



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

December 11, 2024

Regulatory Division
South Branch
Miami Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2011-03289(SP-KHN)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below.

If you are interested in receiving additional project drawings associated with this public notice, please send an e-mail to the project manager by electronic mail at Kyle.H.Nichols@usace.army.mil.

APPLICANT: Jeronimo Esteve
70 Leucadendra Drive
Coral Gables, FL 33156

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Intracoastal Waterway at 70 Leucadendra Drive, Coral Gables (Section 33, Township 46 South, Range 43 East), Miami-Dade County, Florida.

Directions to the site are as follows: Head west on Minorca Avenue towards SW 42nd Avenue. Turn left onto SW 42nd Avenue. Continue straight to stay on SW 42nd Avenue. At the traffic circle, take the 2nd exit onto Old Cutler Road. Turn left onto Arvida Parkway. Turn left onto Leucadendra Drive. Turn right to stay on Leucadendra Drive. Your destination will be on the right.

APPROXIMATE CENTRAL COORDINATES: Latitude 25.691433°
Longitude -80.251698°

PROJECT PURPOSE:

Basic: The basic project purpose is to improve navigation and water access for a private docking facility.

Overall: The overall project purpose is to improve navigation and water access for a private docking facility at 70 Leucadendra Drive, Coral Gables, Florida.

EXISTING CONDITIONS: The project area consists of a 54-foot by 5-foot wood marginal dock along the canal and a boatlift within a boat basin. The shoreline is entirely hardened by a seawall. A Department of the Army (DA) permit (SAJ-2011-03289(LP-AG)) was issued on May 15, 2012 to construct the marginal dock, install two (2) boatlifts, install a new seawall cap, and dredge 1,400 square feet (85 cubic yards) of the boat basin down to -4 feet Mean Low Water (MLW). A separate DA permit (SAJ-2011-03289(LP-MIB)) was issued on November 12, 2013 to install fender piles on the marginal dock, relocate dolphin piles, after-the-fact authorization of a boatlift, and to dredge 4,067 square feet (185 cubic yards) to -8 feet MLW to facilitate mooring along the marginal dock.

PROPOSED WORK: Removal of a boatlift, installation of a boatlift, installation of a 45.5-foot by 4.7-foot wood marginal dock extension with associated piles, and mechanically dredging 5,406 square feet (270.9 cubic yards) to -7 feet Mean Low Water (MLW). Dredged material will be disposed of at a Class I landfill.

AVOIDANCE AND MINIMIZATION INFORMATION – The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The proposed dredge footprint is the minimum necessary to moor the applicant's vessel. The proposed dredge depth of -7.0' MLW and 6' MLW is required by MDC-DERM to ensure 2.0' of space between the canal bottom and the bottom of the vessel. To minimize impacts to the seagrass located under the proposed dock, 1/2-inch spacing will be implemented to allow light transmittance to the canal bottom.

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

The applicant has provided the following explanation why compensatory mitigation should not be required:

The proposed dredge footprint is the minimum necessary to safely mooring the applicant's vessels. The proposed dredge depth of -7.0' MLW and 6' MLW is required by MDC-DERM to ensure 2.0' of space between the canal bottom and the bottom of the vessel. There is currently seagrass present on site at depths greater than the dredge depth of -7.0' and 6' MLW. Additionally, most of this area has been dredged previously under SAJ-2011-03289, and based on the latest benthic survey, previously impacted seagrass has recovered successfully. For these reasons, and that there is no change in use proposed of the project site, it is anticipated that seagrass will recolonize the area post dredging and mitigation should not be required.

CULTURAL RESOURCES:

The Corps has evaluated the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act and has followed the guidelines of 33 CFR Part 325, Appendix C. Due to the permit area being so extensively modified by previous impacts that a significant loss of archeological integrity to historic properties is presumed, the Corps has determined that the project would have No Potential to Cause Effects to Historic Properties.

