



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

REPLY TO
ATTENTION OF

December 17, 2024

Regulatory Division
South Permits Branch
Florida Keys Permits Section

PUBLIC NOTICE

Permit Application Number SAJ-2014-02458 (SP-MIB)

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 Maria.I.Bezanilla@usace.army.mil.

APPLICANT: Joseph R McDevitt Revocable Trust 06/06/24
C/o Joseph McDevitt
1111 Thompson Ave
Severn, MD 21144

WATERWAY AND LOCATION: The project would affect aquatic resources associated with Atlantic Ocean. The project site is located at 65924 Overseas Highway in Section 07, Township 65 South, Range 35 East; Long Key, Monroe County, Florida (RE#00098860-000000).

Directions to the site are as follows: Take U.S. 1 South to U.S. 1; Continue on U.S. 1 South to MM65; Project is located at 65924 Overseas Hwy.

APPROXIMATE CENTRAL COORDINATES: Latitude 24.802510°
Longitude -80.840745°

PROJECT PURPOSE:

Basic: To provide boating access.

Overall: To provide boating access in the middle Keys, Florida.

EXISTING CONDITIONS: The property is situated between a single family residence, Overseas Highway, Long Key State Park, and the Atlantic Ocean. The shoreline supports an unconsolidated beach area which supports suitable sea turtle nesting habitat. A pile-supported swim platform was constructed in 2017 at the subject site. A 2019 benthic survey documented turtle sea grass patches and meadows are found

scattered in the area and this sea grass is the dominant aquatic vegetation at the site. Macro algae vegetation occupies about 15% of the bottom area. The site does support non-listed corals.

PROPOSED WORK: The applicant seeks authorization to remove a portion of the existing observation platform and walkway to connect the proposed 4,228.5 square foot “L”-shaped dock extension with a 3.5 foot wide by 1,212.5 foot long wood access walkway with ½” spacing between deck boards leading to a 8 foot wide by 20 foot long grated terminal platform, to install permanent hand railing along the length of the walkway on both sides as shown on the drawings, to install a six (6) post 20,000 lbs. capacity cradle boatlift along the walkway area, to install a four (4) post 10,000 lbs. capacity cradle personal water craft lift along the northern portion of the terminal platform, and to install temporary floating turbidity barriers around all work areas that are in/over navigable waters of the United States.

COMPENSATORY MITIGATION – The applicant/agent has provided the following explanation why compensatory mitigation should not be required: If it is determined that the issuance of a DA permit is appropriate, mitigation will be required. The applicant has indicated that the mitigation proposal will be based on the Keys Restoration Fund (KRF). Time lag and risk will be a required component of any mitigation requirement.

CULTURAL RESOURCES: The Corps is aware of recorded historic resources within or adjacent to the permit area and is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, those federally recognized tribes with concerns in Florida and the Permit Area, and other interested parties.

ENDANGERED SPECIES:

The U.S. Army Corps of Engineers (Corps) has determined the project may affect, but is not likely to adversely affect the West Indian manatee (*Trichechus manatus*) or its designated critical habitat. Therefore, the use of the Key resulted in the sequence A-B-C-G-H-I-N-O-P1 *may affect, not likely to adversely affect*. This determination partially was based on the implementation of the *Standard Manatee Conditions for In-Water Work*. The Corps has concurrence with this determination pursuant to the Effect Determination Key for the manatee dated April 2013.

In addition, the Corps has determined the proposed project is located within a designed sea turtle nesting beach and *may affect, but is not likely to adversely affect* (“MANLAA”) the green sea turtles (*Chelonia mydas*), loggerhead sea turtles (*Caretta caretta*), hawksbill sea turtles (*Eretmochelys imbricata*), Kemp’s ridley sea turtles (*Lepidochelys kempii*), and leatherback sea turtles (*Dermochelys coriacea*). The Corps will request

Fish and Wildlife Service's concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

The real estate parcel number is 00098860-000000 and **is not** on the U.S. Fish and Wildlife Service Suitable Habitat List, dated August 2010, for Monroe County.

