



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Stanley Jobe
Key Colony Homes LLC

Published: June 16, 2025
Expires: July 16, 2025

**Jacksonville District
Permit Application No. SAJ-2016-03490**

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 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work 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 Ingrid.C.Fuquene@usace.army.mil

APPLICANT: Stanley Jobe
Key Colony Homes LLC
1150 Southview Dr.
El Paso, TX 79928

WATERWAY AND LOCATION: The project would affect aquatic resources associated with the Atlantic Ocean. The project site is located at 62 Coco Plum Dr.; at latitude 24.730027° and longitude -81.012845°; in Marathon, Monroe County, Florida.

EXISTING CONDITIONS: The project is located within a developed residential area. The shoreline consists of a dense red mangrove fringe and supports an L-shaped 213 square foot wood dock. Presence of seagrass, corals, and hardbottom is unknown but can be analyzed based on a benthic survey if needed.

PROJECT PURPOSE:

Basic: Improve water access.

Overall: Improve water access at a multi-family residence in Marathon, Florida.

PROPOSED WORK: The applicant requests authorization to install a 985 square foot wood dock that consists of a 4-foot-wide by 22-foot-long access walkway, an 8-foot-wide by 79-foot-long platform that leads to three separate 4 foot wide by 22-foot-long fingers piers. The applicant also seeks authorization to excavate an upland and wetland area to construct a 1,500 (25 foot wide by 60 foot long) square foot boat ramp which will be surrounded by a seawall. Work will result in the placement of 15 cubic yards of clean fill

material over a 40 square foot area. The applicant proposes to install temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Prior to the start of construction, turbidity curtains will be deployed to isolate the construction site from ambient waters. These will remain in place until all construction induced turbidity has subsided and water quality has returned to pre-construction conditions. A 1,235 square foot area of wetland will be avoided.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: If mitigation is required by the Army Corps of Engineers the appropriate mitigation will be determined with a UMAM and payment made to Keys Restoration Fund.

CULTURAL RESOURCES:

The Corps 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, federally recognized tribes and other interested parties.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

West Indian (Florida) manatee (*Trichechus manatus*): Since the proposal by the applicant is for in-water construction, potential impacts to the endangered West Indian manatee were evaluated using Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida, April 2013 (Key). Use of the Key resulted in the sequence A > B > C > G > H > I > N > O > P (4), "may affect, not likely to adversely affect", where no further consultation with the Service is necessary. This determination is based on the applicant following the standard Manatee construction conditions for the proposed activity, which are reiterated as special conditions of the verification letter. Pursuant to Section 7 of the Endangered Species Act, no further consultation with the Service is required.

American crocodile (*Crocodylus acutus*): The project is located within American crocodile (*Crocodylus acutus*) consultation area. According to the 28 October 2014 American

Crocodile Key, the property does not support suitable nesting habitat for the crocodile as the shoreline is densely vegetated. Use of the Key resulted in the sequence #2. Therefore, the Corps has reached a “may affect not likely to adversely affect” determination on the American crocodile and its suitable nesting habitat. No further consultation with the FWS is required for the American crocodile.

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*), the smalltooth sawfish (*Pristis pectinata*), Nassau grouper (*Epinephelus striatus*), and Giant manta ray (*Manta birostris*) species. A no effect determination was reached on Acorpora sp. and its designated critical habitat and corals species; (*Dendrogyra cylindrus*, *Orbicella annularis*, *Orbicella faveolata*, *Orbicella franksi*, and *Mycetophyllia ferox*). The Corps will request National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Our initial determination is that the proposed action may adversely affect EFH and/or fisheries managed by Fishery Management Councils and the National Marine Fisheries Service (NMFS). Implementation of the proposed project would directly impact approximately 1,532 square of submerged bottom habitat and 280 square feet of red mangrove habitat. The effects of the project are determined to be minimal and permanent. These habitat(s) are utilized by the following species and their various life stages:

| NOAA Essential Fish Habitat (3 feature(s) returned) | |
|--|-------------------|
| Species | Life Stage |
| Spiny Lobster | ALL |
| Corals | ALL |
| Snapper Grouper | ALL |

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 or 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 of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

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. In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan.

