



## Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

### Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

### Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: \_\_\_\_\_

### Property information

Property/project name: FORGOTTEN FOUNTAIN LLC

Street address of the subject property: 9475 JOURNEYS END RD

Property Legal Description: Lot(s): 8

Block(s): BLK 1

Section(s): JOURNEY'S END ESTS

Plat Book(s)/Page(s): PB 100-40

Has there been a Board of Adjustment hearing on the property in the last year? no

Is this request the result of a Notice of Violation? no

Is this request the result of a deviation from an approved set of plans? no

Has the property owner owned the property for at least one (1) year? \_\_\_\_\_

Current land use classification(s): 0100 SINGLE FAMILY - GENERAL

Current zoning classification(s): 0100 SINGLE FAMILY - GENERAL

Listing of all folio numbers for subject property:

03-5106-022-0080

**Board of Adjustment Application**

**General information**

Applicant(s)/Agent(s) Name(s): Dock and Marine Construction / Glen Larson  
Telephone#: 305-751-9911 Fax#: \_\_\_\_\_ Email: glarson @ dockandmaine.net  
Mailing Address: 752 NE 79th Street Miami, FL 33138  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): FORGOTTEN FOUNTAIN LLC  
Telephone#: 206-335-8227 Fax#: \_\_\_\_\_ Email: Josh @ mianyn.com  
Mailing Address: 7683 SE 27 ST #224 MERCER ISLAND, WA 98040  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_  
Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Leandro Fernandez  
Telephone#: 786-390-7493 Fax#: \_\_\_\_\_ Email: leaf @ leafengineers.net  
Mailing Address: 756 NE 79th ST Miami, FL 33138  
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

## Board of Adjustment Application

### Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

**Pre-application Meeting Requirements.** A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

**Application submittal (order of documents).** The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ Completed Application.
- ☐ Applicant's proposal.
- ☐ Letter of intent.
- ☐ Standards for Variances #1 through #8.
- ☐ Owner's Affidavit.
- ☐ Proof of ownership if ownership of the property has changed in the last year.
- ☐ Full size set of plans (stamped by the Board of Architects).
- ☐ Plans in 11" x 17" size format (13 sets).
- ☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☐ One (1) compact disc (CD) containing required plans and color photographs.
- ☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☐ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) \_\_\_\_\_.

**Application supporting materials.** The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☐ Application fees.
- ☐ One (1) original certified mailing list.
- ☐ Three (3) sets of mailing labels.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

**Posting of the property.** The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

## Board of Adjustment Application

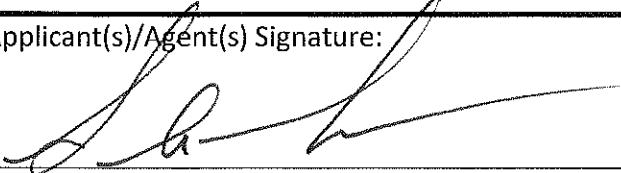
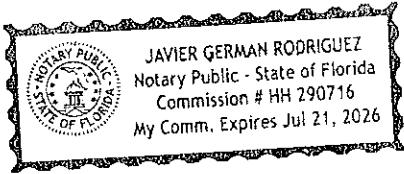
### Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:


1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
  - a. Conditional uses and variances: six (6) months.
  - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

## Board of Adjustment Application

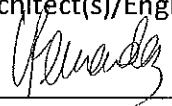
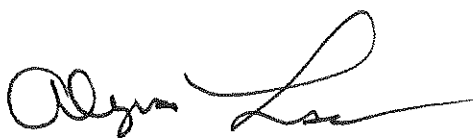
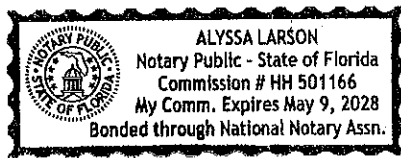
15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name:  Glen Larson
Address: 752 NE 79th St Miami, FL 33138	
Telephone: 305-751-8944	Fax:
Email: glen@doctormarine.net	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>21</u> day of <u>July</u> by <u>Glen Larson</u>	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

**Board of Adjustment Application**

Property Owner(s) Signature:  <i>J Knopp</i>	Property Owner(s) Print Name: Josh Knopp for Forgotten Fountain LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	
<p style="text-align: center;"><b>NOTARIZATION</b></p> <p>STATE OF FLORIDA/COUNTY OF <u>Orange</u> The foregoing instrument was acknowledged before me this <u>9<sup>th</sup></u> day of <u>July, 2015</u> by <u>Joshua Knopp</u> (Signature of Notary Public - State of Florida) <i>Patricia Goodkind</i></p> <div style="display: flex; justify-content: space-around; align-items: center;"><div><b>PATRICIA GOODKIND</b> Notary Public State of Florida Comm# HH513928 Expires 4/10/2028</div></div> <p>(Print, Type or Stamp Commissioned Name of Notary Public)</p> <p><input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced <u>Driver's License</u></p>	

## Board of Adjustment Application

Architect(s)/Engineer(s) Signature:  Digitally signed by Leandro Fernandez Date: 2025.07.21 16:24:14 -04'00'		Architect(s)/Engineer(s) Print Name: LEANDRO FERNANDEZ, PE	
Address: 756 NE 79 Street, Miami, FL			
Telephone: 786.390.7493		Fax:	
Email: Leafer7@gmail.com			
<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center; margin-top: 10px;">SEAL</div>			
<b>NOTARIZATION</b>			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>21</u> day of <u>July</u> by <u>Leandro Fernandez</u>			
(Signature of Notary Public - State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

### Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

# Applicants Proposal

We respectfully request that the board of adjustments approve a variance for the installation of a new Boat Lift at 9475 Journeys End Road.

The Sections of code we wish to obtain a variance for are:

***Section 3-705 E. of the Coral Gables Zoning Code***

E "That watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five (25) feet from the banks of waterways"


***Section 3-702. Docks, wharves and mooring piles - canals, lakes, or waterways***

B "No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways"

The proposed dock has an existing watercraft lift, we are proposing to add a second watercraft lift, and the lift will extend 54'-2" from the bank into the waterway. There are existing mooring piling located on the dock as per plans, We were unable to locate any variance approval for those piling in their current location of 65'4" into the waterway. We would like to request 2 Variances:

- A. Grant a variance allowing the proposed lift to extend 54'-2" into the waterway, vs. the allowed extension of 25 feet beyond bank or seawall as required by ***Section 3-705E. of the Coral Gables Zoning Code.***
- B. Grant a variance allowing the existing mooring piling to extend 65'4" into the waterway, vs. the allowed extension of 25' from the bank as required by ***Section 3-702 B. of the Coral Gables Zoning Code.***

Respectfully Submitted,



Glen Larson

Dock and Marine Construction Corp.



**Letter of Intent for:**  
**9475 Journeys End Road**

**New Boat Lift and Existing mooring piling**

We are requesting approval for 2 variance at the residence located at 9475 Journeys End Road, associated with the construction of a boat lift, a portion of which will exceed the 25' setback from the bank/ property line (shown on the survey as being the mean water line of the bank) as *Section 3-705 E. of the Coral Gables Zoning Code* into the adjacent waterway/basin, and, The existing mooring piling that exceed the 25' setback from the bank/ property line

The proposed project includes: Constructing a new boat lift on an existing dock, as detailed in the plans that accompany this package.

The property currently has an existing dock, with a watercraft lift and mooring piling that is to remain. The existing dock has an existing permitted boatlift inside of the required setback but the new lift will extend out into the waterway 54' - 2". The existing mooring piling currently extend 65' - 4" into the waterway.

Our hardship is: The new owner's ability to install the proposed lift according to the requirements of the code cannot be accomplished within the 25' setback because this property and the adjacent properties have an unconsolidated shoreline that has an existing large mangrove fringe. The existing dock will remain and the existing lift will be used for smaller watercraft. The hardship is that several of the neighboring properties are able to enjoy protected access with lifts for large vessels (that have approved variances) but because of the presence of Mangroves and protected wetlands we are unable to meet the setback requirements. (as per Miami Dade County D.E.R.M. ) The proposed structure is the minimum distance from the bank to meet county requirements and avoid unnecessary trimming to the mangroves along the shoreline. This is a requirement administrated by Miami Dade County DERM.

