



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: Musaffi Residence

Street address of the subject property: 198 Isla Dorada Blvd

Property Legal Description: Lot(s): 9

Block(s): 15

Section(s): Cocoplum Sec 2 Plat C

Plat Book(s)/Page(s): PB 117-65

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

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

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

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

Current land use classification(s): 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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

Listing of all folio numbers for subject property:

03-4132-026-0090

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Dock and Marine Construction / Glen Larson

Telephone#: 305-751-9911 Fax#: _____ Email: glarson @ dockandmairne.net

Mailing Address: 752 NE 79th Street Miami, FL 33138
(City) (State) (ZIP Code)

Property Owner(s) Name(s): MICHAEL MUSAFFI

Telephone#: _____ Fax#: _____ Email: carynmusaffi@ @ gmail.com

Mailing Address: 198 ISLA DORADA BLVD CORAL GABLES, FL 33143
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Leandro Fernandez

Telephone#: 786-390-7493 Fax#: _____ Email: leaf @ leafengineers.net

Mailing Address: 756 NE 79th ST Miami, FL 33138
(City) (State) (ZIP Code)

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

Application received by: _____ Date: _____

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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.

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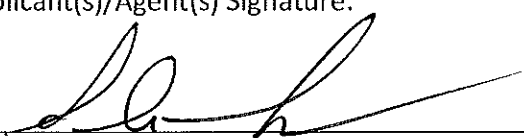

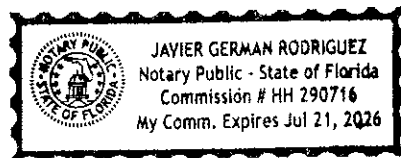
Applicant/agent/property owner/architect affirmation and consent

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

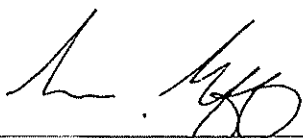

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after 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.

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- 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: 	Applicant(s)/Agent(s) Print Name: Glen Larson
Address: 752 NE 79th St Miami, FL 33138	
Telephone: 305-751-9911	Fax:
Email: glarson@dockandmarine.net	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF _____	
The foregoing instrument was acknowledged before me this <u>8th</u> day of <u>April</u> ²⁰²⁴ by <u>Glen Larson</u> (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

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Property Owner(s) Signature: 	Property Owner(s) Print Name: Michael Musaffi
Property Owner(s) Signature: 	Property Owner(s) Print Name: Caryn Musaffi
Property Owner(s) Signature:	Property Owner(s) Print Name:

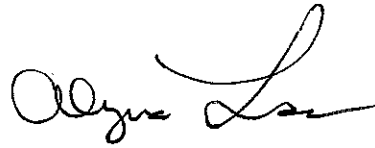
Address: 198 Isla Dorada Blvd
Coral Gables, FL 33143

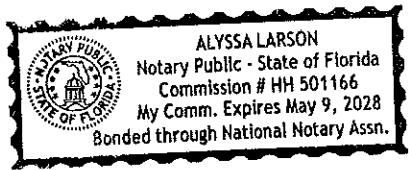
Telephone: (215)668-8888 Fax: (305) 381-4325

Email: michael.musaffi@gmail.com; carynmusaffi@gmail.com

NOTARIZATION


STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 8 day of April ²⁰²¹ by Michael
(Signature of Notary Public - State of Florida) Musaffi

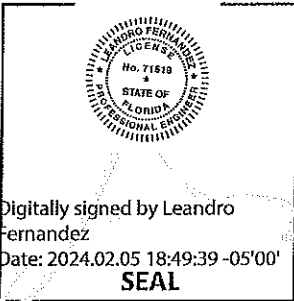




(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

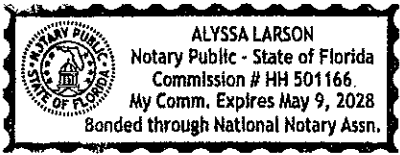
Board of Adjustment Application

Architect(s)/Engineer(s) Signature:  Digitally signed by Leandro Fernandez Date: 2024.02.05 18:49:19 -05'00'	Architect(s)/Engineer(s) Print Name: LEANDRO FERNANDEZ, PE
Address: 756 NE 79 STREET, MIAMI, FL 33138	
Telephone: 786.390.7493	Fax:
Email: LEAFER7@GMAIL.COM	



NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 8 day of April, 2024 by Leandro Fernandez
 (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.

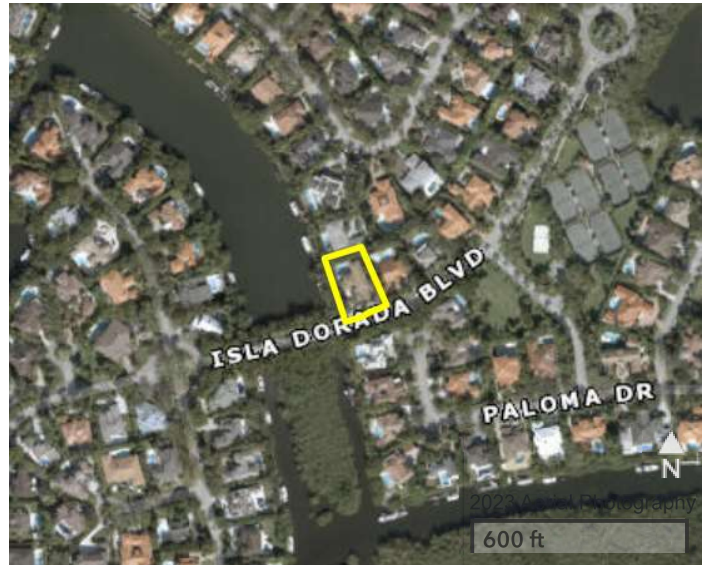


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 02/05/2024

PROPERTY INFORMATION	
Folio	03-4132-026-0090
Property Address	198 ISLA DORADA BLVD CORAL GABLES, FL 33143-6554
Owner	MICHAEL MUSAFFI , CARYN MUSAFFI
Mailing Address	198 ISLA DORADA BLVD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 0
Floors	2
Living Units	1
Actual Area	7,604 Sq.Ft
Living Area	6,081 Sq.Ft
Adjusted Area	6,517 Sq.Ft
Lot Size	18,843 Sq.Ft
Year Built	1997



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$3,674,385	\$2,826,450	\$2,100,994
Building Value	\$171,071	\$24,757	\$749,716
Extra Feature Value	\$38,297	\$38,793	\$39,290
Market Value	\$3,883,753	\$2,890,000	\$2,890,000
Assessed Value	\$2,461,700	\$2,390,000	\$2,890,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$1,422,053		
Portability	Assessment Reduction		\$500,000	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
COCOPLUM SEC 2 PLAT C
PB 117-65
LOT 9 BLK 15
LOT SIZE 18843 SQ FT
OR 18132-0522 0598 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,411,700	\$2,340,000	\$2,840,000
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,436,700	\$2,365,000	\$2,865,000
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,411,700	\$2,340,000	\$2,840,000
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,411,700	\$2,340,000	\$2,840,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/19/2021	\$3,400,000	32499-2810	Qual by exam of deed
12/05/2019	\$3,500,000	31753-1430	Qual by exam of deed
04/05/2019	\$100	31402-3833	Corrective, tax or QCD; min consideration
05/01/1998	\$1,800,000	18132-0522	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Applicants Proposal

We respectfully request that the board of adjustments approve the installation of a Dock at 198 Isla Dorada Blvd

The code we wish to obtain a variance for are: *Appendix A Section A-23 Cocoplum Section Two – A. Docks, Wharves, Mooring piles.*

(1) Whereas the code reads in 2.

“Docks, wharves or similar structures may be constructed over or in the canals and waterways abutting the following lots at a distance extending outward from the property line not more than twenty-five (25) feet.”

The proposed dock extends 34’-6” into the waterway from the existing Mean Waterline of the bank. The proposed boat lift extends 44’-6” into the waterway from the existing Mean Waterline of the bank.

We would like to request 2 variances

- A. Grant a variance allowing the proposed dock to extend 34’-6” into the waterway, vs. the allowed extension beyond the property line of 25’ as required by *Appendix A Section A-23 Cocoplum Section Two-A (1) 2.*
- B. Grant a variance allowing the installation of an elevator boat lift that extends 44’-6” into the waterway, vs. the allowed extension beyond the property line of 25’ as required by *Appendix A Section A-23 Cocoplum Section Two-A (1) 2.*

Respectfully Submitted,

Glen Larson



Dock and Marine Construction Corp.

Letter of Intent for: 198 Isla Dorada Blvd Dock and Lift

We are requesting approval for a variance at 198 Isal Dorada Blvd for the construction of a dock that will exceed the 25' setback from the bank/ property line (shown on the survey as being the mean water line of the bank) as per Article 5 Appendix A Section A-23 – Cocoplum Section Two (A. 2.) into the adjacent waterway/basin.

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

The property currently has an existing dock (that is to be that is to be removed) that extends water ward of the bank 25'-3" (the property line is the mean waterline of the bank). The existing dock has become limited in access due to the overgrowth in mangroves and the new dock to get past the mangrove canopy will extend 32'-6" into the waterway from the bank, The proposed dock is located inside of the required side setbacks, the lift extends 10' from the dock and its most waterward point is 42'-6" from the bank.

