DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
4400 PGA BOULEVARD
PALM BEACH GARDENS, FLORIDA 33410

January 28, 2026

Regulatory Division
Palm Beach Gardens Section
SAJ-2025-01639(LP-PWB)

Camino Cove Property Owners Association, Inc.
Attention: Stephanie Semel
4500 South Ocean Boulevard
Highland Beach, Florida 33487
Sent via email: caminocove@yahoo.com

Dear Ms. Semel:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) you are authorized under a Letter of Permission

to improve water access for a 10-slip multi-family residential marina. Specifically, you are authorized to:

1. Replace an existing 2,478 square feet L-shaped wooden marginal dock in the same footprint'/ using the existing 20 concrete piles.
2. Replace the two existing piers, 30-square feet wooden piers in the same footprint.
3. Construct a new 30-square feet wooden pier.
4. Replace 12 wooden mooring piles in the same location.

No new slips are proposed.

The project is located within a residential canal located at 4500 South Ocean Boulevard, Section 4, Township 47 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

Geographic Position: Latitude: 26.39607°
Longitude: -80.06699°

The project must be completed in accordance with the 8 enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit.

Should any other agency require and/or approve changes to the work authorized or obligated by this permit, it is the responsibility of the Permittee to submit a modification request to the Palm Beach Gardens Permits Section. The Corps will evaluate the request and determine whether it is appropriate to modify the terms and conditions of the permit. The Permittee must obtain written approval of the requested modifications from the Corps prior to initiation of those changes.

General Conditions:

1. The time limit for completing the work authorized ends on **January 28, 2031**. If the work authorized is not completed on or before that date, authorization, if not previously revoked or specifically extended, shall cease and be null and void. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

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 of 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 in the space provided on the attached Department of the Army Transfer Request and forward a copy of the permit 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.

Special Conditions:

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-2025-01639 (LP–PWB), on all submittals.

2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment B).

3. **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.

4. **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.

5. **Manatee Conditions:** The Permittee shall comply with the enclosed (Attachment C) "Standard Manatee Conditions for In-Water Work – 2011."

6. **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

7. **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 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.

8. **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 permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

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.

9. **Working Vessel Anchoring:** This permit does not authorize construction work vessels anchoring or spudding down in areas where submerged aquatic vegetation is present.

10. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

Instructions for Objecting to Permit Terms and Conditions: This letter is an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A of the RFA form and submit the completed form to the Palm Beach Gardens Permits Section at the address listed at the bottom of this letter. For an RFA to be accepted by the Corps, the Corps must determine that it is complete and that it has been received within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received by the Palm Beach Gardens Permits Section by **March 29, 2026.**

Floodplain Information: This Department of the Army permit does not give absolute authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions. You should contact the local office in your area that issues building permits to determine if your site is located in a flood-prone or floodway area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. If your local office cannot provide you the necessary information, you may request a flood hazard evaluation of the site by providing this office with a letter and a small-scale map showing the location of the site. The request should be addressed to the **Chief, Flood Control and Floodplain Management Branch, Jacksonville District, U.S. Army Corps of Engineers, P.O. Box 4970, Jacksonville, Florida 32232-0019**. Phone inquiries may be made at 904-232-2515.

Should you have any questions regarding this letter, please contact the project manager, Paula Bratschi, in writing at the Palm Beach Gardens Permits Section at 4400 PGA Boulevard, Suite 500, by telephone at 561-472-3532, or by email at paula.w.bratschi@usace.army.mil .

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 take a few minutes to visit https://regulatory.ops.usace.army.mil/customer-service-survey/ and complete our

automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Linda C. Knoeck

For
Brandon L. Bowman
Colonel, U.S. Army
District Commander

Enclosures:
Attachment A: Drawings
Attachment B: Commencement Notice
Attachment C: Manatee Conditions

cc:
Kathy Cartier kathyc@unlimitedps.net
CESAJ-RD-PE

REQUEST PERMIT TRANSFER: PERMIT NUMBER: SAJ-2025-01639(LP-PWB)

When the structures or work verified 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. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

_____ _____

(TRANSFEREE SIGNATURE) (DATE)

_____ _____

(Name - Printed) Lot/Block of site

_____

(Street Address)

