

DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
9900 SOUTHWEST 107<sup>TH</sup> AVE, SUITE 203  
MIAMI, FLORIDA 33176



June 1, 2017

REPLY TO  
ATTENTION OF

Regulatory Division  
South Permits Branch  
Miami Permits Section

**Coordination Letter**  
**Permit Application Number SAJ-2004-06504 (LP-AG)**

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

APPLICANT: 6000 Indian Creek Condo  
6000 Indian Creek Dr.  
Miami Beach, FL 33140

WATERWAY AND LOCATION: The project is located on Indian Creek at 6000 Indian Creek Drive, in Section 11, Township 53 South, Range 42 East, in Miami Beach, Miami-Dade County, Florida 33140 (Folio # 02-3211-084-0001).

Directions to the site are as follows: From I-95 take the exit for 79<sup>th</sup> Street. Continue on 79<sup>th</sup> Street past North Bay Village and Normandy Isle. Make a right turn on Indian Creek Drive and continue south. The site will be located on the right side of the road.

APPROXIMATE CENTRAL COORDINATES: Latitude: 25.843073°  
Longitude: - 80.121942°

PROPOSED WORK: The proposed work is for the removal of all existing dilapidated piles and stringers and construction of a new multi-family docking facility on Indian Creek. The new docking facility will have a 6 foot by 21 foot access walkway connecting to a 6 foot wide by 198 foot main pier running parallel to the seawall and 4-3.5 foot by 33 foot finger piers. The total overwater square footage of the structures will be 1,747.2. The project includes the installation of 10 mooring piles and 66 dock support piles. Turbidity barriers will be installed for the duration of the project. The work is proposed in navigable water of the U.S.

EXISTING CONDITIONS: The project is located at a bulk headed multi-family property.

The site contains an existing dilapidated piles/stumps and a few stringers. The site contains very sparse to moderate density of seagrass towards the northernmost portion of the site. Seagrasses consist of *Halophila decipiens* and *Halodule wrightii* (<5 % coverage) with one area containing 25-30% coverage of *Halophila decipiens*. The site also contains an assemblage of macro-algae, invertebrates and scattered stony corals of the genus *Siderastrea*, *Oculina*, and *Cladocora* along the face of the existing seawall and the existing concrete bag footer. No Johnson's seagrass or listed corals were documented at the site.

COMPENSATORY MITIGATION: If it is determined that the issuance of a DA permit is appropriate, mitigation may be required. Evaluation of the final mitigation proposal will be based on the Wetland Assessment Technique for Environmental Review (WATER) for the Florida Power & Light (FPL) Everglades Mitigation Bank (EMB) or Uniform Mitigation Assessment Method (UMAM). Time lag and risk will be a required component of any mitigation requirement.

ENDANGERED SPECIES:

The U.S. Army Corps of Engineers (Corps) has determined the project may affect, but is not likely to adversely affect ("MANLAA") the West Indian manatee (*Trichechus manatus*) or its designated critical habitat. Since the proposal by the applicant is for in-water construction, potential impacts to the endangered manatee were evaluated using The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida (Manatee Key), dated 25 April 2013. Use of the Manatee Key resulted in the following sequential determination: A > B > C > G > H > I > J > K > N > O > P "MANLAA." This determination is partially based on the applicant following the standard manatee construction precautions for the proposed activity as well as the determination that the site proposed docking facility is consistent with the Miami- Dade County Manatee Protection Plan. The Corps has concurrence with this determination from the U.S. Fish and Wildlife Service (FWS), pursuant to the Manatee Key.

The Corps has determined the proposed project "may affect, but is not likely to adversely affect" green sea turtles (*Chelonia mydas*), loggerhead sea turtles (*Caretta caretta*), hawksbill sea turtles (*Eretmochelys imbricata*), Kemp's ridley sea turtles (*Lepidochelys kempii*), leatherback sea turtles (*Dermochelys coriacea*), smalltooth sawfish (*Pristis pectinata*), "may affect" Johnson's seagrass (*Halophila johnsonii*) designated critical habitat and would have "no affect" on Johnson's seagrass (*Halophila johnsonii*), Nassau grouper (*Epinephelus striatus*), elkhorn and staghorn corals (*Acropora palmata*, *Acropora cervicornis*) and their designated critical habitat and the other 5 listed coral species found in Dade-County: pillar coral (*Dendrogyra cylindrus*), lobed star coral (*Orbicella annularis*), mountainous star coral (*Orbicella faveolata*), boulder star coral (*Orbicella franksi*), and rough cactus coral (*Mycetophyllia ferox*). The Corps will request National Marine Fisheries Service consultation with these determinations pursuant to Section 7 of the Endangered Species Act by separate letter.

