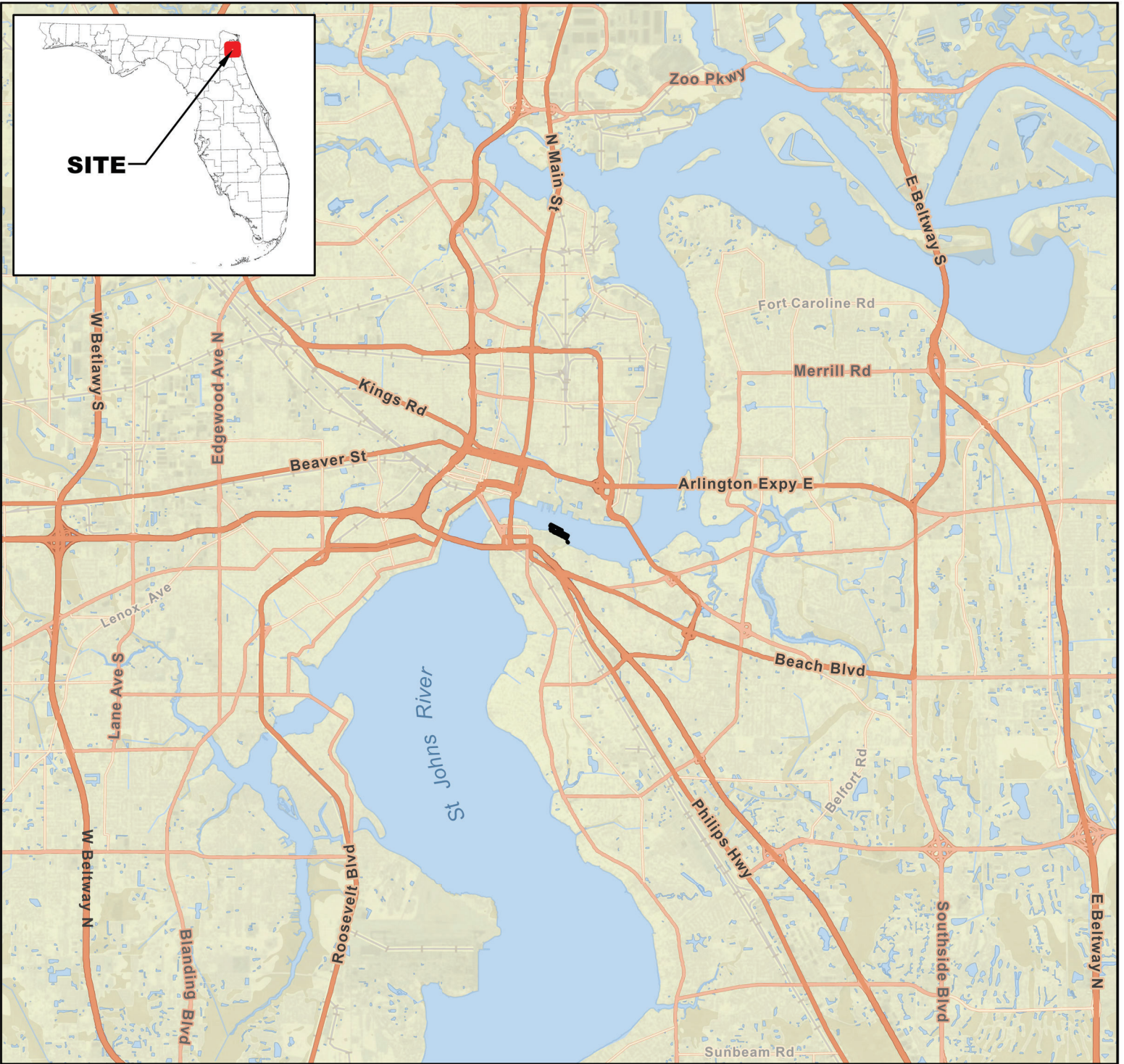
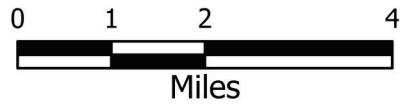




SITE





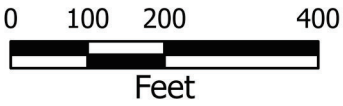
 Submerged Land Lease Area



Rivers Edge Marina Lease
Lease #164301902
Duval County, Florida



-  Submerged Land Lease Area
-  Privately Owned Submerged Lands
(OR Book 18925, Page 1270)



Rivers Edge Marina Lease
Lease #164301902
Duval County, Florida

PROJECT DESCRIPTION

1. Location: 30°18'59.59"N Latitude/ 81°38'48.27"W Longitude
Sections 45 and 60, Township 2 South, Range 26 East
801 Broadcast Place, Jacksonville, 32207
Aquatic Preserve: No
Waterbody Name and Classification: St. Johns River, Class III, Unclassified for Shellfish Harvesting
Designated Manatee County: Yes, with an approved Manatee Protection Plan
Manatee Aggregation Area: No
Manatee Protection Speed Zone: Slow speed zone

2. Preempted area: 472,990 square feet total
 - Sovereign Submerged Land: 452,243 square feet
 - Privately Owned Submerged Land: 20,747 square feetStructure dimensions: Overwater Square Footage is 55,148 square feet
 - Dock A: 11,371 square feet; parcel A
 - Dock B*: 5,823 square feet; parcel A
 - Dock C*: 22,045 square feet; parcel A and B
 - Dock D: 4,964 square feet; parcel C
 - Dock E: 3,159 square feet; parcel C
 - Dock F: 3,906 square feet; parcel C
 - Dock G: 3,600 square feet; parcel C
 - Kayak Launch: 280 square feet; parcel D

* Portions of Docks B and C are over privately owned submerged lands.

Number of slips: 125 slips; 117 slips on sovereignty submerged lands and 8 slips that are partially on privately owned submerged lands.
Vessels: Private vessels ranging from 20 to 60 feet in length with a 2 to 7-foot draft; however, the attenuator/ side tie dock will be able to accommodate a vessel up to 250 feet in length with a 15-foot draft.

3. Liveboards: Are authorized in the District's Environmental Resource Permit.

4. Sewage pumpout facility: Is authorized in the permit and is required to be fixed and connected to a central sewage system.

5. Fueling facility: Not authorized

REQUIREMENTS/ASSESSMENTS/COMMENTS

1. The District's Environmental Resource Permit: See attached "Consolidated Notice of Intent to Issue."

2. U.S. Army Corps of Engineers permit: A standard lease condition references the need to obtain approval, if required.
3. Florida Fish and Wildlife Conservation Commission (FWC), Division of Habitat and Species Conservation, Imperiled Species Management Section, Manatees, recommended on November 30, 2023, that:
 - (1) The Permittee comply with the standard manatee protection construction conditions;
 - (2) The total number of boats, inclusive of all mooring and upland storage, shall be limited to one hundred and twenty-five (125).
 - a. The total number of tie-off slips associated with Docks A and C shall be limited to forty-three (43), as depicted in the attached tie-off plan as provided by the applicant.
 - b. The Permittee shall install permanent signage indicating the maximum number and minimum size of vessels permitted to tie off along the marginal docks associated with Docks A and C. Signs shall be maintained for the life of the facility and installed no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded;
 - (3) While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area;
 - (4) To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access;
 - (5) 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;
 - (6) 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.

4. Department of State, Division of Historical Resources: DHR was notified June 16, 2023, and did not provide a comment.
5. Riparian rights line setback: The proposed lease boundary meets the setback criteria.
6. Noticing: Three property owners within a 500-foot radius of the project, and all interested parties, were noticed pursuant to Rule 18-21.004(1)(a), F.A.C., and no objections were received by September 20, 2024, the end of the comment period. However, one notice was returned as undeliverable and was resent with the correct address on October 14, 2024. No objections were received by November 4, 2024, the end of the comment period.
7. Department of Agriculture and Consumer Services, Shellfish and Environmental Assessment Section, Shellfish: The location is unclassified for shellfish harvesting.

PUBLIC INTEREST STATEMENT

The subject project is not located 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 the public interest,” pursuant to Rule 18-21.004(1)(a), F.A.C.

Based on the merits of the proposal, the Applicants have given reasonable assurance that the proposal will maintain essentially natural conditions; will not significantly impact fish and wildlife and other natural resources, including public recreation and navigation; is consistent with the goals and objectives of the “Conceptual State Lands Management Plan” adopted by the Board of Trustees on March 17, 1981 and amended March 3, 1983; is consistent with the local government’s comprehensive plan; and will not interfere with the riparian rights of adjacent property owners.

Therefore, it is the District’s opinion 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, pursuant to Article X, Section 11 of the Florida Constitution, Chapter 253, F.S., associated Rule 18-21, F.A.C., and the direction of the Board of Trustees.

EXISTING FACILITIES

Regulatory violations: none

On June 12, 1998, pursuant to the provisions of sections 253.12(9) and (10), F.S., JEA applied for and received from the Board of Trustees a certificate (1975 Certificate Trustees No. 29828 [4739-16]) containing the legal description of the waterward boundary of the parcel as of July 1, 1975. JEA qualified for this transfer of ownership as they had made improvements, as detailed in 253.12(9), F.S., on the submerged lands. The specific improvements included fill and a seawall for their Southside Power Generating Station. The Certificate was recorded in the Duval County Official Records, Book 9008, Page 1216.

On August 8, 2005, the Board of Trustees issued Corrective 1975 Certificate Trustees No. 29858 (4739-16), which was recorded in Duval County Official Records, Book 12686, Page 910. This correction was to rectify two surveyor scrivener's errors within the legal description. Subsequently, the Division of State Lands issued this Corrective 1975 Certificate to JEA.

On August 29, 2019, the Board of Trustees issued Disclaimer No. 42071 (6602-16), which was recorded in the Duval County Official Records, Book 18925, Page 1270. This Disclaimer is a Butler Act Claim granted to Elements Development of Jacksonville, LLC for two separate parcels, A and B. The structure associated with Parcel A is the concrete intake structure and the parcel is approximately 5,996 square feet. Parcel B is associated with the old dock and corresponding mooring structures and is approximately 14,751 square feet.

On February 1, 2021, the District issued Permit No. IND-031-165883-1 authorizing the repair and replacement of an existing seawall and the installation of a new portion of seawall.

On September 24, 2021, the District issued Permit No. IND-031-165883-3, which was a permit modification consisting of the installation of riprap in lieu of the previously proposed 600 linear feet of retaining wall for the eastern section of the project.

On December 22, 2021, the District issued Permit No. IND-031-165883-4 authorizing the construction of a 1,593 linear foot pile supported boardwalk.

On March 1, 2022, the District issued Permit No. IND-031-165883-2 authorizing the construction of internal roadways to serve a future mixed-use development known as The District.

On April 30, 2024, the District issued Permit No. IND-031-165883-7 authorizing the construction of a 40-unit townhome facility and associated infrastructure.

SPECIAL LEASE CONDITIONS

1. Within 10 days of completion of the docking facility, handrails and "no-mooring" signs shall be installed along all portions of the docking facility adjacent to non-mooring areas. Handrails shall be constructed to eliminate access to the docking facility by boaters and shall be maintained during the term of this lease and all subsequent renewal terms.

2. The Lessee shall provide and make available to all vessels utilizing the docking facility operational and well-maintained sewage pumpout facilities acceptable to the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction.
3. The Lessee shall inform all wet slip occupants in writing of the availability and requirement to use the fixed sewage pumpout facilities located within the slips. The Lessee shall also advise all wet slip occupants that no overboard discharges of trash, human or animal waste, including fish carcasses, shall occur at the leased premises at any time. Discharge from any holding tank or marine sanitation device, including those approved by the United States Coast Guard is strictly prohibited within the leased premises.
4. No more than 10 of the 125 wet slips may be used by vessels occupied by a person or persons on an overnight basis.
5. Any vessel moored at the docking facility, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A and no portion of a vessel may extend beyond the leased premises. Vessel length shall be measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms.
6. Vessels that either do not possess a current vessel registration and title as required by Chapters 327 and 328, F.S., or do not have a current vessel registration and title as required in another state or country are prohibited within the leased premises.
7. All vessels that moor, dock, or otherwise use the leased premises shall be maintained in a fully operational condition.
8. The Lessee shall install and maintain, during the term of this lease and all subsequent renewal terms, reflective markers and lighted aids to navigation at the ends of each pier. The lighted aides are required to be on at night and during limited visibility conditions.

FEE CALCULATION

CONSIDERATION DUE: \$ 89,105.44

(1)	Lease Fee 452,243 sq. ft. x \$0.2074 =	\$93,795.20
	Less 30% Discount	- \$28,138.56
(2)	Plus 25% Surcharge on the total area (452,243 x \$0.2074 = \$93,795.20 x .25 = \$23,448.80)	+ \$23,448.80

TOTAL CONSIDERATION DUE: \$89,105.44

December 05, 2024

Craig Wrathell
The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556

SUBJECT: 165883-6
Rivers Edge Marina

Dear Sir/Madam:

Enclosed is your consolidated Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) issued by the St. Johns River Water Management District on . This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

As required by a condition of your permit, you must notify the District within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any transfer of ownership or control of the real property where the permitted system or facility is located. You will need to provide the District with the information specified in District rule 40C-1.612, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains liable for any corrective actions that may be required as a result of any permit violations that occur before the sale, conveyance, or other transfer of the system or facility, so it is recommended that you request a permit transfer in advance.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File
Robin Smith, City of Jacksonville, robinsmith@coj.net
John Dinan, Elements Development of Jacksonville, LLC, jdinan@phccap.com

Consultant: Phillip J Clancy, Applied Technology & Management,
pclancy@appliedtm.com

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 165883-6 **DATE ISSUED:**

PROJECT NAME: Rivers Edge Marina

AN ENVIRONMENTAL RESOURCE PERMIT (ERP) AUTHORIZING:

Construction and operation of a 125 slip commercial marina for a 10.39-acre project known as Rivers Edge Marina, as per plans received by the District on August 29, 2024, and per the Sovereignty Submerged Lands Survey received by the District on August 30, 2024.

AUTHORIZATION TO USE SOVEREIGN SUBMERGED LANDS (SSL):

Authorization to use Sovereign Submerged Lands in the form of a Sovereignty Submerged Lands Lease for a 125 slip commercial marina, pre-empting 452,243 square feet, known as Rivers Edge Marina in accordance with the Sovereignty Submerged Lands Lease Survey received by the District on August 30, 2024.

LOCATION:

Section(s): 45, 2 Township(s): 2S Range(s): 26E

Duval County

ISSUED TO:

The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556

Elements Development of Jacksonville, LLC
1717 Main St
Ste 3900
Dallas, TX 75201-7354

City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**ENVIRONMENTAL RESOURCE PERMIT AND SOVEREIGN SUBMERGED LANDS
AUTHORIZATION IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated

AUTHORIZED BY: St. Johns River Water Management District

By: [[[.EMPLOYEE_SIGNATURE.]]]

[[[.EMPLOYEE_NAME.]]]
[[[.EMPLOYEE_TITLE.]]]

DRAFT

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 165883-6
Rivers Edge Marina
DATED [[[PERMIT_ISSUE_DATE]]]

REGULATORY CONDITIONS – ENVIRONMENTAL RESOURCE PERMIT (ERP):

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 District 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 District 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 District, 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 District in writing of changes required by any other regulatory District 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 District 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 District 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, District 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 District 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 Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. 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 applicant 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, 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 FWCConservationPlanningServices@MyFWC.com.

22.

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.
23. All surface water impacts must be conducted, and the proposed marina must be constructed and operated, as indicated on the August 29, 2024, plan set and subsequent Submerged Lands Survey received on August 30, 2024.
 24. The Operations and Management Plan, received by the District on July 29, 2024, is incorporated as a condition of this permit.
 25. For activities on sovereign submerged lands that require letter of consent, lease, easement, management agreement, or use agreement, construction shall not commence until the sovereign submerged lands instrument has been fully executed. Within 30 days of executing a requisite lease or easement, the permittee must provide the District with a copy of the document.
 26. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
 27. The total number of boats, inclusive of all mooring and upland storage, shall be limited to one hundred and twenty-five (125).
 - a. The total number of tie-off slips associated with Docks A and C shall be limited to forty-three (43), as depicted in the attached tie-off plan as provided by the applicant.
 - b. The Permittee shall install permanent signage indicating the maximum number and minimum size of vessels permitted to tie off along the marginal docks associated with Docks A and C. Signs shall be maintained for the life of the facility and installed no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
 28. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.
 29. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical

bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

30. 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.
31. 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.
32. Dredging within waters of the State for the purpose of providing backfill is prohibited.
33. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
34. 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 vessel/barge and the top of any submerged resources or submerged bottom.
35. All pilings used in the construction of the marina shall be non-leaching pilings. Nonleaching pilings may include, but are not limited to: wrapped, untreated, composite, or concrete pilings. If wrapped pilings are used, the wrapping shall extend to at least 1 foot above the seasonal high water line, and 6 inches below the bottom of the waterbody.
36. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the bottom of submerged lands at mean low water so as to preclude bottom scouring or prop dredging.
37. Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.
38. Fish cleaning stations, boat repair facilities and fueling facilities on structures over the water are prohibited.
39. The attached Marina Management Operations Manual, which includes a Contingency Plan for Wastewater Discharge or Spill, shall be readily available to marina personnel at all times. The dockmaster shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the Contingency Plan for Wastewater Discharge or Spill.
40. Fixed sewage pump-out connections, directly connected to the upland sewer, shall be installed at the locations shown on the attached plans prior to or simultaneously with

completion of construction activities. The permittee shall ensure marina personnel, who have been trained to operate the sewage pump-out facilities, are available to assist boaters in operating the facilities during standard business hours (at a minimum) for the life of the facility. The sewage pump-out connections and facilities shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the facility.

41. Each designated liveaboard slip shall be provided with its direct, permanent sewage pump-out device located within the slip. A liveaboard shall not be allowed to dock at a slip without a direct sewage pump-out device. Sewage pump-out devices shall be connected to an authorized sewage treatment system. Marina personnel shall be trained in the use of these devices. Each user of a liveaboard slip shall be given a demonstration by trained personnel on how to use the sewage pump-out device, shall be given written instructions on how to use the device, and shall be informed the sewage pump-out device must be used whenever the user wishes to empty the boat's head while moored at the slip. In addition, each user shall sign a statement (which may be included in the use/rental agreement for the slip) which states the user:
 - a. Agrees to use the sewage pump-out device to empty the boat's head when moored at the marina;
 - b. Has received a demonstration on how to use the sewage pump-out device; and
 - c. Has been given written instructions on how to use the sewage pump-out device.
 - d. The requirements in this paragraph shall be met within four (4) days of the liveaboard slips becoming occupied by a new user.
42. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
43. Prior to commencing construction of the project, the permittee shall execute and record the easement agreement for the operation and maintenance of the marina in the form approved by District staff.

PROPRIETARY CONDITIONS - SOVEREIGN SUBMERGED LANDS (SSL):

44. Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
45. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
46. Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

47. Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
48. Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
49. Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
50. Structures or activities shall not create a navigational hazard.
51. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
52. Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

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Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within fourteen (14) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections [120.569](#) and [120.57](#), Florida Statutes, the time limitations imposed by Sections [120.569](#) and [120.57](#), Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections [120.569](#) and [120.57](#), Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency

Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 6.18.18

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 14-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. Please submit a scanned copy of the affidavit by emailing compliancesupport@sjrwmd.com (preferred method) or send the original affidavit of publication to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within fourteen (14) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing notice of intended District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit <http://www.sjrwm.com/noticeofrights/> to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386) 329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
MacLenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

December 05, 2024

John Dinan
Elements Development of Jacksonville, LLC
1717 Main St
Ste 3900
Dallas, TX 75201-7354

SUBJECT: 165883-6
Rivers Edge Marina

Dear Sir/Madam:

Enclosed is your consolidated Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) issued by the St. Johns River Water Management District on . This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

As required by a condition of your permit, you must notify the District within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any transfer of ownership or control of the real property where the permitted system or facility is located. You will need to provide the District with the information specified in District rule 40C-1.612, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains liable for any corrective actions that may be required as a result of any permit violations that occur before the sale, conveyance, or other transfer of the system or facility, so it is recommended that you request a permit transfer in advance.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File
John Dinan, Elements Development of Jacksonville, LLC, jdinan@phccap.com
Craig Wrathell, The District Community Development District,
wraithellc@whhassociates.com

Consultant: Phillip J Clancy, Applied Technology & Management,
pclancy@appliedtm.com

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 165883-6 **DATE ISSUED:**

PROJECT NAME: Rivers Edge Marina

AN ENVIRONMENTAL RESOURCE PERMIT (ERP) AUTHORIZING:

Construction and operation of a 125 slip commercial marina for a 10.39-acre project known as Rivers Edge Marina, as per plans received by the District on August 29, 2024, and per the Sovereignty Submerged Lands Survey received by the District on August 30, 2024.

AUTHORIZATION TO USE SOVEREIGN SUBMERGED LANDS (SSL):

Authorization to use Sovereign Submerged Lands in the form of a Sovereignty Submerged Lands Lease for a 125 slip commercial marina, pre-empting 452,243 square feet, known as Rivers Edge Marina in accordance with the Sovereignty Submerged Lands Lease Survey received by the District on August 30, 2024.

LOCATION:

Section(s): 45, 2 Township(s): 2S Range(s): 26E

Duval County

ISSUED TO:

The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556

Elements Development of Jacksonville, LLC
1717 Main St
Ste 3900
Dallas, TX 75201-7354

City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**ENVIRONMENTAL RESOURCE PERMIT AND SOVEREIGN SUBMERGED LANDS
AUTHORIZATION IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated

AUTHORIZED BY: St. Johns River Water Management District

By: [[[.EMPLOYEE_SIGNATURE.]]]

[[[.EMPLOYEE_NAME.]]]
[[[.EMPLOYEE_TITLE.]]]

DRAFT

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 165883-6
Rivers Edge Marina
DATED [[[PERMIT_ISSUE_DATE]]]

REGULATORY CONDITIONS – ENVIRONMENTAL RESOURCE PERMIT (ERP):

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 District 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 District 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 District, 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 District in writing of changes required by any other regulatory District 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 District 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 District 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, District 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 District 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 Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. 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 applicant 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, 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 FWCConservationPlanningServices@MyFWC.com.

22.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

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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.
23. All surface water impacts must be conducted, and the proposed marina must be constructed and operated, as indicated on the August 29, 2024, plan set and subsequent Submerged Lands Survey received on August 30, 2024.
 24. The Operations and Management Plan, received by the District on July 29, 2024, is incorporated as a condition of this permit.
 25. For activities on sovereign submerged lands that require letter of consent, lease, easement, management agreement, or use agreement, construction shall not commence until the sovereign submerged lands instrument has been fully executed. Within 30 days of executing a requisite lease or easement, the permittee must provide the District with a copy of the document.
 26. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
 27. The total number of boats, inclusive of all mooring and upland storage, shall be limited to one hundred and twenty-five (125).
 - a. The total number of tie-off slips associated with Docks A and C shall be limited to forty-three (43), as depicted in the attached tie-off plan as provided by the applicant.
 - b. The Permittee shall install permanent signage indicating the maximum number and minimum size of vessels permitted to tie off along the marginal docks associated with Docks A and C. Signs shall be maintained for the life of the facility and installed no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
 28. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.
 29. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical

bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

30. 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.
31. 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.
32. Dredging within waters of the State for the purpose of providing backfill is prohibited.
33. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
34. 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 vessel/barge and the top of any submerged resources or submerged bottom.
35. All pilings used in the construction of the marina shall be non-leaching pilings. Nonleaching pilings may include, but are not limited to: wrapped, untreated, composite, or concrete pilings. If wrapped pilings are used, the wrapping shall extend to at least 1 foot above the seasonal high water line, and 6 inches below the bottom of the waterbody.
36. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the bottom of submerged lands at mean low water so as to preclude bottom scouring or prop dredging.
37. Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.
38. Fish cleaning stations, boat repair facilities and fueling facilities on structures over the water are prohibited.
39. The attached Marina Management Operations Manual, which includes a Contingency Plan for Wastewater Discharge or Spill, shall be readily available to marina personnel at all times. The dockmaster shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the Contingency Plan for Wastewater Discharge or Spill.
40. Fixed sewage pump-out connections, directly connected to the upland sewer, shall be installed at the locations shown on the attached plans prior to or simultaneously with

completion of construction activities. The permittee shall ensure marina personnel, who have been trained to operate the sewage pump-out facilities, are available to assist boaters in operating the facilities during standard business hours (at a minimum) for the life of the facility. The sewage pump-out connections and facilities shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the facility.

41. Each designated liveaboard slip shall be provided with its direct, permanent sewage pump-out device located within the slip. A liveaboard shall not be allowed to dock at a slip without a direct sewage pump-out device. Sewage pump-out devices shall be connected to an authorized sewage treatment system. Marina personnel shall be trained in the use of these devices. Each user of a liveaboard slip shall be given a demonstration by trained personnel on how to use the sewage pump-out device, shall be given written instructions on how to use the device, and shall be informed the sewage pump-out device must be used whenever the user wishes to empty the boat's head while moored at the slip. In addition, each user shall sign a statement (which may be included in the use/rental agreement for the slip) which states the user:
 - a. Agrees to use the sewage pump-out device to empty the boat's head when moored at the marina;
 - b. Has received a demonstration on how to use the sewage pump-out device; and
 - c. Has been given written instructions on how to use the sewage pump-out device.
 - d. The requirements in this paragraph shall be met within four (4) days of the liveaboard slips becoming occupied by a new user.
42. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
43. Prior to commencing construction of the project, the permittee shall execute and record the easement agreement for the operation and maintenance of the marina in the form approved by District staff.