Our hardship is: The owner's access and use to his dock in conjunction with boating is severely restricted due to the adjacent presence of a naturally protected mangrove shoreline, the existing dock that is being replaced, allows for limited docking of a vessel, but not the installation of a boat lift, which is an accessory that several of the neighboring properties are able to enjoy because of Mangroves and protected wetlands, as well as waterdepth. (as per Miami Dade County D.E.R.M.) The proposed structure is the minimum distance from the bank to meet county requirements and avoid trimming the mangroves along the shoreline. This is a requirement administrated by Miami Dade County DERM.

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

The installation of these accessories will in no way interfere with navigation, the waterway at this property is 273 feet from bank to bank, and is located at the dead end of a canal and not subject to passing traffic. The installation of this structure mirrored on the opposing shoreline will allow for over 184 feet of clear passage, whereas the code requires only 75'.

Respectfully submitted,

Glen Larson



Dock and Marine Construction Corp.

Standards for variances

Section 3-806

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

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

- *Special conditions and circumstances exist which are peculiar to the land, and are not applicable to other lands in the zoning district. There are existing mangroves along the meandering shoreline of the property located at 198 Isla Dorada Blvd, The mangroves extend past the shoreline 25'. Many of the mangroves planted in the cocoplum area are part of a mitigation agreement and the county, state and ACOE protect these mangroves. The presence of these mangroves prevents the dock from being located closer to the shoreline and Miami Dade County DERM will not allow any trimming, or the relocation of the dock or installation of a lift of a similar size and use that many of his neighbors enjoy, therefore restricting his access to the water.*

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

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

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

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

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

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

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

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

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

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

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

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

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

- *The granting of this variance is appropriate for the continued preservation of historic landmarks and or districts.*



Permit Number: CLI-2022-0018

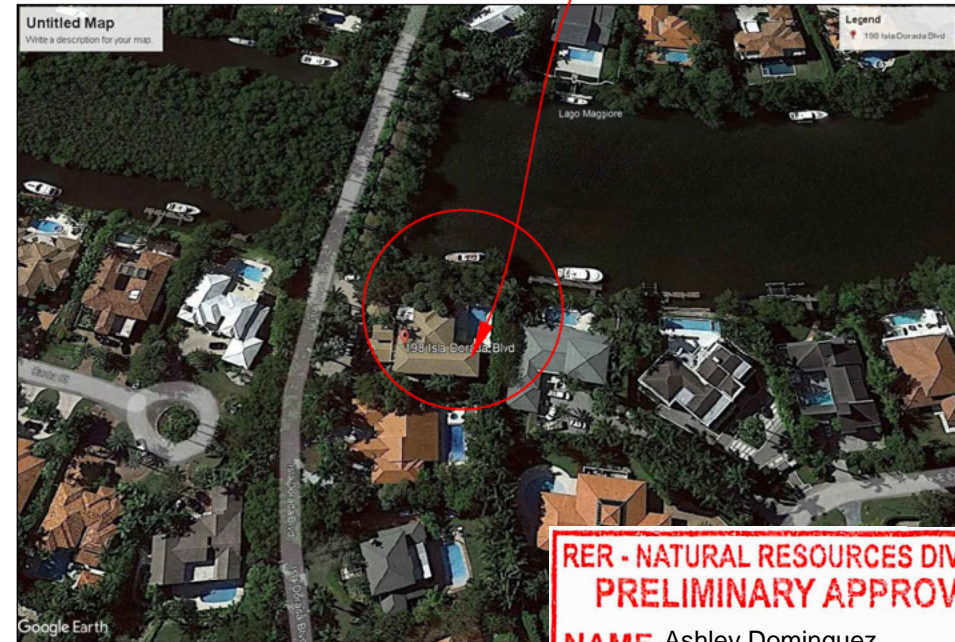
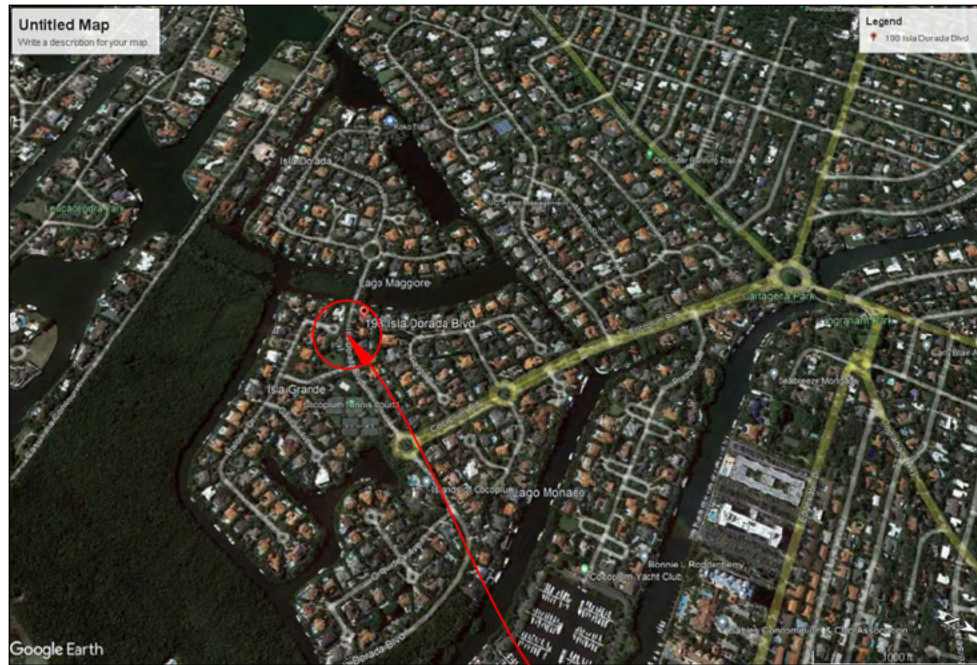
Project Name: Musaffi

Project Address: 198 Isla Dorada Boulevard, Coral Gables

Date: June 3, 2024

Project Manager: Lindsay Elam

In order to avoid and minimize impacts to the existing mangroves and based on the proposed dock to accommodate 2 slips, the dock as proposed extends the minimum waterward distance necessary to avoid trimming of the mangroves. Please note that the permit will include authorization for the future trimming and alteration of lateral branch and prop/drop roots of mangroves to maintain clearance around the dock (i.e. 1 foot around the perimeter and 8 feet above the top of the decking).



JOBSITE

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Ashley Dominguez
DATE 08/02/2023

GENERAL NOTES

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

DESIGN:
IN ACCORDANCE WITH APPLICABLE BUILDING CODE : FLORIDA BUILDING CODE 2020, ASCE 7-16, ACI 318 & NDS 2020 & CURRENT ADDENDUMS

DESIGN LOADS
1. DOCK TOTAL GRAVITY LOAD 60 PSF
PILING
(1). ALL NEW WOOD PILES TO BE SOUTHERN PINE AND COMPLY WITH A.S.T.M D25-78 AND BE PRESSURE TREATED WITH C.C.A. TO 2.5 AS PER FEDERAL SPECIFICATIONS TT-W-550D(1) OR TT-W-00550E(1) AND AWFA-MP-4. PILES TO HAVE A MINIMUM DIAMETER OF 12"
(2). ALL LIFT SUPPORT PILING SHALL BE PRE-STRESSED AND MANUFACTURED AS PER SHOP DRAWING DETAIL ON PAGE 4.
(3). PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS & SECTIONS.

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

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

FASTENING NOTES:
A. 3 X 12 STRINGERS TO PILES - = TWO 3/4" DIA. GALVANIZED THRU-BOLTS WITH WASHER EACH SIDE.
B. JOISTS TO STRINGERS: AT DOCK - SIMPSON LTS 12 S.S. STRAPS W(4) 10d NAILS TOP & BOTTOM DO NOT BEND OVER JOISTS. FLORIDA STATE WIDE PRODUCT APPROVAL #10456.18.
C. IPE FASCIA TO JOISTS - TWO 3 INCH LONG #10 S.S. SCREWS INTO JOIST ENDS
D. 5/4 x 6 IPE DECKING TO JOISTS: TWO 3 INCH LONG #10 STAINLESS STEEL DECK SCREWS EACH INTERSECTION

LUMBER:
ALL DIMENSIONAL LUMBER SHALL BE #1 DENSE GRADE SYP OR BETTER, AND COMPLY WITH A.I.T.C. 1 09-69 SPECIFICATIONS UNLESS OTHERWISE NOTED, LUMBER TO BE KILN DRIED, AND MARINE PRESSURE TREATED WITH A.C.Q. TO .40

CONCRETE AND REINFORCING STEEL:

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL CONFORM TO ACI 318 (LATEST EDITION) AND ATTAIN A MIN. COMPRESSIVE STRENGTH OF 5000 P.S.I. FOR 0.40 W/CM RATIO MAX AT THE END OF 28 DAYS. FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 & 28 DAYS. SLUMP SHALL NOT EXCEED 5" (± 1").
2. ALL REINFORCEMENT SHALL BE 60,000 P.S.I. MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100° F.
4. ALL CONCRETE SHALL HAVE MINIMUM OF 3" COVERAGE OVER EXPOSED REBAR, PILING SHALL BE EMBEDDED INTO CONCRETE MINIMUM OF 4" AS SHOWN ON DETAILS ON THIS PAGE. ALL DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4", OR AS SHOWN ON THE PLANS.