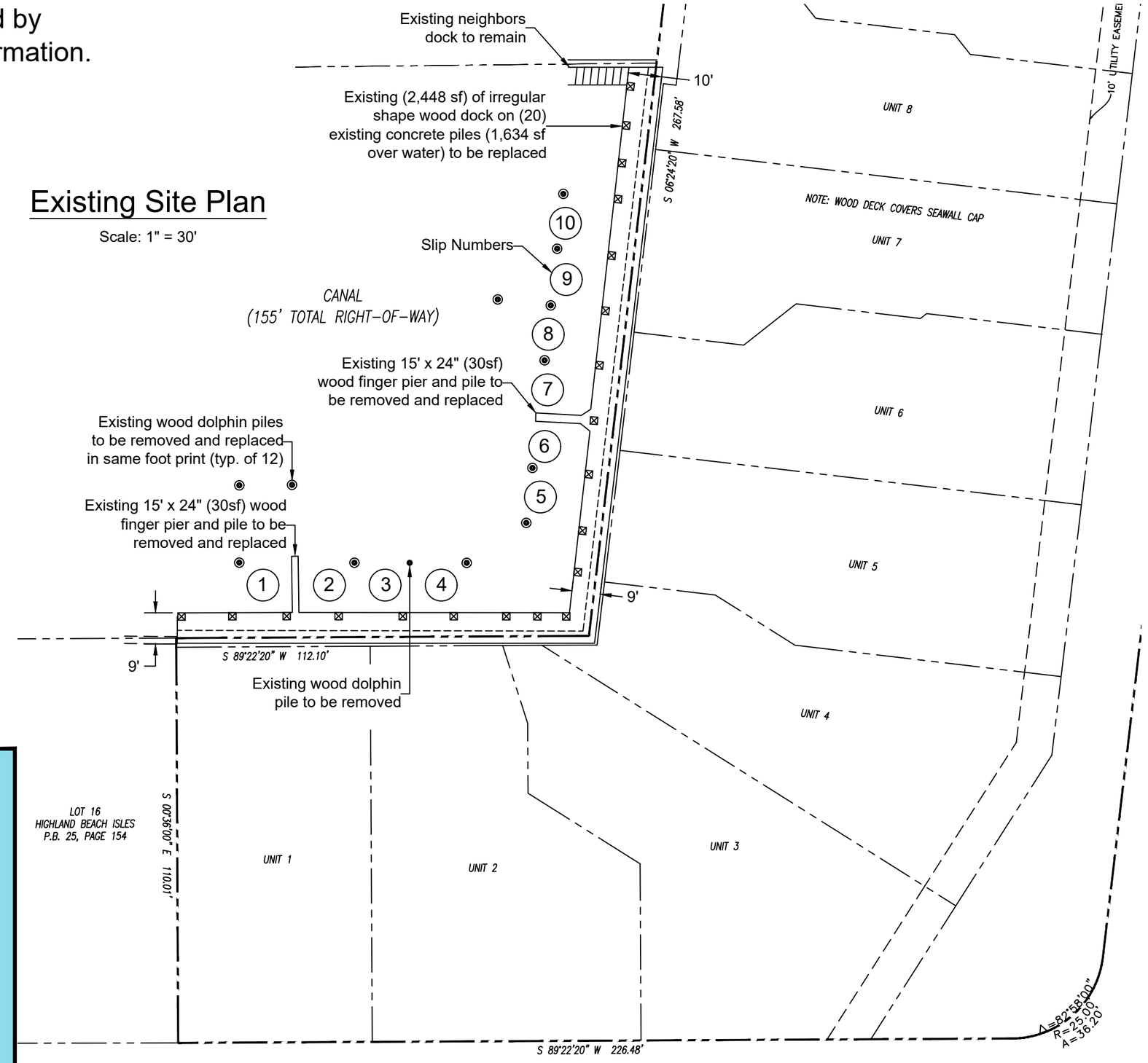
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(City, State, and Zip Code)

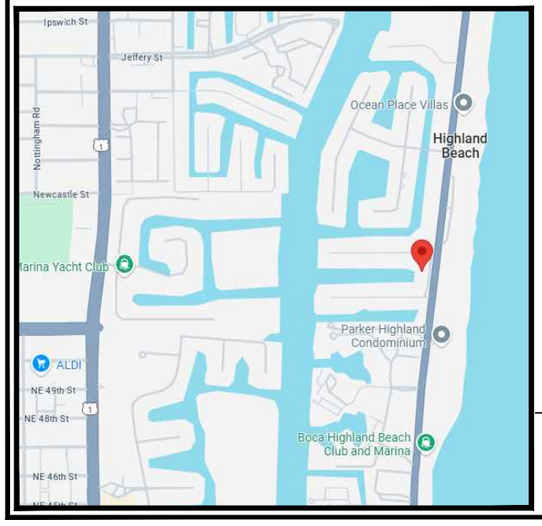
See attached survey supplied by owner for exact property information.