The size of the dock is not over, or beyond the limits of Coral Gables or any other agency involved in the permit process. We have ACOE approval and State DEP approval, and preliminary DERM approval. The distance from the shoreline, is the minimum needed, to dock boats in a similar manner to what adjacent homeowners have at their property. The boats that the owner wishes to dock at his property are similar to all vessels docked in the Journeys end neighborhood. The Journeys End HOA has approved this project

The installation of these accessories will in no way interfere with navigation, the waterway at this property is 313' feet from bank to bank. The installation of this structure mirrored on the opposing shoreline will allow for over 200 feet of clear passage.

Respectfully submitted,

  
Glen Larson

Dock and Marine Construction Corp.

## Standards for variances for 9475 Journeys End Road

### Section 3-806

A. In order to authorize any variance from the terms of these regulations, the Board of Adjustment or Historic Preservation Board, as the case may be, shall find:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

- *Special conditions and circumstances exist which are peculiar to the land, and are not applicable to other lands in the zoning district. There are existing mangroves along the meandering shoreline of the property located at 9475 Journeys End Lane, The mangroves extend past the shoreline 20'. Many of the mangroves planted in the along the natural shoreline areas are part of a mitigation agreement, and the county, state and ACOE protect these mangroves. The presence of these mangroves prevents the dock and lift from being located closer to the shoreline and Miami Dade County DERM will not allow any trimming, or the relocation of the dock or installation of a lift of a similar size and use that many of his neighbors enjoy, therefore restricting his access to the water.*

2. That the special conditions and circumstances do not result from the actions of the applicant.

- *These conditions are not a result of any actions of the applicant, they are circumstances that have arisen due to the presence of mangroves, a protected plant along the shoreline of his property.*

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

- *The variance will not allow the applicant any privilege that is denied by these regulations to the other lands, buildings or structures in the same zoning district. It is for the purpose of docking a boat, a privilege that is enjoyed by all of his neighbors.*

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

- *The literal interpretation of the provision of these regulations would deprive the applicant of rights commonly enjoyed by other adjacent properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the applicant by not allowing him access to the water through his property.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

- *Granting the variance is the minimum variance that will make possible the reasonable use of the land, and provide access to the water, similar to what the adjacent properties enjoy.*

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

- *Granting the variance will not change the use to one, or anyone that is not permitted in the zoning district or different from other land in the same district*

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *The Granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. It will not protrude into any waterway farther than any structure falling within the line of adjacent shorelines. (see aerial view distance analysis attached)*

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

- *The granting of this variance is not applicable for the continued preservation of historic landmarks and or districts.*

**Journey's End Homeowners Association, Inc.**  
**9100 S. Dadeland Blvd. Suite 700**  
**Miami, Florida 33156**  
**Office: 305-264-9661**

September 02, 2025

City of Coral Gables  
Building Department  
405 Biltmore Way  
Coral Gables, Florida 33134

RE: New Boat Lift – 9475 Journey's End Road, Coral Gables, Florida 33156 – Lot #8

Dear Sir/Madam:

The Journey's End Homeowners Association, Inc. has reviewed the construction plans for a new boat lift, as submitted by Dock & Marine Construction Corp. These plans consist of six sheets, dated April 9, 2025, and were signed and sealed by Leandro Fernandez on April 17 and June 12, 2025. After thorough evaluation, the Association has granted its approval.

Additionally, the Journey's End HOA acknowledges that this project will require a Zoning Variance from the City of Coral Gables and has no objection to the proposed boat lift replacement plans prepared by Leandro Fernandez, dated 4/17/2025 and 6/12/2025 and approved by DERM on 6/12/2025.

If there are any questions or comments, please contact our office at 305-264-9661.

Sincerely,

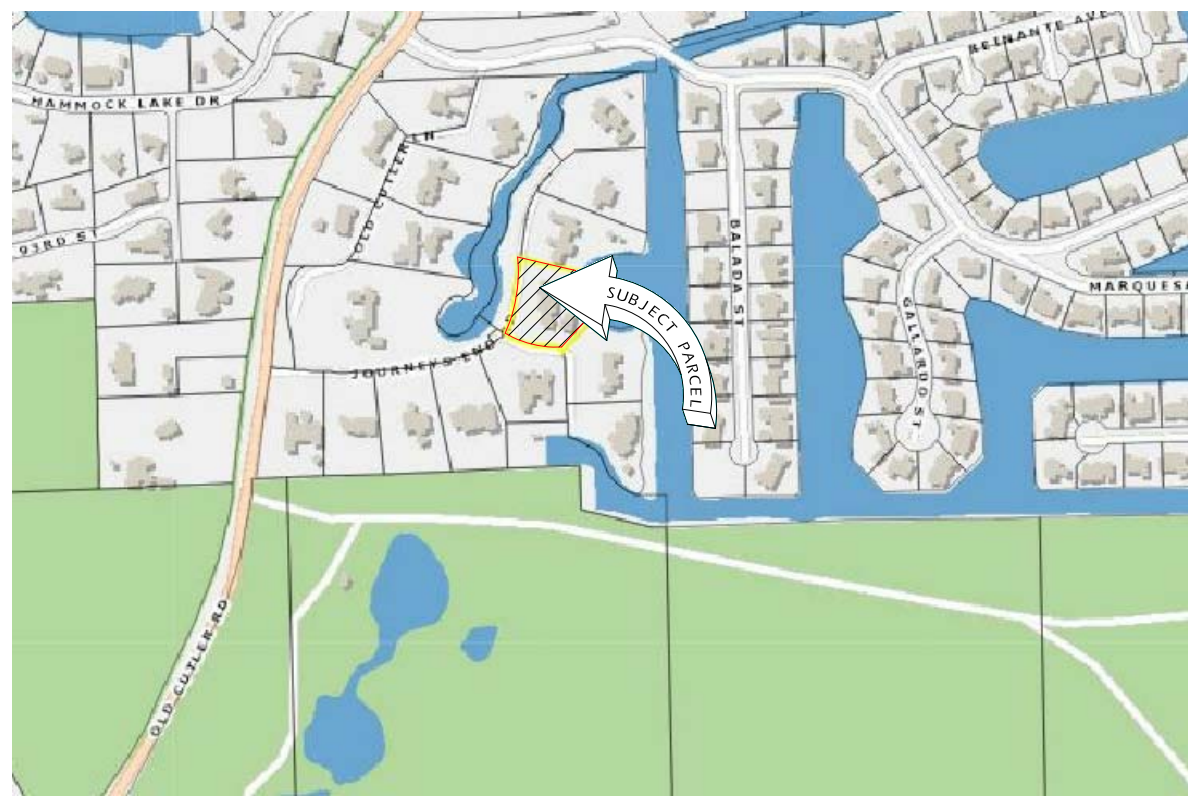
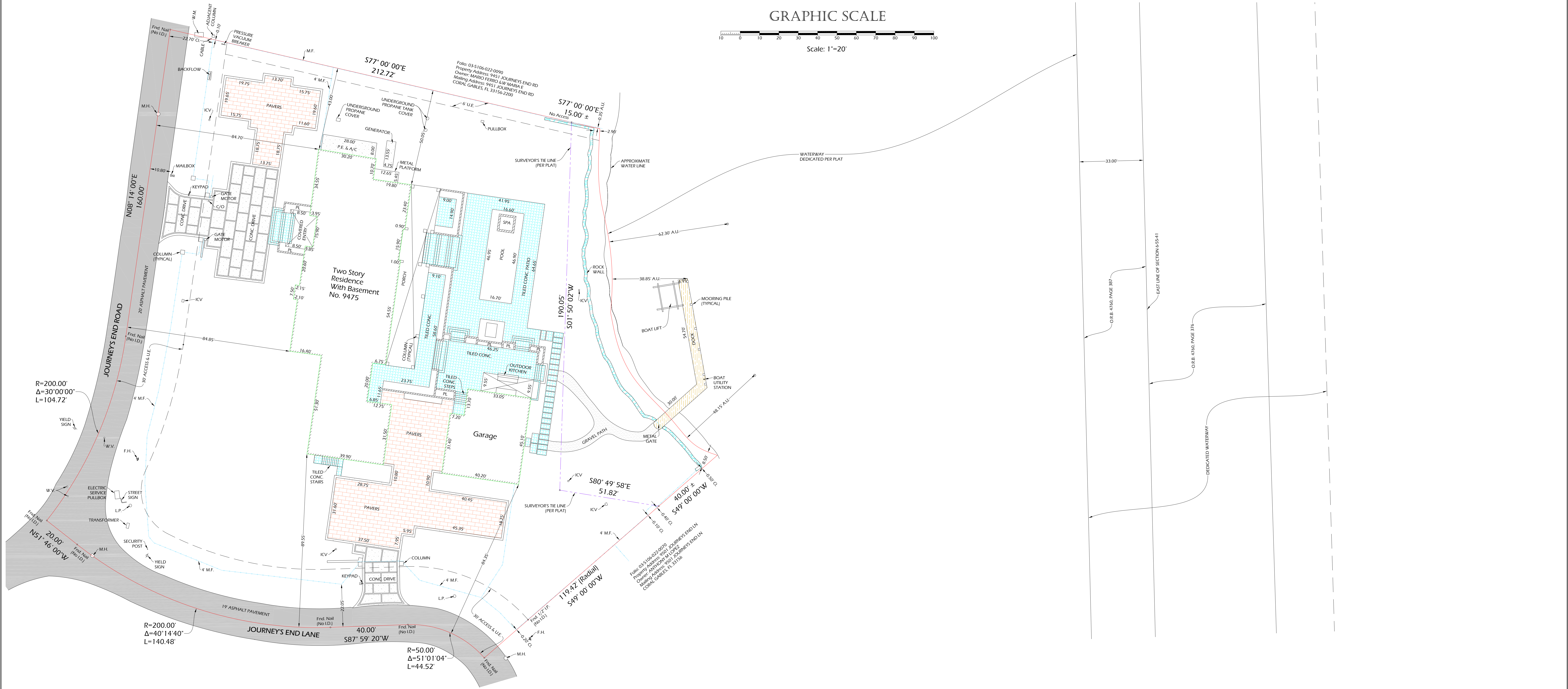