PRECAST CONCRETE PILING:

1. PRECAST CONCRETE DOCK PILES SHALL BE 12" x 12" PILES W/6000 P.S.I. MIN. CONCRETE & 4-7/16"Ø 270 K.S.I. ASTM A416 LOW-LAX STRANDS W/ 21/2" MIN. CONCRETE COVER TO TIES. PILES SHALL BE DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 10' MIN. PENETRATION INTO ROCK. (DETAIL ON PAGE 4)
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS & SECTIONS

PILE DRIVING NOTES

1. PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING THE TEST PILING, TO DETERMINE PROPER PILING LENGTH TO MEET THE DESIGN CRITERIA.
2. PILES TO BE DRIVEN WITH AN APPROPRIATE FOLLOW BLOCK, WITH A BUFFER MATERIAL SUITABLE TO ALLOW THE TRANSMISSION OF THE HAMMER ENERGY
3. PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MINIMUM OF 6' INTO ROCK OR A MINIMUM OF 10' INTO YIELDING MATERIAL. WHERE HIGH RESISTANCE SUBSTRATE IS ENCOUNTERED, PRE PUNCHING OR DRILLING SHALL BE UTILIZED TO ACHIEVE THE PROPER PENETRATION.
4. PILES SHALL BE DRIVEN USING A DROP HAMMER OR GRAVITY HAMMER OF 4000 POUNDS, WITH A 6' DROP OF THE HAMMER
5. PILES SHALL BE DRIVEN WITH NO MORE THAN A 1/4 INCH VARIATION PER FOOT FROM THE VERTICAL OR BATTER LINE INDICATED, WITH A MAXIMUM VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3 INCHES

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leafer7@gmail.com
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305-751-9911
F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

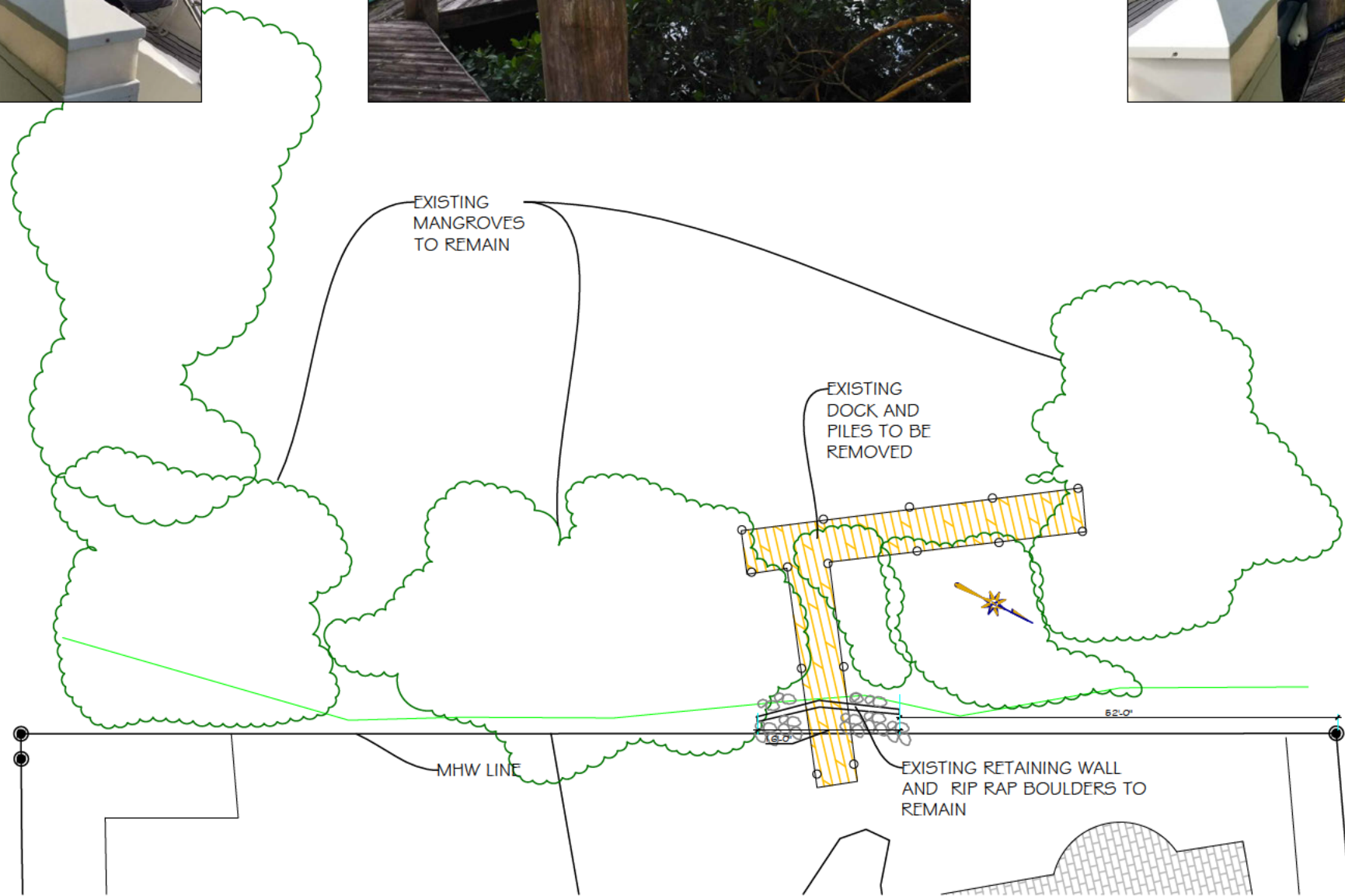
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DOCK,
BOATLIFT, AND ROCK
WALL
198 ISLA DORADA BLVD
CORAL GABLES, FL

PAGE TITLE:
MAP AND NOTES

DATE: 5/30/2023
REVISIONS:
1. _____
2. _____

DWG#: 23-017
DRAWN BY: AL
PAGE
1 of 7

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Leandro Fernandez
Date: 2023.07.31
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LEANDRO FERNANDEZ
LICENSE #71519



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Ashley Dominguez
DATE 08/02/2023



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 WALL
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 CORAL GABLES, FL

PAGE TITLE:
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DATE: 5/30/2023
 REVISIONS:
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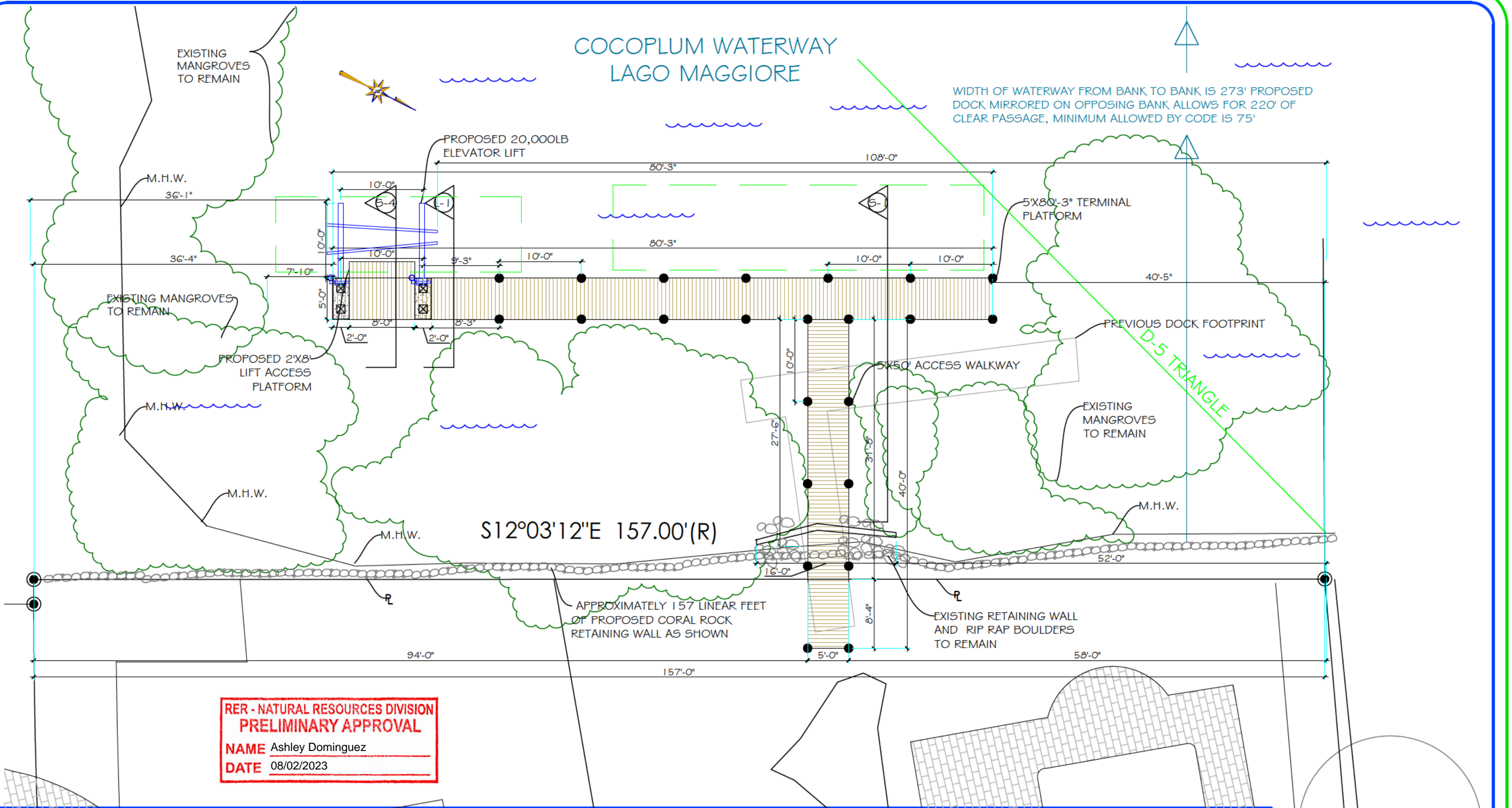
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2 of 7

