



Marinas & State Land Leases

SWC is skilled working with development and modification of marinas, both as project manager and as a member of the consulting team. SWC can coordinate the rest of the professional team (engineers, hydrologists, surveyors) to produce meticulous, complete permit documents, which can greatly streamline and speed permitting.

Marinas at properties with less than four residential or transient units require an ERP (Environmental Resource Permit) from the Florida Department of Environmental Protection. Commercial or residential properties with more than four units require an ERP from the South Florida Water Management District. Both types of properties require an ERP from the U.S. Army Corps of Engineers.

SWC has excellent credibility with these agencies, and with all federal, State and local agencies that provide comments on ERPs. We map resources using sub-meter-accuracy GPS, prepare detailed figures documenting required avoidance and minimization of impacts to natural resources, and develop mitigation plans for any remaining impacts.

Marinas located over submerged lands owned by the State of Florida must acquire a lease from the State. Lease criteria in State regulations contain a number of conditions, including limiting the amount of submerged land that can be leased in relation to the amount of shoreline the property contains. If more submerged land is needed, an exception can be acquired based on providing a net positive public benefit.

SWC has been very successful working with the submerged land leasing process. We recently acquired an

ERP for a large marina in Marathon that included the



second special exception ever issued to the amount of submerged land limitation. The final decision on issuance was made by the Florida Governor and Cabinet. When briefing the Cabinet Aides about the lease, one of the Aides told us:

“You have made our job easy by preparing such a complete package.”

SWC SERVICES

- ERPs (Environmental Resource Permits)
- Submerged land leases
- State of Florida title exceptions for State submerged lands filled without permit prior to July 15, 1975
- Habitat assessments that document upland and wetland natural resources on property
- Benthic assessments
- Sediment sampling and analysis
- Impact assessments and mitigation plans for unavoidable impacts to submerged resources including seagrass & corals, and wetlands including mangroves
- Permit compliance monitoring
- Coast Guard security plans for large vessel docking facilities

REPRESENTATIVE CLIENTS

- Marlin Bay Yacht Club, Marathon
- La Siesta Resort & Marina, Islamorada
- City of Key West Mooring Field
- Mallory Dock, City of Key West
- Pier B, Weston Resort, Key West
- Safe Harbor Marina, Stock Island

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