



Islamorada, Village of Islands LAND USE VILLAGE COUNCIL MEETING

July 9, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

Virtual participation is available to the public. Please see the last page of the agenda for participation details.

AGENDA

- I. CALL TO ORDER / ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. AGENDA: Requests for Deletion / Emergency Additions
- IV. MAYOR / COUNCIL COMMUNICATIONS
- V. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS
- VI. PUBLIC COMMENT

This is general public comment. It provides an opportunity for the public to speak about matters that are pertinent to the Village but not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

VII. QUASI-JUDICIAL

- A. Long Dock Variance for 18 Avacado Street **TAB A** Daniel Parobok,
Assistant Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY GLEN BOE & ASSOCIATES, INC, AGENT FOR DAVID VAN SANT FOR A DOCK LENGTH VARIANCE FOR THE DEVELOPMENT OF A PIER-TYPE DOCK WITH A 4' X 145' ACCESS WALK CULMINATING IN A 160 SQUARE FOOT (8' X 20') TERMINAL PLATFORM, FOR A DOCKING FACILITY WITH A TOTAL FOOTPRINT OF 740 SQUARE FEET ON PROPERTY LOCATED AT 18 AVACADO STREET, UPPER MATECUMBE KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

- VIII. MOTIONS
- IX. ADJOURNMENT

Options for Viewing the Village Council Meeting:

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:

https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

Public Participation through Public Comment:

The public may provide public comment on items of a general nature or items specific to the agenda. Below are the guidelines for submitting public comments:

Option 1: Email your comments.

1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the Village Councilmembers for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 911 0656 4166** followed by #. When the Mayor opens public comment pertaining to the agenda item you are interested in dial *9 to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. **Please be sure to unmute your phone when you are called upon.**
2. If watching online via Zoom: Open the Zoom webinar link <https://zoom.us/j/91106564166> and follow the prompts to join the webinar. When the Mayor opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

ADA Assistance:

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting.



Council Communication

To: Mayor and Village Council
From: Daniel Parobok, Assistant Planning Director
Date: July 9, 2026
SUBJECT: Long Dock Variance for 18 Avacado Street TAB A

Background:

The applicant, Glen Boe & Associates, Inc. on behalf of the property owner David Van Sant, has submitted a dock length variance application on the subject property, located at 18 Avacado Street (RE # 00402310-000000), comprising approximately 0.61 acre of land area. The current use of the property is residential, with a single-family home, pool, and other hardscaping under construction on the property. The dock length variance application is for the development of a pier-type dock with a 4' x 145' access walk culminating in a 160 square foot (8' x 20') terminal platform, for a docking facility with a total footprint of 740 square feet.

The property is scarified and contains no protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records, the parcel does not contain any mapped habitats.

A Notice of Intent to Issue (NOI) was posted on the property and mailed to property owners within a 300-foot radius of the subject property on April 10, 2026. On April 13, 2026, staff received a request for a public hearing by Matthew and Suzanne Smoczynski, located at 19 Avacado St., Islamorada, FL 33036.

Analysis:

Proposed structure: The proposed docking facility is a pier-type dock with a 4' x 145' access walk culminating in a 160 square foot (8' x 20') terminal platform, for a docking facility with a total footprint of 740 square feet.

Site data: The Property is a bay-front parcel with approximately 122 linear feet of bay frontage. The Property is located within the Residential Single-Family (R1) Zoning District and the Residential Medium (RM) Future Land Use Map category with one single-family residence under construction. The proposed docking facility is on bay bottom not 'owned' by the applicant.

Uplands: The Property is currently scarified with one single-family home under construction.

Shoreline: The Property has approximately 122 linear feet of frontage on Florida Bay. The shoreline is legally altered with a seawall and rip rap.

Submerged land: The proposed docking facility is not on bay bottom owned by the Applicant.

Adjacent lots: The property to the east is 19 Avacado Street and contains a single-family residence and a dock surrounding three sides of a private boat basin. The property to the west is 109 Avacado Street and contains a single-family residence with a damaged pier-style dock approximately 90 feet in length. Two properties are adjacent to the south. One is a vacant lot owned by the applicant and the other is commercial property that contains a CVS Pharmacy.

Other agency permits: The U.S. Army Corps of Engineers has issued a Letter of Verification under Permit Application Number SAJ-2024-03780 and the Florida Department of Environmental Protection has deemed this application exempt under File Number 44-0452217-001-EE.

STANDARDS OF REVIEW FOR THE GRANTING OF A DOCK LENGTH VARIANCE:

With the exception of Lower Matecumbe Key, an administrative dock variance may be granted by the Director of Planning and Development Services to allow the minimum relaxation of the length restriction set forth in this section as is necessary to provide the upland owner with access to adequate water depths specified for docking facilities. Such administrative long dock variance shall only be granted based on a written determination by the Director that the proposed development meets the following criteria:

1. Will be consistent with the community character of the surrounding area.

A review of docking facilities within one mile north and south of the subject property reveals the existence of seventeen (17) pier style docks, similar in design to that proposed by the applicant. These docks range in length from approximately 30 feet to 165 feet. Two docks exceed 100' in length measuring 154 and 165 feet respectively. Several docks within one mile north and south of the subject property extend north from jetties or peninsulas. When measured from the shoreline, these docks together with the jetty or peninsula extend out into Florida Bay up to 300 feet. A property approximately 150 feet southwest of the subject property has a dock, that together with a jetty, extends 145 feet into Florida Bay. A property approximately 350 feet northeast of the subject property has a jetty that extends 170 feet into Florida Bay.

2. Will not interfere with public recreational uses in or on adjacent waters including the obstruction of saltwater flats.

The proposed/required dock does not interfere with public recreational uses. No saltwater flats are within or adjacent to the proposed dock footprint.

3. Will not be detrimental to marine resources.

The benthic survey of the project area performed by Glen Boe & Associates, Inc. on September 6, 2024, describes a seagrass community consisting of macro algae and seagrass that is typical to surrounding bayside nearshore waters of Upper Matecumbe Key and the Upper Keys. Several coral colonies are located on the existing boulders underneath the existing dock.

Any corals impacted by the proposed dock will be required to be relocated or mitigated through the Florida Keys National Marine Sanctuary (FKNMS). The dock design follows best management practices and is designed to be elevated five feet above mean high water to

reduce shading impacts to seagrass. Minor seagrass impacts will occur at some of the pile locations.

Policy 5-1.2.8: Protect Seagrass Beds. Docking facilities and piers terminating over submerged lands vegetated with seagrasses shall require minus five (-5) feet mean low water (MLW) depth at the terminal end, unless it meets criteria for exemption by DEP. This minus five (-5) feet mean low water (MLW) depth requirement shall also apply to mooring fields. Design criteria to permit sunlight to reach the bottom shall be maintained in the land development regulations.

The proposed dock terminates over seagrass and is at minus five (-5) feet mean low water depth at the terminus.

Policy 5-1.1.8: Protect Living Marine Resources, Wetlands and Seagrass Beds. Land Development Regulations shall prevent adverse impacts of development on seagrass beds, wetlands, and other living marine resources. Since these areas are sensitive to increased turbidity, stormwater runoff and other forms of pollution, the introduction of nutrients shall be regulated through effective water quality management. Development impacting marine resources shall be coordinated with State and Federal agencies having jurisdiction prior to the Village granting plan approval and/or prior to release of any permit for construction.

The U.S. Army Corps of Engineers has issued a Letter of Verification under Permit Application Number SAJ-2024-03780 and the Florida Department of Environmental Protection has deemed this application exempt under File Number 44-0452217-001-EE. All corals within the project footprint will be relocated or mitigated as required by the FKNMS.

4. Will pose no navigational or safety hazards.

The end of the proposed walkway and terminal dock footprint extend 145 feet into Florida Bay from the Mean High-Water Line. There is open/unobstructed water beyond the proposed dock terminus. The proposed dock terminus does not extend further beyond the jetty 95 feet to the northeast or the dock 125 feet to the southwest. The dock terminus is likely not located within the trajectory of standard vessel operation.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff has reviewed the request for the Long Dock Variance for a 145-foot-long dock and determined that the request meets the applicable criteria. Therefore, staff recommends approval of the variance.

Attachments:

1. Resolution 26-XX_Van Sant_18 Avacado_DRAFT
2. MergedDocument (2)

RESOLUTION NO. 26-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY GLEN BOE & ASSOCIATES, INC, AGENT FOR DAVID VAN SANT FOR A DOCK LENGTH VARIANCE FOR THE DEVELOPMENT OF A PIER-TYPE DOCK WITH A 4' X 145' ACCESS WALK CULMINATING IN A 160 SQUARE FOOT (8' X 20') TERMINAL PLATFORM, FOR A DOCKING FACILITY WITH A TOTAL FOOTPRINT OF 740 SQUARE FEET ON PROPERTY LOCATED AT 18 AVACADO STREET, UPPER MATECUMBE KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Glen Boe & Associates Inc., (the "Applicant") has submitted an application for a dock length variance pursuant to Section 30-1550(g) of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to construct a pier-type dock with a four-foot by one hundred forty five foot (4' x 145') access walk culminating in a 145 square foot (8' x 20') terminal platform, for a docking facility total footprint of 740 square feet (the "Request") on property located at 18 Avacado Street, Upper Matecumbe Key, as legally described in Exhibit "A;" (the "Property"); and

WHEREAS, the Property is located within the Residential Single-Family (R1) Zoning District; and

WHEREAS, the Director issued a Notice of Intent to approve the Request on September 11, 2025; and

WHEREAS, on or about April 13, 2026, a public hearing was requested regarding the Request; and

WHEREAS, on July 9, 2026, the Village Council conducted a duly noticed public hearing regarding the Request.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above-stated recitals are true and correct and are incorporated in this Resolution by this reference.

Section 2. **Findings of Fact.**

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

- (1) The Application for dock length variance **[does/does not]** meet the requirements set forth in Code Section 30-1550(g) and **[has/has not]** demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and
- (2) The Village Council **[approves/denies]** the Request submitted by the Applicant.

Section 3. **Conclusions of Law.**

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

- (1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
 - (a) Accorded procedural due process; and
 - (b) Observed the essential requirements of the law; and
 - (c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Remainder of this page intentionally left blank.

Motion to adopt by _____, seconded by _____.

**FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS**

Mayor Don Horton _____
Vice Mayor Sharon Mahoney _____
Councilwoman Deb Gillis _____
Councilman Steve Friedman _____
Councilwoman Anna Richards _____

PASSED AND ADOPTED on the second reading this ____ day of _____, 2026.

DON HORTON, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

August 4, 2025

Regulatory Division
South Permits Branch
Florida Keys Section
SAJ-2024-03780(RGP-GD)

David Van Sant
74860 Overseas Hwy
Islamorada, FL 33036
Sent via email: davidmvansant@gmail.com

Dear Applicant:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on August 19, 2024. Your application was assigned file number SAJ-2024-03780. A review of the information and drawings provided indicates that the proposed work would result in the removal of an unpermitted existing 365 ft² dock, the construction of an 8'x20' dock with grating and a 4'x145' access walkway with decking, the installation of a 20,000 pound capacity elevator boatlift, the installation of a 30,000 pound capacity cradle boatlift, and the installation of temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located at 18 Avocado St, in Section 28, Township 63 South, Range 37 East, Upper Matecumbe, Monroe County, Florida 33036 (RE# 00402310-000000, 00402320-000000).

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-82 and any subsequent modifications, if applicable. **This RGP authorization is valid until June 24, 2026.** If you commence or are under contract to commence this activity before the date that SAJ-82 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-82 to complete the activity under the present terms and conditions of SAJ-82.

Please access the Corps' Jacksonville District Regulatory Division Source Book web page to view the special and general conditions for SAJ-82, which apply specifically to this authorization. The Internet URL address is: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears

above. Once there, select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

General Conditions:

1. The time limit for completing the work authorized ends on **June 24, 2026.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form and forward a copy to this office to validate the transfer of this authorization.
5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
 - a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2024-03780 (RGP-GD), on all submittals.

2. **Permit Conditions Prevail:** If information in the permit attachments conflict with the special conditions of this permit, the requirements of the permit special conditions shall prevail.
3. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.
4. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20DEC%20FINAL.pdf) and submit it to the Corps.
5. **Cultural Resources/Historic Properties:**
 - a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
 - b. If, during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with native cultures or early colonial settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps at the addresses listed in the **Reporting Address Special Condition** within the same business day (8 hours). The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions.
 - c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in

- accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.
- 6. Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
- 7. Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>
- JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

- 8. Manatee Conditions:** The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (attached). The most recent version of the Manatee Conditions must be utilized.

- 12. Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

- 13. Dock Construction Guidelines:** The Permittee shall comply with the Submerged Aquatic Vegetation (SAV) section of the “*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*”, U.S. Army Corps of Engineers/National Marine Fisheries Service – November 2017 (attached).

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required. Activities located within the boundaries of the Florida Keys National Marine Sanctuary (FKNMS) may require separate approval from the FKNMS prior to construction. It is the permittee’s

responsibility to obtain any permits or authorizations which may be required by the FKNMS. You should contact the FKNMS at fnms.authorizations@noaa.gov.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Gaelle Duchatellier at the Florida Keys Permits Section at 9900 SW 107th Ave, Ste 203, by telephone at 786-920-7630, or by email at gaelle.duchatellier@usace.army.mil.

Sincerely,

Gaëlle
Duchâtellier 
Digitally signed by Gaëlle Duchâtellier
Date: 2025.08.04 09:06:23 -0400

Gaëlle Duchatellier
Project Manager

Enclosures:

Transfer Request

Site Plans

Standard Manatee Conditions for In-Water Work

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat

Cc:

Sean Kirwan (glenboe@bellsouth.net)

FKNMS (fnms.authorizations@noaa.gov)

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2024-03780(RGP-GD)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

PROJECT LOCATION

PARCEL ID 00402310-000000, 00402320-000000
LOT 18 AND PT MARKED RES G25-398
ISLAMORADA PB1-48
SEC/TWP/RNG 28/63/37
UPPER MATECUMBE KEY (ISLAMORADA)
LATITUDE: 24.930796°N LONGITUDE: 80.623547°W

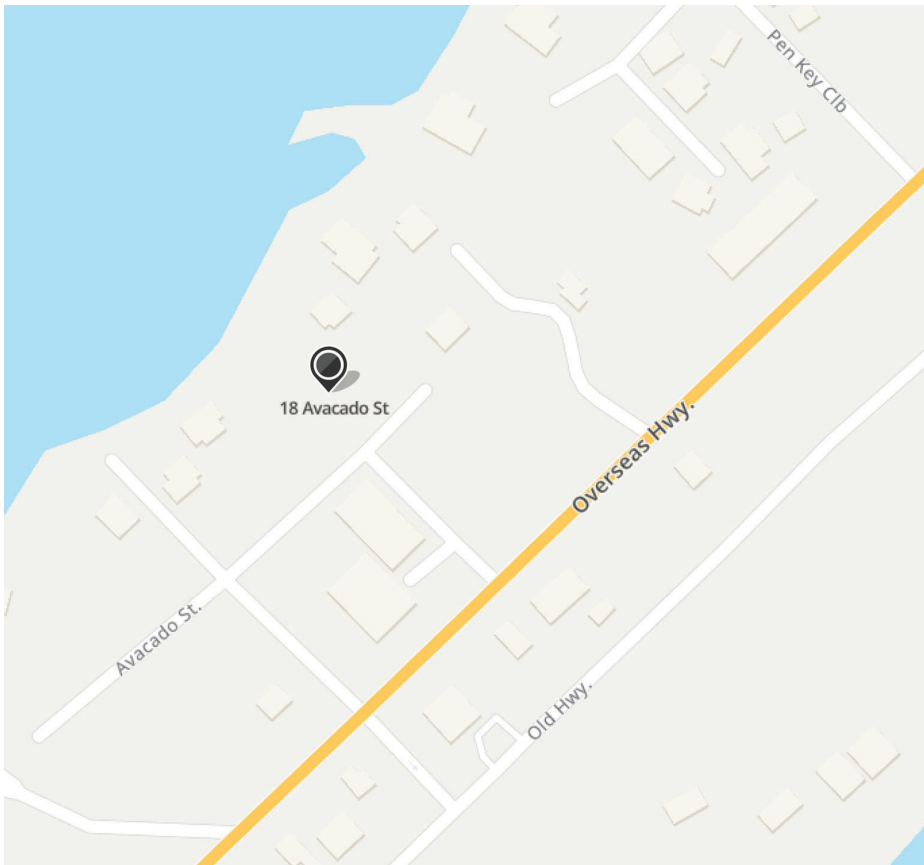
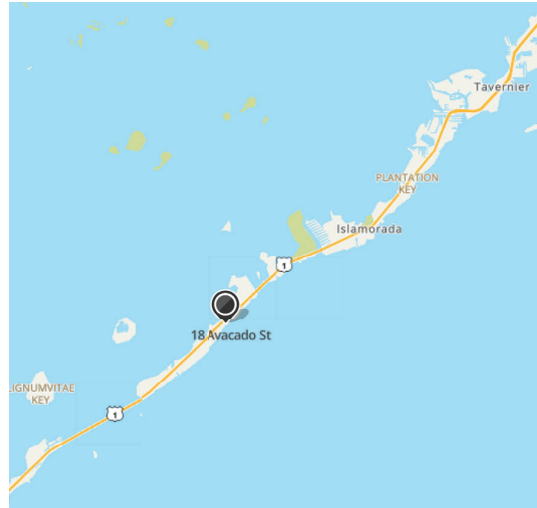
DIRECTIONS:

U.S. HIGHWAY NO. 1 NORTH TO MM 83±.
LEFT ON DE LEON AVE. LEFT ON AVACADO ST.
PROPERTY ADDRESS: 18 AVACADO ST

ADJOINING OWNERS

LOVELL FAMILY IRREVOCABLE TRUST AGREEMENT 12/20/12
PO BOX 770478
OCALA FL 34477

GEOFFREY & NICOLA RUDOLPH
19 AVACADO ST
ISLAMORADA FL 33036



REVISIONS:

LOCATION & VICINITY MAP
SCALE: AS SHOWN

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
18 AVACADO STREET
ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197
Email: glenboe@bellsouth.net

DATE: 08/14/24

1
SHEET 1 OF 5

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.