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 Fernandez
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 13:42:10 -04'00'
 LEANDRO FERNANDEZ
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COCOPLUM WATERWAY LAGO MAGGIORE

WIDTH OF WATERWAY FROM BANK TO BANK IS 273' PROPOSED DOCK MIRRORED ON OPPOSING BANK ALLOWS FOR 220' OF CLEAR PASSAGE, MINIMUM ALLOWED BY CODE IS 75'



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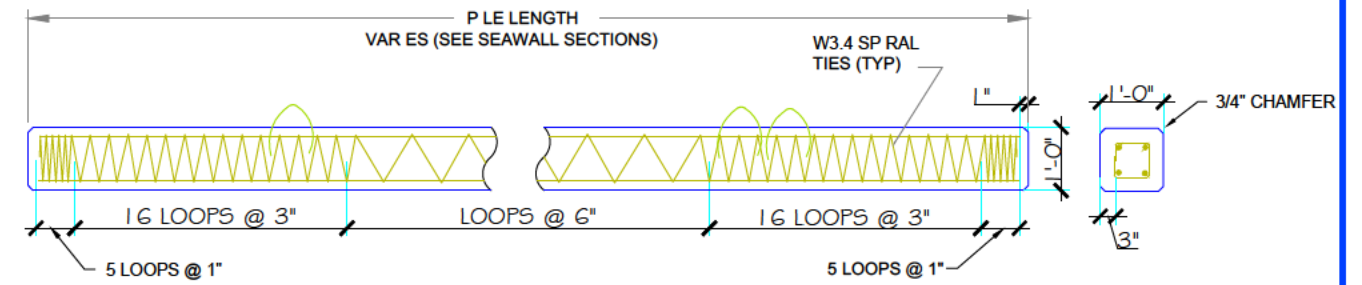
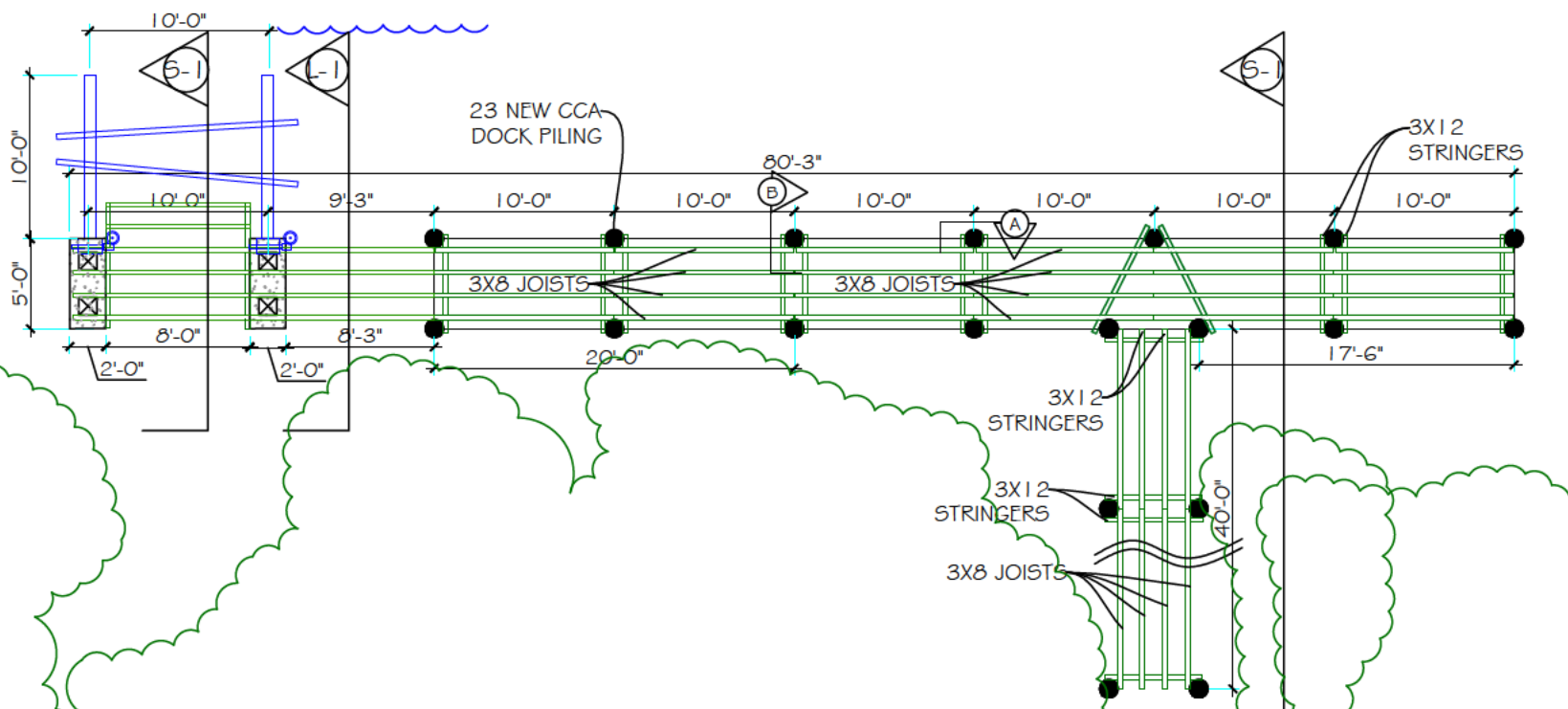
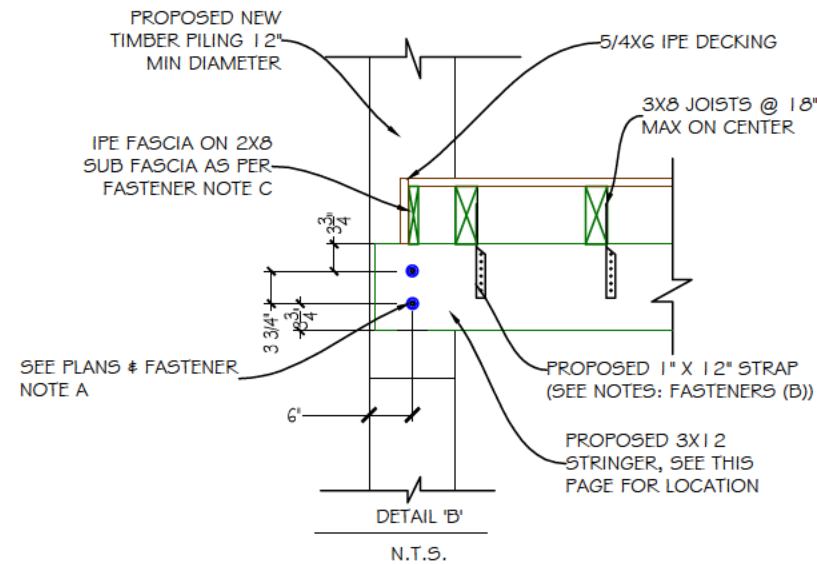
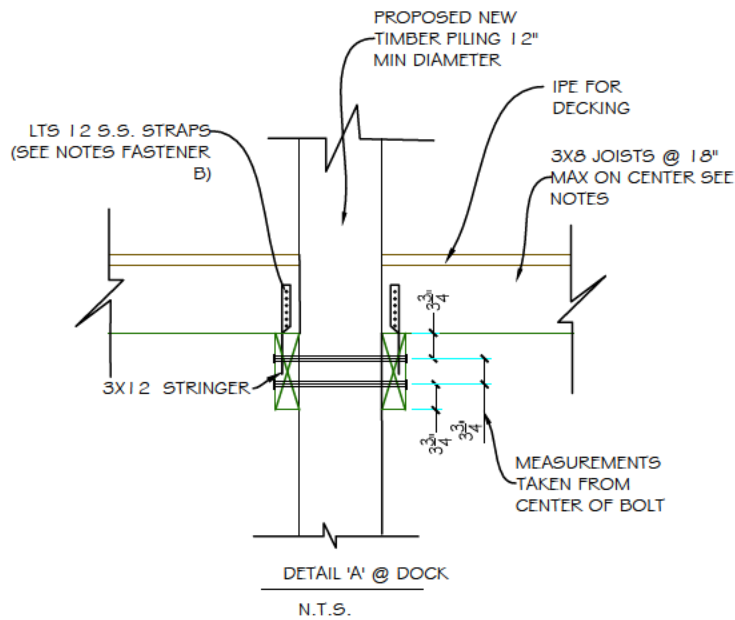
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PAGE
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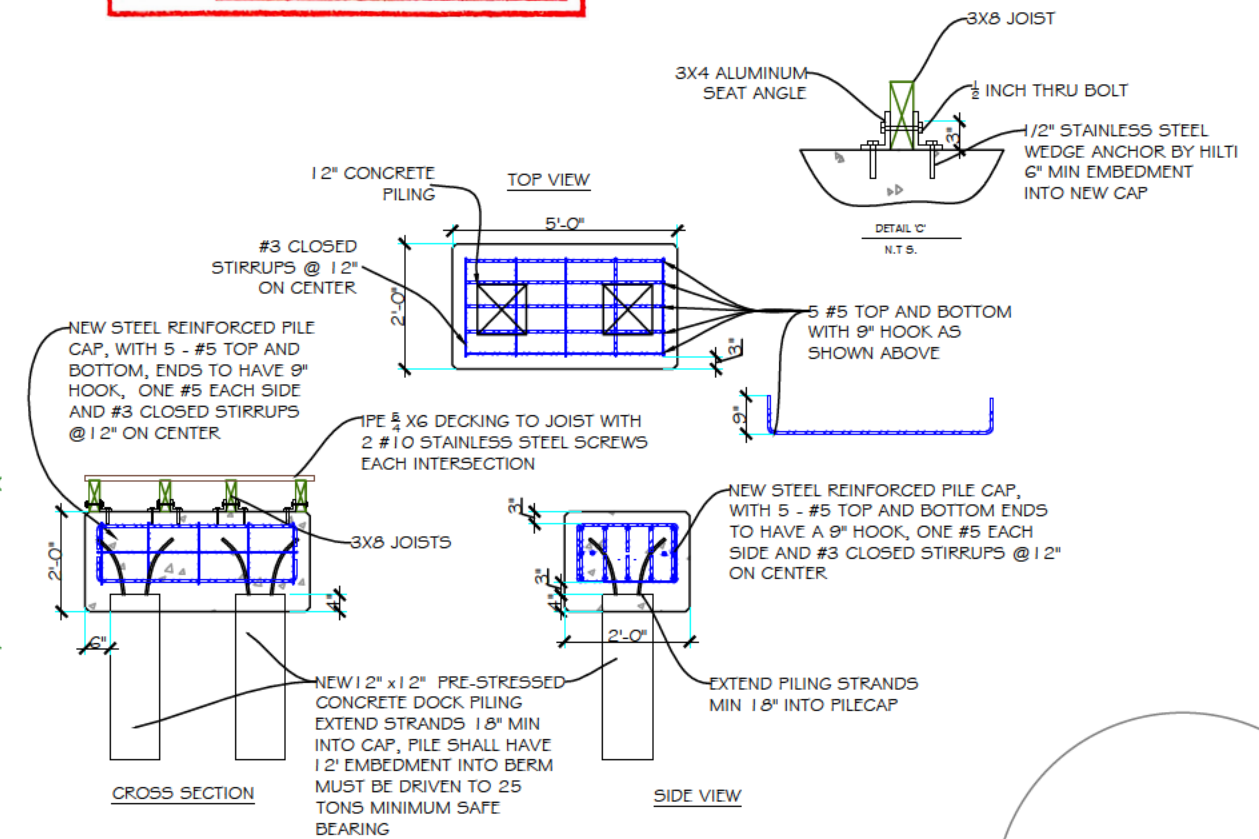
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Fernandez
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- 12"x12" PILE SPECIFICATION:**
1. (4) STRANDS, 7/16" DIAMETER 270 ksi L.R.S. (LO-LAX)
 2. Fc' = 6,500 PSI (MIN)
 3. MIN. 3" COVER ON ALL REIN.
 4. ALL PILING TO FDOT CONCR. CLASS V SPEC.
 5. PILING TO ACHIEVE BEARING CAPACITY OF 25 TONS