PROPRIETARY CONDITIONS - SOVEREIGN SUBMERGED LANDS (SSL):

44. Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
45. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
46. Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

47. Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
48. Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
49. Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
50. Structures or activities shall not create a navigational hazard.
51. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
52. Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

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Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within fourteen (14) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections [120.569](#) and [120.57](#), Florida Statutes, the time limitations imposed by Sections [120.569](#) and [120.57](#), Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections [120.569](#) and [120.57](#), Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency

Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 6.18.18

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 14-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. Please submit a scanned copy of the affidavit by emailing compliancesupport@sjrwmd.com (preferred method) or send the original affidavit of publication to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within fourteen (14) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing notice of intended District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit <http://www.sjrwm.com/noticeofrights/> to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386) 329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
MacLenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

December 05, 2024

Robin Smith
City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

SUBJECT: 165883-6
Rivers Edge Marina

Dear Sir/Madam:

Enclosed is your consolidated Environmental Resource Permit (ERP) and written authorization to Use State Owned Sovereign Submerged Lands (SSL) issued by the St. Johns River Water Management District on . This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

As required by a condition of your permit, you must notify the District within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any transfer of ownership or control of the real property where the permitted system or facility is located. You will need to provide the District with the information specified in District rule 40C-1.612, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains liable for any corrective actions that may be required as a result of any permit violations that occur before the sale, conveyance, or other transfer of the system or facility, so it is recommended that you request a permit transfer in advance.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, FL 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File
John Dinan, Elements Development of Jacksonville, LLC, jdinan@phccap.com
Craig Wrathell, The District Community Development District,
wratHELL@whhassociates.com

Consultant: Phillip J Clancy, Applied Technology & Management,
pclancy@appliedtm.com

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 165883-6 **DATE ISSUED:**

PROJECT NAME: Rivers Edge Marina

AN ENVIRONMENTAL RESOURCE PERMIT (ERP) AUTHORIZING:

Construction and operation of a 125 slip commercial marina for a 10.39-acre project known as Rivers Edge Marina, as per plans received by the District on August 29, 2024, and per the Sovereignty Submerged Lands Survey received by the District on August 30, 2024.

AUTHORIZATION TO USE SOVEREIGN SUBMERGED LANDS (SSL):

Authorization to use Sovereign Submerged Lands in the form of a Sovereignty Submerged Lands Lease for a 125 slip commercial marina, pre-empting 452,243 square feet, known as Rivers Edge Marina in accordance with the Sovereignty Submerged Lands Lease Survey received by the District on August 30, 2024.

LOCATION:

Section(s): 45, 2 Township(s): 2S Range(s): 26E

Duval County

ISSUED TO:

The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556

Elements Development of Jacksonville, LLC
1717 Main St
Ste 3900
Dallas, TX 75201-7354

City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

**ENVIRONMENTAL RESOURCE PERMIT AND SOVEREIGN SUBMERGED LANDS
AUTHORIZATION IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated

AUTHORIZED BY: St. Johns River Water Management District

By: [[[.EMPLOYEE_SIGNATURE.]]]

[[[.EMPLOYEE_NAME.]]]
[[[.EMPLOYEE_TITLE.]]]

DRAFT

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 165883-6
Rivers Edge Marina
DATED [[[PERMIT_ISSUE_DATE]]]

REGULATORY CONDITIONS – ENVIRONMENTAL RESOURCE PERMIT (ERP):

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 District 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 District 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 District, 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 District in writing of changes required by any other regulatory District 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 District 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 District 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, District 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 District 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 Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. 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 applicant 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, 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 FWCConservationPlanningServices@MyFWC.com.

22.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

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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.
23. All surface water impacts must be conducted, and the proposed marina must be constructed and operated, as indicated on the August 29, 2024, plan set and subsequent Submerged Lands Survey received on August 30, 2024.
 24. The Operations and Management Plan, received by the District on July 29, 2024, is incorporated as a condition of this permit.
 25. For activities on sovereign submerged lands that require letter of consent, lease, easement, management agreement, or use agreement, construction shall not commence until the sovereign submerged lands instrument has been fully executed. Within 30 days of executing a requisite lease or easement, the permittee must provide the District with a copy of the document.
 26. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
 27. The total number of boats, inclusive of all mooring and upland storage, shall be limited to one hundred and twenty-five (125).
 - a. The total number of tie-off slips associated with Docks A and C shall be limited to forty-three (43), as depicted in the attached tie-off plan as provided by the applicant.
 - b. The Permittee shall install permanent signage indicating the maximum number and minimum size of vessels permitted to tie off along the marginal docks associated with Docks A and C. Signs shall be maintained for the life of the facility and installed no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
 28. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.
 29. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical

bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

30. 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.
31. 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.
32. Dredging within waters of the State for the purpose of providing backfill is prohibited.
33. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
34. 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 vessel/barge and the top of any submerged resources or submerged bottom.
35. All pilings used in the construction of the marina shall be non-leaching pilings. Nonleaching pilings may include, but are not limited to: wrapped, untreated, composite, or concrete pilings. If wrapped pilings are used, the wrapping shall extend to at least 1 foot above the seasonal high water line, and 6 inches below the bottom of the waterbody.
36. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the bottom of submerged lands at mean low water so as to preclude bottom scouring or prop dredging.
37. Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.
38. Fish cleaning stations, boat repair facilities and fueling facilities on structures over the water are prohibited.
39. The attached Marina Management Operations Manual, which includes a Contingency Plan for Wastewater Discharge or Spill, shall be readily available to marina personnel at all times. The dockmaster shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the Contingency Plan for Wastewater Discharge or Spill.
40. Fixed sewage pump-out connections, directly connected to the upland sewer, shall be installed at the locations shown on the attached plans prior to or simultaneously with

completion of construction activities. The permittee shall ensure marina personnel, who have been trained to operate the sewage pump-out facilities, are available to assist boaters in operating the facilities during standard business hours (at a minimum) for the life of the facility. The sewage pump-out connections and facilities shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the facility.

41. Each designated liveaboard slip shall be provided with its direct, permanent sewage pump-out device located within the slip. A liveaboard shall not be allowed to dock at a slip without a direct sewage pump-out device. Sewage pump-out devices shall be connected to an authorized sewage treatment system. Marina personnel shall be trained in the use of these devices. Each user of a liveaboard slip shall be given a demonstration by trained personnel on how to use the sewage pump-out device, shall be given written instructions on how to use the device, and shall be informed the sewage pump-out device must be used whenever the user wishes to empty the boat's head while moored at the slip. In addition, each user shall sign a statement (which may be included in the use/rental agreement for the slip) which states the user:
 - a. Agrees to use the sewage pump-out device to empty the boat's head when moored at the marina;
 - b. Has received a demonstration on how to use the sewage pump-out device; and
 - c. Has been given written instructions on how to use the sewage pump-out device.
 - d. The requirements in this paragraph shall be met within four (4) days of the liveaboard slips becoming occupied by a new user.
42. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
43. Prior to commencing construction of the project, the permittee shall execute and record the easement agreement for the operation and maintenance of the marina in the form approved by District staff.

PROPRIETARY CONDITIONS - SOVEREIGN SUBMERGED LANDS (SSL):

44. Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
45. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
46. Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

47. Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
48. Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
49. Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
50. Structures or activities shall not create a navigational hazard.
51. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
52. Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

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Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within fourteen (14) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections [120.569](#) and [120.57](#), Florida Statutes, the time limitations imposed by Sections [120.569](#) and [120.57](#), Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections [120.569](#) and [120.57](#), Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency

Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 6.18.18

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 14-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. Please submit a scanned copy of the affidavit by emailing compliancesupport@sjrwmd.com (preferred method) or send the original affidavit of publication to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within fourteen (14) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within fourteen (14) days of the District emailing notice of intended District decision (for those persons to whom the District emails actual notice), or within fourteen (14) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit <http://www.sjrwm.com/noticeofrights/> to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386) 329-4570.

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INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT
20-Nov-2024
APPLICATION #: 165883-6

Applicant: Craig Wrathell
The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556
(561) 571-0010

John Dinan
Elements Development of Jacksonville, LLC
1717 Main St
Ste 3900
Dallas, TX 75201-7354
(214) 389-0811

Robin Smith
City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

Owner: Craig Wrathell
The District Community Development District
2300 Glades Rd
Ste 410W
Boca Raton, FL 33431-8556
(561) 571-0010

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Dallas, TX 75201-7354
(214) 389-0811

Robin Smith
City of Jacksonville
214 N Hogan St # 10
Jacksonville, FL 32202-4240

Agent: Phillip J Clancy
Applied Technology & Mgmt
100 Southpark Blvd
Ste 407

St Augustine, FL 32086-5173
(904) 310-1902

Project Name: Rivers Edge Marina

Acres Owned: 0.0

Project Acreage: 10.39

County: Duval

STR:

Section(s):	Township(s):	Range(s):
2,45	2S	26E

Receiving Water Body:

Name	Class
St. Johns River	III Marine, IW

Authority: 62-330.020 (2)(a), 18-21.005(1)(d), 62-330.020 (2)(d), 62-330.020 (2)(g)

Existing Land Use: Open Land(1900), Hardwood - Conifer Mixed(4340), High Density Under Construction(1390), Freshwater Marshes(6410), Streams and Waterways(5100)

Mitigation Drainage Basin: Northern St. Johns River & Northern Coastal

Special Regulatory Basin: Not Applicable

Final O&M Entity: District Community Development District

ERP Conservation Easements/Restrictions: No

Interested Parties: No

Objectors: No

Authorization Statement:

Construction and operation of a 125 slip commercial marina for a 10.39-acre project known as Rivers Edge Marina, as per plans received by the District on August 29, 2024, and per the Sovereignty Submerged Lands Survey received by the District on August 30, 2024.

State Lands Authorization Statement: Authorization to use Sovereign Submerged Lands in the form of a Sovereignty Submerged Lands Lease for a 125 slip commercial marina, pre-empting 452,243 square feet, known as Rivers Edge Marina in accordance with the Sovereignty Submerged Lands Lease Survey received by the District on August 30, 2024.

Recommendation: Approval

Reviewers: Jeff Reindl; Craig McCammon; Heather Diekman

Staff Comments

Background

This property was historically the JEA Southside Generating Station, which was established in the 1950s. In 2002, the demolition and removal of the buildings had already started, with the site being completely cleared by 2004. The site is currently vacant.

There are several permitted sequences under ERP number 165883 for a mixed-use development site that is directly adjacent and landward to the proposed marina project. A stormwater management system for a 17.64-acre development project known as Ridges Edge and the associated roadways were permitted under ERP number 165883-2. ERP number 165883-4 authorized the construction of a 1,593 linear foot pile supported boardwalk, and ERP number 165883-7 provided authorization for the construction of a 40-unit townhome facility.

Additionally, ERP number 165883-1 authorized the reconstruction of a sheet-pile bulkhead and an existing retaining wall on either side of the bulkhead. These structures existed before the District's permitting programs. ERP number 165883-3 modified 165883-1 by installing riprap in lieu of a portion of the retaining wall.

Project Detail

The applicant is proposing to construct a 125 slip commercial public marina facility for the proposed upland commercial mixed-use development. The proposed marina will include a water taxi and a kayak launch and will preempt a total of 452,243 square feet (10.39 acres).

The marina was minimized to provide only 125 total slips for average sized vessels for the area as prescribed in the Duval County Manatee Protection Plan. The docks were minimized to the extent practical to best fit the site geometry, depths, upland access, and anticipated vessels. The floating docks were kept as close to the upland as possible to avoid effects to navigation while still allowing adequate water depth. The floating dock and vessels all have more than 1 foot of clearance over the riverbed at mean low water to minimize chance of groundout during periods of low water.

The facility will have 117 slips on sovereignty submerged lands and 8 slips that are partially on privately owned submerged lands. Ninety percent of all of the slips will be maintained on an open to the public, first-come, first-serve basis, and this requirement has been included as a special lease condition. The proposed project will not be within the 25-foot setback area and a letter of concurrence is not required.

Project Applicant and Sufficient Real Property Interest:

Under rules 62-330.060 and 330.301, Florida Administrative Code (F.A.C.), and subsection 4.2.3(d), Environmental Resource Permit Applicant's Handbook Volume I (ERP A.H. Volume I), a permit applicant must certify that it has sufficient real property interest over the land upon which the activities subject to the application will be conducted.

All three permit applicants have demonstrated sufficient real property interest over the proposed project area. The City of Jacksonville, Elements Development of Jacksonville, LLC, ("Elements Development of Jacksonville"), and District Community Development District have fee simple ownership of the proposed marina area (excluding the kayak launch). The City of Jacksonville has fee simple ownership of a portion of the project area adjacent to the marina pursuant to the Special Warranty Deed recorded in Official Records Book 19523, Page 1444, in the Public Records of Duval County.

District Community Development District has fee simple ownership of a portion of the project area pursuant to the Corrective Special Warranty Deed recorded in Official Records Book 20519, Page 395, in the Public Records of Duval County. Prior to ownership by District Community Development District, this parcel was granted to the Jacksonville Electric Authority by that Boundary Line Certificate recorded in Official Records Book 9008, Page 1216, and that Corrective Certificate recorded in Official Records Book 12686, Page 910, both in the Public Records of Duval County. The proposed project site was previously a power generating station owned by the JEA which was established in 1950, and JEA made improvements in the submerged lands (adding fill and a seawall) adjacent to the power generating station. The JEA qualified for the transfer under the Boundary Line Certificate pursuant to the Butler Act of 1921 which allowed riparian owners to qualify for disclaimers of sovereign submerged lands if improvements were made on the submerged lands.

Elements Development of Jacksonville has fee simple ownership of two parcels that have been disclaimed by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida pursuant to that Disclaimer recorded in Official Records Book 18925, Page 1270, in the Public Records of Duval County. This disclaimer was made pursuant to section 253.129, F.S., whereby title to lands that are filled or developed is granted to the upland owners upon a request for the Board of Trustees to issue a disclaimer.

As explained above, the City of Jacksonville, Elements Development of Jacksonville, and District Community Development District all have fee simple ownership of parcels that cover the project area except for the kayak launch. These applicants are the recorded title holders which meets the requirements under section 4.2.3(d)1., ERP A.H., Vol. I. Further, as the record title holders of the upland property, the applicants also have sufficient riparian rights over this portion of the proposed project area thus meeting section 4.2.3(h), ERP A.H., Vol. I.

The parcel that is being proposed for a kayak launch is owned by the Jacksonville Electric Authority ("JEA"). There is an executed and recorded easement agreement

(recorded in Official Records Book 21157, Page 1667, in the Public Records of Duval County) whereby JEA (grantor) granted Elements Development of Jacksonville (grantee) a non-exclusive easement to construct, operate, and maintain the kayak launch over the proposed project area located on JEA property ("Kayak Launch Easement Area"). Further, JEA's riparian rights in the Kayak Launch Easement Area were conveyed and granted to Elements Development of Jacksonville in the easement agreement. Under the easement agreement, Elements Development of Jacksonville may assign the portion of the easement granting construction rights to the District Community Development District, and both Elements Development of Jacksonville and District Community Development District have rights to access the Kayak Launch Easement Area for maintaining and repairing the kayak launch. Pursuant to the easement agreement, upon completion of the construction of the kayak launch, Elements Development of Jacksonville shall assign the easement agreement to the City of Jacksonville in accordance with the City's plan to make the kayak launch available to the public.

This recorded easement agreement conveys the right to utilize the property for a purpose consistent with the authorization requested in the permit, thus meeting the requirements under section 4.2.3(d)2., ERP A.H., Vol. I. Further, this easement agreement grants riparian rights to Elements Development of Jacksonville demonstrating sufficient riparian rights to the state-owned submerged lands to conduct the proposed activity, thus meeting section 4.2.3(h), ERP A.H., Vol. I. and rule 18-21.004(3)(b), F.A.C.

Project Location and Brief Description:

The project is located at 801 Broadcast Place, Duval County. The project includes the construction of a 125-slip marina, which will be open to the public on a first come, first serve basis. The project will consist of six docking structures and an associated kayak launch located on an adjacent parcel. Of the 125 slips, 117 slips are on sovereignty submerged lands and 8 slips are partially on privately owned submerged lands.

Permitting History:

On August 08, 2005, the BOT issued Corrective 1975 Certificate Trustees No. 29858(4739-16), Recorded in Duval County Official Records, Book 12686, Page 910.

On August 29, 2019, the BOT issued Disclaimer No. 42071(6602-16), Recorded in Duval County Official Records, Book 18925, Page 1270.

165883-1 was issued on February 1, 2021, for the reconstruction of a sheet-pile bulkhead and an existing retaining wall on either side of the bulkhead.

165883-2 was issued on March 1, 2022, for the construction of internal roadways to serve a future mixed-use development known as The District.

165883-3, was a minor modification to 165883-1 and was issued on September 24, 2022, for the installation of riprap in lieu of the previously proposed 600 linear feet of retaining wall.

165883-4 was issued on December 22, 2021, for the construction of a 1593 linear foot pile supported boardwalk landward of the MHWL.

165883-7 was a minor modification to 165883-2 and was issued on April 30, 2024, for the construction of a 40-unit townhome facility and associated infrastructure.

Coastal Zone Management:

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Engineering

Description of Project (Surface Water Management System):

The project only proposes the construction of a multi-slip marina within the St. Johns River. No activities are proposed in uplands, and no new impervious area in uplands is proposed. Stormwater management facilities are not required for these activities.

Water Quality Certification:

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Special Basin Criteria:

The project site is not located within a Special Basin as defined by the District.

Operation and Maintenance:

Operation and maintenance of the proposed marina will be provided by the District Community Development District. Under section 12.3.3, ERP, A.H., Volume I, a construction permittee is an acceptable operation and maintenance entity provided the property on which all of the permitted project is located will be owned or controlled by the construction permittee. The District Community Development District is a construction permittee, and an easement agreement granting the District Community Development District rights to operate and maintain the entire marina shall be executed and recorded in accordance with section 12.3.1. ERP, A.H., Volume I. The District Community Development District will maintain the marina in accordance with the RiversEdge Marina Operations Manual dated July 25, 2024 and submitted to the District on July 29, 2024.

Environmental

Site Description:

The project site is located at 801 Broadcast Place Jacksonville, Duval County. The project site consists of high density development under construction (139) with portions being open lands (190). The site currently contains roadway construction that will be utilized for the development that was previously approved under ERP number 1365883-2. To the north of the site is an existing intake structure which extends into the St Johns River (510). There is a bulkhead and a riprap revetment that runs along the shoreline ending at the western project area. A portion of the intake structure was disclaimed by the Board of Trustees and granted to the applicant, with the remainder of the intake structure being sovereign submerged lands. There is an additional lot that was disclaimed by the Board of Trustees west of the intake structure. The proposed marina will contain a gangway crossing a Jacksonville Electric Authority (JEA) sovereignty submerged lands easement (recorded in Official Records Book 14741, Page 1249, in the Public Records of Duval County) for a submerged electrical transmission line. JEA has provided an agreement acknowledging and approving the gangway crossing their easement. Additionally, the project contains a kayak launch that is located on JEA property. JEA has entered into an easement agreement with the applicant allowing for the construction, operation, and maintenance of the kayak launch (Duval County Official Records Book 21157, Page 1667). The entirety of the marina will be over sovereign submerged lands. The west of the parcel leads to freshwater marshes (641) that leads to an unnamed creek that connects to the St Johns River which is also considered sovereign submerged lands.

The site is bound to the south by an undeveloped lot containing hardwood- coniferous mixed (434), commercial buildings, and the Interstate 95 Service Road, to the west by the Duval County Public Schools District Office and high-density residents, the north by the St Johns River, and the east by an undeveloped lot containing freshwater marshes (641) that leads to an unnamed canal with residential homes adjacent. The St Johns River is Sovereign Submerged State Lands.

Conditions for Issuance (Environmental):

Rule 62-330.301(1) states that to obtain an individual permit, an applicant must provide reasonable assurance that the construction, alteration, operation, maintenance, removal, or abandonment of the projects regulated under this chapter:

(d) Will not adversely impact the value of functions provided to fish and wildlife and listed species by wetlands and other surface waters;

Functions to Fish and Wildlife and Listed Species

In evaluating this criterion, District staff considered subsection 10.2.2, A.H. Vol. I, which states that an applicant must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to:

- (a) the abundance and diversity of fish, wildlife, listed species and the bald eagle (*Haliaeetus leucocephalus*); and
- (b) the habitat of fish, wildlife, and listed species.

Staff reviewed the project site and the applicant's submittals. As explained in the impacts and mitigation sections below, staff has determined the project will not result in adverse impacts to the value of functions provided to fish and wildlife by wetlands and other surface waters.

As part of the assessment of impacts on fish and wildlife, the District made a copy of the application available to the Florida Fish and Wildlife Commission (FWC) for review and comment. FWC provided a response with request for additional information (RAI) questions on July 7, 2023, which were included within the District July 14, 2024, RAI letter to the applicant. The Applicant's answers to FWC questions were provided to FWC. FWC provided a final response on November 30, 2023, in which it was determined that the proposed project is consistent with the Duval County Manatee Protection plan and requested that the Standard Manatee Conditions for In-Water Work (2011), and the additional conditions 31 and 36 through 40 be included within the permit.

(f) Will not cause adverse secondary impacts to the water resources. The secondary impact criterion consists of the following four parts:

Secondary impacts:

In evaluating this criterion, District staff considered subsection 10.2.7, A.H., Vol. I, which states that an applicant must provide reasonable assurances that a regulated activity will not cause adverse secondary impacts to the water resource. This section contains a four-part criterion which considers:

- (a) adverse impacts to wetland (and other surface water) functions and water quality violations that may result from the intended or reasonably expected uses for a proposed activity;
- (b) adverse impacts to the upland nesting habitat of bald eagles and aquatic or wetland dependent listed animal species;
- (c) impacts to significant historical and archeological resources that are very closely linked and causally related to any proposed dredging or filling of wetlands or other surface waters;

(d) adverse wetland (and other surface waters) impacts and water quality violations that may be caused by future phases of the project or by activities that are very closely linked and causally related to the project.

The project meets the secondary impact criteria of subsection 10.2.7, A.H., Vol. I, as:

The project is sufficiently distant from offsite wetlands and other surface waters to ensure that the project will not cause unacceptable adverse secondary impacts to their functions. The St. Johns River, in this location, currently supports heavy vessel use;

No evidence was observed that the upland portions of the site are being utilized by bald eagles or by aquatic or wetland dependent listed species for nesting and denning;

No adverse impacts to cultural resources are anticipated. Based on prior comments from the Florida Department of State Division of Historical Resources in the area, staff does not anticipate the project will result in impacts to significant historical and archaeological resources. Staff recommends General Condition 14 to ensure that any unforeseen findings will be coordinated with Division of Historical Resources; and

There are no known future phases or expansion, or very closely linked and causally related on-site or off-site activities that would result in adverse impacts. The District has already permitted the internal infrastructure for future development to address future phases or expansions.

Additional Conditions for Issuance:

Rule 62-330.302(1) states that in addition to the conditions in Rule 62-330.301, F.A.C., to obtain an individual permit, an applicant must provide reasonable assurance that the construction, alteration, operation, maintenance, repair, removal, and abandonment of a project:

(a) Located in, on, or over wetlands or other surface waters will not be contrary to the public interest, or if such activities significantly degrade or are within an Outstanding Florida Water (OFW), are clearly in the public interest, as determined by balancing the following criteria as set forth in sections 10.2.3 through 10.2.3.7, A.H. Vol. I:

Public Interest:

The project is not located within an OFW. In determining whether the proposed improvements are not contrary to the public interest, the District shall consider and balance the following criteria:

1. Whether the activities will adversely affect the public health, safety, or welfare or the property of others (Section 10.2.3.1, A.H, Vol. I);

In reviewing and balancing this criterion, the District will evaluate whether the activity located in, on, or over wetlands or other surface waters will cause:

- (a) An environmental hazard to public health, safety, or improvement to public safety with respect to environmental conditions;
- (b) Impacts to areas classified by the Department of Agriculture and Consumer Services as approved, conditionally approved, restricted or conditionally restricted for shellfish harvesting;
- (c) Flooding or alleviate existing flooding on the property of others; and
- (d) Environmental impacts to property of others.

Water Quality testing was provided in the location of the proposed docking facility. The initial sampling event indicated there were exceedances to Marine Surface Water Standards for copper and PAHs. The applicant was not required to test for Enterococci because they will have fixed sewage pumpout connections within the slips. The applicant chose to complete a second sampling event for copper and PAHs to determine if the initial sampling was accurate. The second sampling event did not find any exceedances to Marine Surface Water Standards for copper and PAHs. The applicant will also utilize non-leaching pilings in the construction of the new docking facility.