Sean Kirwan
Digitally signed by Sean Kirwan
Date: 2024.08.14 13:51:38 -04'00'



PROPOSED 8'x20' DOCK W/
4'x145' ACCESS WALK 740±SF
(SEE FRAMING PLAN & ELEVATION
FOR CONSTRUCTION DETAILS.)
(470± WATERWARD OF MHW)

PROPOSED 20,000# ELEVATOR BOAT LIFT
(ENGINEERING BY MANUFACTURER)

PROPOSED 30,000# CRADLE BOAT LIFT
(6 MAX PILES REQUIRED)
(ENGINEERING BY MANUFACTURER)

PROPERTY LINE EXTENDED

MHW/MLW ON
EXISTING BOULDERS

REMOVE EXISTING WOOD DOCK 365±SF
(EXISTING BOULDERS TO REMAIN)

MHW/MLW ON EXISTING
ROCK WALL

EXISTING BOAT RAMP

PARCEL ID
00402310-000000
00402320-000000
LOT 18 & BAYBOTTOM
ISLAMORADA PB1-48

SITE PLAN
SCALE: 1" = 60'



Sean Kirwan
Digitally signed
by Sean Kirwan
Date: 2024.08.14
13:51:56 -04'00'

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.

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
18 AVACADO STREET
ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5600 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (305) 743-9121 Fax (305) 743-9197
Email: glenboe@bellsouth.net

DATE: 08/14/24

2
SHEET 2 OF 4

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 45 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-22.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPAC C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN ¼ INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

Sean Kirwan Digitally signed by Sean Kirwan
Date: 2024.08.14 13:52:20 -04'00'

LUMBER, DECKING, & FASTENERS:

ALL BENTS AND STRINGERS SHALL BE SOUTHERN PINE NO. 2. LUMBER SHALL BE PRESSURE TREATED PER AWPAC UC4B SPECIFICATIONS. MINIMUM RETENTION OF CCA SHALL BE 0.60 POUNDS/CUBIC FOOT.

ALL DECKING SHALL BE SOUTHERN PINE NO. 1 WITH ROUNDED EDGES. LUMBER SHALL BE PRESSURE TREATED. MINIMUM RETENTION OF ACQ SHALL BE 0.40 POUNDS/CUBIC FOOT. ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS AT EACH CONNECTION POINT. PRESSURE TREATED DECKING MAY BE SUBSTITUTED WITH SYNTHETIC DECKING OR FIBERGLASS GRATING AS DIRECTED BY OWNER. SYNTHETIC DECKING & FIBERGLASS GRATING SHALL BE CAPABLE OF SUPPORTING THE LIVE LOAD & DEAD LOAD LISTED ABOVE AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

STRINGERS: 2x10 @ 16" CENTERS MAX. (Fb=800 MIN.)
BENTS: 2x10 (Fb=800 MIN.) (2x12 Fb=750 WHERE SHOWN)
DECKING (WALKWAY): 2x6 (1/2" SPACING) (Fb=1,350 MIN.)

FIBERGLASS GRATING (PLATFORM): SEAGRATE RM1415 BY SEASAFE (800-326-8842), ECOGRATE BY FIBERGRATE (407-595-5151), OR APPROVED EQUAL GRATING SHALL HAVE 43% LIGHT PENETRATION OR GREATER.

ATTACH BENTS TO PILING WITH TWO 5/8" 316 STAINLESS STEEL BOLTS (TWO ¾" BOLTS FOR 2X12 BENTS), WASHERS, AND NUTS AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS. PROVIDE BITUMINOUS PAINT, CAULK, OR SIMILAR FOR TO PREVENT DISSIMILAR METAL CONTACT.

ATTACH EACH STRINGER TO EACH BENT WITH STAINLESS STEEL STRAPS AT EACH CONTACT POINT. PROVIDE SIMPSON STRONG-TIE LTS12, ALPINE MTS12, OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.

<p>REVISIONS:</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					<p>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.</p>
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<p>DATE: 08/14/24</p>																					
<p>4</p>																					
<p>SHEET 4 OF 4</p>																					

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

**Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in
or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service
November 2017**

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.
5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).
7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.
9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.

February 2003 – Manufacturer name changed from ChemGrate to FiberGrate

May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.

March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 – Manufacturer of grated material updated to include Voyager Industries.

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

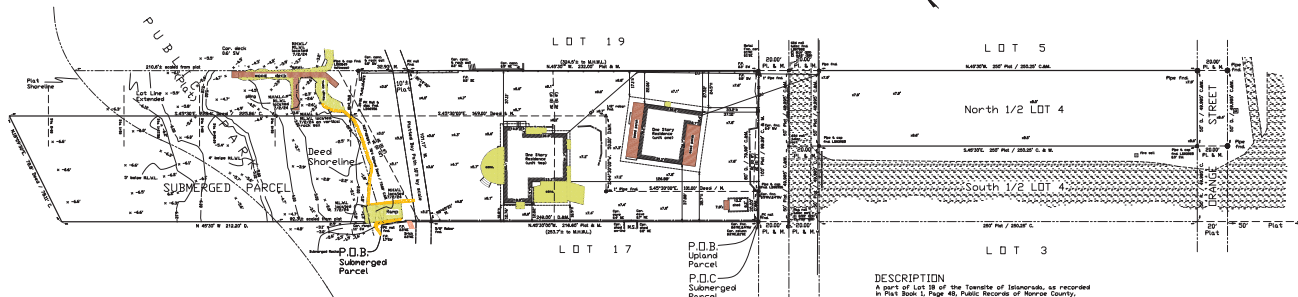
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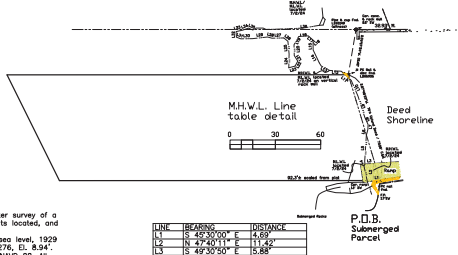
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March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 – Manufacturer of grated material updated to include Voyager Industries.



DESCRIPTION
 A part of Lot 18 of the Townsite of Islamorada, as recorded in First Book 11, Page 46, Public Records of Monroe County, Florida, more particularly described by metes and bounds as follows:
 Beginning on the Northeastern right of way of Avacado Street to the existing line between Lots 17 and 18 of the Townsite of Islamorada, according to the last thereof as recorded in First Book 11, Page 46, Public Records of Monroe County, Florida, thence proceed southerly along said Northeastern right of way for a distance of 200 feet to the intersection of the said line with the dividing line between Lots 17 and 18, for a distance of 200 feet, thence proceed southerly and parallel with the dividing line between Lots 17 and 18, for a distance of 200 feet, thence proceed southerly and parallel with the dividing line between Lots 17 and 18, for a distance of 200 feet, thence proceed southerly along said dividing line for a distance of 200 feet, more or less, to the point of beginning.
 Together with any and all riparian rights adjacent thereto.
 AND
 A parcel of submerged land in the Bay of Florida in Section 28, Township 43 South, Range 17 East, covering a portion of Lot 18, Townsite of Islamorada on Upper Mosquito Bay, Monroe County, Florida, more particularly described as follows:
 From the intersection of the Northeastern right of way of Avacado Street with the dividing line between Lots 17 and 18, Townsite of Islamorada, according to the last thereof as recorded in First Book 11, Page 46, Public Records of Monroe County, Florida, run North 45°30' West along said dividing line between Lots 17 and 18, a distance of 200 feet to the Mean High Tide Line on the shore of the Bay of Florida, and the point of beginning of the parcel hereafter described, thence proceed North 45°30' West along the prolongation of the said dividing line between Lots 17 and 18, a distance of 200 feet, thence South 45°30' East, a distance of 200 feet to the intersection of the said Mean High Tide Line with the dividing line between Lots 17 and 18, thence southerly westerly along said Mean High Tide Line, a distance of 72 feet, more or less to the Point of Beginning.



LINE	BEARING	DISTANCE
1.1	N 45°30'00" E	15.62
1.2	N 45°30'11" E	11.29
1.3	N 45°30'00" E	15.62
1.4	N 32°30'00" E	7.79
1.5	N 45°30'00" E	11.29
1.6	S 52°30'00" W	15.62
1.7	N 45°30'00" E	11.29
1.8	N 19°30'00" E	11.29
1.9	S 72°30'00" W	14.77
1.10	S 21°30'00" W	11.29
1.11	N 45°30'00" E	15.62
1.12	N 45°30'00" E	11.29
1.13	N 45°30'00" E	15.62
1.14	N 45°30'00" E	11.29
1.15	N 45°30'00" E	15.62
1.16	N 45°30'00" E	11.29
1.17	N 45°30'00" E	15.62
1.18	N 45°30'00" E	11.29
1.19	N 45°30'00" E	15.62
1.20	N 45°30'00" E	11.29
1.21	N 45°30'00" E	15.62
1.22	N 45°30'00" E	11.29
1.23	S 69°24'19" E	7.54
1.24	N 45°30'00" E	15.62
1.25	N 45°30'00" E	11.29
1.26	N 45°30'00" E	15.62
1.27	N 45°30'00" E	11.29
1.28	N 45°30'00" E	15.62
1.29	N 45°30'00" E	11.29
1.30	N 45°30'00" E	15.62
1.31	N 45°30'00" E	11.29
1.32	N 45°30'00" E	15.62
1.33	N 45°30'00" E	11.29
1.34	N 45°30'00" E	15.62
1.35	N 45°30'00" E	11.29
1.36	N 45°30'00" E	15.62
1.37	N 45°30'00" E	11.29
1.38	N 45°30'00" E	15.62
1.39	N 45°30'00" E	11.29
1.40	N 45°30'00" E	15.62

- SURVEY NOTES:**
- The sketch herein represents a boundary and tidal water survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
 - Elevations are shown thus: X 5.6' and refer to mean sea level, 1929 adjustment (MGS), and have a prime reference of 0276, E, 8-84. This tidal bench mark also has an elevation of 7.42', NAVD 88, A4. Elevations shown thus: x-0.1' westward of the mean high water line refer to the NAVD 88 elevation datum. Monroe County FEMA maps are referenced to the NAVD elevation datum, thus the difference between upland and submerged land elevations. The following mean high water line and mean low water line values were provided by the Florida Department of Environmental Protection referencing tidal interpolation point number 3069. Mean High Water line (NAVD 88) = -0.47'. Mean Low Water line (NAVD 88) = -1.12'.
 - No underground utilities or structures were located by this survey.
 - No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown herein.
 - The bearings and/or North arrow herein were derived from the recorded plot or the description hereon. The bearing base for this survey is denoted thus: (C).
 - This parcel crosses more than one N.F.I.P. Flood Zone. These zones are shown in their appropriate location hereon, as noted from F.E.M.A. map panel #12087C1011K, revised 2/18/05.
 - The description was furnished by the client. Only assessments and rights-of-way depicted or described on the recorded plot or stated in the description hereon are shown.
 - Additions or deletions to survey maps or reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
 - This survey was revised on 7/22/24 to provide a bathymetric survey revision to survey number 15865 completed by this firm for the client.
 - This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes.
 - The mean high water line and mean low water line locations were established by conventional total station survey and RTK GNSS receivers.

Location Map Not to Scale



FLORIDA EAST COAST RAILWAY U.S. HIGHWAY N.D. 1

ABBREVIATIONS/LEGEND

MASSIE-RICHARDS SURVEYING & MAPPING, LLC
 PHONE: (904) 662-0066 FAX: (904) 662-0033
 15000 N. W. 11th St., Suite 27, Coral Gables, FL 33134
 Surveyed: 3/15/24, Rev. 7/22/24

PROFESSIONAL SEAL
 State of Florida
 Surveyor
 No. 15865
 Expiration Date: 12/31/2026

PROJECT INFORMATION
 Project Name: Tidal Water Survey
 Client: [Redacted]
 Date: 7/22/24

DATE PLOTTED
 7/22/24

SCALE
 1" = 30'

DATE PRINTED
 7/22/24

REVISIONS

NO.	DATE	DESCRIPTION
1	7/22/24	Initial Survey
2	7/22/24	Final Plot

BENTHIC RESOURCE ASSESSMENT

**PREPARED FOR: David M Van Sant,
18 Avacado St, Upper Matecumbe, FL**

**PROJECT DESCRIPTION: DOCK REPAIR/EXTENSION
& BOAT LIFTS**

**PREPARED BY: GLEN BOE & ASSOCIATES, INC.
5800 OVERSEAS HIGHWAY, SUITE 4
MARATHON, FL**

DATE OF FIELD ASSESSMENT: 9/6/2024

DATE OF REPORT: 9/24/2024



PROJECT DESCRIPTION

The owner of 18 Avacado St, Upper Matecumbe, Monroe County has proposed to replace and expand a dock and install two boat lifts. To evaluate the impacts of the proposed project to the marine environment, a current assessment of biological resources potentially impacted by the project was performed.

The property is a developed residential parcel adjacent to a canal. The proposed project description includes:

- Remove/Repair an existing 365 square foot dock.
- Construct an 8'x20' dock with a 4' x 145' access walkway and with two boat lifts.

Details of the proposed project including the site address, ownership, GPS coordinates, and project design are included in the attached project plans.

SURVEY METHODS

This benthic resource assessment was prepared in accordance with the most current Florida Keys National Marine Sanctuary (FKNMS) Resource Assessment Survey Protocols for Nearshore Construction Projects.

The area was observed with snorkel equipment. Pictures were gathered with an underwater camera. Measurements were made with a fiberglass measuring tape or a sub-centimeter GPS unit.

ASSESSMENT AREA

The in-water assessment was performed with approximately 8' of visibility. The assessment areas include the proposed work areas as described in the "Project Description" above. The footprint of the project area with an additional 10' minimum buffer area was included in the assessment area.

The assessment area includes:

- The existing dock to be removed.
- The footprint of the 8'x20' dock and a 4' x 145' access walkway.
- The footprint of the proposed boat lifts
- A minimum 10' buffer area adjacent to the project footprint.

SAMPLING METHODS

Benthic resources are categorized into generalized habitat classifications adapted for nearshore conditions typically encountered in the Florida Keys. Habitats occurring within the surveyed areas were assessed using broadly accepted marine habitat definitions and described qualitatively based on the following criteria:

Habitat Type	Cover Description	Cover Class
Seagrass	Sparse	5-25%
Seagrass	Moderate	25-75%
Seagrass	Dense	75-100%
Hardbottom	Sparse	5-25%
Hardbottom	Moderate	25-75%
Hardbottom	Dense	75-100%
Macroalgae	Sparse	5-25%
Macroalgae	Moderate	25-75%
Macroalgae	Dense	75-100%
Disturbed: Rubble & Scour	NA	NA
Disturbed: Mud, Muck and Organics	NA	NA

Seagrass habitats, when present, were assessed for species composition, density by cover class and extent relative to the proposed project.

Hard and soft corals, when present, were assessed for species, size, health parameters and location relative to the proposed project. Each coral encountered was identified to species, measured for size along three axes (length, width, height), and their location on the site recorded. Coral surface area for colonies <10 cm diameter was determined as length x width (X, Y axis). However, surface area calculations for corals ≥10 cm diameter include colony height (Z axis). Because the surface area of a dome (or ½ of the surface area of an oblate, prolate, or scalene ellipsoid) is not a simple elementary function, the formula for an ellipsoid sensu Knud Thomsen was utilized.

