

Homes & Docks

SWC has provided successful consulting services for single-family-home properties in the Florida Keys for many years. We are well-acquainted with all local, State and federal regulatory agencies and permitting requirements, and have consistently received positive agency comments for our meticulous, professional work.

The following describes some of the areas in which we can help people.

ECOLOGICAL SERVICES

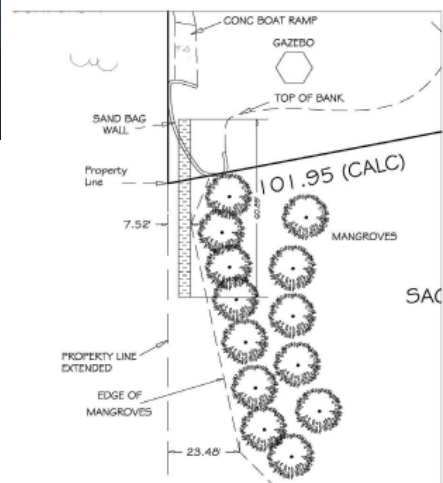
- ERPs (Environmental Resource Permits) for houses located on parcels that contain areas classified as jurisdictional wetlands by the Florida Department of Environmental Protection (DEP) and/or U.S. Army Corps of Engineers (USACE)
- ERPs for docks when marine and wetland resources are affected
- Habitat assessments that document upland and wetland natural resources on property

PLANNING SERVICES

- Letters of development rights determination that document dwelling units existed on property and are, therefore, exempt from local allocation systems
- Feasibility assessments for property development or redevelopment that document specific applicable comprehensive plan and code provisions and clearly explain development potential
- Setback and right-of-way variances
- Exemptions from FEMA list of properties not eligible for flood insurance



FIGURE B
Plan View of Proposed Dock Showing Mangrove Line



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