The proposed improvements are not anticipated to impede navigability. The applicant is required to comply with erosion control best management practices and the permit includes a condition that requires the applicant to utilize appropriate erosion control practices during construction activities. A hydrographic study was provided for the proposed work. It was determined that the existing intake structure on site is currently partially filled with sediments. This sediment was potentially the result of a velocity differential or another hydrodynamic occurrence. Due to these conditions, it was determined and approved by FDEP that the proposed floating dock structure and the wave attenuators will not have a measurable impact on the exchange between the Intake Basin and the adjacent waters.

An Operations and Management Plan has been attached to the permit. The Operations and Management Plan has a Contingency Plan for Spills of Hazardous Substances section which summarized the procedure to handle a spill and provides an inventory and location of the fuel spill and oil kit. The Marina Management Plan also addresses Water Quality Management / Pollution Prevention Strategies, boater education, vessel engine repair and maintenance guidelines and boat cleaning guidelines.

A permit condition has been added prohibiting fish cleaning stations, boat repair facilities and fueling facilities on structures over the water. A permit condition has been

added stating overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.

The project will not cause an environmental hazard to public health or safety, is not located in a designated shellfish harvesting area, has been designed to ensure the proposed work will not create flooding and will not cause environmental impacts to the property of others.

2. Whether the activities will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats (Section 10.2.3.2, A.H., Vol. I);

As part of the assessment of impacts on fish and wildlife, the District made a copy of the application available to the Florida Fish and Wildlife Commission (FWC) for review and comment. FWC provided a response with request for additional information (RAI) questions on July 7, 2023, which was included within the District July 14, 2024, RAI letter to the applicant after which the Applicant's response answers were provided to FWC. FWC provided a final response on November 30, 2023, in which it was determined that the proposed project is consistent with the Duval County Manatee Protection plan and requested that the Standard Manatee Conditions for In-Water Work (2011) and the additional conditions 31 and 36 through 40 be included within the permit. The District's review of this criterion is encompassed within the review of section 10.2.2, ERP A.H. Vol. I, described above.

3. Whether the activities will adversely affect navigation or the flow of water or cause harmful erosion or shoaling (Section 10.2.3.3, A.H., Vol. I);

In reviewing and balancing this criterion, the District will evaluate whether the activity located in, on, or over wetlands or other surface waters will:

- (a) Significantly impede navigability or enhance navigability. The District will consider the current navigational use of surface waters and will not speculate on uses that may occur in the future.
- (b) Cause or alleviate harmful erosion or shoaling.
- (c) Significantly impact or enhance water flow.

The proposed improvements are not anticipated to impede navigability. The applicant is required to comply with erosion control best management practices and the permit includes a condition that requires the applicant to utilize appropriate erosion control practices during construction activities. A hydrographic study was provided for the proposed work. It was determined that the existing intake structure on site is currently partially filled with sediments. This sediment was the potential result of a velocity differential or another hydrodynamic occurrence. Due to these conditions, it was determined by District staff and approved by FDEP that the proposed floating dock

structure and the wave attenuators will not have a measurable impact on the exchange between the Intake Basin and the adjacent waters.

4. Whether the activities will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity (Section 10.2.3.4, A.H., Vol. I);

In reviewing and balancing this criterion, the District will evaluate whether the activity located in, on, or over wetlands or other surface waters will cause:

- (a) Adverse effects to sport or commercial fisheries or marine productivity.
- (b) Adverse effects or improvements to existing recreational uses of a wetland or other surface waters, which may provide boating, fishing, swimming, waterskiing, hunting and bird watching.

There are no sport or commercial fisheries on or directly adjacent to the project. There are no anticipated adverse effects on existing recreational uses of the St Johns River due to the proposed project. No adverse impacts to wetlands or other surface waters that are used for boating, fishing, swimming, or water skiing are proposed.

5. Whether the activities will be of a temporary or permanent nature (Section 10.2.3.5, A.H., Vol. I);

The project will result in 1.27 acres of permanent impacts to other surface waters associated with the construction of the 6 docking structures and a kayak launch within the St Johns River. The total Sovereignty Submerged Lands lease area is for a total of 10.39 acres. There are not any resources within the proposed project area. Impacts to the other surface waters associated with the proposed project were not considered adverse and mitigation was not required, per 62-345, F.A.C. The project will not generate functional loss to wetlands or surface waters.

6. Whether the activities will adversely affect or will enhance significant historical and archaeological resources under the provisions of Section 267.061, F.S. (Section 10.2.3.6, A.H., Vol. I); and

As a part of the assessment for impacts to significant historical and archeological resources, the District made a copy of the application available for the Division of Historical Resources. No adverse impacts to cultural resources are anticipated. As explained above, no adverse impacts to cultural resources are anticipated and the permit includes the recommended condition to cease activities and contact the Division of Historical Resources should unexpected artifacts be encountered during groundbreaking activities.

7. The current condition and relative value of functions being performed by areas affected by the proposed activities (Section 10.2.3.7, A.H., Vol. I).

Staff determined in balancing the above criteria, that the proposed project was neutral, and the applicant had provided sufficient reasonable assurance that the project is not contrary to the public interest.

There are no sport or commercial fisheries on or directly adjacent to the project. There are no anticipated adverse effects on existing recreational uses of the St. Johns River due to the proposed project.

Based on the balance of the seven public interest factors, the proposed improvements are not contrary to the public interest.

(b) Will not cause unacceptable cumulative impacts upon wetlands and other surface waters as set forth in sections 10.2.8 through 10.2.8.2 of Volume I.

Cumulative Impacts: Subsection 10.2.8, ERP A.H. Volume I, requires applicants to provide reasonable assurances that their projects will not cause unacceptable cumulative impacts upon wetlands and other surface waters within the same drainage basin as the project for which a permit is sought. This analysis considers past, present, and likely future similar impacts and assumes that reasonably expected future applications with like impacts will be sought, thus necessitating equitable distribution of acceptable impacts among future applications. Under section 10.2.8, ERP A.H. Volume I, when an applicant proposes mitigation that offsets a project's adverse impacts within the same basin as the impacts, the project does not cause unacceptable cumulative impacts.

The impacts proposed to the St. Johns River will not require mitigation as there were no significant resources noted during the site inspection. The activity will not adversely affect the quality of receiving waters and does not cause any significant adverse impacts to functions of wetlands or other surface waters. Therefore, no unacceptable cumulative impacts upon wetlands or other surface waters will occur, pursuant to Section 10.2.8, ERP A.H. Volume I.

(c) Located in, adjacent to or in close proximity to Class II waters or located in Class II waters or Class III waters classified by the Department of Agriculture and Consumer Services as approved, restricted, conditionally approved, or conditionally restricted for shellfish harvesting will comply with the additional criteria in section 10.2.5 of Volume I, as described in subsection 62-330.010(5), F.A.C.

The proposed activities do not occur in, adjacent to or in close proximity to Class II or Class III waters as described above.

(d) Involving vertical seawalls in estuaries or lagoons will comply with the additional criteria provided in section 10.2.6 of Volume I.

The proposed activities comply with section 10.2.6 of A.H. Volume I because the proposed construction is necessary for the creation of a marina and the vertical seawalls are necessary to provide access to watercraft (Section 10.2.6(a)2., A.H., Vol. I). The intercoastal water way (ICWW) does not meet the definition of estuary or lagoon in this location.

Impacts:

The applicant proposes to construct six docks which contain a total of 125 boat slips, and the addition of a 104 ft by 8 ft kayak launch associated with a previously permitted boardwalk (permit sequence 165883-4). Total overwater structures are approximately 55,148 square feet (1.27 acres). The total pre-emption associated with the SSL lease area is 452,243 square feet (10.39 acres). The six docking structures and are described as follows:

Dock A will be comprised of a 21 ft by 10 ft fixed pier, with an 80 ft by 6 ft ADA compliant gangway that leads to the 138 ft by 12 ft floating dock containing three 40 ft by 45 ft boat slips with two 5 ft catwalks and an 8 ft catwalk with a 26 ft by 8 ft utility platform attached. In addition, the floating dock contains a 275 ft by 85 ft water taxi slip with a northern 332 ft by 12 ft catwalk and a southern 12 ft catwalk containing an additional 80 ft by 6 ft ADA compliant gangway leading to a 13 ft by 10 ft fixed pier.

Dock B will be comprise of an 87 ft by 10 ft fixed pier with a 20 ft by 5 ft attached utility platform and 24 ft by 4 ft gangway that leads to a floating dock that is 107 ft by 12 ft containing two 55 ft in length boat slips with 6 ft catwalks which will have, to the north, two 55 ft in length boat slips that will reside within a 46 ft wide unit along with two 65 ft length boat slips with two 7 ft catwalks, and two additional 65 ft by 48 ft units with a 130 ft by 12 ft catwalk with an additional two 65 ft slips.

Dock C will be comprised of a 33 ft by 10 ft fixed pier with an 80 ft by 6 ft ADA compliant gangway that leads to 274 ft by 16.4 ft wave attenuator and a northern 919.5 ft by 16.4 ft wave attenuator that will be parallel to the shoreline with an attached 18 ft by 20 ft utility platform. The smaller wave attenuator will contain slips limited to the western side and be comprised of six 5 ft catwalks with a lower 50 ft boat slip, two 50 ft by 42 ft boat slips, a 50 ft with a 45 ft in length with boat slips sharing a 41 ft unit, a 45 ft and 40 ft in length boat slip within a 39 ft unit, and a 40 ft by 37 boat slip.

Dock D will comprise of a 271 ft by 10 ft floating dock containing a 15 ft by 5 ft utility platform, two 45 ft boat lifts, six 45 ft by 40 ft boat lifts with six 5 ft catwalks, and a 100 ft by 10 ft catwalk to contain side tie units for two additional 45 ft in length boat lifts.

Dock E will be comprised of a 164.2 ft by 10 ft floating dock containing two 35 ft in length boat lifts, and six 36 ft by 35 ft unit boat lifts, with 4 ft wide catwalks, and an 82 ft by 10 ft catwalk containing side tie units for two additional 36 ft boat lifts.

Dock F will be comprised of a 192 ft by 10 ft floating dock containing on the west side of the dock a 36 ft by 26 ft boat lift unit and four 36 ft by 35 ft boat lift units with four 4 ft wide catwalks. The east side of Dock F will contain a 41 ft by 40 ft and four 35 ft by 40 ft boat lift units with four 4 ft catwalks. The end of Dock F consists of an 85 ft by 10 ft pier to contain additional side tie units.

Dock D will terminate from the shoreline; however, it will connect to the parallel Dock G that consists of a 357 ft by 10 ft walkway which will contain two 15 ft by 5 ft utility platforms. There will be a 50 ft by 10 ft fixed bridge that will cross the existing JEA easement which has been calculated in the total length and width of dock G.

Elimination/Reduction of Impacts:

The applicant has reduced impacts to onsite surface waters by eliminating the proposed fill of the existing intake structure and dredging adjacent to the existing shoreline. The applicant previously proposed to dredge material from the St Johns River, which would then be utilized to fill the existing intake structure. Due to portions of the intake structure being located over Sovereign Submerged Lands, the applicant revised previous plan sets to have the intake structure remain in its current condition and to not dredge material from the St Johns River.

The marina was minimized to provide only 125 total slips for average sized vessels for the area as prescribed in the Duval County Manatee Protection Plan. The docks were minimized to the extent practical to best fit the site geometry, depths, upland access, and anticipated vessels. The floating docks were kept as close to the upland as possible, to avoid effects to navigation, while still allowing adequate water depth. The floating dock and vessels all have more than 1 ft of clearance over the riverbed at mean low water, to minimize chance of groundout during periods of low water.

The applicant has demonstrated that the impacts cannot be further reduced or eliminated, pursuant to Section 10.2.1, A.H. Vol. The proposed impacts are necessary and have been reduced through practicable design modifications.

Mitigation:

It was determined that the proposed impacts associated with the marina project would not require mitigation as the proposed project does not have adverse impacts to the functions of wetlands or other surface waters and the project is located within a section of the St. Johns River which does not have submerged aquatic vegetation. Water depths are far greater than any of the proposed drafts of the vessels which will be utilizing the marina therefore prop dredging will not occur. Based on 62-345, F.A.C., the project will not generate functional loss to wetlands or surface waters therefore mitigation was not required.

Financial Assurance Mechanism:

None.

Off-Site Mitigation:

None.

Cumulative Impacts:

The proposed project will not impact any wetlands or submerged aquatic vegetation. Impacts to other surface waters (The St. Johns River) have been evaluated and it has been determined that the proposed project will not generate any functions loss as identified in 62-345, F.A.C. The spill/contaminate contingency management plan, which is incorporated into this permit as Specific Condition 33, provides additional assurances that cumulative impacts associated with the proposed project will not occur.

The District is unaware of any violation of a rules adopted pursuant to sections 403.91 through 403.929, F.S. (1984 Supp.), as amended, or part IV, chapter 373, F.S. currently associated with this applicant.

Wetland Summary Table

Rivers Edge Marina Commercial, Residential Multi-Family

	<u>Acres</u>
Total Surface Water, Upland RHPZ and Wetlands in Project	
Wetlands	0.000
OSW - St. Johns River	10.39
Upland RHPZ	0.000
Total	10.39
 Impacts that Require Mitigation	
Total	0.000
 Impacts that Require No Mitigation	
Total	10.39

Recommendation:

The applicant has provided reasonable assurance that the proposed project meets the conditions for issuance of permits specified in rules 62-330.301 and 62-330.302, F.A.C.

II. State Lands Authorization

STAFF COMMENTS

The applicant proposes to construct a 125 slip commercial docking facility and a 104 ft by 8 ft kayak launch within the St. Johns River adjacent to downtown Jacksonville. Pursuant to rule 18-21.005(1)(d).1 and .5 , F.A.C., a sovereignty submerged land lease is required because the marina does not qualify for a consent by rule or letter of consent and the marina will facilitate revenue-generating activities. The proposed marina will consist of six docking facilities. Of the proposed slips, 117 slips are on state owned submerged lands and 8 slips are partially on privately owned submerged lands. The facility will operate with a maximum of 10 liveaboards at any time, will have fixed sewage pumpout connections within each slip and will not have fueling facilities. A minimum of 90% of the slips will be open to the public on a first come, first serve basis. Handrails will be installed along areas where mooring is prohibited.

Dock A will be comprised of a 21 ft by 10 ft fixed pier, with an 80 ft by 6 ft ADA compliant gangway that leads to the 138 ft by 12 ft floating dock containing three 40 ft by 45 ft boat slips with two 5 ft catwalks and an 8 ft catwalk with a 26 ft by 8 ft utility platform attached. In addition, the floating dock contains a 275 ft by 85 ft water taxi slip with a northern 332 ft by 12 ft catwalk and a southern 12 ft catwalk containing an additional 80 ft by 6 ft ADA compliant gangway leading to a 13 ft by 10 ft fixed pier.

Dock B will be comprise of an 87 ft by 10 ft fixed pier with a 20 ft by 5 ft attached utility platform and 24 ft by 4 ft gangway that leads to a floating dock that is 107 ft by 12 ft containing two 55 ft in length boat slips with 6 ft catwalks which will have, to the north, two 55 ft in length boat slips that will reside within a 46 ft wide unit along with two 65 ft length boat slips with two 7 ft catwalks, and two additional 65 ft by 48 ft units with a 130 ft by 12 ft catwalk with an additional two 65 ft slips.

Dock C will be comprised of a 33 ft by 10 ft fixed pier with an 80 ft by 6 ft ADA compliant gangway that leads to 274 ft by 16.4 ft wave attenuator and a northern 919.5 ft by 16.4 ft wave attenuator that will be parallel to the shoreline with an attached 18 ft by 20 ft utility platform. The smaller wave attenuator will contain slips limited to the western side and be comprised of six 5 ft catwalks with a lower 50 ft boat slip, two 50 ft by 42 ft boat slips, a 50 ft with a 45 ft in length with boat slips sharing a 41 ft unit, a 45 ft and 40 ft in length boat slip within a 39 ft unit, and a 40 ft by 37 boat slip.

Dock D will comprise of a 271 ft by 10 ft floating dock containing a 15 ft by 5 ft utility platform, two 45 ft boat lifts, six 45 ft by 40 ft boat lifts with six 5 ft catwalks, and a 100 ft by 10 ft catwalk to contain side tie units for two additional 45 ft in length boat lifts.

Dock E will be comprised of a 164.2 ft by 10 ft floating dock containing two 35 ft in length boat lifts, and six 36 ft by 35 ft unit boat lifts, with 4 ft wide catwalks, and an 82 ft by 10 ft catwalk containing side tie units for two additional 36 ft boat lifts.

Dock F will be comprised of a 192 ft by 10 ft floating dock containing on the west side of the dock a 36 ft by 26 ft boat lift unit and four 36 ft by 35 ft boat lift units with four 4 ft wide catwalks. The east side of Dock F will contain a 41 ft by 40 ft and four 35 ft by 40 ft

boat lift units with four 4 ft catwalks. The end of Dock F consists of an 85 ft by 10 ft pier to contain additional side tie units.

Dock D will terminate from the shoreline; however it will connect to the parallel Dock G that consists of a 357 ft by 10 ft walkway which will contain two 15 ft by 5 ft utility platforms. There will be a 50 ft by 10 ft fixed bridge that will cross the existing JEA easement which has been calculated in the total length and width of dock G.

The total preempted square footage of the new marina structure is 452,243 sq ft below the mean high water line of the St. Johns River. This area is not within an aquatic preserve, and there is no submerged aquatic vegetation location at the terminus of the proposed boat slips. The St. Johns River, in this location, is State-Owned Sovereignty Submerged Lands (SSL) waterward of the mean high water line. The linear shoreline of the upland parcel is 2,230 feet. The applicant has proposed a commercial marina with a total of 125 boat slips and a 909 square foot (Identified as Parcel D on the SSL survey) kayak launch on a separate parcel associated with ERP Number 165883-2. Pursuant to 18-21.005(1)(d), F.A.C., the proposed marina and associated docking structures qualify for an SSL Lease.

Pursuant to 18-21.0051(2)(a), F.A.C, this project was not delegated to the District. It was approved by the BOT on _____ and is submitted to the Bureau of Public Land Administration (BPLA) for final processing.

Turbidity barrier material, installation and monitoring is proposed to avoid manatee entanglement and entrapment, and standard manatee construction conditions for in-water work are proposed to be followed during dock construction. The standard manatee conditions are included as part of the permit in an effort to assure manatee protection during the dock construction. As conditioned and proposed, no adverse impacts to manatees or wildlife are anticipated as a result of construction of the proposed docking facility.

The applicants provided evidence of sufficient upland interest through warranty deeds and an easement agreement for the proposed kayak launch. The City of Jacksonville, Elements Development of Jacksonville, Inc., and District Community Development District have fee simple ownership of the marina except for the kayak launch area. The easement agreement between JEA and Elements Development of Jacksonville, LLC, sufficiently conveys riparian rights, title, and interest in the kayak launch area located on JEA property.

The proposed project is not located within an aquatic preserve and it will not result in the sale of sovereignty submerged lands. Therefore, pursuant to rule 18-21.004(1)(a), F.A.C., the proposed project has to demonstrate that it is "not contrary to the public interest" in order to receive approval.

Based on the merits of the proposal, the applicant has given reasonable assurance that the proposal will maintain essentially natural conditions; will not significantly impact fish

and wildlife and other natural resources, including public recreation and navigation; is consistent with the goals and objectives of the "Conceptual State Lands Management Plan" adopted by the BOT on March 17, 1981 and amended March 3, 1983; is consistent with the local government's comprehensive plan; and will not interfere with the riparian rights of adjacent property owners.

Therefore, it is staff's opinion 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, pursuant to Article X, Section 11 of the Florida Constitution, chapter 253, F.S., associated rule 18-21, F.A.C., and the direction of the Board of Trustees.

The District, acting as staff to the Board of Trustees, has determined that the application for SSL authorization meets the requirements of Chapter 18-21, F.A.C., and recommends approval of the authorization to utilize Sovereign Submerged State Lands in the form of a private lease for the construction and use of a 125 slip commercial public marina facility.

Special Lease Conditions:

1. Within 10 days of completion of the docking facility, handrails and "no-mooring" signs shall be installed along all portions of the docking facility adjacent to non-mooring areas. Handrails shall be constructed to eliminate access to the docking facility by boaters and shall be maintained during the term of this lease and all subsequent renewal terms. [SC46; OGC approved 4/17/07; OGC modified 5/16/07, 4/21/08, 8/24/11]
2. The Lessee shall provide and make available to all vessels utilizing the docking facility operational and well maintained sewage pumpout facilities acceptable to the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction. [SC08; OGC modified 2/11/05, 4/21/08, 9/24/09, 8/24/11]
3. The Lessee shall inform all wet slip occupants in writing of the availability and requirement to use the fixed sewage pumpout facilities located within the slips. The Lessee shall also advise all wet slip occupants that no overboard discharges of trash, human or animal waste, including fish carcasses, shall occur at the leased premises at any time. Discharge from any holding tank or marine sanitation device, including those approved by the United States Coast Guard is strictly prohibited within the leased premises. [SC47; OGC approved 4/16/07, 4/21/08, 10/20/08]
4. No more than 10 of the 125 wet slips may be used by vessels occupied by a person or persons on an overnight basis. [SC09; OGC modified 2/11/05]
5. Any vessel moored at the docking facility, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A and no portion of a vessel may extend beyond the leased premises. Vessel length shall be

measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms. [SC55 4/21/08]

6. Vessels that either do not possess a current vessel registration and title as required by Chapters 327 and 328, Florida Statutes, or do not have a current vessel registration and title as required in another state or country are prohibited within the leased premises. [SC56 New 10/1/08]

7. All vessels that moor, dock, or otherwise use the leased premises shall be maintained in a fully operational condition. [SC57 New 10/1/08]

8. The Lessee shall install and maintain, during the term of this lease and all subsequent renewal terms, reflective markers and lighted aids to navigation at the ends of each pier. The lighted aids are required to be on at night and during limited visibility conditions. [SC27; OGC modified 2/11/05, 8/24/11]

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 District 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 District 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 District, 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 quadplex — "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 District in writing of changes required by any other regulatory District 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 District 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 District 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, District 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 District 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 Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. 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 applicant 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, 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 FWCConservationPlanningServices@MyFWC.com.
22. Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
23. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
24. Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.
25. Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
26. Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
27. Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been

unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

28. Structures or activities shall not create a navigational hazard.
29. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
30. Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

31.

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.
32. All surface water impacts must be conducted, and the proposed marina must be constructed and operated, as indicated on the August 29, 2024, plan set and subsequent Submerged Lands Survey received on August 30, 2024.
33. The Operations and Management Plan, received by the District on July 29, 2024, is incorporated as a condition of this permit.
34. For activities on sovereign submerged lands that require letter of consent, lease, easement, management agreement, or use agreement, construction shall not commence until the sovereign submerged lands instrument has been fully executed. Within 30 days of executing a requisite lease or easement, the permittee must provide the District with a copy of the document.
35. Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
36. The total number of boats, inclusive of all mooring and upland storage, shall be limited to one hundred and twenty-five (125).
- a. The total number of tie-off slips associated with Docks A and C shall be limited to forty-three (43), as depicted in the attached tie-off plan as provided by the applicant.
 - b. The Permittee shall install permanent signage indicating the maximum number and minimum size of vessels permitted to tie off along the marginal docks

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

37. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.
38. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.
39. 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.
40. 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.
41. Dredging within waters of the State for the purpose of providing backfill is prohibited.
42. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
43. 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 vessel/barge and the top of any submerged resources or submerged bottom.

44. All pilings used in the construction of the marina shall be non-leaching pilings. Nonleaching pilings may include, but are not limited to: wrapped, untreated, composite, or concrete pilings. If wrapped pilings are used, the wrapping shall extend to at least 1 foot above the seasonal high water line, and 6 inches below the bottom of the waterbody.
45. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the bottom of submerged lands at mean low water so as to preclude bottom scouring or prop dredging.
46. Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.
47. Fish cleaning stations, boat repair facilities and fueling facilities on structures over the water are prohibited.
48. The attached Marina Management Operations Manual, which includes a Contingency Plan for Wastewater Discharge or Spill, shall be readily available to marina personnel at all times. The dockmaster shall be responsible for ensuring all marina personnel are trained and know how to quickly access and use the Contingency Plan for Wastewater Discharge or Spill.
49. Fixed sewage pump-out connections, directly connected to the upland sewer, shall be installed at the locations shown on the attached plans prior to or simultaneously with completion of construction activities. The permittee shall ensure marina personnel, who have been trained to operate the sewage pump-out facilities, are available to assist boaters in operating the facilities during standard business hours (at a minimum) for the life of the facility. The sewage pump-out connections and facilities shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the facility.
50. Each designated liveaboard slip shall be provided with its direct, permanent sewage pump-out device located within the slip. A liveaboard shall not be allowed to dock at a slip without a direct sewage pump-out device. Sewage pump-out devices shall be connected to an authorized sewage treatment system. Marina personnel shall be trained in the use of these devices. Each user of a liveaboard slip shall be given a demonstration by trained personnel on how to use the sewage pump-out device, shall be given written instructions on how to use the device, and shall be informed the sewage pump-out device must be used whenever the user wishes to empty the boat's head while moored at the slip. In

addition, each user shall sign a statement (which may be included in the use/rental agreement for the slip) which states the user:

a. Agrees to use the sewage pump-out device to empty the boat's head when moored at the marina;

b. Has received a demonstration on how to use the sewage pump-out device; and

c. Has been given written instructions on how to use the sewage pump-out device.

d. The requirements in this paragraph shall be met within four (4) days of the liveboard slips becoming occupied by a new user.

51. Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
52. Prior to commencing construction of the project, the permittee shall execute and record the easement agreement for the operation and maintenance of the marina in the form approved by District staff.

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL A:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE N27°23'17"E, DEPARTING SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 74.59 FEET; THENCE N04°20'32"E, A DISTANCE OF 10.63 FEET; THENCE S63°08'50"E, A DISTANCE OF 157.41 FEET; THENCE S28°09'45"W, A DISTANCE OF 86.76 FEET TO SAID FACE OF A SEAWALL; THENCE S61°50'15"E, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 0.33 FEET; THENCE S28°09'45"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 1.30 FEET; THENCE N64°02'02"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 3.34 FEET; THENCE S26°43'58"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 8.28 FEET TO THE SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE (3) COURSES: COURSE ONE (1): S36°13'16"E, 67.15 FEET; COURSE TWO (2): S58°32'34"E, 47.49 FEET TO THE FACE OF A SEAWALL; COURSE THREE (3): S62°36'57"E, ALONG SAID FACE OF A SEAWALL, 117.74 FEET SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS; THENCE N71°02'59"E, DEPARTING SAID MEAN HIGH WATER LINE AND SAID FACE OF A SEAWALL AND ALONG SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 27.25 FEET; THENCE S62°38'03"E, CONTINUING ALONG SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 223.83 FEET; THENCE N27°21'57"E, DEPARTING LAST SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 83.68 FEET; THENCE N62°38'03"W, A DISTANCE OF 33.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 172.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 45.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 65.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 110.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 22.47 FEET; THENCE N27°22'08"E, A DISTANCE OF 311.78 FEET; THENCE N62°32'03"W, A DISTANCE OF 958.57 FEET; THENCE S27°37'03"W, A DISTANCE OF 116.40 FEET; THENCE S62°30'53"E, A DISTANCE OF 126.49 FEET; THENCE S27°37'03"W, A DISTANCE OF 214.24 FEET; THENCE S62°39'26"E, A DISTANCE OF 93.46 FEET; THENCE S27°17'20"W, A DISTANCE OF 92.04 FEET TO SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING

SAID PARCEL CONTAINING 321,914 SQUARE FEET / 7.39 ACRES, MORE OR LESS.

FLORIDA DEP
BSM APPROVED

BY GT
DATE 8/29/24

CERTIFIED TO: THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 1 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
P.C.P.	PERMANENT CONTROL POINT	A/C	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
CLF	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
O/L	ON LINE	(D)	DEED
—v—	BREAK LINE	—x—	FENCE



Digitally signed
by Nathan P
Perret
Date:
2024.08.29
14:09:49 -04'00'



SCALE 1"=60'

4-22-2024
DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL B:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "F", RIVERSEDGE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 82, PAGE 114 THROUGH 121, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID MOST NORTHERLY CORNER LYING ON THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S62°38'03"E, ALONG LAST SAID BOUNDARY LINE, A DISTANCE OF 223.83 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 72.80 FEET; THENCE N27°22'08"E, DEPARTING LAST SAID LINE, A DISTANCE OF 99.49 FEET; THENCE N62°38'03"W, A DISTANCE OF 22.47 FEET; THENCE S27°21'57"W, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 50.34 FEET; THENCE S27°21'57"W, A DISTANCE OF 83.68 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,447 SQUARE FEET / 0.15 ACRES, MORE OR LESS.

PARCEL C:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "F", RIVERSEDGE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 82, PAGE 114 THROUGH 121, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID MOST NORTHERLY CORNER LYING ON THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S62°38'03"E, ALONG LAST SAID BOUNDARY LINE, A DISTANCE OF 223.83 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 26.66 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 72.80 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 124.67 FEET; THENCE S62°16'36"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 36.94 FEET TO THE POINT OF BEGINNING; THENCE S62°16'36"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 101.68 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE FACE OF A SEAWALL; THENCE ALONG SAID MEAN HIGH WATER LINE, THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N72°27'27"E, CONTINUING ALONG SAID FACE OF A SEAWALL, 2.58 FEET; COURSE TWO (2): S63°06'27"E, CONTINUING ALONG SAID FACE OF A SEAWALL, 17.53 FEET; COURSE THREE (3): S27°42'57"W, CONTINUING ALONG SAID FACE OF A SEAWALL, 1.78 FEET; COURSE FOUR (4): S88°34'51"E, DEPARTING SAID FACE OF A SEAWALL, 25.45 FEET; COURSE FIVE (5): S78°14'41"E, 14.41 FEET; COURSE SIX (6): S69°24'49"E, 33.17 FEET; COURSE SEVEN (7): S62°47'30"E, 11.70 FEET; COURSE EIGHT (8): S55°20'24"E, 121.33 FEET; COURSE NINE (9): S57°18'16"E, 129.85 FEET; THENCE N27°20'41"E, DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 270.27 FEET; THENCE N62°10'31"W, A DISTANCE OF 452.09 FEET; THENCE S27°20'28"W, A DISTANCE OF 264.93 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 116,982 SQUARE FEET / 2.69 ACRES, MORE OR LESS.

PARCEL D:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "9B", RIVERSEDGE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 82, PAGES 114 THROUGH 121 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N23°45'12"E, A DISTANCE OF 75.46 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "F-2" OF SAID RIVERSEDGE; THENCE N72°27'52"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "F-2", A DISTANCE OF 15.93 FEET TO THE INTERSECTION OF THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SEVEN (7) COURSES: COURSE ONE (1): S01°22'41"E, 24.66 FEET; COURSE TWO (2): S05°59'21"E, 23.44 FEET; COURSE THREE (3): S10°00'48"E, 35.30 FEET TO THE POINT OF BEGINNING; COURSE FOUR (4): S14°58'28"E, 21.08 FEET; COURSE FIVE (5): S26°54'49"E, 13.63 FEET; COURSE SIX (6): S44°56'37"E, 13.36 FEET; COURSE SEVEN (7): S39°42'01"E, 36.70 FEET; THENCE N51°11'23"E, DEPARTING SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER, A DISTANCE OF 14.33 FEET; THENCE N38°48'37"W, A DISTANCE OF 40.00 FEET; THENCE S51°11'23"W, A DISTANCE OF 5.00 FEET; THENCE N38°48'37"W, A DISTANCE OF 42.61 FEET TO SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 909 SQUARE FEET / 0.02 ACRES, MORE OR LESS.

FLORIDA DEP
BSM APPROVED

BY GT
DATE 8/29/24

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 2 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL E:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE N28°36'55"E, DEPARTING LAST SAID LINE, A DISTANCE OF 5.71 FEET; THENCE N10°47'27"E, A DISTANCE OF 19.32 FEET; THENCE N04°20'32"E, A DISTANCE OF 39.81 FEET; THENCE S27°23'17"W, A DISTANCE OF 60.73 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 744 SQUARE FEET / 0.02 ACRES, MORE OR LESS.

PARCEL F:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 1.73 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 3.19 FEET; THENCE N04°20'32"E, DEPARTING LAST SAID LINE, A DISTANCE OF 13.54 FEET; THENCE S10°50'10"W, A DISTANCE OF 7.52 FEET; THENCE S27°41'59"W, A DISTANCE OF 5.23 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14 SQUARE FEET, MORE OR LESS.

PARCEL G:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 1.73 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 3.19 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 66.55 FEET; THENCE N28°32'05"E, DEPARTING LAST SAID LINE, A DISTANCE OF 78.82 FEET; THENCE N63°04'46"W, A DISTANCE OF 67.07 FEET; THENCE S28°09'45"W, A DISTANCE OF 77.87 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,233 SQUARE FEET / 0.12 ACRES, MORE OR LESS.

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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 3 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

VICINITY MAP



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 2.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
- 3.) THIS IS A SPECIFIC PURPOSE FIELD SURVEY.
- 4.) THE MEAN HIGH WATER LINE LOCATION WAS ACCOMPLISHED VIA TOTAL STATION AND RADIAL SURVEYING METHOD.
- 5.) MEAN HIGH WATER ELEVATION 0.62 FEET, NAVD 88, 1983-2001 TIDAL EPOCH, WAS EXTENDED FROM TIDE INTERPOLATION POINT 4614 AS SHOWN IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING, TIDAL WATER SURVEY PROCEDURAL APPROVAL DATED 04/19/2024.
- 6.) REFERENCE BENCHMARK: NAIL/DISK IN ANGLE POINT IN TOP OF CURB ON THE EAST SIDE OF HEALTH WALK WAY, SOUTH OF RIVEREDGE BOULEVARD AND NORTH OF PRUDENTIAL DRIVE, NORTHING = 2175267.9120, EASTING = 451792.1960, ELEVATION = 8.19 (NAVD-88).
- 7.) STATE PLANE COORDINATES DETERMINED AND VERIFIED BY TRIMBLE VRS NETWORK, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- 8.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATES STATUTES.
- 9.) SLIP NUMBERS SHOWN THUS (①)
- 10.) PROPOSED STRUCTURES INDICATED BY CROSS HATCHED AREA.
- 11.) THERE ARE NOT ANY STAGING AREAS.
- 12.) LANDS LABELED PORTION OF FILL ACT CLAIM REFERENCE LANDS ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PER FLORIDA STATUES 253.12 (9).
- 13.) LINEAR FOOTAGE OF SHORELINE BETWEEN RIPARIAN LINES = 2101'

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

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SHEET 4 OF 17

PERRET AND ASSOCIATES, INC.

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.35'	N27°38'14"E
L2	2.18'	S27°17'20"W
L3	20.02'	S66°37'11"E
L4	29.81'	N27°29'56"E
L5	3.41'	S62°16'12"E
L6	74.59'	N27°23'17"E
L7	10.63'	N04°20'32"E
L8	86.76'	S28°09'45"W
L9	0.33'	S61°50'15"E
L10	1.30'	S28°09'45"W
L11	3.34'	N64°02'02"W
L12	8.28'	S26°43'58"W
L13	67.15'	S36°13'16"E
L14	47.49'	S58°32'34"E
L15	117.74'	S62°36'57"E
L16	27.25'	N71°02'59"E
L17	33.00'	N62°38'03"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	15.81'	N27°21'57"E
L19	45.48'	N27°21'57"E
L20	40.00'	S62°38'03"E
L21	42.48'	S27°21'57"W
L22	65.00'	S62°38'03"E
L23	42.48'	N27°21'57"E
L24	40.00'	S62°38'03"E
L25	42.48'	S27°21'57"W
L26	27.00'	S62°38'03"E
L27	24.00'	N27°21'57"E
L28	24.00'	S27°21'57"W
L29	22.47'	S62°38'03"E
L30	5.91'	S62°16'12"E
L31	20.98'	S62°16'12"E
L32	5.71'	N28°36'55"E
L33	19.32'	N10°47'27"E
L34	39.81'	N04°20'32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	60.73'	S27°23'17"W
L36	1.73'	S62°16'12"E
L37	3.19'	S62°16'12"E
L38	13.54'	N04°20'32"E
L39	7.52'	S10°50'10"W
L40	5.23'	S27°41'59"W
L41	26.66'	S62°38'03"E
L42	72.80'	S62°38'03"E
L43	99.49'	N27°22'08"E
L44	22.47'	N62°38'03"W
L45	15.81'	S27°21'57"W
L46	50.34'	N62°38'03"W
L47	36.94'	S62°16'36"E
L48	2.58'	N72°27'27"E
L49	17.53'	S63°06'27"E
L50	1.78'	S27°42'57"W
L51	25.45'	S88°34'51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	14.41'	S78°14'41"E
L53	33.17'	S69°24'49"E
L54	11.70'	S62°47'30"E
L55	121.33'	S55°20'24"E
L56	129.85'	S57°18'16"E
L57	15.93'	N72°27'52"E
L58	24.66'	S01°22'41"E
L59	23.44'	S05°59'21"E
L60	35.30'	S10°00'48"E
L61	21.08'	S14°58'28"E
L62	13.63'	S26°54'49"E
L63	13.36'	S44°56'37"E
L64	36.70'	S39°42'01"E
L65	14.33'	N51°11'23"E
L66	40.00'	N38°48'37"W
L67	5.00'	S51°11'23"W
L68	42.61'	N38°48'37"W

STATE PLANE COORDINATES TABLE			
NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901			
POINT	NORTHING	EASTING	DESCRIPTION
1	2176040.5100	451156.136	POINT OF COMMENCEMENT PARCELS "A", "E", "F", "G"
2	2176023.7950	451418.4990	POINT OF BEGINNING PARCEL "A"
3	2175723.3145	452014.1741	POINT OF BEGINNING PARCEL "B"
4	2175615.3590	452222.2441	POINT OF BEGINNING PARCEL "C"
5	2175175.3377	452645.7290	POINT OF COMMENCEMENT PARCEL "D"
6	2175166.4785	452700.4865	POINT OF BEGINNING PARCEL "D"
7	2176037.9634	451458.8822	POINT OF BEGINNING PARCEL "E"
8	2176027.3936	451478.9892	POINT OF BEGINNING PARCEL "F"
9	2176001.8277	451527.6231	POINT OF BEGINNING PARCEL "G"
10	2175838.4593	451791.7126	POINT OF COMMENCEMENT PARCELS "B" AND "C"

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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 5 OF 17

PERRET AND ASSOCIATES, INC.

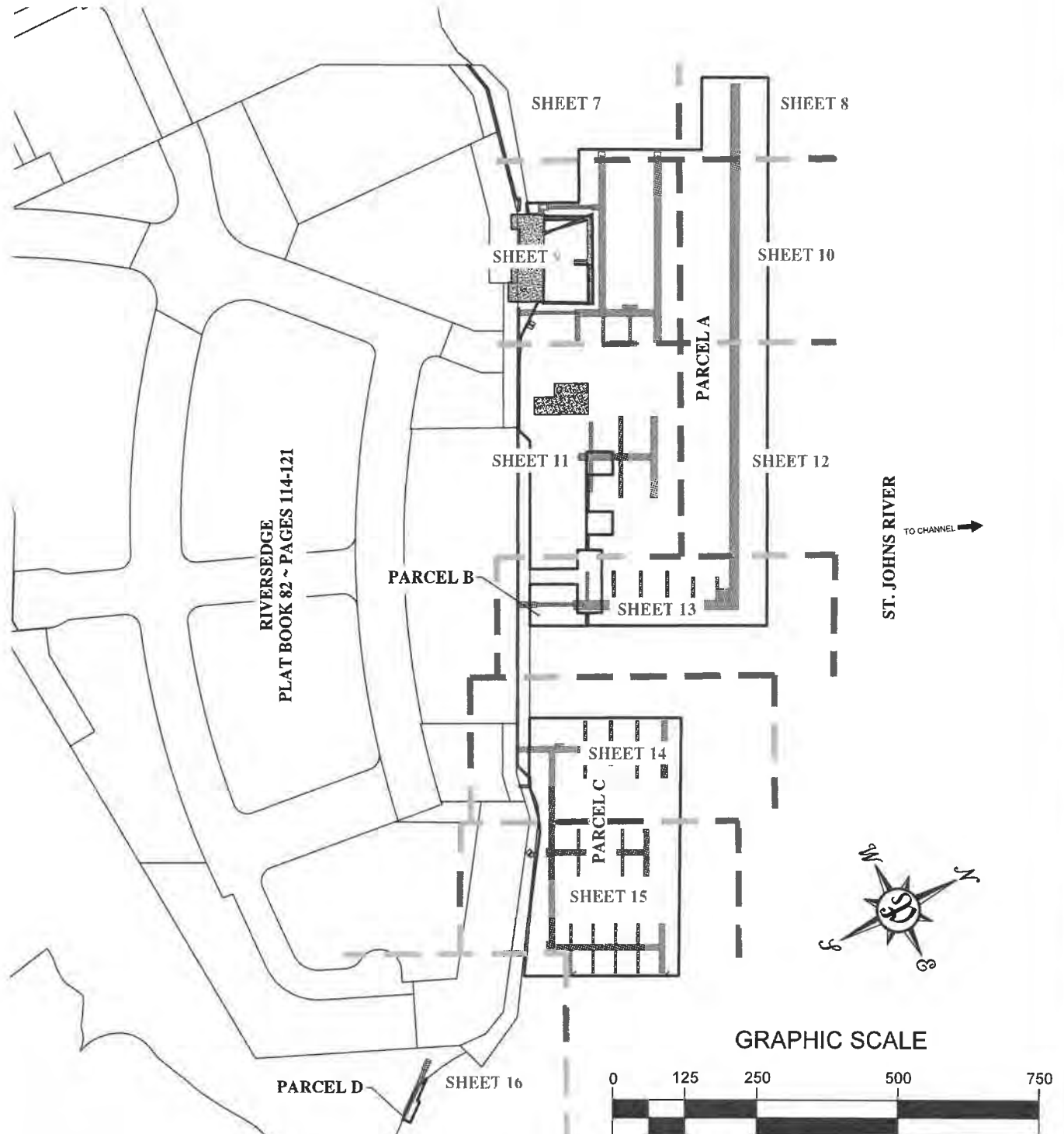
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LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

KEY SHEET



REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

FLORIDA DEP
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(IN FEET)
1 inch = 250 ft.

SHEET 6 OF 17

PERRET AND ASSOCIATES, INC.

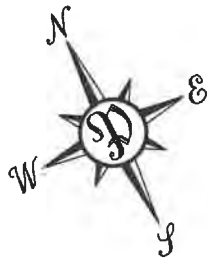
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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

SEE SHEET 8



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

↑
RIPARIAN LINE
TO CHANNEL

214.24'
S27°37'03"W

175±

167±

PARCEL
"A"

S62°39'26"E
93.46'

MEAN HIGH WATER
ELEVATION = 0.62 FEET, NAVD 88
AS LOCATED ON 4-22-2024

BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910

S73°04'04"E 200.23'
RIP RAP
EXISTING CONC. BULKHEAD

POINT OF COMMENCEMENT
PARCEL "A", "E", "F", "G"
NORTHWEST CORNER OF
"RIVERWALK PARCEL #1"
AS RECORDED IN OFFICIAL RECORDS
BOOK 19523, PAGE 1444
STATE PLANE COORDINATE #1
FD. #5 REBAR #6715 "PRM"

O.R.B. 12267
PAGE 2446

61.48'
N72°33'56"E
ORB 20519
PAGE 395

ORB 19523
PAGE 1444

ORB 19523
PAGE 1444

TRACT "E-1"

O.R.B. 20032 ~ PAGE 912

SECTION 45
SECTION 4A

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BY GT
DATE 8/29/24

SEE SHEET 9

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 7 OF 17

PERRET AND ASSOCIATES, INC.

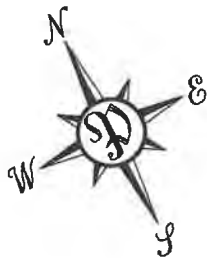
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LB ~ 6715

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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

ST. JOHNS RIVER

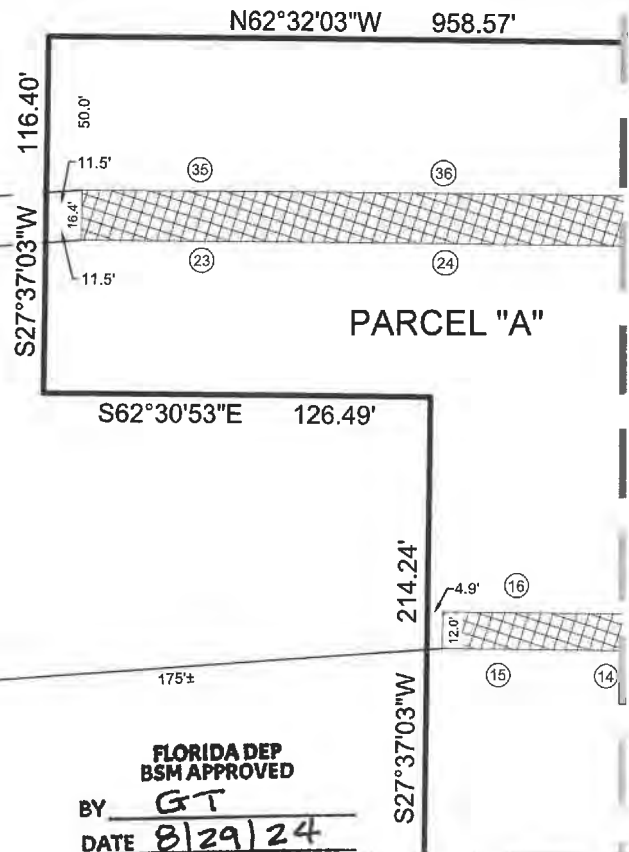


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

↑
RIPARIAN LINE
TO CHANNEL



FLORIDA DEP
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SEE SHEET 7

SEE SHEET 10

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 8 OF 17

PERRET AND ASSOCIATES, INC.

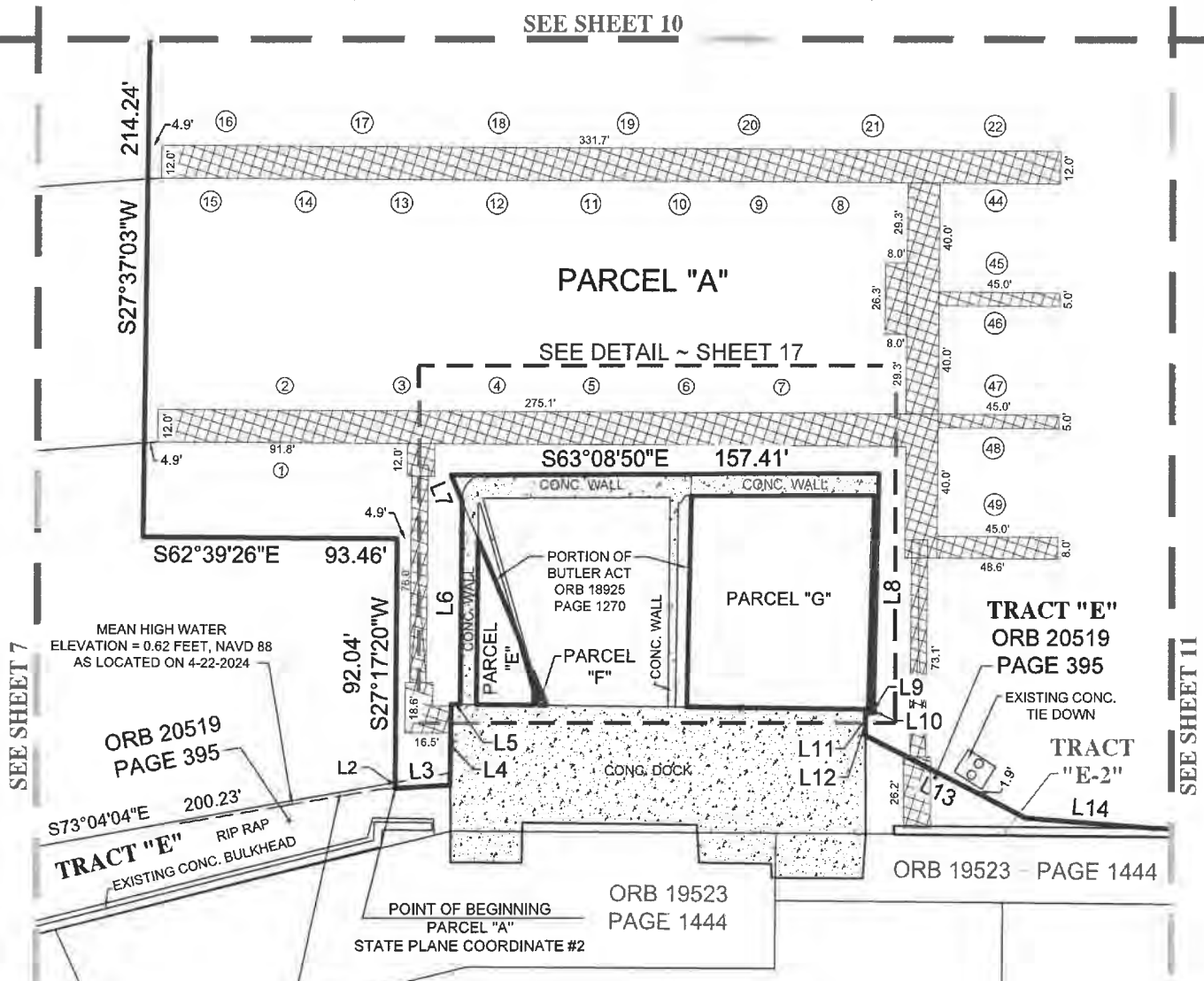
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LB ~ 6715

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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

SEE SHEET 10



SEE SHEET 7

SEE SHEET 11

MEAN HIGH WATER
ELEVATION = 0.62 FEET, NAVD 88
AS LOCATED ON 4-22-2024

ORB 20519
PAGE 395
S73°04'04"E 200.23'
RIP RAP
EXISTING CONC. BULKHEAD

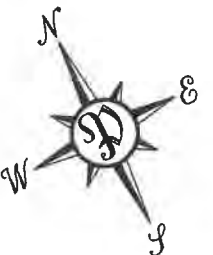
POINT OF BEGINNING
PARCEL "A"
STATE PLANE COORDINATE #2
ORB 19523
PAGE 1444

ORB 19523 - PAGE 1444

BOUNDARY SEPARATING THE LANDS OF
PRIVATE OWNERSHIP FROM THE ADJACENT
STATE OWNED SOVEREIGNTY LANDS AS
DESCRIBED IN OFFICIAL RECORDS BOOK
9008, PAGE 1216 AND
OFFICIAL RECORDS BOOK 12686, PAGE 910

RIVERSEdge
PLAT BOOK 82 ~ PAGES 114 121

TRACT "7A"
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 9 OF 17

PERRET AND ASSOCIATES, INC.