The Corps has determined that the project will have no effect on any other listed threatened or endangered species, and/or designated critical habitat.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would cause shading impacts to approximately 751 square feet of mostly sparse seagrass coverage and approximately 996 square feet of un-vegetated bottom utilized by various life stages of coastal migratory pelagics, coral, shrimp, snapper-grouper complex and spiny lobster. Our initial determination is that the proposed action **would not** have a substantial adverse impact on EFH or Federally managed fisheries in Biscayne Bay. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

IMPACT ON CULTURAL RESOURCES: The Corps has determined the permit area activity is of such limited scope there is little likelihood of impact upon a historic property; therefore, the proposed project would have "No Potential to Cause Effect".

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Permits Section, 9900 SW 107<sup>th</sup> Avenue, Miami, FL 33176 within 15 days from the date of this notice.

If you have any questions concerning this application, you may contact Albert Gonzalez at the letterhead address, by electronic mail at [albert.gonzalez@usace.army.mil](mailto:albert.gonzalez@usace.army.mil), or by telephone at 305-779-6055.

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

**GONZALEZ.ALBERT  
TO.1299557886**

Digitally signed by  
GONZALEZ.ALBERTO.1299557886  
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI,  
ou=USA, cn=GONZALEZ.ALBERTO.1299557886  
Date: 2017.06.01 13:21:31 -04'00'

Albert Gonzalez  
Project Manager

Mailing Labels  
for  
SAJ-2004-06504

NMFS, HCD-[Jocelyn.Karazsia@noaa.gov](mailto:Jocelyn.Karazsia@noaa.gov), [Pace.Wilber@noaa.gov](mailto:Pace.Wilber@noaa.gov)  
NMFS, PRD- [nmfs.ser.esa.consultations@noaa.gov](mailto:nmfs.ser.esa.consultations@noaa.gov)  
EPA-[Miedema.Ron@epamail.epa.gov](mailto:Miedema.Ron@epamail.epa.gov)  
DEP- [Monica.Sovacool@dep.state.fl.us](mailto:Monica.Sovacool@dep.state.fl.us)  
Miami-Dade RER-[dermcr@miamidade.gov](mailto:dermcr@miamidade.gov)

**Applicant:**

6000 Indian Creek Condo  
6000 Indian Creek Dr.  
Miami Beach, FL 33140

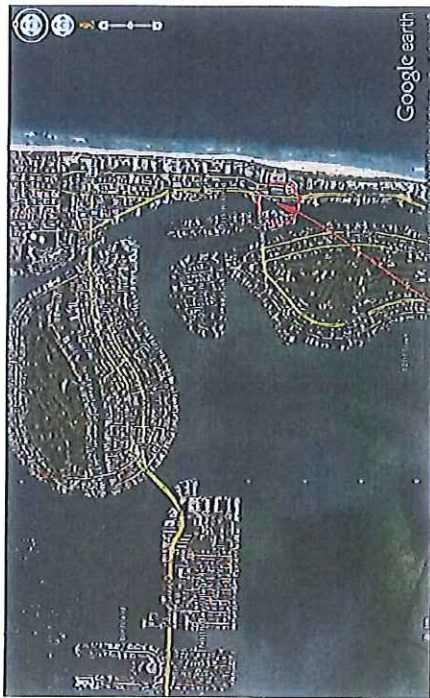
**Agent:**

Dock and Marine Construction, Inc.