Existing Site Plan

Scale: 1" = 30'



Location Map



Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

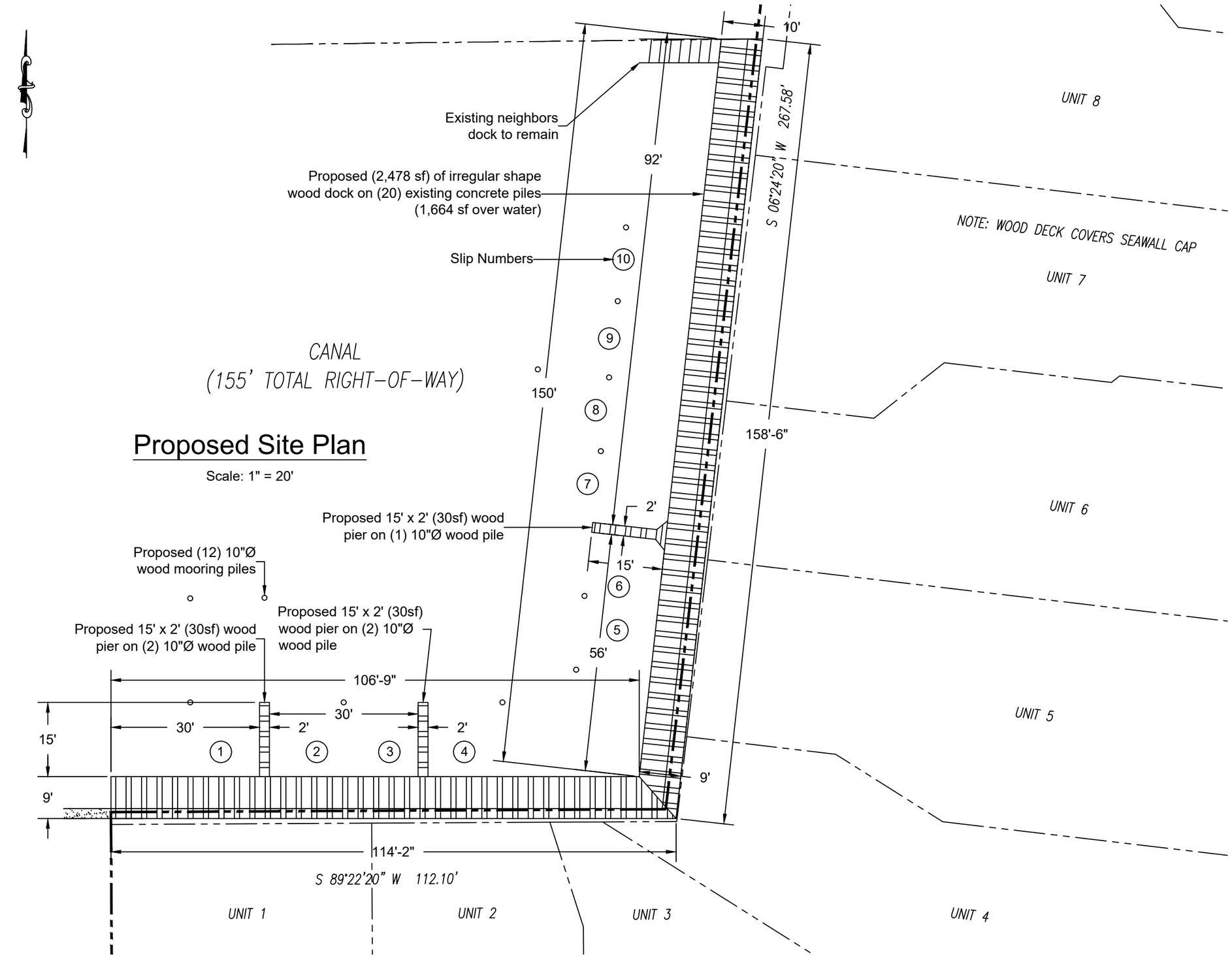
New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
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Proposed Site Plan

Scale: 1" = 20'