When applicable, the location of Submerged Aquatic Resources (SAR, i.e., seagrass, corals, natural hardbottom) was field located and mapped to location. If no SAR is present within an assessment area, no mapping was completed.

Reference photographs representing dominant benthic species, examples of seagrass and macro- algal communities encountered, and other applicable site conditions were taken (see attached).

SURVEY RESULTS

The property is a residential parcel located in Upper Matecumbe. The property is developed uplands with minimal shoreline vegetation or wetlands on the shoreline.

Proposed Dock Extension Assessment Area: The seafloor throughout the assessment area included a seagrass community composed of *Thalassia testudines*, *Syringodium filiforme*, and *Halodule beaudettei*. *Thalassia* was the only grass observed throughout the access walkway and terminal platform footprint. Please refer to the following table and benthic map for details.

Zone	Benthic Habitat
0'-145' Access Walk and Buffer	Dense seagrass was observed three feet from the edge of the existing dock. Three grasses were identified from 3-18 feet (<i>Thalassia testudines</i> , <i>Syringodium filiforme</i> , and <i>Halodule beaudettei</i>). The seagrass transitions from the three seagrasses to just <i>Thalassia</i> after 18 feet for the remainder of the walkway. The <i>Thalassia</i> located in the footprint of the walkway ranges from moderate to dense coverage. Green macroalgae and sand were observed in the footprint with the seagrass. See benthic map for details.
Terminal platform, Boat lifts, and Buffer	Moderate to dense <i>Thalassia testudines</i> was observed inside the terminal platform and boat lift areas. Sand and Green macroalgae (<i>Penicillus</i>) were also observed. See benthic map for details.

Existing dock and Seafloor Including Buffer Area: The seafloor under the existing dock is a boulder structure that supports many stony coral colonies. *Siderastrea Radian* colonies were observed along with two *Solenastrea Hyades*. *Thalassia testudines*, *Syringodium filiforme*, and *Halodule beaudettei* seagrass were all located inside of the buffer area adjacent to the existing dock. The dock is designed with ½” spacing on the deckboards, fiberglass grating on the platform, and at an elevation of 5’ above mean high. Seagrass impacts are expected to be minimal. Hardbottom was not observed within the project footprint. Refer to the benthic map for more details for the locations of the seagrass and corals.

Coral Resources: There was a total of 570 corals observed within the assessment area. It is expected that 111 *Siderastrea Radian* stony corals will be impacted by the proposed project. Please refer to the following tables for coral impacts.

Stony Coral Inventory by Abundance and Size Class within Assessment Area and Buffer								
Size Class (maximum dimension in centimeters)								
Coral Species	0 to <5	5 to <10	10 to <20	20 to <30	30 to <40	40 to <50	50+	Total
Siderastrea radians (Impact Expected)	48	54	9	0	0	0	0	111
Siderastrea radians (Impact Not Expected)	107	269	79	2	0	0	0	457
Solenastrea Hyades (Impact Expected)	0	0	0	0	0	0	0	0
Solenastrea Hyades (Impact Not Expected)	1	0	1	0	0	0	0	2
TOTAL by size class	156	323	89	2	0	0	0	570

Stony Coral Impact within Assessment Area and Buffer									
Coral Cluster	Coral Species	Location	Impact Expected	Length (cm)	Width (cm)	Height (cm)	Area (cm ²)	Count (N)	Total Area (cm ²)
1	Siderastrea radians	Rock	Y	5	5	2	25	6	150
1	Siderastrea radians	Rock	Y	10	10	2	100	1	100
2	Siderastrea radians	Rock	Y	3	3	2	9	16	144
2	Siderastrea radians	Rock	Y	5	5	2	25	9	225
2	Siderastrea radians	Rock	Y	8	8	2	64	2	128
2	Siderastrea radians	Rock	Y	10	10	2	100	1	100
2	Siderastrea radians	Rock	Y	15	15	2	204	1	204
2	Siderastrea radians	Rock	Y	17	6	2	109	1	109
3	Siderastrea radians	Rock	Y	3	3	2	9	9	81
3	Siderastrea radians	Rock	Y	5	5	2	25	12	300
3	Siderastrea radians	Rock	Y	9	9	2	81	3	243
3	Siderastrea radians	Rock	Y	13	13	2	158	1	158
4	Siderastrea radians	Rock	Y	2	2	2	4	10	40
4	Siderastrea radians	Rock	Y	5	5	2	25	9	225
4	Siderastrea radians	Rock	Y	7	7	2	49	1	49
4	Siderastrea radians	Rock	Y	15	15	2	204	1	204
5	Siderastrea radians	Rock	Y	3	3	2	9	2	18
5	Siderastrea radians	Rock	Y	5	5	2	25	2	50
5	Siderastrea radians	Rock	Y	7	7	2	49	2	98
6	Siderastrea radians	Rock	Y	2	2	2	4	3	12
6	Siderastrea radians	Rock	Y	5	5	2	25	1	25
6	Siderastrea radians	Rock	Y	8	8	3	64	1	64
6	Siderastrea radians	Rock	Y	9	9	2	81	1	81
6	Siderastrea radians	Rock	Y	10	8	2	84	1	84
6	Siderastrea radians	Rock	Y	15	15	2	204	1	204
7	Siderastrea radians	Rock	Y	2	2	2	4	6	24
7	Siderastrea radians	Rock	Y	5	5	2	25	1	25
7	Siderastrea radians	Rock	Y	14	7	2	102	1	102
8	Siderastrea radians	Rock	Y	3	3	2	9	2	18
8	Siderastrea radians	Rock	Y	5	5	2	25	4	100

9	Siderastrea radians	Rock	N	3	3	2	9	1	9
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	6	6	2	36	1	36
9	Siderastrea radians	Rock	N	17	17	5	336	1	336
9	Siderastrea radians	Rock	N	6	4	2	24	1	24
9	Siderastrea radians	Rock	N	15	7	2	108	1	108
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	9	9	2	81	1	81
9	Siderastrea radians	Rock	N	7	7	2	49	1	49
9	Siderastrea radians	Rock	N	4	4	2	16	1	16
9	Siderastrea radians	Rock	N	8	8	2	64	1	64
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	3	3	2	9	1	9
9	Siderastrea radians	Rock	N	8	8	2	64	1	64
9	Siderastrea radians	Rock	N	4	4	2	16	1	16
9	Siderastrea radians	Rock	N	11	11	2	118	1	118
9	Siderastrea radians	Rock	N	2	2	2	4	1	4
9	Siderastrea radians	Rock	N	2	2	2	4	1	4
9	Siderastrea radians	Rock	N	7	7	2	49	1	49
9	Siderastrea radians	Rock	N	7	7	2	49	1	49
9	Siderastrea radians	Rock	N	6	6	2	36	1	36
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	19	19	10	587	1	587
9	Siderastrea radians	Rock	N	16	12	5	250	1	250
9	Siderastrea radians	Rock	N	3	3	2	9	3	27
9	Siderastrea radians	Rock	N	10	7	2	75	1	75
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	6	4	2	24	1	24
9	Siderastrea radians	Rock	N	2	2	2	4	1	4
9	Siderastrea radians	Rock	N	12	10	2	117	1	117
9	Siderastrea radians	Rock	N	2	2	2	4	10	40
9	Siderastrea radians	Rock	N	7	7	2	49	2	98
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
9	Siderastrea radians	Rock	N	20	16	2	282	1	282
9	Siderastrea radians	Rock	N	5	5	2	25	1	25
10	Siderastrea radians	Rock	N	7	7	2	49	1	49
10	Siderastrea radians	Rock	N	6	6	2	36	1	36
10	Siderastrea radians	Rock	N	7	4	2	28	1	28
10	Siderastrea radians	Rock	N	7	7	2	49	1	49
10	Siderastrea radians	Rock	N	2	2	2	4	1	4
10	Siderastrea radians	Rock	N	7	7	2	49	1	49
10	Siderastrea radians	Rock	N	3	3	2	9	1	9
10	Siderastrea radians	Rock	N	6	6	2	36	1	36
10	Siderastrea radians	Rock	N	10	10	3	117	1	117
10	Siderastrea radians	Rock	N	4	2	2	8	1	8
10	Siderastrea radians	Rock	N	6	6	2	36	1	36
10	Siderastrea radians	Rock	N	3	3	2	9	3	27
10	Siderastrea radians	Rock	N	7	7	2	49	1	49
10	Siderastrea radians	Rock	N	6	6	2	36	1	36
11	Siderastrea radians	Rock	N	5	5	2	25	1	25

11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	6	6	2	36	1	36
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	12	12	2	137	1	137
11	Siderastrea radians	Rock	N	3	3	2	9	1	9
11	Siderastrea radians	Rock	N	4	4	2	16	1	16
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	14	8	2	112	1	112
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	10	10	2	100	1	100
11	Solenastrea Hyades	Rock	N	3	3	2	9	1	9
11	Siderastrea radians	Rock	N	9	9	2	81	1	81
11	Siderastrea radians	Rock	N	3	3	2	9	1	9
11	Siderastrea radians	Rock	N	2	2	2	4	1	4
11	Solenastrea Hyades	Rock	N	16	10	5	223	1	223
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	7	7	2	49	1	49
11	Siderastrea radians	Rock	N	3	3	2	9	1	9
11	Siderastrea radians	Rock	N	12	12	3	156	1	156
11	Siderastrea radians	Rock	N	7	7	2	49	1	49
11	Siderastrea radians	Rock	N	3	3	2	9	1	9
11	Siderastrea radians	Rock	N	4	4	2	16	1	16
11	Siderastrea radians	Rock	N	7	7	2	49	1	49
11	Siderastrea radians	Rock	N	2	2	2	4	1	4
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	2	2	2	4	1	4
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
11	Siderastrea radians	Rock	N	5	5	2	25	1	25
12	Siderastrea radians	Rock	N	7	7	2	49	1	49
12	Siderastrea radians	Rock	N	2	2	2	4	1	4
12	Siderastrea radians	Rock	N	2	2	2	4	1	4
12	Siderastrea radians	Rock	N	5	5	2	25	1	25
12	Siderastrea radians	Rock	N	7	7	2	49	1	49
12	Siderastrea radians	Rock	N	3	3	2	9	1	9
12	Siderastrea radians	Rock	N	2	2	2	4	1	4
12	Siderastrea radians	Rock	N	5	5	2	25	1	25
12	Siderastrea radians	Rock	N	12	12	3	156	1	156
12	Siderastrea radians	Rock	N	5	5	2	25	1	25
12	Siderastrea radians	Rock	N	10	10	2	100	1	100
12	Siderastrea radians	Rock	N	8	8	2	64	1	64
12	Siderastrea radians	Rock	N	14	14	2	180	1	180
12	Siderastrea radians	Rock	N	7	7	2	49	1	49
12	Siderastrea radians	Rock	N	8	8	2	64	1	64
12	Siderastrea radians	Rock	N	2	2	2	4	1	4
12	Siderastrea radians	Rock	N	15	15	2	204	1	204
12	Siderastrea radians	Rock	N	5	5	2	25	1	25
12	Siderastrea radians	Rock	N	8	8	2	64	1	64
12	Siderastrea radians	Rock	N	10	10	2	100	1	100

12	Siderastrea radians	Rock	N	7	7	2	49	1	49
12	Siderastrea radians	Rock	N	2	2	2	4	2	8
12	Siderastrea radians	Rock	N	7	7	2	49	1	49
13	Siderastrea radians	Rock	N	5	5	2	25	8	200
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	5	5	2	25	12	300
13	Siderastrea radians	Rock	N	10	10	2	100	8	800
13	Siderastrea radians	Rock	N	5	5	2	25	10	250
13	Siderastrea radians	Rock	N	3	3	2	9	16	144
13	Siderastrea radians	Rock	N	5	5	2	25	14	350
13	Siderastrea radians	Rock	N	3	3	2	9	8	72
13	Siderastrea radians	Rock	N	10	10	2	100	6	600
13	Siderastrea radians	Rock	N	7	7	2	49	2	98
13	Siderastrea radians	Rock	N	3	3	2	9	1	9
13	Siderastrea radians	Rock	N	11	11	2	118	1	118
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	10	2	2	39	1	39
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	7	7	2	49	1	49
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	13	13	2	158	1	158
13	Siderastrea radians	Rock	N	3	3	2	9	1	9
13	Siderastrea radians	Rock	N	10	3	2	45	1	45
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	10	10	2	100	1	100
13	Siderastrea radians	Rock	N	6	6	2	36	1	36
13	Siderastrea radians	Rock	N	12	12	2	137	1	137
13	Siderastrea radians	Rock	N	6	6	2	36	1	36
13	Siderastrea radians	Rock	N	14	4	2	71	1	71
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	5	5	2	25	6	150
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	7	7	2	49	4	196
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	7	7	2	49	1	49
13	Siderastrea radians	Rock	N	15	5	2	86	1	86
13	Siderastrea radians	Rock	N	2	2	2	4	1	4
13	Siderastrea radians	Rock	N	5	5	2	25	1	25
13	Siderastrea radians	Rock	N	6	6	2	36	1	36
13	Siderastrea radians	Rock	N	27	12	2	290	1	290
13	Siderastrea radians	Rock	N	5	5	2	25	10	250

14	Siderastrea radians	Rock	N	5	5	2	25	7	175
14	Siderastrea radians	Rock	N	7	7	2	49	2	98
15	Siderastrea radians	Rock	N	5	5	2	25	4	100
15	Siderastrea radians	Rock	N	7	7	2	49	2	98
15	Siderastrea radians	Rock	N	5	5	2	25	5	125
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	13	13	2	158	1	158
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	7	7	2	49	1	49
15	Siderastrea radians	Rock	N	11	11	2	118	2	236
15	Siderastrea radians	Rock	N	3	3	2	9	1	9
15	Siderastrea radians	Rock	N	5	5	2	25	1	25
15	Siderastrea radians	Rock	N	10	10	2	100	2	200
15	Siderastrea radians	Rock	N	8	8	2	64	1	64
15	Siderastrea radians	Rock	N	10	10	2	100	3	300
15	Siderastrea radians	Rock	N	3	3	2	9	4	36
15	Siderastrea radians	Rock	N	10	10	2	100	6	600
15	Siderastrea radians	Rock	N	5	5	2	25	6	150
15	Siderastrea radians	Rock	N	10	10	3	117	1	117
15	Siderastrea radians	Rock	N	7	7	2	49	2	98
15	Siderastrea radians	Rock	N	5	5	2	25	1	25
15	Siderastrea radians	Rock	N	3	3	2	9	1	9
15	Siderastrea radians	Rock	N	5	5	2	25	1	25
15	Siderastrea radians	Rock	N	5	5	2	25	1	25
15	Siderastrea radians	Rock	N	3	3	2	9	1	9
15	Siderastrea radians	Rock	N	6	6	2	36	1	36
15	Siderastrea radians	Rock	N	6	6	2	36	1	36
15	Siderastrea radians	Rock	N	3	3	2	9	1	9
15	Siderastrea radians	Rock	N	12	12	2	137	1	137
15	Siderastrea radians	Rock	N	3	3	2	9	4	36
15	Siderastrea radians	Rock	N	5	5	2	25	6	150
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	5	5	2	25	23	575
15	Siderastrea radians	Rock	N	12	12	2	137	1	137
15	Siderastrea radians	Rock	N	5	5	2	25	3	75
15	Siderastrea radians	Rock	N	11	11	2	118	1	118
15	Siderastrea radians	Rock	N	10	10	2	100	1	100
15	Siderastrea radians	Rock	N	3	3	2	9	1	9
15	Siderastrea radians	Rock	N	5	5	2	25	1	25
15	Siderastrea radians	Rock	N	6	6	2	36	1	36
15	Siderastrea radians	Rock	N	5	5	2	25	4	100
15	Siderastrea radians	Rock	N	3	3	2	9	2	18
15	Siderastrea radians	Rock	N	6	6	2	36	1	36
16	Siderastrea radians	Rock	N	5	5	2	25	6	150
16	Siderastrea radians	Rock	N	9	9	2	81	5	405
16	Siderastrea radians	Rock	N	10	10	2	100	1	100
16	Siderastrea radians	Rock	N	3	3	2	9	2	18
16	Siderastrea radians	Rock	N	6	6	2	36	2	72

