



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: 156 Paloma Drive

Street address of the subject property: 156 Paloma Drive, Coral Gables FL

Property Legal Description: Lot(s): 12

Block(s): 24

Section(s): Cocoplum Sec 2 Plat F

Plat Book(s)/Page(s): PB 133-30

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? Yes

Current land use classification(s): 10-SINGLE FAMILY, MED-Density (2-5) DU/GROSS ACRE

Current zoning classification(s): SFR

Listing of all folio numbers for subject property:

03-4132-031-0120

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Ocean Consulting, LLC c/o Mr. Kirk Lofgren
Telephone#: 305-921-9344 Fax#: 305-6773254 Email: kirk @ oceanconsultingfl.com
Mailing Address: 340 Minorca Ave Suite 7 Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Paloma Estate, LLC
Telephone#: _____ Fax#: _____ Email: ivan @ intermng.net
Mailing Address: ~~141 SW 3rd Street Penthouse Miami FL 33130~~ 75 VALENCIA AVE, 4TH FLOOR
(City) CORAL GABLES (State) FL (ZIP Code) 33134

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

Project Architect(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: _____
(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:

N/A

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:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. 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.

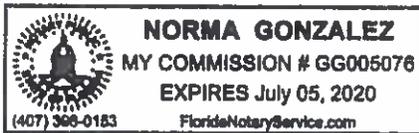
Applicant(s)/Agent(s) Signature: PALOMA ESTATE LLC By: JORGE OTERO, ITS MANAGER	Applicant(s)/Agent(s) Print Name: Ocean Consulting, LLC c/o Mark Lofgren KIRK LOFGREN 340 Minorca Ave CG 33134
Address: 75 VALENCIA AVE., FOURTH FLOOR CORAL GABLES FL 33134	
Telephone: 305-921-9344	Fax:
Email: ivan@intermng.net or jeo@oterolaw.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 24th day of August, 2017 by Jorge E. Otero, Manager
(Signature of Notary Public - State of Florida) of Paloma Estate, LLC

Norma Gonzalez



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:

Architect(s)/Engineer(s) Print Name:

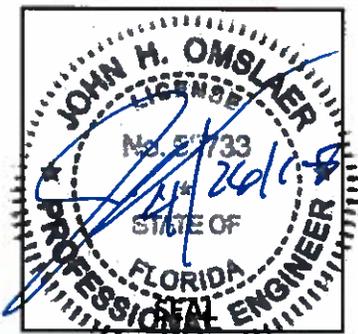
John Omslaer

Address: 351 S. Cypress Rd Suite 303 Pompano Beach, FL 33060

Telephone: 954-545-1740

Fax:

Email: des_inc@bellsouth.net



NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR 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.



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134
Tel: 305-921-9344 · Fax: 305-677-3254
www.oceanconsultingfl.com

16-5060

August 6, 2018

City of Coral Gables
BOARD OF ADJUSTMENT
405 Biltmore Way
Coral Gables, FL 33134

RE: DOCK REPLACEMENT AND BOATLIFT INSTALLATION AT 156 PALOMA DRIVE, IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Subject: Applicant's Proposal for Zoning Variance

Ladies and Gentlemen:

This is to respectfully request a variance from the City of Coral Gables Zoning Code for the replacement of an existing dock within substantially the same footprint, and the installation of a new 28,000 lb.-capacity boatlift within an existing slip space ("Project"). The maximum waterward projection of the Project from the Mean High-Water Line/edge of the bank to the waterward edge of the boatlift is proposed at forty-four feet and six inches (44' – 6"). Note that, this property is located on the Coral Gables Waterway in Cocoplum, and there is no opposing shoreline construction allowed (mangrove shoreline/conservation easement area); therefore, the required clearance of at least seventy-five feet for safe navigation is achieved.

This variance addresses the following sections of the City of Coral Gables Zoning Code:

- a. Article 5 – Section 5-302(A) Appendix A Section A-23(A)(3): Variance from the City of Coral Gables Zoning Code to allow the proposed dock to extend more than fifteen feet from the edge of bank. The maximum proposed projection from the mean high-water line is twenty-six feet and eleven inches, as depicted on the attached plans.
- b. Article 5 - Section 5-805(E): Variance from City of Coral Gables Zoning Code to allow the boatlift to extend more than 25 feet from the edge of bank in a waterway. The maximum proposed dimension from the mean high-water line/edge of bank is forty-four feet and six inches, as depicted on the attached plans.

This variance is necessary so that the applicant is permitted to replace an existing, historically permitted dock and install a new boatlift in an existing mooring space, that matches existing dock and boatlift extensions along this segment of the waterway. This design also avoids

16-5060
Letter of Proposal- 156 Paloma Drive
August 6, 2018
Page 2

impacting protected mangroves, as required by the Miami-Dade County Department of Environmental Resources Management.

Moreover, the Miami-Dade County Department of Regulatory and Economic Resources (RER) has stamped the construction plans with their preliminary stamp of approval (dated July 2017), therefore the County has no objection to the proposed structures in this location.

Thank you for your review of this Letter of Proposal. Should you have any questions or require additional information, please do not hesitate to contact me at (305) 457-5573.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kirk Lofgren". The signature is fluid and cursive, with a large initial "K" and a long horizontal stroke at the end.

Kirk Lofgren, *Ocean Consulting*
Applicant



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134
Tel: 305-921-9344 · Fax: 305-677-3254
www.oceanconsultingfl.com

August 6, 2018

City of Coral Gables
BOARD OF ADJUSTMENT
405 Biltmore Way
Coral Gables, FL 33134

RE: LETTER OF INTENT FOR THE DOCK REPLACEMENT & BOATLIFT INSTALLATION PROJECT ("PROJECT"), LOCATED AT 156 PALOMA DRIVE, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA (FOLIO NUMBER 03-4132-031-0120)

Subject: Letter of Intent for Zoning Variance

Ladies and Gentlemen:

The applicant proposes a zoning variance for the Dock Replacement & Boatlift Installation Project adjacent to 156 Paloma Drive, in the City of Coral Gables, Miami-Dade County, Florida ("Project"). To fully comply with the City of Coral Gables Zoning Code, the following variances are being requested:

- a. Article 5 – Section 5-302(A) Appendix A Section A-23(A)(3): Variance from City of Coral Gables Zoning Code to allow the proposed dock to extend more than fifteen feet from the edge of bank/Mean High-Water Line. The maximum proposed dimension from the edge of bank is twenty-six feet and eleven inches, as depicted on the attached plans.
- b. Article 5 – Section 5-805(E): Variance from City of Coral Gables Zoning Code to allow the proposed boatlift to extend more than twenty-five feet into the waterway from the edge of bank/Mean High-Water Line. The maximum proposed dimension from the edge of bank is forty-four feet and six inches, as depicted on the attached plans.

Background: There is an existing wood dock on the property that currently measures twenty-six feet and eleven inches (26' – 11") from the edge of bank. This dock was permitted by the City's Public Works Department in 1993, with an approval for a variance. The boatlift is proposed as a new structure, in the same potential footprint as a moored vessel.

Miami-Dade County Department of Environmental Resources Management (DERM) Findings: DERM's biological assessment (attached for reference) confirms a significant mangrove community along the Project shoreline. No environmental resources will be negatively affected by the installation of the dock and boatlift in the proposed location, as required by DERM.

August 6, 2018
Page 2

DERM has therefore stamped the permit drawings as preliminarily approved. DERM intends to issue a final approval and a Class I permit for this scope of work once the City has approved the Project.

Conclusions: Base on the requirement to avoid mangrove impacts, the historic approval for the dock within the same proposed footprint, and the fact that the proposed boatlift is proposed within the footprint of a potential moored vessel, an approval is reasonable and should be granted.

Thank you for your review of this letter and for understanding the circumstances for which these variances must be obtained.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kirk Lofgren". The signature is fluid and cursive, with a large initial "K" and a long horizontal stroke at the end.

Kirk Lofgren, *Ocean Consulting*
Applicant

**156 PALOMA DRIVE DOCK AND BOATLIFT VARIANCE PROJECT
CITY OF CORAL GABLES
MIAMI-DADE COUNTY**

SUMMARY OF VARIANCE HARDSHIP

AUGUST 2018

This quick-reference summary of hardship is prepared in support of a variance application for replacement of an existing dock within the same footprint, as well as the installation of a boatlift immediately waterward of the existing dock in an existing slip space ('Project').

Background: The Project is located at 156 Paloma Drive, in the Cocoplum Development of Coral Gables. As is common in the waterways of the Cocoplum community along this stretch of development, healthy mangroves line the shoreline.

These existing, native mangrove trees are not allowed to be removed.

Each single-family home along this stretch of waterway has a non-conforming dock; many of these non-conforming docks have boatlifts.

Variance Request: This submittal is requesting a variance for the extension of a dock through the mangrove trees, with the boatlift proposed to be installed on the waterward edge of the dock.

Hardship: Mangrove trees are protected in Miami-Dade County, and are not allowed to be removed. Therefore, the dock projects the minimum distance necessary to extend beyond the mangrove trees, but not so far waterward so as to create a navigational impact. The proposed boatlift is proposed to be located entirely within the existing slip space provided for a floating vessel. No slip spaces are allowed on the inside of the dock due to the potential for impacts to mangroves.

Without this variance, the dock and boatlift could not be built.

Permit Approvals Granted To-Date: Both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers have issued approvals for the proposed Project.

Conclusions: As required by Miami-Dade County DERM, the dock and boatlift are proposed the minimum necessary distance waterward so as to avoid impacts to mangroves.

Please see variance submittal package for Project drawings and dimensions for the proposed extension, along with written application documents.



CFN 2008R0264256
 OR Bk 26299 Pgs 0307 - 308; (2pgs)
 RECORDED 04/01/2008 10:48:14
 DEED DDC TAX 22,500.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This document was prepared by:
 Robert L. Kline, Esq.
 KLINE, MOORE & KLEIN, P.A.
 2665 South Bayshore Drive, Suite 903
 Coconut Grove, Florida 33133
 Phone: (305) 285-9793

(The above space is reserved for recording information)

WARRANTY DEED

(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, made this 28th day of March, 2008, by and between MICHAEL H. OWEN and ANNE OWEN, husband and wife, ("Grantors") and PALOMA ESTATE, LLC, a Florida limited liability company whose post office address is 111 SW 3rd Street, Penthouse, Miami, Florida 33130 ("Grantee").

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 12, Block 24, of Cocoplum Section 2, Plat F, according to the Plat thereof recorded in Plat Book 133, Page 30 of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 2008 and subsequent years (Folio No.: 03-413-2031-0120);
2. Easements, conditions, limitations, restrictions and reservations of record, if any, without any intent to reimpose the same; and
3. Zoning and municipal ordinances;

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the Grantee and the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Robert L. Kline
Printed/typed name of witness

Michelle Loshusan-Duys
Printed/typed name of witness

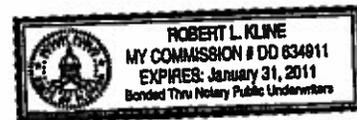
Michael H. Owen (LS)
MICHAEL H. OWEN
Address: 6813 SE Isle Way
Stuart, Florida 34996

Anne Owen (LS)
ANNE OWEN
Address: 6813 SE Isle Way
Stuart, Florida 34996

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } ss.

The foregoing instrument was acknowledged before me this 28th day of March, 2008 by MICHAEL H. OWEN and ANNE OWEN, who are personally known to me or who have produced _____ as identification and who did () did not () take an oath.

Robert L. Kline
NOTARY PUBLIC, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

PALOMA ESTATE, LLC

Filing Information

Document Number	L08000023717
FEI/EIN Number	74-3254399
Date Filed	03/06/2008
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/09/2011
Event Effective Date	NONE

Principal Address

75 VALENCIA AVENUE, FOURTH FLOOR
CORAL GABLES, FL 33134

Changed: 03/03/2014

Mailing Address

75 VALENCIA AVENUE, FOURTH FLOOR
CORAL GABLES, FL 33134

Changed: 03/03/2014

Registered Agent Name & Address

OTERO, JORGE E
75 VALENCIA AVENUE, FOURTH FLOOR
CORAL GABLES, FL 33134

Name Changed: 09/09/2011

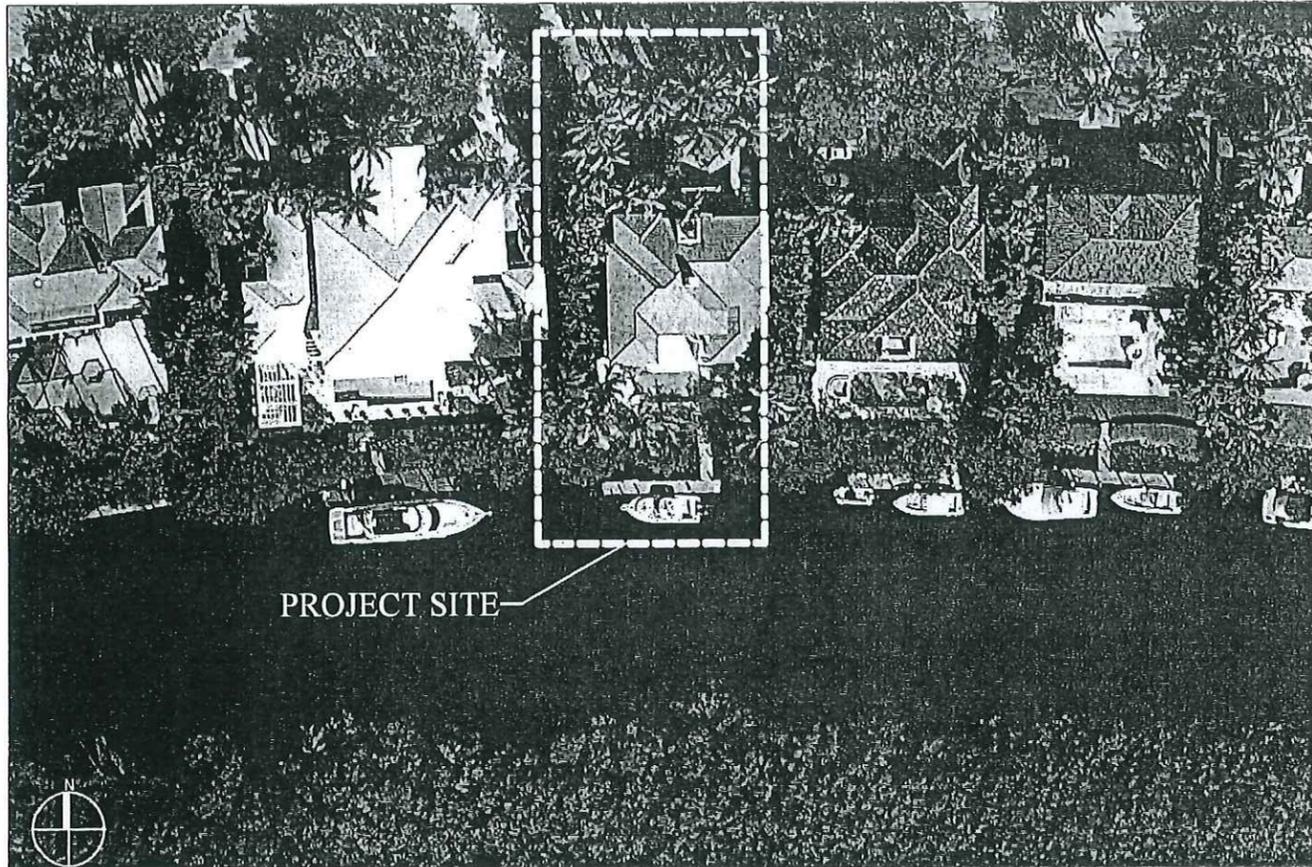
Address Changed: 03/03/2014

Authorized Person(s) Detail

Name & Address

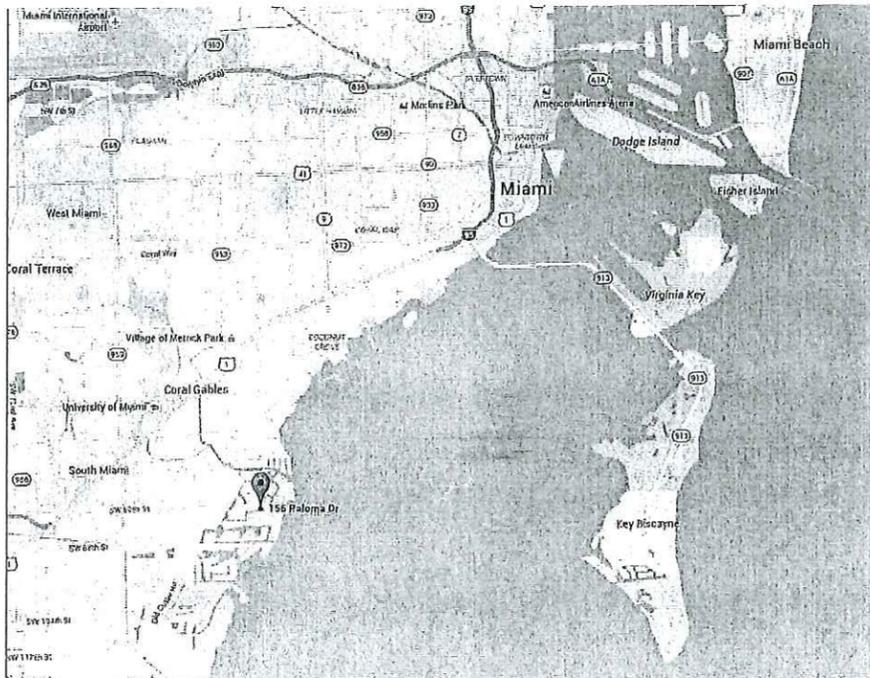
Title MGR

OTERO, JORGE E
75 VALENCIA AVENUE, SECOND FLOOR
CORAL GABLES, FL 33134



PROJECT SITE

LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:

156 Paloma Drive,
Coral Gables, Florida 33143

LATITUDE: 25 DEG 41'48.99"N
LONGITUDE: 80 DEG 15'11.41"W

FOLIO No.: 03-4132-031-0120

LEGAL DESCRIPTION:

COCOPLUM SEC 2 PLAT F
PB 133-30
LOT 12 BLK 24
LOT SIZE 13017 SQ FT
OR 20548-0369 03/2002 5
COC 26299-0307 03 2008 1

GENERAL NOTES:

- 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 ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2014 EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

BOLTS

- ALL BOLTS SHALL BE STAINLESS STEEL, UNLESS OTHERWISE NOTED.