Louis Wolfson III  
President  
Journey's End Homeowners Association, Inc.

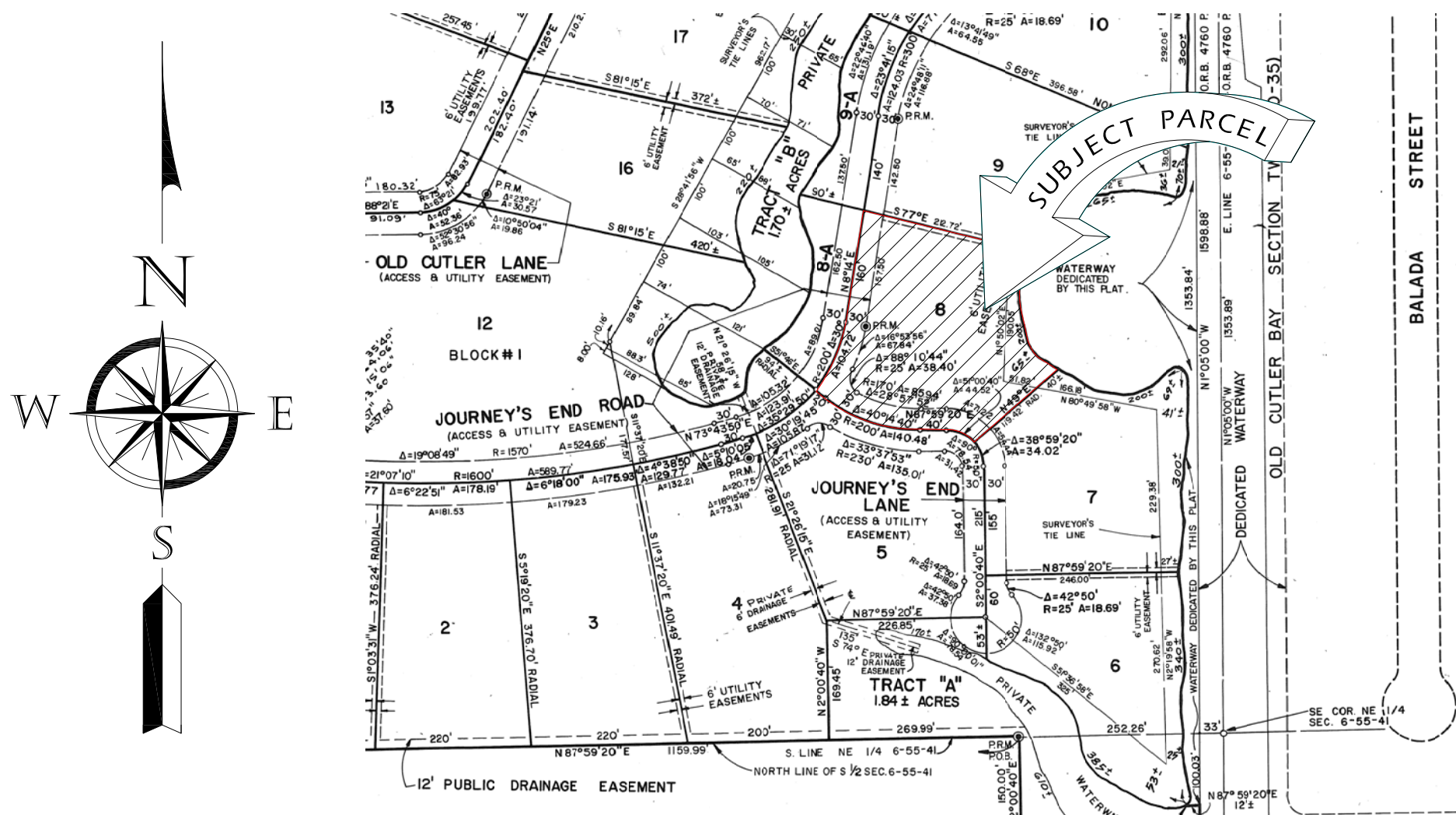
cc: Kaki Burgess – Forgotten Fountain, Inc.  
Glen Larson – Dock & Marine Construction Corp.



ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP  
NTS



LOCATION SKETCH  
NTS

LEGAL DESCRIPTION:  
Lot 8, Block 1, Journey's End Estates, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 40, of the Public Records of Miami-Dade County, Florida.

SCHEDULE B - SECTION II Exceptions - Fidelity National Title Insurance Company, Customer Reference No 25-220145; Effective Date May 10, 2022 at 8:00 AM

- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Journey's End Estates, recorded in Plat Book 100, Page 40, affected by Official Records Book 9706, page 2000 and Surveyor's Affidavits filed in Official Records Book 13533, page 1929 and Official Records Book 13533, page 1930, of the Public Records of Miami-Dade County, Florida. (APPLIES)
- City of Coral Gables Resolution No. 20764 recorded 9/13/1975 in Official Records Book 9106, Page 1628, of the Public Records of Miami-Dade County, Florida. (DOES NOT APPLY)
- Declaration of Restrictive Covenants filed 3/23/1989 in Official Records Book 14044, page 556, of the Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)
- Covenant of Construction Within Right of Way, as recorded in Official Records Book 13683, Page 2977, of the Public Records of Miami-Dade County, Florida. (DOES NOT APPLY)
- Restrictions, covenants, conditions, easements, and reservations, which include provisions for an easement on the land and a private charge or assessments, as contained in that certain Declaration of Covenants, Conditions and Restrictions for Journey's End Estates, recorded in Official Records Book 8768, Page 128, together with and as amended and/or affected by Official Records Book 8978, Page 776, Official Records Book 9326, Page 862, Official Records Book 14447, Page 2658, Official Records Book 16971, Page 2377, Official Records Book 20401, Page 644, Official Records Book 20648, page 54 and Official Records Book 28346, Page 3897, Fourth Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Official Records For Journey's End Estates recorded in Official Records Book 31466, Page 2517 as may be further amended, of the Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)

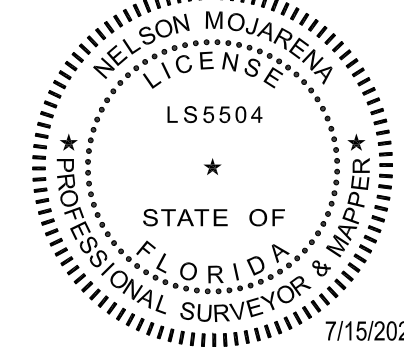
PREPARED FOR: Forgotten Fountain, LLC, 9475 Journeys End Road, Coral Gables, FL 33156

To Forgotten Fountain, LLC, a Delaware limited liability company; Fidelity National Title of Florida, Inc.; Fidelity National Title Insurance Company; and Bank of America, N.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b, 11, 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on June 30, 2022.