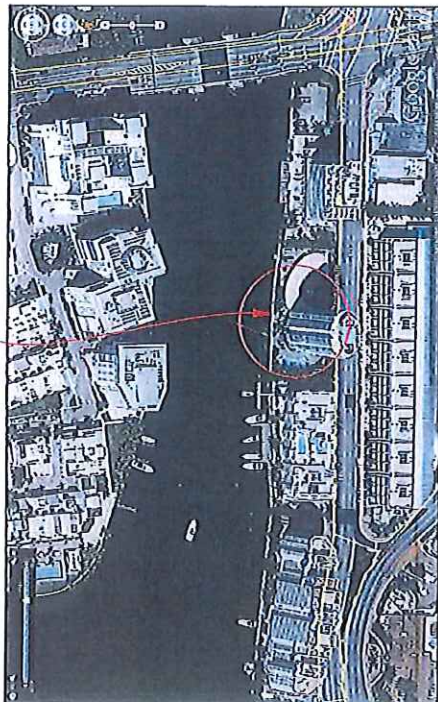
**Adjacent property owners:**

Sixty Sixty Condo  
6060 Indian Creek Drive  
Miami Beach, FL 33140

Nautica Condo  
5970 Indian Creek Drive  
Miami Beach, FL 33140



JOBSITE



**GENERAL NOTES**

GENERAL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1983.  
 ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.  
 ALL PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

APPLICABLE BUILDING CODES: FLORIDA BUILDING CODE, 2014 EDITION, CURRENT ADDENDUMS, AS WELL AS IBC AND NBCS 2005.

**DESIGN LOADS**

- DOCK LL CO F57
- WOOD PILING: WOOD PILING SHALL BE 12" DIAMETER PILING TREATED WITH C.C.A TO 2.5' DRIVEN WITH 15 TONS VIB. BEARING CAPACITY WITH 12" MIN. PENETRATION INTO ROCK. THE PUNCH ROCK IS REQUIRED.
- PILING SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS & SECTIONS.

**HANDRAILS**

ALL HANDRAILS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A153-00 OR STAINLESS STEEL BOLTS.

**BOLTS:**

ALL MACHINE BOLTS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A307-05A FASTENING NOTES.

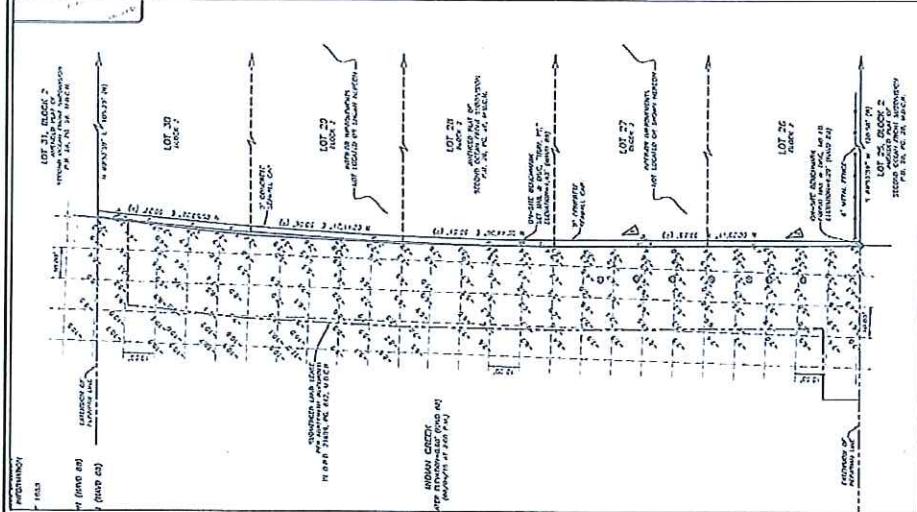
- 3 X 12 STRINGERS TO PILES - TWO 3/4" DIA. THRI-BOLTS
- JOISTS TO STRINGERS AND LEDGES: SIMPSON LITS (2 5/8" STRAYS (20) W/1 1/2" HAILS TOP & BOTTOM
- 2 X 8 PLAGIA TO JOIST - TWO 1/2" HAILS INTO JOIST ENDS.
- 2 X 6 BEARING TO JOIST: TWO #10 STAINLESS STEEL DECK BOLDS EACH.
- STEEL CONNECTIONS AS PER DETAILS ON PLAN SHEETS

**LUMBER:**

ALL LUMBER SHALL BE #1 DRIEZE, KILN DRIED, AND MARINE PRESURE TREATED WITH A.C.Q. TO #40

**PILE DRIVING NOTES**

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING THE TEST PILING, TO DETERMINE PROPER PILING LENGTH TO MEET THE DESIGN CRITERIA.
- PILES TO BE DRIVEN WITH AN APPROPRIATE FOLLOW BLOCK, WITH A BUTTER MATERIAL SUITABLE TO ALLOW THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MINIMUM OF 6" INTO ROCK OR A MINIMUM OF 10' DRIVING MATERIAL, WHICHEVER HIGH RESISTANCE SUBSTRATE IS ENCOUNTERED, THE PUNCHING OR DROP OF THE HAMMER.
- PILES SHALL BE DRIVEN USING A DROP HAMMER OR GRAVITY HAMMER OR 4000 POUNDS, WITH A C BUTTER LINE INDICATED, WITH A MAXIMUM VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3 INCHES