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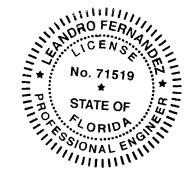
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198 ISLA DORADA BLVD
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PAGE TITLE:
FRAMING DETAILS

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PAGE
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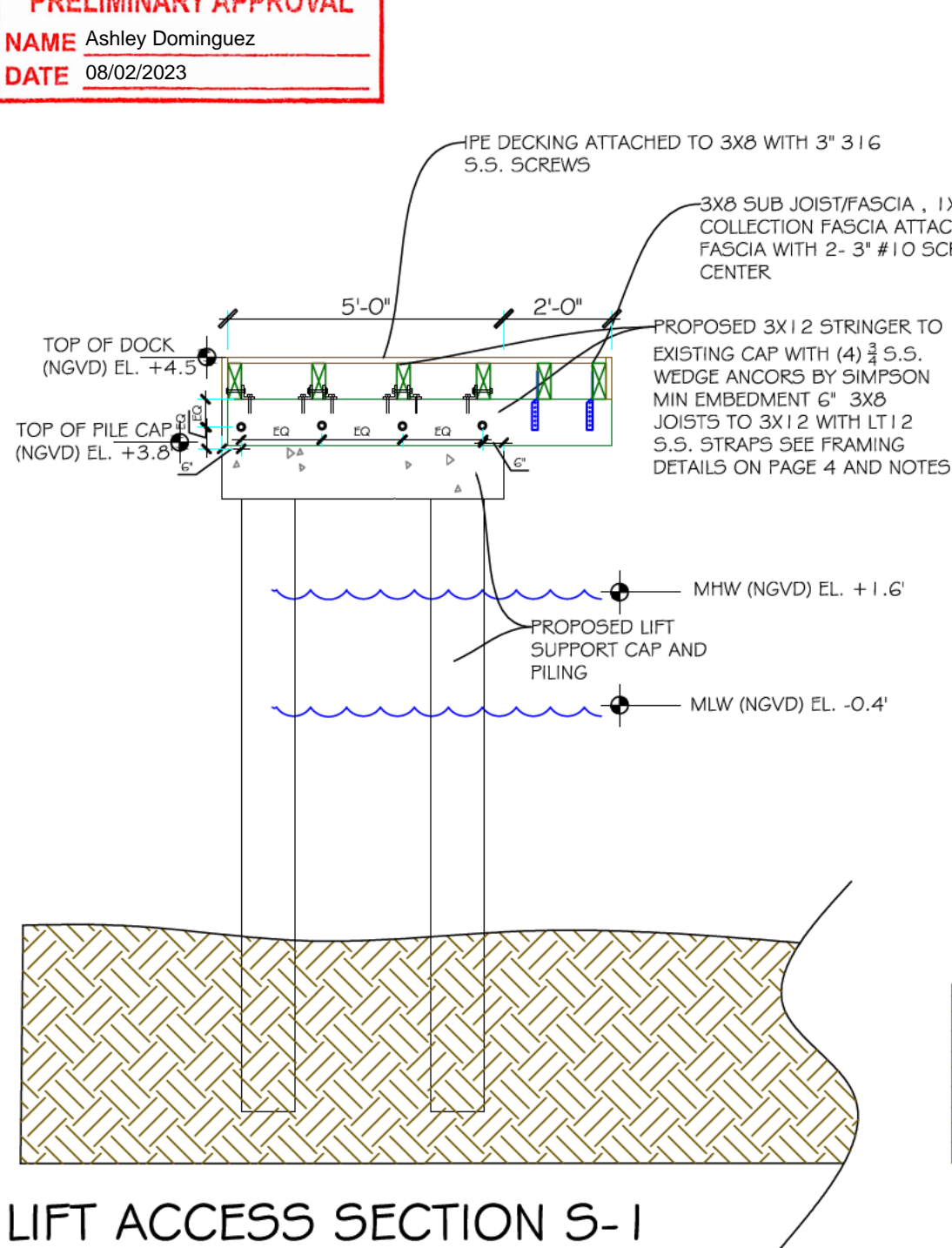
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Fernandez
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LICENSE #71519

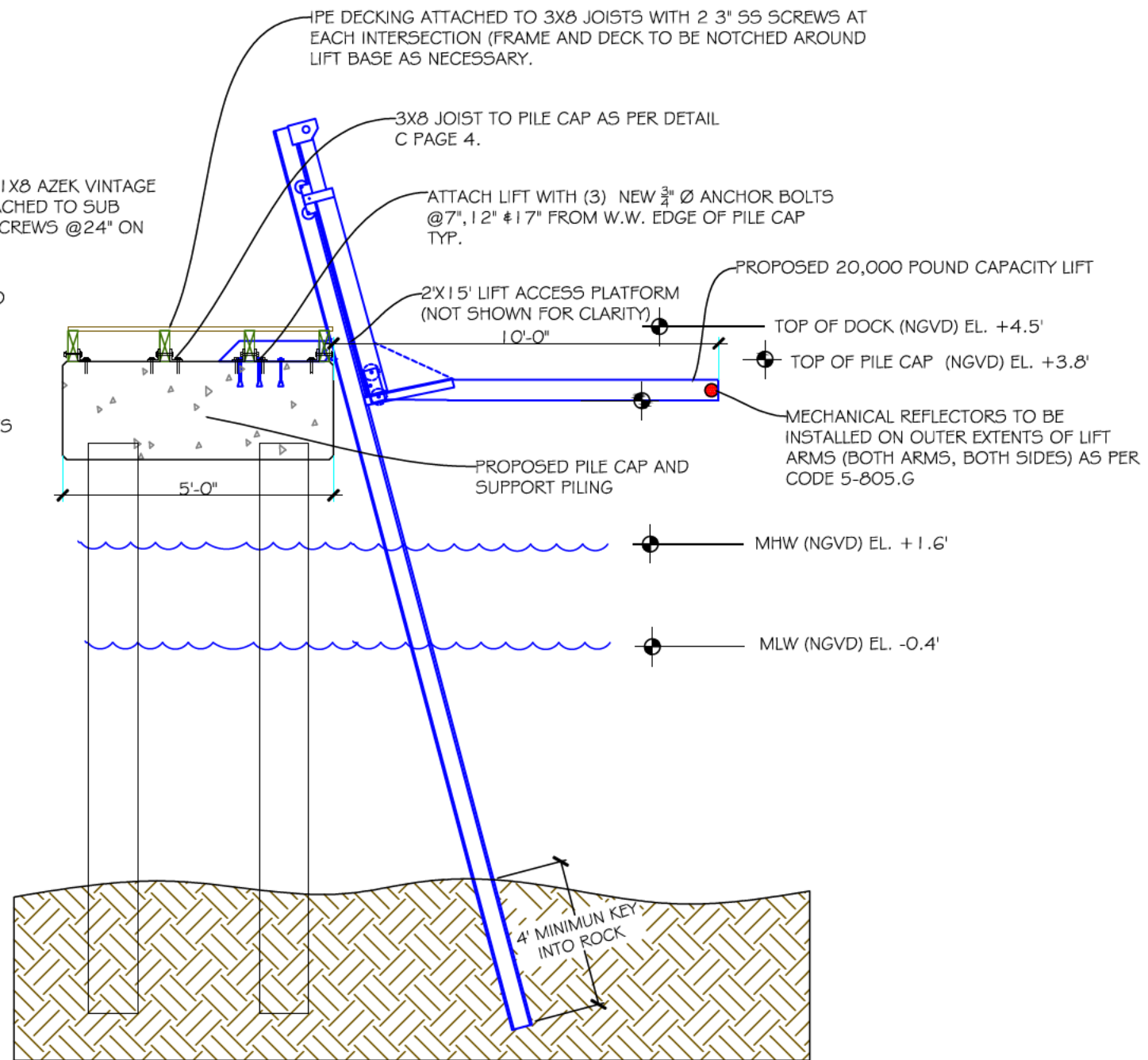
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NAME Ashley Dominguez

