

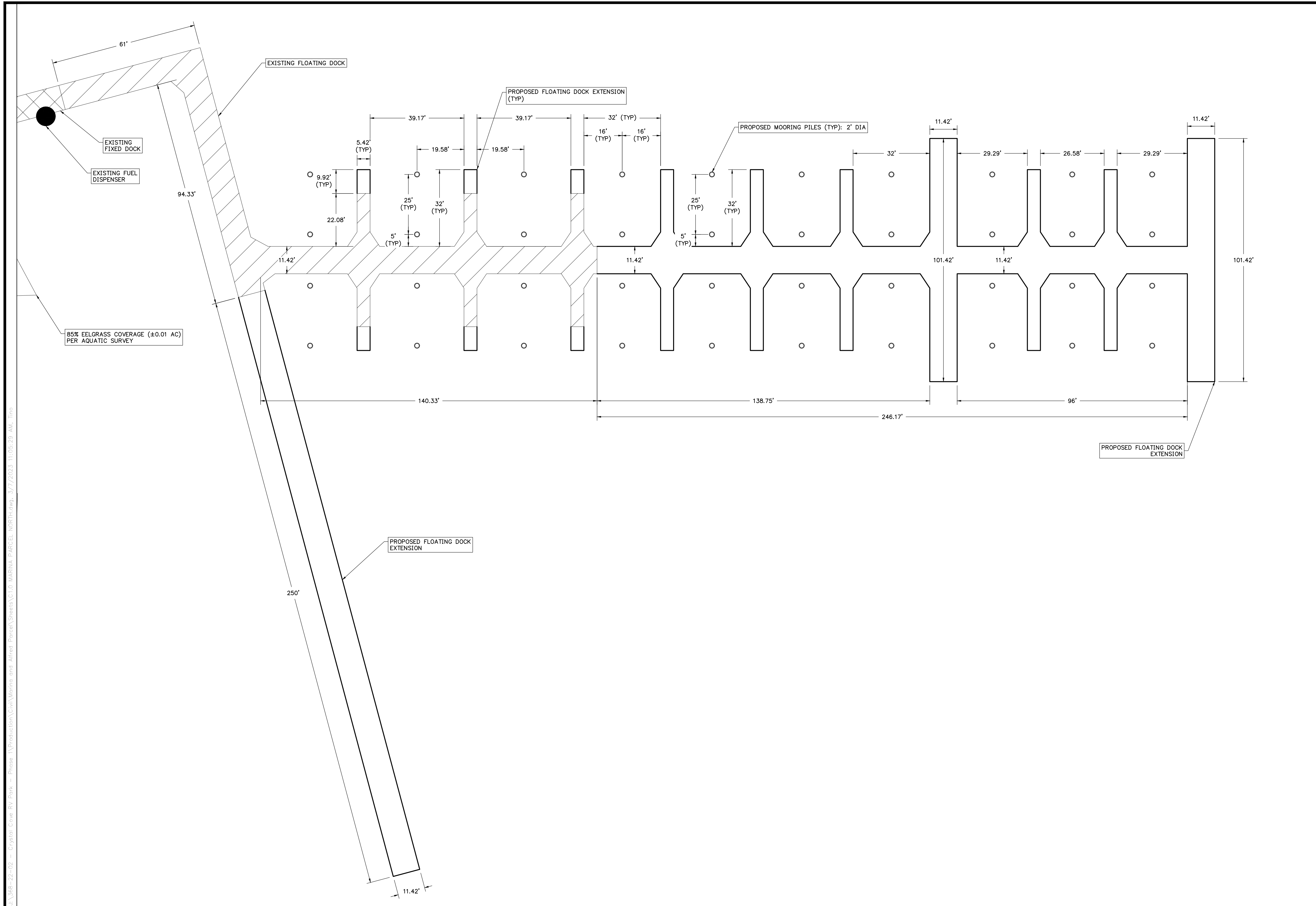
CLIENT: CRYSTAL COVE HOLDINGS, LLC
PALATKA, FLORIDA

PROJECT: CRYSTAL COVE MARINA

DATE: MARCH 2023
PROJECT NO: 368-22-02
SHEET NO: C1.2

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Civil\Marina and Alfred Parcel\Sheets\C1.0 MARINA PARCEL NORTH.dwg, 3/7/2023 11:05:24 AM, Tim

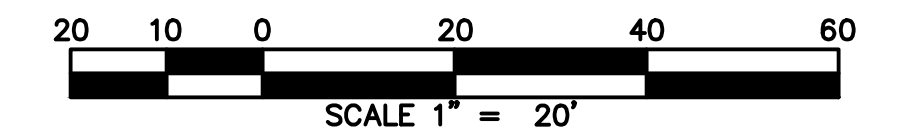
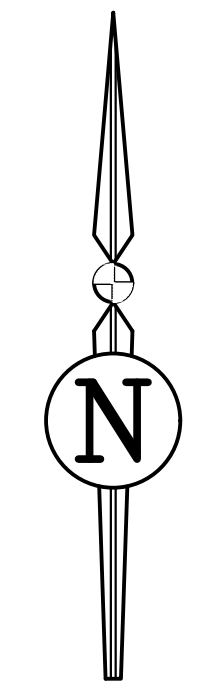
TAX PARCEL
#37-09-26-0000-0060-0080
(O.R.B. 1309, PG. 169)