Date of Plat or Map: July 7, 2022

*Nelson Mojarena*  
NELSON MOJARENA  
Registered Surveyor & Mapper No. 5504  
State of Florida



7/15/2022

**SURVEYOR'S SEAL**  
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the last printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISID:

**MOJARENA & ASSOCIATES, INC.**  
Land Surveyors & Mappers  
Certificate of Authorization No. 6698  
P.O. Box 5640126  
Miami, FL 33256-0126  
Tel. (305) 278-2494

FLOOD ZONE: AE BASE: 11  
DATE: 06-30-22 SCALE: 1" = 20' DWN. BY: N.M. JOB NO.: 22-0122

Notes:

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted:
  - Portion of the 4 foot high metal fence, the keypad, the mailbox, and the front West entrance columns are lying within a 30 foot wide access and utility easement along the Westerly 30 feet.
  - Portion of the 4 foot high metal fences and the keypad are lying within a 30 foot wide access and utility easement along the Southerly 30 feet.
  - Portion of the 4 foot high metal fence and portion of a rock wall are lying within a 6 foot wide utility easement along the North 6 feet.
  - Portion of the 4 foot high metal fence is encroaching over the North boundary line.
- Underground structures, if any, not located.
- Legal description provided by client.
- Bearings shown hereon are based on an assumed bearing of N08°14'00"E along the West boundary line.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA the subject property falls within Flood Zone AE, Base 11, as shown in Flood Insurance Rate Map Panel No. 12086C0467L; Community No. 120639; Revised Date of September 11, 2009.
- Lot Area = 72,474.7 Square Feet, 1.6 ± Acres; Building Area at ground level: Main Building = 6,739.3 Square Feet; Garage = 1,714.7 Square Feet.
- Marked Regular Parking Spaces: 0; Marked Handicap Spaces: 0

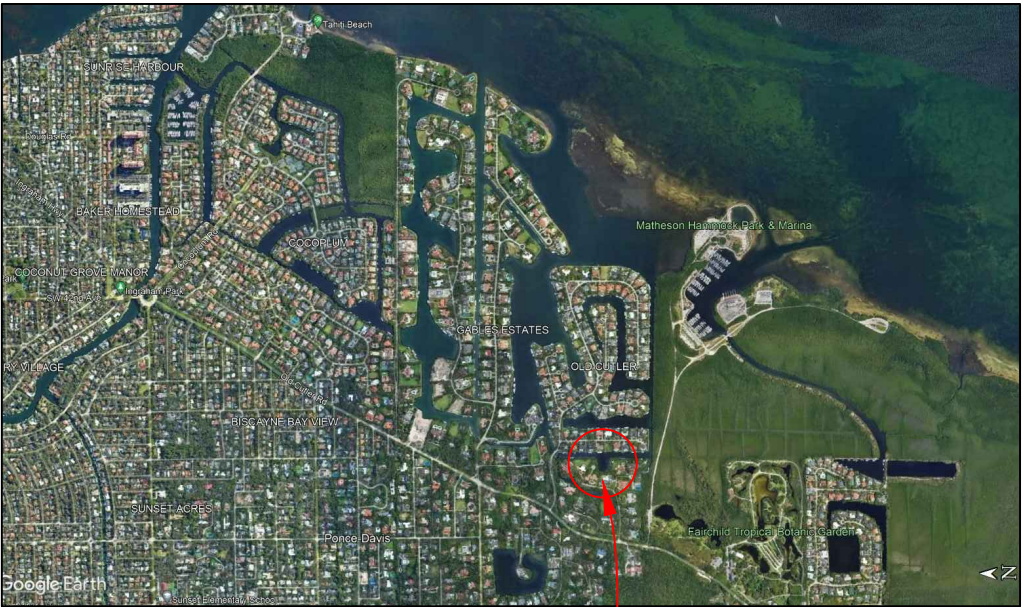
<b>LEGEND</b>			
Δ = Central Angle	CLF = Center Line	FDOT = Florida Department of Transportation	M = Measured
A = Arc	CLF = Chain Link Fence	F.H. = Fire Hydrant	MANT. = Maintenance
A/C = Air Conditioner	CL = Clear	FPL = Florida Power & Light	M.F. = Metal Fence
A.U. = Apparent Usage	Conc. = Concrete	ICV = Irrigation Control Valve	MH = Manhole
C = Calculated	D = Deed	ID = Identification	M = Monument Line
C.B. = Catch Basin	Ø = Diameter	LP = Iron Pipe	O.R.B. = Official Records Book
CB = Concrete Block Structure	DH = Drilled Hole	LB = Licensed Business	N/A = Not Applicable
CH = Chord	DME = Drainage & Maintenance Easmt	LME = Lake Maintenance Easement	N/D = Not a Disc
C/O = Clearout	Easmt = Easement	LP = Light Pole	N = Number
	Enc. = Encroachment	L.S. = Land Surveyor	NTS = Not to Scale

Q/S = Offset	PL = Planter	R.L.S. = Registered Land Surveyor	T = Tangent
O.U.L. = Overhead Utility Lines	PLS = Professional Land Surveyor	RNG = Range	Trans. = Transformer
P = Plat	R/R = Railroad	P.O.B. = Point of Beginning	TWP. = Township
P.B. = Plat Book	P.C. = Point of Commencement	ISM = Registered Surveyor & Mapper	Typ. = Typical
P.C. = Point of Curvature	P.P. = Power Pole	R/W = Right-of-Way	U.E. = Utility Easement
PRC = Point of Reverse Curvature	PCP = Permanent Control Point	Sbk = Sidewalk	UTIL. = Utility
PRM = Point of Reference Monument	PE = Pool Equipment	Sec. = Section	W.F. = Wood Fence
PT = Point of Tangency	PG = Page	SD = Storm Drain	W.M. = Water Meter
R = Radius	PKWY = Parkway	S.M.H. = Sanitary Manhole	WME = Wall Maintenance Easement
Res. = Residence		S.R. = State Road	W.V. = Water Valve



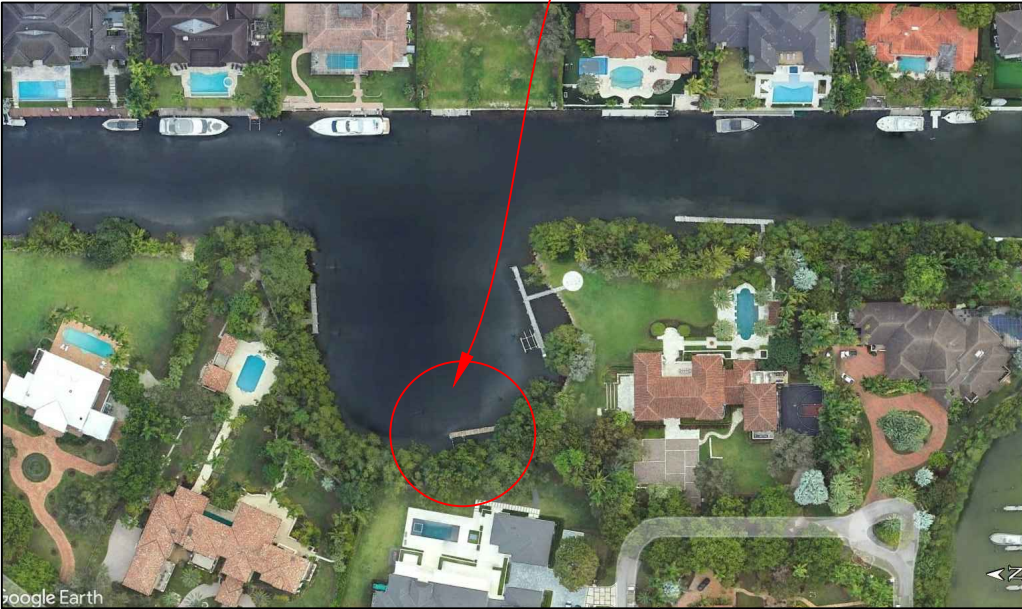






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**PRELIMINARY APPROVAL**  
**NAME** Meghan Sarsich  
**DATE** 06/12/2025

**JOBSITE**



## GENERAL NOTES

### GENERAL

ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

### DESIGN:

IN ACCORDANCE WITH APPLICABLE BUILDING CODE : FLORIDA BUILDING CODE 2023, ASCE 7-22, ACI 318 & NDS 2018 & CURRENT ADDENDUMS .