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED SOUTHERN PINE OR BETTER.
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.

DOCK: LL 60 PSF

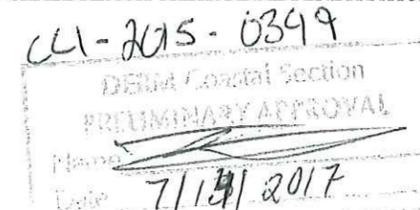
PILE DRIVING NOTES

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MIN 12. INTO BERM.
- PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4" PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
- WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.

RECEIVED

JUL 14 2017

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)



* Pending Approval from [unclear]

156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN
CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE
CONSTRUCTION

404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue # Issue Date

- ⑤ April 11, 2017
- ⑥ April 26, 2017
- ⑦ May 31, 2017
- ⑧ July 11, 2017

PROJECT: 15-5060

PROJECT LOCATION & NOTES

SCALE: AS SHOWN
SHEET NO.

S-1

CORAL GABLES WATERWAY

RECEIVED
SEP 22 2017

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION

NOTES	
1. TOTAL DOCK AREA	410 SQ FT
2. OVER WATER DOCK AREA	376.25 SQ FT

**156 PALOMA DOCK
AND BOAT LIFT
PROJECT**
Coral Gables, Florida

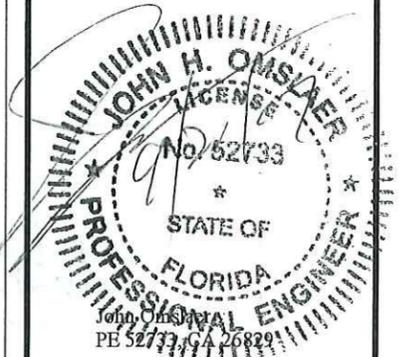
CLIENT:
MR. DANNY MARTINEZ
156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC**
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:
**SOUTHEAST MARINE
CONSTRUCTION**
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:
**DYNAMIC ENGINEERING
SOLUTIONS, INC.**
950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

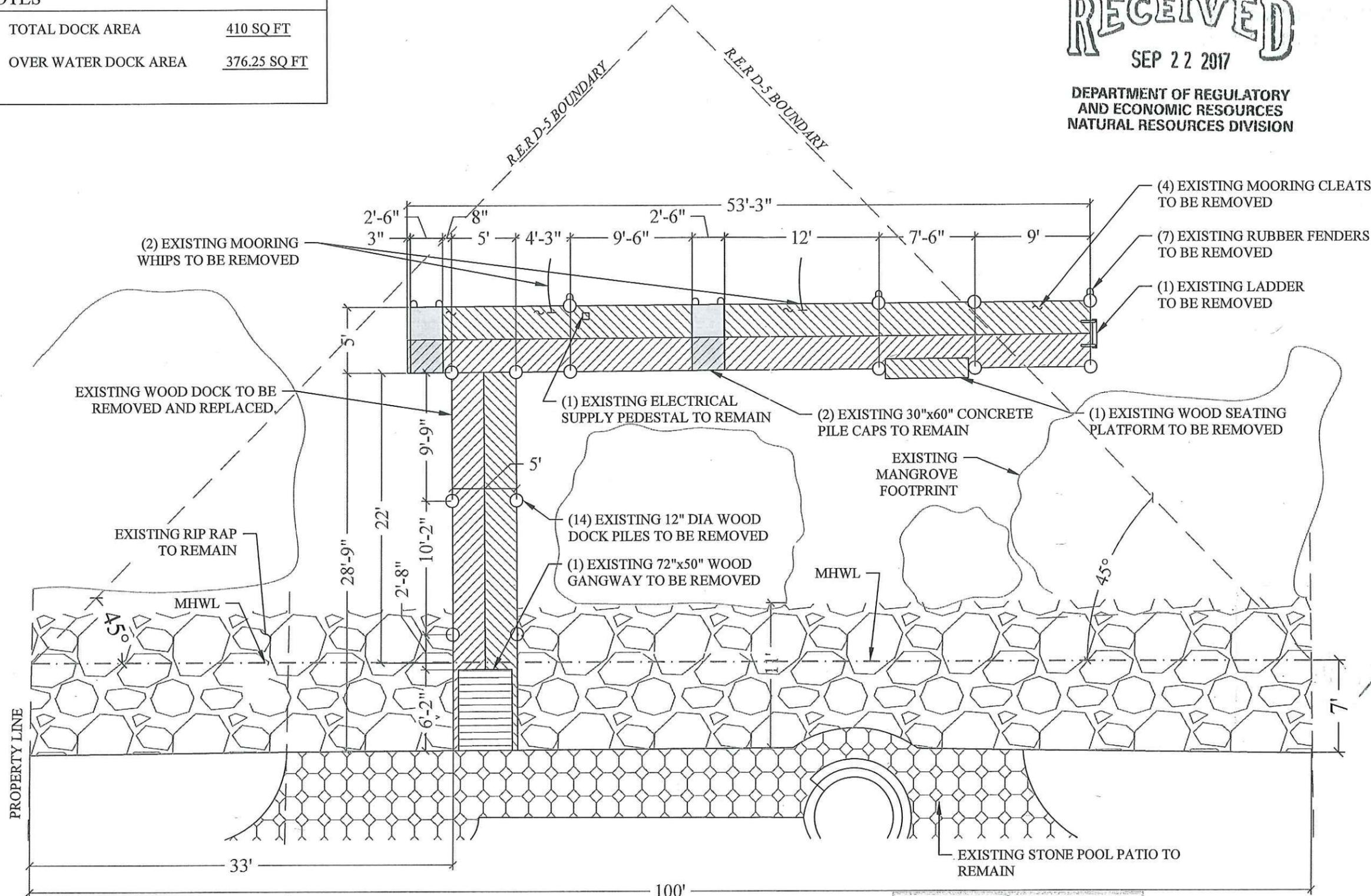
Issue #	Issue Date
⑤	April 11, 2017
⑥	April 26, 2017
⑦	May 31, 2017
⑧	July 11, 2017

PROJECT: 15-5060

EXISTING CONDITIONS

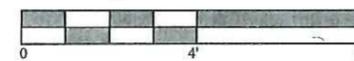
SCALE: AS SHOWN
SHEET NO.

S-2



-156 PALOMA DRIVE-
CORAL GABLES, FLORIDA

NER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME: [Signature]
DATE: 9/22/17



1/8 INCH = 1 FEET

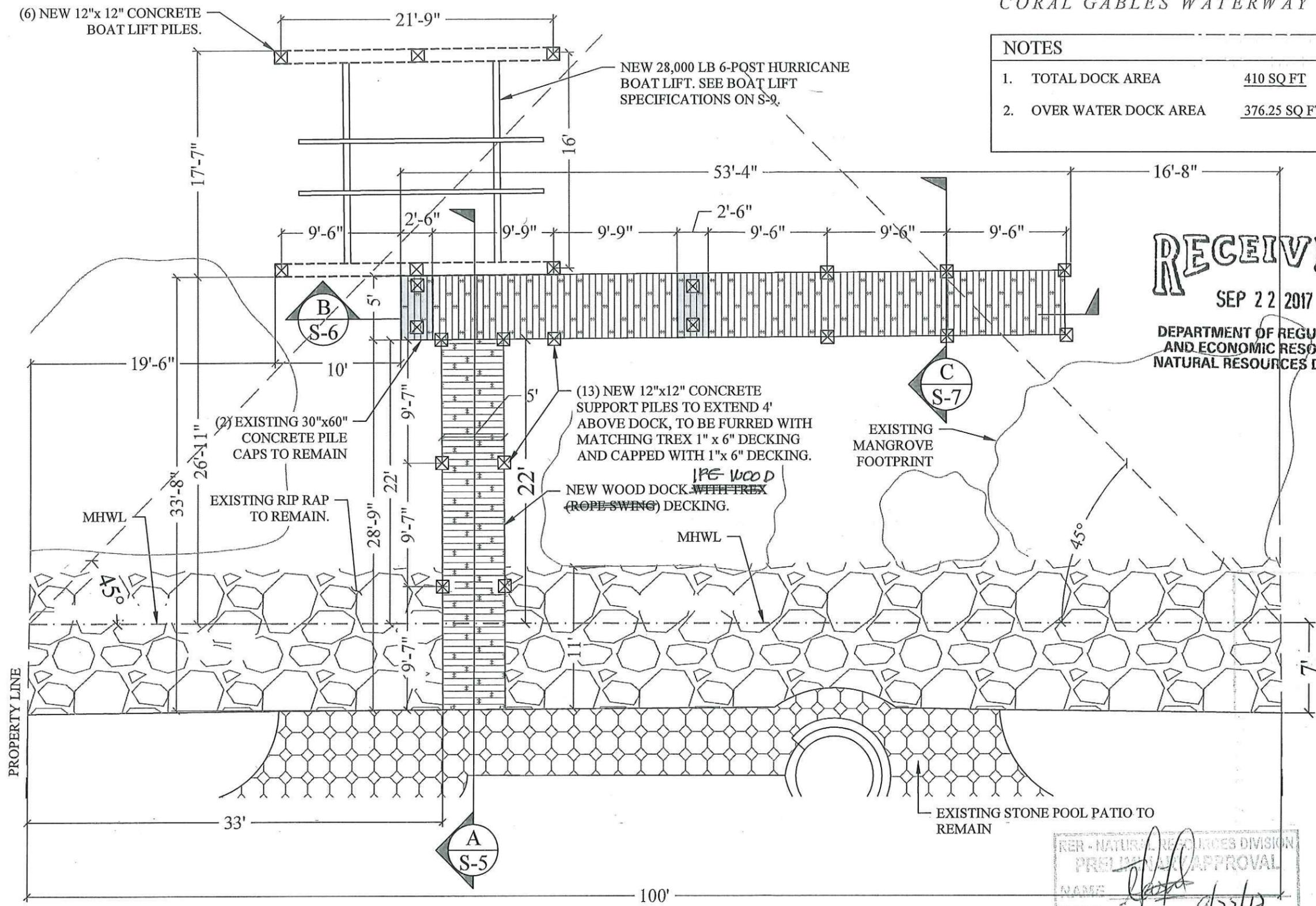
EXISTING CONDITIONS

CORAL GABLES WATERWAY

NOTES	
1. TOTAL DOCK AREA	410 SQ FT
2. OVER WATER DOCK AREA	376.25 SQ FT

RECEIVED
SEP 22 2017

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION



-156 PALOMA DRIVE-
CORAL GABLES, FLORIDA

PER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME: [Signature]
DATE: 9/22/17

**156 PALOMA DOCK
AND BOAT LIFT
PROJECT**
Coral Gables, Florida

CLIENT:
MR. DANNY MARTINEZ
156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC
340 Minorca Avenue, Suite 7
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Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:
SOUTHEAST MARINE CONSTRUCTION
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

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DYNAMIC ENGINEERING SOLUTIONS, INC.
950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

JOHN H. OMSLAD
LICENSE
No. 52733
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
John Omslad
PE 52733, CA 26829

PERMIT DRAWINGS

Issue #	Issue Date
5	April 11, 2017
6	April 26, 2017
7	May 31, 2017
8	July 11, 2017

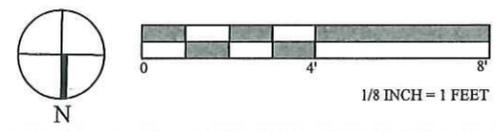
PROJECT: 15-5060

PROPOSED CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-3

PROPOSED CONDITIONS



156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE CONSTRUCTION

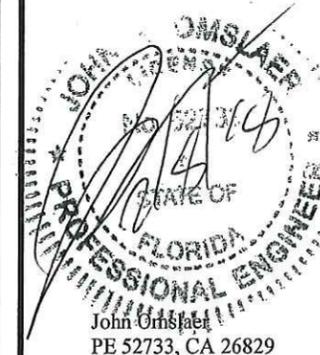
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
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SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue # Issue Date

⑥ April 26, 2017

⑦ May 31, 2017

⑧ July 11, 2017

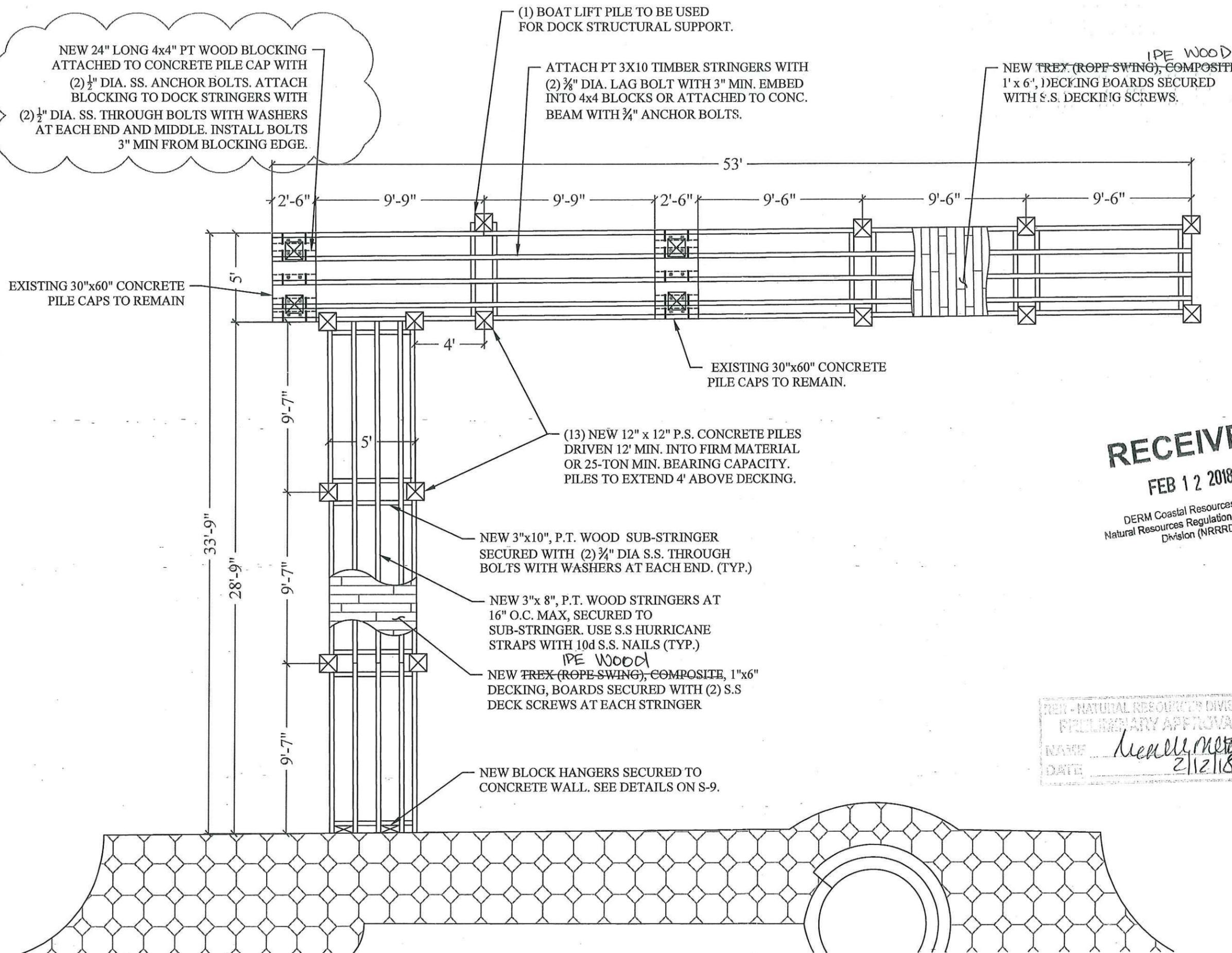
⑨ February 8, 2018

PROJECT: 15-5060

L-SHAPE DOCK FRAMING PLAN

SCALE: AS SHOWN
SHEET NO.

S-4



RECEIVED
FEB 12 2018

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)

DERM - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME: *Heather Martinez*
DATE: *2/12/18*

156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE CONSTRUCTION

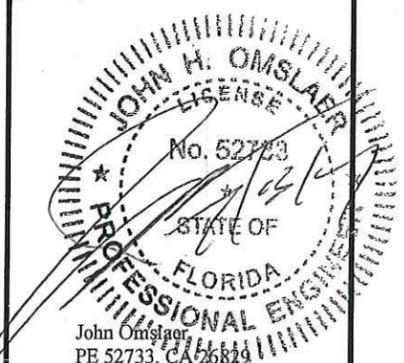
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
⑤	April 11, 2017
⑥	April 26, 2017
⑦	May 31, 2017
⑧	July 11, 2017

PROJECT: 15-5060

TYP. L-SHAPE DOCK SECTION

SCALE: AS SHOWN
SHEET NO.

S-5

(6) NEW 12" x 12" P.S. ACCESS WALKWAY CONCRETE DOCK PILES DRIVEN 12' MIN. INTO FIRM MATERIAL OR 25-TON MIN. BEARING CAPACITY. MIN 4" EMBED INTO CAP. TO EXTEND 4' ABOVE DOCK AND FURRED WITH MATCHING TREX 1" x 6" DECKING AND CAPPED WITH 1" x 6" DECKING.

