



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
P.O. BOX 19247
TAMPA, FLORIDA 33686-9247

REPLY TO
ATTENTION OF

Tampa Regulatory Office

PUBLIC NOTICE

Permit Application No. SAJ-2003-12179-IP-PEB **SEP 28 2004**

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Swann Landing Development LLC
3001 N. Rocky Point Drive, Suite 335
Tampa, Florida 33607

WATERWAY & LOCATION: The "Marina Bay" project is located at a parcel known as lot1, block 1, Eckerd's Subdivision, on Bayview Court South, in the Maximo Channel, in Section 10, Township 32 South, Range 16 East, St. Petersburg, Pinellas County.

Directions to the site are as follows: In Tampa beginning at the interchange of I-4 and I-75, head west on I-275 approximately 26 miles, take the SR-682 w/54th Avenue South exit (number 17) towards Pinellas Bayway/St. Petersburg Beach, Turn left onto Harbor Way, turn left onto Academy Way South, turn left onto Crescent Place South, turn left onto College Avenue South, turn right onto Franklin Court South, turn left onto Bayview Court South. The property is located west of Eckerd College and fronting on Maximo Channel.

LATITUDE & LONGITUDE: Latitude 27°42'439.64" North
Longitude 82°41'39.02" West

PROJECT PURPOSE:

Basic: Multi-family docking facility.

Overall: Construct a private multi-family docking facility in Pinellas County, Florida.

PROPOSED WORK: The applicant proposes to construct a T-shaped 7,212 square foot docking facility with 32 new slips to provide access to navigable waters by the existing 52 residential units,

and the residents of the proposed 189-unit condominium. A portion of the dock will shade 200 square feet of seagrass. There is no mitigation proposed at this time. No lifts, ramps, dry storage, fueling facilities, or liveabards are proposed. There are two existing docks. One dock with two slips will not change, and second dock will be converted to a fishing pier/observation deck. However, the construction plans do not show the fishing pier will be raised to the appropriate height above the MHWL for a fishing pier.

EXISTING CONDITIONS: The applicant owned area contiguous to the proposed project is 26.26 acres. A portion of the upland consists of an existing development with 52 units. The upland/wetland boundary is an 874-foot seawall which extends the full length of the shore, and there are two existing docks. There is no permit history available for the two existing docks. A benthic survey conducted by the applicant found the project area vegetation consists of intertidal sand, submerged sea grasses, and oysters along the seawall. The zone of sand extends from the seawall becoming populated with seagrass between 10 and 70 feet from the wall. The seagrasses terminate at water depths of 4-8 feet, and the sand extends into the adjacent channel.

Endangered Species: The U.S Army Corps of Engineers (Corps) has determined the proposal may affect the manatee or its designated critical habitat. The Corps will request initiation of formal consultation with the Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act by separate letter.

Essential Fish Habitat (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact approximately 22,029.79 square feet of bottom area utilized by various life stages of shrimp, stone crab, migratory/pelagic fish, and the snapper-grouper complex. Our initial determination is that the proposed action may affect EFH or Federally managed fisheries in the Gulf of Mexico. 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.

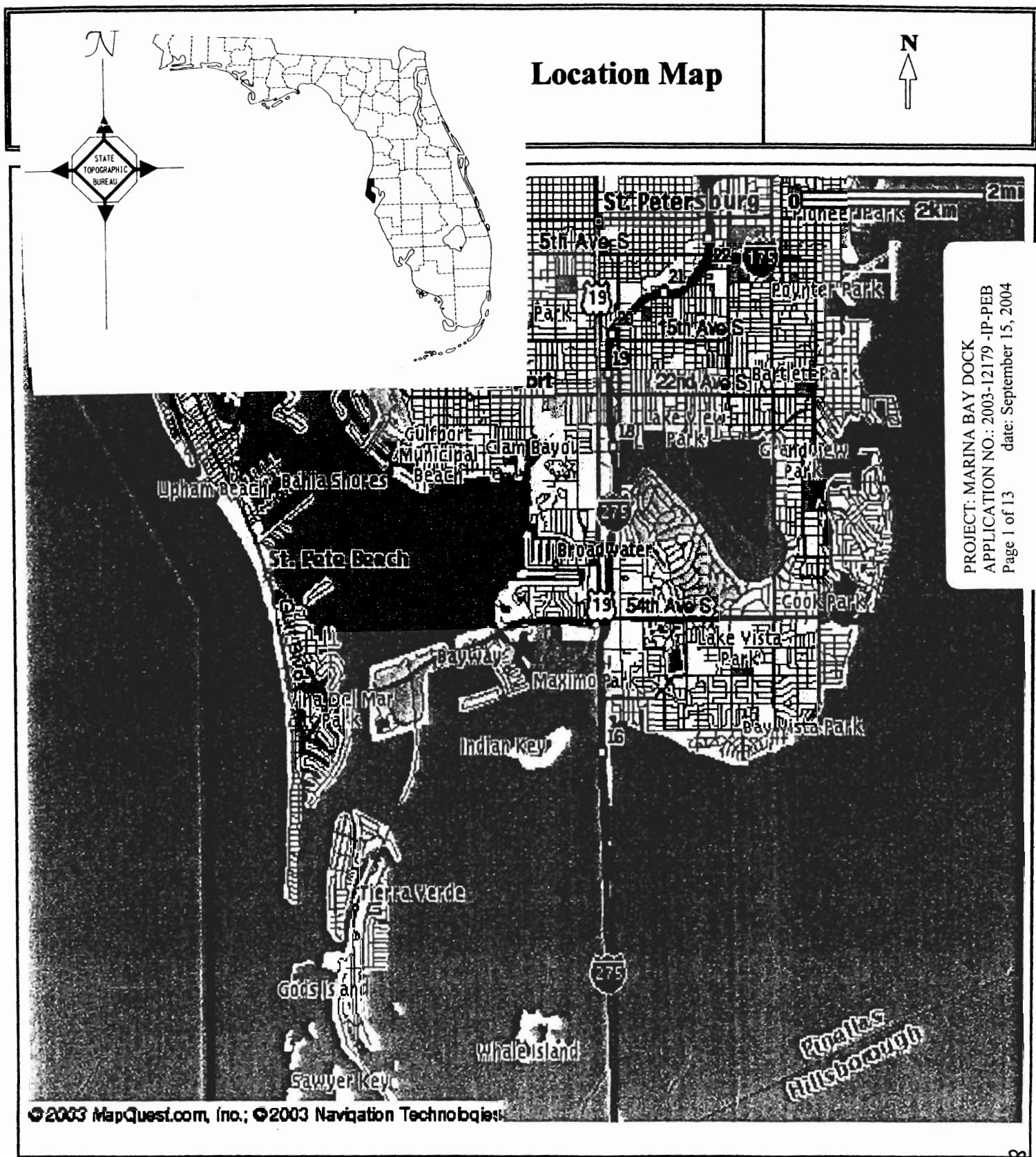
HISTORIC RESOURCES: The applicant did not provide information in the application of any historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of national, state, or local significance on the project site.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified.