16	Siderastrea radians	Rock	N	7	7	2	49	1	49
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	12	12	2	137	1	137
16	Siderastrea radians	Rock	N	5	5	2	25	1	25
16	Siderastrea radians	Rock	N	5	5	2	25	2	50
16	Siderastrea radians	Rock	N	10	10	2	100	2	200
16	Siderastrea radians	Rock	N	12	12	2	137	1	137
16	Siderastrea radians	Rock	N	5	5	2	25	10	250
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	18	6	2	115	1	115
16	Siderastrea radians	Rock	N	9	9	2	81	1	81
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	5	5	2	25	1	25
16	Siderastrea radians	Rock	N	3	3	2	9	5	45
16	Siderastrea radians	Rock	N	5	5	2	25	1	25
16	Siderastrea radians	Rock	N	9	9	2	81	1	81
16	Siderastrea radians	Rock	N	8	8	2	64	1	64
16	Siderastrea radians	Rock	N	5	5	2	25	1	25
16	Siderastrea radians	Rock	N	5	5	2	25	1	25
16	Siderastrea radians	Rock	N	10	10	3	117	1	117
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	5	5	2	25	12	300
16	Siderastrea radians	Rock	N	10	10	2	100	1	100
16	Siderastrea radians	Rock	N	5	5	2	25	2	50
16	Siderastrea radians	Rock	N	12	9	2	108	1	108
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	2	2	2	4	1	4
16	Siderastrea radians	Rock	N	5	5	2	25	5	125
16	Siderastrea radians	Rock	N	2	2	2	4	1	4
16	Siderastrea radians	Rock	N	3	3	2	9	7	63
16	Siderastrea radians	Rock	N	10	10	2	100	1	100
16	Siderastrea radians	Rock	N	8	8	2	64	1	64
16	Siderastrea radians	Rock	N	3	3	2	9	1	9
16	Siderastrea radians	Rock	N	7	7	2	49	1	49
16	Siderastrea radians	Rock	N	8	8	2	64	1	64
Total Corals Within Assessment Area								570	23021
Total Coral Not Expected to be Impacted								459	19656
Total Coral Expected Impact								111	3365

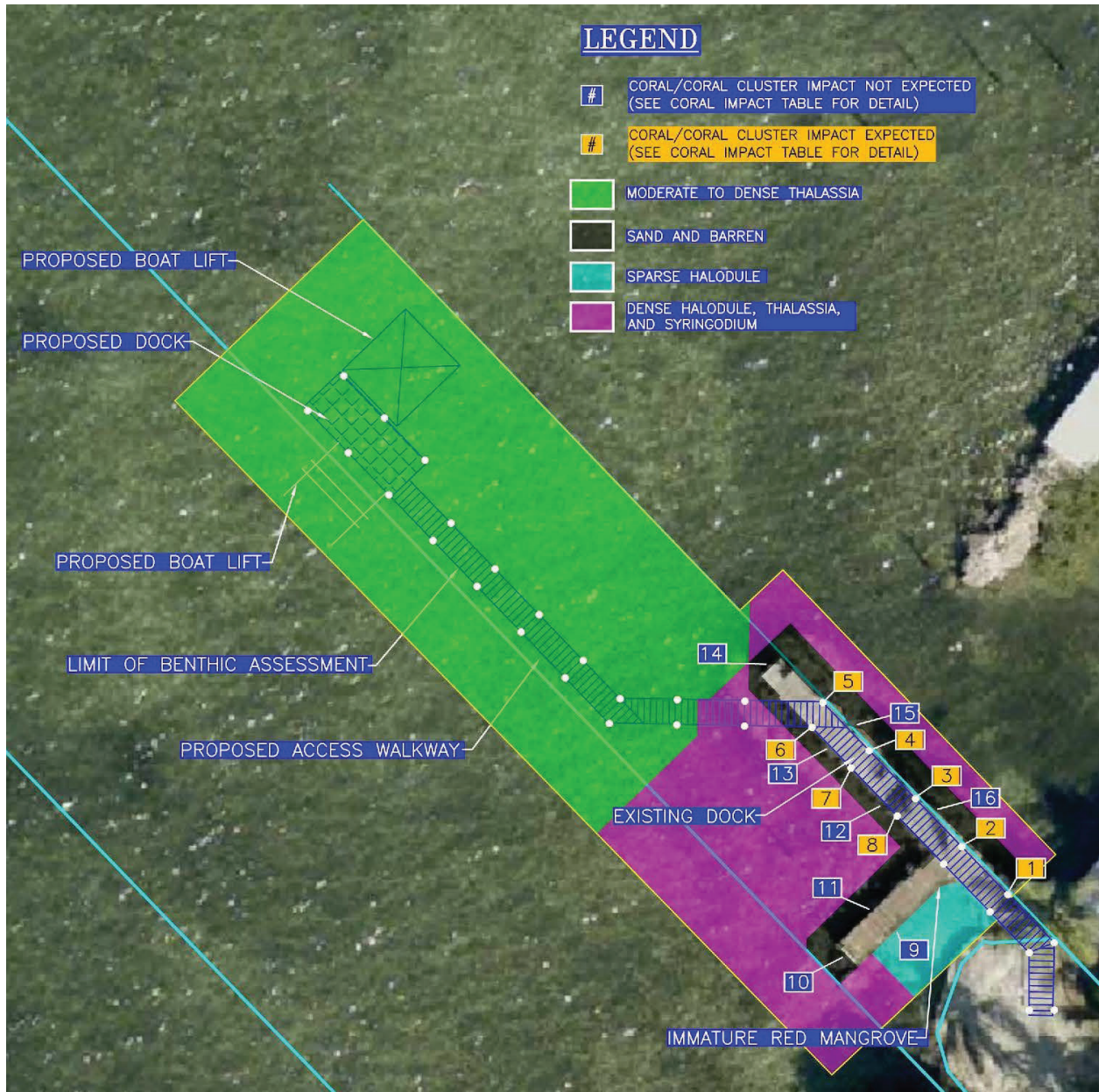
Stony coral colonies impact within the project area are limited to a single species, Lesser Starlet Coral (*Siderastrea radians*). All colonies observed were observed on or adjacent to the boulder structure. Relocation is not recommended as the coral impacts only include *Siderastrea radians* which is a common nearshore species.

RESOURCE IMPACT SUMMARY & AVOIDANCE/MINIMIZATION

To facilitate the review of the project on protected marine resources, the following summary checklist was prepared to summarize the habitats present of the project site and if those resources are impacted by the proposed project. Broadly accepted definitions for major benthic habitat types are used to assess the occurrence of marine habitats on the project site.

Resource Type	Present on Site	Impacted by Project
Shoreline Vegetation: Mangroves	Yes	Two immature red mangroves were observed beneath the existing dock.
Shoreline Vegetation: Wetlands	No	None present
Seagrass	Yes	Thalassia testudines, Syringodium filiforme, and Halodule beaudettei were all observed.
Hardbottom	No	None present within assessment areas
Coral	Yes	It is expected that 111 Siderastrea Radian coral colonies will be impacted by the proposed project. Two Solenastrea Hyades were observed but are not expected to be impacted. Refer to the benthic map for more details.

BENTHIC MAP



BENTHIC ASSESMENT PICTURES



Picture.7..Existing.dock.with.boulders.beneath



Picture.8.Siderastrea.Radian.colonies.found.throughout.on.the.existing.boulders



Picture.9.Coral.colonies?Sand?Rubble?and.seagrass.found.adjacent.to.the.west.side.of.the.existing.dock;



Picture.0..Moderate.Thalassia.testudines.and.green.macroalgae.Penicillus.found.in.the.footprint.of.the.proposed.walkway.and.boat.lift.areas;



Picture.1.Solenastrea.Hyades.located.outside.of.the.project.footprint;



Picture.2.Immature.Red.Mangrove.found.beneath.the.existing.dock;

PROJECT DRAWINGS

PROJECT LOCATION

PARCEL ID 00402310-000000, 00402320-000000
 LOT 18 AND PT MARKED RES G25-398
 ISLAMORADA PB1-48
 SEC/TWP/RNG 28/63/37
 UPPER MATECUMBE KEY (ISLAMORADA)
 LATITUDE: 24.930796°N LONGITUDE: 80.623547°W

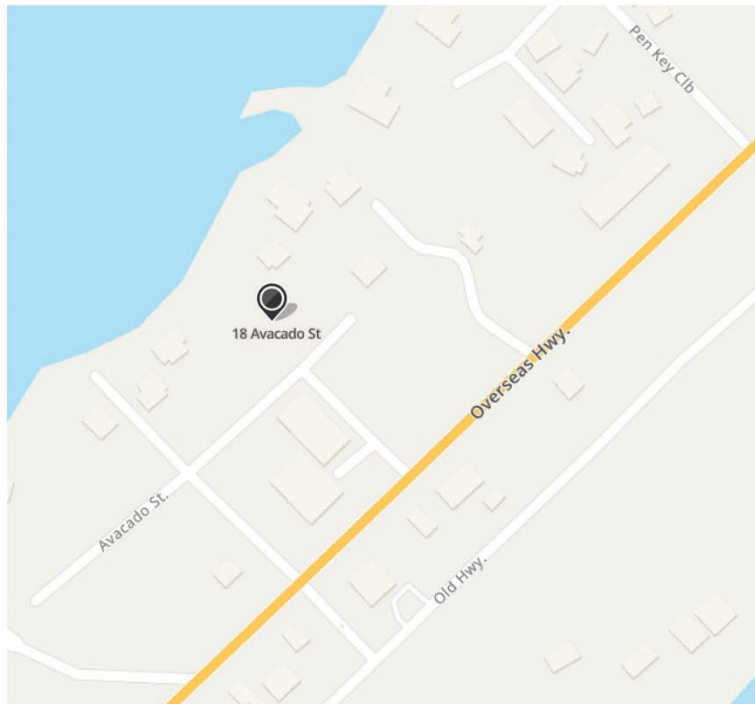
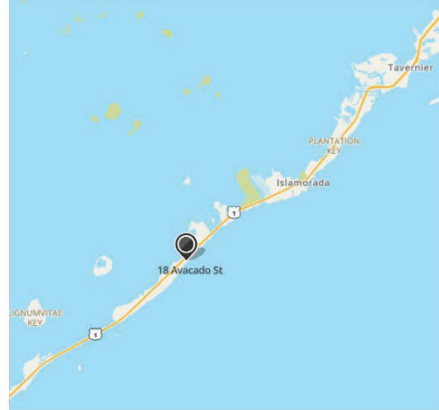
DIRECTIONS:

U.S. HIGHWAY NO. 1 NORTH TO MM 83±.
 LEFT ON DE LEON AVE. LEFT ON AVACADO ST.
 PROPERTY ADDRESS: 18 AVACADO ST

ADJOINING OWNERS

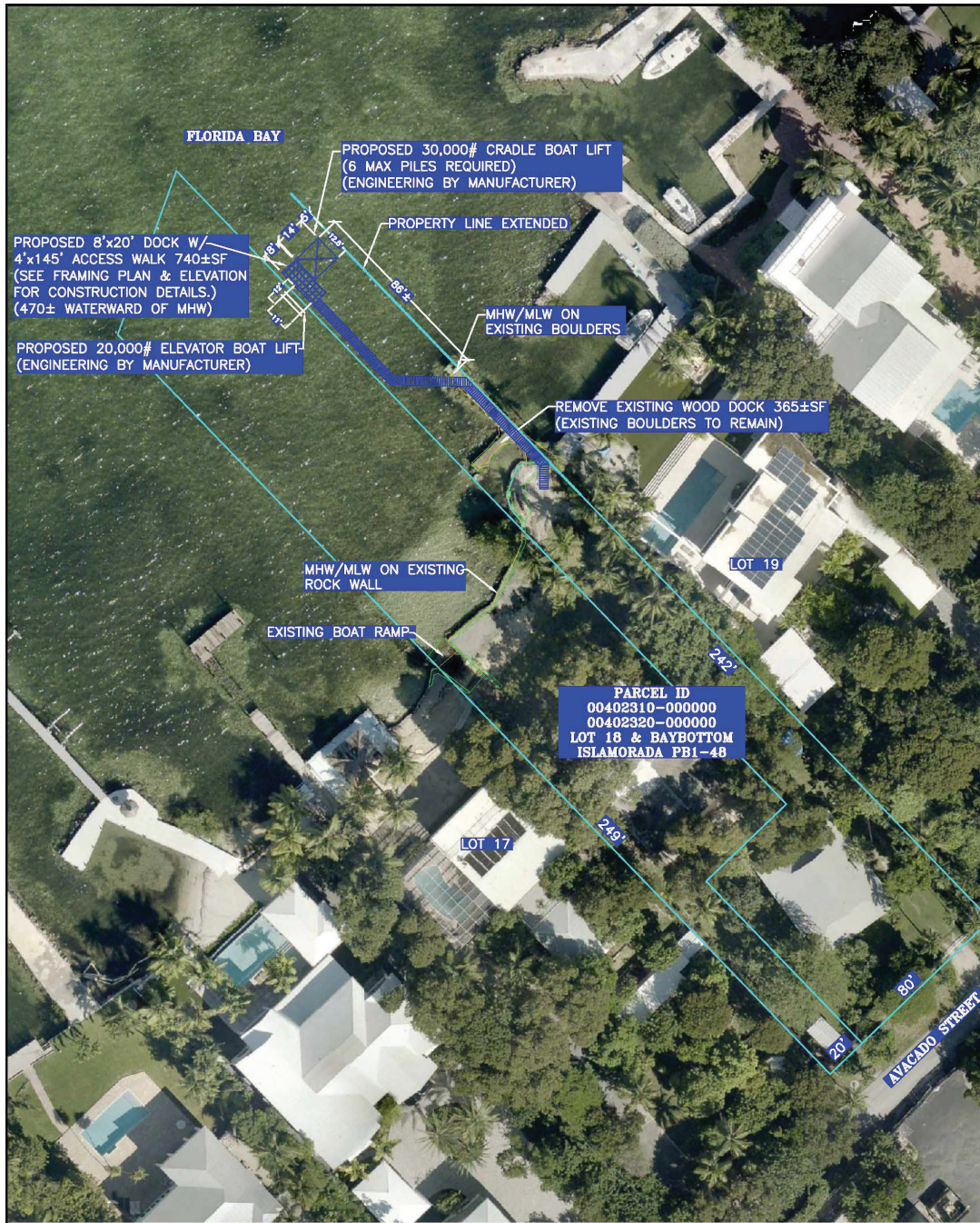
LOVELL FAMILY IRREVOCABLE TRUST AGREEMENT 12/20/12
 PO BOX 770478
 OCALA FL 34477

GEOFFREY & NICOLA RUDOLPH
 19 AVACADO ST
 ISLAMORADA FL 33036



FOR REVIEW

REVISIONS:							
LOCATION & VICINITY MAP SCALE: AS SHOWN							
DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT 18 AVACADO STREET ISLAMORADA, MONROE COUNTY, FL							
GLEN BOE AND ASSOCIATES, INC. # 4061 6900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060 Telephone (305) 743-9121 Fax (305) 743-9197 Email: glenboe@bellsouth.net							
DATE: 08/14/24							
1							
SHEET 1 OF 5							



SITE PLAN
 SCALE: 1" = 60'

REVISIONS:	

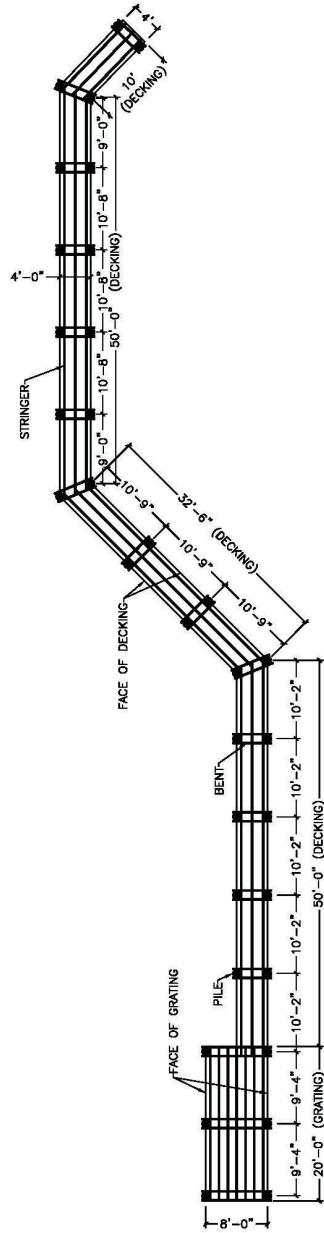
DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
 18 AVACADO STREET
 ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, MARRATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9187
 Email: glenboe@bellouth.net

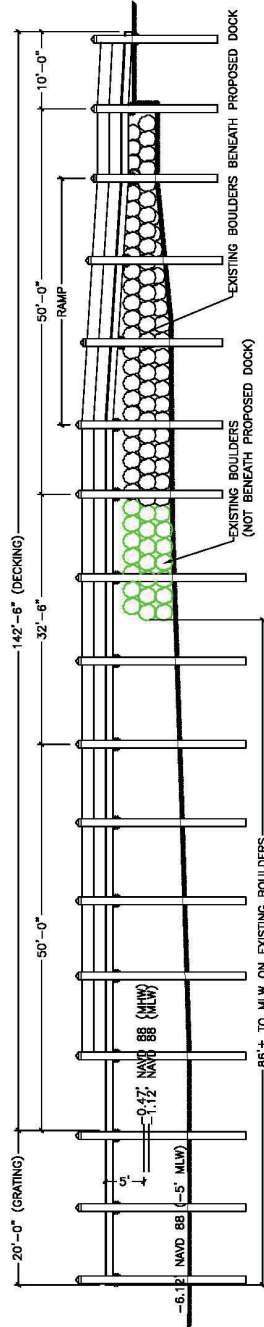
DATE: 06/14/24

2

SHEET 2 OF 4



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



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

<p>GLEN BOE AND ASSOCIATES, INC. # 4061 960 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 32660 Tel: 888-444-4444 Email: gboe@gbassoc.com</p>	<p>DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT 18 AVACADO STREET ISLAMORADA, MONROE COUNTY, FL</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
<p>DATE: 06/14/24</p>	<p>FOR REVIEW</p>									

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 45 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-22.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPAC C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

ALL BENTS AND STRINGERS SHALL BE SOUTHERN PINE NO. 2. LUMBER SHALL BE PRESSURE TREATED PER AWPAC UC4B SPECIFICATIONS. MINIMUM RETENTION OF CCA SHALL BE 0.60 POUNDS/CUBIC FOOT.