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 geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

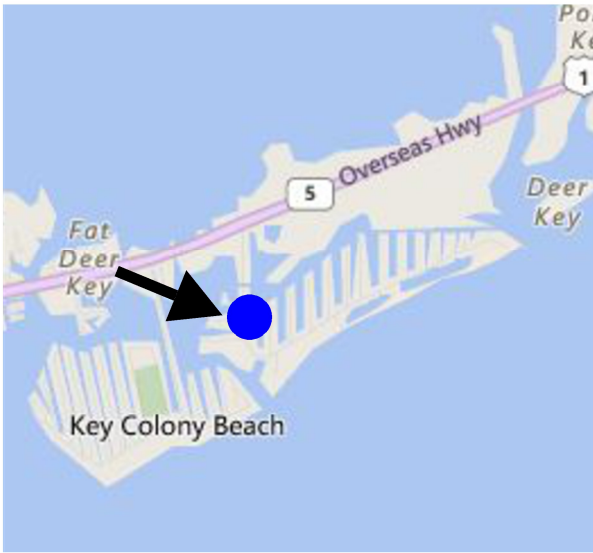
COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether 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 used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Jacksonville District will receive written comments on the proposed work, as outlined above, until July 16, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Ingrid Fuquene at Ingrid.C.Fuquene@usace.army.mil . Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Jacksonville District, Attention: Ingrid Fuquene, 9900 SW 107th Avenue, Suite 203 Miami, FL 33176. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

PROJECT LOCATION
RE# 00363290-000000
LOTS 3 & 4, BLOCK 3, COCO PLUM BEACH
FAT DEER KEY
PLAT BOOK 4 PG 166
SECTION 5, TOWNSHIP 66 SOUTH, RANGE 33 EAST
LATITUDE: 24.730012°N LONGITUDE: 81.012942°W

DIRECTIONS:
U.S. HIGHWAY NO. 1 NORTH TO MM 52±.
RIGHT ON COCO PLUM DR.
PROJECT SITE: 62 COCO PLUM DRIVE



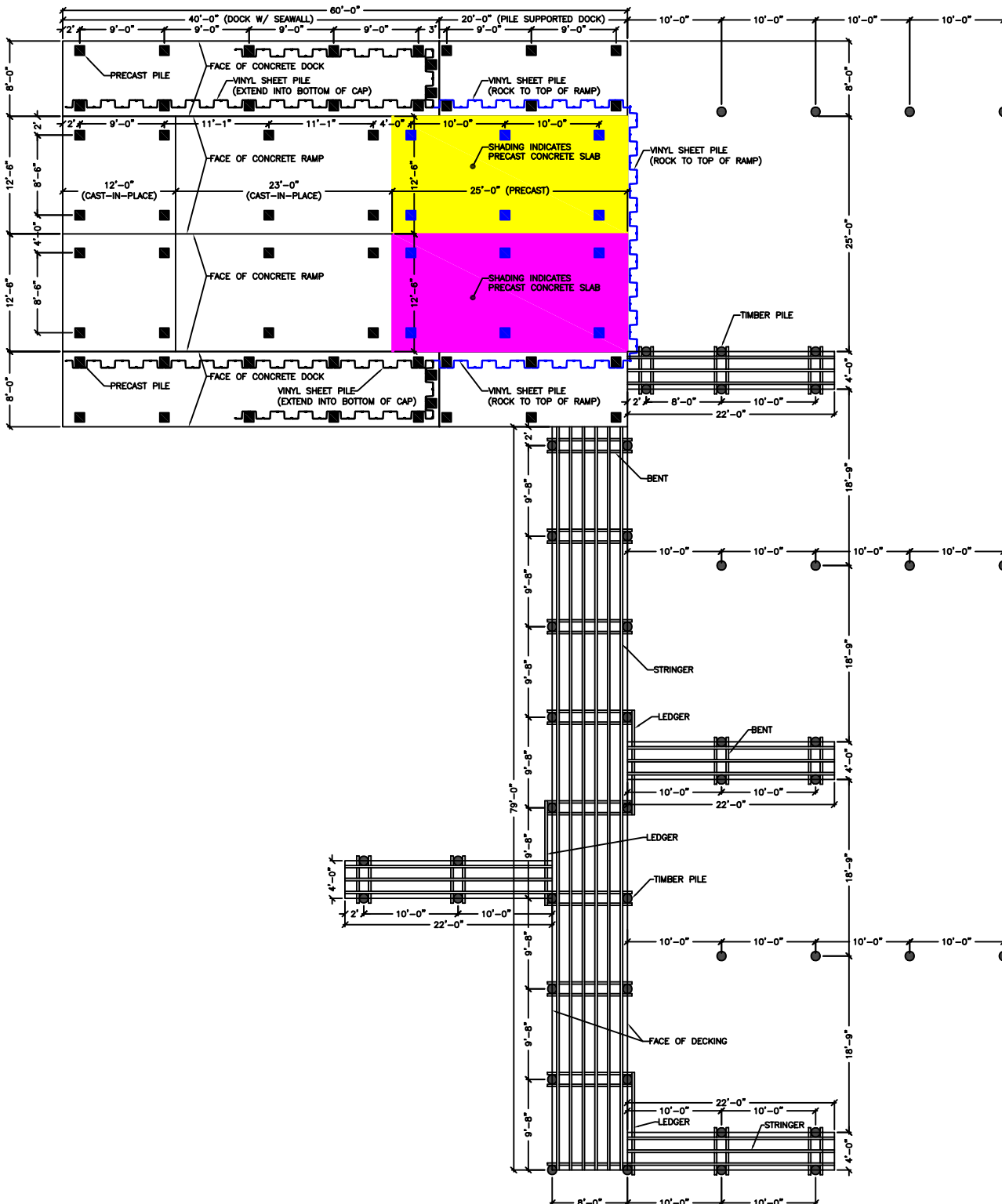
| REVISIONS: | | | |
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LOCATION & VICINITY MAP
SCALE: AS SHOWN