- NOTES:**
- NUMBER OF EXISTING SLIPS: 13
 - NUMBER OF PROPOSED SLIPS: 26
 - TOTAL NUMBER OF SLIPS: 39
 - AREA OF EXISTING DOCK: 4,229.10 SF
 - AREA OF PROPOSED DOCK EXTENSION: 10,169.55 SF
 - TOTAL AREA OF EXISTING DOCK AND PROPOSED DOCK EXTENSION: 14,398.65 SF

LEGEND

	EELGRASS AREA
	EXISTING FIXED DOCK
	EXISTING FLOATING DOCK
	PROPOSED DOCK/BOARDWALK



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MARINA PARCEL NORTH DOCK EXPANSION - DIMENSION PLAN**

CLIENT: CRYSTAL COVE HOLDINGS, LLC
PALATKA, FLORIDA

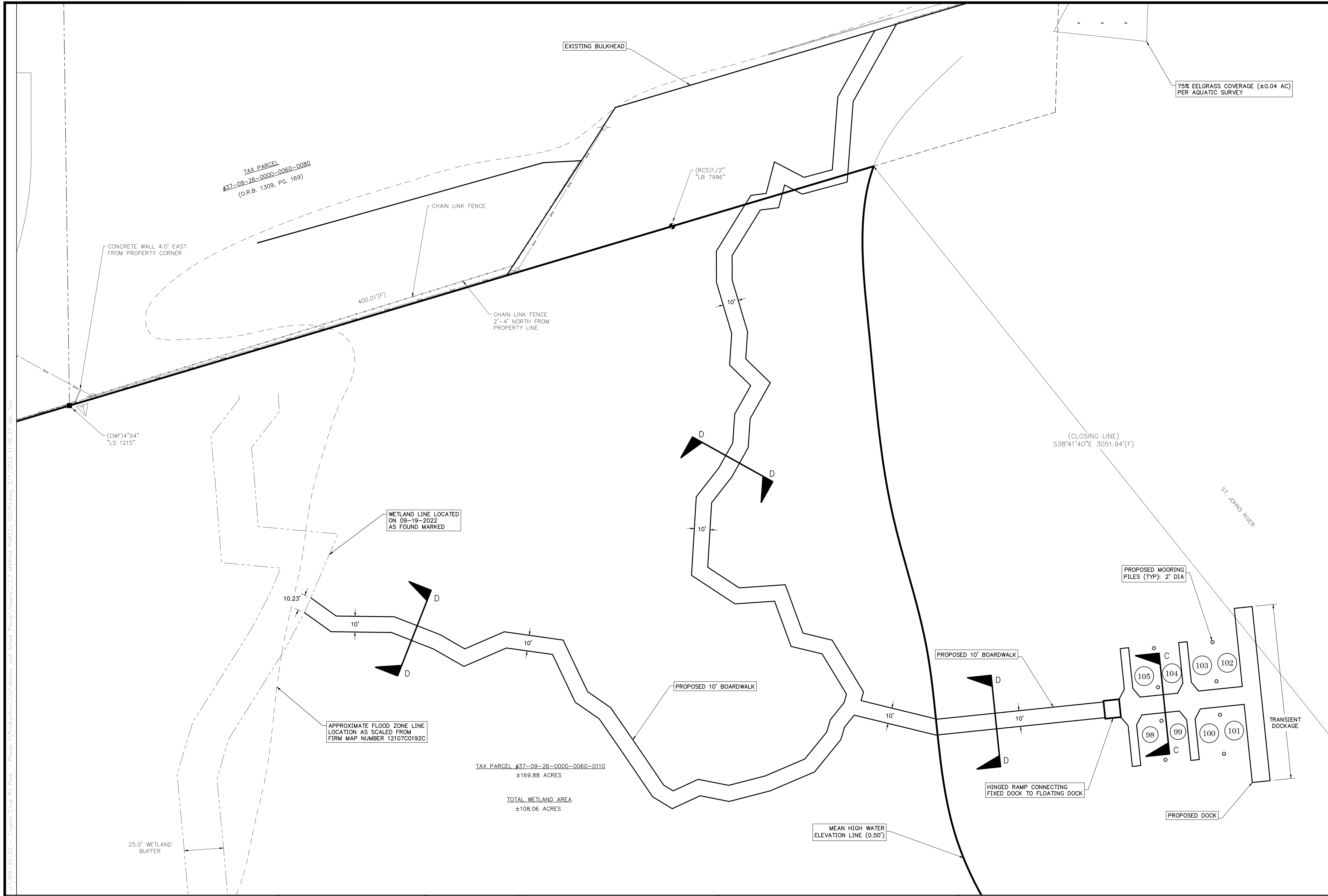
PROJECT: CRYSTAL COVE MARINA

DATE: MARCH 2023

PROJECT NO: 368-22-02

SHEET NO: **C1.3**

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Cha\Marina and Alfred Parcel\Sheet\CT.0 MARINA PARCEL NORTH.dwg, 3/7/2023 11:05:29 AM, Tim



75% EELGRASS COVERAGE (±0.04 AC) PER AQUATIC SURVEY

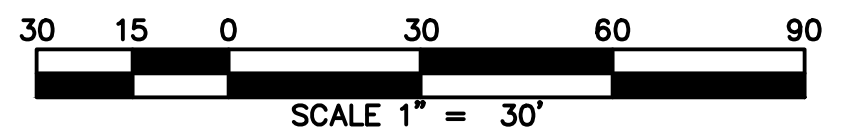
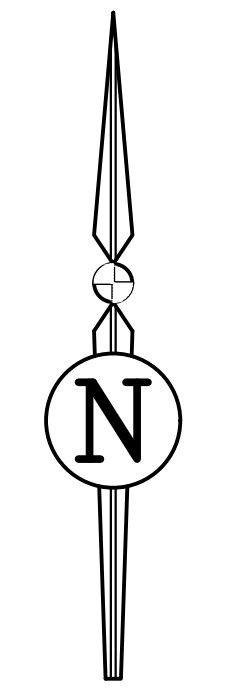
TAX PARCEL #37-09-26-0000-0060-0080 (O.R.B. 1309, PG. 169)