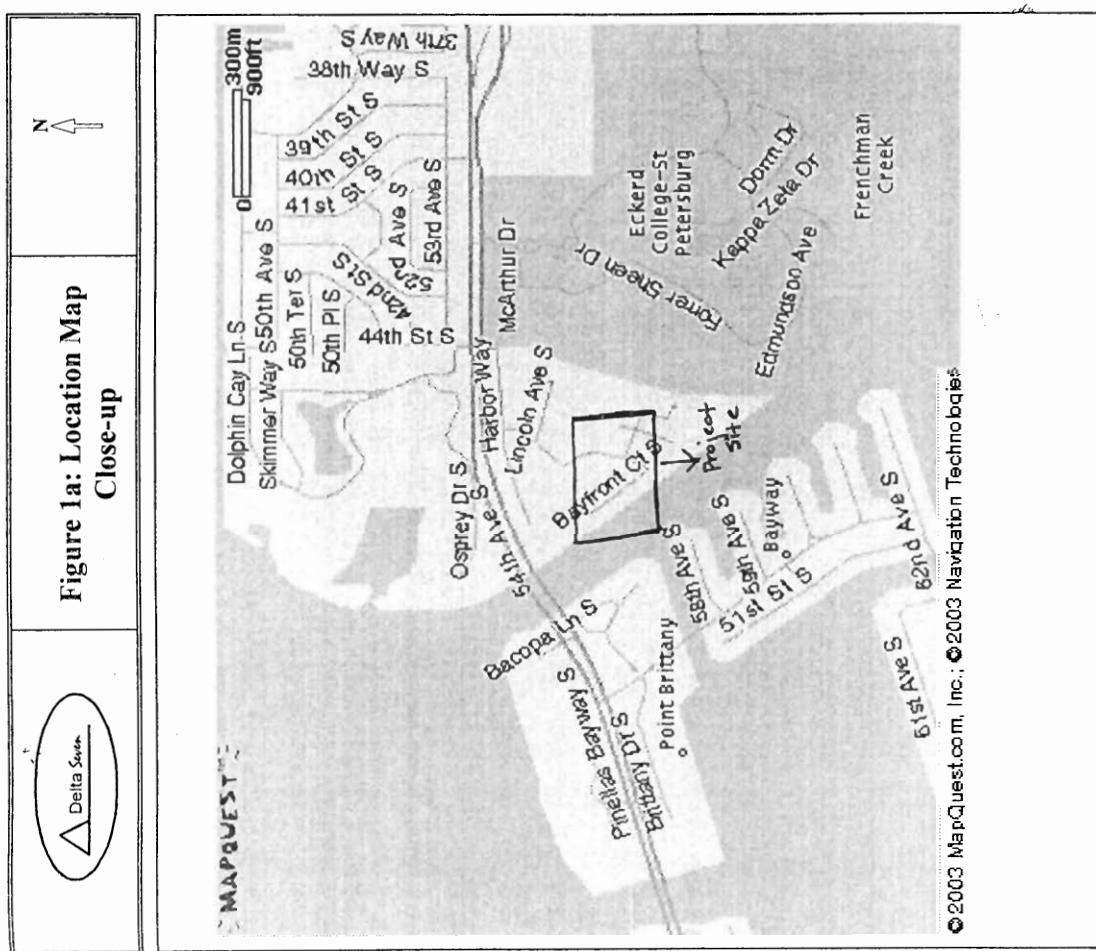
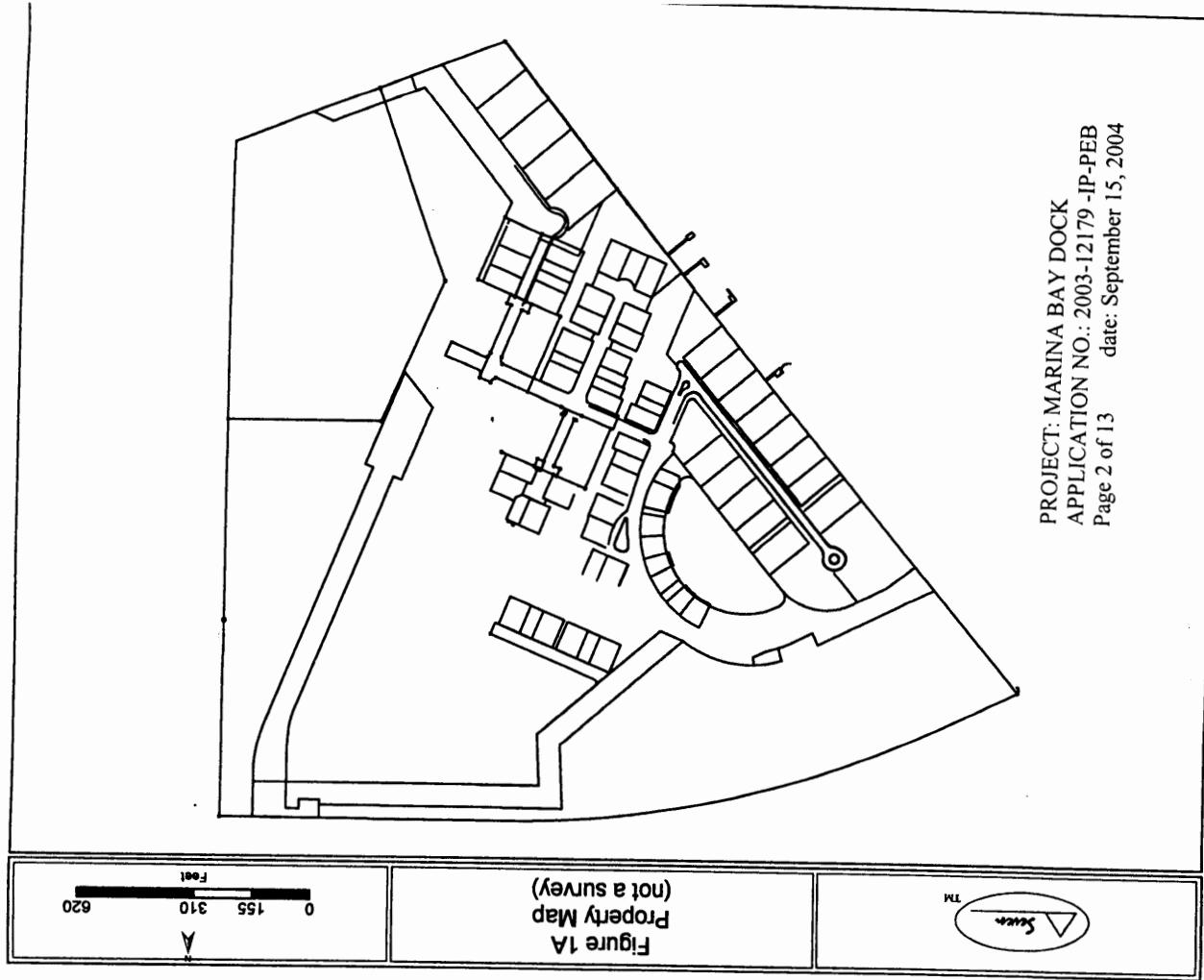
AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Pauline Baker at the letterhead address, by electronic mail at Pauline.e.baker@saj02.usace.army.mil, by fax at (813) 840-2123, or by telephone at (813) 840-2908 extension 241.