### DESIGN LOADS

- DOCK LL 60 PSF
- DOCK DL 10 PSF

### PROJECT SCOPE

- EXISTING DOCK TO BE DISASSEMBLED AS NECESSARY TO CONSTRUCT NEW LIFT FOUNDATIONS. ALL HARDWARE SHALL BE REPLACED WITH NEW HARDWARE TO MATCH WHAT IS EXISTING.
- ANY LUMBER THAT IS IN NEED OF REPLACEMENT SHALL BE AS PER LUMBER NOTES BELOW
- ALL EXISTING STRUCTURES TO BE INSPECTED BY SPECIAL INSPECTOR AND IMPROVEMENTS IF NECESSARY SHALL BE DOCUMENTED AND SHALL MEET CURRENT APPLICABLE CODES.

### HARDWARE:

ALL HARDWARE TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A-153-80 OR STAINLESS STEEL

### BOLTS:

ALL MACHINE BOLTS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A307-83A OR STAINLESS STEEL

### FASTENING NOTES:

- 3 X 8 JOISTS TO CAP WITH ALUMINUM ANGLE AS PER DETAIL "C" ON SHEET 4, SPACED AT 18" MAX ON CENTER
- IPE FASCIA TO JOISTS - TWO 3 INCH LONG #10 S.S. SCREWS INTO JOIST ENDS
- 5/4 X 6 IPE DECKING TO JOISTS: TWO 3 INCH LONG #10 STAINLESS STEEL DECK SCREWS EACH INTERSECTION

### LUMBER:

ALL DIMENSIONAL LUMBER SHALL BE #1 GRADE SYP OR BETTER, AND COMPLY WITH A.I.T.C. 109-69 SPECIFICATIONS UNLESS OTHERWISE NOTED, LUMBER TO BE KILN DRIED, AND MARINE PRESSURE 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 BUFFER MATERIAL SUITABLE TO ALLOW THE TRANSMISSION OF THE HAMMER ENERGY
- PILES SHALL BE DRIVEN TO 15 TONS TO A MINIMUM OF 6' INTO ROCK OR A MINIMUM OF 10' INTO YIELDING MATERIAL. WHERE HIGH RESISTANCE SUBSTRATE IS ENCOUNTERED, PRE PUNCHING OR DRILLING SHALL BE UTILIZED TO ACHIEVE THE PROPER PENETRATION.
- PILES SHALL BE DRIVEN USING A DROP HAMMER OR GRAVITY HAMMER OF 4000 POUNDS, WITH A 6' DROP OF THE HAMMER
- PILES SHALL BE DRIVEN WITH NO MORE THAN A 1/4 INCH VARIATION PER FOOT FROM THE VERTICAL OR BATTER 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

### CONCRETE AND REINFORCING STEEL:

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL CONFORM TO ACI 318 (LATEST EDITION) AND ATTAIN A MIN. COMPRESSIVE STRENGTH OF 5000 P.S.I. FOR 0.40 W/CM RATIO MAX AT THE END OF 28 DAYS. FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 & 28 DAYS. SLUMP SHALL NOT EXCEED 5" (± 1").

2. ALL REINFORCEMENT SHALL BE 60,000 P.S.I. MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.

3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100° F.

4. ALL CONCRETE SHALL HAVE MINIMUM OF 3" COVERAGE OVER EXPOSED REBAR, PILING SHALL BE EMBEDDED INTO CONCRETE MINIMUM OF 4" AS SHOWN ON DETAILS ON THIS PAGE. ALL DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.

5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4", OR AS SHOWN ON THE PLANS.

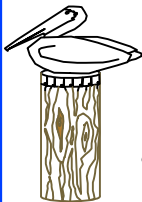
### PRECAST CONCRETE PILING:

1. PRECAST CONCRETE DOCK PILES SHALL BE 12" x 12" PILES W/6000 P.S.I. MIN. CONCRETE & 4-7/16"Ø 270 K.S.I. ASTM A416 LOW-LAX STRANDS W/ 2 1/2" MIN. CONCRETE COVER TO TIES. PILES SHALL BE DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 10' MIN. PENETRATION INTO ROCK. (DETAIL ON PAGE 5)

2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS & SECTIONS



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NEW BOAT LIFT  
AT  
9475 JOURNEYS END LANE  
CORAL GABLES FL

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MAP AND NOTES

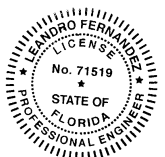
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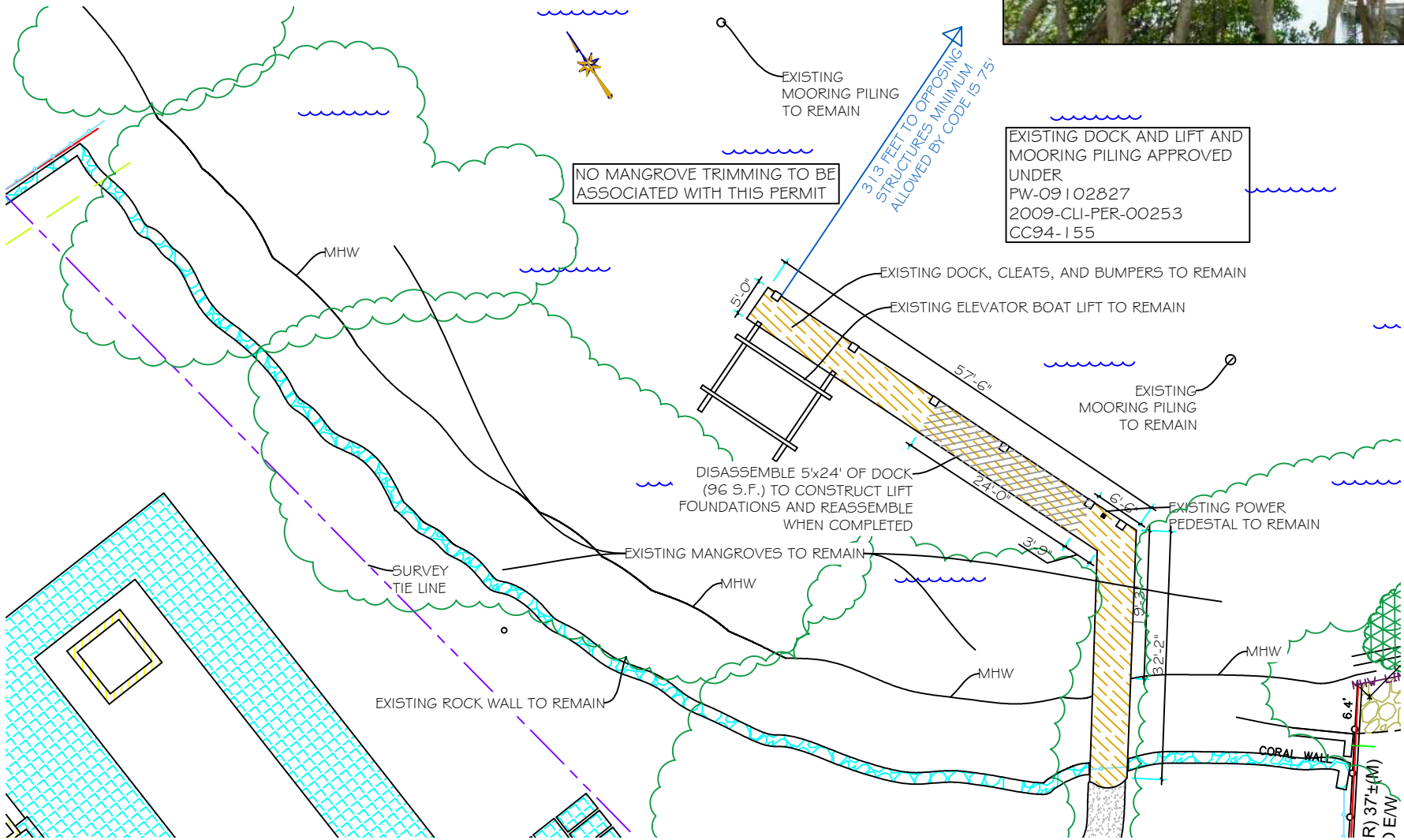