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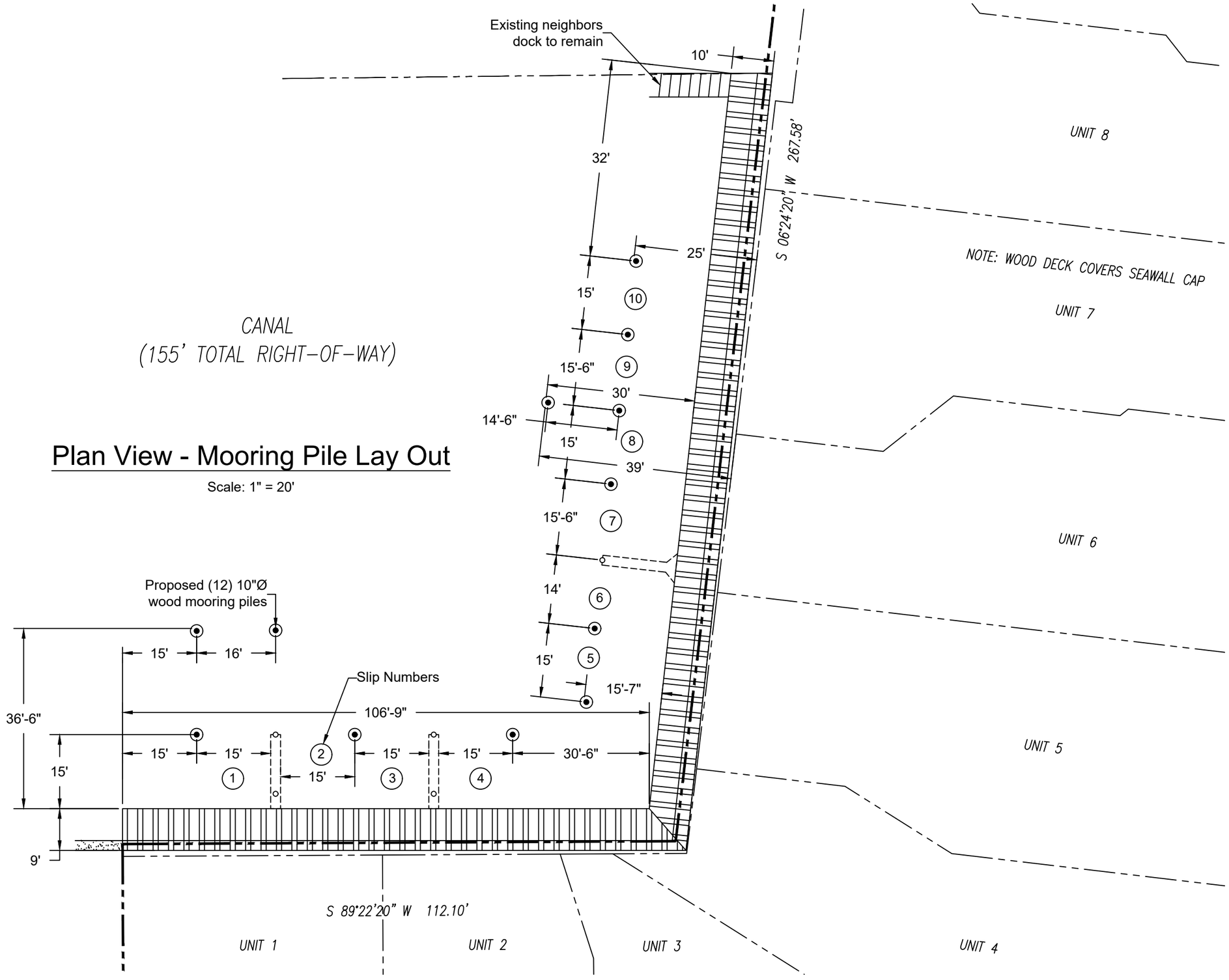
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Plan View - Mooring Pile Lay Out

Scale: 1" = 20'

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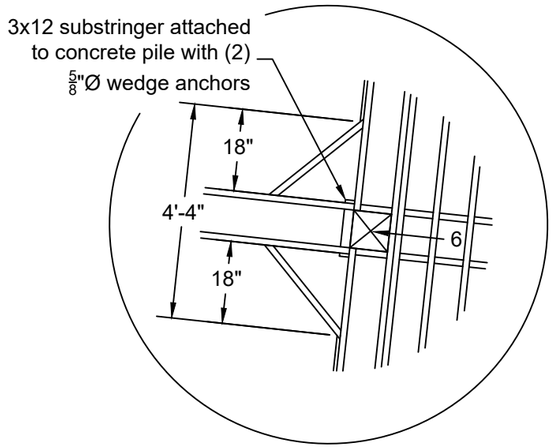
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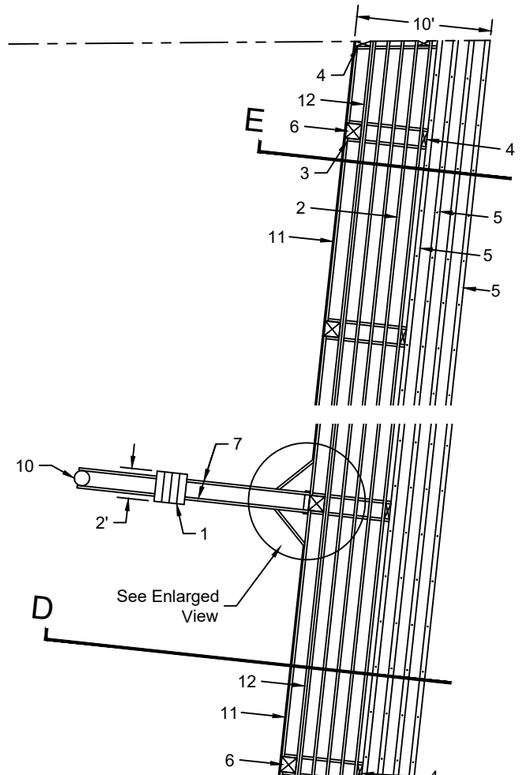
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4202 NW 54 Street
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1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