NEW 3"x 8", P.T. WOOD STRINGERS AT 16" O.C. MAX, SECURED TO SUB-STRINGER. USE S.S HURRICANE STRAPS WITH 10d S.S. NAILS (TYP.)

IPE WOOD
NEW TREX (ROPE SWING) COMPOSITE, 1"x6" DECKING, BOARDS SECURED WITH (2) S.S DECK SCREWS AT EACH STRINGER

(7) NEW 12" x 12" P.S. CONCRETE DOCK PILES DRIVEN 12' MIN. INTO FIRM MATERIAL OR 25-TON MIN. BEARING CAPACITY. MIN 4" EMBED INTO CAP. TO EXTEND 4' ABOVE DOCK AND FURRED WITH MATCHING TREX 1" x 6" DECKING AND CAPPED WITH 1" x 6" DECKING.

NEW HANGER BLOCK SEE DETAILS ON S-9.

NEW 3"x10", P.T. WOOD SUB-STRINGER SECURED WITH (2) 3/4" DIA S.S. THROUGH BOLTS WITH WASHERS AT EACH END. (TYP.)

TOP OF DOCK
EL. +4.45' NGVD
(2.89' NAVD)

MHW LINE
EL. +1.8' NGVD
0.24' NAVD

MLW LINE
EL. -0.50' NGVD
-2.06' NAVD

EXISTING RIP RAP TO REMAIN

RECEIVED
JUL 14 2017

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

DERM Coastal Section
PRELIMINARY APPROVAL
Name _____
Date 7/14/2017

TYP. L-SHAPE DOCK SECTION (A)
SCALE: 3/8" = 1'-0" (S-3)

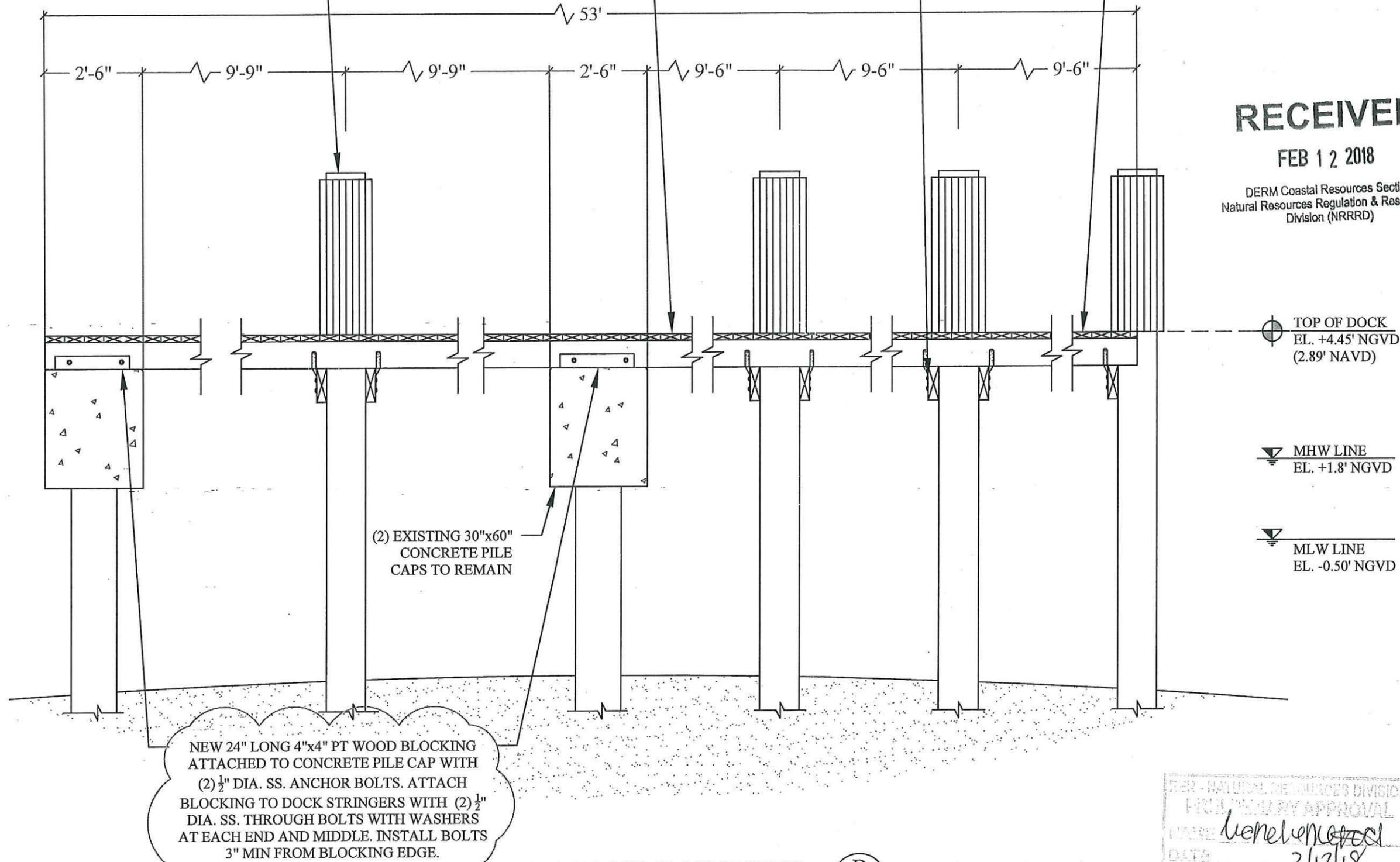
NEW 12" x 12" P.S. CONCRETE PILES DRIVEN 12' MIN. INTO FIRM MATERIAL OR 25-TON MIN. BEARING CAPACITY. MIN 4" EMBED INTO CAP. TO EXTEND 4' ABOVE DOCK AND FURRED WITH MATCHING TREX 1" x 6" DECKING AND CAPPED WITH 1" x 6" DECKING.

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NEW TREX (ROPE-SWING) COMPOSITE; 1" x 6" DECKING, BOARDS SECURED WITH (2) S.S. DECK SCREWS AT EACH STRINGER

IPE WOOD



RECEIVED

FEB 12 2018

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE CONSTRUCTION

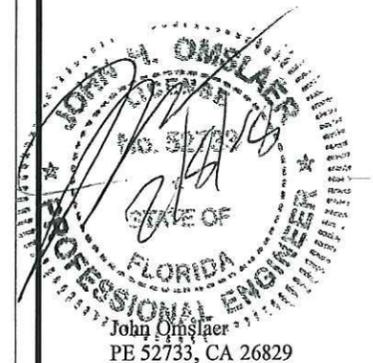
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue # Issue Date

- ⑥ April 26, 2017
- ⑦ May 31, 2017
- ⑧ July 11, 2017
- ⑨ February 8, 2018

PROJECT: 15-5060

TERMINAL PLATFORM
CROSS SECTION

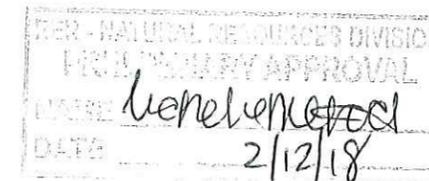
SCALE: AS SHOWN
SHEET NO.

S-6

L-SHAPE DOCK CROSS SECTION

SCALE: 3/8" = 1'-0"

B
S-3



RECEIVED

JUL 14 2017

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

156 PALOMA DOCK
AND BOAT LIFT
PROJECT
Coral Gables, Florida

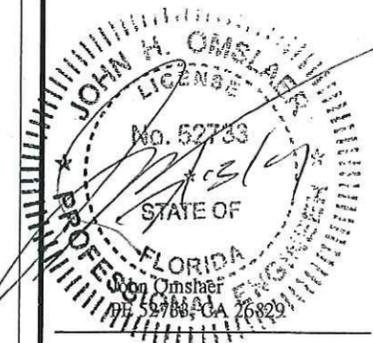
CLIENT:
MR. DANNY MARTINEZ
156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
OCEAN
CONSULTING, LLC
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:
SOUTHEAST MARINE
CONSTRUCTION
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:
DYNAMIC ENGINEERING
SOLUTIONS, INC.
950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

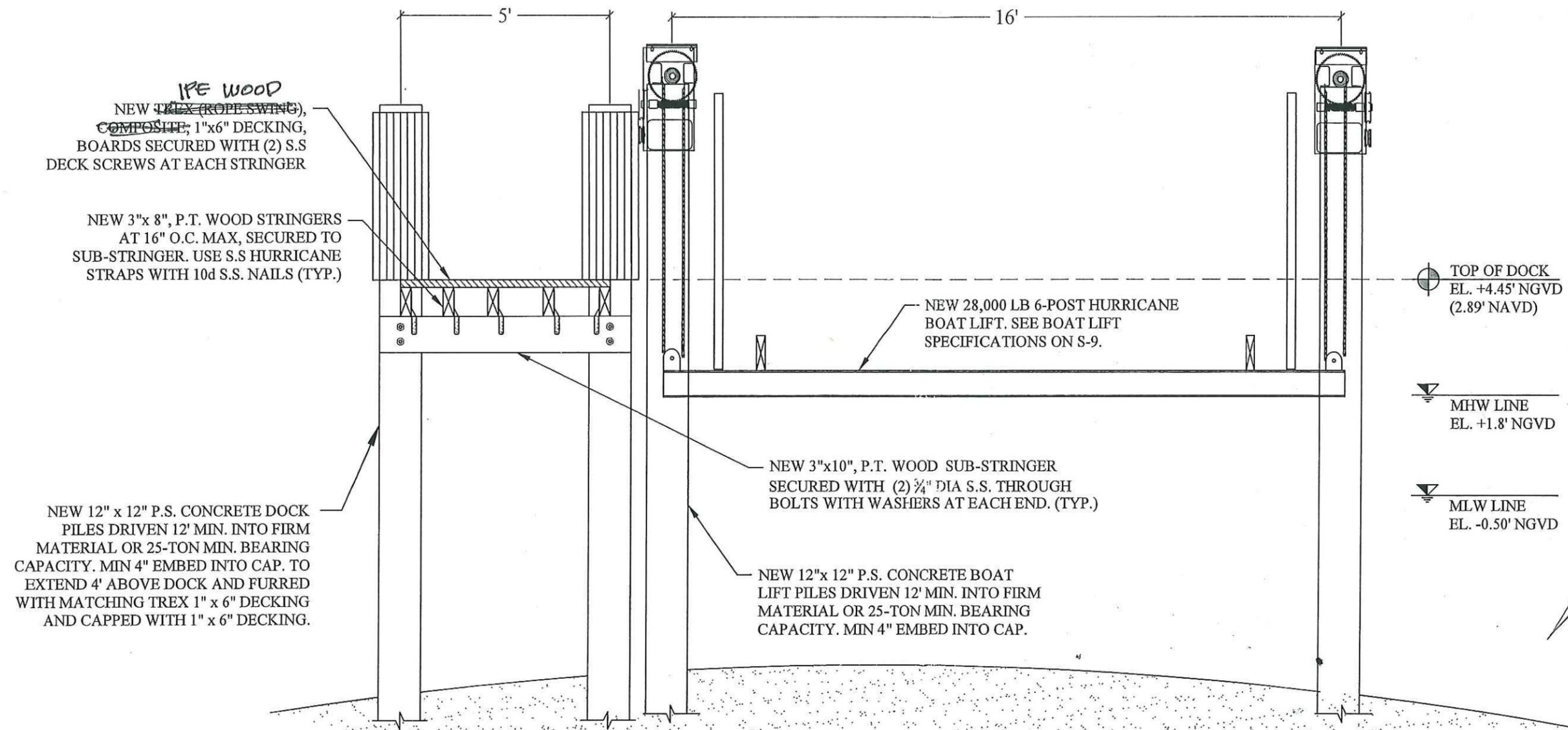
Issue #	Issue Date
⑤	April 11, 2017
⑥	April 26, 2017
⑦	May 31, 2017
⑧	July 11, 2017

PROJECT: 15-5060

BOAT LIFT SECTION

SCALE: AS SHOWN
SHEET NO.

S-7



BOAT LIFT SECTION C
SCALE: 3/8" = 1'-0" S-3

DERM Coastal Section
PRELIMINARY APPROVAL
Name _____
Date 7/14/2017

**156 PALOMA DOCK
AND BOAT LIFT
PROJECT**
Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ
156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC**
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

**SOUTHEAST MARINE
CONSTRUCTION**
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

**DYNAMIC ENGINEERING
SOLUTIONS, INC.**
950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

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PERMIT DRAWINGS

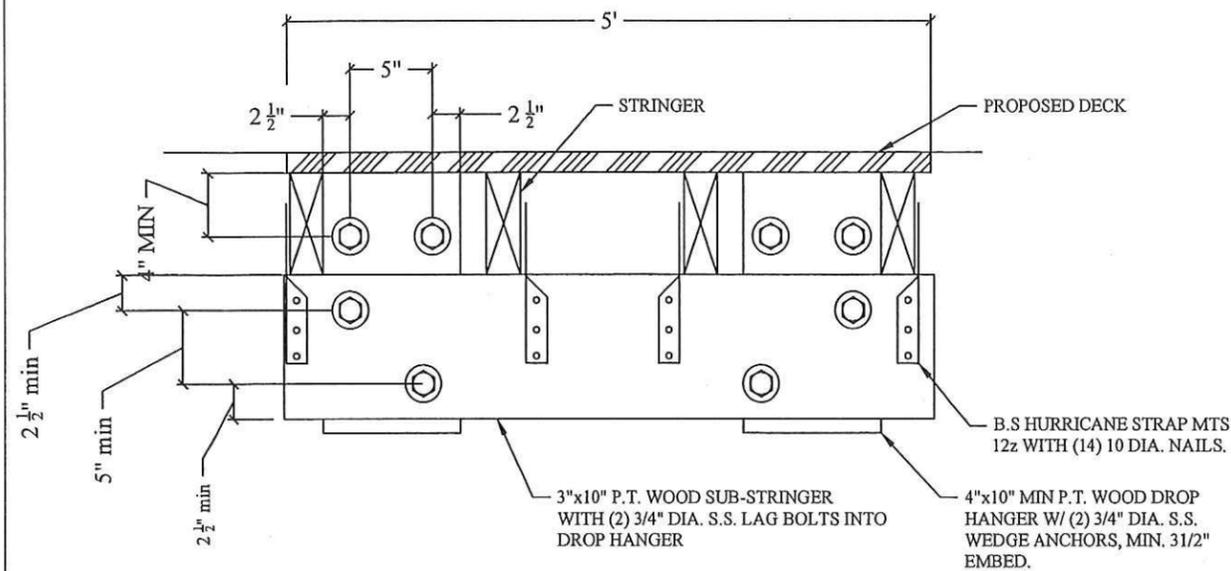
Issue #	Issue Date
⑤	April 11, 2017
⑥	April 26, 2017
⑦	May 31, 2017
⑧	July 11, 2017

PROJECT: 15-5060

**DOCK DECKING
DETAILS AND HANGER
BLOCK DETAIL**

SCALE: AS SHOWN
SHEET NO.

S-8



DROP HANGER DETAIL
SCALE: 1" = 1'-0"

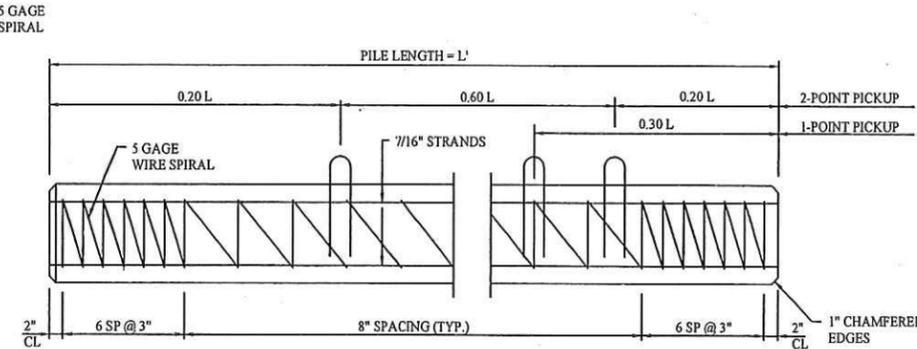
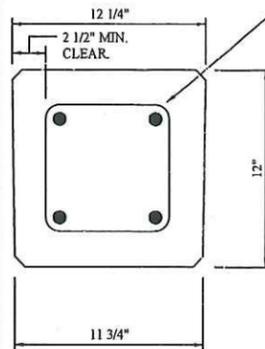
PILE NOTE:

CONCRETE COMPRESSIVE STRENGTH:
3000 PSI @ RELEASE
5000 PSI @ DRIVING

SPIRAL TO BE ASTM A-82 TIGHT
HARD-DRAWN WIRE

STRANDS - USE FOUR 7/16" (270K)
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS
EACH

1-POINT PICKUP-MAXIMUM L = 50'
2-POINT PICKUP-MAXIMUM L = 62'



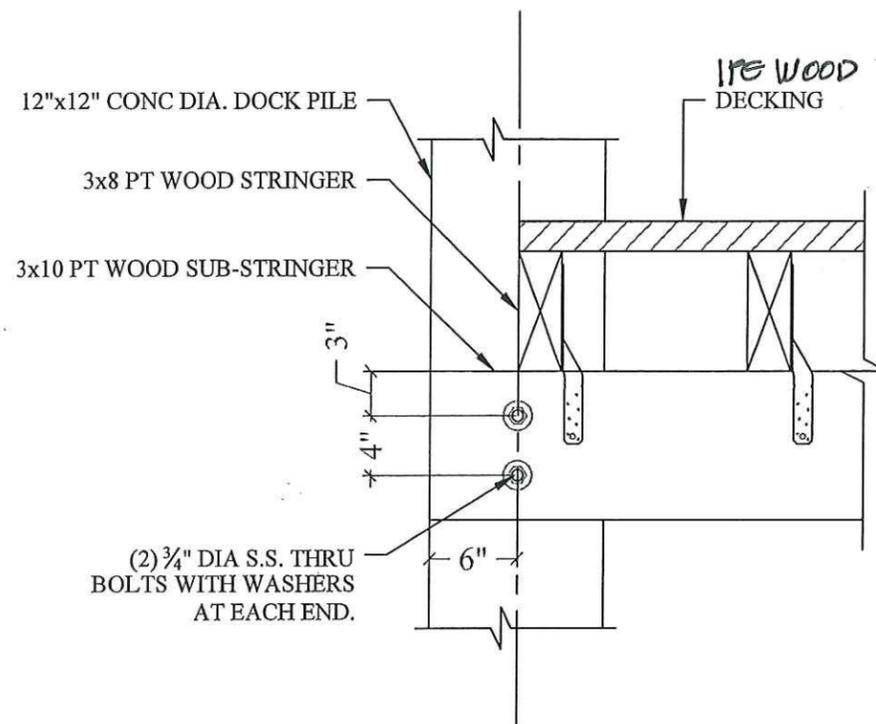
CONCRETE PILE DETAIL

N.T.S.