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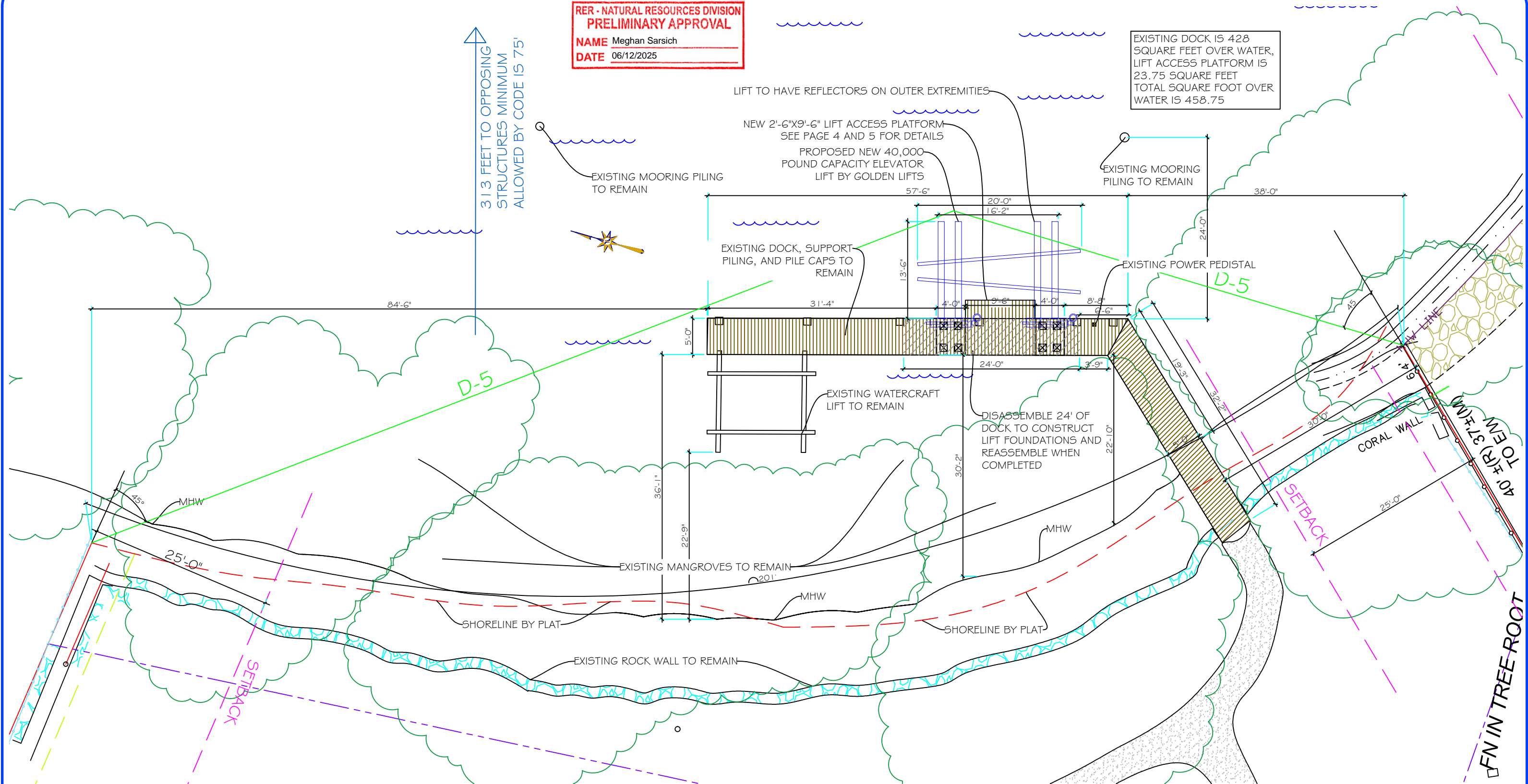


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EXISTING DOCK IS 428  
SQUARE FEET OVER WATER,  
LIFT ACCESS PLATFORM IS  
23.75 SQUARE FEET  
TOTAL SQUARE FOOT OVER  
WATER IS 458.75