TAX PARCEL #37-09-26-0000-0060-0110 ±169.88 ACRES

TOTAL WETLAND AREA ±108.06 ACRES

- NOTES:**
- REFER TO SHEET C3.0 FOR DOCK CROSS SECTIONS A-A THROUGH D-D.
 - NUMBER OF PROPOSED SLIPS: 8
 - AREA OF PROPOSED DOCK: 3,075.53 SF
 - AREA OF PROPOSED BOARDWALK: 11,865.25 SF
 - TOTAL AREA OF PROPOSED DOCK AND BOARDWALK: 14,940.78 SF

LEGEND
 EELGRASS AREA



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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 Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
 Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: MARINA PARCEL SOUTH
 CLIENT: CRYSTAL COVE HOLDINGS, LLC PALATKA, FLORIDA

PROJECT: CRYSTAL COVE MARINA

DATE: MARCH 2023
 PROJECT NO: 368-22-02
 SHEET NO: C2.0

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Civil\Marina and Alfred Parcel\Sheets\C2.0 MARINA PARCEL SOUTH.dwg, 3/7/2023 11:05:37 AM, Tim



- NOTES:**
1. REFER TO SHEET C3.0 FOR DOCK CROSS SECTIONS A-A THROUGH D-D.
 2. NUMBER OF PROPOSED SLIPS: 8
 3. AREA OF PROPOSED DOCK: 3,075.53 SF
 4. AREA OF PROPOSED BOARDWALK: 11,865.25 SF
 5. TOTAL AREA OF PROPOSED DOCK AND BOARDWALK: 14,940.78 SF

LEGEND

..... EELGRASS AREA

REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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SHEET TITLE: **MARINA PARCEL SOUTH - AERIAL**