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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)



GRAPHIC SCALE

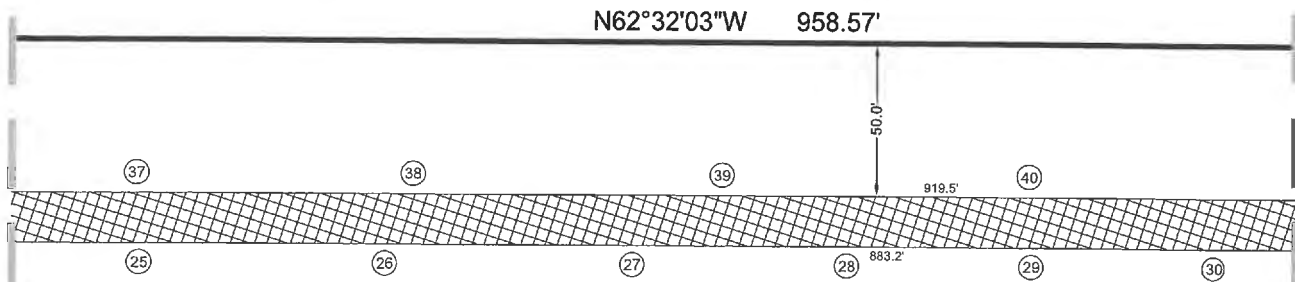


(IN FEET)
1 inch = 60 ft.

SEE SHEET 8

SEE SHEET 12

ST. JOHNS RIVER



PARCEL "A"

SEE SHEET 9

FLORIDA DEP
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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 10 OF 17

PERRET AND ASSOCIATES, INC.

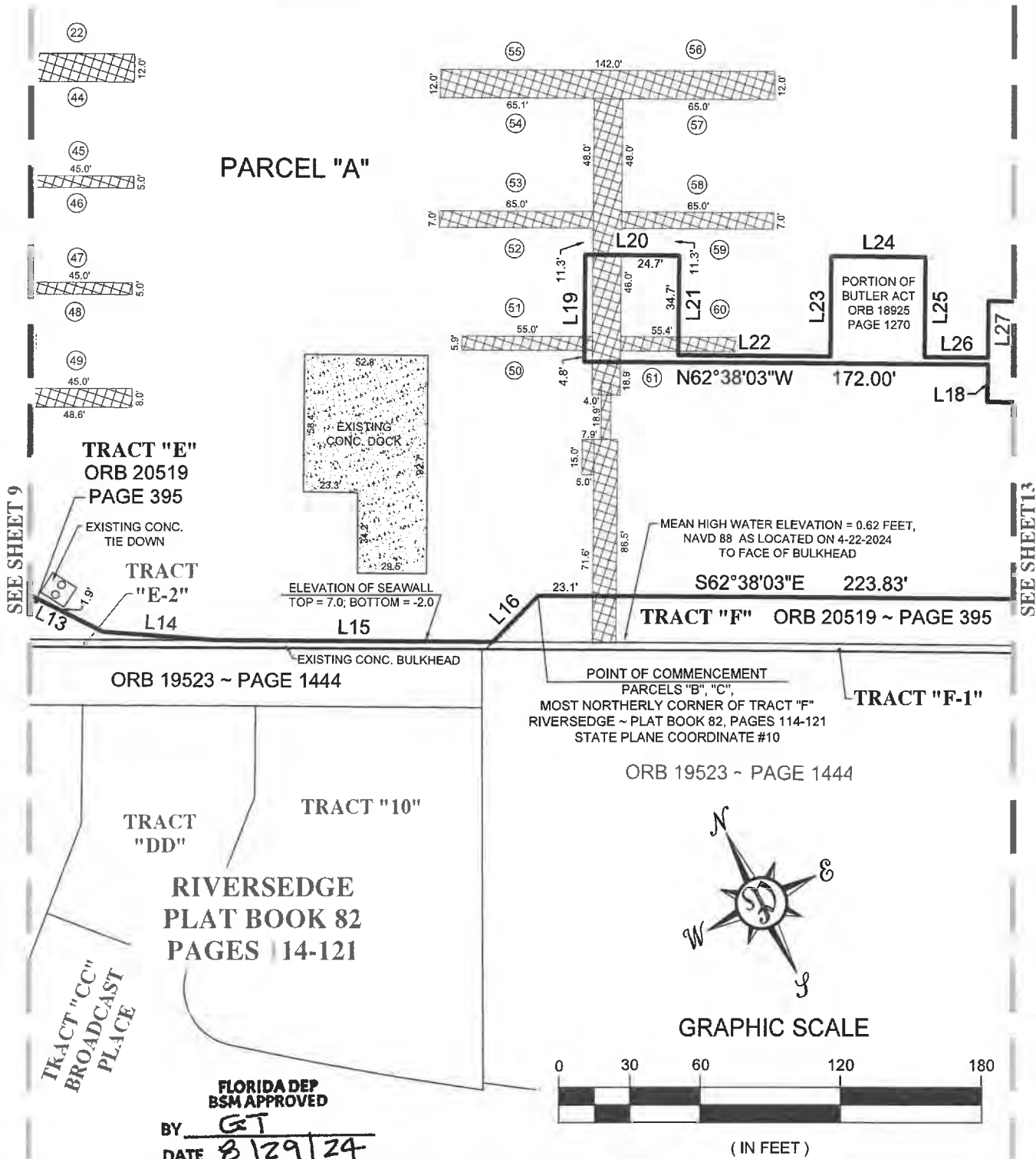
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SEE SHEET 12



FLORIDA DEP
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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 11 OF 17

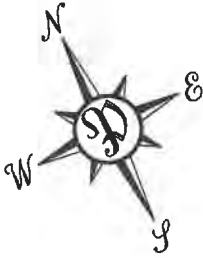
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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)



GRAPHIC SCALE

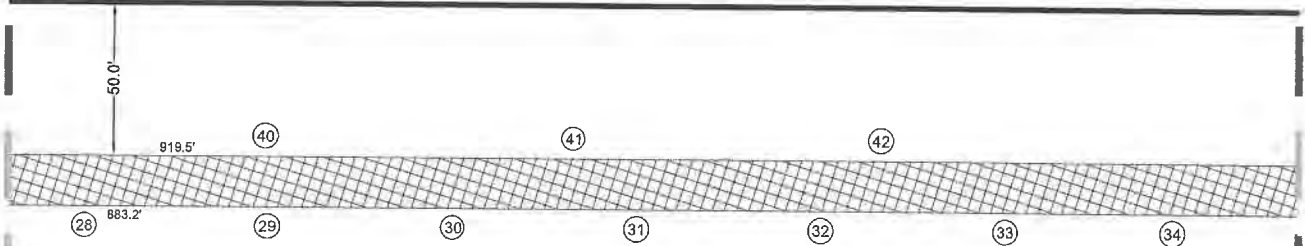


(IN FEET)
1 inch = 60 ft.

ST. JOHNS RIVER

N62°32'03"W 958.57'

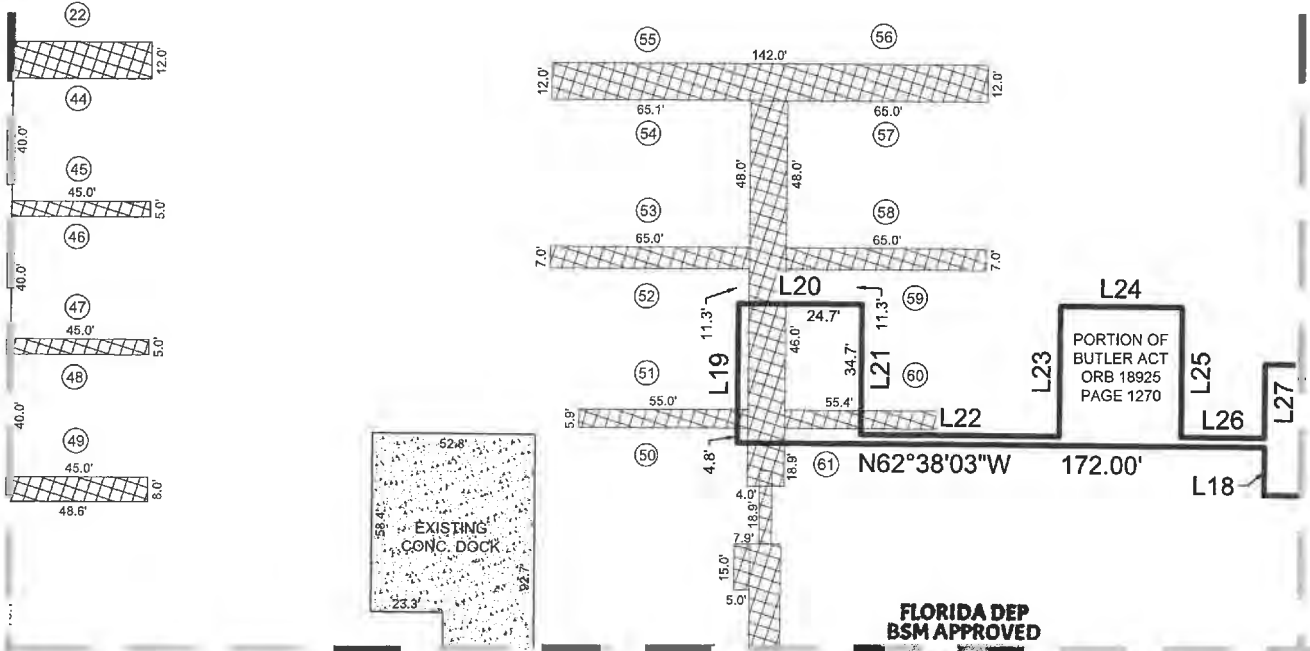
SEE SHEET 10



PARCEL "A"

SEE SHEET 13

SEE SHEET 9



SEE SHEET 11

FLORIDA DEP
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REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 12 OF 17

PERRET AND ASSOCIATES, INC.

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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

ST. JOHNS RIVER

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



SEE SHEET 12

SEE SHEET 11

SEE SHEET 14

PARCEL "A"

PARCEL "A"
83.68'
N27°21'57"E

PARCEL "B"
83.68'
S27°21'57"W

PARCEL "C"

TRACT "F" ORB 20519 ~ PAGE 395

TRACT "F-1"
ORB 19523 ~ PAGE 1444

ORB 19523 ~ PAGE 1444

RIVERSEDGE
PLAT BOOK 82 ~ PAGES 114-121

BY GT
DATE 8/29/24

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 13 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

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GRAPHIC SCALE

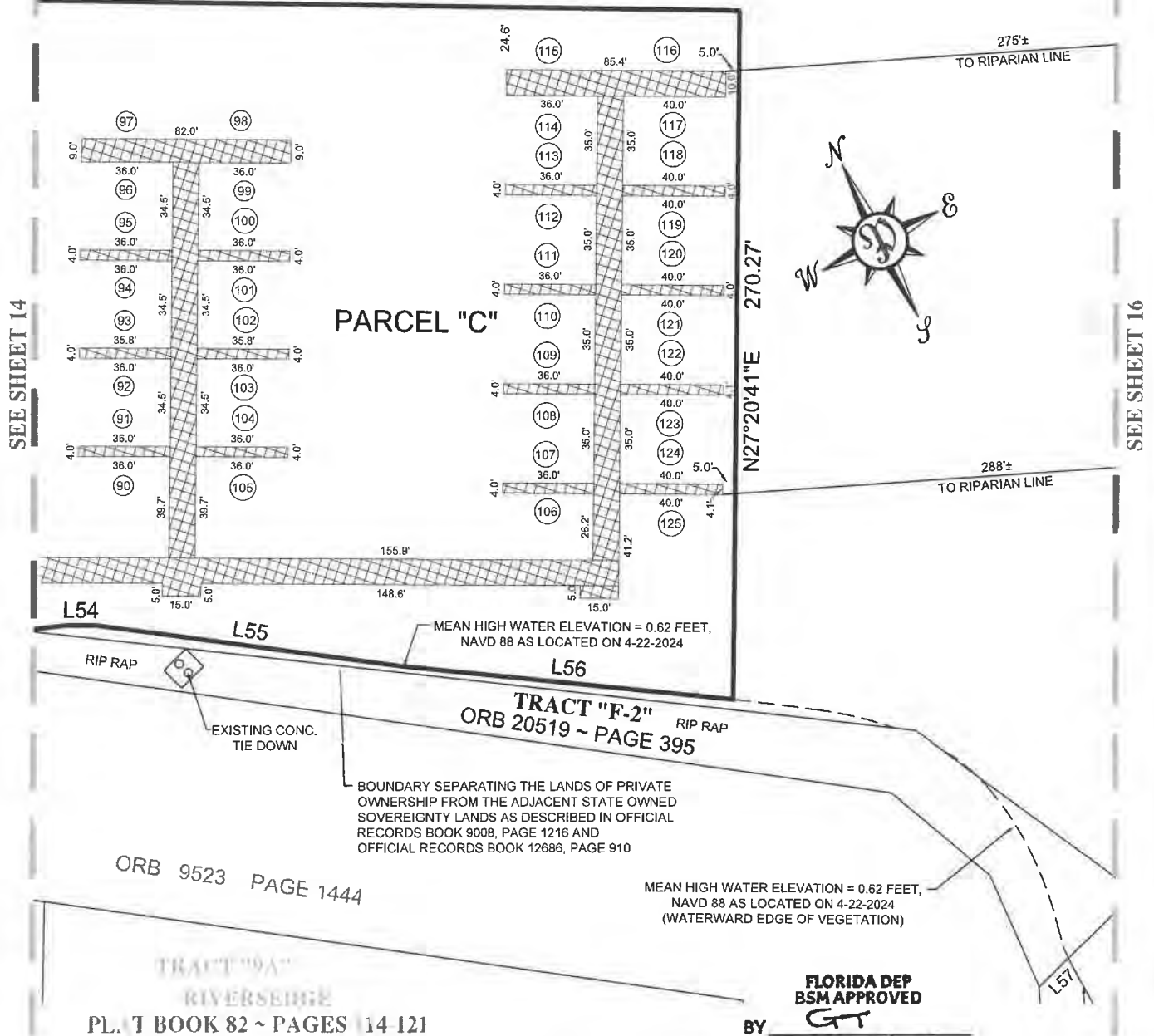


ST. JOHNS RIVER

(IN FEET)

1 inch = 60 ft.

N62°10'31"W 452.09'



REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

FLORIDA DEP
BSM APPROVED
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DATE 8/29/24

SHEET 15 OF 17

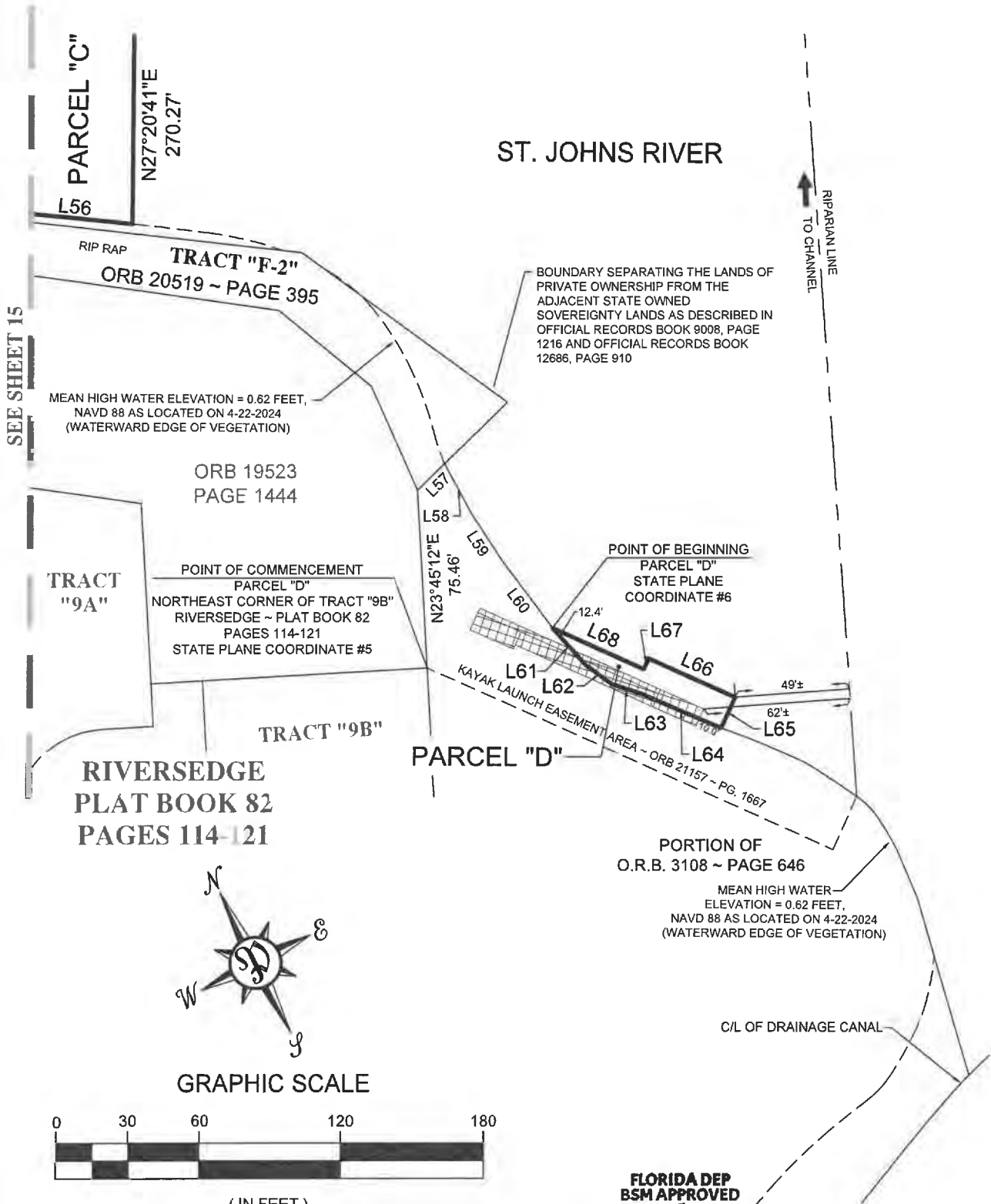
PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)



**FLORIDA DEP
BSM APPROVED**
BY GT
DATE 8/29/24

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

SHEET 16 OF 17

PERRET AND ASSOCIATES, INC.

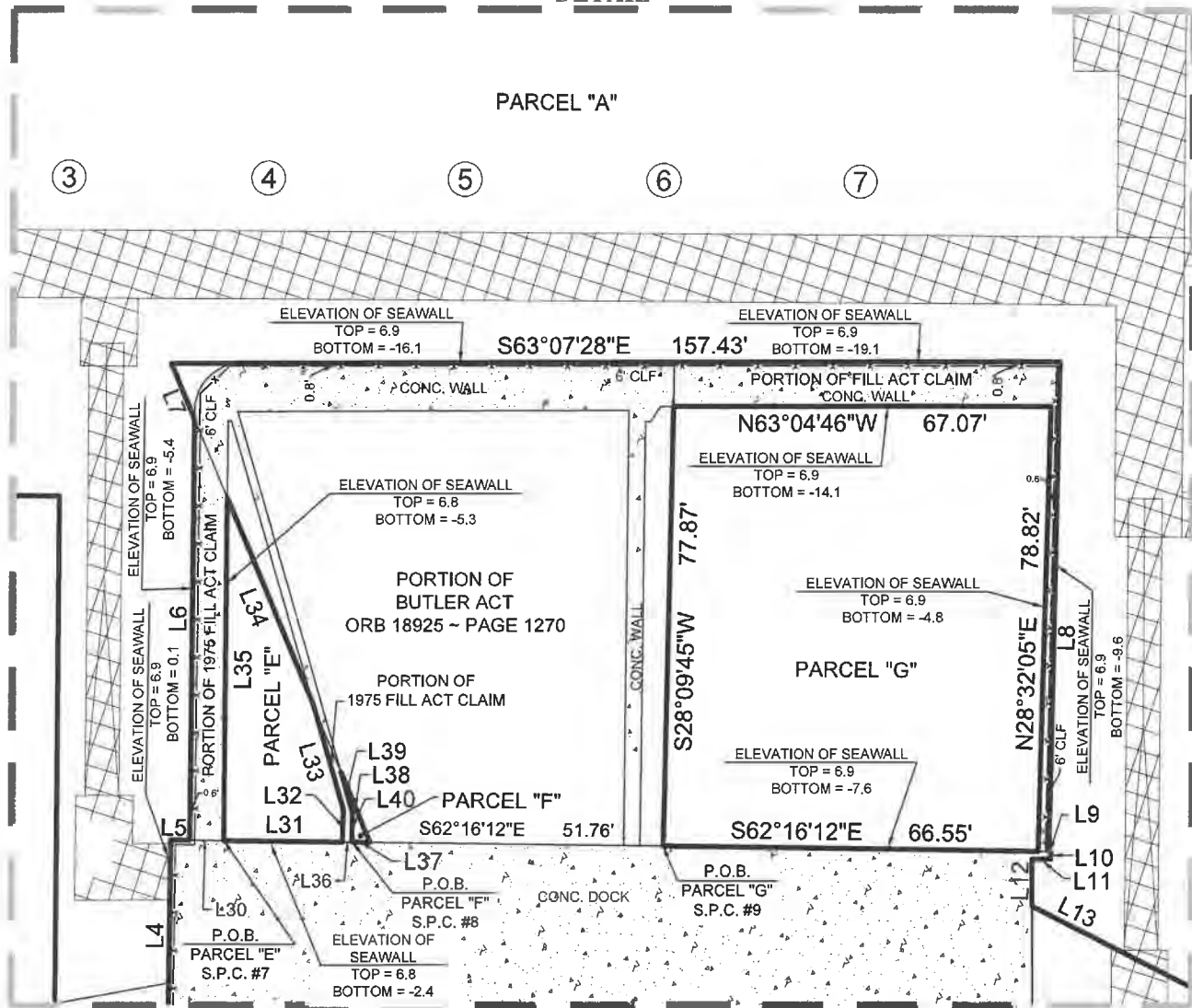
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

DETAIL



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



FLORIDA DEP
BSM APPROVED

BY GT
DATE 8/29/24

REVISED PER DIVISION OF STATE LANDS COMMENTS: 8-29-24

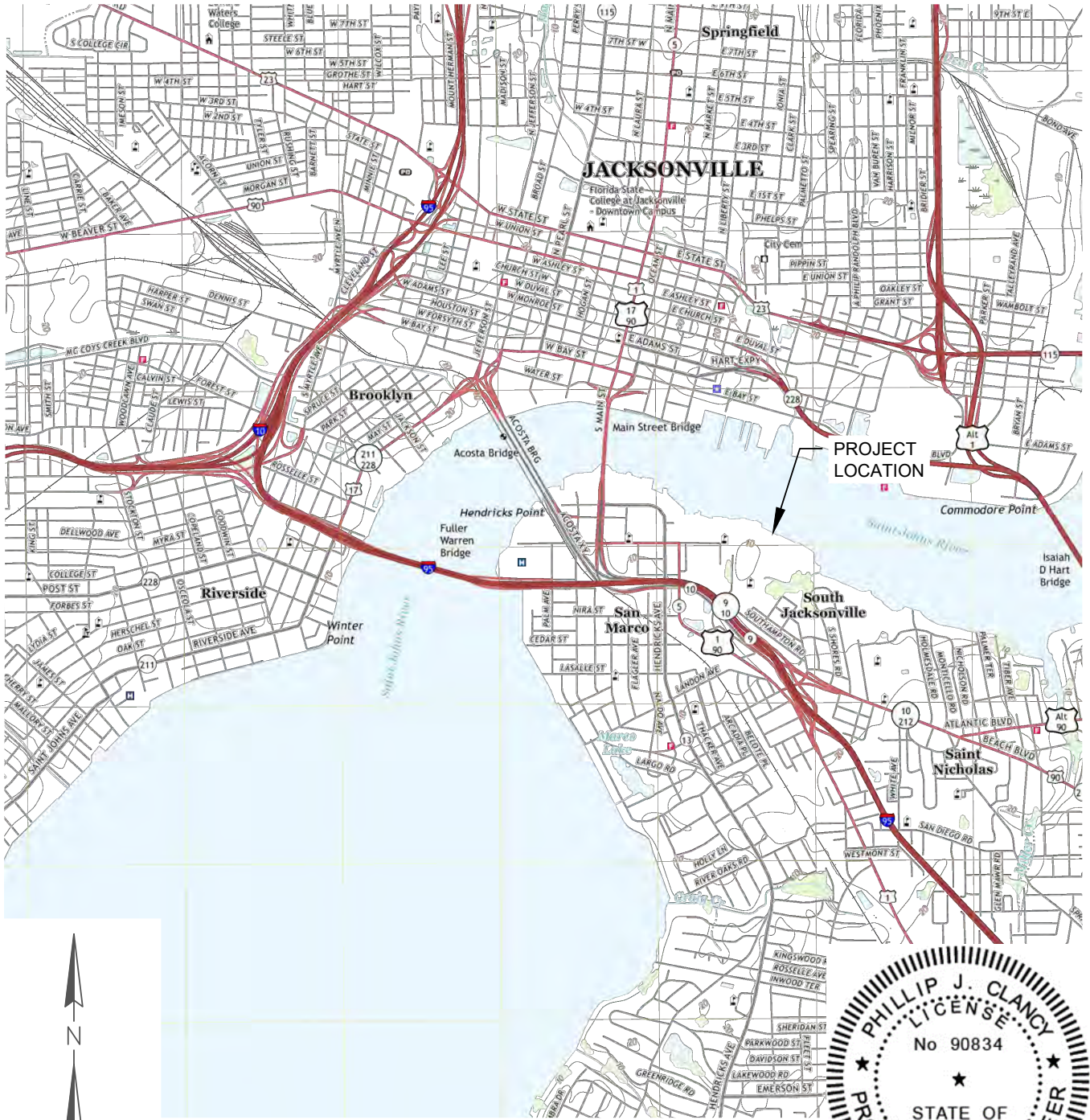
SHEET 17 OF 17

PERRET AND ASSOCIATES, INC.