LEANDRO FERNANDEZ  
 LEAF ENGINEERING  
 C.A. 29777  
 (786)990-7493  
 LEAF@LEAFENGINEERING.NET  
 85 N.W. 86TH STREET  
 MIAMI, FL 33150

DOCK AND MARINE  
 CONSTRUCTION, CORP.  
 752 NE 79TH STREET  
 MIAMI, FL 33138  
 305-751-9911  
 F: 305-751-4925  
 glarson@dockandmarine.net  
 www.dockandmarine.net

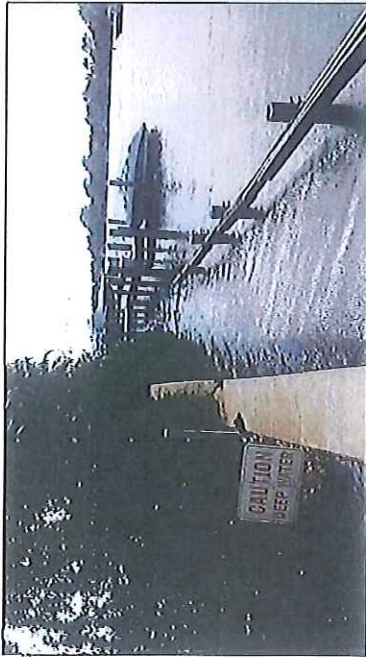
NEW T DOCK, AND (4)  
 FINGER PIERS  
 AT:  
 6000 INDIAN CREEK  
 MIAMI BEACH, FL  
 33140

PAGE TITLE:  
 MAP, SURVEY, AND  
 GENERAL NOTES

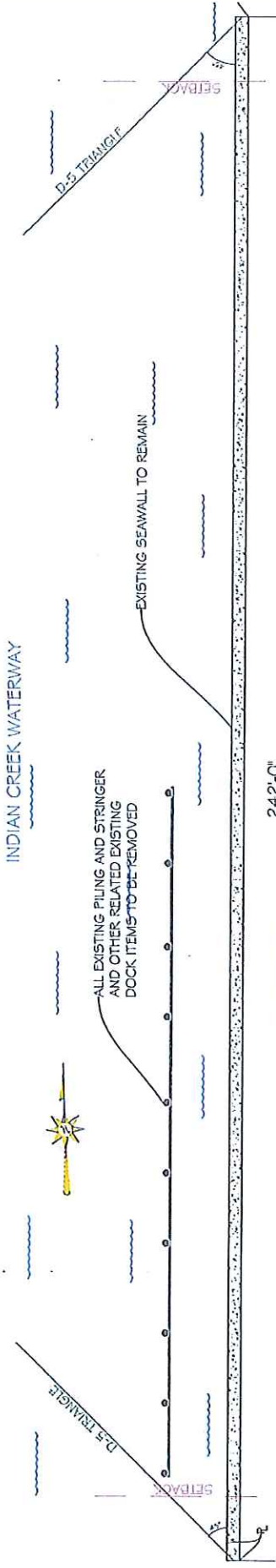
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 PAGE 1 of 6

LEANDRO FERNANDEZ  
 LICENSE #71519



INDIAN CREEK WATERWAY



ALL EXISTING PILING AND STRINGER AND OTHER RELATED EXISTING DOCK ITEMS TO BE REMOVED

EXISTING SEAWALL TO REMAIN

242'-0"

**DOCK AND MARINE**  
 CONSTRUCTION, CORP.  
 752 NE 79TH STREET  
 MIAMI, FL 33139  
 305-751-9911  
 F. 305-751-4825  
 glarcson@dockandmarine.net  
 www.dockandmarine.net

**LEANDRO FERNANDEZ**  
 LEAF ENGINEERING  
 C.A. 29777  
 (786)390-7493  
 LEAF@LEAFENGINEERING.NET  
 85 N.W. 86TH STREET  
 MIAMI, FL 33150