CLIENT: **CRYSTAL COVE HOLDINGS, LLC**
PALATKA, FLORIDA

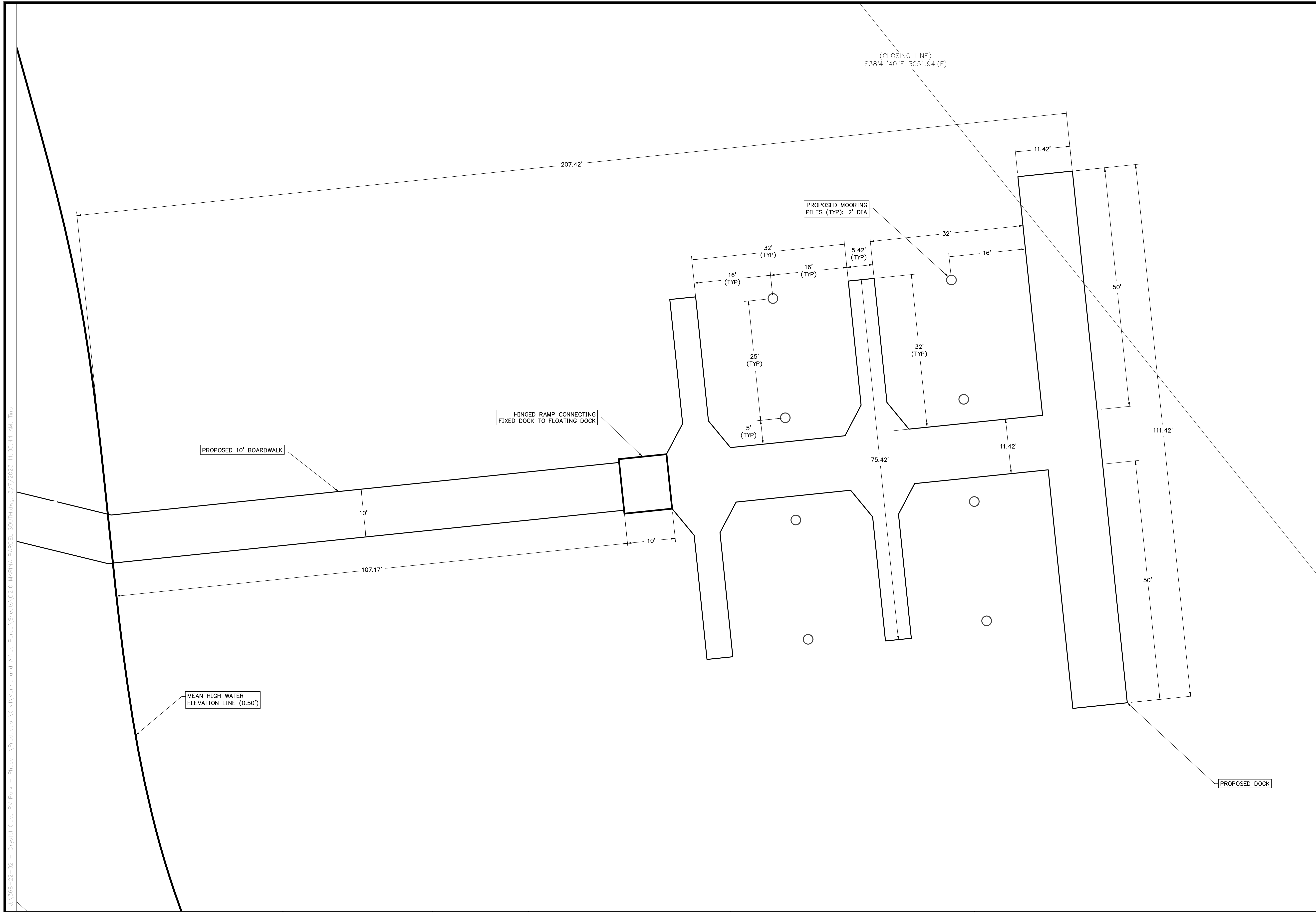
PROJECT: **CRYSTAL COVE MARINA**

DATE: **MARCH 2023**

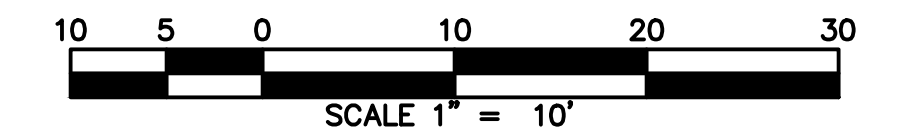
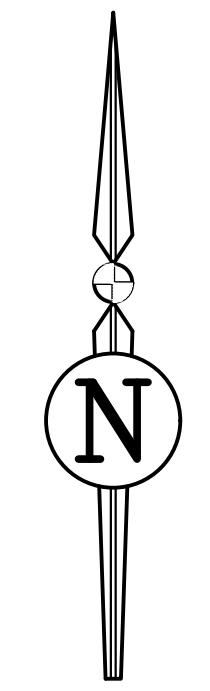
PROJECT NO: **368-22-02**

SHEET NO: **C2.1**

J:\368-22-02 - Crystal Cove RV Park - Phase 1\Production\Crh\Marina and Aerial Parcel\Sheets\C2.0 MARINA PARCEL SOUTH.dwg, 3/7/2023 11:05:39 AM, Tim