Marina Bay - A & M Report



Bellingham
MARINE

Innovative harbor
and waterfront solutions

1813 Dennis Street
Jacksonville, FL 32204
TEL: (904) 358-3362
FAX: (904) 354-4818

UNFLOAT.

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floatation systems

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INC., its affiliate companies, and
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NOTE: STEEL WELDMENTS ARE NOT DIPPED GALVANIZED
THICK (HOT) AFTER FABRICATION. ALL BOLTS, AND WASHERS
WILL BE ANTI-HOG STEEL, OR STAINLESS STEEL GRADE 304.
THE ONLY COATING ON HOG STEEL PARTS IS A
SACRIFICIAL PAINT THAT DEGRADES OVER TIME.
SACRIFICIAL PAINT HAS A LIFE EXPECTANCY OF 5 TO 10
YEARS. ROUTINE MAINTENANCE AND/OR REPLACEMENT
MAY BE REQUIRED.

NOTE: PVC SLEEVES CAST INTO WOOD MODULES ARE NOT
CONTINUOUS THRU THE ASSEMBLED DOCK THERE IS A
3 1/2" APPROXIMATE GAP BETWEEN FLOAT MODULES. THIS
SYSTEM IS DESIGNED TO PROVIDE ONLY SLEEVES FOR THE
WHATEVER WIRING/CONDUIT SYSTEM IS REQUIRED BY THE
ELECTRICAL SYSTEM DESIGNER AND LOCAL CODE AUTHORITY.

WARNING: BELLINGHAM MARINE INDUSTRIES,
INC. HAS BEEN NOTIFIED BY ITS WOOD
PRESERVERS THAT THE CHEMICALS USED IN
THE WOOD TREATMENT PROCESS ARE KNOWN
TO CAUSE CANCER.

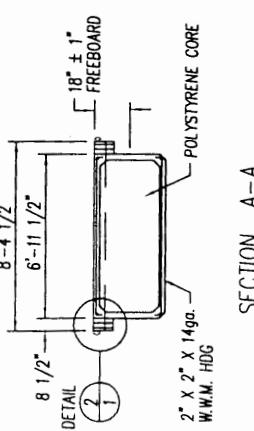
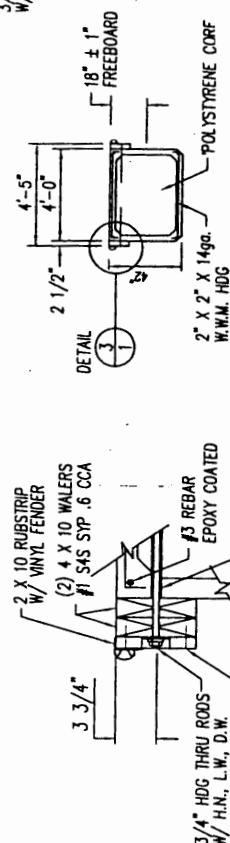
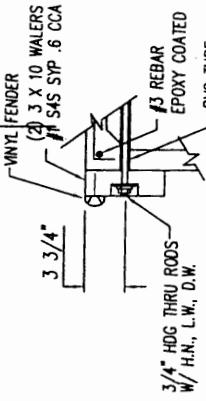
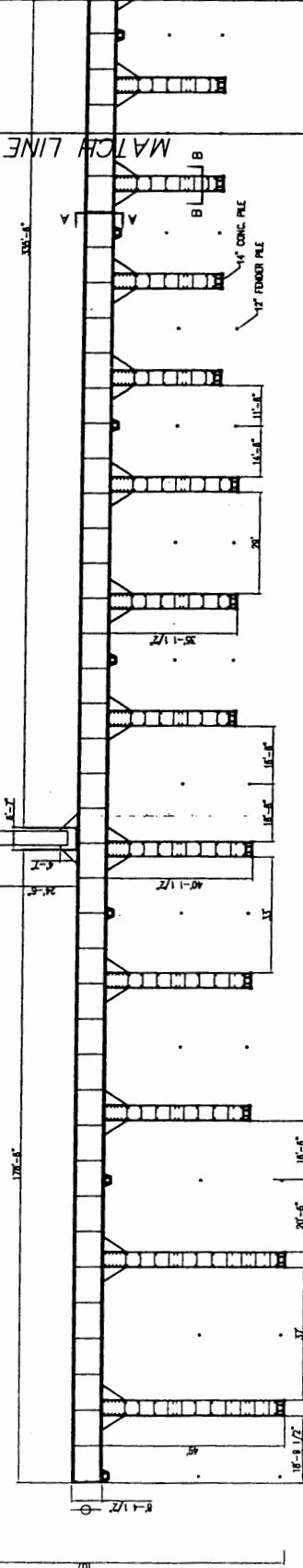
CAUTION: FLOAT SYSTEMS ARE UNSTABLE
WHEN PLACED IN WATER PRIOR TO ASSEMBLY
IN THEIR FINAL INTENDED CONFIGURATION.
MODULES OR SUBASSEMBLIES SHOULD BE
HANDLED WITH CARE DURING INSTALLATION
AND SHOULD NEVER BE STORED OR WALKED
UPON PRIOR TO FINISHED ASSEMBLY.