The Corps has determined the proposed project *may affect, but is not likely to adversely affect* ("MANLAA") the swimming green sea turtles (*Chelonia mydas*), loggerhead sea turtles (*Caretta caretta*), hawksbill sea turtles (*Eretmochelys imbricata*), Kemp's ridley sea turtles (*Lepidochelys kempii*), leatherback sea turtles (*Dermochelys coriacea*), smalltooth sawfish (*Pristis pectinata*), giant manta ray (*Mobula birostris*), queen conch (*Alger gigas*) and Nassau grouper (*Epinephelus striatus*) species. A *no effect* determination was reached on *Acorpora sp.* and corals species; (*Dendrogyra cylindrus*, *Orbicella annularis*, *Orbicella faveolata*, *Orbicella franksi*, *Mycetophyllia ferox*). The Corps will request National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

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. The proposal would impact approximately 4,240 square feet of submerged bottom utilized by various life stages of lemon shark, bluefish, tiger shark, sailfish, great hammerhead shark, Atlantic sharpnose shark, coastal migratory pelagics, blacknose shark, nurse shark, bonnethead shark, bull shark, shrimp, Caribbean reef shark, blacktip shark, scalloped hammerhead shark, sandbar shark, spinner shark, snapper grouper, reef fish, spiny lobster, whale shark, and corals. The Corps has not independently verified if wetlands and/or submerged aquatic resources area located within the project footprint. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Florida Keys. 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 structure is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant would 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 Florida Keys Permits Section, 9900 SW 107th Avenue, Suite 203, Miami, Florida 33176 within 30 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, Maria Bezanilla, in writing at the Florida Keys Permits Section, 9900 SW 107th Avenue, Suite 203, Miami, Florida 33176, by electronic mail at Maria.I.Bezanilla@usace.army.mil, or by telephone at (786) 795-1976.

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: Water Quality Certification may be required from the Florida Department of Environmental Protection (FDEP).

COASTAL ZONE MANAGEMENT CONSISTENCY: Coastal Zone Consistency Concurrence is required from the Florida Department of Environmental Protection (FDEP). In Florida, the State approval constitutes compliance with the approved 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.

SITE DATA

SITE ADDRESS:	65924 OVERSEAS HWY, LONG KEY, FL 33050
LEGAL DESC.:	7 65 35 LONG KEY BAY BTM SLY AND ADJ PT GOVT LOT 1 AND PT OF GOV LOT 1 .23AC UPLAND OR194-304
FLOOD ZONE:	VE (EL 14'-0")
D.F.E.:	VE (EL 15'-0")
LOT AREA:	8,950 SQFT
SETBACKS:	FRONT 25', SIDE 5'/10, BACK 20'
MAX BUILDING COVERAGE:	7,160 SQFT
MIN. OPEN SPACE:	20%
F.L.U.M.:	RESIDENTIAL MEDIUM (RM)
ZONING:	IMPROVED SUBDIVISION (IS)

DESIGN DATA

DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS NON-CONCURRENT
I.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-B
C.	OCCUPANCY CLASSIFICATION	RESIDENTIAL
D.	WIND SPEED	
	a.) ULTIMATE (LRFD) =	180 MPH
	b.) ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

PROPOSED SCOPE OF WORK
NEW CONSTRUCTION

- INSTALL 4,228.50 SQFT WOOD DOCK W/ (231) 10" & (2) 12" DIA. PT DOCK PILES PER PLAN.
- INSTALL (4) POST 10K JET SKI LIFT O/ (4) 12" DIA. PT PILES PER PLAN.
- INSTALL (6) POST 20K BOAT LIFT O/ (6) 12" DIA. PT PILES PER PLAN.
- SUBJECT PROPERTY CONTAINS 0± SQFT OF ACOE-JD AREA TO BE AVOIDED DURING CONSTRUCTION REPAIR

65924 OVERSEAS HWY, MARATHON, FL



NORTH
SITE KEY PLAN
N.T.S.