- NOTES:**
1. NUMBER OF PROPOSED SLIPS: 8
 2. AREA OF PROPOSED DOCK: 3,075.53 SF



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
 FLORIDA LICENSE NO. 73842

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SHEET TITLE: **MARINA PARCEL SOUTH - DIMENSION PLAN**

CLIENT: CRYSTAL COVE HOLDINGS, LLC
 PALATKA, FLORIDA

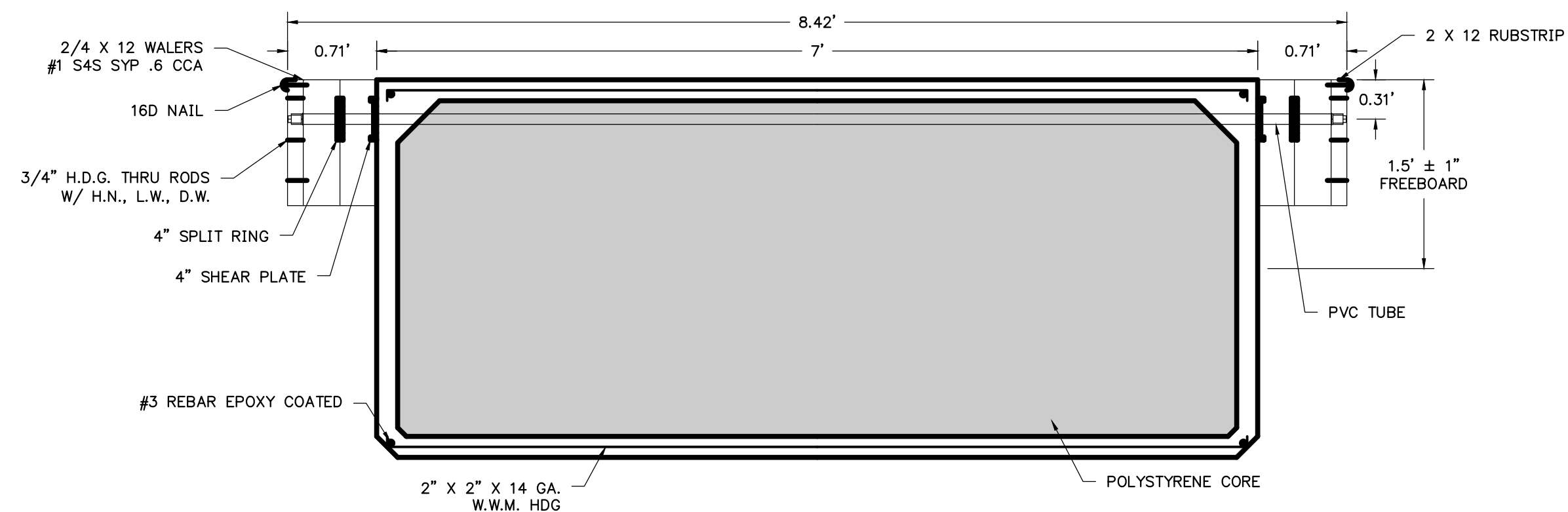
PROJECT: **CRYSTAL COVE MARINA**

DATE: **MARCH 2023**

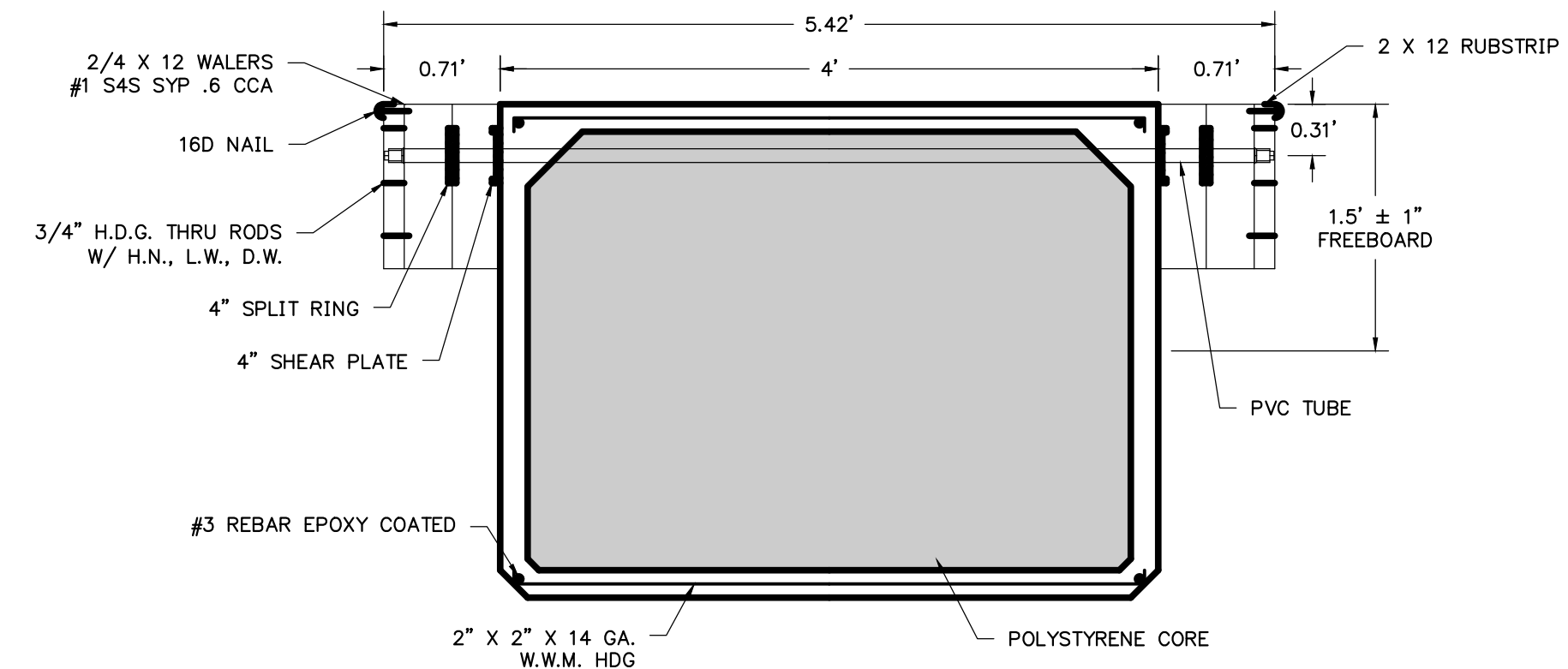
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SHEET NO: **C2.2**