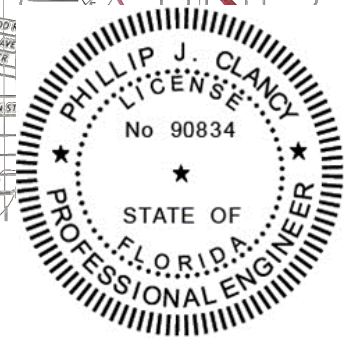
1484 MONTICELLO ROAD JACKSONVILLE FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION



NOTE:
1. BASEMAP SOURCE: USGS 2018 JACKSONVILLE QUADRANGLE TOPO MAP



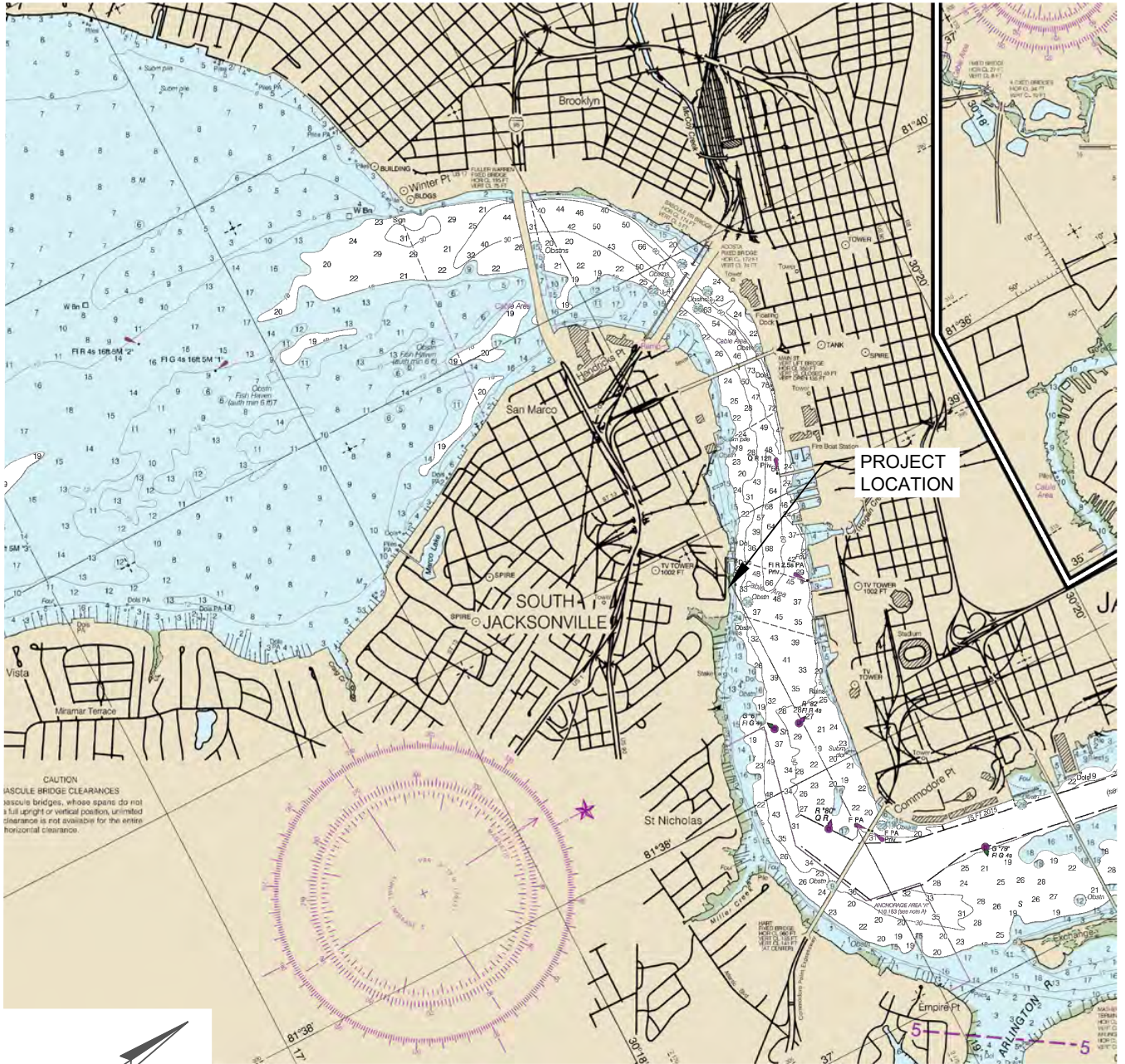
PROJECT: RIVERSEDE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

LOCATION PLAN
 Requested by: The District Community Development District
 Project Address: 801 Broadcast Place
 Jacksonville FL, 32207

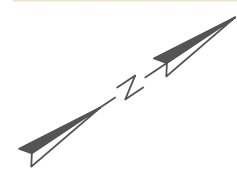
ATM
 100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024
 SHEET 1

I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\13708 Rivesedge Marina Permit Plan 082624.dwg Permit 1 8/29/24

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CAUTION
ASCULI BRIDGE CLEARANCES
asculi bridges, whose spans do not
a full upright or vertical position, unlimited
clearance is not available for the entire
horizontal clearance.



0 3000
Scale in Feet

NOTE:
1. BASEMAP SOURCE: NOAA CHART 11491

PROJECT: RIVERSEDGE MARINA
WATERBODY: ST. JOHNS RIVER
COUNTY: Duval
STATE: Florida
LATITUDE: 30 19' 00.00"N
LONGITUDE: 81 38' 49.54"W

NAVIGATION PLAN

Requested by: The District Community
Development District

Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTHPARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024

SHEET 2

I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\3706 Riverside Marina Permit Plan 082624.dwg Permit 1 (3) 8/23/24

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LEGEND:	
	- CITY OF JACKSONVILLE PARCELS: 080096 0480, 0495, 0510, 0555, 0570, 0585, 0435, AND 0420
	- DISTRICT COMMUNITY DEVELOPMENT DISTRICT PARCELS: 080096 0409, 0450, 0466, 0525, 0540
	- ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC PARCEL: 080096 0407
	- SCHOOL BOARD OF DUVAL COUNTY PARCEL: 080096 0415

NOTE:	
1.	BASEMAP SOURCE: JACKSONVILLE PROPERTY APPRAISER
2.	PARCEL LINES ARE APPROXIMATE

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

PARCEL MAP

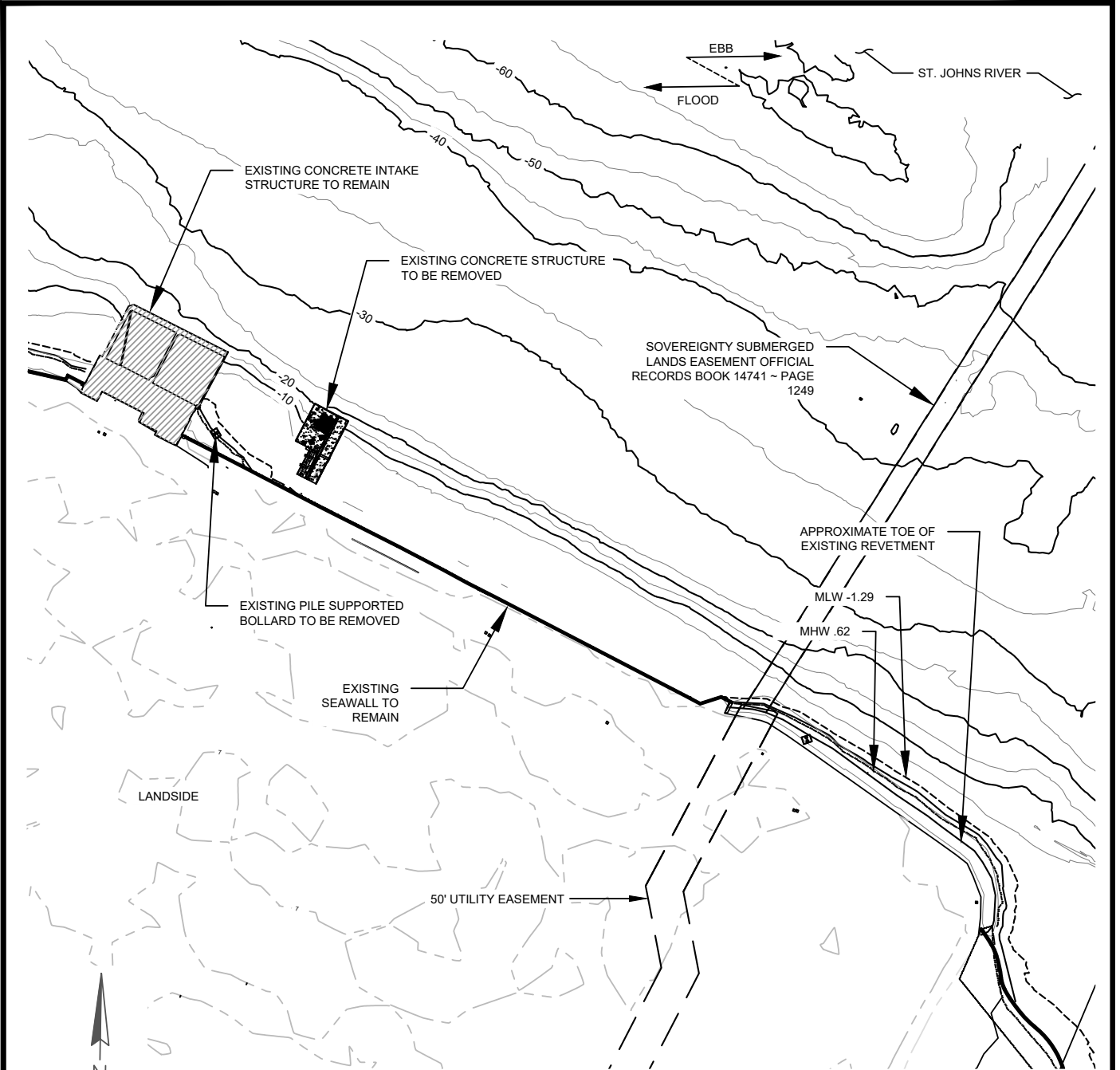
Requested by: The District Community
Development District

Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTHPARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024
SHEET 3

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NOTE:

1. SURVEY PERFORMED BY DEGROVE SURVEYORS INC. FEBRUARY 18 THROUGH FEBRUARY 24, 2019.
2. VERTICAL DATUM NAVD88, FEET.
3. HORIZONTAL DATUM IS FLORIDA STATE PLANE EAST ZONE NAD83
4. MHW ELEVATION .62 FEET
5. MLW ELEVATION -1.29 FEET
6. MHW AND MLW LINES ARE APPROXIMATE

I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\15-2797 Riverside Marina Permit Plan 082624.dwg Permit 1 (4) 8/29/24

PROJECT: RIVERSEDGE MARINA
WATERBODY: ST. JOHNS RIVER
COUNTY: Duval
STATE: Florida
LATITUDE: 30 19' 00.00"N
LONGITUDE: 81 38' 49.54"W

EXISTING CONDITIONS

Requested by: The District Community Development District

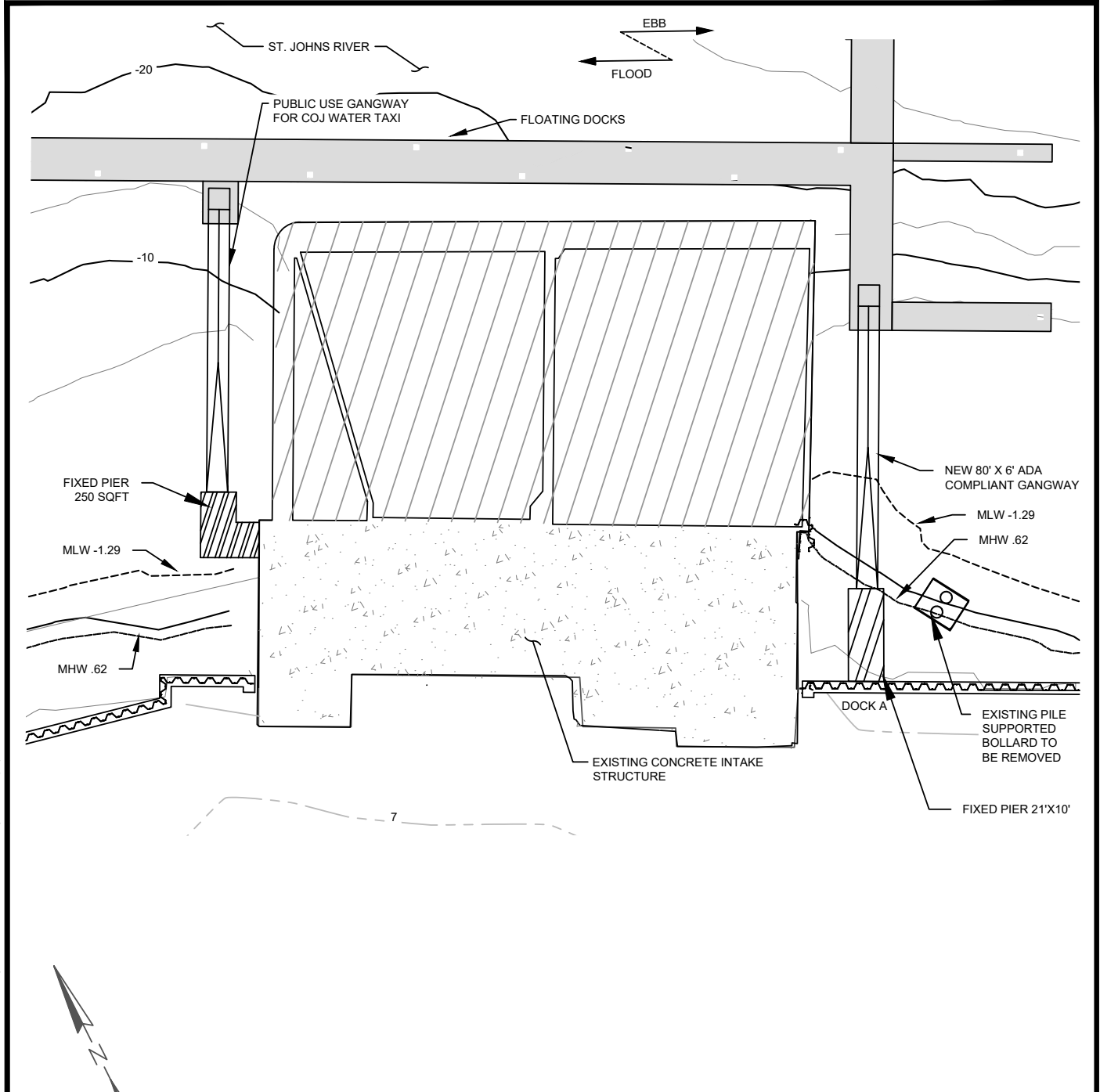
Project Address: 801 Broadcast Place
 Jacksonville FL, 32207



ATM

100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION



NOTE:
 1. SEE SHEET 4 FOR SURVEY NOTES
 2. THIS APPLICATION PROPOSES NO ALTERATION TO THE INTAKE STRUCTURE. THE STRUCTURE WILL REMAIN AS IT CURRENTLY EXISTS.

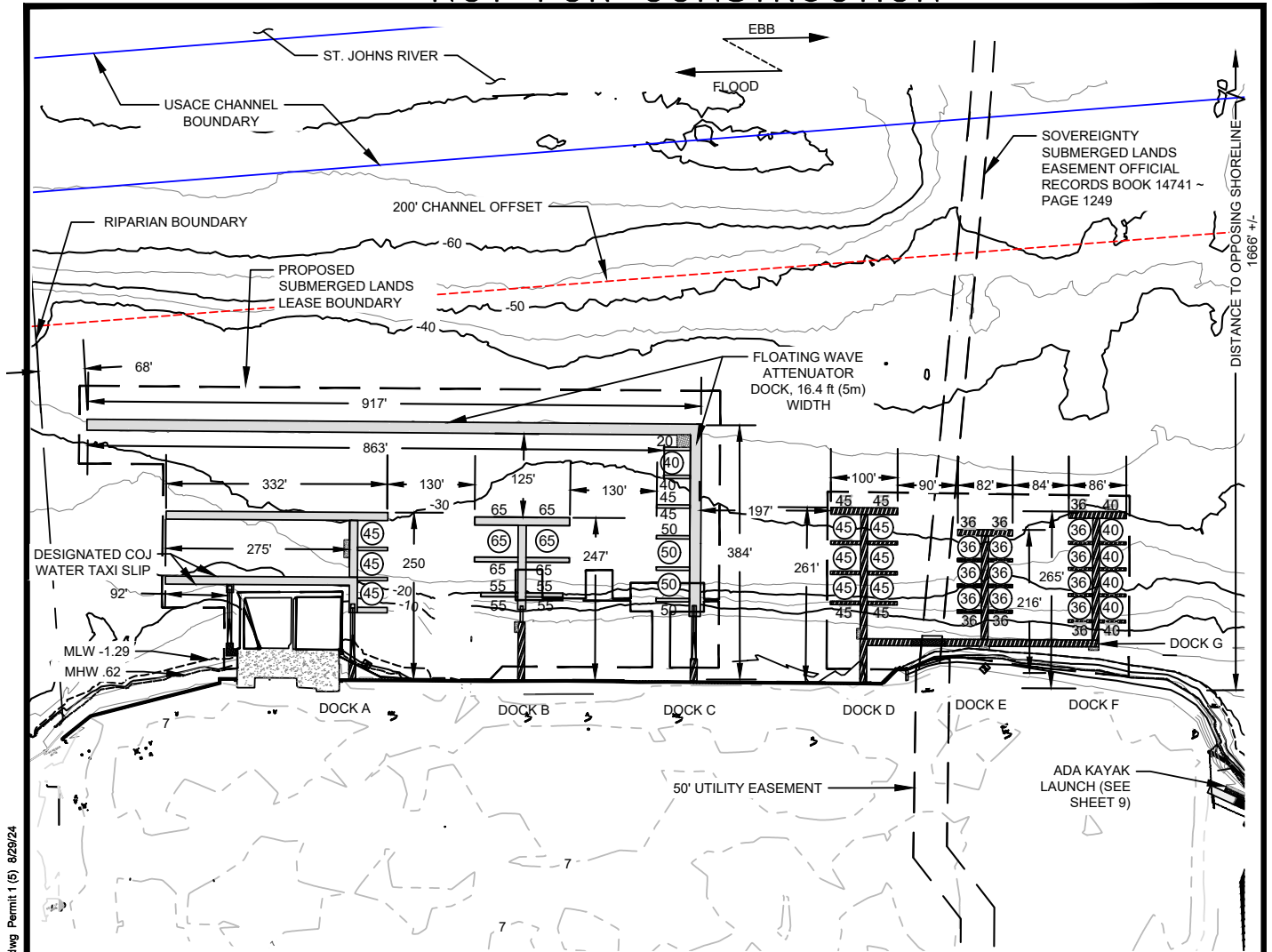
I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\13708 Riversedge Marina Permit Plan 082624.dwg Permit 1 (16) 8/29/24

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

INTAKE PROPOSED PLAN
 Requested by: The District Community Development District
 Project Address: 801 Broadcast Place
 Jacksonville FL, 32207

ATM
 100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024
 SHEET 5

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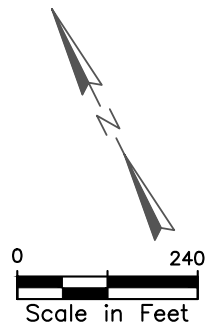
LEGEND:

- F - FIRE EXTINGUISHER PEDESTAL SPACED NOT GREATER THAN 150 FEET
- 50 - DOUBLE LOADED SLIP (NUMBER INDICATES VESSEL LENGTH IN FT.)
- 50 - SINGLE LOADED SLIP (NUMBER INDICATES VESSEL LENGTH IN FT.)
- INDICATES UTILITY PLATFORM
- INDICATES FLOATING DOCK
- INDICATES PILE SUPPORTED FIXED PIER

NOTE:

1. SEE SHEET 4 FOR SURVEY NOTES
2. SIDE-TIE CONSIDERS 60' BOATS FOR SLIP COUNT PURPOSES.
3. TOTAL OVERWATER SQUARE FOOTAGE 55,148. INCLUSIVE OF ALL DOCKS, GANGWAYS, FIXED PIERS, AND KAYAK LAUNCH

RiversEdge Marina		
LENGTH	COUNT	LEASABLE LENGTH
(FT)	(#)	(FT)
20	1	20
36	26	936
40	13	520
45	24	1080
50	6	300
55	4	220
65	8	520
SIDE-TIE*	43	2762
TOTAL	125	6358



PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

OVERALL PROPOSED PLAN

Requested by: The District Community Development District

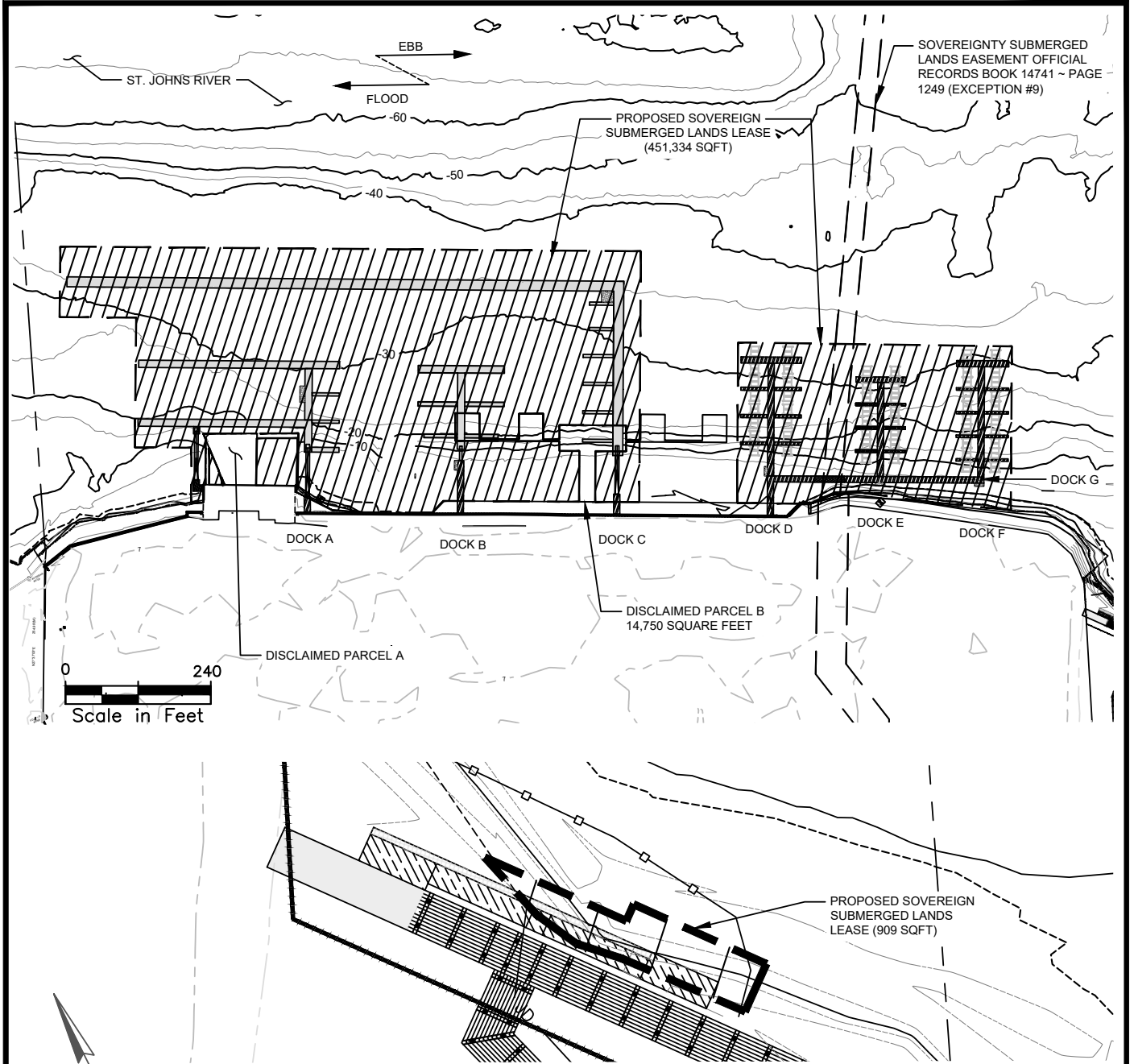
Project Address: 801 Broadcast Place
 Jacksonville FL, 32207