AREA OF NEW DECKING:	7,201.06 FT ²
AREA OF EXISTING DECKING:	16,276.49 FT ²
PROPOSED SOVEREIGN PRE-EMPTED AREA:	26,520.61 FT ²
AREA REMAINING:	950.00 FT ²
PROPOSED SOVEREIGN PRE-EMPTED AREA:	2,093.06 FT ²
MAX. PREEMPTED AREA FOR LEASE:	27,450.00 FT ²
WATERFRONT WIDTH:	915 FT
WATERWAY WIDTH:	430 FT

PROPOSED SOVEREIGN PRE-EMPTED AREA:	26,520.61 FT ²
AREA REMAINING:	929.39 FT ²

WATERFRONT WIDTH: 915 FT
WATERWAY WIDTH: 430 FT

MARINA BAY ST. PETERSBURG FT FLOATING DOCK LAYOUT



SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E

NOTE: FLOATING DOCK SYSTEM COMPONENTS
ARE BASED ON A 1 FOOT WAVE DESIGN

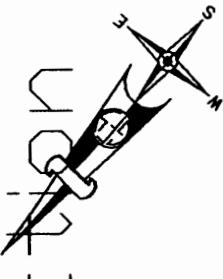
MANATEE AWARENESS SIGN
PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179-JP-PB
Page 3 of 13 date: September 15, 2004

Revisions:

Drawn by: JJJ
Date: 3/19/04
ile: 1" = 50',
ject No.

1 of 11

Waterline Construction Inc.



EXISTING DOCK WILL BE FOR
OBSERVATION AND FISHING ONLY.
RAILING TO BE ADDED AROUND
PERIMETER OF DOCK. SEE DETAIL

S 40°00.00'E 170°00. C11
398,5

356.47'(M)
M-00.00.69

EXISTING DOCK TO
REMAIN.

178' - 6" 178' - 6" 335' - 6"

SEAGRASS INF.

157' - 5"

NAVIGATIONAL CHANNEL

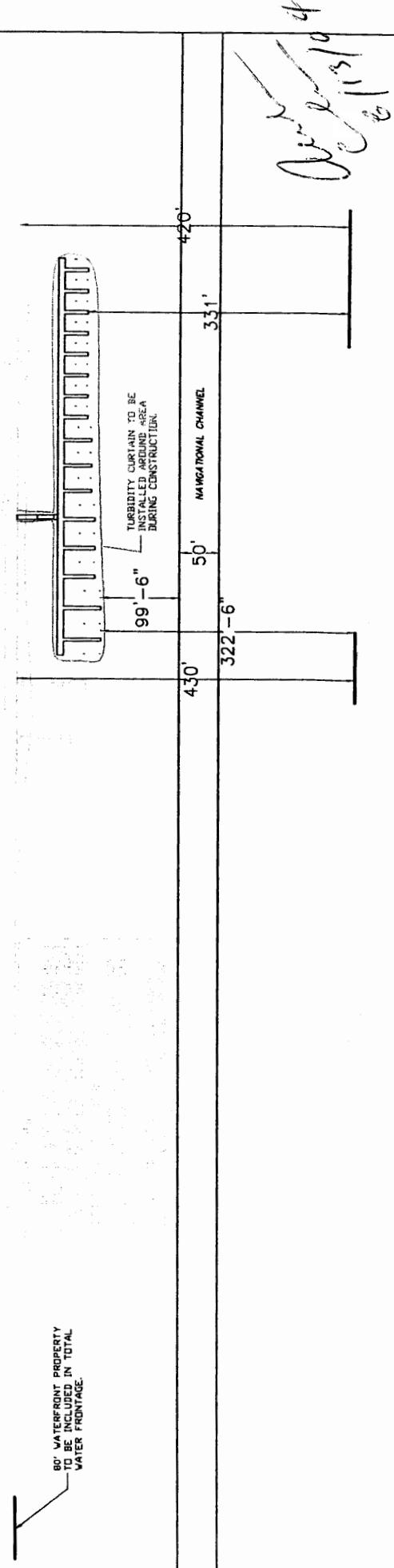
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APPLICATION NO.: 2003-12179 -IP-PEB

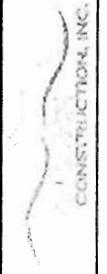
Page 5 of 13 date: September 15, 2004

WATERLINE CONSTRUCTION 4408 Grady Ave. N Tampa, FL 33614 CONSTRUCTION, INC. 	Marina Bay	1' = 100'	20'
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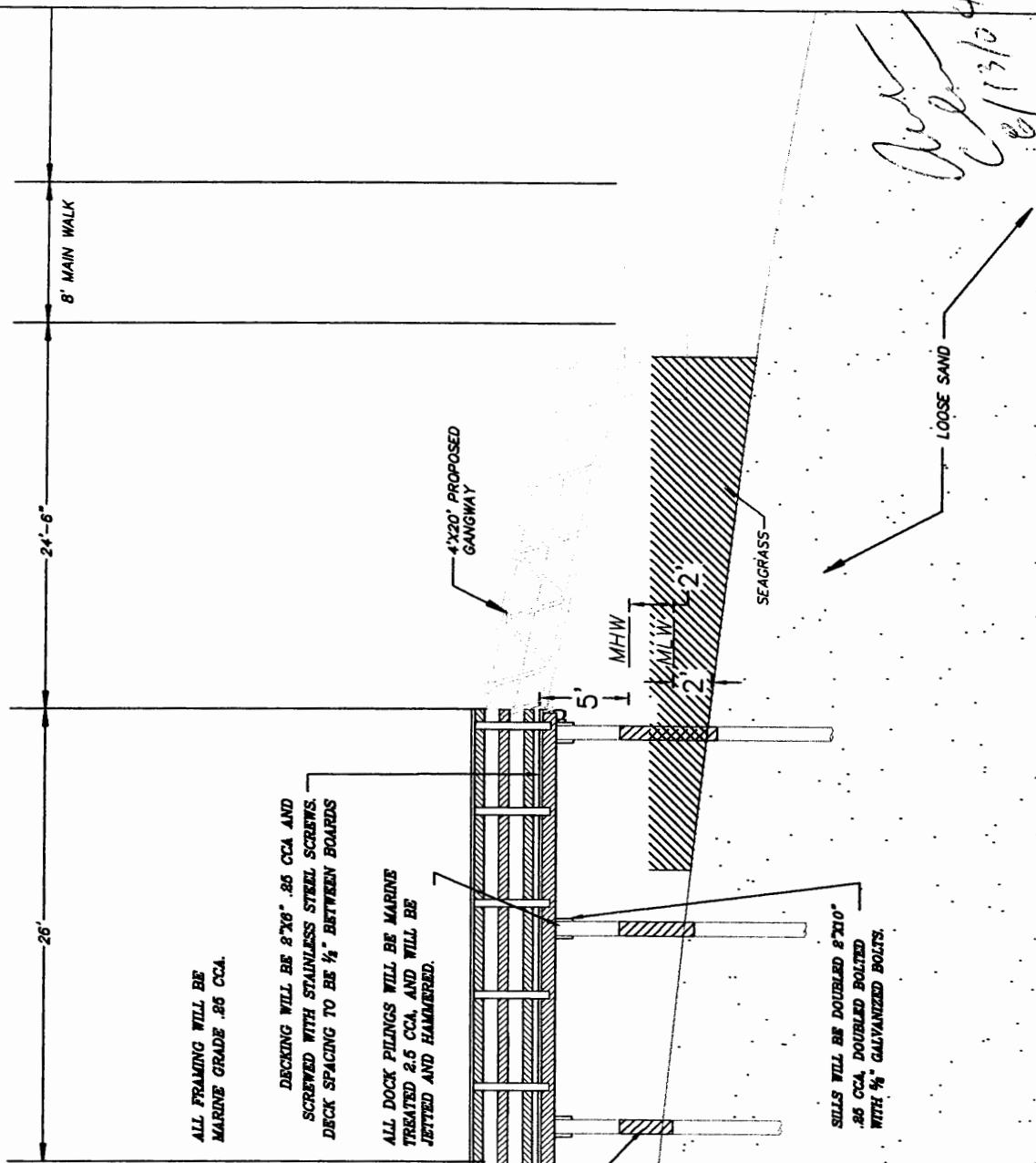
Waterline Construction Inc.



PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179 -IP-PEB
Page 6 of 13 date: September 15, 2004

WATERLINE CONSTRUCTION 4408 Grady Ave. N Tampa FL 33614 813-806-1977 	Marina Bay	1' = 200'	400'
Eric			

Waterline Construction Inc.



PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179 -IP-PB
date: September 15, 2004
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WATERLINE CONSTRUCTION	4408 Grady Ave. N	Marina Bay
CONSTRUCTION INC.	Tampa, FL 33614	813-806-1977
	1' = 10'	20'



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and waterfront solutions

1813 Dennis Street
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TEL: (904) 358-3362
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Precision engineered
flotation systems

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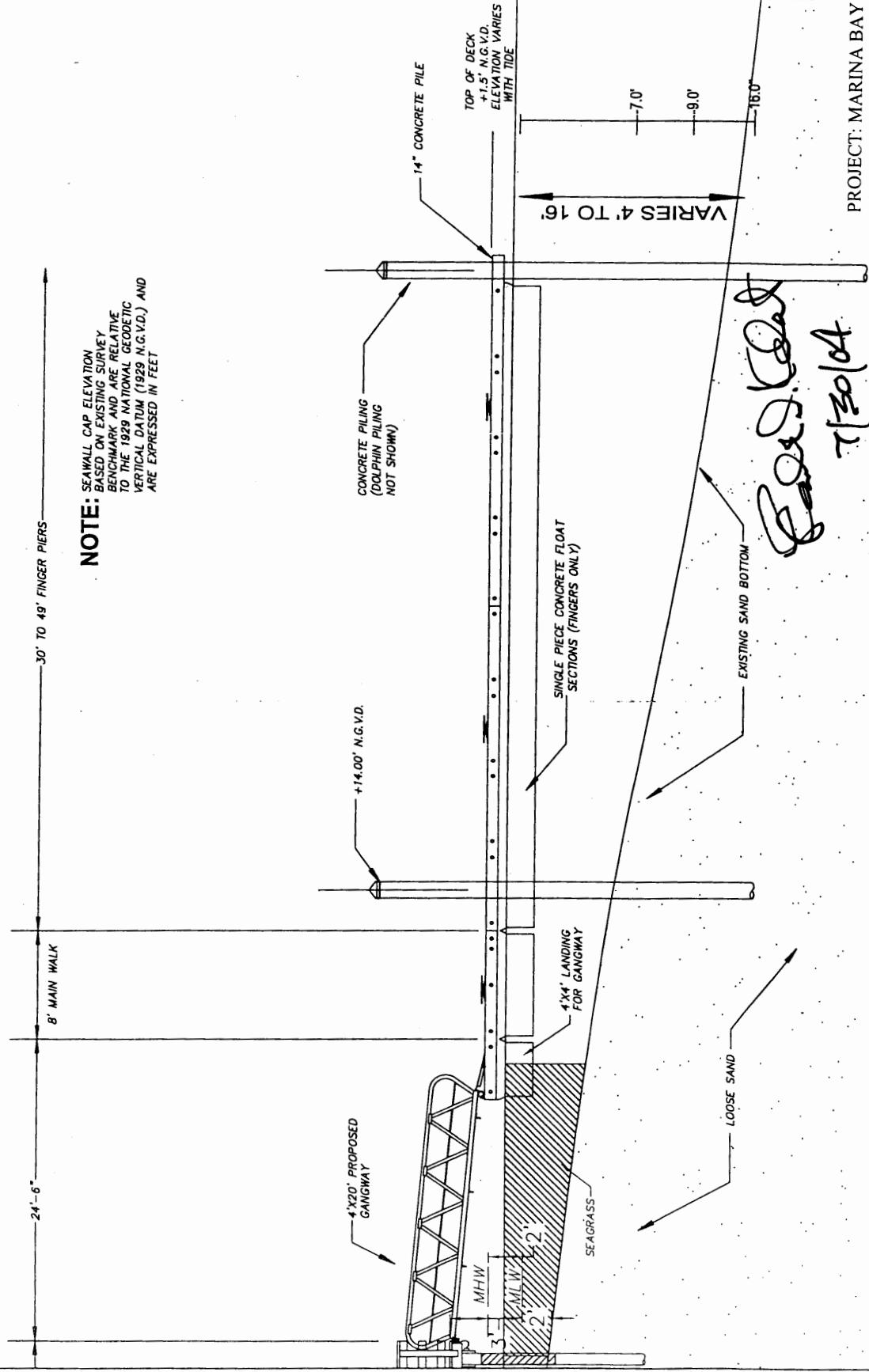
MARTINA BAY
ST. PETE'SBURG FL
ELEVATIONAL
CROSS SECTION

Revisions:

Drawn by: JJJ
Date: 3/19/04

PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179 -IP-PEB
Page 8 of 13 date: September 15, 2004