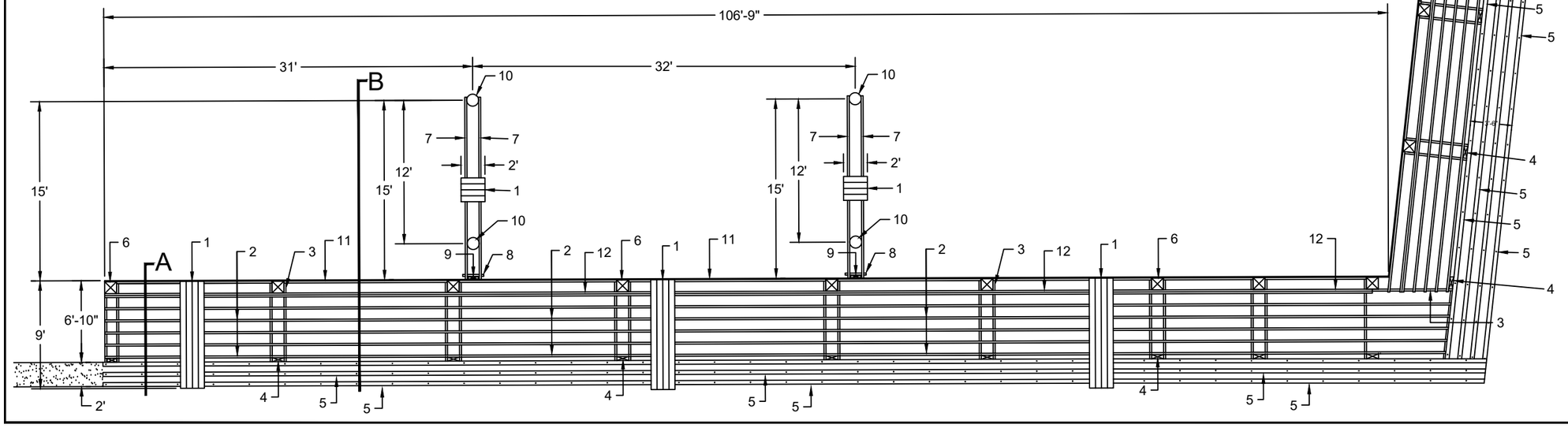
Enlarged View

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Framing Plan

Scale: 1" = 10'