100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024

SHEET 6

I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\3708 RiversEdge Marina Permit Plan 082624.dwg Permit 1 (6) 8/29/24


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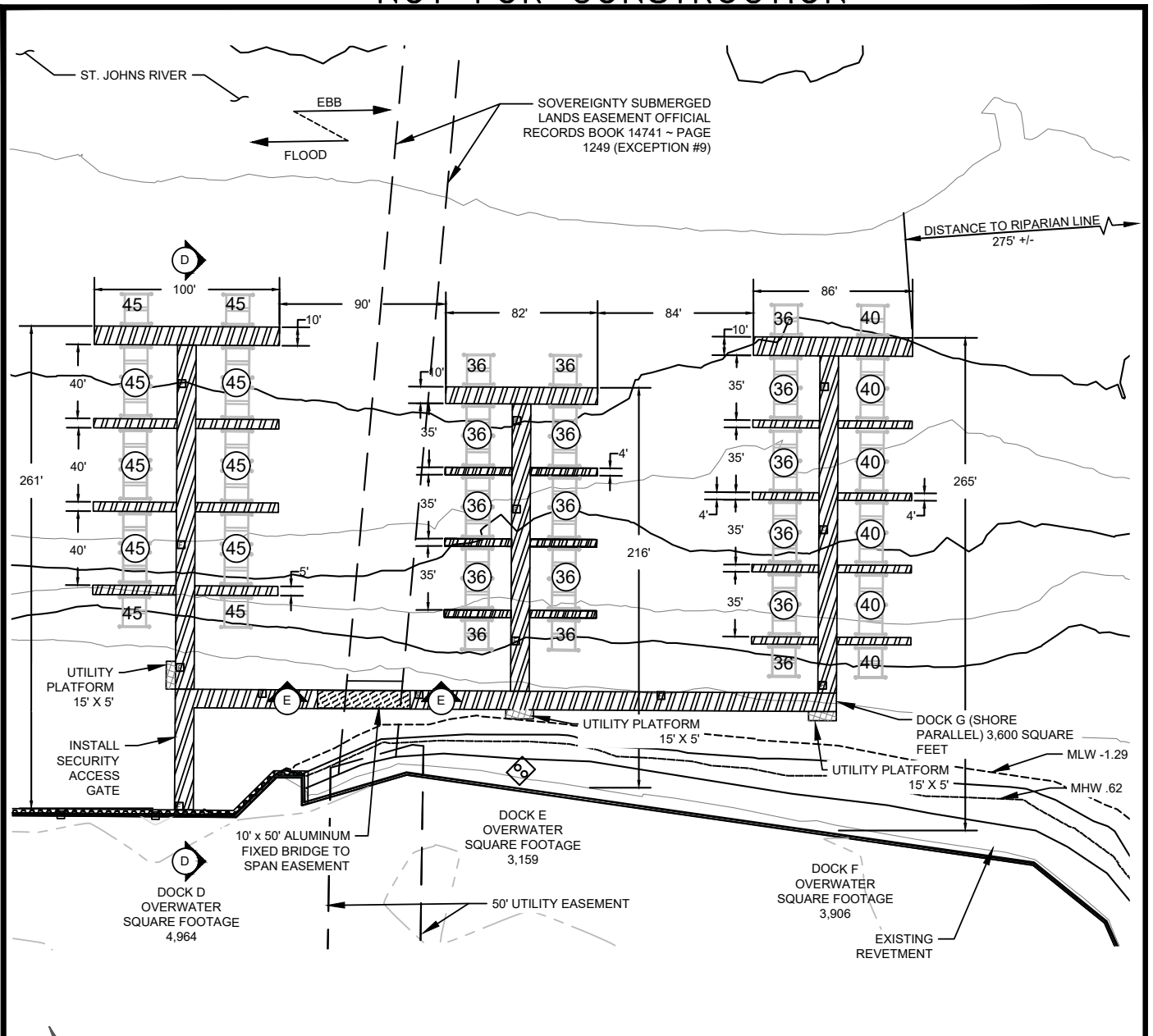
NOTE:
 1. THE ADA ACCESSIBLE KAYAK ACCESS RAMP WILL ALLOW FREE PUBLIC ACCESS TO THE WATER. THE RAMP WILL BE NON-REVENUE GENERATING AND A BENEFIT TO THE PUBLIC. FOR THIS REASON THE APPLICANT REQUESTS A NO FEE LEASE.
 2. SEE SHEET 4 FOR SURVEY NOTES



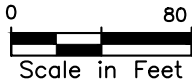
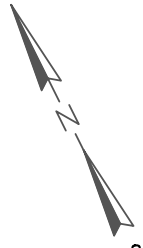
I:\charleston-01\Groups\Charleston_Shares\Shared\Projects\15-2797 District\DWG\3708 RIVERSEDGE MARINA Permit Plan 082624.dwg Permit 1 (13) 8/29/24

PROJECT: RIVERSEDGE MARINA WATERBODY: ST. JOHNS RIVER COUNTY: Duval STATE: Florida LATITUDE: 30 19' 00.00"N LONGITUDE: 81 38' 49.54"W	PROPOSED SUBMERGED LANDS LEASE	 100 SOUTHPARK BLVD SUITE 407 ST. AUGUSTINE, FL 32086 AUGUST 29, 2024 SHEET 7
	Requested by: The District Community Development District	
	Project Address: 801 Broadcast Place Jacksonville FL, 32207	

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LEGEND:	
	- FIRE EXTINGUISHER PEDESTAL SPACED NOT GREATER THAN 150 FEET
	- DOUBLE LOADED SLIP (NUMBER INDICATES VESSEL LENGTH IN FT.)
	- SINGLE LOADED SLIP (NUMBER INDICATES VESSEL LENGTH IN FT.)
	- INDICATES UTILITY PLATFORM
	- INDICATES PILE SUPPORTED FIXED PIER
	- INDICATES ALUMINUM FIXED BRIDGE

- NOTE:**
- SEE SHEET 4 FOR SURVEY NOTES
 - FINGER PIER LENGTH EQUAL TO VESSEL LENGTH IDENTIFIED FOR EACH SLIP
 - STEEL PIPE PILES SHALL BE INSTALLED WITH A VIBRATORY HAMMER. CONCRETE PILES WILL BE INSTALLED WITH AN IMPACT HAMMER. PILE INSTALLATION SHALL COMPLY WITH NMFS JACKSONVILLE BIOLOGICAL OPINION.
 - WORK SHALL COMPLY WITH DUVAL COUNTY MANATEE PROTECTION PLAN CONDITION FOR IN WATER WORK.
 - ALL BARGES PERFORMING WORK SHALL MAINTAIN 2 FEET CLEAR OVER THE RIVER BOTTOM AT ALL TIMES.

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

PROPOSED DOCKS D, E, F, & G

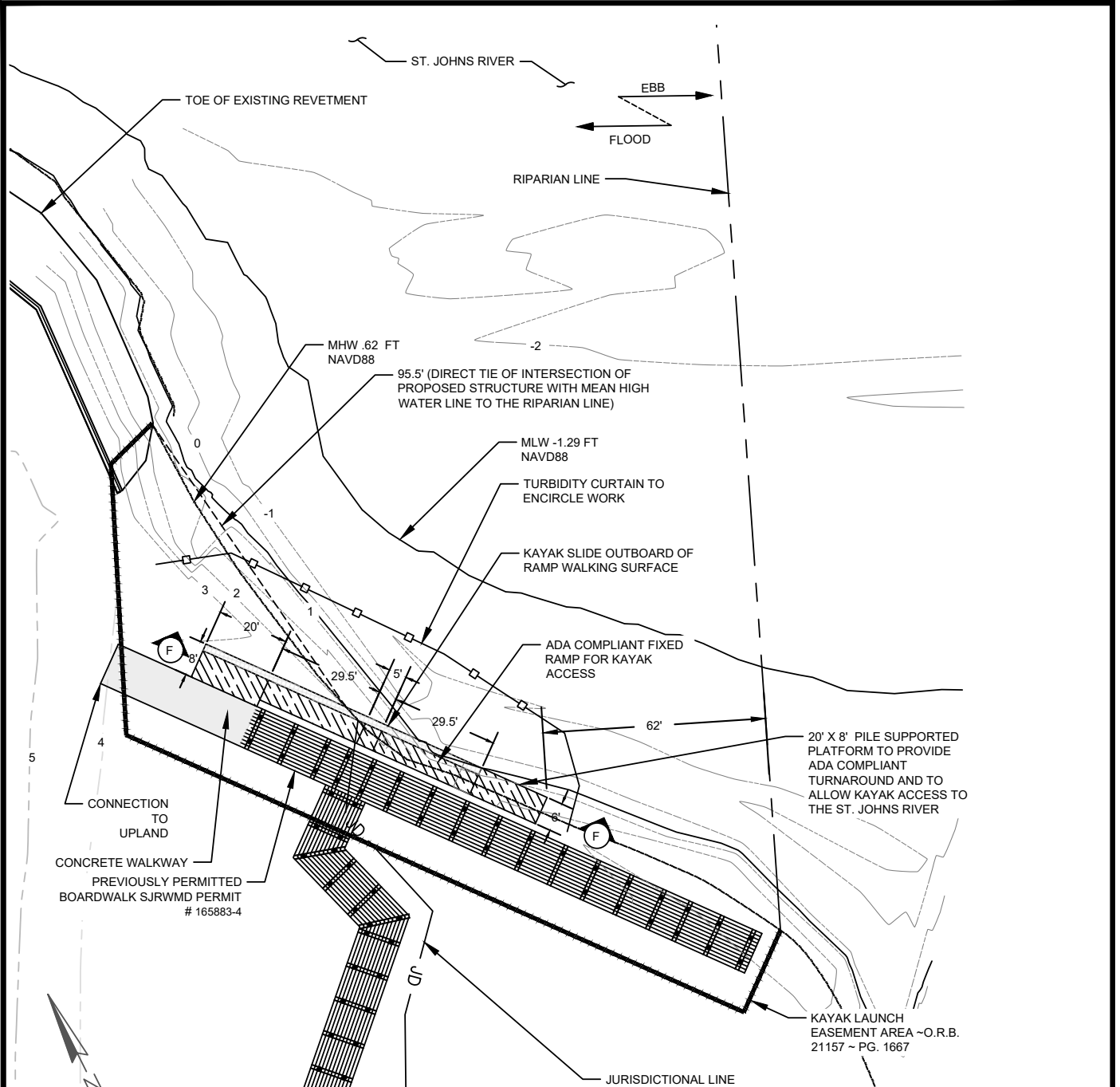
Requested by: The District Community
Development District

Project Address: 801 Broadcast Place
Jacksonville FL, 32207

ATM

100 SOUTHPARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024

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- NOTE:**
1. SEE SHEET 4 FOR SURVEY NOTES
 2. 280 SQUARE FEET OVER MEAN HIGH WATER
 3. PILE INSTALLATION SHALL COMPLY WITH NIMFS JACKSONVILLE BIOLOGICAL OPINION.
 4. WORK SHALL COMPLY WITH DUVAL COUNTY MANATEE PROTECTION PLAN CONDITION FOR IN WATER WORK.
 5. ALL BARGES PERFORMING WORK SHALL MAINTAIN 2 FEET CLEAR OVER THE RIVER BOTTOM AT ALL TIMES.


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PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

PROPOSED KAYAK LAUNCH

Requested by: The District Community
Development District

Project Address: 801 Broadcast Place
Jacksonville FL, 32207

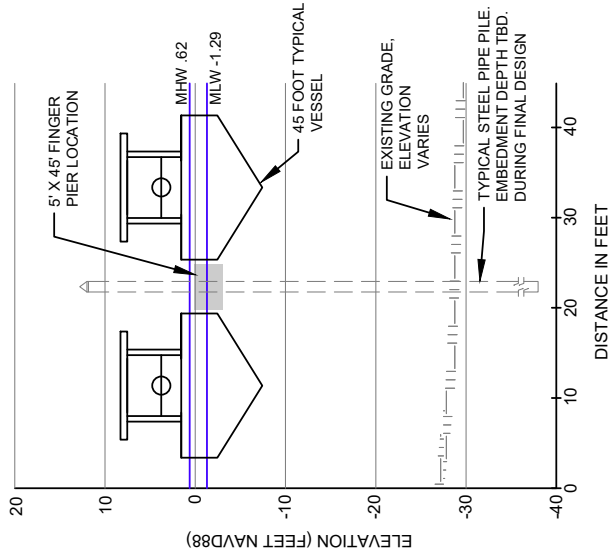
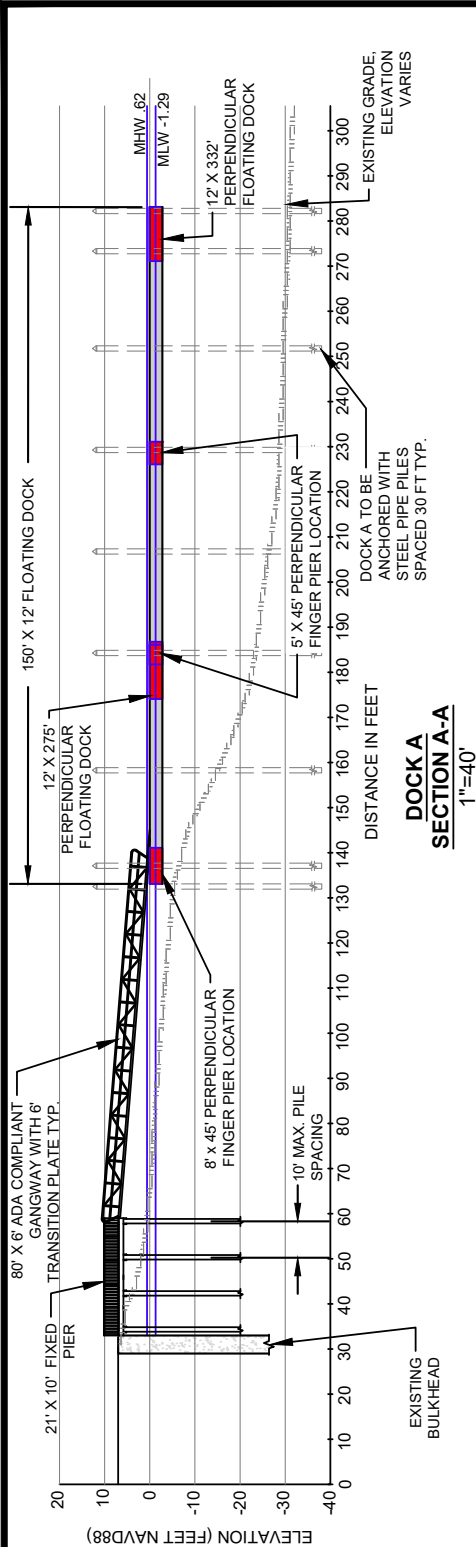


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100 SOUTHPARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024

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NOTE: DOCK SECTION SHOWN IS SCHEMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN TO COMPLY WITH PERFORMANCE SPECIFICATIONS.

1. FREEBOARD TYPICALLY 20" - 24".
2. DRAFT VARIES BETWEEN INTERIOR DOCKS AND ATTENUATOR DOCKS, 1.5' TO 4.3' RESPECTIVELY.
3. FINAL PILE DESIGN, LOCATIONS, AND EMBEDMENT TO BE DETERMINED BY CONTRACTOR.
4. NO KNOWN SUBMERGED ENVIRONMENTAL OR HISTORIC RESOURCES ARE WITHIN THE FOOTPRINT OF THE PROJECT.

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

SECTION A & B

Requested by: The District Community
Development District

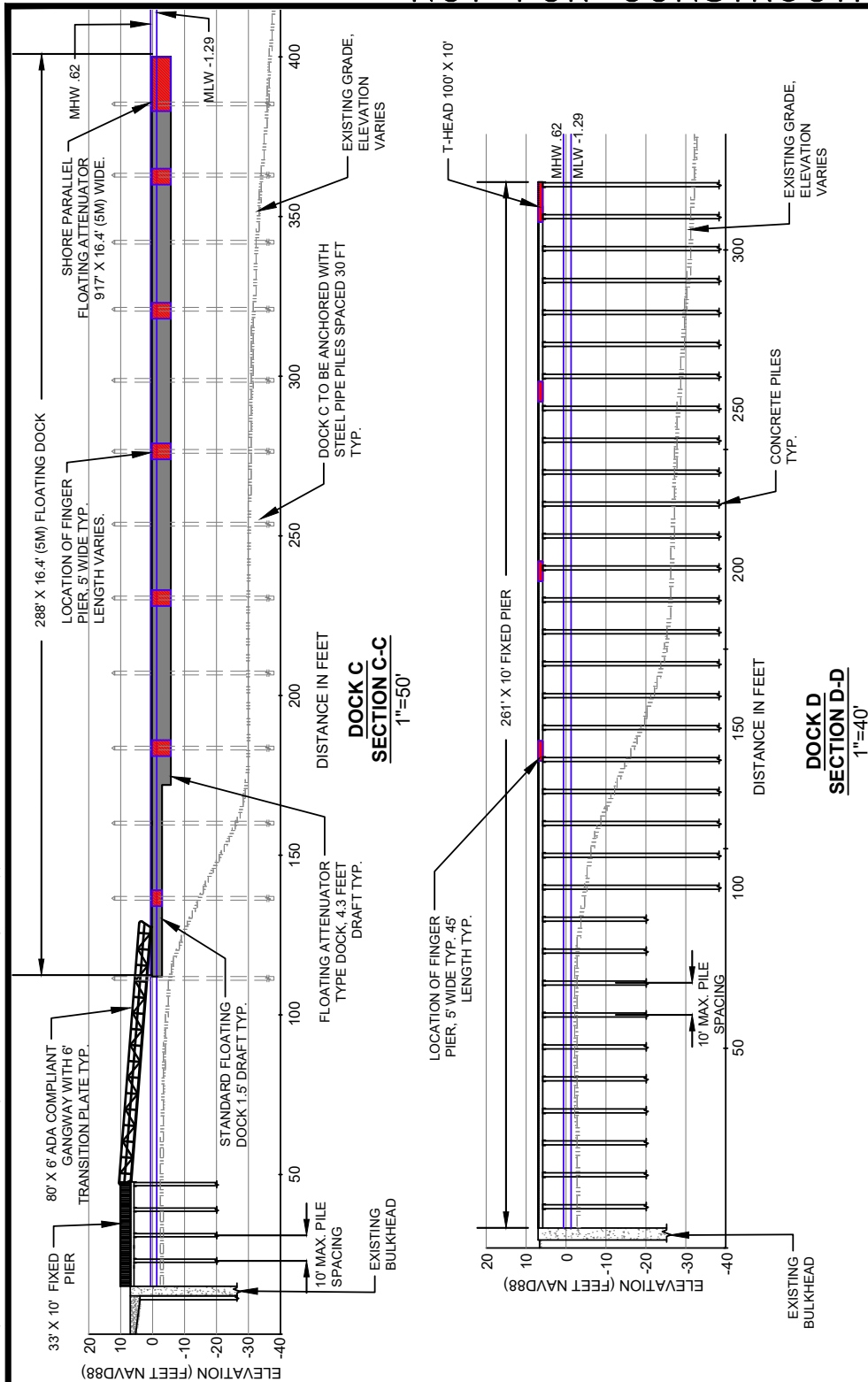
Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTH PARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024

SHEET 11

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NOT FOR CONSTRUCTION



NOTE:
1. DOCK SECTION SHOWN IS SCHEMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN TO COMPLY WITH PERFORMANCE SPECIFICATIONS.
2. FREEBOARD TYPICALLY 20" - 24"
3. DRAFT VARIES BETWEEN INTERIOR DOCKS AND ATTENUATOR DOCKS. 1.5 TO 4.3 RESPECTIVELY.
4. FINAL PILE DESIGN, LOCATIONS, AND EMBEDMENT TO BE DETERMINED BY CONTRACTOR
5. NO KNOWN SUBMERGED ENVIRONMENTAL OR HISTORIC RESOURCES ARE WITHIN THE FOOTPRINT OF THE PROJECT.

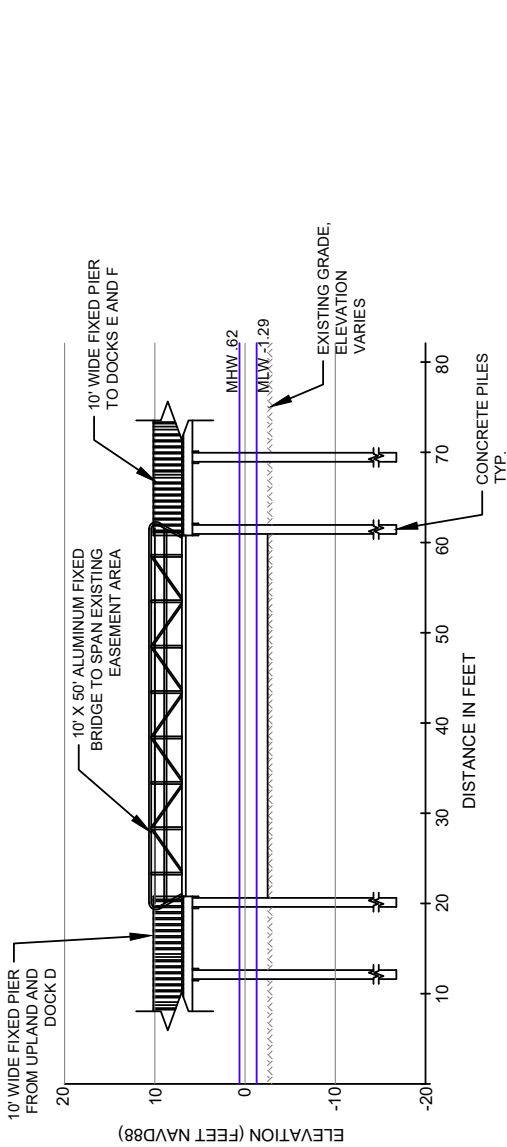
PROJECT: RIVERSEDGE MARINA
WATERBODY: ST. JOHNS RIVER
COUNTY: Duval
STATE: Florida
LATITUDE: 30 19' 00.00"N
LONGITUDE: 81 38' 49.54"W

SECTION C & D
Requested by: The District Community Development District
Project Address: 801 Broadcast Place
Jacksonville FL, 32207

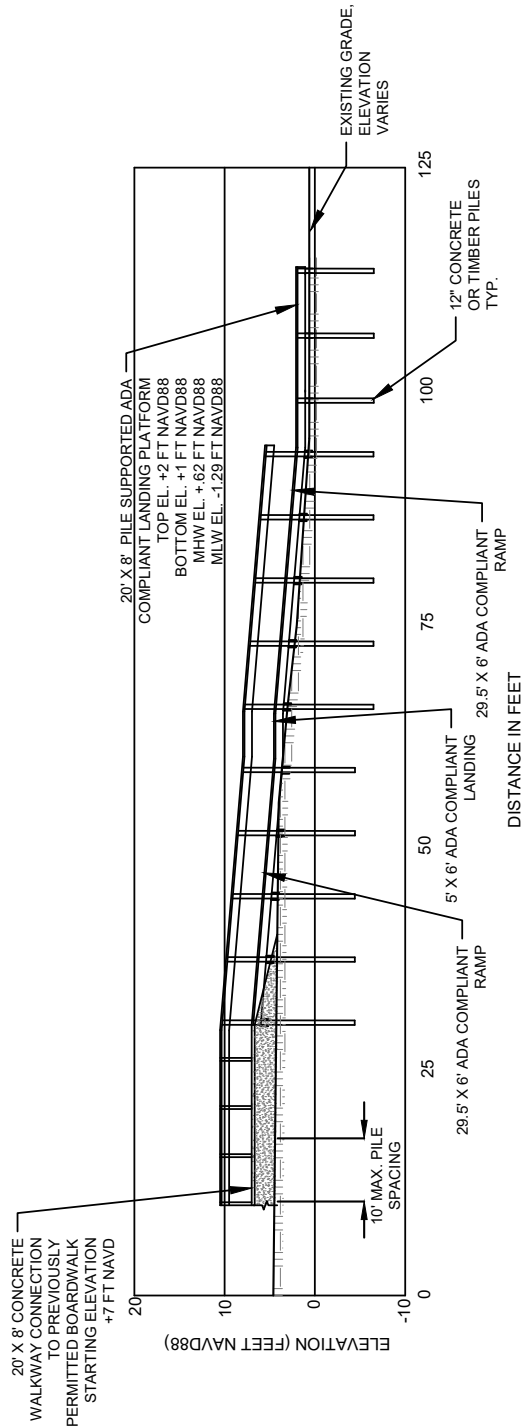
ATM
100 SOUTH PARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024
SHEET 12