**NEW 1<sup>ST</sup> DOCK, AND (4) FINGER PIERS AT: 6000 INDIAN CREEK MIAMI BEACH, FL 33140**

**PAGE TITLE: EXISTING CONDITIONS**

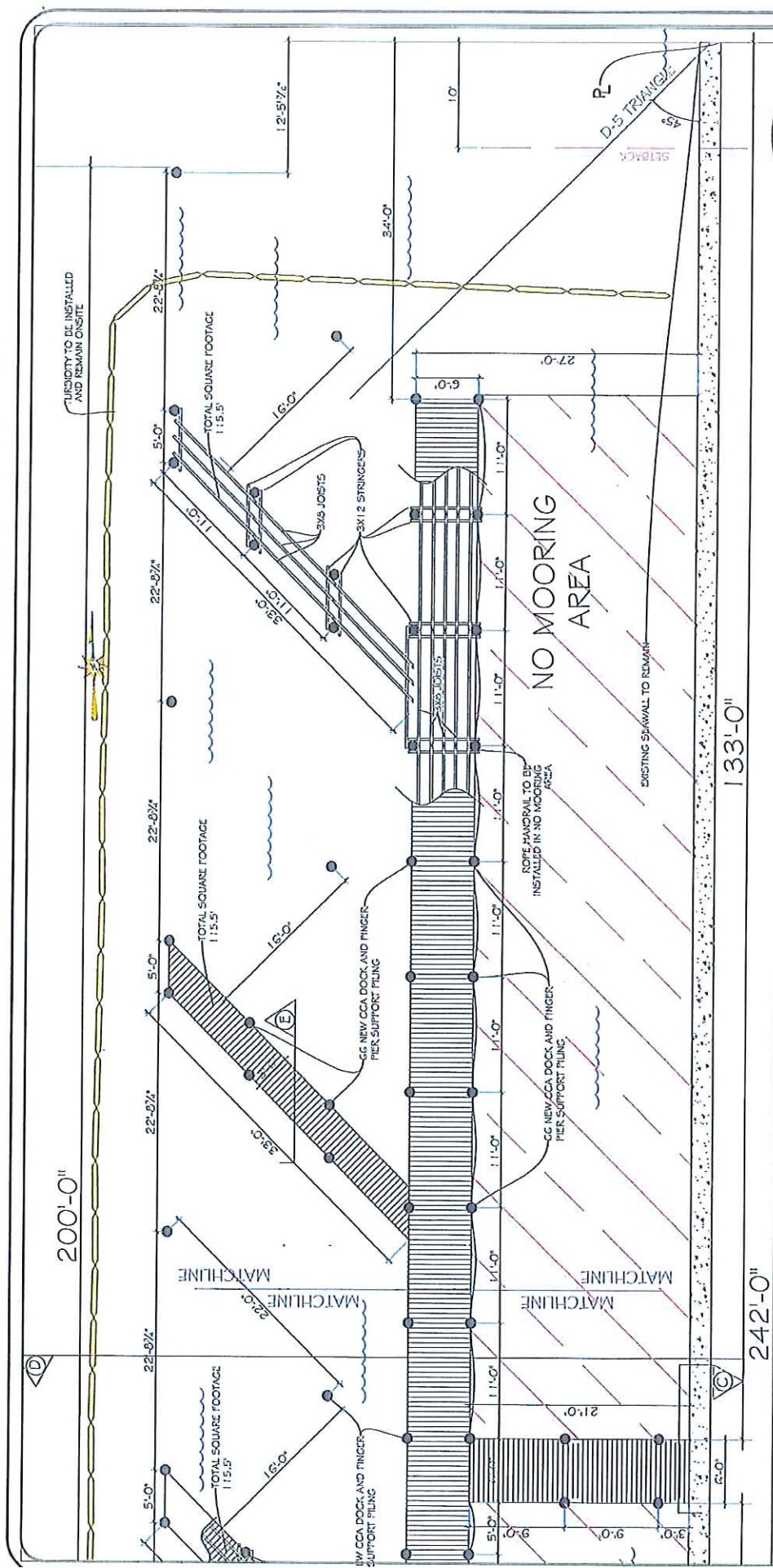
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**PAGE 2 of 6**

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 LICENSE #71519





NORTHERN AREA

LEANDRO FERNANDEZ  
 LEAF ENGINEERING  
 C.A. 29777  
 (786)390-7493  
 LEAF@LEAFENGINEERING.NET  
 85 N.W. 86TH STREET  
 MIAMI, FL 33150