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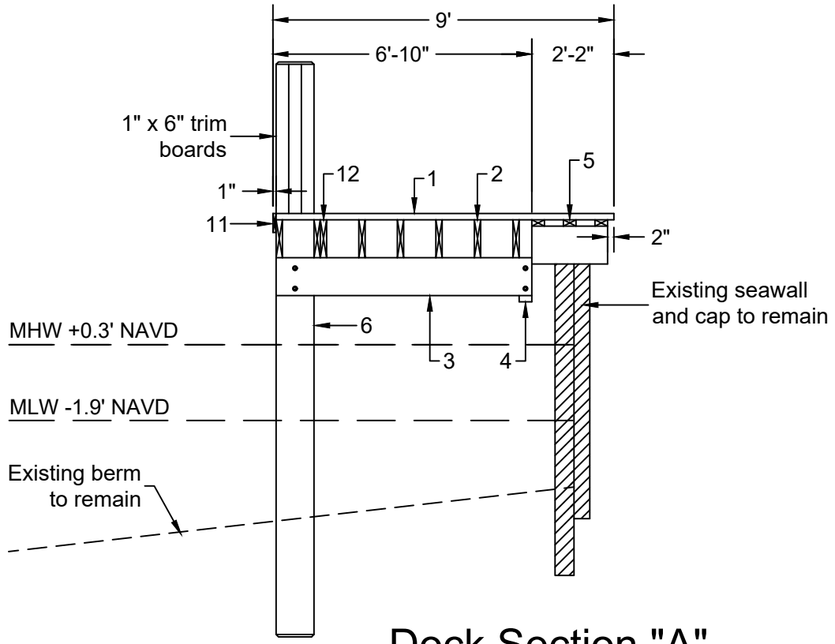
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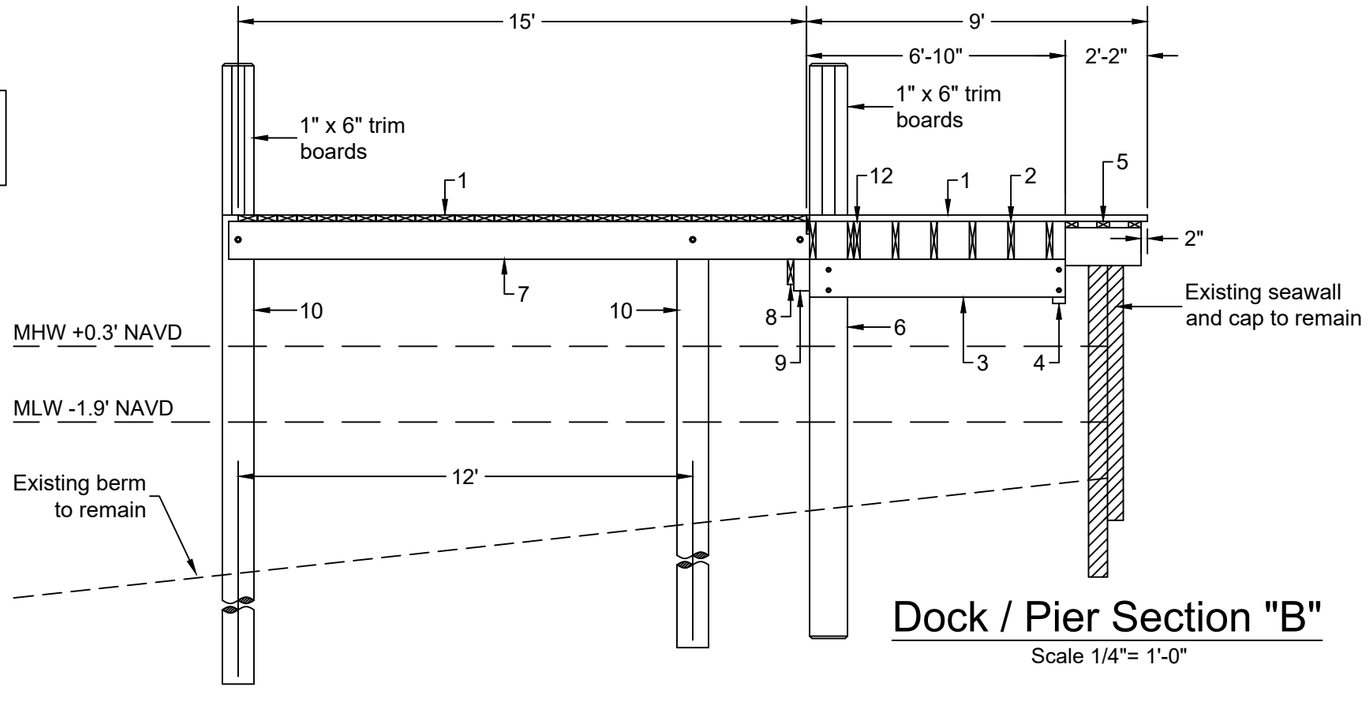


Dock Section "A"

Scale 1/4"= 1'-0"

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
3. 3x12 substringers with (1) $\frac{7}{8}$"Ø tru-bolt wedge anchor @ piles and (2) 1"Ø thru bolts into drop hangers
4. 4x12 drop hanger with (4) $\frac{3}{4}$"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. 2x4 sleeper with $\frac{1}{4}$"Ø x 3" tapcons @ 36" o.c. into existing seawall cap
6. Existing 12x12 concrete dock piles to remain
7. Single 2x12 stringer with (1) 1"Ø thru bolt into wood piles with (2) 16d 3" ring shank nails into substringer
8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.