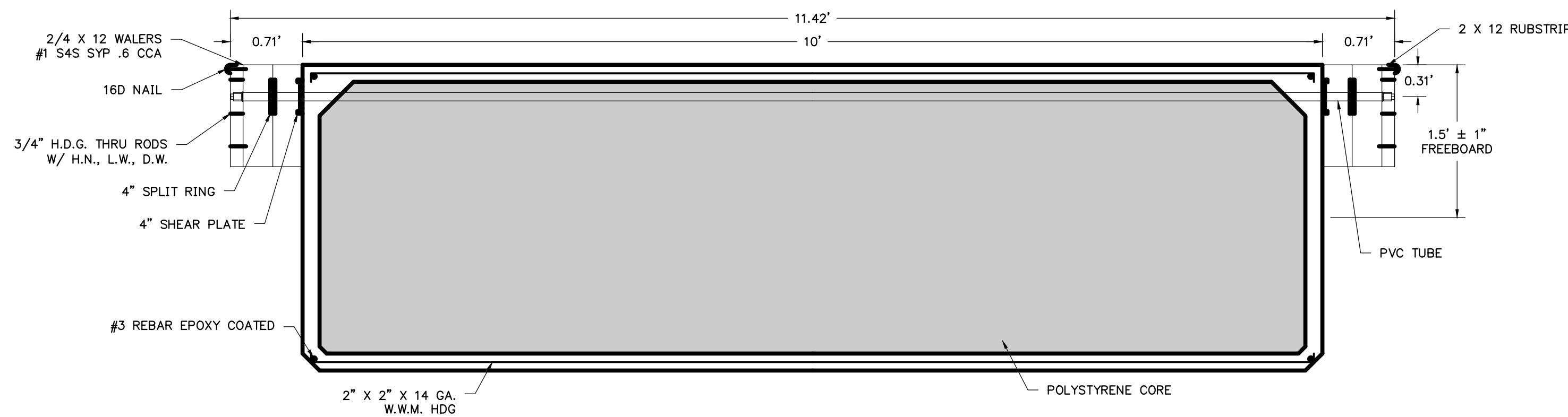
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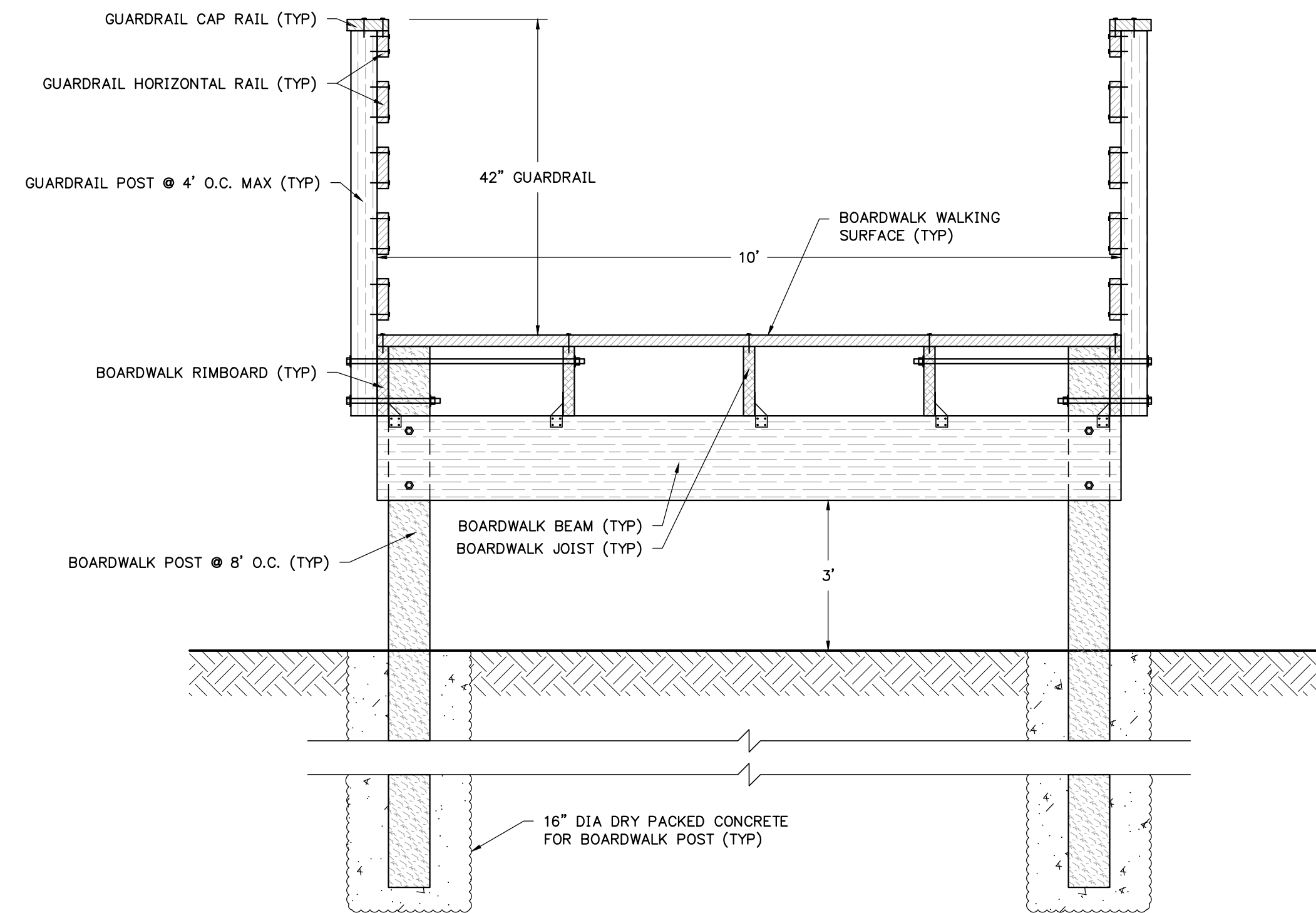
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



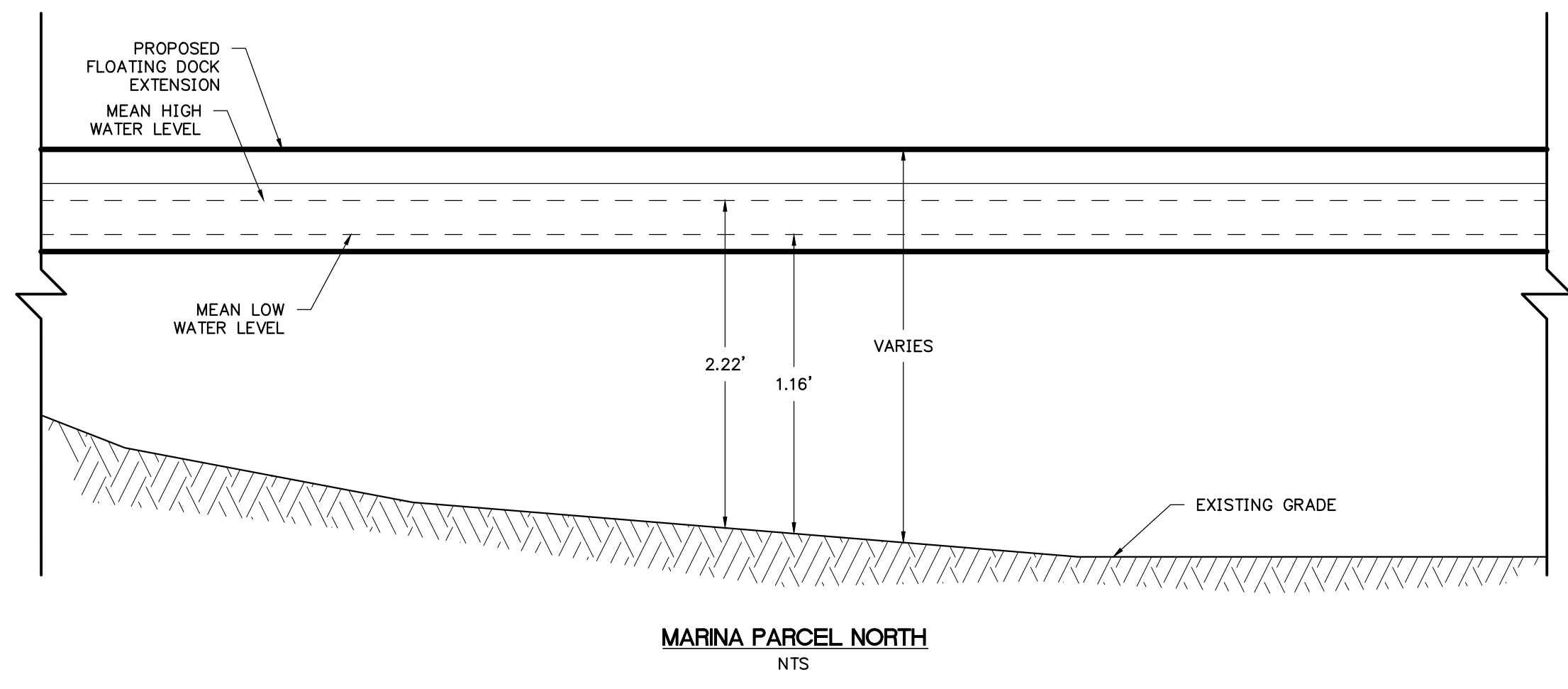
SECTION D-D
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NOTES:
1. REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL ASSEMBLY DETAILS.