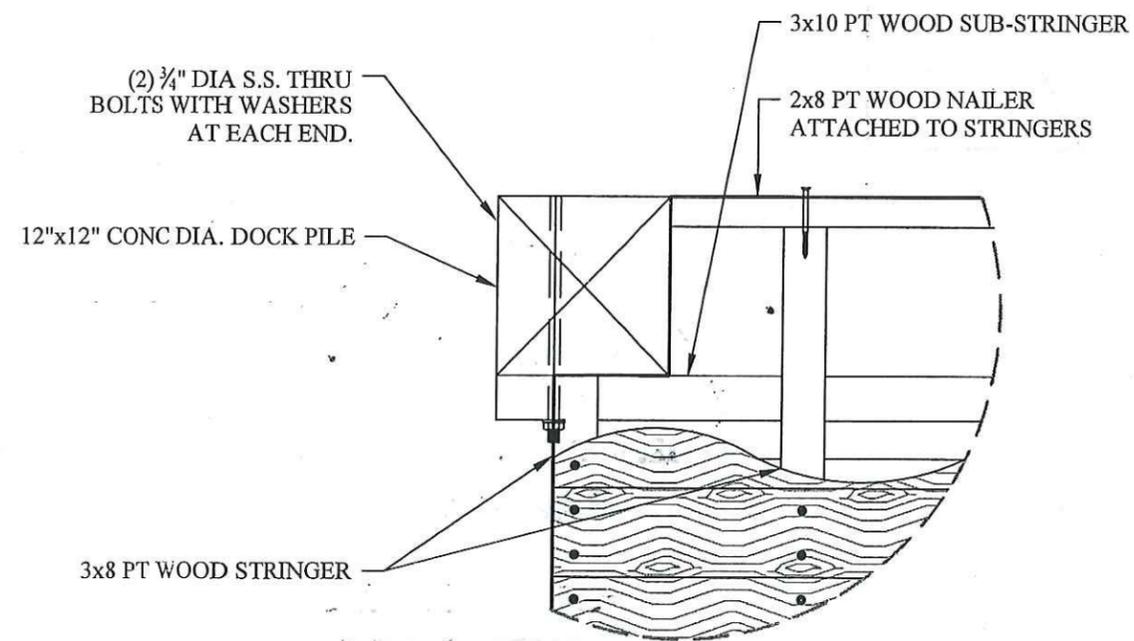
RECEIVED

JUL 14 2017

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)



TYPICAL DOCK EDGE DETAIL ①
SCALE: 1" = 1'-0" S-8



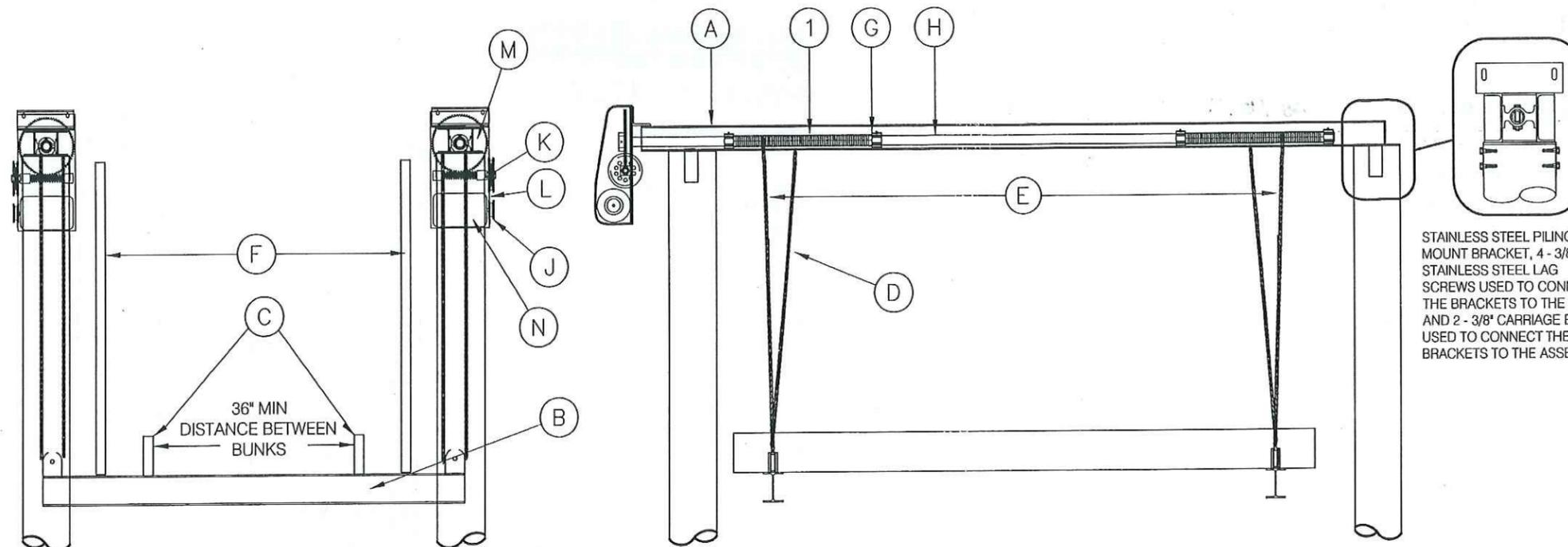
TYPICAL DOCK EDGE PLAN DETAIL ②
SCALE: 1" = 1'-0" S-8

RECEIVED

JUL 14 2017

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

GOLDEN 28,000# 6 POST, 2 MOTOR BOAT LIFT



STAINLESS STEEL PILING
MOUNT BRACKET, 4 - 3/8"
STAINLESS STEEL LAG
SCREWS USED TO CONNECT
THE BRACKETS TO THE PILING
AND 2 - 3/8" CARRIAGE BOLTS
USED TO CONNECT THE
BRACKETS TO THE ASSEMBLY

PILING SPACING 16'-0" IN ALL DIRECTIONS. PILING PENETRATION TO BE 10' INTO THE SAND BOTTOM OR 5' INTO THE ROCK STRATA, ALL PILINGS TO BE 2.5 C.C.A. TREATED

A B C D E F G H I J K L M N

LIFT CAPACITY	TOP BEAM CHANNEL	CRADLE I-BEAM SIZE	BUNK BOARDS RUFF SAWN	CABLE SIZE	CABLE SPREAD	GUIDE POST HEIGHT	BEARINGS	DRIVE SHAFT SIZE	CABLE WINDER DIA.	MOTOR TYPE	GEAR BOX TYPE	PILING SIZE	GEAR BOX RATIO	MOTOR H.P. 2 PER	INCHES OF LIFT PER MIN.
28,000#	2 EA. 8 H x .25 3.75W x .41 201" L	12 Hx.29 7Wx .47 192" L	3 x 10 X 192" L	4 - 5/16" x 55' 4 PART	148"	10'	10 - 2" SOLID 6061-T6 ALUM.	1 15/16" O.D SCH. 80 GALV PIPE	3" O.D. SCH 80 ALUM PIPE	C-FACE	EDRIVE	12"	480 TO 1	1 1/2 H.P. 120/20A 240/10A	8.57

NOTE: THIS STRUCTURE WILL WITHSTAND WIND LOADS ASSOCIATED WITH BASIC WIND SPEEDS OF 150 MPH CALCULATED PER F.B.C. 2004 AND ASCE 7-02

Manufactured by GOLDEN MANUFACTURING, INC. 17611 East St. Fort Myers, FL 33917

STRUCTURAL ENGINEERING REVIEW

THE GRAVITY AND WIND LOADS FOR THIS CONSTRUCTION HAVE BEEN CALCULATED AND MAIN WIND FORCE RESISTING SYSTEM AND COMPONENTS AND CLADDING OF THIS STRUCTURE DESIGN DO COMPLY WITH THE FLORIDA BUILDING CODE 2004, SECT. 1609 FOR WIND PRESSURES GENERATED BY A BASIC WIND SPEED OF 150 MPH.

DERM Coastal Section
PRELIMINARY APPROVAL
Name _____
Date 7/14/2017

156 PALOMA DOCK
AND BOAT LIFT
PROJECT
Coral Gables, Florida

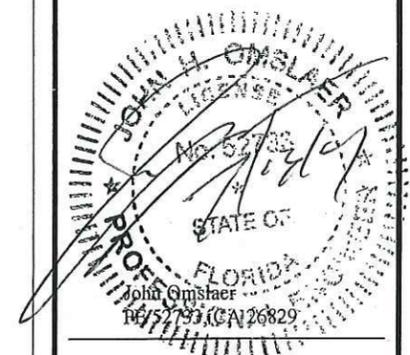
CLIENT:
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Coral Gables, Florida 33143

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Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:
SOUTHEAST MARINE CONSTRUCTION
404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.
950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
⑤	April 11, 2017
⑥	April 26, 2017
⑦	May 31, 2017
⑧	July 11, 2017

PROJECT: 15-5060

BOAT LIFT
SPECIFICATIONS

SCALE: AS SHOWN
SHEET NO.

S-9



City of Coral Gables
Development Services

AB-17-10-2292
156 PALOMA DR



FINAL

Folio #: 03-4132-031-0120

Permit Description: RESIDENTIAL *NEW
DOCK & BOATLIFT *POSTED* \$79900

Section	Approved	
	By	Date
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> MED BONUS		
<input type="checkbox"/> MED BONUS		
<input checked="" type="checkbox"/> ADMIN APPROVAL	COM	7 NOV 17

AS NOTED

The Board of Architects is responsible for determining whether development applications satisfy the Design Review Standards set out in Article 5, Division 6 of the City of Coral Gables Zoning Code

~~COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD
"APPROVED"~~

DATE: _____
SUBJECT TO: _____
AUTHORIZATION: _____
SIGNATURE: *Ramon P...*

~~APPROVAL STATEMENT
Approval by the City of Coral Gables Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the applicable zoning code. It does not include review of the Structural, Mechanical, or Electrical components of any proposed structure within a home site in Cocoplum.~~

~~Approval by the Architectural Review Board does not relieve the Owner, The Architect, The Landscape Architect, the Engineering Consultants, the General Contractor, the Subcontractors and the Material Suppliers from compliance with all the requirements set forth by the City of Coral Gables Building and Zoning Department, The South Florida Building Code, and any other requirements by Local, Municipal, State and Federal Government Agencies having jurisdiction over any proposed construction within a home site in Cocoplum including docks, seawalls and the protection of mangroves, wildlife and the environment.~~

~~In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.~~



City of Coral Gables
Development Services



PW-17-11-1722

156 PALOMA DR #

Folio #: 03-4132-031-0120

Permit Description: NEW DOCK & BOATLIFT
\$79900

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	COM	11/16/17
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input checked="" type="checkbox"/> PUBLIC WORKS		
<input checked="" type="checkbox"/> STRUCTURAL		
<input checked="" type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R 11/14/17
D 11/29/17

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

156 Paloma Drive Photo Card



East view of dock with piles and walkway



West view of dock with piles



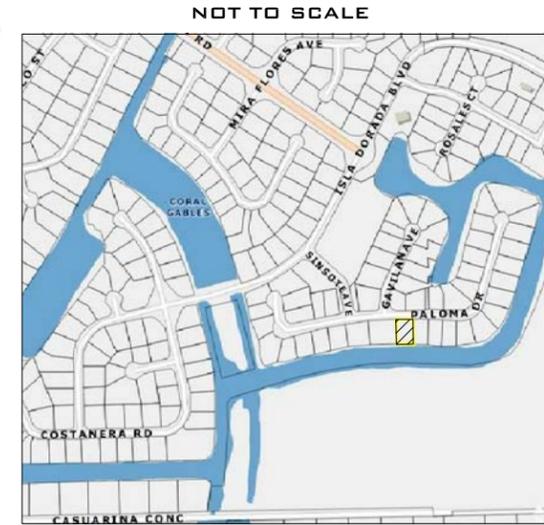
East view of walkway



Center view of walkway

BOUNDARY SURVEY

LOCATION MAP



LB No. 7633
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 127601 | HIALEAH, FLORIDA 33012
 PHONE: (305) 556-4002 FAX: (305) 556-4003
 WWW.LMSURVEYING.COM
 EMAIL-LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND:

- A/C = DENOTES AIR CONDITIONING UNIT
- APPR. = DENOTES APPROXIMATE
- ASPH. = DENOTES ASPHALT
- B.C. = DENOTES BLOCK CORNER
- B.M. = DENOTES BENCH MARK
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- CONC. = DENOTES CONCRETE
- C & G = DENOTES CURVE & GUTTER
- V.G. = DENOTES VALLEY GUTTER
- C = DENOTES CENTERLINE
- M = DENOTES MONUMENT LINE
- D.M.E. = DENOTES DRAINAGE & MAINTENANCE EASEMENT
- DIA. = DENOTES DIAMETER
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- RW = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- P.O.B. = DENOTES POINT OF BEGINNING
- TYP. = DENOTES TYPICAL
- //--- = DENOTES WOOD FENCE
- x--- = DENOTES CHAIN LINK FENCE
- o--- = DENOTES IRON FENCE
- o = DENOTES FOUND IRON PIPE (NO ID.)
- Δ = DENOTES FOUND NAIL AND DISC
- [Asphalt symbol] = DENOTES ASPHALT PAVEMENT
- [Brick symbol] = DENOTES BRICK
- [Concrete symbol] = DENOTES CONCRETE PAD

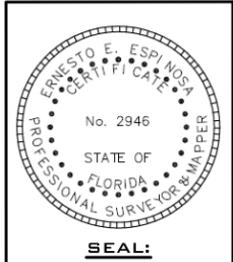
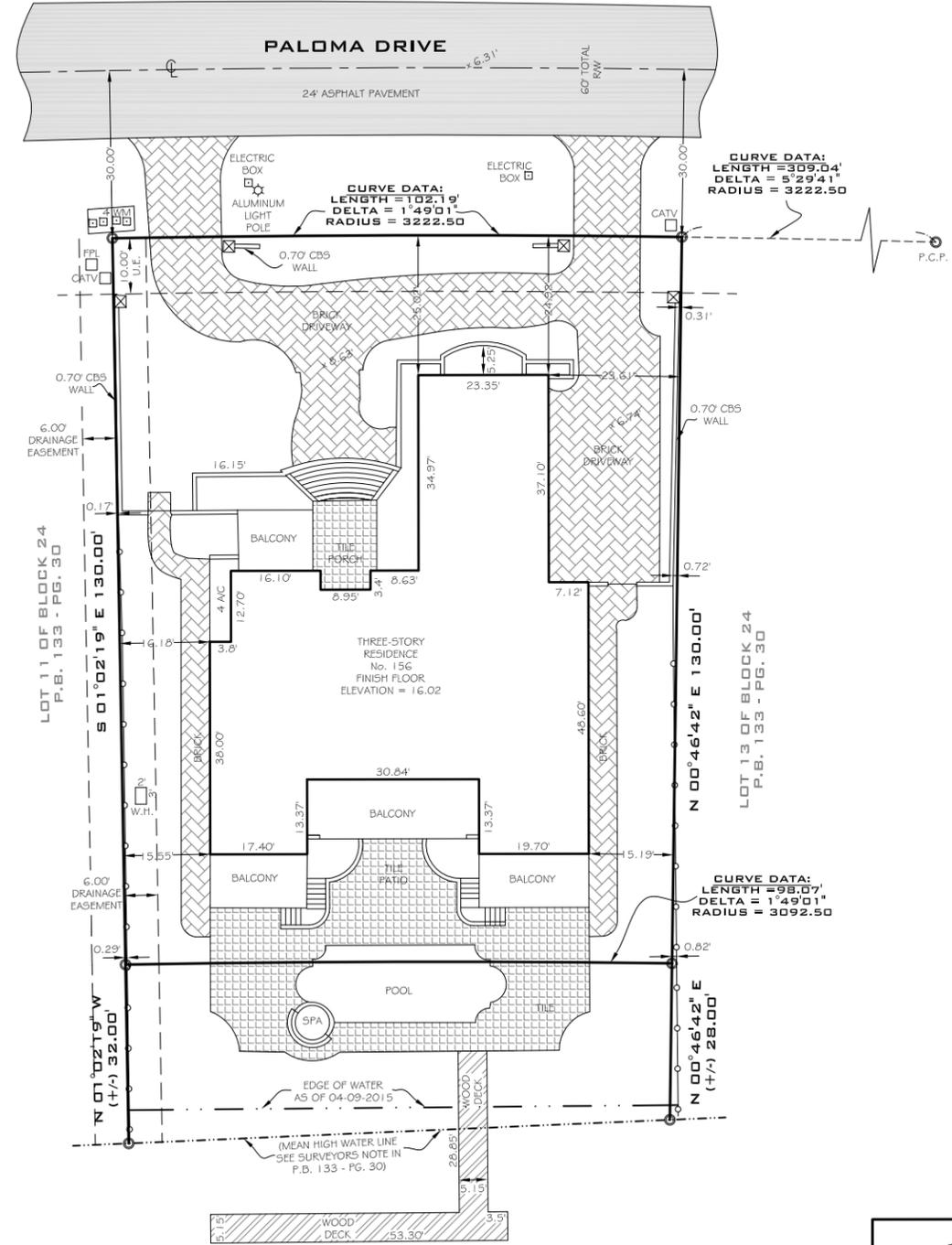
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
 LOT 12, OF BLOCK 24, IN "COCOPLUM SECTION 2 PLAT F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
 ID No. 03-4132-031-0120
 156 PALOMA DRIVE,
 CORAL GABLES, FL 33143

CERTIFIED TO:
 - INTER MANAGEMENT, LLC.