NOTE: SEAWALL CAP ELEVATION
BASED ON EXISTING SURVEY
BENCHMARK AND ARE RELATIVE
TO THE 1939 NATIONAL GEODETIC
VERTICAL DATUM (1939 N.G.V.D.) AND
ARE EXPRESSED IN FEET

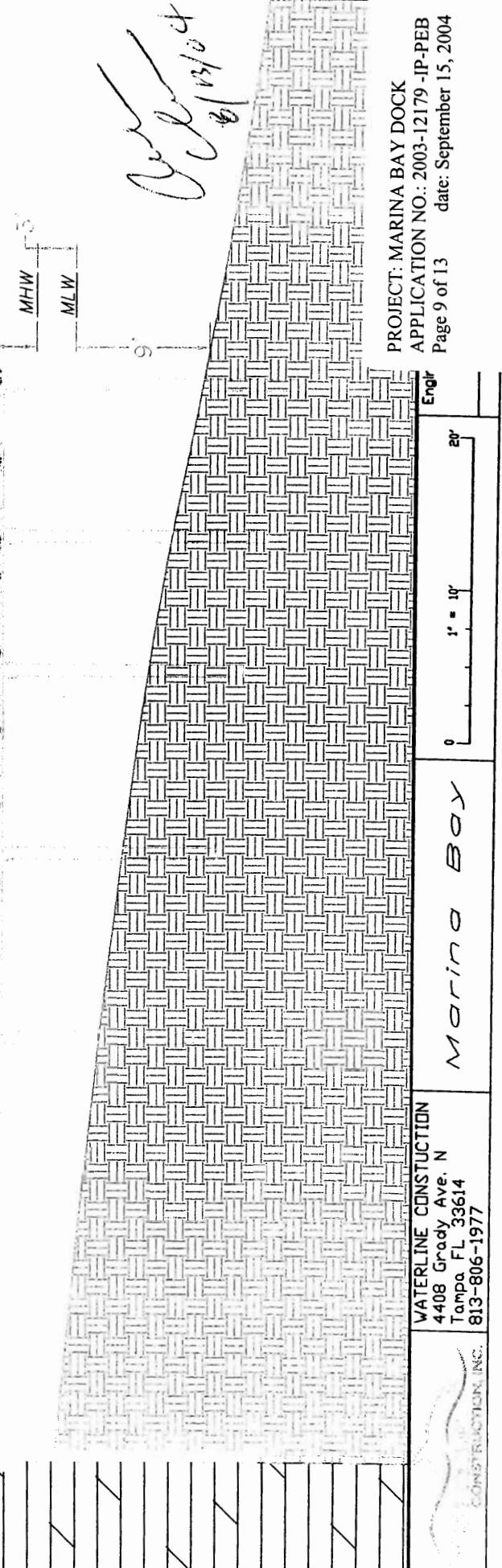
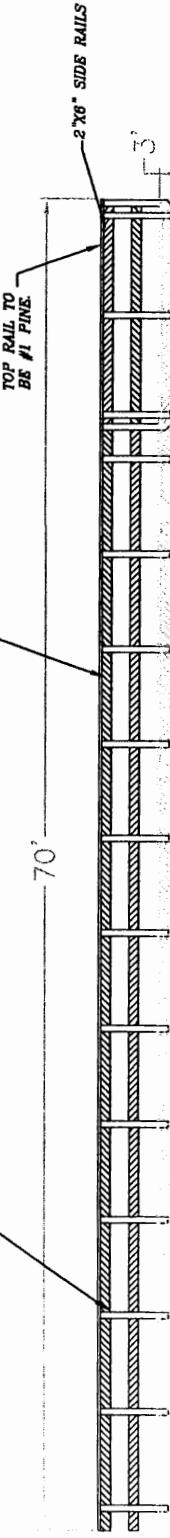


Waterline Construction Inc.
RAIL DETAIL FOR EXISTING DOCK

ALL FRAMING WILL BE
MARINE GRADE .25 CCA.

4 X4" POST SPACED 5' ON CENTER.
ALL POST WILL BE ATTACHED
USING 6 X $\frac{1}{4}$ " GALVANIZED LAGS.

HANDRAIL TO BE ADDED
TO EXISTING DOCK.



WATERLINE CONSTRUCTION 4408 Grady Ave. N Tampa, FL 33614 CONSTRUCTION INC. 813-806-1977	PROJECT: MARINA BAY DOCK APPLICATION NO.: 2003-12179 -P-PEB Page 9 of 13 date: September 15, 2004
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J. J. M. 10/13

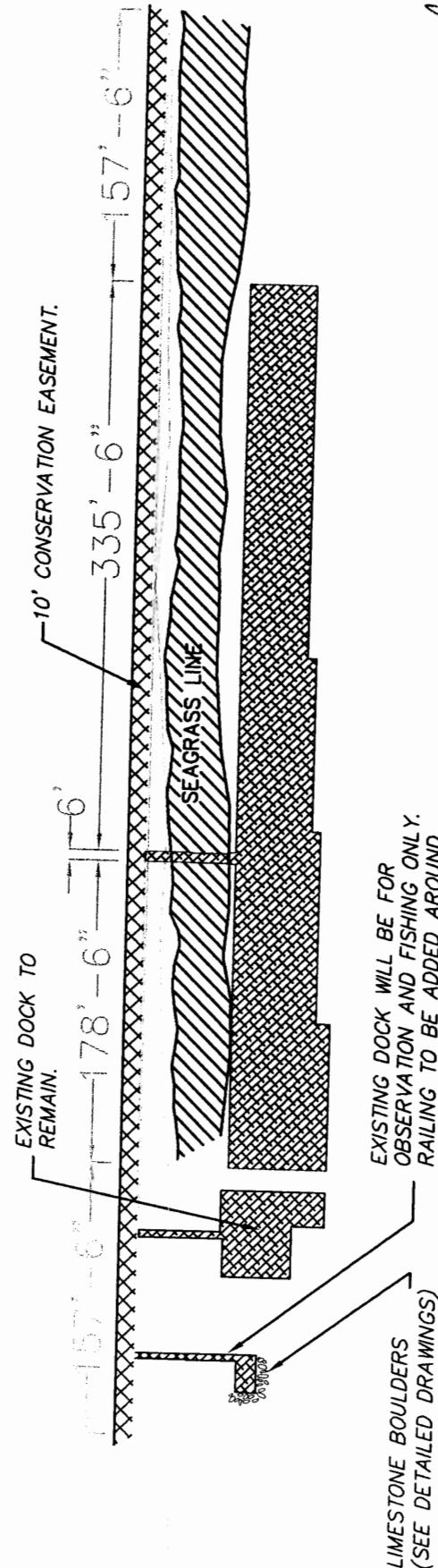
Waterline Construction Inc.