ALL DECKING SHALL BE SOUTHERN PINE NO. 1 WITH ROUNDED EDGES. LUMBER SHALL BE PRESSURE TREATED. MINIMUM RETENTION OF ACQ SHALL BE 0.40 POUNDS/CUBIC FOOT. ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS AT EACH CONNECTION POINT. PRESSURE TREATED DECKING MAY BE SUBSTITUTED WITH SYNTHETIC DECKING OR FIBERGLASS GRATING AS DIRECTED BY OWNER. SYNTHETIC DECKING & FIBERGLASS GRATING SHALL BE CAPABLE OF SUPPORTING THE LIVE LOAD & DEAD LOAD LISTED ABOVE AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

STRINGERS: 2x10 @ 16" CENTERS MAX. (Fb=800 MIN.)
BENTS: 2x10 (Fb=800 MIN.) (2x12 Fb=750 WHERE SHOWN)
DECKING (WALKWAY): 2x6 (1/2" SPACING) (Fb=1,350 MIN.)
FIBERGLASS GRATING (PLATFORM): SEAGRATE RM1415 BY SEASAFE (800-326-8842), ECOGRATE BY FIBERGRATE (407-595-5151), OR APPROVED EQUAL GRATING SHALL HAVE 43% LIGHT PENETRATION OR GREATER.

ATTACH BENTS TO PILING WITH TWO 5/8" 316 STAINLESS STEEL BOLTS (TWO 3/4" BOLTS FOR 2X12 BENTS), WASHERS, AND NUTS AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS. PROVIDE BITUMINOUS PAINT, CAULK, OR SIMILAR FOR TO PREVENT DISSIMILAR METAL CONTACT.

ATTACH EACH STRINGER TO EACH BENT WITH STAINLESS STEEL STRAPS AT EACH CONTACT POINT. PROVIDE SIMPSON STRONG-TIE LTS12, ALPINE MTS12, OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.

REVISIONS:

FOR REVIEW

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
18 AVACADO STREET
ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060
Telephone (305) 743-8121 Fax (305) 743-8987
Email: glenboe@bellsouth.net

DATE: 06/14/24

4

SHEET 4 OF 4

**Doc # 2459771 Bk# 3273 Pg# 1697 Electronically Recorded 4/30/2024 at 9:30 AM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: \$27.00 Deed Doc Stamp \$0.70**

Prepared by and Return to:
Hershoff Lupino & Yagel, L.L.P.
88539 Overseas Highway
Tavernier, FL 33070
(305) 852-8440

Florida Documentary Stamps in the amount of **\$0.70** have been paid hereon

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 29 day of **April, 2024** between **Logan L. Bosso, an unmarried woman** whose post office address is **132 Pearl Ave, Tavernier, Florida 33070**, grantor, and **David M. Van Sant, a married man**, whose post office address is **74860 Overseas Hwy, Islamorada, Florida 33036**. grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHBIT "A"

Parcel Identification Number: 00402310-000000, 00402320-000000 AND 00402150-000000

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

[SIGNATURES ON FOLLOWING PAGE]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Print Name: Theresa L. Davis
P.O. Address: 9804 Roselw
Key Largo, FL 33037

[Signature]

Logan L. Bosso

[Signature]
Print Name: Brooks Wright
P.O. Address: 155 Corrine Pl.
Key Largo FL 33037

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2024 by **Logan L. Bosso**, who are personally known or have produced driver's licenses as identification.

[Seal]

[Signature]

Notary Public
Print Name: Theresa L. Davis
My Commission Expires: _____



EXHIBIT "A"

"The Northeastly one-half (1/2) of Lot 4 of THE TOWNSITE OF ISLAMORADA on Upper Matecumbe Key, according to the Plat thereof, recorded in Plat Book 1 at Page 48 of the Public Records of Monroe County, Florida;

And

Lot 18, TOWNSITE OF ISLAMORADA, according to the Plat thereof, recorded on Plat Book 1, Page 48. of the Public Records of Monroe County, Florida.

And

A part of Lot 18 of the Townsite of Islamorada, as recorded in Plat Book 1, Page 48, Public Records of Monroe County, and more particularly described by metes and bounds as follows:

Beginning at the Northwestern right of way line of Avocado Street at the dividing line between Lots 17 and 18 of the Map of the Townsite of Islamorada, according to the plat thereof as recorded in Plat Book 1, Page 48, Pubic Records of Monroe County, Florida, thence proceed Northeastly along said Northwestern right of way line of Avocado Street the same being the Southeastly line of said Lot 18, for a distance of 20 feet thence proceed Northwestly and parallel with the dividing line between Lots 17 and 18, for a distance of 101 feet; thence proceed Northeastly and parallel with the Northwestern line of Avocado Street, 50 feet; thence proceed Northwestly and parallel with the dividing line between Lots 17 and 18, 169 feet, more or less, to the shoreline of the Bay of Florida; thence proceed Southwestly along the shoreline 70 feet more or less to the point of intersection with the Northwestly extension of the divining line between Lots 17 and 18 at said shoreline; thence proceed Southeastly along said dividing line and its extension thereof, for a distance of 249 feet, more or less to the point of beginning.

Together with any and all riparian rights adjacent thereto.

And

A parcel of submerged land to the Bay of Florida in Section 28, Township 83 South, Range 37 East, fronting a portion of Lot 8, Townsite of Islamorada on Upper Matcumbe Key, Monroe County, Florida, more particularly described as follows:

From the Intersection of the Northwestern right of way line of Avocado Street with the dividing line between Lots 17 and 18, Townsite of Islamorada, according to the plat recorded in Plat Book 1 at Page 48, Public Records of Monroe County, Florida, run North 45°30' West along said dividing line between Lots 17 and 18, a distance of 249 feet to the Mean High Tide Line on the shore of the Bay of Florida and the point of beginning of the parcel hereinafter described; thence continue North 45°30' West along the prolongation of the said dividing line between Lots 17 and 18, a distance of 212.2 feet; thence North 18°09'30" East, a distance of 78.8 feet; thence South 45°30' East, a distance of 228.4 feet to the intersection of the said Mean High Tide Line with a line which is 70 feet Northeastly from and parallel to the said dividing line between Lots 17 and 18; the Southwestly meandering said Mean High Tide Line, a distance of 73 feet, more of less, to the Point of Beginning.



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 12, 2024

David Van Sant
74860 Overseas Hwy.
Islamorada, FL 33036
davidmvansant@gmail.com

File No.: 44-0452217-001-EE, Monroe County

Dear David Van Sant:

On August 19, 2024, we received your request for verification of exemption to the perform the following activities: 1) remove existing 365 sq.ft. dock and replace it with 470 sq. ft. dock over surface waters and install two boat lifts. The project is located in Florida Bay, Class III Waters, Outstanding Florida Waters, adjacent to 18 Avacado Street, Upper Matecumbe Key (Section 28, Township 63 South, Range 37 East), in Monroe County (Latitude N 24° 55' 50.2878", Longitude W -80° 37' 24.5529").

Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project did not qualify for the federal portion of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Danielle Sattelberger at 561-681-6783 or Danielle.Sattelberger@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(b), Florida Administrative Code from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review - GRANTED

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for a letter of consent under Section 253.77, Florida Statutes, to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (i) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

- (a) 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.
- (b) 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.
- (c) 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.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) 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.
- (f) 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.

(g) Structures or activities shall not create a navigational hazard.

(h) 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.

(i) 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)(f), F.A.C., or any other applicable law.

3. Federal Review - NOT APPROVED

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review an agreement with the USACOE entitled “Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department’s action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you

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

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

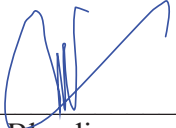
Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin
Program Administrator
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 4 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments, including all copies, were sent to the addressee and to the following listed persons:

FDEP – Norva Blandin, Danielle Sattelberger, Gloria Aldama-Harmon

Additional Mailings: Sean Kirwan - glenboe@bellsouth.net

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

Kamsil Akbar
Clerk

September 12, 2024
Date

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

PROJECT LOCATION

PARCEL ID 00402310-000000, 00402320-000000
 LOT 18 AND PT MARKED RES G25-398
 ISLAMORADA PB1-48
 SEC/TWP/RNG 28/63/37
 UPPER MATECUMBE KEY (ISLAMORADA)
 LATITUDE: 24.930796°N LONGITUDE: 80.623547°W

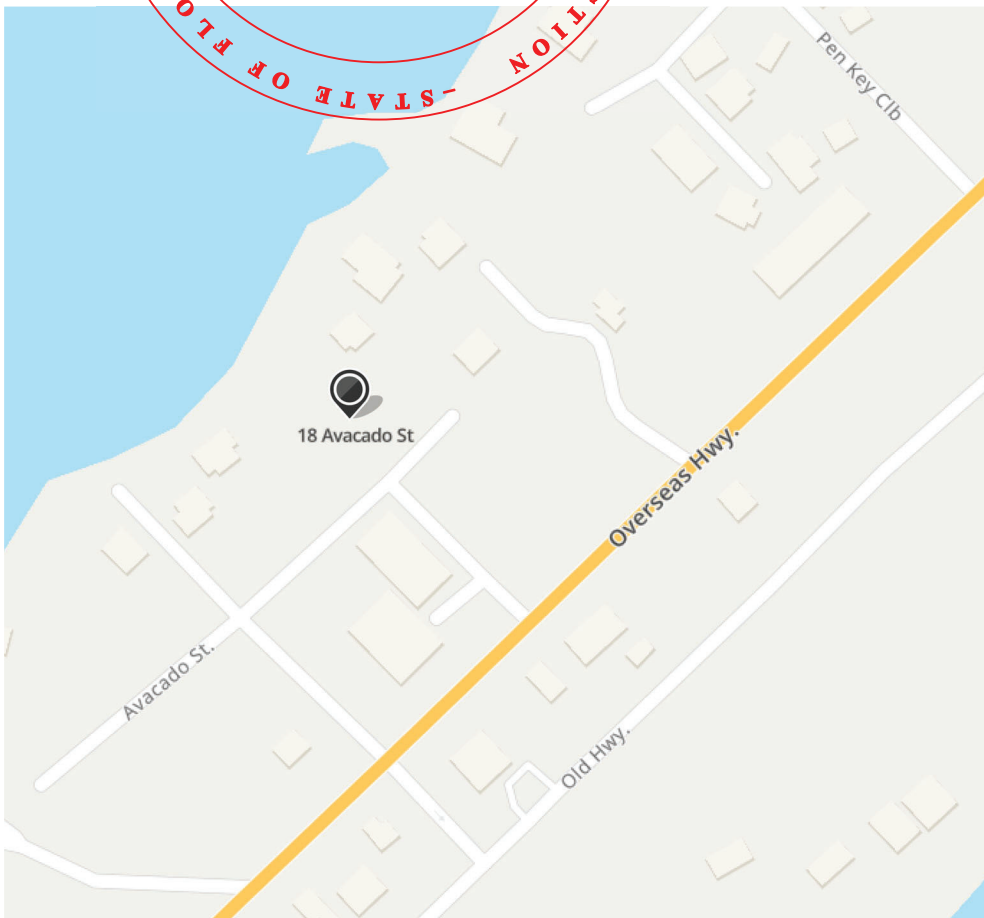
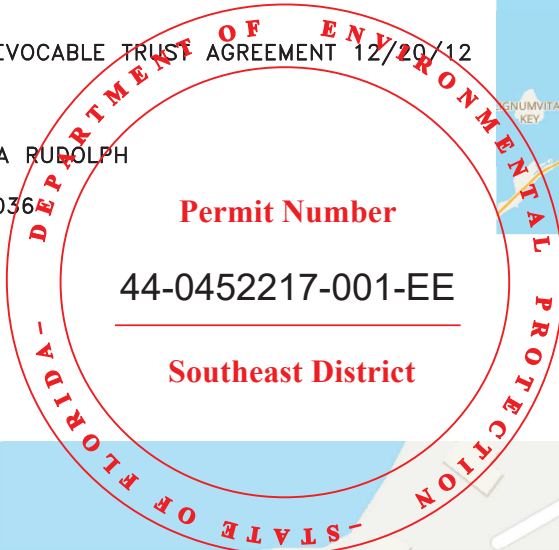
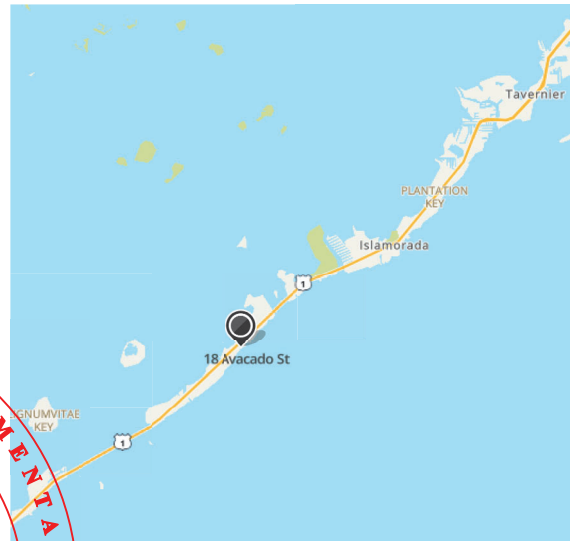
DIRECTIONS:

U.S. HIGHWAY NO. 1 NORTH TO MM 83±.
 LEFT ON DE LEON AVE. LEFT ON AVACADO ST.
 PROPERTY ADDRESS: 18 AVACADO ST

ADJOINING OWNERS

LOVELL FAMILY IRREVOCABLE TRUST AGREEMENT 12/20/12
 PO BOX 770478
 Ocala FL 34477

GEOFFREY & NICOLA RUDOLPH
 19 AVACADO ST
 ISLAMORADA FL 33036



REVISIONS:

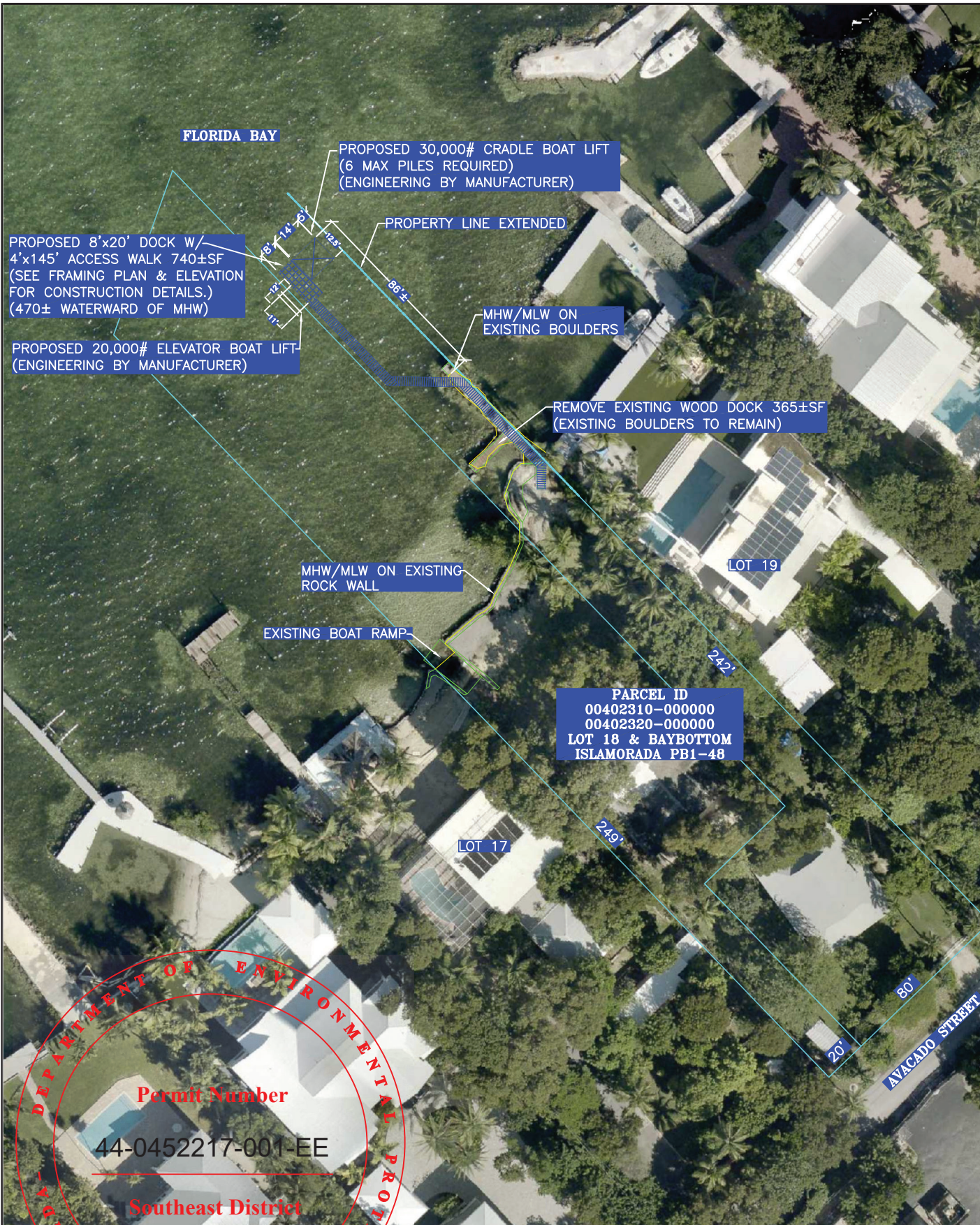
LOCATION & VICINITY MAP
 SCALE: AS SHOWN

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
 18 AVACADO STREET
 ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9197
 Email: glenboe@bellsouth.net

DATE: 08/14/24

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.



SITE PLAN
SCALE: 1" = 60'



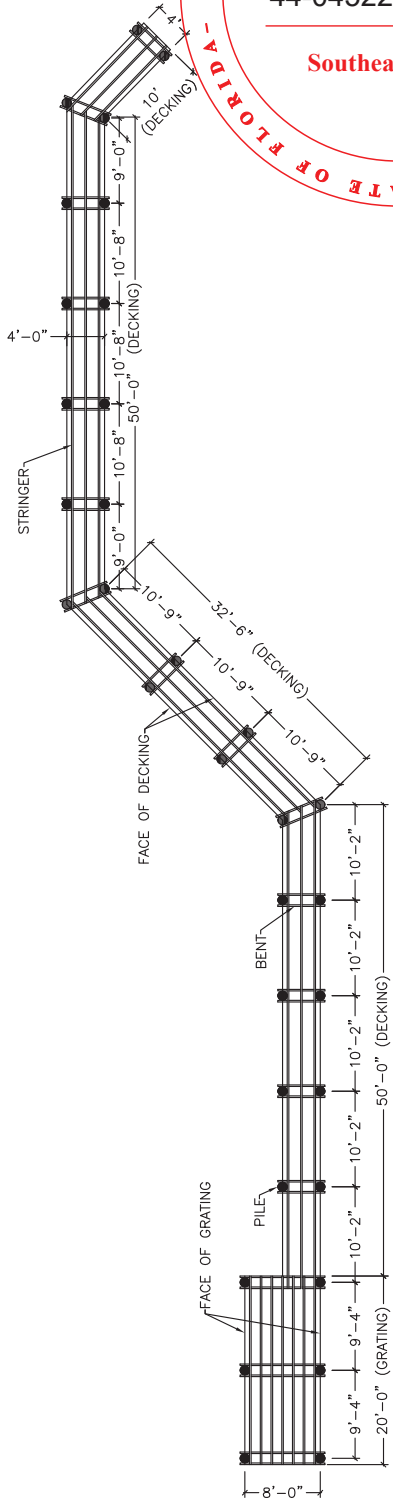
REVISIONS:

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.

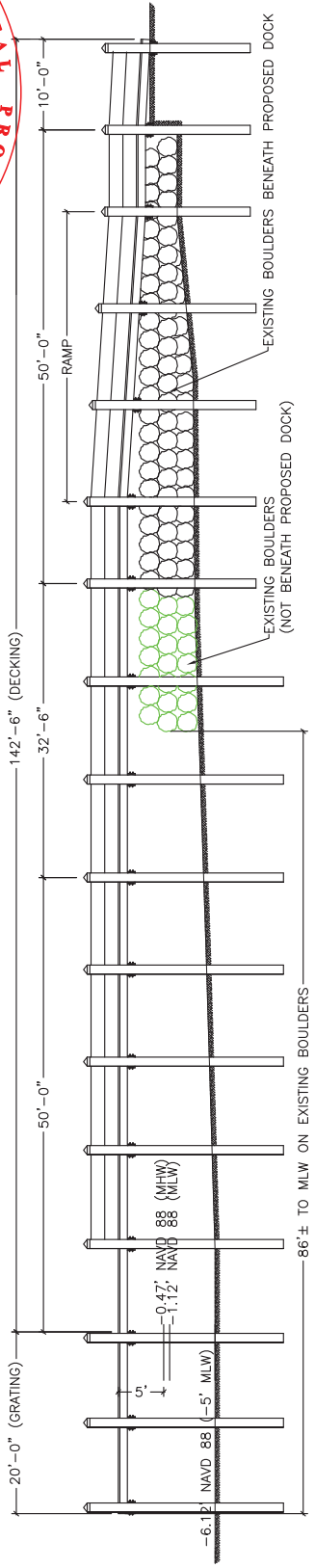
DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
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Email: glenboe@bellsouth.net

DATE: 08/14/24



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



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

<p>GLEN BOE AND ASSOCIATES, INC. # 4061 5900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060 Telephone (935) 743-9121 Email: glenboe@hallsouth.net</p>	<p>DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT 18 AVACADO STREET ISLAMORADA, MONROE COUNTY, FL</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										
<p>DATE: 08/14/24</p>	<p>3</p>	<p>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.</p>										

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 45 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-22.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEEL, UNIFORM, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES. **44-0452217-001-EE**

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN ¼ INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

ALL BENTS AND STRINGERS SHALL BE SOUTHERN PINE NO. 2. LUMBER SHALL BE PRESSURE TREATED PER AWPA UC4B SPECIFICATIONS. MINIMUM RETENTION OF CCA SHALL BE 0.60 POUNDS/CUBIC FOOT.

ALL DECKING SHALL BE SOUTHERN PINE NO. 1 WITH ROUNDED EDGES. LUMBER SHALL BE PRESSURE TREATED. MINIMUM RETENTION OF ACQ SHALL BE 0.40 POUNDS/CUBIC FOOT. ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS AT EACH CONNECTION POINT. PRESSURE TREATED DECKING MAY BE SUBSTITUTED WITH SYNTHETIC DECKING OR FIBERGLASS GRATING AS DIRECTED BY OWNER. SYNTHETIC DECKING & FIBERGLASS GRATING SHALL BE CAPABLE OF SUPPORTING THE LIVE LOAD & DEAD LOAD LISTED ABOVE AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

STRINGERS: 2x10 @ 16" CENTERS MAX. (Fb=800 MIN.)

BENTS: 2x10 (Fb=800 MIN.) (2x12 Fb=750 WHERE SHOWN)

DECKING (WALKWAY): 2x6 (1/2" SPACING) (Fb=1,350 MIN.)

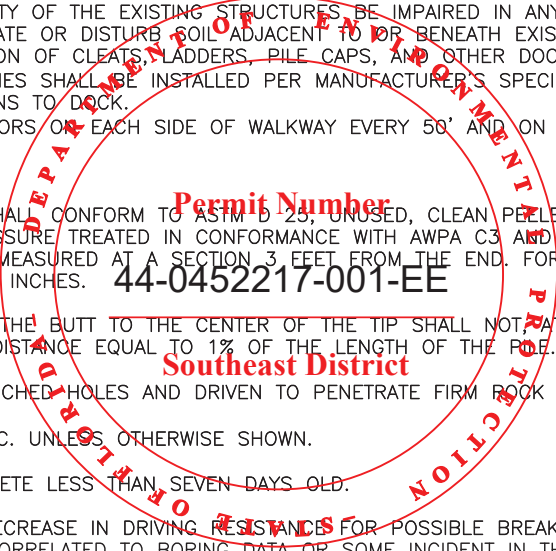
FIBERGLASS GRATING (PLATFORM): SEAGRATE RM1415 BY SEASAFE (800-326-8842), ECOGRATE BY FIBERGRATE (407-595-5151), OR APPROVED EQUAL GRATING SHALL HAVE 43% LIGHT PENETRATION OR GREATER.

ATTACH BENTS TO PILING WITH TWO 5/8" 316 STAINLESS STEEL BOLTS (TWO ¾" BOLTS FOR 2X12 BENTS), WASHERS, AND NUTS AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS. PROVIDE BITUMINOUS PAINT, CAULK, OR SIMILAR FOR TO PREVENT DISSIMILAR METAL CONTACT.

ATTACH EACH STRINGER TO EACH BENT WITH STAINLESS STEEL STRAPS AT EACH CONTACT POINT. PROVIDE SIMPSON STRONG-TIE LTS12, ALPINE MTS12, OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.



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.

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
 18 AVACADO STREET
 ISLAMORADA, MONROE COUNTY, FL

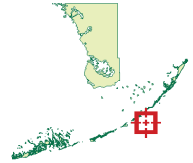
GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, NARATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9197
 Email: glenboe@bellsouth.net

DATE: 08/14/24

4



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

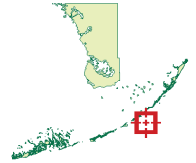
Parcel ID 00402320-000000 **Alternate ID** 1494674 **Owner Address** VAN SANT DAVID M
Sec/Twp/Rng 28/63/37 **Class** SINGLE FAMILY RESID 74860 Overseas Hwy
Property Address 18 AVACADO St Islamorada, FL 33036
 UPPER MATECUMBE KEY
District 50VI
Brief Tax ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 18 AND PT RES AND .35 AC BAY BTM G25-398 OR64-395 OR381-723(II DEED
Description 24385) OR453-322 OR533-1066 OR1871-436 OR2602-2447 OR3270-1785 OR3273-1697
 (Note: Not to be used on legal documents)

Date created: 8/4/2025
 Last Data Uploaded: 8/2/2025 1:48:40 AM

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 GEOSPATIAL



Overview



Legend

- Centerline
- Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- [] Parcels

Parcel ID	00402310-000000	Alternate ID	1494666	Owner Address	VAN SANT DAVID M
Sec/Twp/Rng	28/63/37	Class	SINGLE FAMILY RESID		74860 Overseas Hwy
Property Address	18 AVACADO St				Islamorada, FL 33036
	UPPER MATECUMBE KEY				
District	50VI				
Brief Tax	ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 18 AND PT MARKED RES G25-398 OR64-395 OR517-908 OR533-1066				
Description	OR1871-436 OR2602-2447 OR3270-1785 OR3273-1697				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/4/2025
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AGENT AUTHORIZATION LETTER

Islamorada, Village of Islands, Florida • Planning and Development Services Department
86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 • www.islamorada.fl.us

Note: Pursuant to Section 30-212(d)(2) of the Code of Ordinances of Islamorada, Village of Islands, Florida (the "Village"), all owners and any person having a contractual interest in the land shall give their permission for every application for a development permit. Therefore, more than one agent authorization letter must be submitted if there are multiple owners or persons having a contractual interest in the site.

Date: 08/04/2025

I hereby authorize Glen Boe & Associates, Inc, 5800 Overseas Hwy, Ste 4, Marathon, FL (305) 743-9121
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of David Van Sant
(Name of Owner or Person Having Contractual Interest)

for the purpose of conducting all business necessary to process and obtain approval from the Village Planning and Development Services Department, in regard to:

Long Dock Variance Application for David Van Sant
(Project Name / Application Type)

Property Address: 18 Avacado St, Upper Matecumbe

Real Estate Number(s): 00402310-000000, 00402320-000000

This authorization shall be effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned owner. This authorization acts as a durable power of attorney only for the purposes stated herein.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility, thus holding the Village harmless, for any and all of the actions of the agent named, related to the acquisition of development permits for the aforementioned owner/applicant.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

Property Owner Signature: David Van Sant

Printed Name: David Van Sant

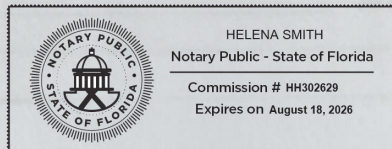
STATE OF Florida

COUNTY OF Duval

Sworn to and subscribed before me by means of online notarization, this 11th day of August, 2025, by David Van Sant (name of person signing the application) as Individual (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Myself (name of entity or party on behalf of whom application was executed).

Helena Smith Helena Smith Online Notary
Signature of Notary Public - State of Florida

SEAL:



DRIVER LICENSE

Produced Identification Type of ID _____

Notarized remotely online using communication technology via Proof.

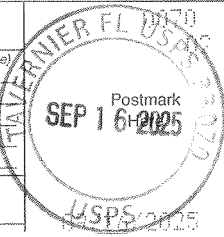
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Woonsocket, RI 02895

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



DALE STRINGER AND SON INC
1 CVS Dr
Woonsocket, RI 02895
PLVAR20250091

for Instructions

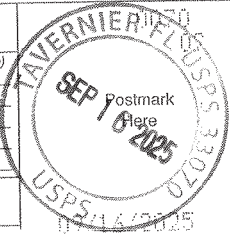
9589 0710 5270 0602 5696 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Islamorada, FL 33036

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



CAUSEY CHARLES W
PO Box 1169
Islamorada, FL 33036
PLVAR20250091

for Instructions

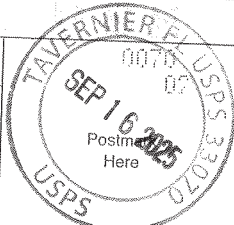
9589 0710 5270 0602 5696 74

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Islamorada, FL 33036

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



BARLEY MARY L FAMILY TRUST
PO Box 1915
Islamorada, FL 33036
PLVAR20250091

for Instructions

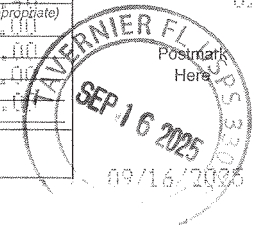
9589 0710 5270 0602 5696 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Mount Pleasant, SC 29464

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



AVACADO LLC
1617 Marsh Harbor Ln
Mount Pleasant, SC 29464
PLVAR20250091

for Instructions

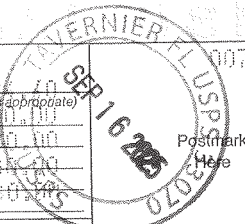
9589 0710 5270 0602 5696 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, GA 31626

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



APREI LLC
PO Box 95
Boston, GA 31626
PLVAR20250091

for Instructions

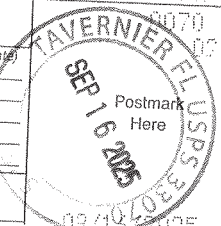
9589 0710 5270 0602 5697 04

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Islamorada, FL 33036

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



VAN SANT DAVID M
74860 Overseas Hwy
Islamorada, FL 33036
PLVAR20250091

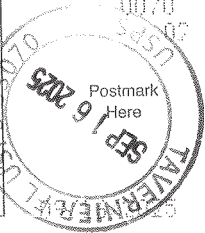
for Instructions

9589 0710 5270 0602 5696 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Islamorada, FL 33036