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SECTION E-E
1"=20'



SECTION F-F
1"=20'

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PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

SECTION E & F

Requested by: The District Community
Development District

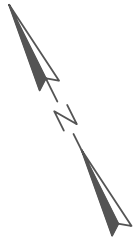
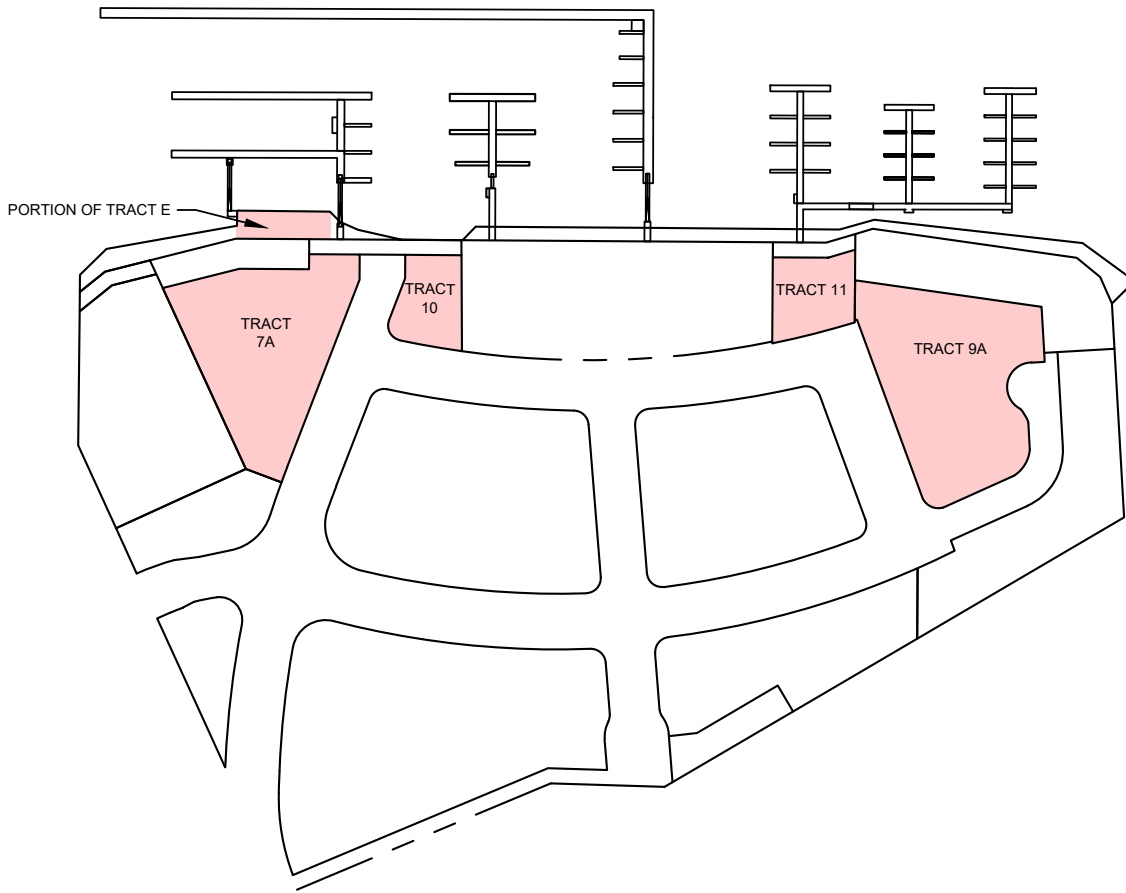
Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTHPARK BLVD
SUITE 407
ST. AUGUSTINE, FL 32086
AUGUST 29, 2024

SHEET 13

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0 300
Scale in Feet

LEGEND:
[Red Hatched Box] - STAGING AREA

- NOTE:
1. PARCELS SHOWN IN RED HATCH WILL BE AVAILABLE TO CONTRACTOR FOR STAGING.
 2. ANY STOCK PILED FILL MATERIAL WILL BE ENCIRCLED BY SILT FENCE. SEE SUPPLEMENTAL SHEET 4 FOR DETAILS.
 3. TYPICAL MATERIALS FOR THE PROJECT INCLUDE FLOATING DOCKS, CONCRETE PILES, STEEL PIPE PILES, TIMBER FRAMING AND DECKING, AND UTILITY COMPONENTS.

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

STAGING AREAS

Requested by: The District Community
Development District

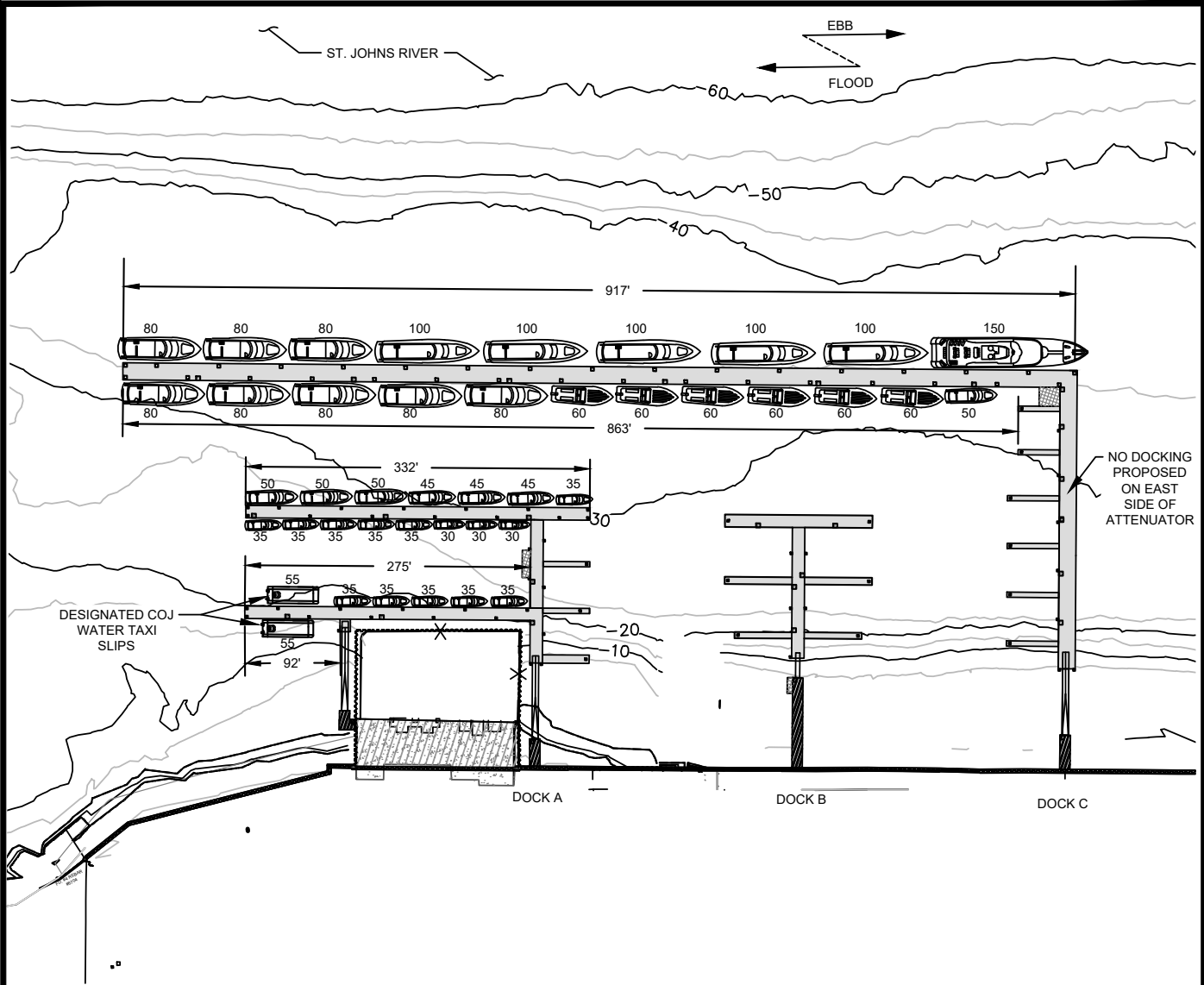
Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024
 SUPPLEMENTAL SHEET 1

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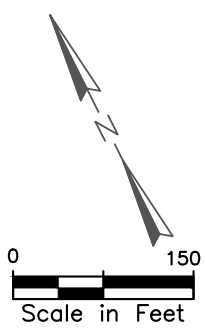
DESIGNATED COJ WATER TAXI SLIPS

NO DOCKING PROPOSED ON EAST SIDE OF ATTENUATOR

DOCK A DOCK B DOCK C

TYPICAL SIDE TIE OCCUPANCY:

Vessel Length (feet)	Number of Vessels
30	3
35	11
45	3
50	4
55	2
60	6
80	8
100	5
150	1
Average Length	60 feet



PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

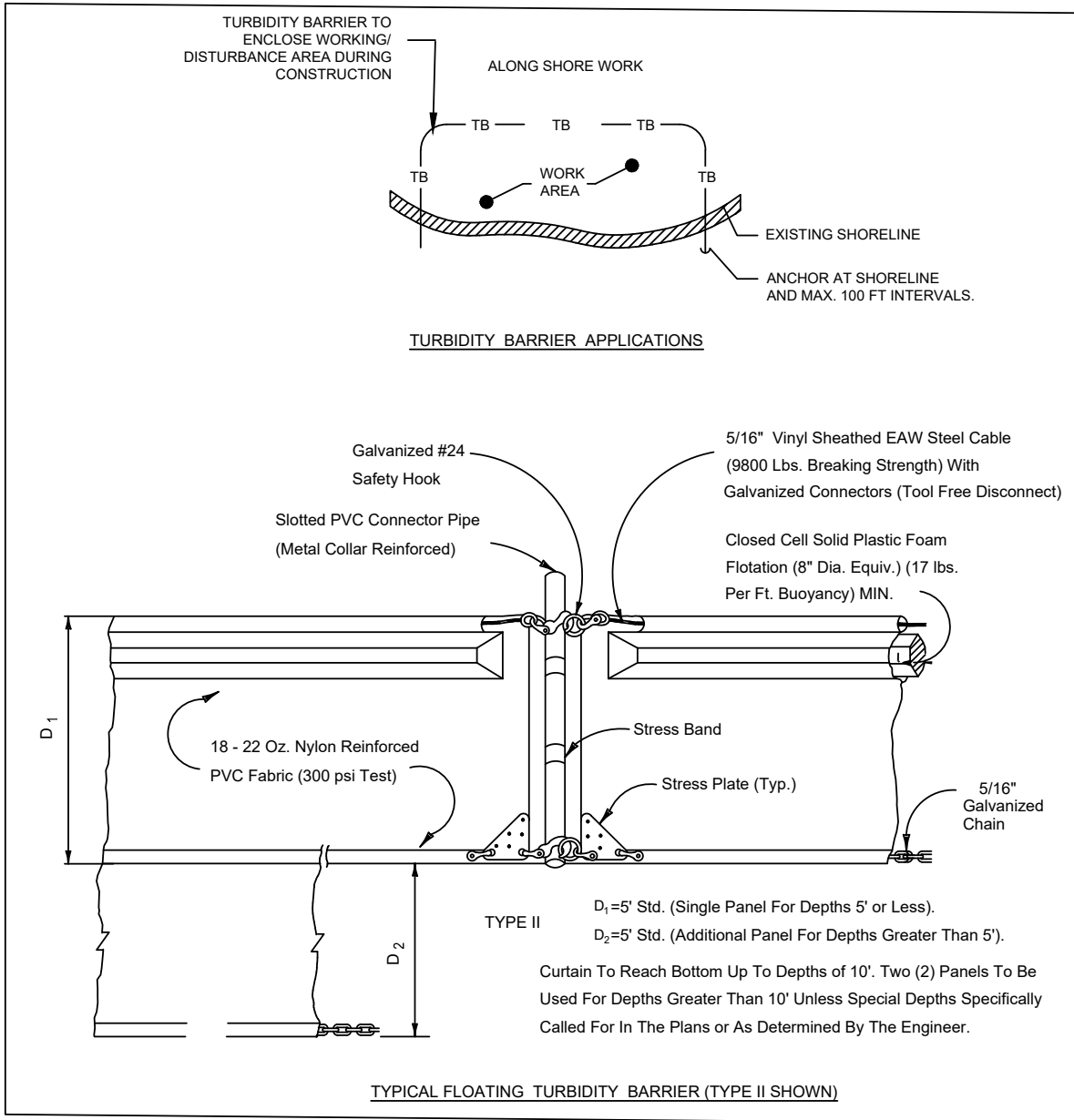
TYPICAL SIDE-TIE OCCUPANCY
 Requested by: The District Community Development District
 Project Address: 801 Broadcast Place
 Jacksonville FL, 32207

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 SUITE 407
 ST. AUGUSTINE, FL 32086

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 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.

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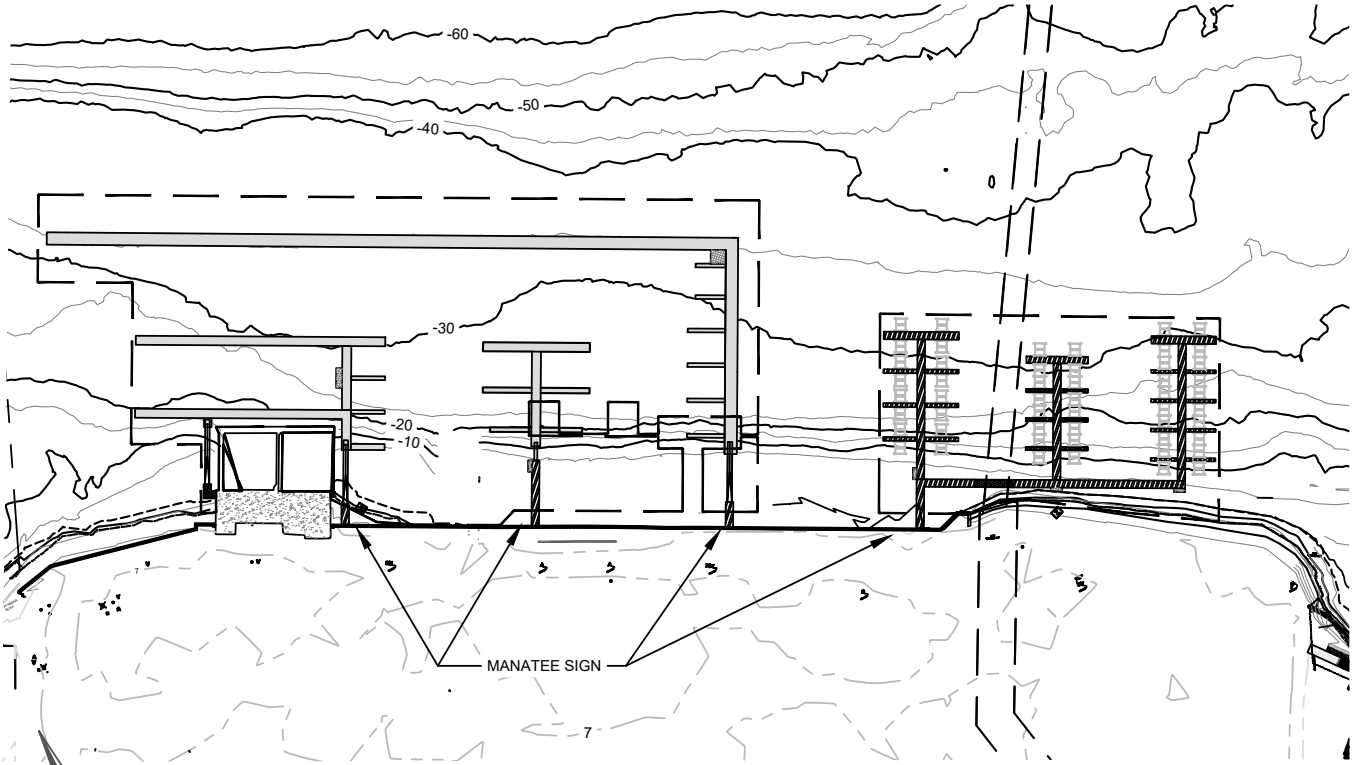
TYPICAL TURBIDITY BARRIER DETAILS



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<p>PROJECT: RIVERSEEDGE MARINA WATERBODY: ST. JOHNS RIVER COUNTY: Duval STATE: Florida LATITUDE: 30 19' 00.00"N LONGITUDE: 81 38' 49.54"W</p>	<p>TURBIDITY DETAILS</p> <p>Requested by: The District Community Development District</p> <p>Project Address: 801 Broadcast Place Jacksonville FL, 32207</p>	<p>100 SOUTHPARK BLVD SUITE 407 ST. AUGUSTINE, FL 32086 AUGUST 29, 2024 SUPPLEMENTAL SHEET 3</p>
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FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION




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



MANATEE SIGN

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

MANATEE SIGN

Requested by: The District Community
Development District

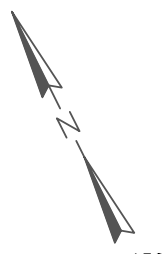
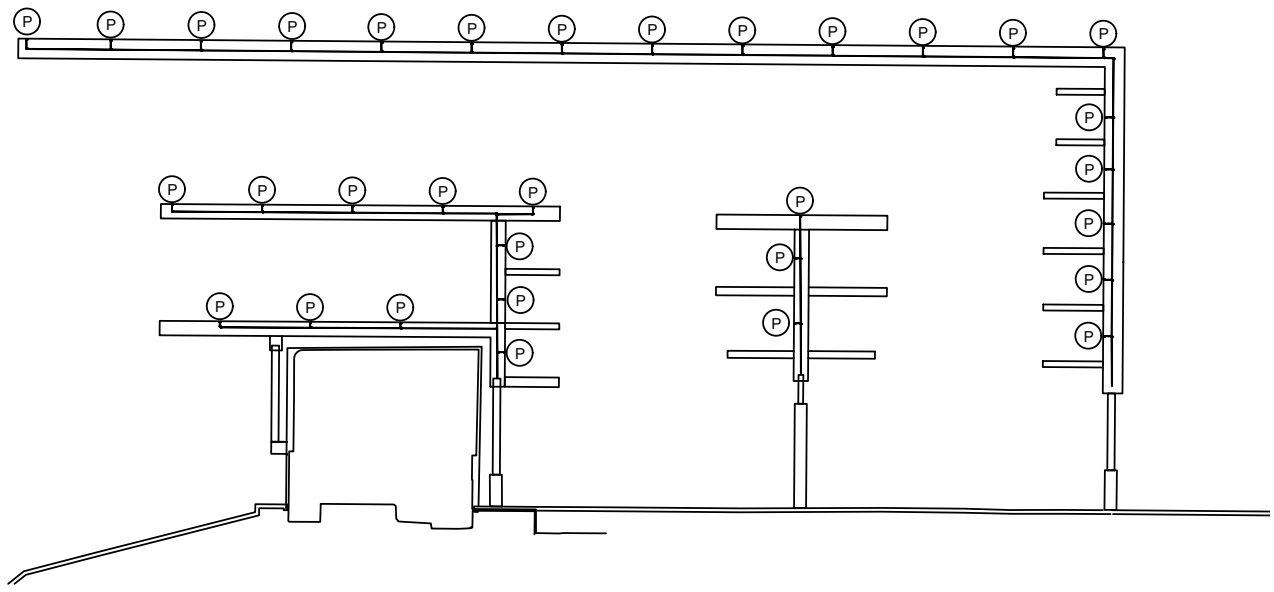
Project Address: 801 Broadcast Place
Jacksonville FL, 32207



100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024
 SUPPLEMENTAL SHEET 5


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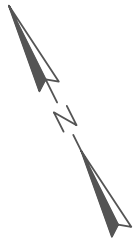
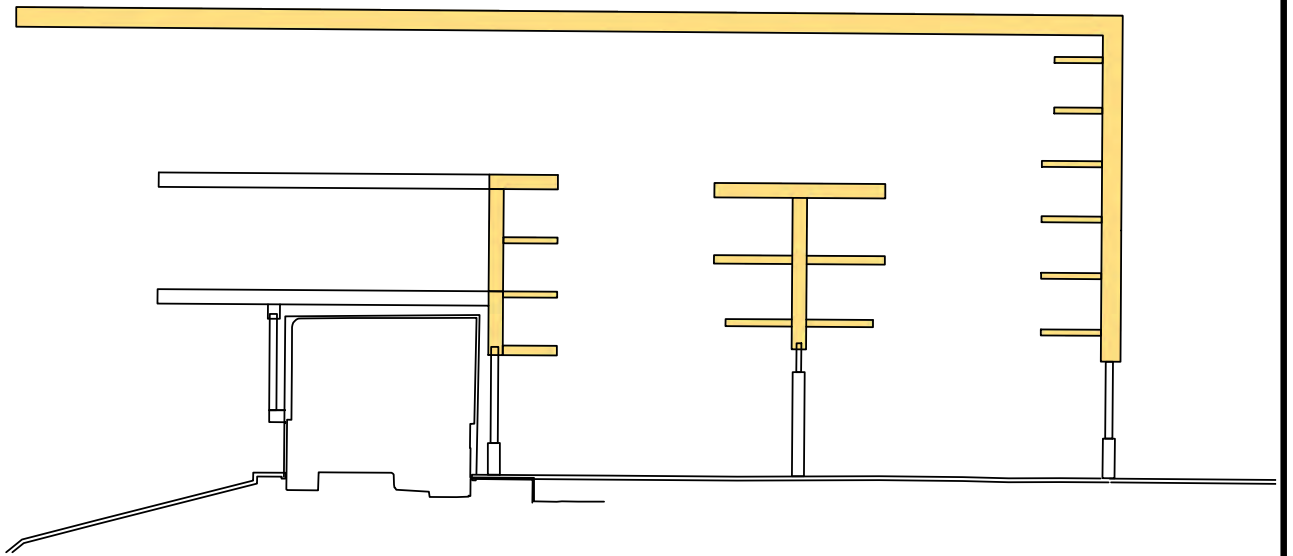



LEGEND:
 (P) - LOCATION OF LIVEABORD (MARINA SHALL NOT HAVE MORE THAN 10 LIVEABORDS AT ANY ONE TIME)

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<p>PROJECT: RIVERSEDGE MARINA WATERBODY: ST. JOHNS RIVER COUNTY: Duval STATE: Florida LATITUDE: 30 19' 00.00"N LONGITUDE: 81 38' 49.54"W</p>	<p>LIVEABOARD VESSEL PLAN</p> <p>Requested by: The District Community Development District</p> <p>Project Address: 801 Broadcast Place Jacksonville FL, 32207</p>	 <p>100 SOUTH PARK BLVD SUITE 407 ST. AUGUSTINE, FL 32086 AUGUST 29, 2024 SUPPLEMENTAL SHEET 6</p>
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LEGEND:
 - LOCATION OF LIVEABORD (MARINA SHALL NOT HAVE MORE THAN 10 LIVEABOARDS AT ANY ONE TIME)

- NOTES:
- 1.) THE MARINA WILL NOT ALLOW MORE THAN 10 LIVEABOARD TYPE VESSELS TO OCCUPY SLIPS AT ANY ONE TIME.
 - 2.) LIVEABOARD VESSELS MAY BE DOCKED AT THE HATCHED PORTIONS OF DOCK A, B, AND C AS SHOWN ON THIS PLAN.
 - 3.) THE FULL LENGTH OF DOCK A, B, AND C WILL HAVE IN SLIP PUMPOUT CAPABILITY (SEE SUPPLEMENTARY SHEET 6 FOR DETAILS)
 - 4.) THE LIVEABOARD VESSELS WILL COMPLY WITH THE FDEP APPLICANT HANDBOOK SECTION 10.2.4.3(g)
 - 5.) THE APPLICANT WILL PROVIDE A MINIMUM OF 5 UNISEX BATHROOM AND/OR SHOWER SUITES TO BE AVAILABLE FOR MARINA PATRON AND LIVEABOARD USERS ACROSS THE DEVELOPMENT. ADDITIONALLY A LAUNDRY FACILITY WILL BE AVAILABLE WITH A MINIMUM OF 2 WASHERS AND 2 DRYERS FOR USE BY LIVEABOARD MARINA USERS.

PROJECT: RIVERSEDGE MARINA
 WATERBODY: ST. JOHNS RIVER
 COUNTY: Duval
 STATE: Florida
 LATITUDE: 30 19' 00.00"N
 LONGITUDE: 81 38' 49.54"W

LIVEABOARD VESSEL PLAN

Requested by: The District Community Development District

Project Address: 801 Broadcast Place
 Jacksonville FL, 32207



100 SOUTHPARK BLVD
 SUITE 407
 ST. AUGUSTINE, FL 32086
 AUGUST 29, 2024
 SUPPLEMENTAL SHEET 7

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