Dock / Pier Section "B"

Scale 1/4"= 1'-0"

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Project Engineer

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Coconut Creek, FL 33073

Contractor

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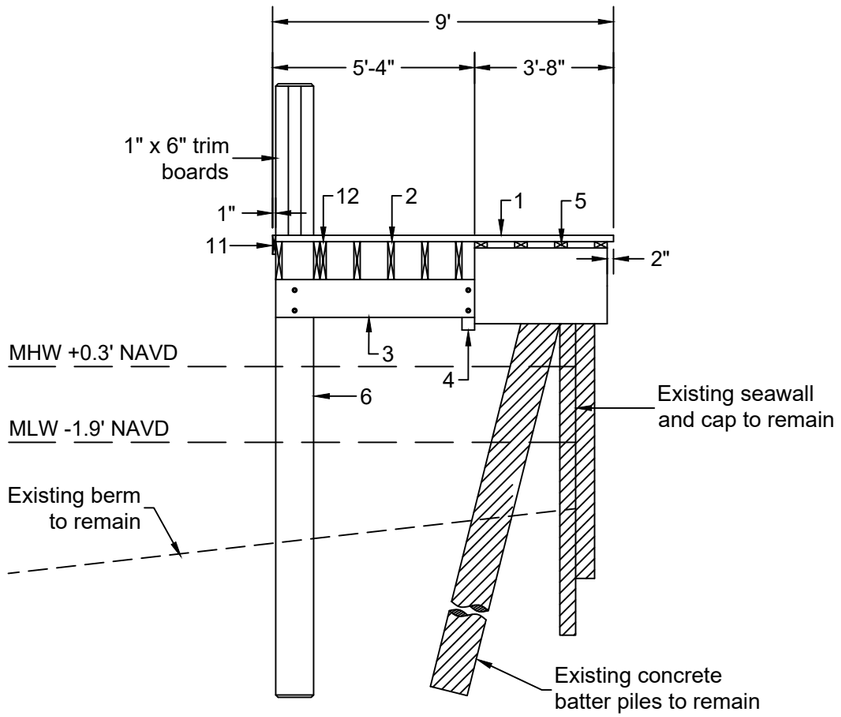
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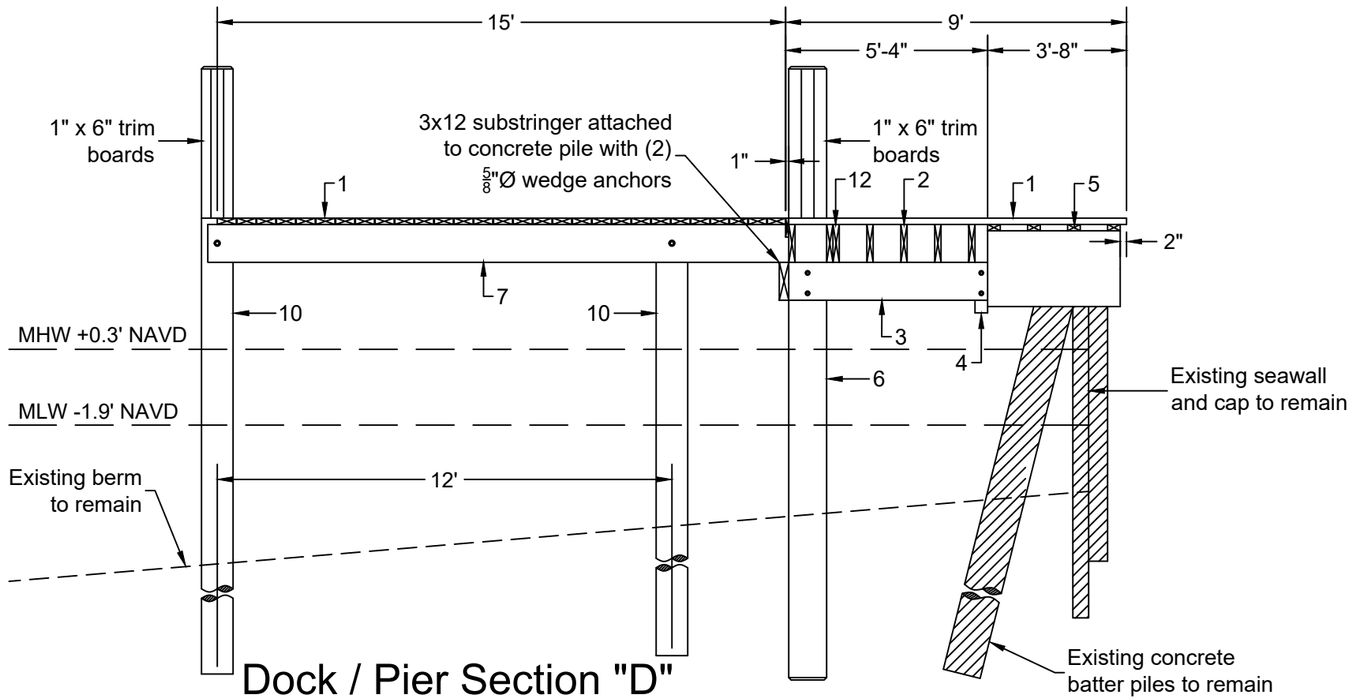


Dock Section "C"

Scale 1/4"= 1'-0"

Note: Each wood pile will have 5' of UV Polymer wrap to 1' above M.H.W.