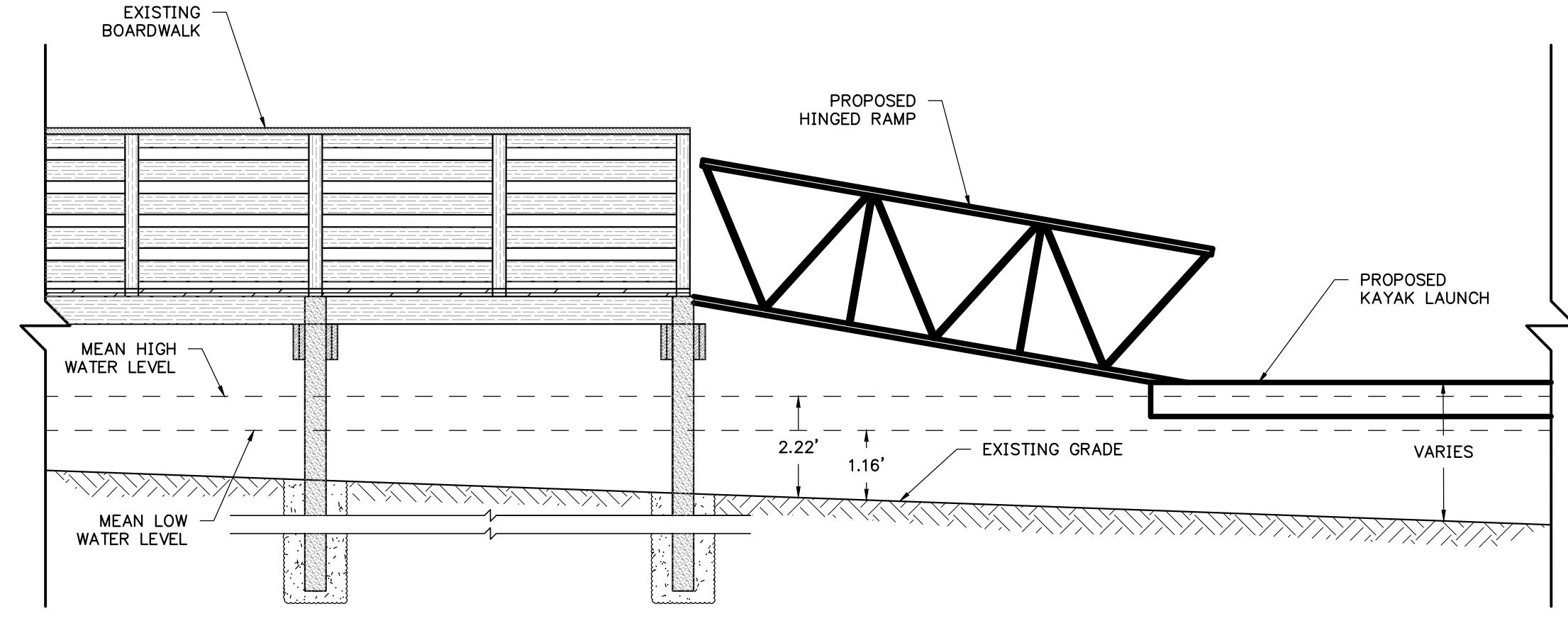
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NO.	DATE	DESCRIPTION				