**DOCK AND MARINE**  
 CONSTRUCTION, CORP.  
 752 NE 79TH STREET  
 MIAMI, FL 33138  
 305-751-9911  
 F: 305-751-4625  
 glarson@dockandmarine.net  
 www.dockandmarine.net

NEW T<sup>H</sup> DOCK, AND (4)  
 FINGER PIERS  
 AT:  
 GOOD INDIAN CREEK  
 MIAMI BEACH, FL  
 33140

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 PROPOSED  
 LAYOUT 2 OF 2

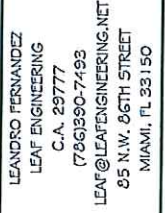
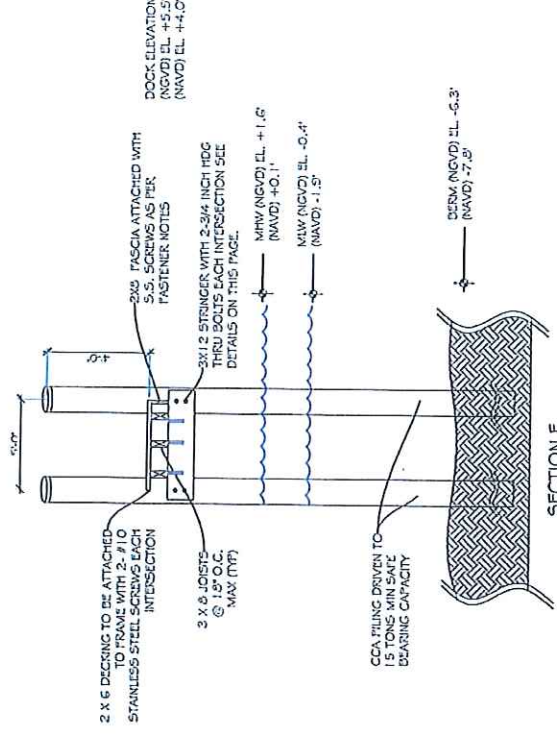
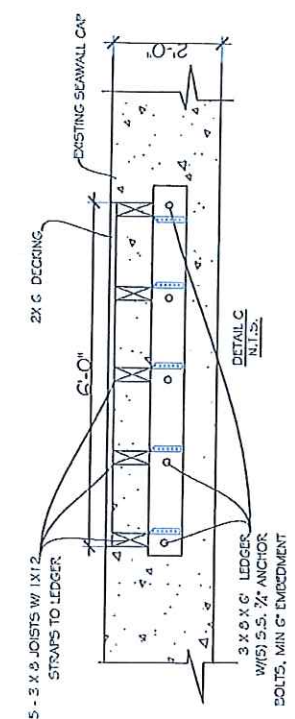
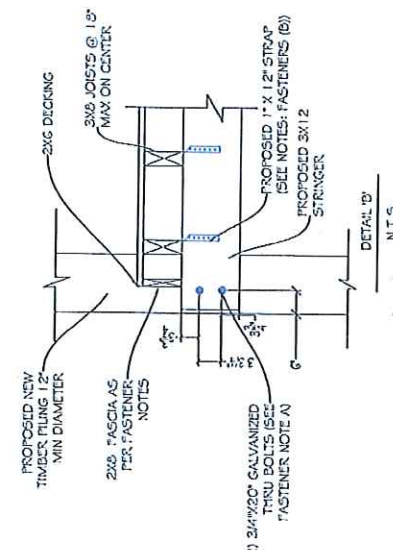
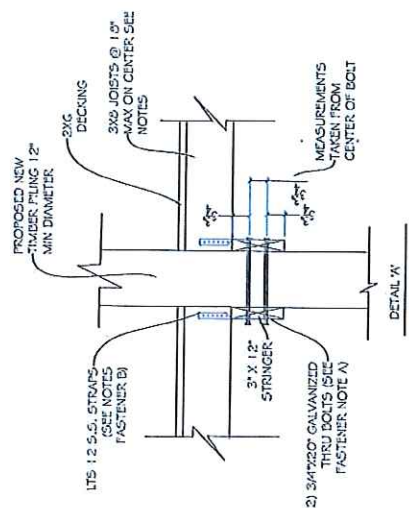
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**4** of 6