1. 1x6 Composite Decking with #7x2 $\frac{1}{2}$" trim head deck screws per stringer
2. 2x12 stringers @ 12" max. spacing with (2) 16d 3" ring shank nails into substringers
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8. 3x12 substringer attached to 3x10 hanger with (2) $\frac{5}{8}$"Ø lag bolts
9. 3x10 hanger attached to stringer with (2) $\frac{5}{8}$"Ø thru bolts
10. New 10"Ø wood pier pile
11. 1x6 Trim Board
12. Double 2x12 stringer



Dock / Pier Section "D"

Scale 1/4"= 1'-0"

Consultant

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Project Engineer

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LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

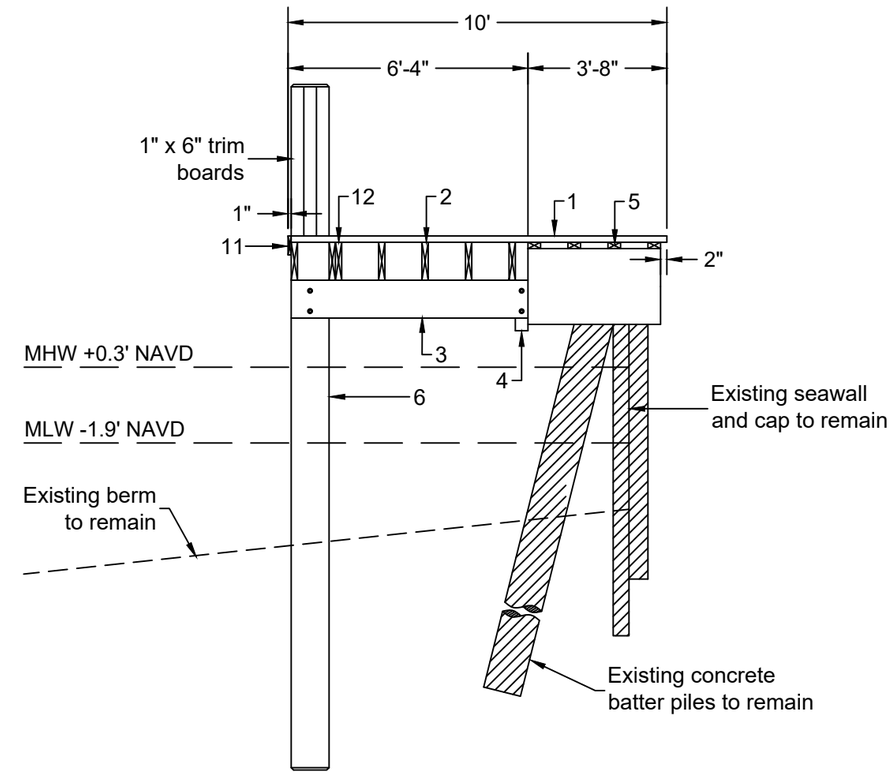
1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



Dock Section "E"

Scale 1/4"= 1'-0"

Consultant

UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

Contractor

SEA-TECH CONSTRUCTION INC
1649 SW 1st Way #5
Deerfield Beach, FL 33441
(954) 480-2607

Project Information

New Dock / New Finger Pier
Camino Cove HOA
4500 South Ocean Blvd.
Highland Beach, FL 33487

DATE
3-11-25
9-15-25

This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.
LICENSE #42564

ALAN W. GARCIA, P.E.
4202 NW 54 Street
Coconut Creek, FL 33073

COMMENCEMENT NOTIFICATION

Within ten (10) days of initiating the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) ***or*** *by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. **Department of the Army Permit Number**: SAJ-2025-01639(LP-PWB)

2. **Permittee Information**:

   Name: _____

   Email: _____

   Address: _____

   _____

   Phone: _____

3. **Construction Start Date**: _____

4. **Contact to Schedule Inspection**:

   Name: _____

   Email: _____

   Phone: _____

_____
Signature of Permittee

_____
Printed Name of Permittee

_____
Date

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

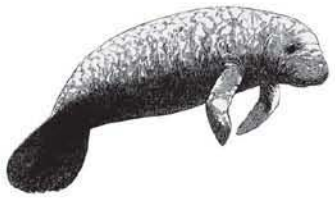
All project vessels

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