DESIGN CODE

- 2023 FLORIDA BUILDING CODE, 8th EDITION, BUILDING, FBC
- 2023 FLORIDA BUILDING CODE, 8th EDITION, RESIDENTIAL, FBC-R
- 2023 FLORIDA MECHANICAL CODE FBC-M
- 2020 NATIONAL ELECTRICAL CODE, NEC 2020
- 2023 FLORIDA PLUMBING CODE, FBC-P
- 2023 FLORIDA FUEL GAS CODE, 8th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA
- THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ASCE 24-14

DRAWING INDEX

CS	PROJECT INFORMATION
GN	GENERAL NOTES
SP1	SITE PLAN -1
SP2	SITE PLAN -2
S1	DOCK PLAN / SECTION

COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Flr.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Ft.	Foot / Feet	Rad.	Radius
ALT.	Alternate	Ftg.	Footing	Ref.	Refrigerator
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.	Required
B.F.	Bifold Door	FX	Fixed	Rm.	Room
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Rod and Shelf
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD	Smoke Detector
BOT.	Bottom	G.T.	Girder Truss	S.F.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Sh.	Shelves
Brg.	Bearing	Hgt.	Height	SHT	Sheet
Cir.	Circle	HB	Hose Bibb	S.L.	Side Lights
Clg.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Col.	Column	K/Wall	Kneewall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Lav.	Laundry	Temp.	Tempered
D.	Dryer	Lav.	Lavatory	Thick.	Thicken
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	Mas.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microdam	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.L.	Versalram
E.W.	Each Way	Mono	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opn'g.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	W/C	With
Exp.	Expansion	Ped.	Pedestal	W.A.	Water Closet
F.B.C.	Florida Bldg. Code	P.L.	Parallam	Wd.	Wedge Anchor
F.B.C.R.	Florida Bldg. Code Resid.	PLF	Pounds per linear foot	WP	Wood
F.F.	Finished Floor				Water Proof

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

65924 OVERSEAS HWY,
MARATHON, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

PLANS ARE NOT VALID
UNLESS SIGNED AND
DATED

PROJECT #:

1917

Date:

Oct 2, 2024

SHEET 1 of 6

SHEET #

CS

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PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- INSTALL 4,228.50 SQFT WOOD DOCK W/ (231) 10" & (2) 12" DIA. PT DOCK PILES PER PLAN.
- INSTALL (4) POST 10K JET SKI LIFT O/ (4) 12" DIA. PT PILES PER PLAN.
- INSTALL (6) POST 20K BOAT LIFT O/ (6) 12" DIA. PT PILES PER PLAN.
- SUBJECT PROPERTY CONTAINS 0± SQFT OF ACOE-JD AREA TO BE AVOIDED DURING CONSTRUCTION REPAIR

CONSTRUCTION NOTES:

- MEASUREMENTS ARE ±.
- CONTRACTOR TO FIELD VERIFY PILE/ RIPARIAN LINE LOCATIONS
- CONTRACTOR TO FIELD VERIFY DESIGN WATER DEPTHS PER PLAN PRIOR TO CONSTRUCTION AND NOTIFY EOR OF ANY VARIANCES
- ALL PILINGS SHALL BE NON-CCA-LEACHING (RECYCLED, PLASTIC, CONCRETE) OR BE WRAPPED WITH IMPERMEABLE PLASTIC OF PVC SLEEVES. IMPERMEABLE PLASTIC OR PVC SLEEVES SHALL HAVE A MINIMUM OF 30 MIL THICKNESS AND SHALL EXTEND FROM AT LEAST 6 INCHES BELOW THE LEVEL OF THE SUBSTRATE TO AT LEAST 2 FEET ABOVE THE MEAN HIGH WATER LINE.