GENERAL NOTES:
 LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL.
 FENCE OWNERSHIP NOT DETERMINED.
 BEARINGS REFERENCED TO LINE NOTED AS B.R.
 BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
 NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
 NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
 THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
 THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



CERTIFICATION:
 SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "FINAL SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
 SIGNED: *Ernesto E. Espinosa* FOR THE FIRM ERNESTO E. ESPINOSA P.S.M. No. 2946-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	11.0	
COMMUNITY:	120639	
PANEL:	459	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
FIELD DATE OF SURVEY	04-09-2015	
BENCH MARK:	N/A	
ELEVATION:	11.0	
DATE	DRAWN BY	SCALE
09-09-2014	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
1504-013		

150 PALOMA DR

DOCK &
BOAT LIFT
C/P

CITY OF CORAL GABLES, FLORIDA
DEPARTMENT OF PUBLIC WORKS

A 19720
Bond SURITY
BND 30052

PERMIT FOR CONSTRUCTION AND EXCAVATION
IN THE PUBLIC RIGHTS OF WAY

INCLUDING: STREETS, PARKS, PARKWAYS, SIDEWALKS, ALLEYS OR EASEMENTS
AND SETTING OR RESETTING OF POLES, FOR INSTALLATION OF UTILITIES

Date of Issue Nov 19 19 93

Permission is hereby granted to SHORELINE FOUNDATION Telephone 1049770
for NEW WOODEN DOCK & BOAT LIFT AS PER APPROVED
PLANS REST. AS PER at LIT 12 ON PALOMA DR.
PROVIDED: CITY SPECS

1. The work herein described and permitted is to be completed not later than 19 93 on which date this permit expires
2. All excavation, backfilling, replacement, of streets, parkways, etc. shall conform to the standard specifications of the Public Works Department or as otherwise directed by the Public Works Director. The applicant is held responsible for providing lights, danger signals, flambeaus, and other necessary precautions for preventing accidents or injuries to persons or properties in or about the work being permitted until streets, parkways, etc. are restored. The applicant shall be responsible for verifying the locations of all underground structures and utilities.
3. Underground installations allowed by the permit in the public right-of-way are subject to removal at owner's expense within 30 days upon written notice from the City of Coral Gables. Changes or alterations on the work approved under this permit shall not be made without written approval from the Public Works Director.
4. The applicant agrees to reimburse the City of Coral Gables within ten days of receipt of invoice of all cost which may occur through this permit.

RECEIPT is hereby acknowledged of the sum of \$255.00 Dollars

I agree to the terms of the foregoing Permit and undertake to comply therewith. I certify that I am authorized to sign permit in behalf of the applicant

Al Linder Jr.
Public Works Director
City of Coral Gables
001-329-820

[Signature]
Signed

SEE VARIANCE
PRE POUR ZAVIT PADS OK 1-24-94

COMPLETED ON 5-10-94 JB

156 PALOMA - 1999

- Legend
- Dadeland North Metrorail Sta
 - Dadeland North Stat.Rail
 - Feature 1
 - Miami Vacations Corporate Rentals

Isia Grande

156 Paloma Dr

Google Earth
Image U.S. Geological Survey





Florida Department of Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

Paloma Estate, LLC
c/o Danny Martinez
75 Valencia Ave, 4th Floor
Coral Gables, FL 33134
Sent via e-mail: danny.martinez1127@gmail.com

Re: File No.: 13-0347344-001,002-EE
File Name: Paloma Estate

Dear Mr. Martinez:

On September 8, 2016, we received your application for an exemption to perform the following activities: (1) replace an existing 434 ft² dock within the same location and of the same configuration and dimensions as the existing dock; and (2) install a boat lift. The project is located in a manmade canal, Class III Waters, adjacent to 156 Paloma Drive, Coral Gables (Section 32, Township 54 South, Range 41 East), in Miami-Dade County (Latitude N 25° 41' 49.28", Longitude W 80° 15' 11.23").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activities as proposed are exempt under Chapter 62-330.051(5)(b) and (5)(d), Florida Administrative Code, from the need to obtain a regulatory permit under part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design

does not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. Conditions of compliance with the regulatory exemption are contained in Attachment A.

2. Proprietary Review – NOT REQUIRED

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review – SPGP APPROVED

Your proposed activity as outlined on your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V, and a separate permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 26, 2021. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project." A copy of the SPGP V with all terms and conditions and the General Conditions may be found at

http://www.saj.usace.army.mil/Portals/44/docs/regulatory/sourcebook/permitting/general_permits/SPGP/SPGPV-Permit%20Instrument-Complete.pdf?ver=2016-07-27-071925-250.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to insure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the order is filed with the Clerk of the Department.

Judicial Review

Any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Rachel Hickey at the letterhead address or at (561) 681-6746 or by email at Rachel.Hickey@dep.state.fl.us

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Monica Sovacool
Environmental Manager
Southeast District

File No.: 13-0347344-001,002-EE
File Name: Paloma Estates
Page 5 of 5

Enclosures:

Attachment A- Specific Exemption Rule
Attachment B- Newspaper Publication
General Conditions for use of the Federal SPGP V
Project Drawings, 11 pages

Copies furnished to:

FDEP – Monica Sovacool, Rachel Hickey
Katherine Kelly, Environmental Consultant, kate@oceanconsultingfl.com
Lisa Spadafina, Miami-Dade County RER, spadaL2@miamidade.gov

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this determination, including all copies, was mailed before the close of business on September 28, 2016, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to 120.52(9),
Florida Statutes, with the designated Department
Clerk, receipt of which is hereby acknowledged.



Clerk

September 28, 2016
Date

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of all structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF DETERMINATION OF EXEMPTION

The Department of Environmental Protection gives notice that the projects to replace an existing 434 ft² dock within the same footprint 434 ft² dock within the same location and of the same configuration and dimensions as the existing dock; and install a boat lift have been determined to be exempt from requirements to obtain an Environmental Resource Permit. The project is located in a manmade canal, Class III Waters, adjacent to 156 Paloma Drive, Coral Gables (Section 32, Township 54 South, Range 41 East), in Miami-Dade County (Latitude N 25° 41' 49.28", Longitude W 80° 15' 11.23").

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Mediation is not available.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rule 62-110.106(3), F.A.C., petitions for an administrative hearing must be filed within 21 days of publication of the notice or receipt of written notice, whichever occurs first. Under rule 62-110.106(4) of the Florida Administrative Code, a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 prior to the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Upon motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect, the Department may also grant the requested extension of time.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that right.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Under sections 120.569(2)(c) and (d) of the Florida Statutes, a petition for administrative hearing shall be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

Complete copies of all documents relating to this determination of exemption are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, at the Southeast District office, 3301 Gun Club Road, MSC 7210-1, West Palm Beach, Florida 33406.

General Conditions for Federal Authorization for SPGP V

1. The time limit for completing the work authorized ends on July 26, 2021.
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 or 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 on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives 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.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. **Reliance on Applicant's Data:** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. **Reevaluation of Permit Decision:** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized 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, have the transferee sign and date the enclosed form.
 7. 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, relocation or alteration.

Department of the Army Permit Transfer for SPGP V

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized 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. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

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 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 Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" 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. 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



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).

- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.





LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION

156 Paloma Drive,
Coral Gables, Florida 33143

LATITUDE: 25 DEG 41'48.99"N
LONGITUDE: 80 DEG 15'11.41"W

FOLIO No 03-4132-031-0120

LEGAL DESCRIPTION

COCOPLM SEC 2 PLAT F
PB 133-30
LOT 12 BLK 24
LOT SIZE 13017 SQ FT
OR 20548-0369 03/2002 5
COC 26299-0307 03 2008 1

GENERAL NOTES

- 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 ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2014 EDITION (AND CURRENT ADDENDUMS)
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

BOLTS

- ALL BOLTS SHALL BE STAINLESS STEEL, UNLESS OTHERWISE NOTED.

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED SOUTHERN PINE OR BETTER.
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.

DOCK, LL 60 PSF

PILE DRIVING NOTES

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MIN 12. INTO BERM.
- PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4" PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
- WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.

156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT

OCEAN

CONSULTING, LLC

340 Minorca Avenue, Suite 7

Coral Gables, Florida 33134

Tel: (305) 921-9344

Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE

CONSTRUCTION

404 NE 38TH ST

Oakland Park, FL 33334

Tel: (954) 630-2300

Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING

SOLUTIONS, INC.

950 N. Federal Highway, Suite 212

Pompano Beach, FL 33062

Tel: (954) 545-1740

Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

① September 30, 2015

② November 11, 2015

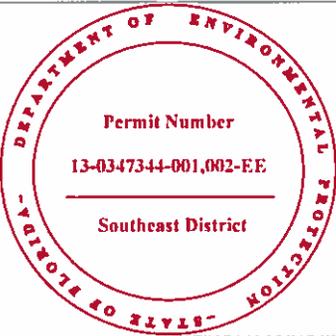
③ August 25, 2016

PROJECT: 15-5060

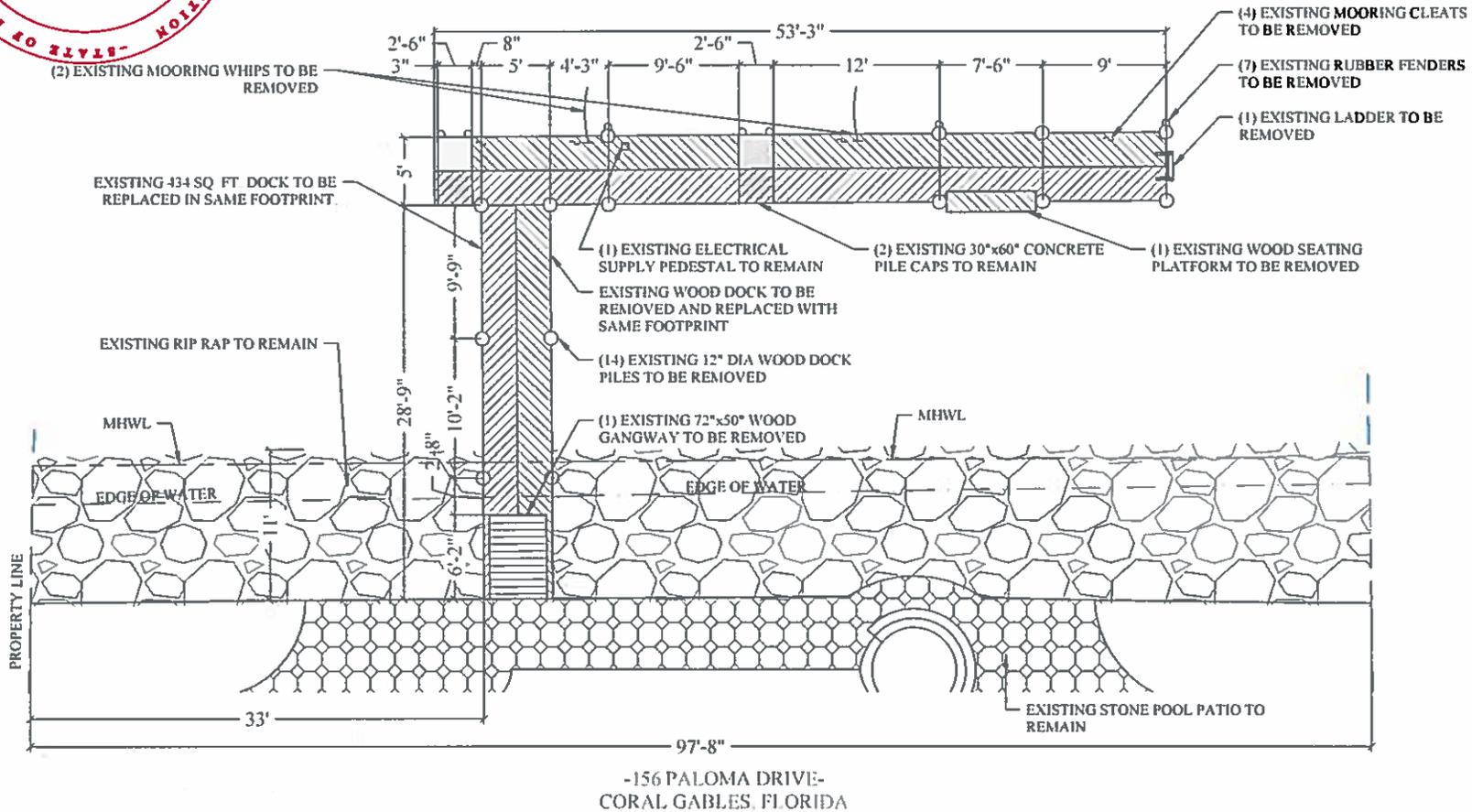
PROJECT LOCATION & NOTES

SCALE AS SHOWN
SHEET NO

S-1



CORAL GABLES WATERWAY



156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT:
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PERMIT DRAWINGS

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PROJECT: 15-5060

EXISTING CONDITIONS

SCALE: AS SHOWN
SHEET NO.

EXISTING CONDITIONS



S-2

156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT:
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156 Paloma Drive
Coral Gables, Florida 33143

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PERMIT DRAWINGS

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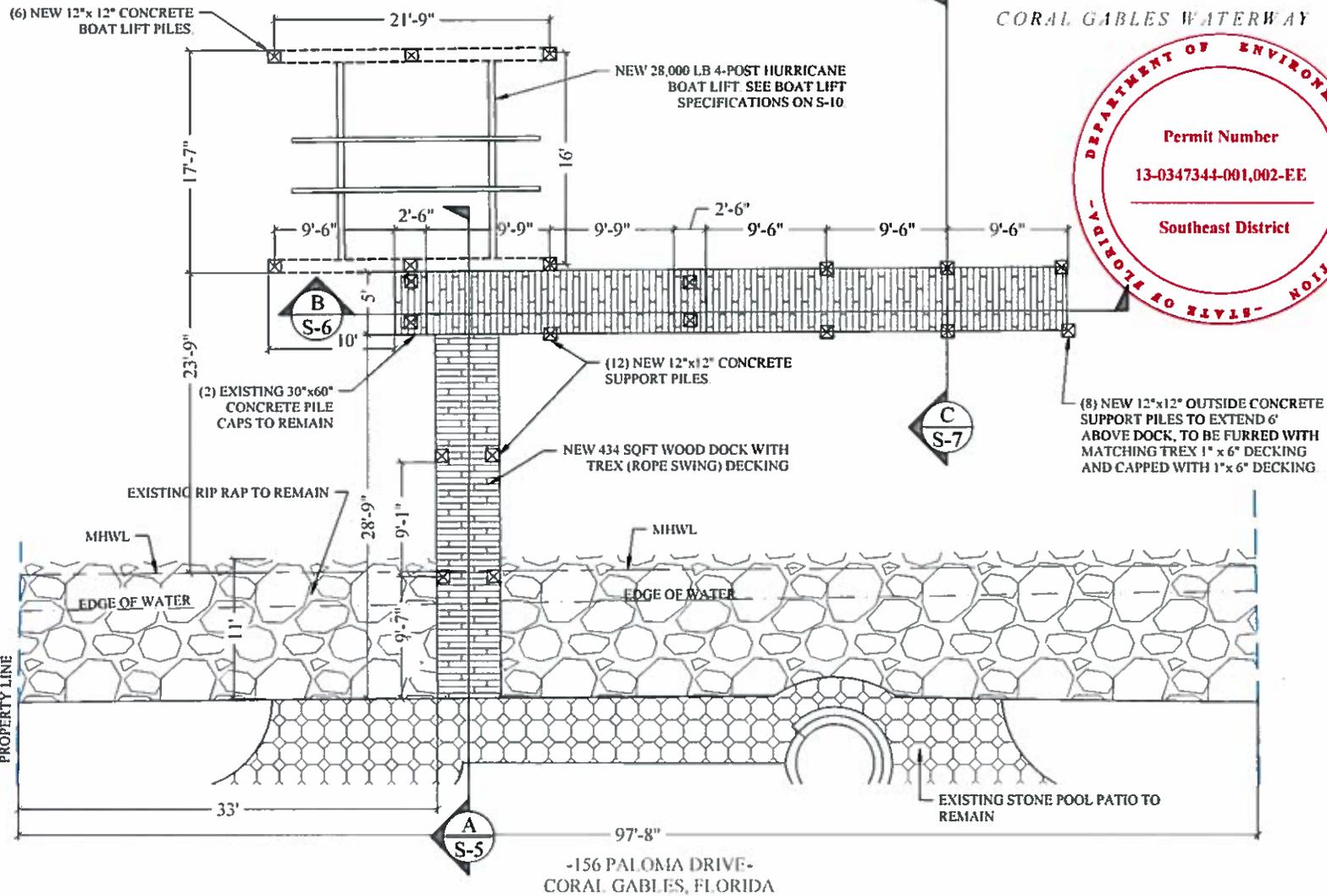
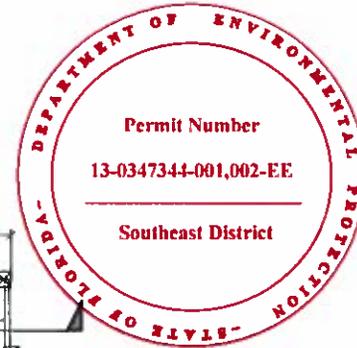
PROJECT: 15-5060