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MAX. PREEMPTED AREA FOR LEASE: 27,450.00 FT²
PROPOSED SOVEREIGN PRE-EMPTED AREA: 26,520.61 FT²
 AREA REMAINING: 929.39 FT²

WATERFRONT WIDTH: 915 FT
 WATERWAY WIDTH: 430 FT

PROPOSED SOVEREIGN SUBMERGED PRE-EMPTED AREA/LAND LEASE
 CONSERVATION EASEMENT



EXISTING DOCK WILL BE FOR
 OBSERVATION AND FISHING ONLY.
 RAILING TO BE ADDED AROUND
 PERIMETER OF DOCK. SEE DETAIL

NAVIGATIONAL CHANNEL

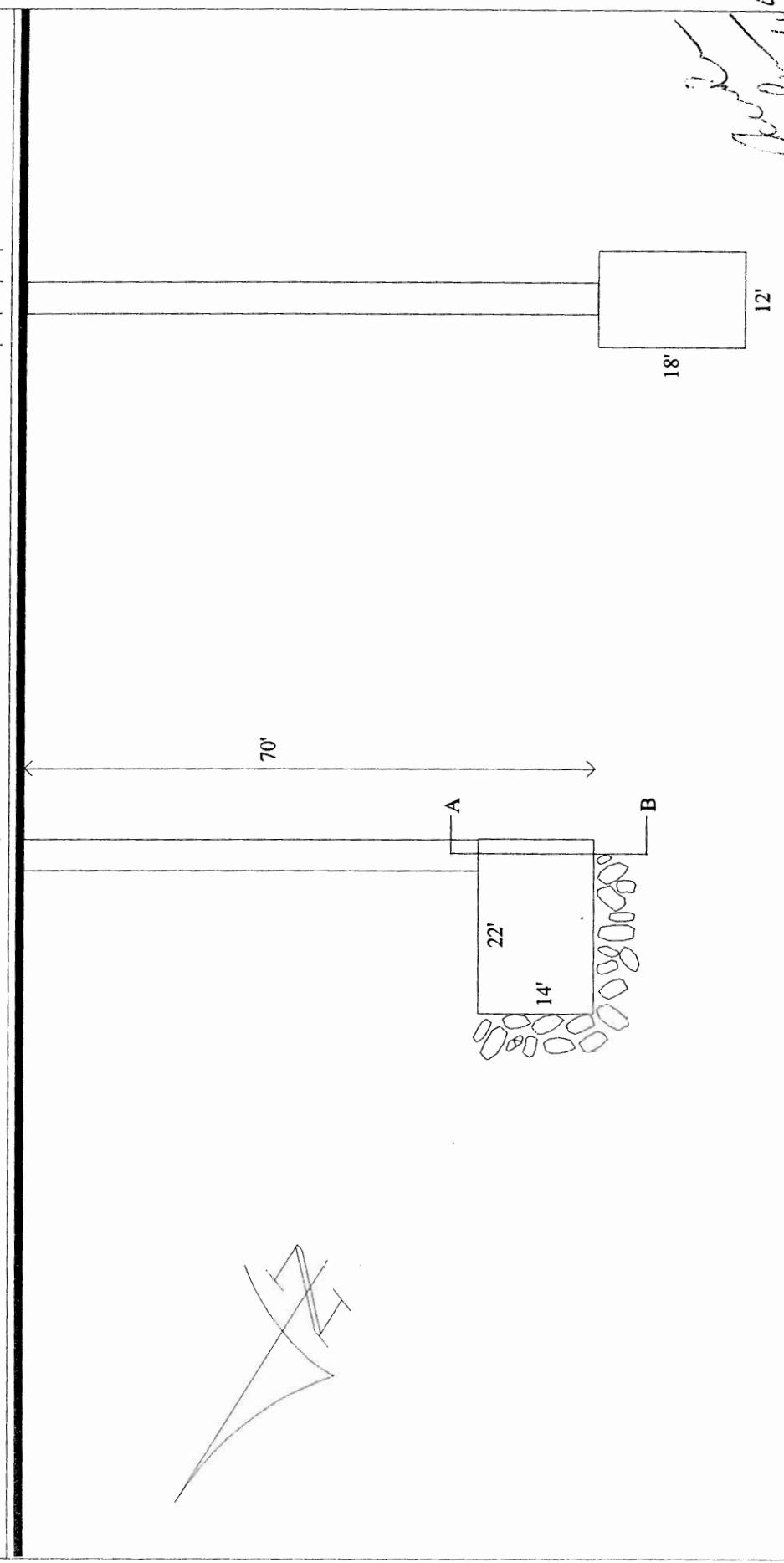
PROJECT: MARINA BAY DOCK
 APPLICATION NO.: 2003-12179-IP-PEB
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WATERLINE CONSTRUCTION	Marina Bay	200'
4408 Grady Ave. N Tampa, FL 33614 813-806-1977		1' = 100'

Enhancement Reef Plan View

Ecological Plans by Delta Seven, Inc.

4' 63' 4' 4' 4'



Waterline Construction:	Patrick Hecker 4408 Grady Ave Tampa, FL 33614	PROJECT NAME: Marina Bay
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[REDACTED]