DOCK & BOAT RAMP FOR KEY COLONY HOMES LLC
62 COCO PLUM DRIVE
MARATHON, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 1, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197
Email: glenboe@bellsouth.net

DATE: 05/30/25



FOUNDATION/FRAMING PLAN

SCALE: 1/16" = 1'-0"

REVISIONS:

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506. This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

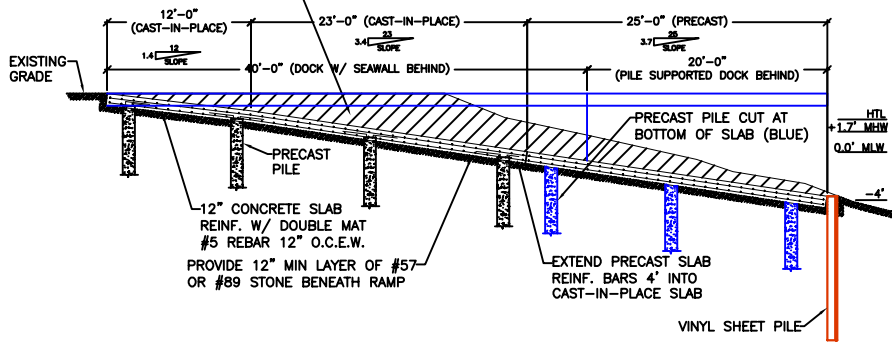
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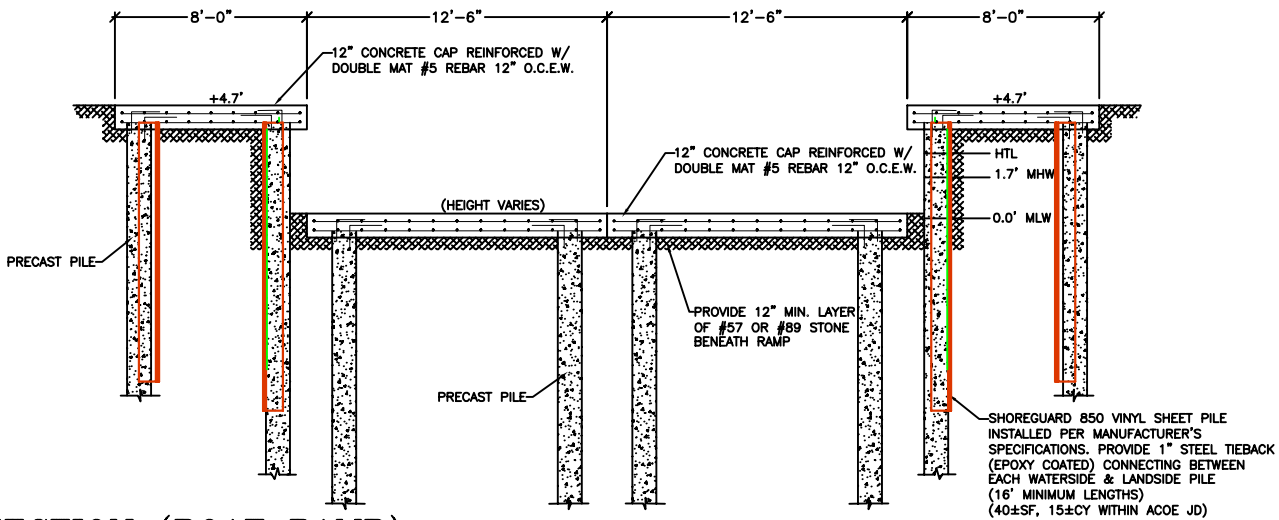
DATE: 05/30/25