PROPOSED CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-3

CORAL GABLES WATERWAY



PROPOSED CONDITIONS



156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT:
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SEAL / SIGNATURE / DATE

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PERMIT DRAWINGS

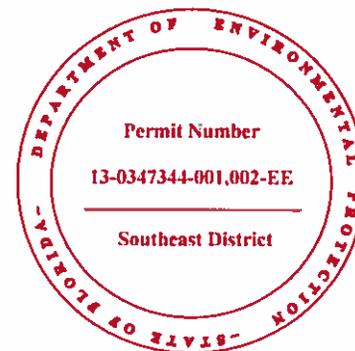
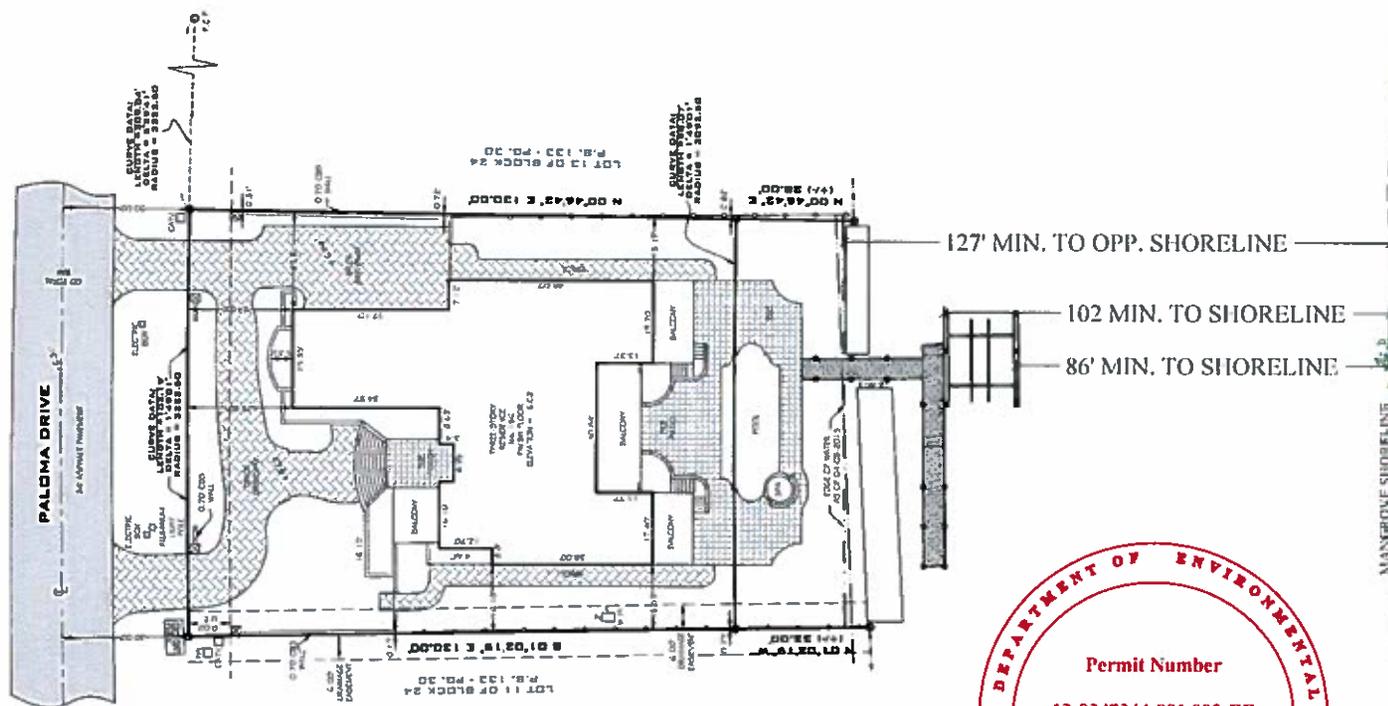
Issue #	Issue Date
①	September 30, 2015
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③	August 25, 2016

PROJECT: 15-5060

PROPOSED SITE PLAN

SCALE: AS SHOWN
SHEET NO.

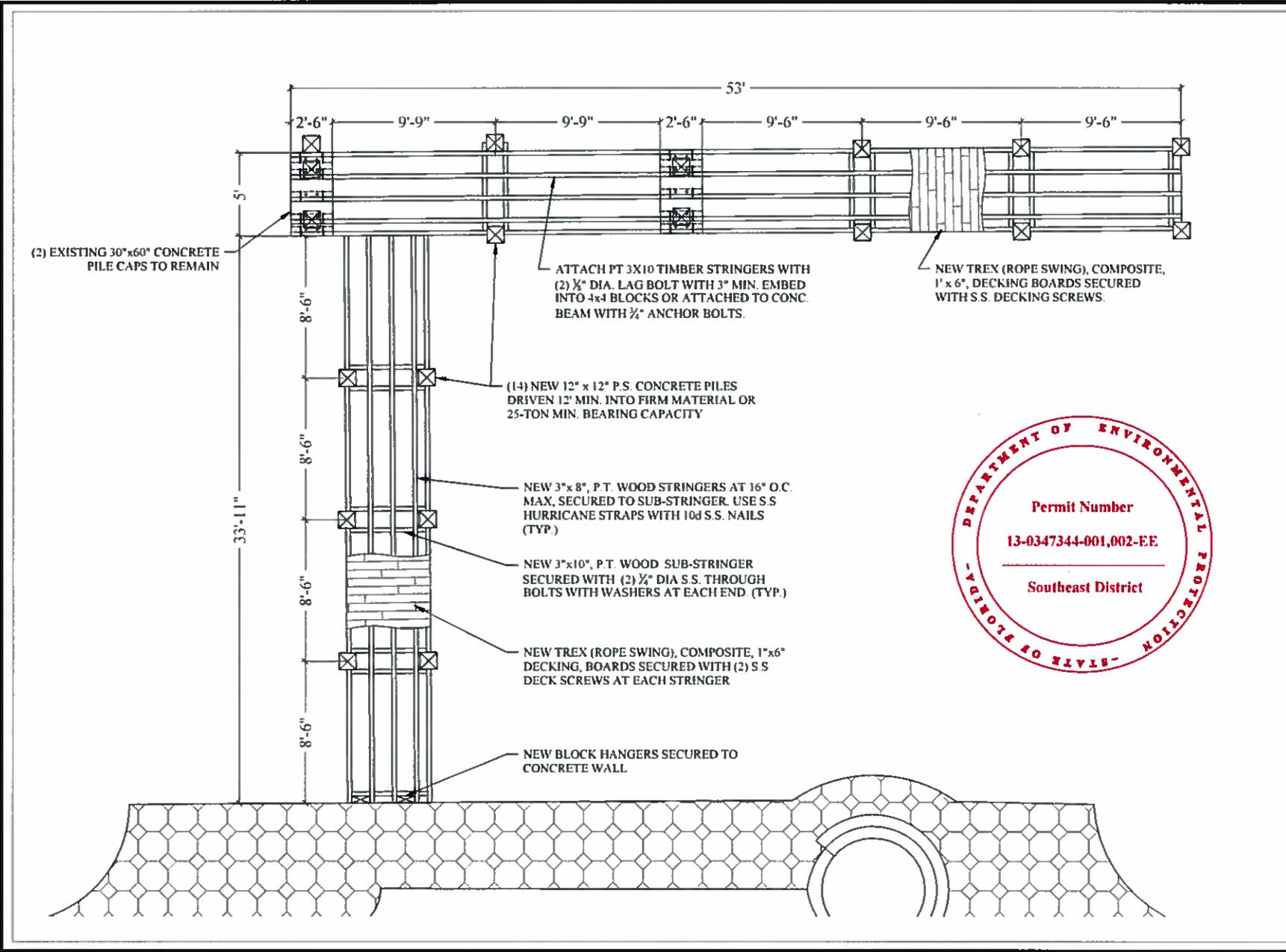
S-3A



PROPOSED CONDITIONS



1/32 INCH = 1 FOOT



156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida
 CLIENT:
MR. DANNY MARTINEZ
 156 Paloma Drive
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 Oakland Park, FL 33334
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 Fax: (954) 630-2383

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 Pompano Beach, FL 33062
 Tel: (954) 545-1740
 Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
 PE 52733, CA 26829

PERMIT DRAWINGS

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③	August 25, 2016

PROJECT: 15-5060

L-SHAPE DOCK FRAMING PLAN

SCALE: AS SHOWN
 SHEET NO.

S-4

156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT

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156 Paloma Drive
Coral Gables, Florida 33143

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CONTRACTOR

SOUTHEAST MARINE CONSTRUCTION

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950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslacr
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

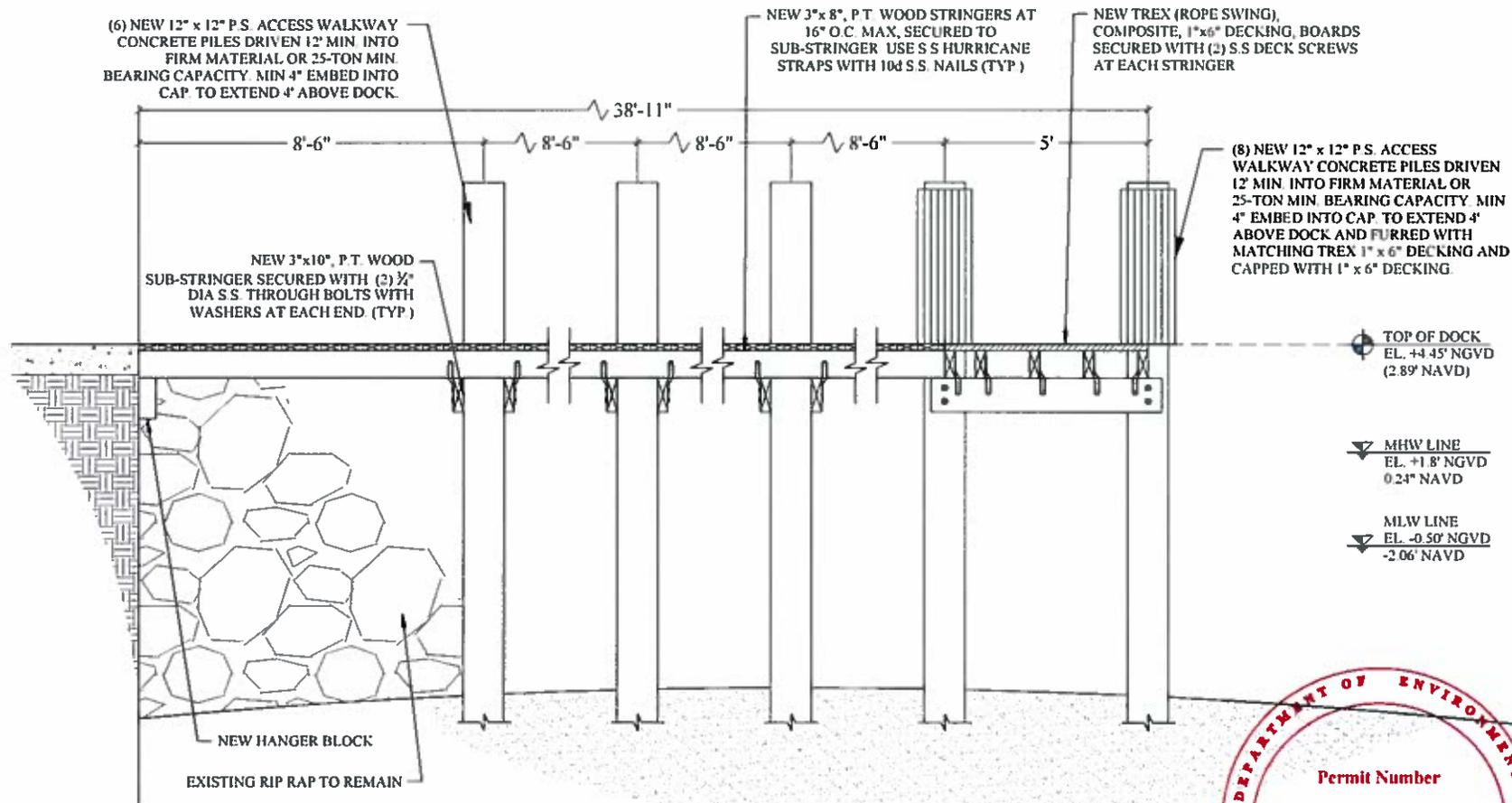
- ① September 30, 2015
- ② November 11, 2015
- ③ August 25, 2016

PROJECT: 15-5060

TYP. L-SHAPE DOCK SECTION

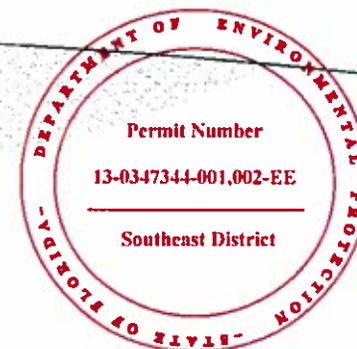
SCALE: AS SHOWN
SHEET NO.

S-5



TYP. L-SHAPE DOCK SECTION
SCALE: 3/8" = 1'-0"

A
S-3



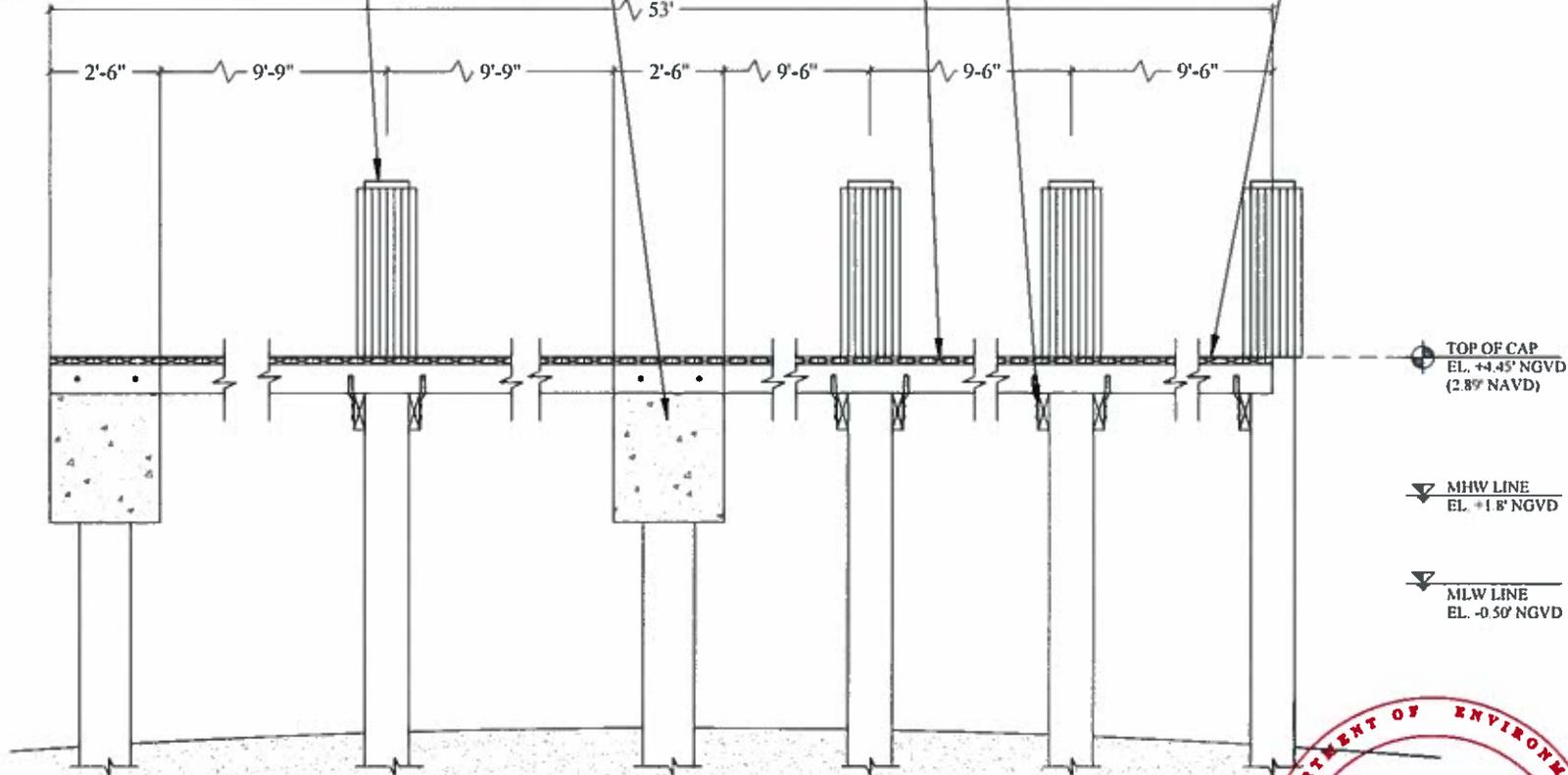
(8) NEW 12" x 12" P.S. ACCESS WALKWAY CONCRETE PILES DRIVEN 12' MIN. INTO FIRM MATERIAL OR 25-TON MIN. BEARING CAPACITY MIN 4" EMBED INTO CAP TO EXTEND 4" ABOVE DOCK AND FURRED WITH MATCHING TREX 1" x 6" DECKING AND CAPPED WITH 1" x 6" DECKING

(2) EXISTING 30"x60" CONCRETE PILE CAPS TO REMAIN

NEW 3"x8", P.T. WOOD STRINGERS AT 16" O.C. MAX. SECURED TO SUB-STRINGER. USE S.S. HURRICANE STRAPS WITH 10d S.S. NAILS (TYP.)