DATE 08/02/2023



LIFT ACCESS SECTION S-1



LIFT SECTION L-1



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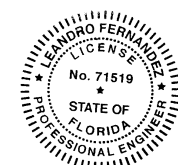
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CORAL GABLES, FL

PAGE TITLE:
LIFT SECTIONS AND
PILECAP DETAILS

DATE: 5/30/2023
REVISIONS:
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DWG#: 23-017
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5
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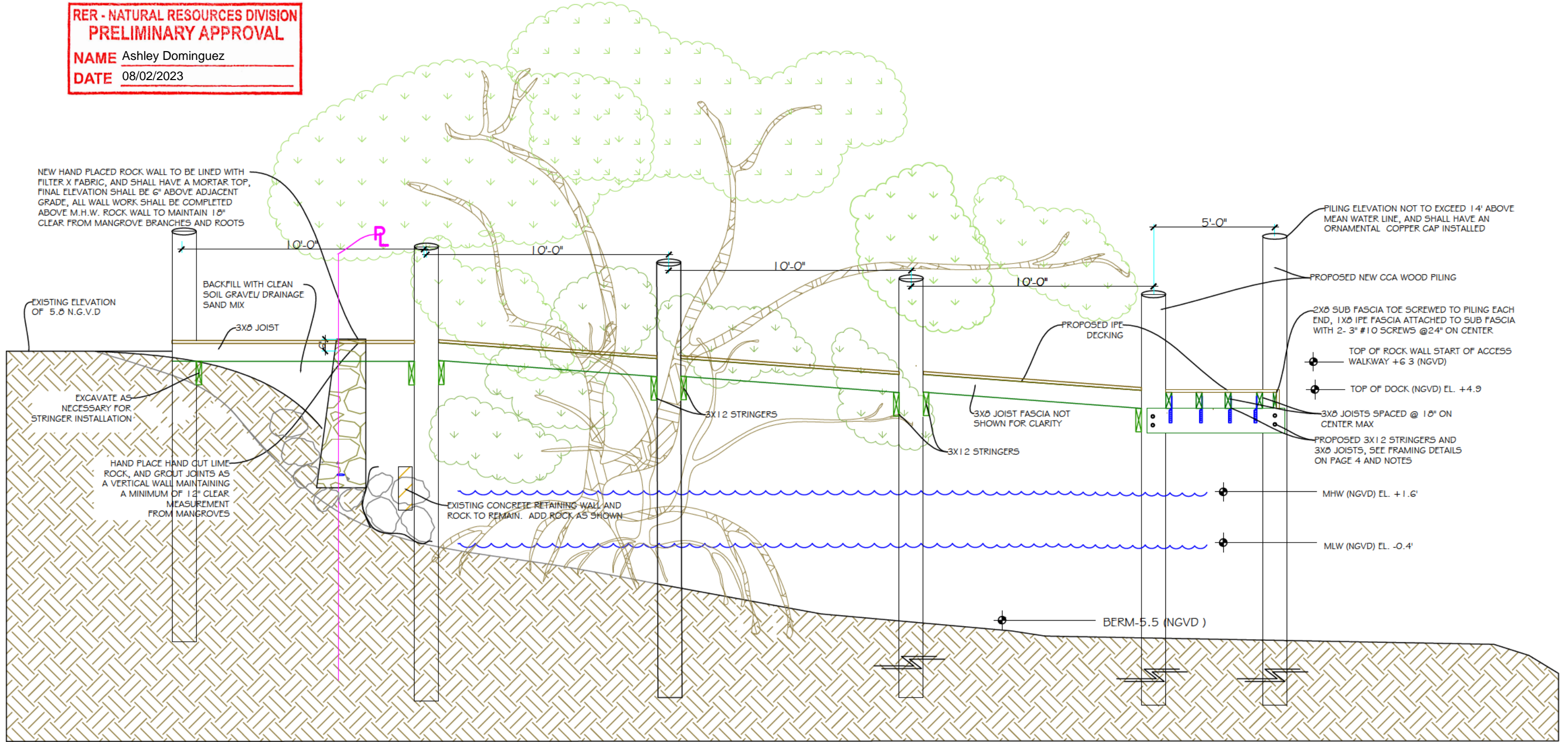


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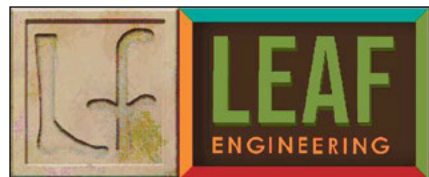
**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**

NAME Ashley Dominguez

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SECTION S-1



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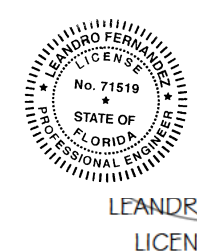
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CORAL GABLES, FL

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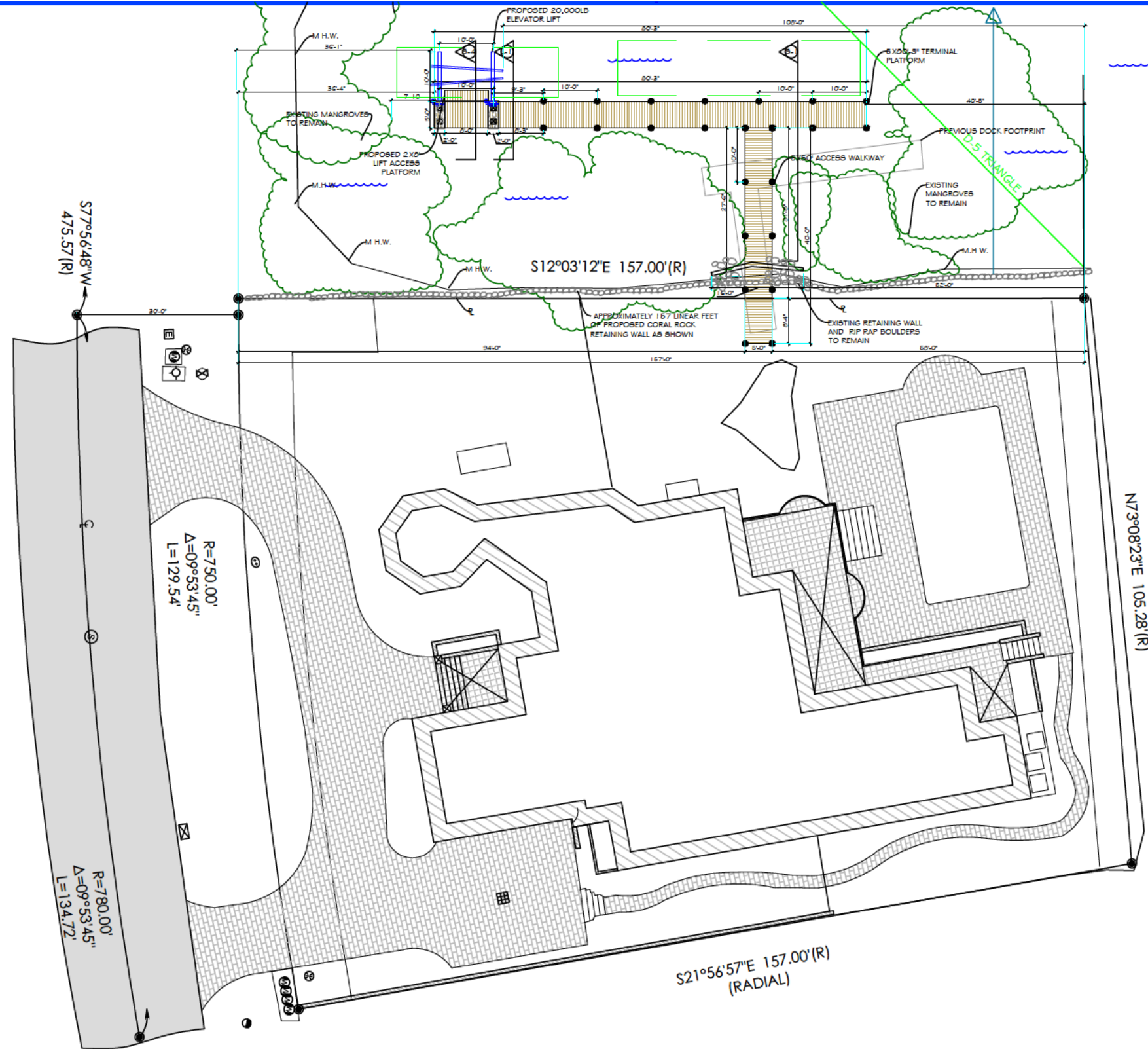