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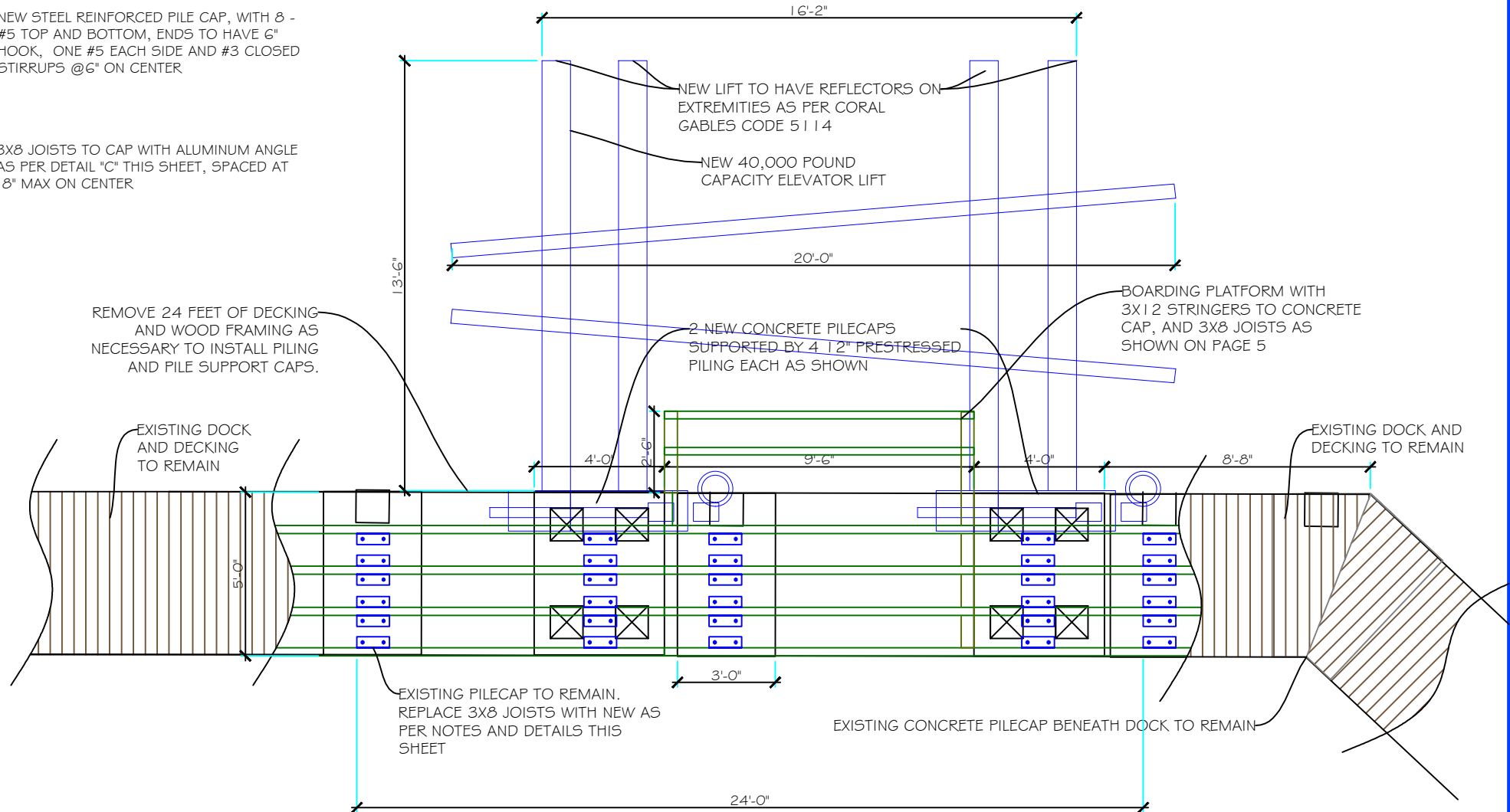
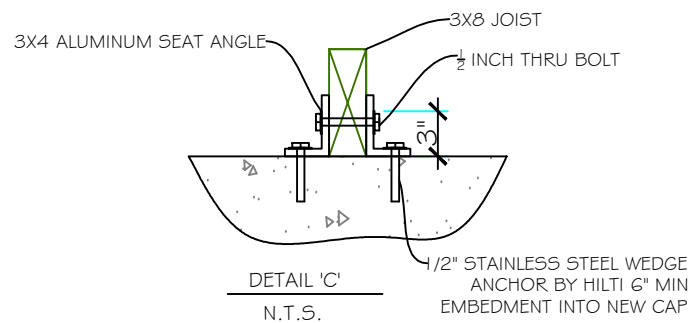
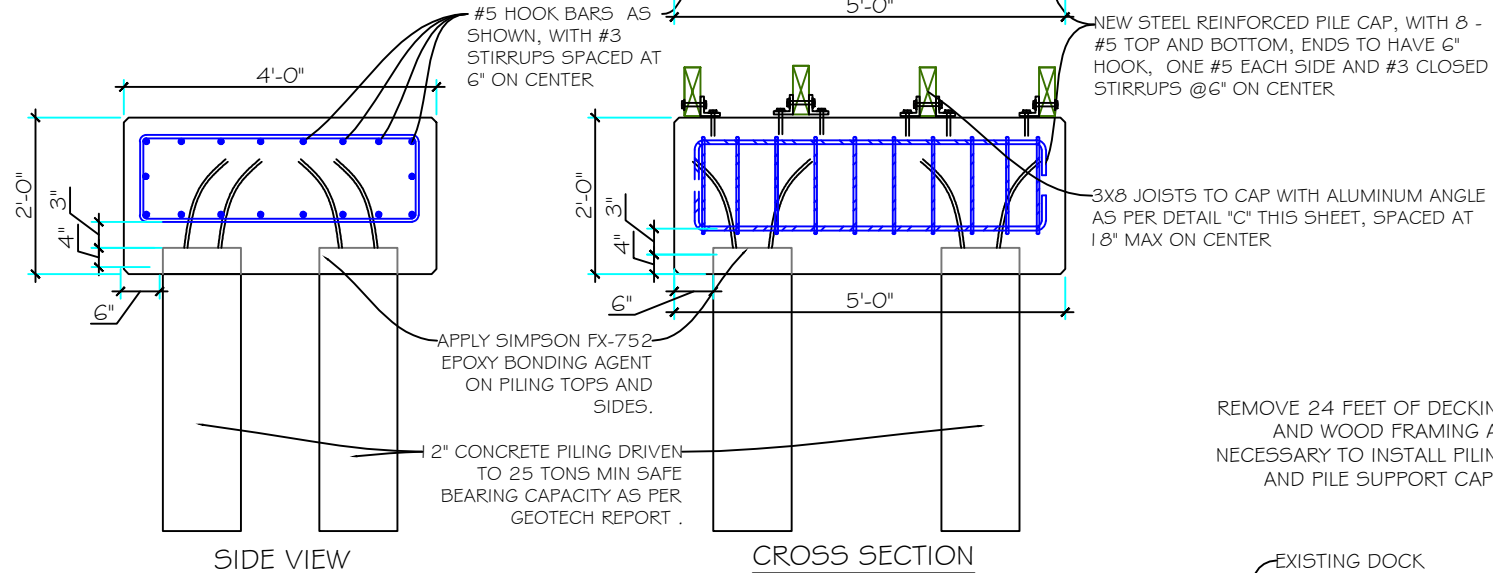
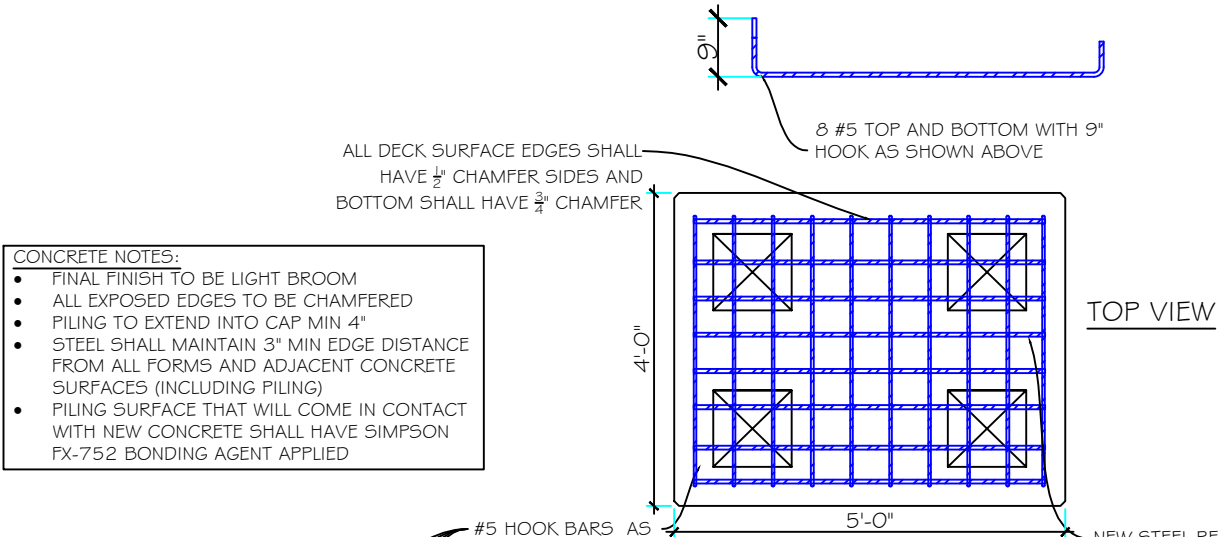
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- CONCRETE NOTES:
- FINAL FINISH TO BE LIGHT BROOM
  - ALL EXPOSED EDGES TO BE CHAMFERED
  - PILING TO EXTEND INTO CAP MIN 4"
  - STEEL SHALL MAINTAIN 3" MIN EDGE DISTANCE FROM ALL FORMS AND ADJACENT CONCRETE SURFACES (INCLUDING PILING)
  - PILING SURFACE THAT WILL COME IN CONTACT WITH NEW CONCRETE SHALL HAVE SIMPSON FX-752 BONDING AGENT APPLIED