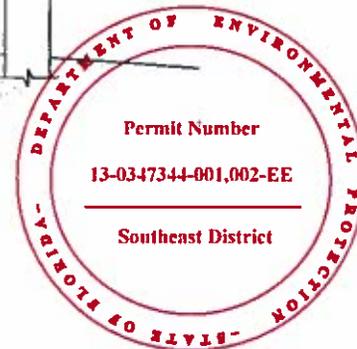
NEW 3"x10", P.T. WOOD SUB-STRINGER SECURED WITH (2) 1/2" DIA S.S. THROUGH BOLTS WITH WASHERS AT EACH END (TYP.)

NEW TREX (ROPE SWING), COMPOSITE, 1"x6" DECKING, BOARDS SECURED WITH (2) S.S. DECK SCREWS AT EACH STRINGER



L-SHAPE DOCK CROSS SECTION
SCALE: 3/8" = 1'-0"

B
S-3



156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT:
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156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
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Fax: (305) 677-3254

CONTRACTOR:
SOUTHEAST MARINE CONSTRUCTION
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Fax: (954) 630-2301

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950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omstae
PE 52733, CA 26829

PERMIT DRAWINGS

Issue #	Issue Date
①	September 30, 2015
②	November 11, 2015
③	August 25, 2016

PROJECT: 15-5060

TERMINAL PLATFORM
CROSS SECTION

SCALE: AS SHOWN
SHEET NO.

S-6

156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

CLIENT:
MR. DANNY MARTINEZ
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Coral Gables, Florida 33143

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Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

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PE 52733, CA 26829

PERMIT DRAWINGS

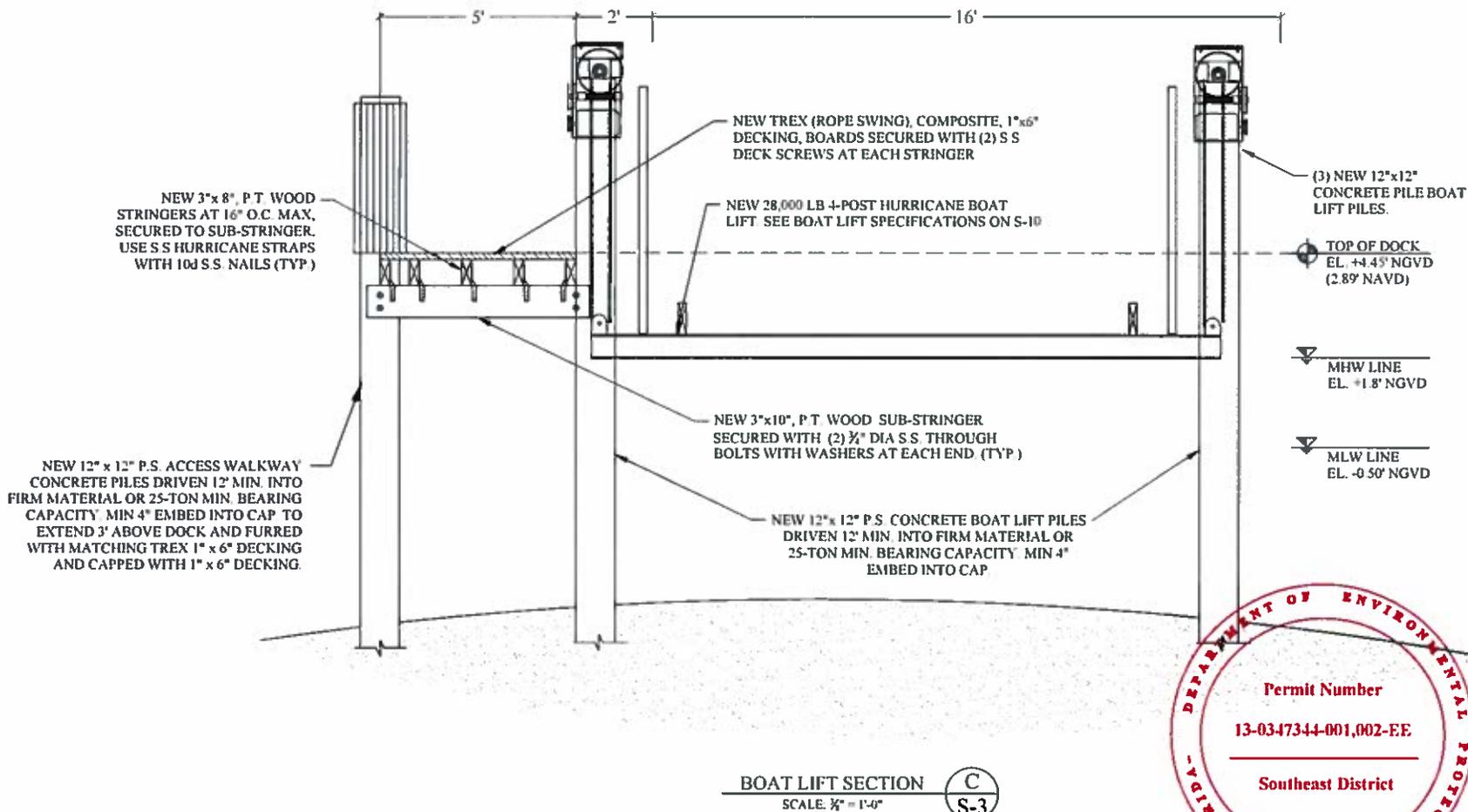
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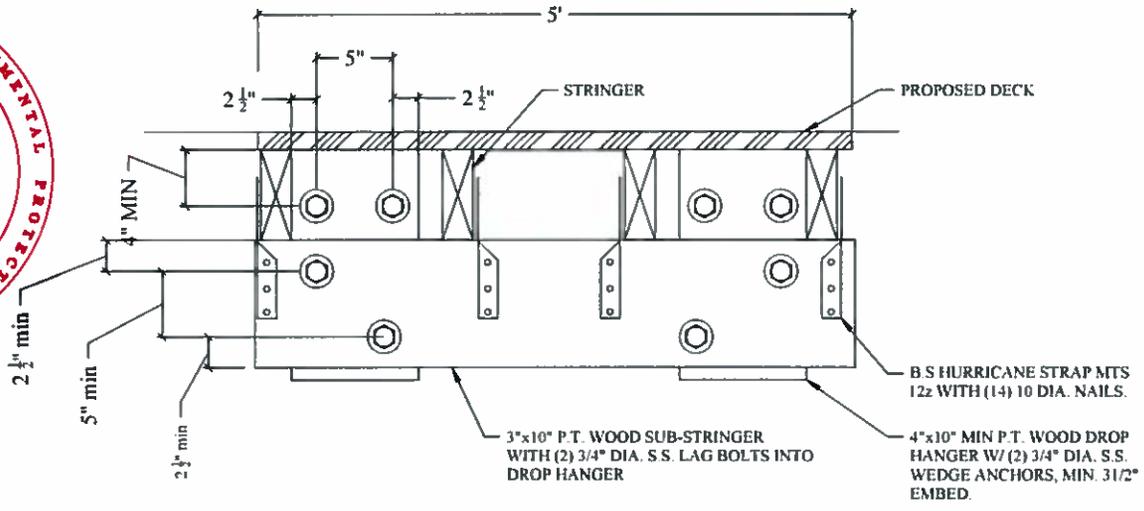
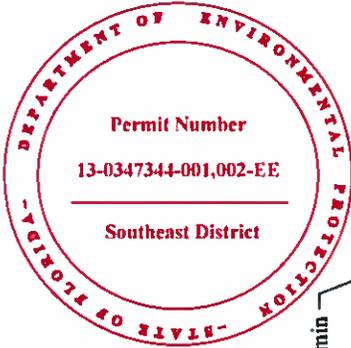
PROJECT: 15-5060

BOAT LIFT SECTION

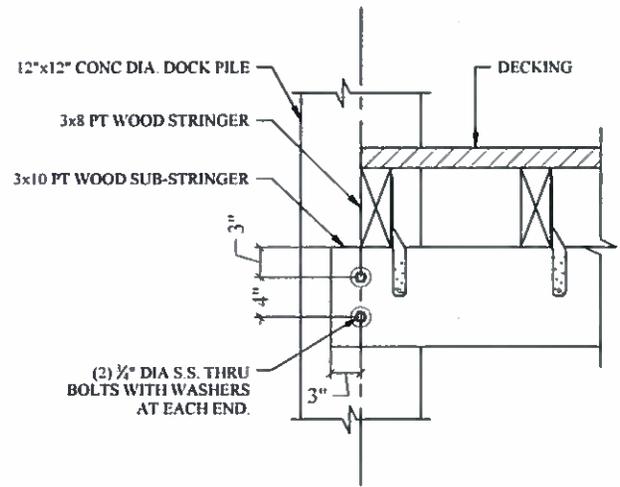
SCALE AS SHOWN
SHEET NO.

S-7

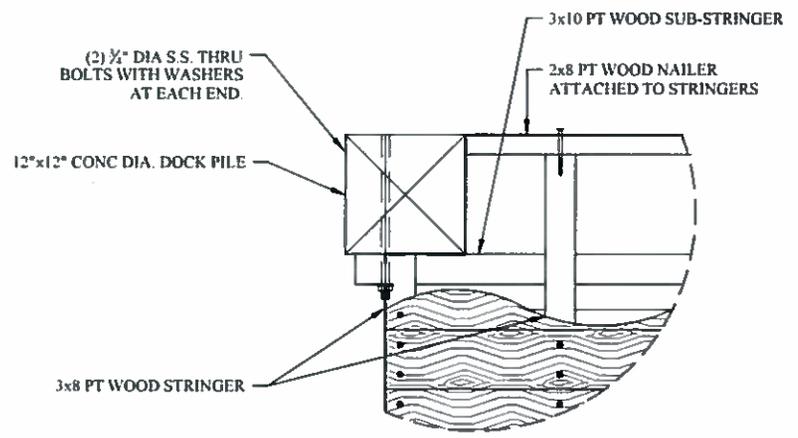




DROP HANGER DETAIL
SCALE: 1" = 1'-0"



TYPICAL DOCK EDGE DETAIL ①
SCALE: 1" = 1'-0" S-8



TYPICAL DOCK EDGE PLAN DETAIL ②
SCALE: 1" = 1'-0" S-8

156 PALOMA DOCK AND BOAT LIFT PROJECT
Coral Gables, Florida

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Coral Gables, Florida 33143

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340 Minorca Avenue, Suite 7
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Tel: (305) 921-9344
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CONTRACTOR:
SOUTHEAST MARINE CONSTRUCTION
404 NE 38TH ST
Oakland Park, FL 33334
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PE 52733, CA 26829

PERMIT DRAWINGS

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PROJECT: 15-5060
DOCK DECKING DETAILS AND HANGER BLOCK DETAIL
SCALE - AS SHOWN
SHEET NO.

S-8

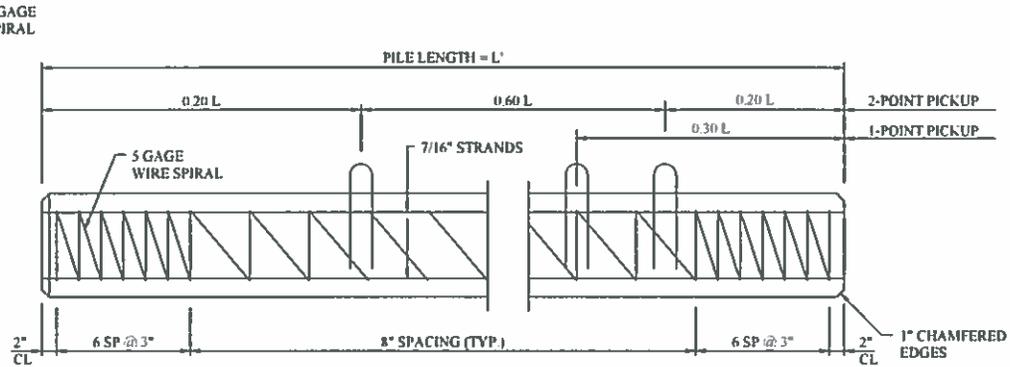
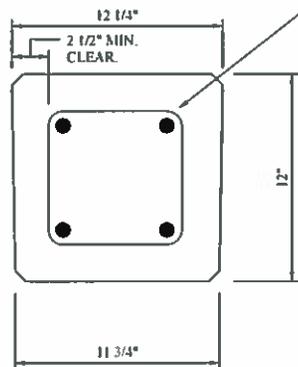
PILE NOTE:

CONCRETE COMPRESSIVE STRENGTH:
3000 PSI @ RELEASE
5000 PSI @ DRIVING

SPIRAL TO BE ASTM A-82 TIGHT
HARD-DRAWN WIRE

STRANDS - USE FOUR 7/16" (270K)
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS
EACH

1-POINT PICKUP-MAXIMUM L = 50'
2-POINT PICKUP-MAXIMUM L = 62'



CONCRETE PILE DETAIL

N.T.S.



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ENVIRONMENTAL CONSULTANT
OCEAN CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE CONSTRUCTION

404 NE 38TH ST.
Oakland Park, FL 33334
Tel: (954) 630-2300
Fax: (954) 630-2381

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

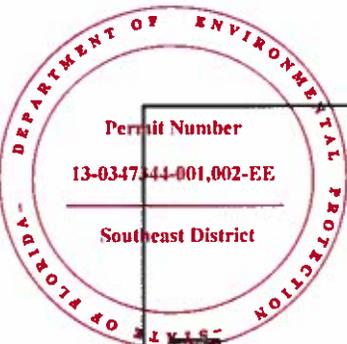
- ① September 30, 2015
- ② November 11, 2015
- ③ August 25, 2016

PROJECT: 15-5060

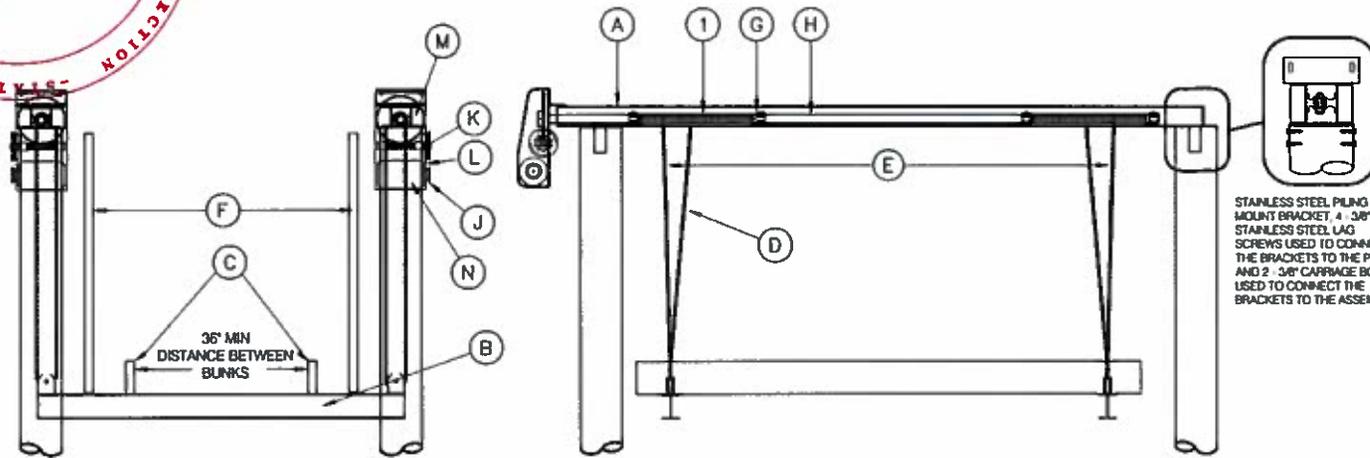
CONCRETE PILE DETAIL

SCALE: AS SHOWN
SHEET NO.

S-9



GOLDEN 28,000# 4 POST, 2 MOTOR BOAT LIFT



PILING SPACING 16'-0" IN ALL DIRECTIONS. PILING PENETRATION TO BE 10' INTO THE SAND BOTTOM OR 5' INTO THE ROCK STRATA, ALL PILINGS TO BE 2.5 C.C.A. TREATED

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
LIFT CAPACITY	28,000#													
TOP BEAM CHANNEL	2 EA. 8 H x .25 3.75W x .41 201" L													
CRADLE I-BEAM SIZE	12 Hx.29 7W. 47 192" L													
BUNK BOARDS RUFF SAWN	3 x 10 X 192' L													
CABLE SIZE	4 - 5/16" x 55' 4 PART													
CABLE SPREAD	148'													
GUIDE POST HEIGHT	10'													
BEARINGS	10 - 2" SOLID 6061-T6 ALUM.													
DRIVE SHAFT SIZE	1 15/16" O.D SCH. 80 GALV PIPE													
CABLE WINDER DIA.	3" O.D. SCH. 80 ALUM PIPE													
MOTOR TYPE	C FACE													
GEAR BOX TYPE	EDRIVE													
PILING SIZE	12"													
GEAR BOX RATIO	480 TO 1													
MOTOR H.P. 2 PER	1 1/2 H.P. 120/20A 240/10A													
INCHES OF LIFT PER MIN.	8.57													

NOTE: THIS STRUCTURE WILL WITHSTAND WIND LOADS ASSOCIATED WITH BASIC WIND SPEEDS OF 150 MPH CALCULATED PER F.B.C. 2004 AND ASCE 7-02

Manufactured by GOLDEN MANUFACTURING, INC. 17811 East St. Fort Myers, FL 33917

STRUCTURAL ENGINEERING REVIEW

THE GRAVITY AND WIND LOADS FOR THIS CONSTRUCTION HAVE BEEN CALCULATED AND MAIN WIND FORCE RESISTING SYSTEM AND COMPONENTS AND CLADDING OF THIS STRUCTURE DESIGN DO COMPLY WITH THE FLORIDA BUILDING CODE 2004, SECT. 1609 FOR WIND PRESSURES GENERATED BY A BASIC WIND SPEED OF 150 MPH

Richard W. Arnold
FL License No. 19334

Date

Arnold/Sanders Consulting Engineers, Inc.
16881 McGregor Blvd, Suite 102, Fort Myers, FL 33908
Phone: 239 267-3665 Fax: 239 267-2771

SIGNATURE ONLY VALID WITH RAISED SEAL

156 PALOMA DOCK AND BOAT LIFT PROJECT

Coral Gables, Florida

CLIENT:

MR. DANNY MARTINEZ

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

SOUTHEAST MARINE CONSTRUCTION

404 NE 38TH ST
Oakland Park, FL 33134
Tel: (954) 630-2300
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PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

950 N. Federal Highway, Suite 212
Pompano Beach, FL 33062
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Onslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

- ① September 30, 2015
- ② November 11, 2015
- ③ August 25, 2016

PROJECT: 15-5060

BOAT LIFT SPECIFICATIONS

SCALE: AS SHOWN
SHEET NO.