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PRELIMINARY APPROVAL**

NAME Ashley Dominguez

DATE 08/02/2023



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PAGE TITLE:
SITE PLAN

DATE: 5/30/2023
REVISIONS:
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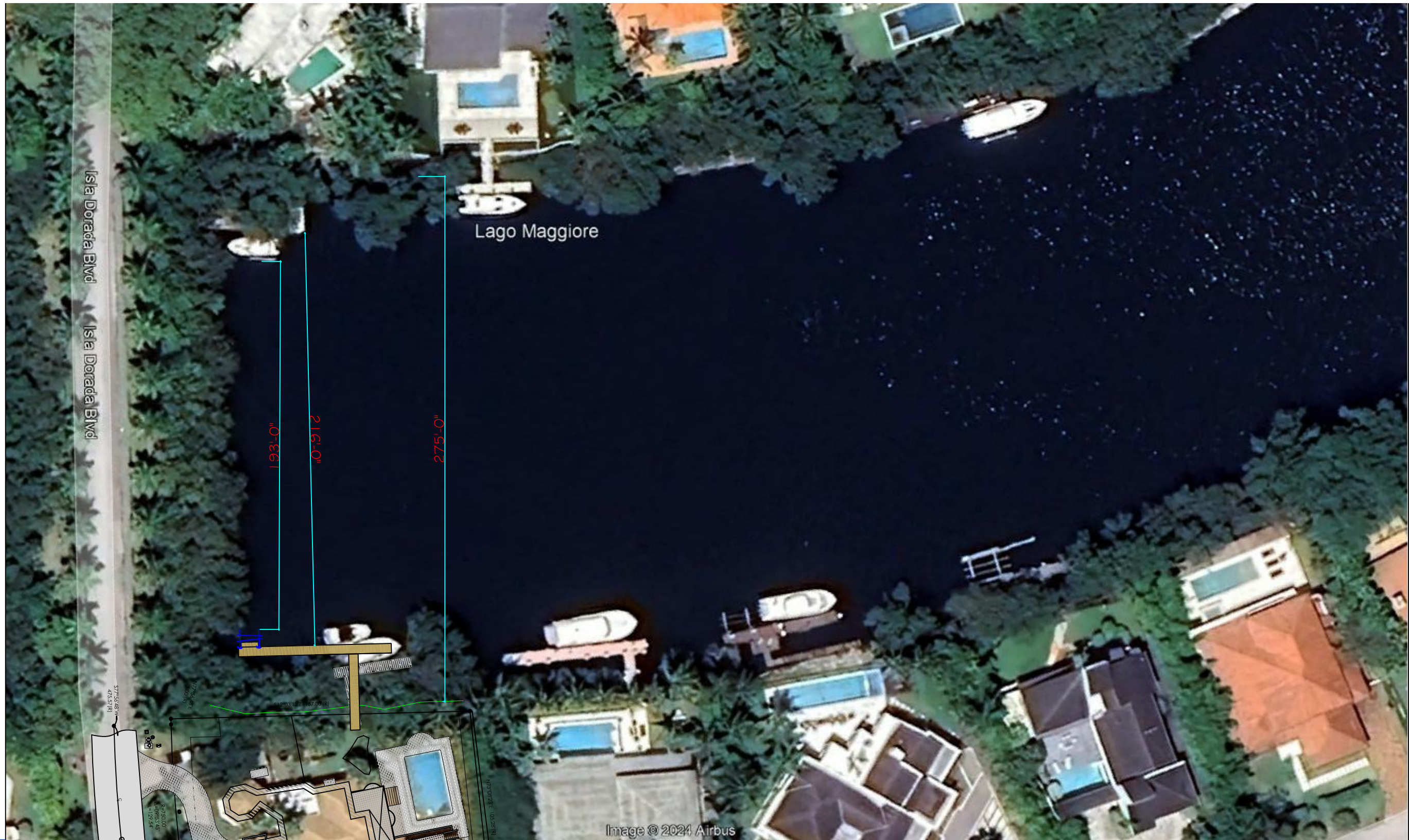
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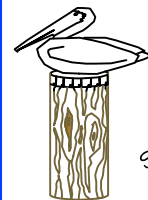


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Fernandez
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LICENSE #71519



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PAGE TITLE:
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DATE: 5/30/2023
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 LICENSE #71519

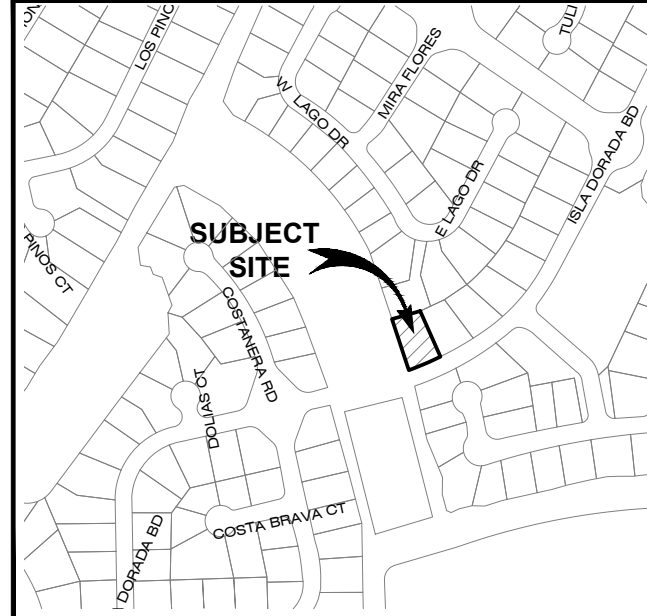
LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- ADA INV. = AMERICAN DISABILITY ACT
- INVT. = INVERT
- ELEV. = ELEVATION
- TYP. = TYPICAL
- IRR. = IRRIGATION
- EX. = EXISTING
- ST. = STORM
- SAN. = SANITARY
- W. = WATER
- COM. = EXISTING UNDERGROUND COMMUNICATION LINE
- OHE. = EXISTING OVERHEAD ELECTRIC LINE
- FO. = FIBER OPTIC
- CATV. = CABLE TELEVISION
- ELEC. = ELECTRIC
- SPOT. = SPOT ELEVATION
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- RCP. = REINFORCED CONCRETE PIPE
- FF. = FINISH FLOOR
- FDC. = FIRE DEPARTMENT CONNECTION
- D. = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
- H. = HEIGHT OF TREE
- S. = SPREAD (CANOPY OF TREE)
- PVC. = POLYVINYL CHLORIDE PIPE
- HDPE. = HIGH DENSITY POLYETHYLENE
- (R) = RECORD
- (C) = CALCULATED
- (M) = MEASURE
- CMP. = CORRUGATED METAL PIPE
- CIP. = CAST IRON PIPE
- LB. = LICENSE BUSINESS
- L. = LENGTH
- A. = CENTRAL ANGLE
- R. = RADIUS
- T. = TANGENT
- PCC. = POINT OF COMPOUND CURVATURE
- PRC. = POINT OF REVERSE CURVATURE
- PT. = POINT OF TANGENCY
- PC. = POINT OF CURVATURE
- STA. = STATION
- D. = PROPERTY LINE
- I. = IDENTIFICATION
- R/W. = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- S. = SECTION LINE
- C.L. = CENTERLINE
- B. = BASELINE
- M. = MONUMENT LINE
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.C. = TRAFFIC SIGNAL CABINET
- B. = BOLLARD
- P.S. = PEDESTRIAN SIGNAL
- T.M. = TRAFFIC MANHOLE
- T.C. = TRAFFIC CAMERA
- T.M.S. = TRAFFIC MARKER SIGN
- T.M.A. = TRAFFIC SIGNAL MAST ARM
- S. = SIGN
- T.S. = TRAFFIC SENSOR
- C.T.M. = CABLE TELEVISION MANHOLE
- C.T.H. = CABLE TELEVISION HANDHOLE
- C.T.V. = CABLE TELEVISION VAULT
- C.T.B. = CABLE TELEVISION BOX
- C.T.M.S. = CABLE TELEVISION MARKER SIGN
- C.T.M.F. = CABLE TELEVISION MARKER FLAG
- C.L.P. = CONCRETE LIGHT POLE
- F. = FLOODLIGHT
- E.B. = ELECTRIC BOX
- E.S. = ELECTRIC SWITCH
- W.U.P. = WOODEN UTILITY POLE
- C.U.P. = CONCRETE UTILITY POLE
- M.U.P. = METAL UTILITY POLE
- E.T. = ELECTRIC TRANSFORMER
- G.A. = GUY ANCHOR
- E.M. = ELECTRIC MANHOLE
- E.M.T. = ELECTRIC METER
- E.H. = ELECTRIC HANDHOLE
- E.M.F. = ELECTRIC MARKING FLAG
- E.M.S. = ELECTRIC MARKING SIGN
- G.V. = GAS VALVE
- G.U.B. = GAS UTILITY BOX
- G.M. = GAS MANHOLE
- G.T. = GAS TANK
- G.H. = GAS HANDHOLE
- G.M.T. = GAS METER
- G.W. = GAS WELL
- G.M.F. = GAS MARKER FLAG
- G.M.S. = GAS MARKER SIGN
- C.M.B. = COMMUNICATION BOX
- C.M.M. = COMMUNICATION MANHOLE
- G.R. = GARBAGE RECEPTACLE
- H.P.S. = HANDICAP PARKING SPACE
- W.M. = WATER METER
- I.V. = IRRIGATION VALVE
- W.V. = WATER VALVE
- F.H. = FIRE HYDRANT
- A.R.V. = AIR RELEASE VALVE
- W.B. = WATER BOX
- W.C. = WATER CONNECTION
- W.M.H. = WATER MANHOLE
- W.W. = WATER WELL
- W.M.F. = WATER MARKING FLAG
- W.M.S. = WATER MARKING SIGN
- S.M. = STORM MANHOLE
- S.M.T. = STORM METER
- S.M.H. = STORM HANDHOLE
- C.B. = CATCH BASIN
- T.M.H. = TELEPHONE MANHOLE
- T.B. = TELEPHONE BOX
- T.H. = TELEPHONE HANDHOLE
- T.M.S. = TELEPHONE MARKER SIGN
- N.P.D. = NEWSPAPER DISPENSER
- M. = MAILBOX
- B.H. = BORING HOLE
- S.M. = SANITARY MANHOLE
- S.V. = SANITARY VALVE
- S.M.T. = SANITARY METER
- S.M.F. = SANITARY MARKER FLAG
- E.O. = ELECTRICAL OUTLET
- G.T.M. = GREASE TRAP MANHOLE CLEANOUT
- P.M. = PARKING METER
- F.O.M. = FIBER OPTIC MANHOLE
- F.O.B. = FIBER OPTIC BOX
- M.W. = MONITORING WELL
- F.T. = FUEL TANK
- U.U.B. = UNKNOWN UTILITY BOX
- U.U.H. = UNKNOWN UTILITY HANDHOLE
- U.U.M. = UNKNOWN UTILITY METER
- U.U.M.H. = UNKNOWN UTILITY MANHOLE
- U.U.P. = UNKNOWN UTILITY POLE
- U.U.T. = UNKNOWN UTILITY TANK
- U.U.V. = UNKNOWN UTILITY VALVE
- R.S. = RAILROAD SIGNAL
- R.S. = RAILROAD SIGN
- F. = FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