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

PEARSE STEPHEN G

PO Box 1919
Islamorada, FL 33036

PLVAR20250091

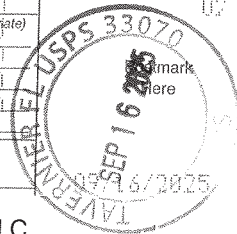
for Instructions

9589 0710 5270 0602 5696 29

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Islamorada, FL 33036

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

ISLAMORADA GAS STATION LLC

82788 Overseas Hwy
Islamorada, FL 33036

PLVAR20250091

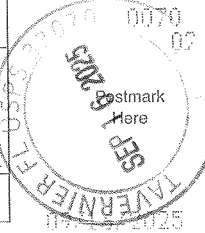
for Instructions

9589 0710 5270 0602 5695 99

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Key Largo, FL 33037

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

MM82.790 LLC

102411 Overseas Hwy
Key Largo, FL 33037

PLVAR20250091

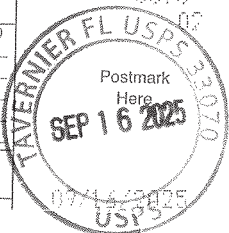
for Instructions

9589 0710 5270 0602 5696 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Newark, DE 19711

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

GORE ANNETTE J

48 E Periwinkle Ln
Newark, DE 19711

PLVAR20250091

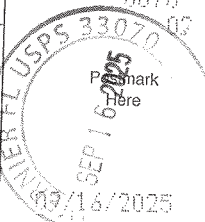
for Instructions

9589 0710 5270 0602 5696 12

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Ocala, FL 34477

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

LOVELL FAMILY IRREVOCABLE TRUST AGREEMENT

PO Box 770478
Ocala, FL 34477

PLVAR20250091

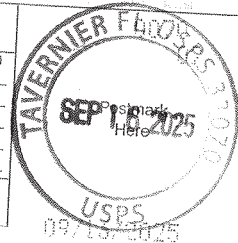
for Instructions

9589 0710 5270 0602 5696 43

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Greenville, SC 29601

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

DENNIS RENTALS II LLC

317 Saint Francis Dr Ste 120
Greenville, SC 29601

PLVAR20250091

for Instructions

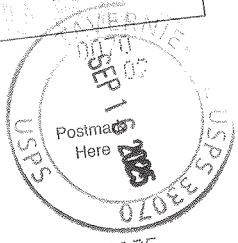
9589 0710 5270 0602 5697 11

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Islamorada, FL 33036

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



THOMSON CHARLES
20 Avacado St.
Islamorada, FL 33036
PLVAR20250091

For Instructions

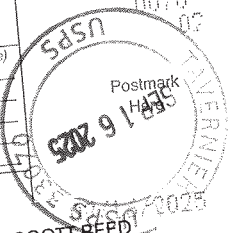
9589 0710 5270 0602 5697 35

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Islamorada, FL 33036

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



REED FAMILY REVOCABLE TRUST C/O SCOTT REED
193 Avacado St.
Islamorada, FL 33036
PLVAR20250091

For Instructions

9589 0710 5270 0602 5697 28

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Islamorada, FL 33036

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70



RUDOLPH GEOFFREY E
19 Avacado St.
Islamorada, FL 33036
PLVAR20250091

For Instructions



Islamorada, Village of Islands

86800 Overseas Highway

Islamorada, FL 33036

Phone: (305) 664-6400 www.islamorada.fl.us

POSTING OF PROPERTY AFFIDAVIT

This affidavit is required from the Planning and Development Services Department staff when the provisions of Chapter 30 of Code of Ordinances of Islamorada, Village of Islands, Florida require that notice be posted on a property subject to the application or to notice a scheduled public hearing. This affidavit shall serve to demonstrate that the applicant is following the applicable notice requirements as stated below.

1. The undersigned is the applicant or agent requesting the public hearing;
2. The applicant or agent has posted the sign(s) with the required notice;
3. Sign(s) have been placed on the subject property at a minimum of at least 15 days prior to the required or requested public hearing;
4. The sign(s) have been placed along each street that is adjacent to or runs through the subject property at intervals of no more than two hundred (200) feet in a manner that makes them clearly visible to adjacent residents and passers-by;
5. The sign(s) have been placed no more than twenty-five (25) feet from the street so that the lettering is visible. Where land does not have frontage on a street, the sign(s) were placed on the nearest street, with an attached notation indicating generally the direction and distance to the subject property; and,
6. Photographic evidence has been submitted to the Village Planning and Development Services Department showing the location of the sign(s) on the subject property and a close-up clearly indicating the lettering on the sign(s).

Failure to comply with the applicable notice requirements shall result in the postponement and re-noticing of the public hearing. All costs of re-noticing the public hearing shall be borne by the applicant failing to comply with the applicable notice requirements.

I certify that on the 13 day of Sept, 2025, the Notice of Public Hearing signs in accordance with Village Code and other applicable guidelines were posted on the property located at 18 Avacado ST , to be clearly seen from the right-of-way providing primary vehicular access. File Number: PLVAR20250091 .

Sworn and subscribed before me this 15 day of Sept, 2025. Personally know/produced identification. Type of ID produced: _____



Signature of Applicant or Agent

DAVID VAN SANT

Printed Name



Signature of Notary Public

SEAL:



** PROPERTY RECORD CARD **

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00402320-000000
 Account# 1494674
 Property ID 1494674
 Millage Group 50VI
 Location 18 AVACADO St, UPPER MATECUMBE KEY
 Address
 Legal ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 18 AND PT RES AND .35 AC BAY
 Description BTM G25-398 OR64-395 OR381-723(II DEED 24385) OR453-322 OR533-1066 OR1871-436 OR2602-2447 OR3270-1785 OR3273-1697
 (Note: Not to be used on legal documents.)
 Neighborhood 4450
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision ISLAMORADA, TOWNSITE OF
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

[VAN SANT DAVID M](#)
 74860 Overseas Hwy
 Islamorada FL 33036

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$250,832	\$238,028	\$238,028	\$210,424
+ Market Misc Value	\$31,576	\$14,310	\$14,310	\$14,310
+ Market Land Value	\$1,778,429	\$1,609,508	\$1,338,683	\$855,067
= Just Market Value	\$2,060,837	\$1,861,846	\$1,591,021	\$1,079,801
= Total Assessed Value	\$1,437,215	\$1,306,559	\$1,187,781	\$1,079,801
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,060,837	\$1,861,846	\$1,591,021	\$1,079,801

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,778,429	\$250,832	\$31,576	\$2,060,837	\$1,437,215	\$0	\$2,060,837	\$0
2023	\$1,609,508	\$238,028	\$14,310	\$1,861,846	\$1,306,559	\$0	\$1,861,846	\$0
2022	\$1,338,683	\$238,028	\$14,310	\$1,591,021	\$1,187,781	\$0	\$1,591,021	\$0
2021	\$855,067	\$210,424	\$14,310	\$1,079,801	\$1,079,801	\$0	\$1,079,801	\$0
2020	\$855,067	\$213,346	\$14,310	\$1,082,723	\$1,001,176	\$0	\$1,082,723	\$0
2019	\$705,884	\$189,966	\$14,310	\$910,160	\$910,160	\$0	\$910,160	\$0
2018	\$646,605	\$189,966	\$10,306	\$846,877	\$846,877	\$0	\$846,877	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

** PROPERTY RECORD CARD **

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00402310-000000
 Account# 1494666
 Property ID 1494666
 Millage Group 50VI
 Location 18 AVACADO St, UPPER MATECUMBE KEY
 Address
 Legal Description ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 18 AND PT MARKED RES G25-398 OR64-395 OR517-908 OR533-1066 OR1871-436 OR2602-2447 OR3270-1785 OR3273-1697
 (Note: Not to be used on legal documents.)
 Neighborhood 4450
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision ISLAMORADA, TOWNSITE OF
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

[VAN SANT DAVID M](#)
 74860 Overseas Hwy
 Islamorada FL 33036

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$169,742	\$169,609	\$171,932	\$142,356
+ Market Misc Value	\$13,358	\$11,278	\$11,278	\$11,278
+ Market Land Value	\$1,812,656	\$1,240,699	\$1,031,928	\$659,121
= Just Market Value	\$1,995,756	\$1,421,586	\$1,215,138	\$812,755
= Total Assessed Value	\$1,081,777	\$983,434	\$894,031	\$812,755
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,995,756	\$1,421,586	\$1,215,138	\$812,755

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,812,656	\$169,742	\$13,358	\$1,995,756	\$1,081,777	\$0	\$1,995,756	\$0
2023	\$1,240,699	\$169,609	\$11,278	\$1,421,586	\$983,434	\$0	\$1,421,586	\$0
2022	\$1,031,928	\$171,932	\$11,278	\$1,215,138	\$894,031	\$0	\$1,215,138	\$0
2021	\$659,121	\$142,356	\$11,278	\$812,755	\$812,755	\$0	\$812,755	\$0
2020	\$659,121	\$144,333	\$11,278	\$814,732	\$771,880	\$0	\$814,732	\$0
2019	\$544,120	\$146,311	\$11,278	\$701,709	\$701,709	\$0	\$701,709	\$0
2018	\$494,126	\$142,356	\$10,018	\$646,500	\$646,500	\$0	\$646,500	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	13,480.00	Square Foot	0	0

RECEIPT OF PAYMENT

Receipt Number: 202579640
Receipt Date: 10/13/2025
Date Paid: 10/13/2025
Full Amount: \$500.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$500.00	1336

Amount Tendered: \$500.00

Change / Overage: \$0.00

Contact: Ty Harris PA, Address:110 Plantation Shores Drive, Phone:(386) 956-8776

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Administrative Appeal, Residential - Deposit	PLVAR20250091	\$500.00	\$500.00

RECEIPT OF PAYMENT

Receipt Number: 2025078669
Receipt Date: 08/12/2025
Date Paid: 08/12/2025
Full Amount: \$1,259.38

Payment Details:	Payment Method	Amount Tendered	Check Number
	ACH/Check	\$1,259.38	

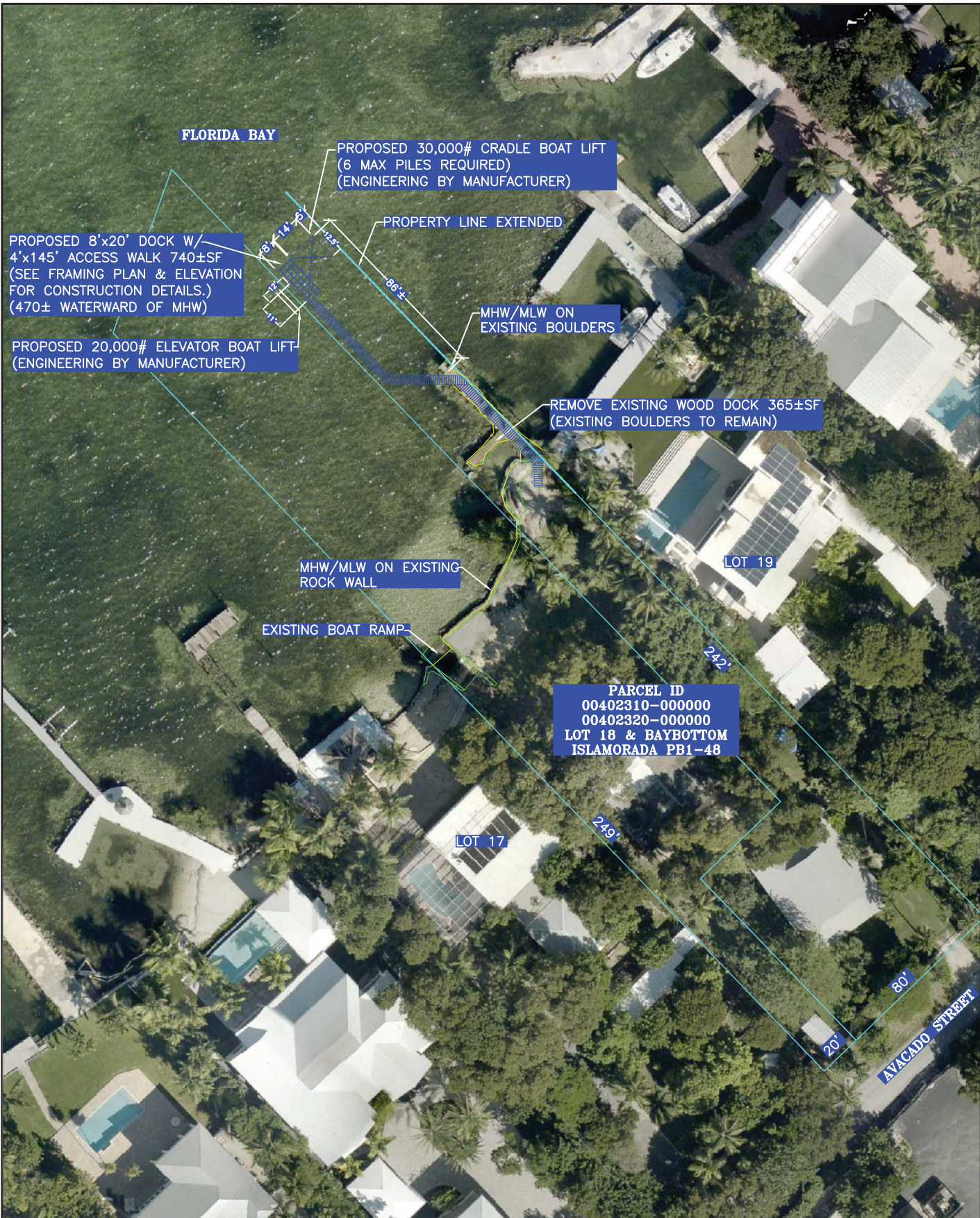
Amount Tendered: \$1,259.38
Change / Overage: \$0.00
Contact: Heather Kirwan, Address:5800 Overseas Highway, Phone:(305) 743-9121

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Variance, Long Dock	PLVAR20250091	\$750.00	\$750.00
Variance, Long Dock - Deposit	PLVAR20250091	\$500.00	\$500.00
Convenience Fee	PLVAR20250091	\$9.38	\$9.38







FLORIDA BAY

PROPOSED 30,000# CRADLE BOAT LIFT
(6 MAX PILES REQUIRED)
(ENGINEERING BY MANUFACTURER)

PROPOSED 8'x20' DOCK W/
4'x145' ACCESS WALK 740±SF
(SEE FRAMING PLAN & ELEVATION
FOR CONSTRUCTION DETAILS.)
(470± WATERWARD OF MHW)

PROPERTY LINE EXTENDED

MHW/MLW ON
EXISTING BOULDERS

REMOVE EXISTING WOOD DOCK 365±SF
(EXISTING BOULDERS TO REMAIN)

PROPOSED 20,000# ELEVATOR BOAT LIFT
(ENGINEERING BY MANUFACTURER)

MHW/MLW ON EXISTING
ROCK WALL

EXISTING BOAT RAMP

LOT 19

PARCEL ID
00402310-000000
00402320-000000
LOT 18 & BAYBOTTOM
ISLAMORADA PB1-48

LOT 17

20'
80'
AVACADO STREET

SITE PLAN
SCALE: 1" = 60'



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.