LEANDRO FERNANDEZ  
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**DOCK AND MARINE**  
 CONSTRUCTION, CORP.  
 752 NE 79TH STREET  
 MIAMI, FL 33138  
 305-751-9911  
 F: 305-751-4825  
 glarscm@dockandmarine.net  
 www.dockandmarine.net

**LEANDRO FERNANDEZ**  
 LEAF ENGINEERING  
 C.A. 29777  
 (786) 990-7493  
 LEAF@LEAFENGINEERING.NET  
 25 N.W. 26TH STREET  
 MIAMI, FL 33150

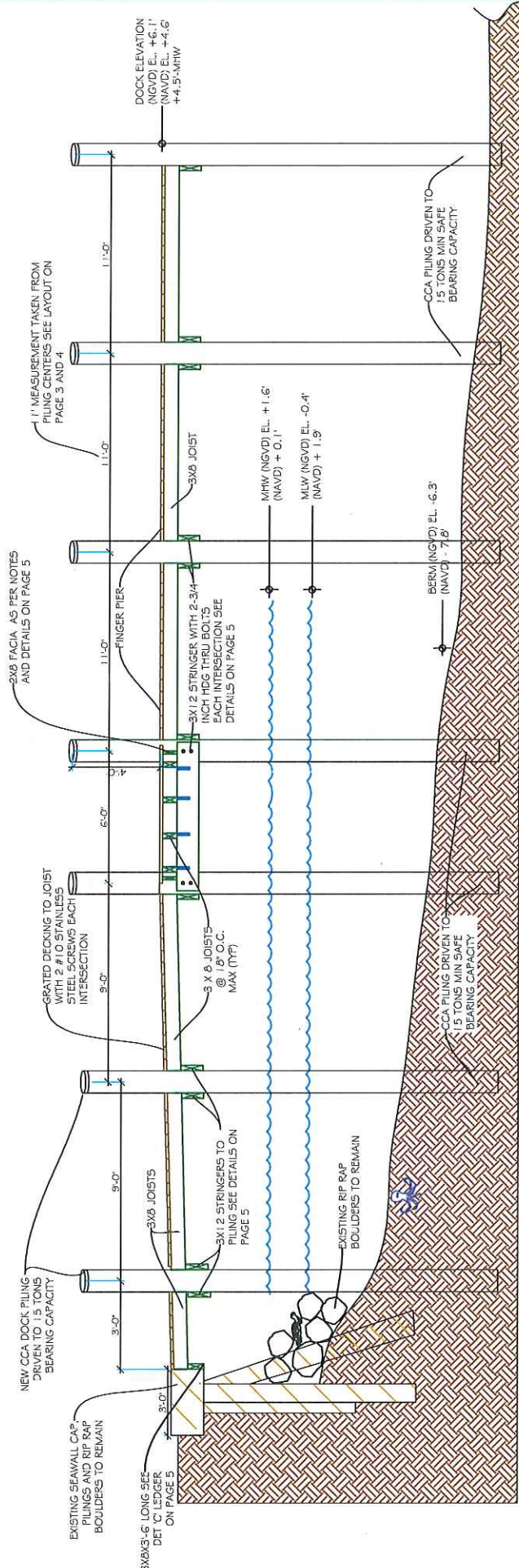
NEW T DOCK, AND (4)  
 FINGER PIERS  
 AT:  
 6000 INDIAN CREEK  
 MIAMI BEACH, FL  
 33140

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 FRAMING DETAILS

DATE: 06-16-16  
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 PAGE 5 of 6

LEANDRO FERNANDEZ  
 LICENSE #71519



SECTION D

**DOCK AND MARINE**  
 CONSTRUCTION CORP.  
 753 NE 79TH STREET  
 MIAMI, FL 33136  
 F: 305-751-9911  
 glarson@dockandmarine.net  
 www.dockandmarine.net

NEW 11' DOCK, AND (4) FINGER PIERS  
 AT:  
 6000 INDIAN CREEK  
 MIAMI BEACH, FL.  
 33140

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PAGE  
**6** of 7

LEANDRO FERNANDEZ  
 LEAF ENGINEERING  
 C.A. 29777  
 (786)390-7493  
 LEAF@LEAFENGINEERING.NET  
 85 N.W. 86TH STREET  
 MIAMI, FL 33150

LEANDRO FERNANDEZ  
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