ENDANGERED SPECIES:

The Corps has determined the proposal may affect the West Indian Manatee (*Trichechus manatus*) and its designated critical habitat. The Corps will request initiation of formal consultation with the Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act by separate letter.

The Corps has determined the proposed project may affect but is not likely to adversely affect the Giant Manta Ray (*Mobula birostris*), swimming green, Kemp's Ridley, and loggerhead sea turtles, (*Chelonia mydas*, *Lepidochelys kempii*, and *Caretta caretta*), and the Smalltooth sawfish (*Pristis pectinata*). The Corps will request concurrence from National Marine Fisheries Service with this determination pursuant to Section 7 of the Endangered Species Act by separate letter.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. Both benthic resource surveys that were submitted were conducted outside of the June 1 – September 30 window; therefore, the exact impacts to seagrass cannot yet be determined. However, it is safe to assume that the proposal would impact at least 1,034 square feet of submerged substrate containing seagrasses, utilized by various life stages of penaeid shrimp complex, reef fish, stone crab, spiny lobster, migratory/pelagic fish, and snapper/grouper complex. Of the 1,034 square feet where structures and dredging are proposed, at least 934 square feet of direct impacts to seagrass will occur via dredging. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the South Atlantic Region. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NAVIGATION: The proposed activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Permits Section, 4400 PGA Boulevard, Palm Beach Gardens, Florida 33410 within 21 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Kyle Nichols, in writing at the Miami Permits Section, 4400 PGA Boulevard, Palm Beach Gardens, Florida 33410; by electronic mail at Kyle.H.Nichols@usace.army.mil; by facsimile transmission at (561)626-6971; or, by telephone at (561)507-0319.

IMPACT ON NATURAL RESOURCES: Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

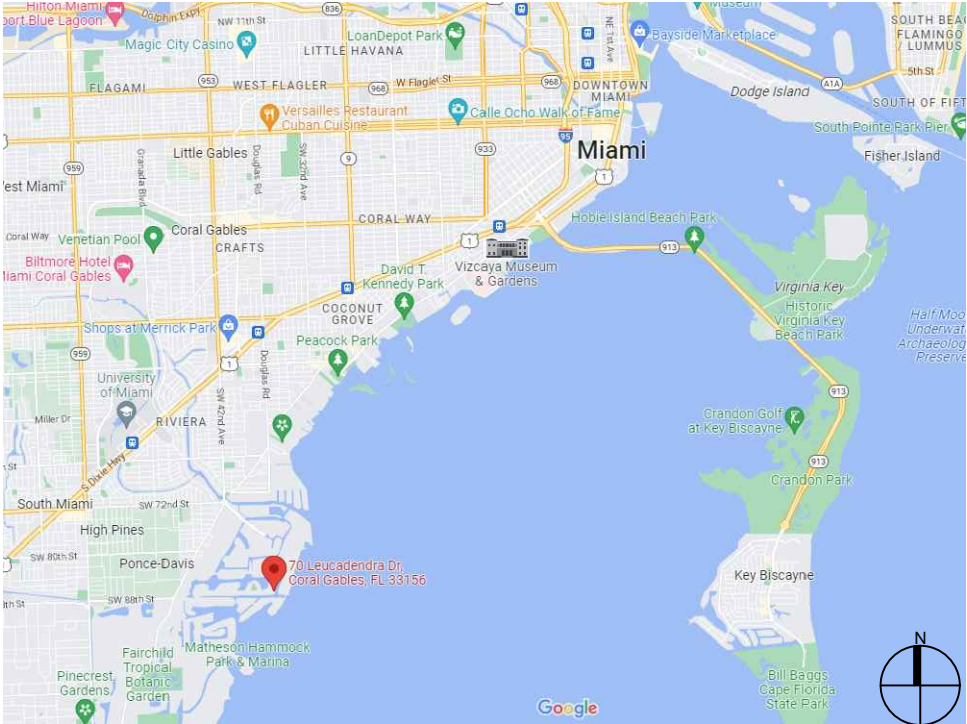
WATER QUALITY CERTIFICATION: The proposed activity does not include the discharge of pollutants; therefore, Water Quality Certification is not required.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:

70 Leucadendra Drive
Coral Gables, FL 33156

LATITUDE: 25°41'29.21"N
LONGITUDE: 80°15'6.03"W

FOLIO No.: 03-4132-019-0690

LEGAL DESCRIPTION:

32 54 41

GABLES ESTATES NO 2 PB 60-37

LOT 31 BLK B

LOT SIZE 40259 SQ FT

OR 14884-282 0191 1

GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE 2023, 8TH EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC) 2023, 8TH EDITION.
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
 - EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 60 PSF

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL OR GALVANIZED, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED MARINE GRADE TEK SOUTHERN PINE, OR BETTER.

PILE DRIVING NOTES

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED MINIMUM 15 TON (WOOD)/ (25-TON (CONCRETE) BEARING CAPACITY.
- PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN $\frac{1}{4}$ " PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
- WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.
- PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT CREATED BY DYNATECH ENGINEERING CORP. DATED APRIL 29, 2022.

70 LEUCADENDRA DR DOCK & DREDGE PROJECT

Coral Gables, Florida

CLIENT:

**MR. JERONIMO
ESTEVE**

70 Leucadendra Drive
Coral Gables, Florida 33156

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134

Tel: (305) 921-9344

Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

ADOLFO GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, Fl 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE

Adolfo Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

① May 16, 2024 - VD

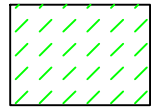
PROJECT: 21-11455

PROJECT LOCATION & NOTES

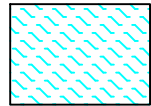
SCALE : AS SHOWN
SHEET NO.

S-1

MARINE RESOURCE SURVEY KEY:



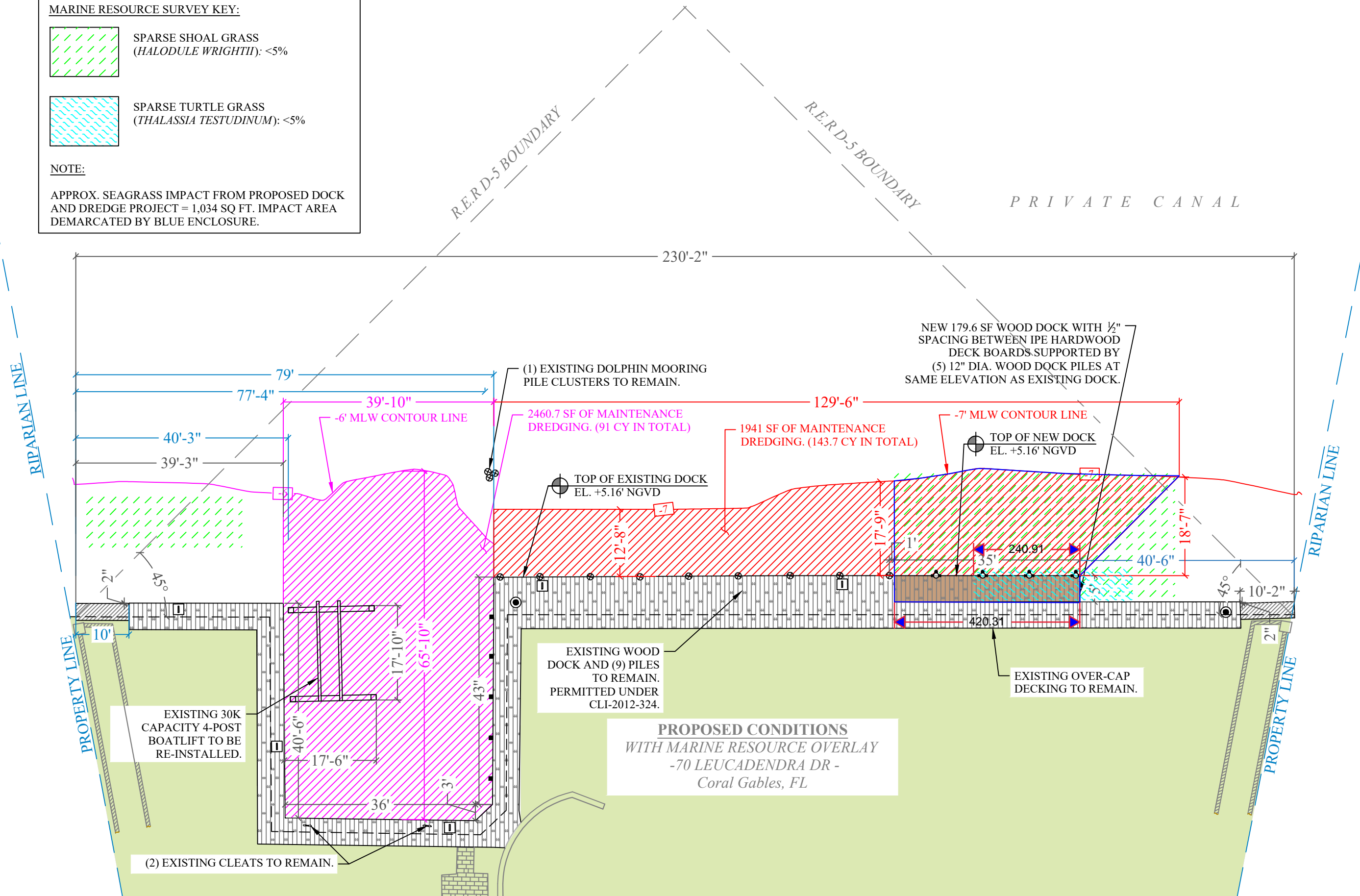
SPARSE SHOAL GRASS
(*HALODULE WRIGHTII*): <5%



SPARSE TURTLE GRASS
(*THALASSIA TESTUDINUM*): <5%

NOTE:

APPROX. SEAGRASS IMPACT FROM PROPOSED DOCK
AND DREDGE PROJECT = 1,034 SQ. FT. IMPACT AREA
DEMARCATED BY BLUE ENCLOSURE.



NOTE: MARINE RESOURCE SURVEY CONDUCTED BY
OCEAN CONSULTING ON NOVEMBER 17, 2023, AND
FIELD VERIFIED BY THE FDEP ON THE SAME DAY.

70 LEUCADENDRA DR
DOCK & DREDGE
PROJECT

Coral Gables, Florida

CLIENT:

**MR. JERONIMO
ESTEVE**

70 Leucadendra Drive
Coral Gables, Florida 33156

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
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Tel: (305) 921-9344
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CONTRACTOR:

PROJECT ENGINEER:

ADOLFO GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE

Adolfo Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

① December 4, 2023

② April 11, 2024

PROJECT: 21-11455

PROPOSED CONDITIONS
WITH MARINE
RESOURCE OVERLAY
SCALE : AS SHOWN
SHEET NO.

MR

70 LEUCADENDRA DR
DOCK & DREDGE
PROJECT

Coral Gables, Florida

CLIENT:

**MR. JERONIMO
ESTEVE**

70 Leucadendra Drive
Coral Gables, Florida 33156

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134

Tel: (305) 921-9344

Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

ADOLFO GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE

Adolfo Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

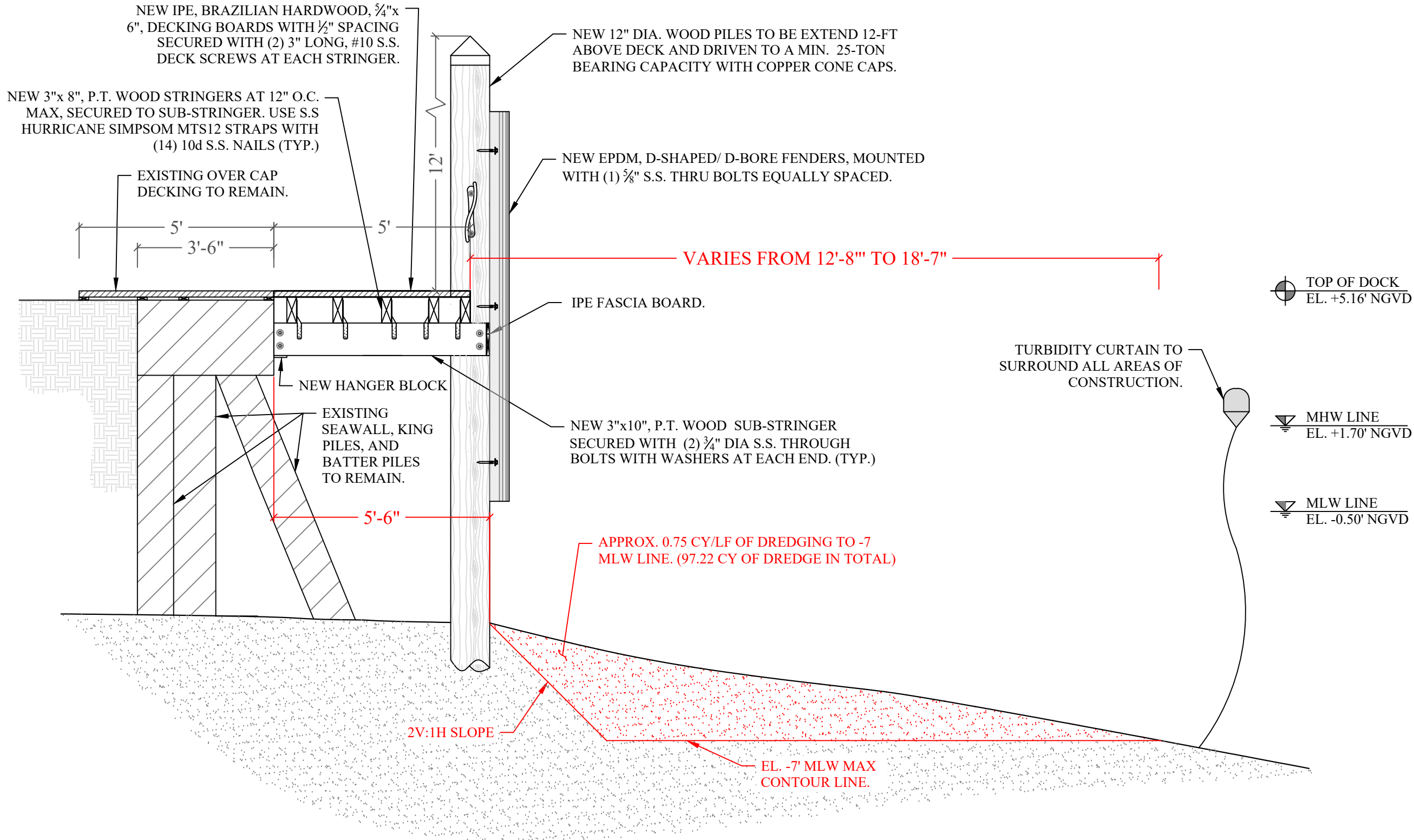
① May 16, 2024 - VD

PROJECT: 21-11455

**MAINTENANCE
DREDGE/DOCK SECTION**

SCALE : AS SHOWN
SHEET NO.

S-5



MARGINAL DOCK SECTION

SCALE: 3/8" = 1'-0"

A
S-5