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
18 AVACADO STREET
ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone: (305) 743-9121 Fax: (305) 743-9197
Email: glenboe@bellsouth.net

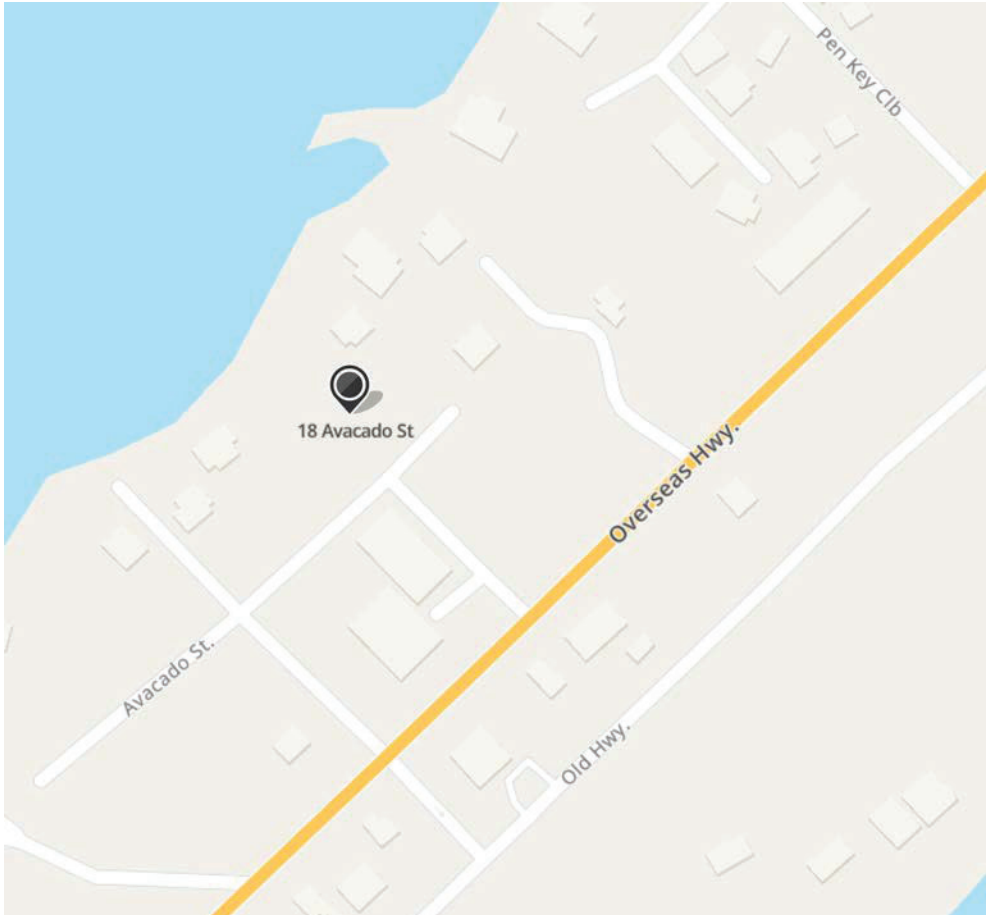
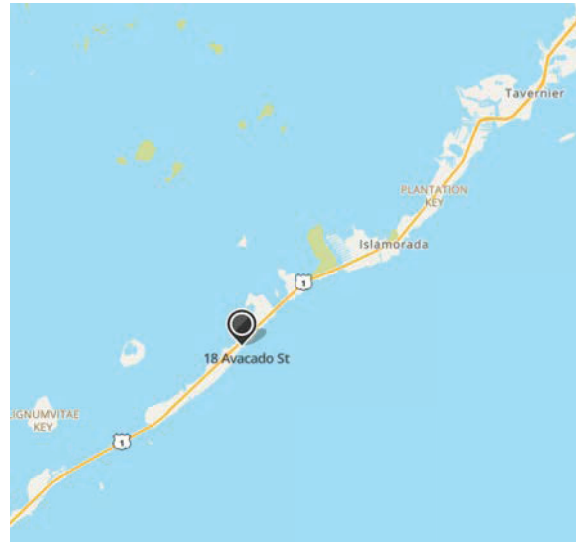
DATE: 08/14/24

PROJECT LOCATION
 PARCEL ID 00402310-000000, 00402320-000000
 LOT 18 AND PT MARKED RES G25-398
 ISLAMORADA PB1-48
 SEC/TWP/RNG 28/63/37
 UPPER MATECUMBE KEY (ISLAMORADA)
 LATITUDE: 24.930796°N LONGITUDE: 80.623547°W

DIRECTIONS:
 U.S. HIGHWAY NO. 1 NORTH TO MM 83±.
 LEFT ON DE LEON AVE. LEFT ON AVACADO ST.
 PROPERTY ADDRESS: 18 AVACADO ST

ADJOINING OWNERS
 LOVELL FAMILY IRREVOCABLE TRUST AGREEMENT 12/20/12
 PO BOX 770478
 OCALA FL 34477

GEOFFREY & NICOLA RUDOLPH
 19 AVACADO ST
 ISLAMORADA FL 33036



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.

Sean Kirwan
 Digitally signed
 by Sean Kirwan
 Date: 2025.09.03
 15:00:47 -04'00'

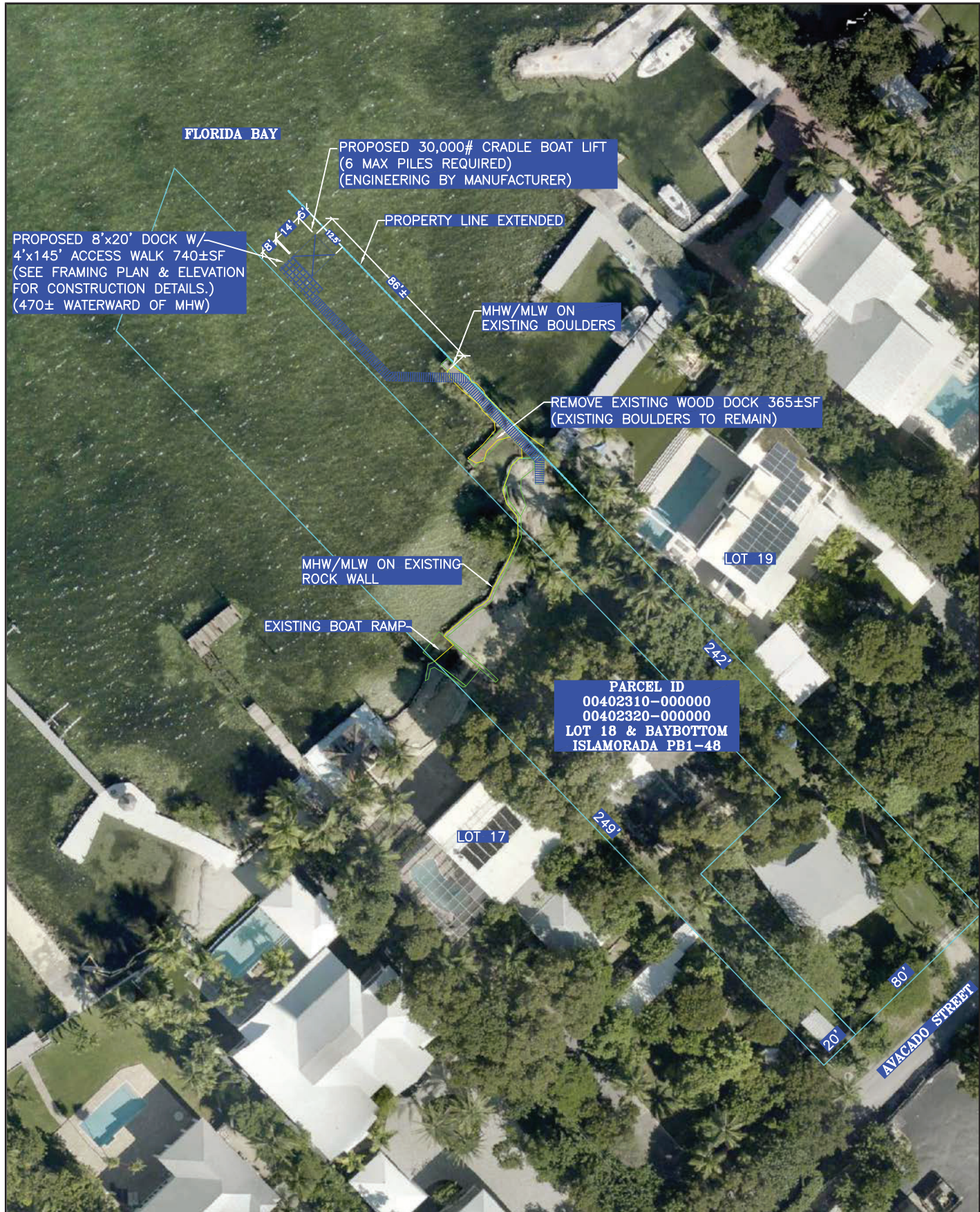
REVISIONS:

LOCATION & VICINITY MAP
 SCALE: AS SHOWN

DOCK REPAIR/EXTENSION FOR DAVID M VAN SANT
 18 AVACADO STREET
 ISLAMORADA, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9197
 Email: glenboe@bellsouth.net

DATE: 08/14/24



PROPOSED 8'x20' DOCK W/
4'x145' ACCESS WALK 740±SF
(SEE FRAMING PLAN & ELEVATION
FOR CONSTRUCTION DETAILS.)
(470± WATERWARD OF MHW)

PROPOSED 30,000# CRADLE BOAT LIFT
(6 MAX PILES REQUIRED)
(ENGINEERING BY MANUFACTURER)

PROPERTY LINE EXTENDED

MHW/MLW ON
EXISTING BOULDERS

REMOVE EXISTING WOOD DOCK 365±SF
(EXISTING BOULDERS TO REMAIN)

MHW/MLW ON EXISTING
ROCK WALL

EXISTING BOAT RAMP

PARCEL ID
00402310-000000
00402320-000000
LOT 18 & BAYBOTTOM
ISLAMORADA PB1-48

SITE PLAN
SCALE: 1" = 60'



Sean Kirwan
Digitally signed
by Sean Kirwan
Date: 2025.09.03
15:01:31 -04'00'

REVISIONS:	
1	09/03/25

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DATE: 08/14/24

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 45 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-22.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN ¼ INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

LUMBER, DECKING, & FASTENERS:

ALL BENTS AND STRINGERS SHALL BE SOUTHERN PINE NO. 2. LUMBER SHALL BE PRESSURE TREATED PER AWPA UC4B SPECIFICATIONS. MINIMUM RETENTION OF CCA SHALL BE 0.60 POUNDS/CUBIC FOOT.

ALL DECKING SHALL BE SOUTHERN PINE NO. 1 WITH ROUNDED EDGES. LUMBER SHALL BE PRESSURE TREATED. MINIMUM RETENTION OF ACQ SHALL BE 0.40 POUNDS/CUBIC FOOT. ATTACH DECKING TO EACH STRINGER WITH TWO #10 3" STAINLESS STEEL DECK SCREWS AT EACH CONNECTION POINT. PRESSURE TREATED DECKING MAY BE SUBSTITUTED WITH SYNTHETIC DECKING OR FIBERGLASS GRATING AS DIRECTED BY OWNER. SYNTHETIC DECKING & FIBERGLASS GRATING SHALL BE CAPABLE OF SUPPORTING THE LIVE LOAD & DEAD LOAD LISTED ABOVE AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

STRINGERS: 2x10 @ 16" CENTERS MAX. (Fb=800 MIN.)

BENTS: 2x10 (Fb=800 MIN.) (2x12 Fb=750 WHERE SHOWN)

DECKING (WALKWAY): 2x6 (1/2" SPACING) (Fb=1,350 MIN.)

FIBERGLASS GRATING (PLATFORM): SEAGRATE RM1415 BY SEASAFE (800-326-8842), ECOGRATE BY FIBERGRATE (407-595-5151), OR APPROVED EQUAL GRATING SHALL HAVE 43% LIGHT PENETRATION OR GREATER.

Sean Kirwan
Digitally signed by Sean Kirwan
Date: 2025.09.03 15:02:00 -04'00'

ATTACH BENTS TO PILING WITH TWO 5/8" 316 STAINLESS STEEL BOLTS (TWO ¾" BOLTS FOR 2X12 BENTS), WASHERS, AND NUTS AT EACH CONNECTION POINT. BORE HOLES SHALL BE 1/16 INCH GREATER IN DIAMETER THAN THE BOLT. UPON COMPLETION OF THE INSTALLATION, CHECK ALL NUTS FOR TIGHTNESS. PROVIDE BITUMINOUS PAINT, CAULK, OR SIMILAR FOR TO PREVENT DISSIMILAR METAL CONTACT.

ATTACH EACH STRINGER TO EACH BENT WITH STAINLESS STEEL STRAPS AT EACH CONTACT POINT. PROVIDE SIMPSON STRONG-TIE LTS12, ALPINE MTS12, OR APPROVED EQUAL. ALL CONNECTORS SHALL BE HEAVY DUTY TYPE FOR MARINE ENVIRONMENT APPLICATIONS.

LAY THE PLANKS WITH THE BEST SIDE UP AND WITH ADJACENT EDGES IN CONTACT UNLESS OTHER SPACING SPECIFIED.

PERFORM COUNTERSINKING WHEREVER THE HEADS OF SCREWS OR BOLTS WOULD OTHERWISE INTERFERE WITH THE ASSEMBLY OF THE WORK.

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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Email: glenboe@bellsouth.net

DATE: 08/14/24



Islamorada, Village of Islands Planning & Development Services

86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR DOCK LENGTH VARIANCE

Pursuant to Code Section 30-1550 and Comprehensive Plan Objective 5-1.2

Fee:	*Deposit:	Total Fee:
\$750.00	\$500.00	\$1,250.00

* A deposit is required for development approval or permits which necessitate additional review and processing, and/or public hearing and notice requirements. Applicants are required to pay a cost recovery deposit which shall be credited toward the fee charged for such additional review and processing and shall pay additional deposits as may be required from time to time. A debit based upon the actual time expended in reviewing an application and the applicable actual amount charged to the Village shall be charged against the cost recovery deposit.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. **See list of required submittals and documents below.**

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Glen Boe & Associates, Inc

Mailing Address: 5800 Overseas Hwy, Ste 4, Marathon, FL 33050

Primary Phone: (305) 743-9121 Fax: _____

Email: glenboe@bellsouth.net

PROPERTY OWNER:

Name: David Van Sant

Mailing Address: 74860 Overseas Hwy, Islamorada, FL 33036

Primary Phone: (770) 315-4946 Fax: _____

Email: davidmvansant@gmail.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 18 Avacado St Mile Marker: 83+/-

Lot: 18 Block: _____ Subdivision: Townsite of Islamorada

Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key

Real Estate (RE) Number: 00402310-000000, 00402320-000000 Alternate Key: 1494666, 1494674

PROPERTY DESCRIPTION:

Zoning District: Single-Family Residence Future Land Use Category: _____

Total Land Area: _____ Square Feet 0.31+/- Acres

Existing Use of Property: Single-Family Residence

Proposed Use of Property: Single-Family Residence

PROPOSED VARIANCE:

Only the following shoreline structures are eligible for the Dock Length Variance procedure (**please check one**):

Application for Dock Length Variance

- Structures serving three (3) or fewer dwelling units;
- Nonconforming structures to be rebuilt in the same footprint that are lawfully existing within the shoreline setback along manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline; and
- Docks or docking facilities lawfully existing along the shoreline of manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline.

PROPOSED VARIANCE (Continued):

State the Code Section(s) and the Land Development Regulations standard(s) required (i.e., setbacks, parking, loading, landscaping): _____

Describe the variance requested: Long Dock Variance

Describe the shoreline on which the dock is proposed: See enclosed benthic survey.

Describe the submerged lands across which the dock would extend (sand, seagrass, corals, etc.): See enclosed benthic survey.

List all applications for development permits submitted for the site within the past three (3) years. Please indicate the type of application, name of applicant, date of application and whether the application was approved, denied or withdrawn: _____

CRITERIA: No variance shall be approved which fails to meet any standard below. The administrative long dock variance shall only be granted based on a written determination by the Director that the proposed dock:

(Please describe how the proposed variance meets each standard. Attach additional sheets if necessary.)

1. Will be consistent with the community character of the surrounding area: The dock will be consistent with other docks in the surrounding area.

2. Will not interfere with public recreational uses in or on adjacent waters, including the obstruction of saltwater flats: The dock will not interfere with public recreational uses in or on adjacent waters, including the obstruction of saltwater flats.

3. Will not be detrimental to marine resources: The dock will not be detrimental to marine resources.

4. Will pose no navigational or safety hazard: The dock will pose no navigational or safety hazard.

Application for Dock Length Variance

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application.

- Correct application fee. Check or money order to "Islamorada, Village of Islands".
- Notarized agent authorization letter, if applicable, including the agent's name, address and phone number authorizing the applicant/agent to act on all property owners' behalf.
- Proof of ownership e.g. warranty deed, lease or pending sale contract.
- Property record card(s) from the Monroe County Property Appraiser.
- Location map showing where the project is located on the Key.
- Photographs of site from adjacent streets or a recent aerial photograph with property boundaries delineated.
- Signed and sealed survey prepared by a Florida registered surveyor. The survey shall include elevations and location of all existing structures, paved areas, location of all utility structures, all easements, all bodies of water on and adjacent to the site, docks, piers, mean high water line and total acreage by habitat.
- Site plan prepared by a professional architect, engineer, or landscape architect showing proposed dock and all proposed and existing structures, improvements, parking areas, etc. with all dimensions to scale. See Code Section 30-215 for minimum site plan requirements.
- Permits issued by the U.S. Army Corps of Engineers and Florida Department of Environmental Protection.
- Benthic Survey pursuant to Code Section 30-1543(e) prepared by a Village qualified biologist.
- Bathymetric Survey prepared by a professional surveyor to show adequate water depth for the entire scope of proposed work.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required has been provided.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

David Van Sant
Signature of Applicant

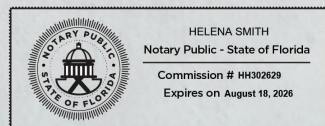
8/11/25
Date

Print Name: David Van Sant

STATE OF Florida
COUNTY OF Duval

Sworn to and subscribed before me by means of _____ physical appearance or online notarization, this _____ day of August, 20 25, by David Van Sant (name of person signing the application) as Individual _____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for David Van Sant (name of entity or party on behalf of whom application was executed).

Helena Smith Helena Smith Online Notary
Signature of Notary Public



SEAL:

- Personally Known
- Produced Identification

Type of ID DRIVER LICENSE