S-10



Carlos A. Gimenez, Mayor

Permitting, Environment and Regulatory Affairs

Environmental Services
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912
T 305-372-6567 F 305-372-6407

miamidade.gov

November 5, 2015

Paloma Estate, LLC
c/o Jorge Otero, Manager
75 Valencia Avenue, 4th Floor
Coral Gables, Florida 33134

Re: Class I Permit Application CLI-2015-0349: Paloma Estates, LLC – Dock and boatlift located at 156 Paloma Drive, Coral Gables, Miami-Dade County, Florida (Folio Numbers: 03-4132-031-0120)

Dear Mr. Otero:

Please accept this letter in response to your submittal of a Class I permit application for the above referenced property. DERM staff has conducted a biological assessment and has the following recommendations to continue processing your permit application.

During the biological assessment staff documented evidence of mangrove trimming on-site. **Please be advised, the mangroves on-site are designated as mitigation mangroves as a result of the impacts associated with the original development of the Cocoplum community. Maintenance trimming of the mangroves to provide clearance for access to the existing dock does not require a Class I permit, provided that trimming is limited to the lateral branches and drop roots of mangroves and to a maximum of 1 foot from the edges of the dock. However, any other form of trimming, cutting, or alteration of mangroves (e.g. to create a view corridor), without the required Class I authorization is a violation of Section 24-48 of the Code of Miami-Dade County.**

DERM has no objection to the replacement of the dock in the existing footprint; however, the proposed boatlift will extend greater than 25 percent the width of the waterway and cannot be approved administratively as a short form Class I permit application; structures that extend greater than 25 percent the width of the waterway are required to be reviewed and approved by the Miami-Dade County Board of County Commissioners at a public hearing because the scope of work is specifically referenced in Section 24-48.2 of the Code as work that shall be processed as a Standard Form application.

Sketches submitted with the Class I permit application do not accurately depict the existing site conditions. Please submit revised sketches that include the following corrections. DERM recommends that corrections to sketches be provided for review and approval before signed and sealed plans are submitted.

- Depict the riprap extending 11 feet waterward from the top of bank.
- Correct the length of the access walkway on all sheets (see sheet S-3A)
- Correct the mean high water line (MHWL); the (MHWL) as depicted on the sketches is not consistent with information documented during the site inspection. Please correct the MHWL to be located 7 feet waterward from the top of bank or provide a survey signed and sealed by a licensed land surveyor.
- Remove the MHWL notation referenced by surveyors notes in the Plat Book.
- Correct the width of the waterway, 127 linear feet as measured from the MHWL to the root systems of the mangroves on the opposite shoreline.

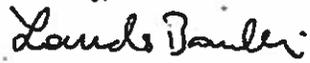
Delivering Excellence Every Day



Attached please find a Completeness Summary detailing items required in order to complete your Class I Permit Application Package. Attached please also find a State and Federal Delegated Review Checklist containing additional information and indicating additional items to be submitted prior to Class I permit issuance.

If you have any questions concerning the above referenced application, please contact me at (305) 372-6595 or barrel@miamidade.gov.

Sincerely,

A handwritten signature in black ink that reads "Lourdes Barrelli". The signature is written in a cursive, slightly slanted style.

Lourdes Barrelli, Biologist II
Coastal and Wetlands Resources Section

cc: Ocean Consulting, LLC, Agent
Robert Kirby, United States Army Corps of Engineers

COMPLETENESS SUMMARY
COASTAL CONSTRUCTION PERMIT APPLICATION
PROJECT NO. CLI-2015-0349

PROJECT NAME: Paloma Estate, LLC
PROJECT ADDRESS: 156 Paloma Drive
Coral Gables, FL 33134
DATE: November 5, 2015
PROJECT MANAGER: Lourdes Barrelli

THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO CONTINUE PROCESSING YOUR PERMIT APPLICATION:

- Revised sketches including the corrections listed in the Completeness Summary Cover letter.

DOCUMENTS REQUIRED PRIOR TO PERMIT ISSUANCE:

- A minimum of 4 copies of plans signed and sealed by a Florida Professional Engineer. Said plans shall include corrections listed in the Completeness Summary Cover Letter.
- Structural and Zoning approvals from the City of Coral Gables.
- Permit fee balance in the amount of \$2,154.50.

STATE AND FEDERAL CHECKLIST

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)

DERM has been delegated the authority to review the proposed project and grant proprietary authorization for the use of sovereign submerged lands pursuant to an operating agreement between DERM and FDEP.

N/A

UNITED STATES ARMY CORPS OF ENGINEERS (USACE)

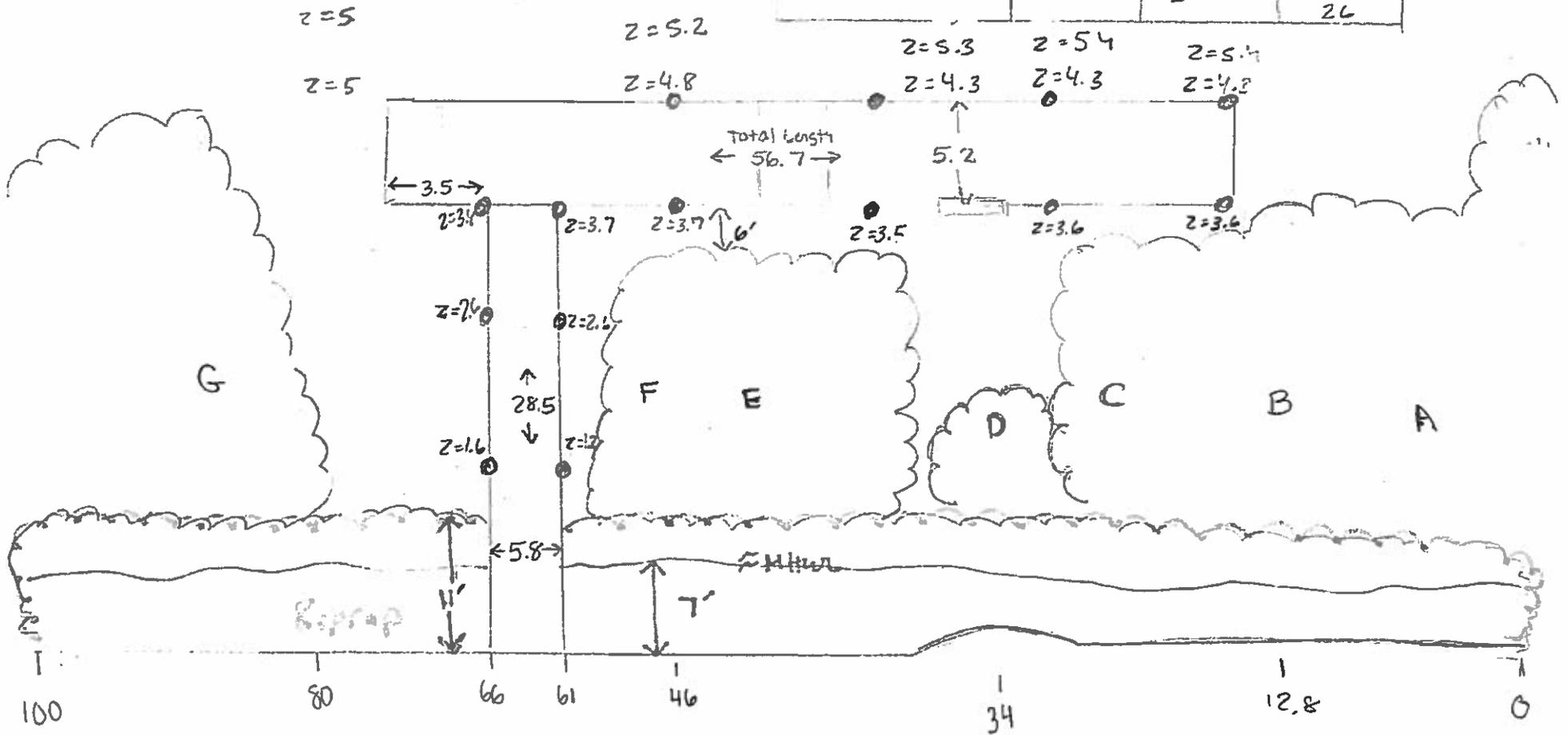
A determination will be made once the scope of work has been finalized.

PLEASE SUBMIT THIS INFORMATION AS SOON AS POSSIBLE SO THAT WE MAY COMPLETE THE PROCESSING OF YOUR APPLICATION. ANY QUESTIONS SHOULD BE DIRECTED TO THE PERA PROJECT MANAGER LISTED ABOVE.

CLT - 2015-0349
 Biological Assessment
 Paloma Estate, LLC
 10/26/15
 2:30 pm Adj. to Q2
 L. Barrelli / A. Alhale

* Overhanging
 canopy ± 12'-15'
 above dock
 No seagrass
 observed

	Height	Length	Width
A - Red mangrove	16.9'	20	} 22
B - White mangroves	16.9	20	
C - White mangrove	21.5'	20	} 5.6
D - White mangrove	5'	14	
E - White mangrove	25'	14	} 23
F - White mangrove	25	14	
G - White mangrove	25-30'	20	26



Width of waterway from top of bank → 12.4'

DOCKS BEYOND CITY ALLOWANCE

****SUBJECT PROPERTY (S.P): 156 Paloma Drive***

<i>WEST OF S.P</i>	<i>EAST OF S.P</i>
1) 160 Paloma Drive	6) 152 Paloma Drive
2) 168 Paloma Drive	7) 148 Paloma Drive
3) 172 Paloma Drive	8) 144 Paloma Drive
4) 176 Paloma Drive	9) 140 Paloma Drive
5) 180 Paloma Drive	10) 136 Paloma Drive



CLIENT:
PALOMA ESTATES, LLC.

156 Paloma Drive
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
T: (305) 921-9344 F: (305) 677-3254

156 PALOMA DRIVE
NEIGHBORING DOCK EXTENSIONS

PROPERTY AERIAL
SCALE = 1 : 2000

Issue #	Issue Date
①	August 10, 2018

PROJECT: 15-5060





The City of Coral Gables

Building and Zoning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 7, 2010

Kirk Lofgren
Ocean Consulting, LLC
340 Minorca Avenue, #5
Coral Gables, FL 33134

Re: Lot: 17, Block: 24 Cocoplum Sec. No. 2, PB/PG: 133/30
(136 Paloma Drive)
Hearing No.: BA-10-05-3431

Dear Mr. Lofgren:

The Board of Adjustment at its regular meeting held on June 7, 2009, passed and adopted Resolution No. 4990-ZB approving Item Nos. 1 and 2 of your application, all is outlined under the Applicant's Proposal as follows:

1. Grant a variance to allow the proposed watercraft lift's outermost portion to be located at thirty nine feet six inches (43'6") from the property line vs. docks, wharves or similar structures may be constructed over or in canals and waterways at a distance extending outward from the property line not more than fifteen feet (15'0") as allowed by Section A-23 (A) (3) (a) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed watercraft lift's outermost portion to be located at thirty five feet six inches (39'6") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty five feet (25'0") from the bank of the waterway as allowed by Section 5-805 (E) of the Coral Gables "Zoning Code."

Any variance authorized by Resolution by the Board of Adjustment shall become void and of no effect twelve (12) months from and after the date of the resolution granting the variance, unless within such period of twelve (12) months a building permit for the building or structure involved embodying the substantive matters for which the variance was granted shall have been issued and taken out; or if the use or adoption of such variance does not require the issuance of a building permit, unless the requested action permitted by the variance shall have taken place within the said twelve (12) month period. Whenever the twelve (12) month period has elapsed without action by the applicant, he shall be required to file a new application as set forth in Section 3-807 of the "Zoning Code."

Ocean Consulting, LLC
June 7, 2010
Page Two

However, upon application and payment of a fee of \$400.00, the Development Review Official may, after review and determination that substantive progress has been achieved by the applicant in terms of project planning, extend the expiration date of the variance for an additional period of time not to exceed twelve (12) months. An application requesting the extension of a variance shall be filed with the Office of the Zoning Official prior to the expiration of the initial twelve (12) month effective date of the variance.

Please refer to the attached sheet regarding decisions of the Board of Adjustment, appeal from a decision of the Board of Adjustment, and appeal from the decision of the City Commission.

No permit can be issued on the application which was approved by the aforementioned resolution, passed and adopted by the Board of Adjustment, during the first 10 days after the Board of Adjustment meeting.

If you desire further information, please do not hesitate to contact this office.

Sincerely,

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez

Elizabeth L. Gonzalez
Secretary

Cc: Preston J R IV Wilson
C/o Financial Management Partners
8001 Forsyth Blvd., 2nd Floor
St. Louis, MO 63105

Preston J R IV Wilson
136 Paloma Drive
Coral Gables, FL 33156

P.S. PLEASE BE REMINDED THAT A PERMIT MUST BE TAKEN OUT WITHIN TWELVE MONTHS OF THE DATE OF VARIANCE APPROVAL OR IT WILL BECOME VOID.



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BA-11-06-6346

Applied	Approved	Issued	Final	Expires
06/10/2011	05/11/2012	06/10/2011	05/11/2012	06/09/2012

Type **BOARD OF ADJUSTMENT**

Status **final**

Permit Description

Permit Address **128 PALOMA DR CORAL GABLES FL 33143-6545**

VARIANCE TO INSTALL DOCK AND MOORING PILES 32'6" vs 10" SEC. A-23 (A) (1) (d)

Applicant **RICARDO J MONTERO &W ZORAIDA R Owner Y**

Owner **RICARDO J MONTERO &W ZORAIDA R**

Viewing **Actions**

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA COUNTER	calc fees - CALCULATE FEES	egonzalez		06/10/2011	APPROVED	
CASHIER	collect - COLLECT FEES	iwebuser		06/10/2011		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	iferrer		07/11/2011	APPROVED	VARIANCE TO ALLOW A BOATLIFT AND MOORING PILES TO BE LOCATED AT 32'6" FROM THE PROPERTY LINE VS. THE REQUIRED 10' APPROVED BY RESOLUTION#5029-ZB ON 7.11.2011. VARIANCE EXPIRES ON 7.11.2012. PERMIT TO BE OBTAINED PRIOR OF VARIANCE EXPIRATION.

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



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BA-13-12-2654

Applied	Approved	Issued	Final	Expires
12/18/2013	04/28/2014	04/28/2014		04/28/2015

Type **BOARD OF ADJUSTMENT**

Status **issued**

Permit Description

Permit Address **132 PALOMA DR CORAL GABLES FL 33143**

VARIANCE TO EXTEND A "T" SHAPE DOCK 32 FEET FROM PROPERTY LINE VERSUS 10 FEET AS ALLOWED BY SECTION A-23 (1) (d)

Applicant **OCEAN CONSULTING LLC Owner N**

Owner **LUIS ISAIAS ALEXIS ISAIAS**

Viewing **Actions**

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA COUNTER	calc fees - CALCULATE FEES	egonzalez		12/18/2013	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		04/28/2014		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS					
BOA COORDINATOR	pmobtained - PERMIT OBTAINED					

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BA-14-01-2222

Applied	Approved	Issued	Final	Expires
01/15/2014	01/15/2014	01/15/2014	01/08/2016	01/07/2017

Type **BOARD OF ADJUSTMENT**

Status **final**

Permit Description

Permit Address **205 COSTANERA RD CORAL GABLES FL 33143-6522**

VARIANCE TO PERMIT BOATLIFT AT 39 .6 FEET VS. 25 FEET FROM THE BANK OF WATERWAY SEC. 5-805 (E)

Applicant **OCEAN CONSULTING LLC Owner N**

Owner **ROBERTO AWAD SOLEDAD TRONCOSO**

Viewing **Actions**

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA COUNTER	calc fees - CALCULATE FEES	egonzalez		01/15/2014	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		01/15/2014		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	srodriguez		01/08/2016	COMPLETED	
BOA COORDINATOR	pmobtained - PERMIT OBTAINED	srodriguez		01/08/2016	COMPLETED	

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BA-16-10-6064

Applied	Approved	Issued	Final	Expires
10/04/2016	10/04/2016	10/04/2016		10/04/2017

Type **BOARD OF ADJUSTMENT**

Status **issued**

Permit Description

Permit Address **231 COSTANERA RD CORAL GABLES FL 33143-6522**

VARIANCES FOR BOATLIFT, FLOATING BOATLIFT, MOORING PILES

Applicant **TRIDENT ENVIROMENTAL CONSULT I** Owner **N**

Owner **RICHARD COHEN DIANNE COHEN**

Viewing **Actions**

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA COUNTER	calc fees - CALCULATE FEES	egonzalez		10/04/2016	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		10/04/2016		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS					
BOA COORDINATOR	pmobtained - PERMIT OBTAINED					

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