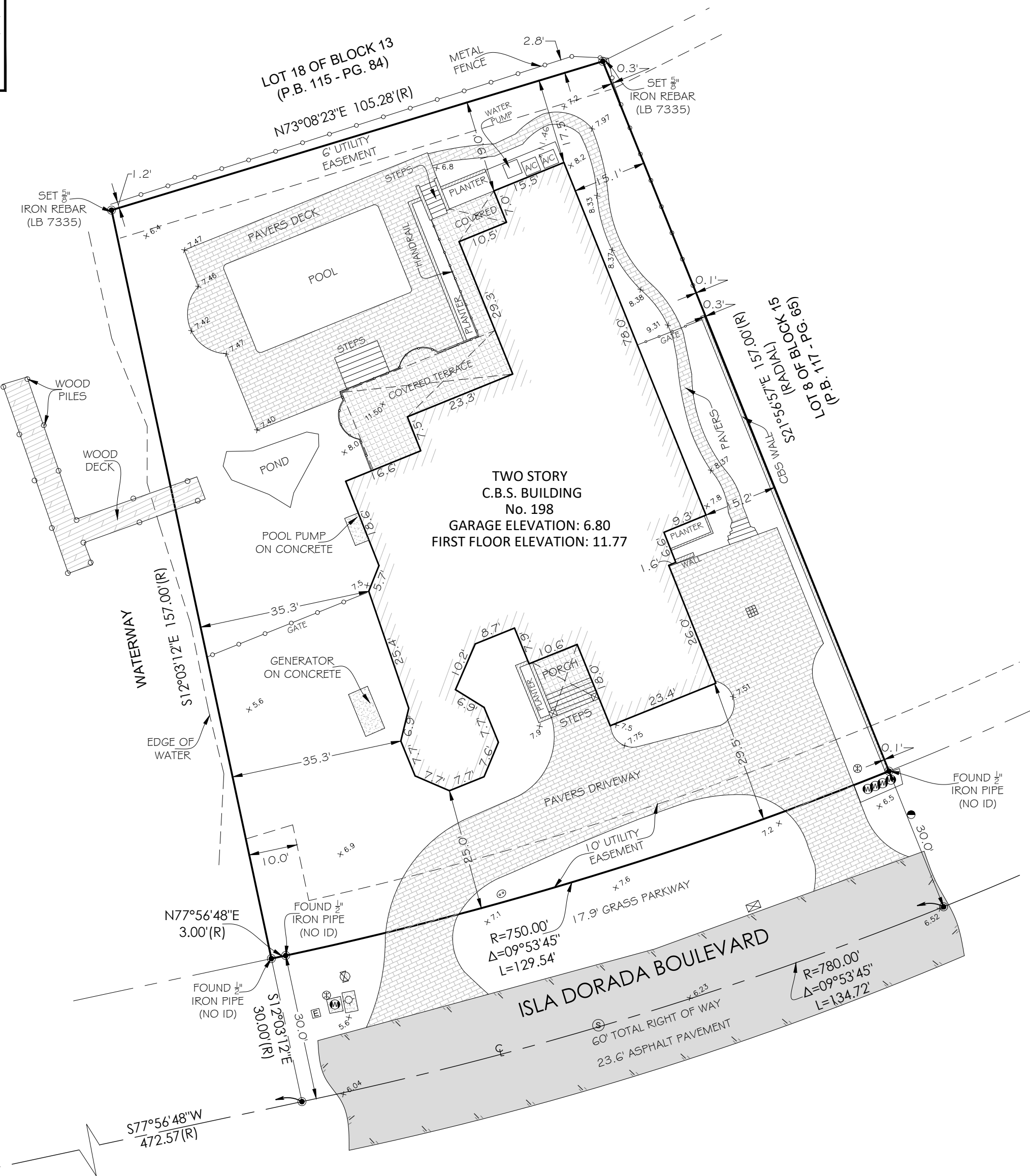
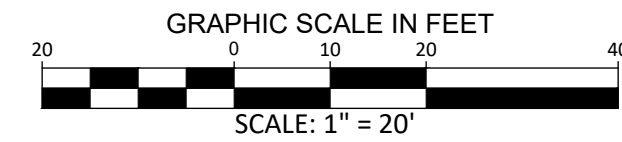
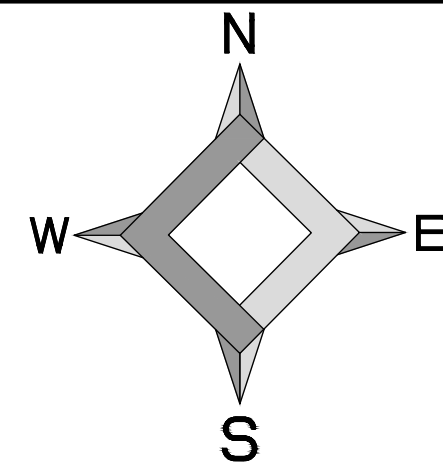
MAP OF BOUNDARY SURVEY

SECTION 32 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING AND BEING IN THE CITY OF CORAL GABLES, FLORIDA



LEGAL DESCRIPTION:

Lot 9, Block 15, Cocoplum Section Two Plat "C", according to the plat thereof, as recorded in Plat Book 117, Page 65, Public Records of Miami-Dade County, Florida.



SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on February 26, 2021.

PROPERTY INFORMATION:

Containing 18,843 sq. ft., more or less, by calculations.

Folio No.: 03-4132-026-0090
Property Address: 198 Isla Dorada Boulevard, Coral Gables, FL 33143

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule SJ-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

The Vertical Accuracy obtained on this "Boundary Survey" exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles - a commonly value accepted in the construction and surveying industry.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow and bearings as shown hereon are based upon the Centerline of Isla Dorada Boulevard with an assumed bearing of S77° 56' 48" W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "11 Feet", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables), Map No. 12086C0459, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29) and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: City of Coral Gables BM 508 Elevation: + 5.78 (N.G.V.D. '29)

Plat of "Cocoplum Section Two Plat "C" according to the Plat thereof as recorded in Plat Book 117 at Page 65 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on January 1, 2020, in Official Records Book or Deed Book 31753 at Page 1430 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for a Permit.

CLIENT INFORMATION:

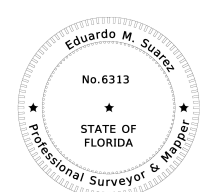
This Boundary Survey was prepared at the insistence of and certified to:

Michael Musaffi and Caryn Musaffi

SURVEYOR'S CERTIFICATE:

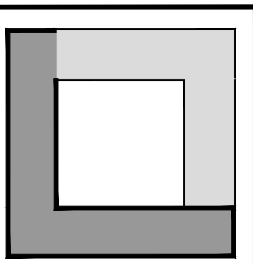
I hereby certify: That this "Boundary Survey" and the Survey Map consisting of sheet 1 of 1 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule SJ-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335



By: Eduardo M. Suarez, PSM Signature Date
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.



LONGITUDE SURVEYORS

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33156
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

BY:	GP
RECORD OF REVISION	
Description	
SURVEY WAS NOT UPDATED. ONLY DIGITALLY SIGNED	
Date:	09.12.2023
No.:	1.

MUSAFFI RESIDENCE

198 Isla Dorada Boulevard, FL 33143

Project Name: _____

Scale: AS SHOWN

Drawn By: GP

Checked By: EMS

Managed By: GP

Date: September 12, 2023

Project No.: **21107**

Sheet 1 of 1