HATCHING INDICATES EXCAVATION 1,525±SF, 95±CY
(800±SF, 55±CY WITHIN ACOE JD)
(535±SF, 25±CY WATERWARD OF MHW)



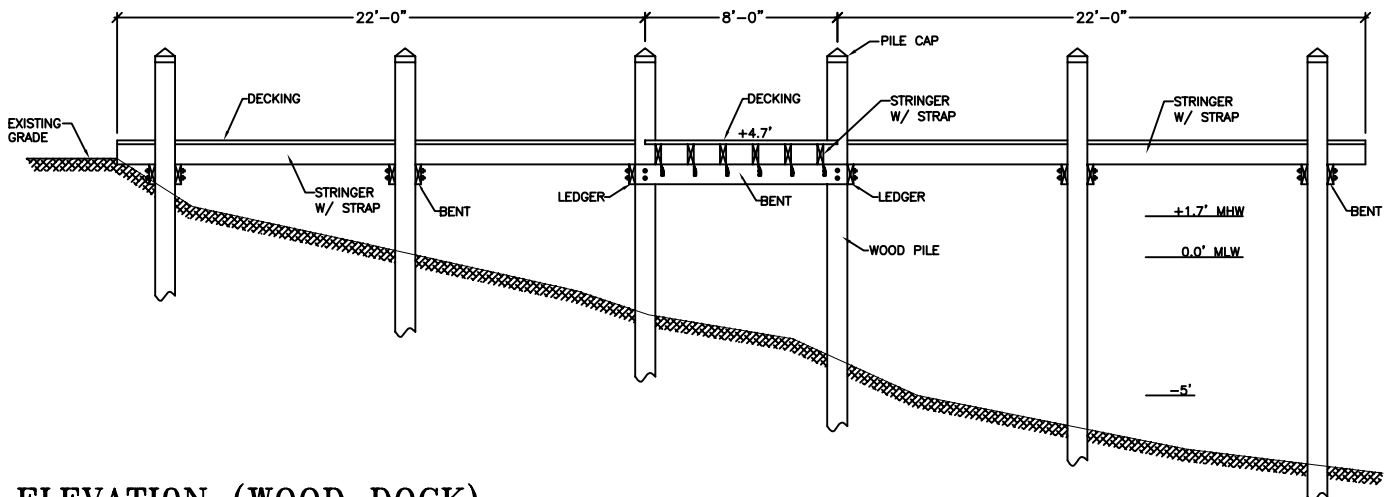
ELEVATION (BOAT RAMP)

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



SECTION (BOAT RAMP)

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



ELEVATION (WOOD DOCK)

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

REVISIONS:

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506. This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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