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MARATHON, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecflk.com CA/Reg #: 31437
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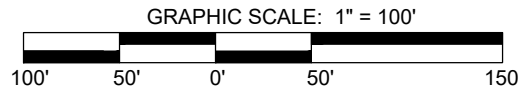
Date:

Oct 2, 2024

SHEET 5 of 6

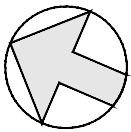
SHEET #

SP3



SITE / DEMO PLAN

SCALE: 1" = 100'



NORTH

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ROPE RAILING TO PREVENT
MOORING AROUND ENTIRE
WATERWARD PERIMETER OF
ACCESS WALKWAY (EA. SIDE)

SEE FRAMING PLAN
FOR PILE SPACING

2x6 P.T. DECKING (OR EQUAL) CONNECTED WITH
(2) #8x3" SS DECK SCREWS @EA. JOIST LOCATION
& 1/2" SPACE BETWEEN DECK BOARDS, TYP.

2x2 FIBERGLASS GRATED DECKING W/ 43% LTM (OR
EQUAL) INSTALLED PER MANUF'S RECOMM. W/ #8x3"
SS DECK SCREWS @EA. JOIST LOCATION

(2) 2X10 P.T. LUMBER BENTS
CONNECTED TO PILES W/(2)
3/4" SS THRU-BOLTS

NGVD29-DECK HT.
(ELEV. 6.20') 5'-0"

2X10 P.T. JOISTS @ 18" O.C.
CONNECTED TO 2X10 P.T.
BENT W/ SIMPSON LTS12SS

NGVD29-MHWL
(ELEV. 1.20') 0'-0"

NGVD29-MLWL
(ELEV. -0.00') -1'-6"

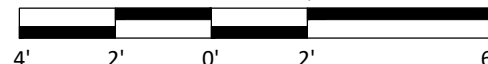
2X10 P.T. LUMBER BENTS CONNECTED
TO PILES W/(2) 3/4" SS THRU-BOLTS

10" DIA. P.T. PILES DRIVEN TO
REFUSAL W/ 5' EMBEDMENT INTO CAP
ROCK IN PRE-PUNCHED HOLE TYP.

NGVD29-BAY BTM
(ELEV. -5.00') -5'-6"

SECTION DETAIL 1
1/4"=1'

GRAPHIC SCALE: 1/4"=1'



10K 4 POST ELEV. JET SKI LIFT

12" DIA. P.T. DOCK PILES DRIVEN
TO REFUSAL W/ 5' EMBEDMENT
HOLE TYP. @ BOAT LIFT

2x2 FIBERGLASS GRATED DECKING W/ 43%
LTM (OR EQUAL) @TERMINAL PLATFORM.
INSTALL PER MANUF'S RECOMM. W/ #8x3" SS
DECK SCREWS @EA. JOIST LOCATION

2X10 P.T. JOISTS @ 18"
O.C. CONNECTED TO 2X10
P.T. BENT W/ SIMPSON
LTS12SS

DECKING: 2X6 COMPOSITE
DECKING CONNECTED W/ (2) 3" SS
DECK SCREWS AT EACH STRINGER
LOCATION (TYPICAL)

10" DIA. P.T. DOCK PILES DRIVEN
TO REFUSAL W/ 5' EMBEDMENT
HOLE TYP.

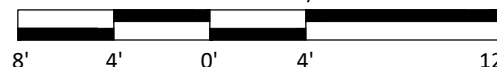
ROPE RAILING TO PREVENT MOORING
AROUND ENTIRE WATERWARD
PERIMETER OF ACCESS WALKWAY PER
PLAN LOCATION (EA. SIDE) W/ NO
MOORING SIGN.

2X10 P.T. LUMBER BENTS
CONNECTED TO PILES W/(2)
3/4" SS THRU-BOLTS (TYP.)

12" DIA. P.T. DOCK PILES DRIVEN
TO REFUSAL W/ 5' EMBEDMENT
HOLE TYP. @ BOAT LIFT

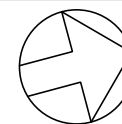
20K 6 POST
BOAT LIFT

GRAPHIC SCALE: 1/8"=1'



DOCK PLAN

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



NORTH

(2)2X10 P.T. LUMBER BENTS
CONNECTED TO PILES W/(2)
3/4" SS THRU-BOLTS (TYP.)

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S1

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