Scale: 1 in = 20 ft

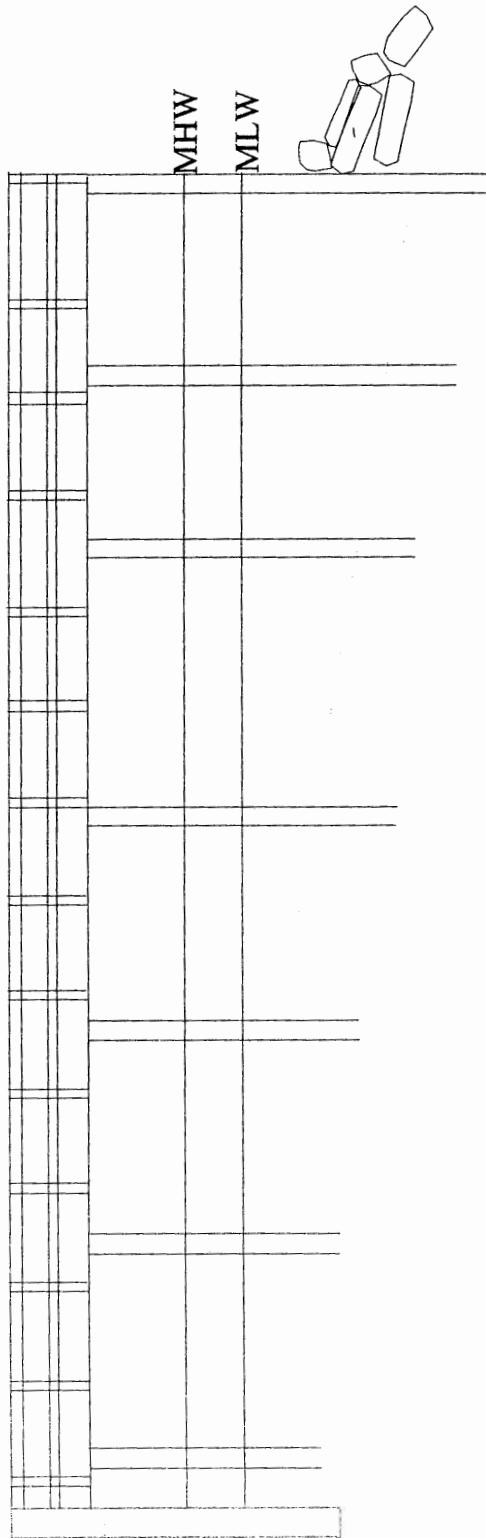
PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179-IP-PEB
date: September 15, 2004
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Ecological Plans by Delta Seven, Inc.

Enhancement Reef Plan Cross Section A -B (typical)

Existing
sea wall



Existing Bottom

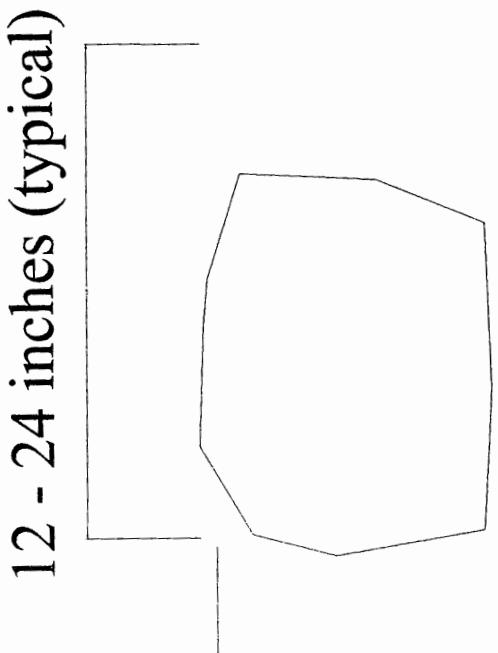
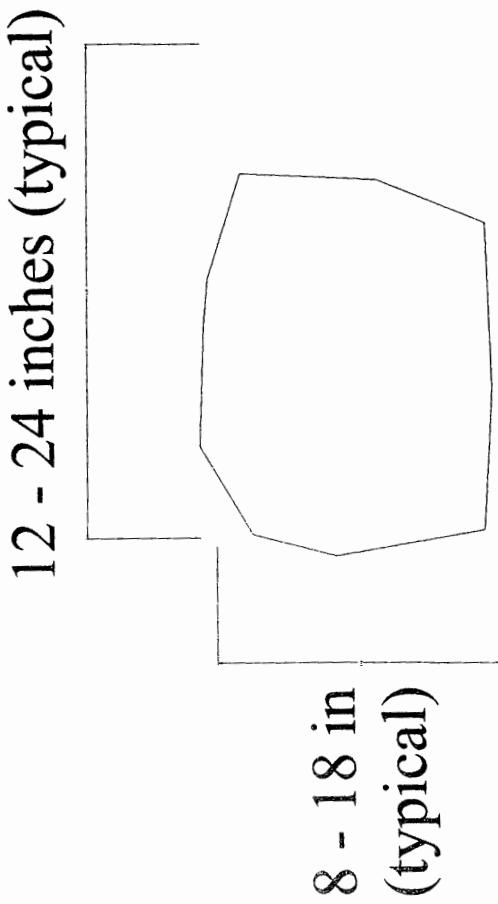
PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179 -IP-PEB
Page 12 of 13 date: September 15, 2004

Waterline Construction:	Patrick Hecker 4408 Grady Ave. North Tampa, FL 33614	PROJECT NAME: Marina Bay	Scale 1 in = 10 ft
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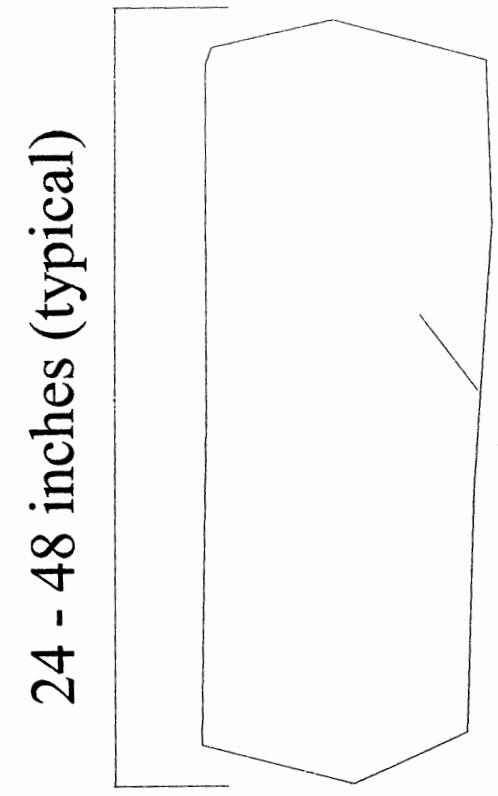


Enhancement Reef Plan View Cross Section B (typical)

Ecological Plans by Delta Seven, Inc.



12 - 24 inches (typical)



24 - 48 inches (typical)

Existing Bottom

*Mark
9/13/04*

PROJECT: MARINA BAY DOCK
APPLICATION NO.: 2003-12179 -IP-PEB
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Scale 1 in = 1 ft

Waterline Construction:	Patrick Hecker 4408 Grady Ave Tampa, FL 33614	PROJECT NAME: Marina Bay
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IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

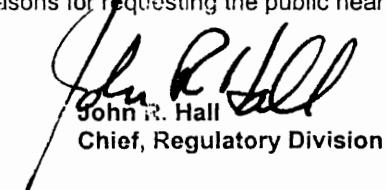
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

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

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



John R. Hall
Chief, Regulatory Division