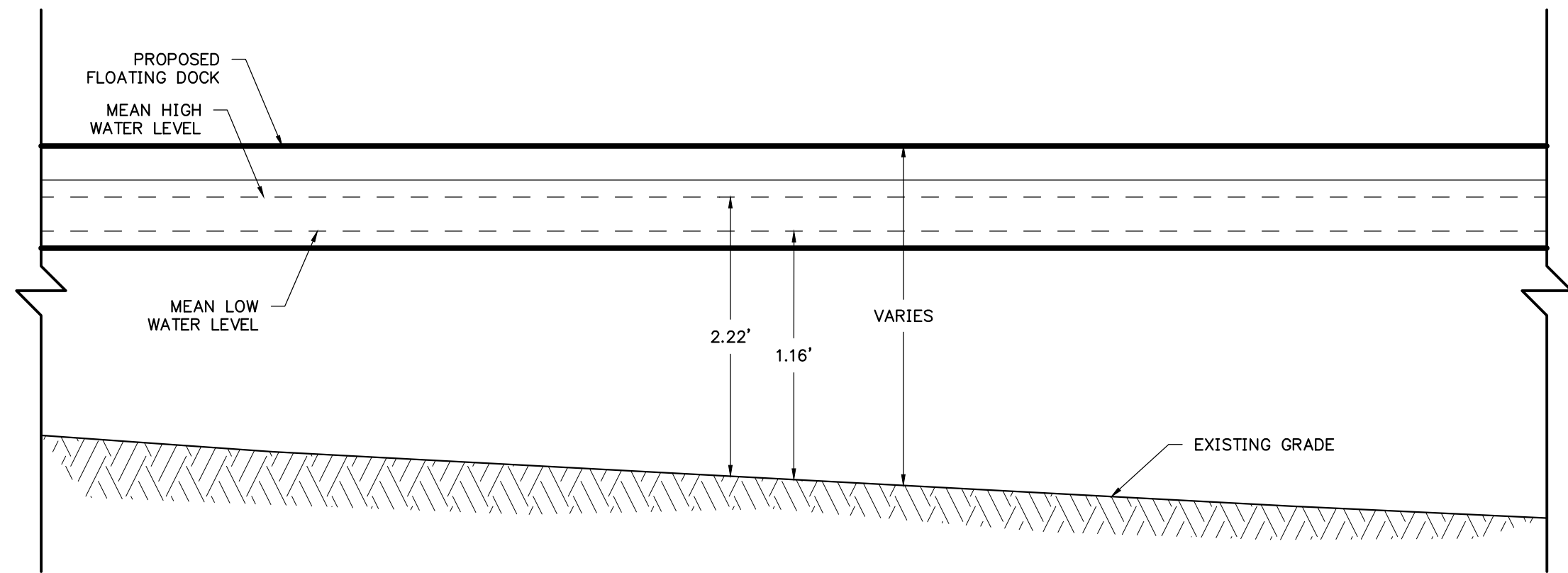
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ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842		SHEET TITLE: CROSS SECTIONS			



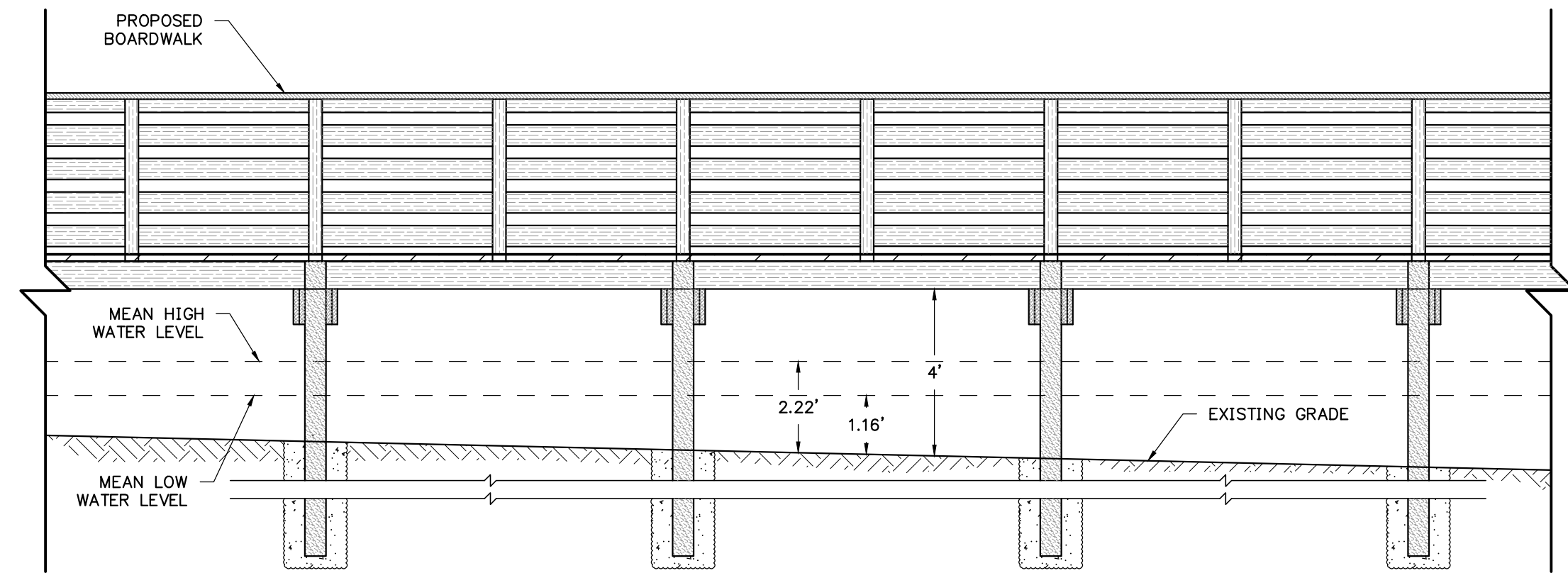
MARINA PARCEL NORTH
NTS



MARINA PARCEL NORTH - KAYAK LAUNCH
NTS



MARINA PARCEL SOUTH
NTS



MARINA PARCEL SOUTH - BOARDWALK
NTS

J:\368-22-02 - Phase 1\Production\CrystalCoveMarina and Alfred Parcel\Sheets\C3.0 CROSS SECTIONS.dwg, 3/7/2023 11:05:54 AM, Tim

REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

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ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842 <small>THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.</small>		CLIENT: CRYSTAL COVE HOLDINGS, LLC PALATKA, FLORIDA	PROJECT: CRYSTAL COVE MARINA	