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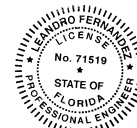
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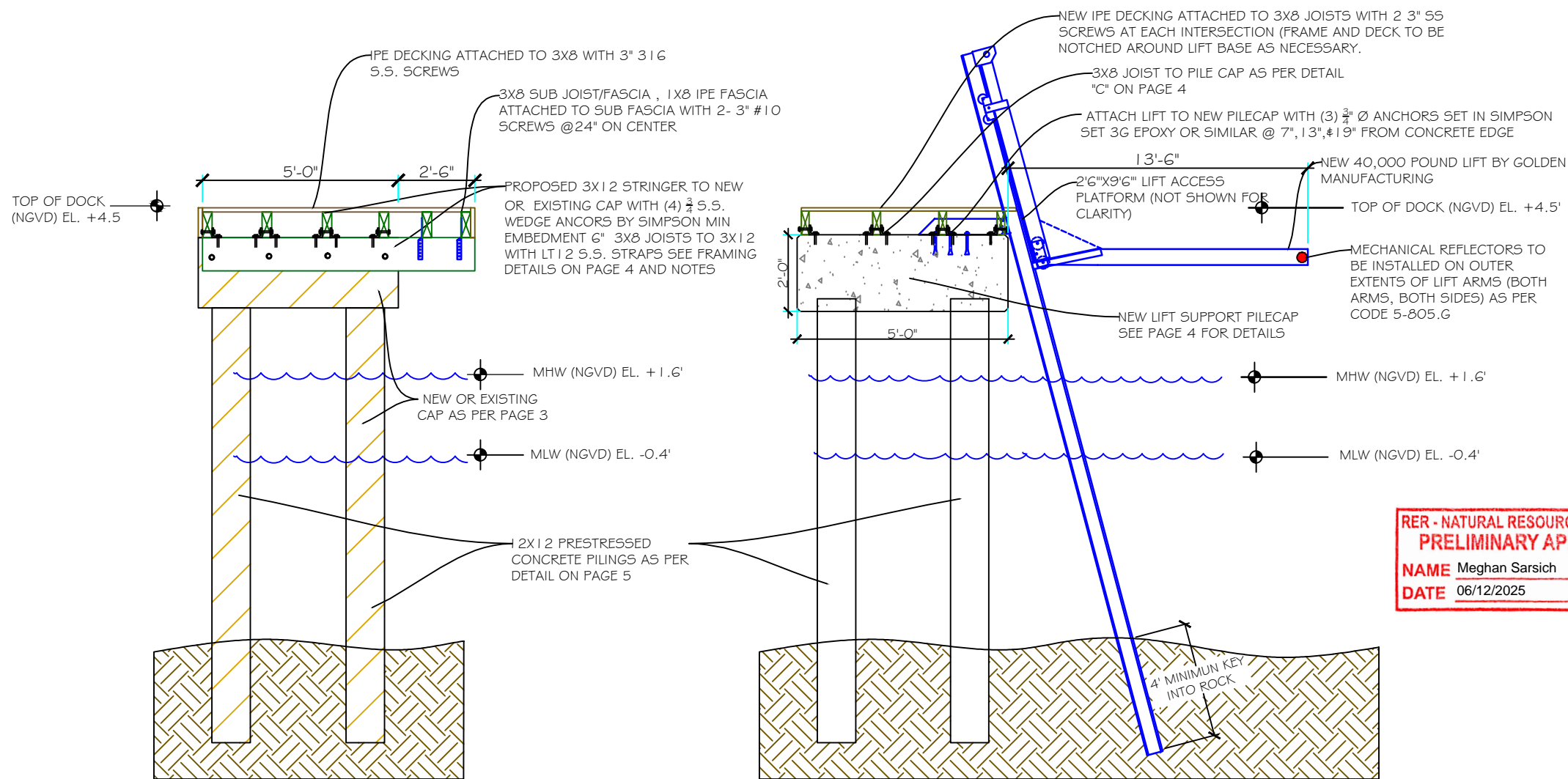
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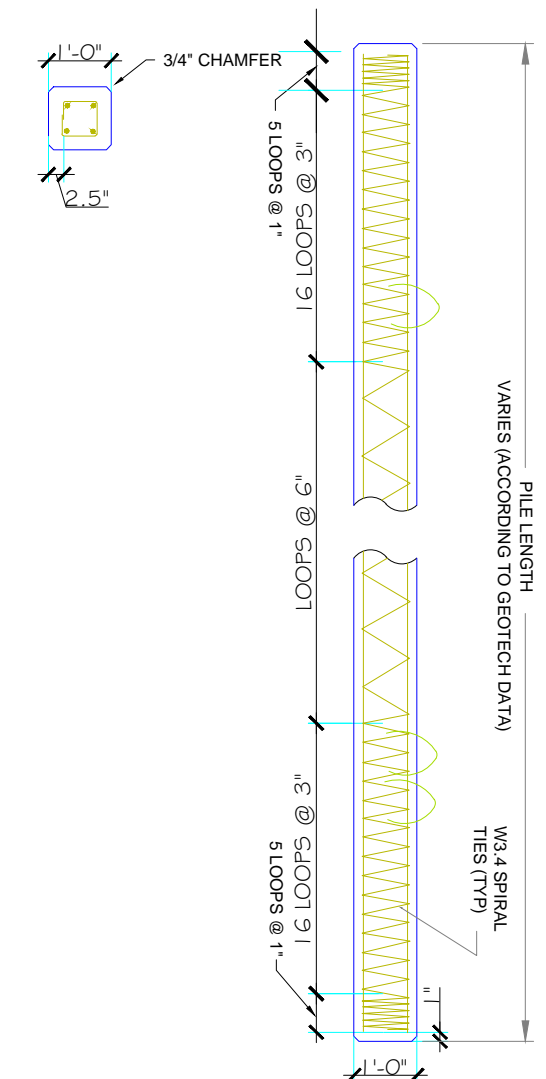
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BOARDING PLATFORM SUPPORT TO  
CONCRETE CAP SECTION

12"x12" PILE SPECIFICATION:

1. (4) STRANDS, 7/16" DIAMETER 270 ksi L.R.S. (LO-LAX)
2.  $F_c' = 6,500$  PSI (MIN)
3. MIN. 2.5" COVER ON ALL REIN.
4. ALL PILINGS TO FDOT CONCR. CLASS V SPEC.
5. PILING TO ACHIEVE BEARING CAPACITY OF 25 TONS



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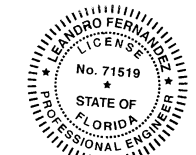
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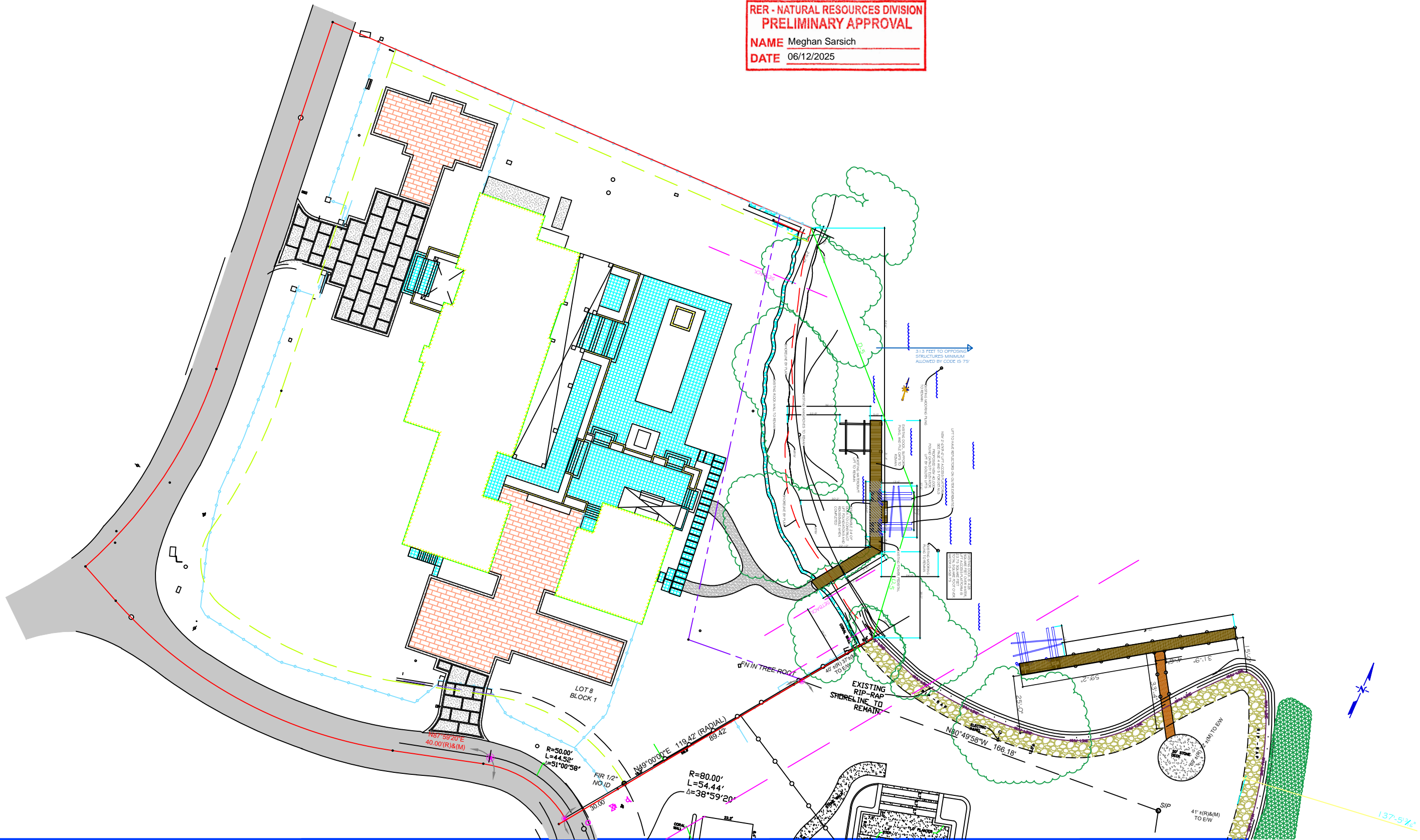
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