



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

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: Perez Residence

Street address of the subject property: 240 Edgewater Drive

Property Legal Description: Lot(s): Tract 1

Block(s): _____

Section(s): Baker Homestead

Plat Book(s)/Page(s): Plat Book 41, Page 38

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? _____

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

Current land use classification(s): Residential

Current zoning classification(s): Single-Family Residential (SFR)

Listing of all folio numbers for subject property:

03-4129-033-0010

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Jorge Navarro, Esq.

Telephone#: 305.579.0821 Fax#: _____ Email: navarrojo @ gtlaw.com

Mailing Address: 333 SE 2 Avenue, Suite 4400, Miami, FL 33131
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Jon Paul Perez, as Investment Trustee of the Jon Paul Perez 2018 Trust Dated 10/23/2018

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

Mailing Address: 240 Edgewater Drive, Coral Gables, FL
(City) (State) (ZIP Code)

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:

Board of Adjustment Approval for tennis court location - 11-6-2023

Board of Adjustment Approval for fence variance - October 2025

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 and signed affidavit including MDCPS.
- Two (2) 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:  | Applicant(s)/Agent(s) Print Name: Jorge Navarro, Esq. (as Legal Representative) |
|---|--|

Address: 333 SE 2 Avenue, Suite 4400, Miami, FL 33131

Telephone: 305.579.0821 / 305.579.0827 Fax:

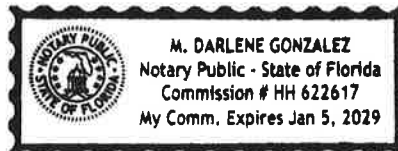
Email: navarrojo@gtlaw.com / vickersd@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 23 day of February, ²⁰²⁶ by Jorge Navarro
(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 _____

Board of Adjustment Application

| | |
|---|--|
| Property Owner(s) Signature:  | Property Owner(s) Print Name: Jon Paul Perez, as Investment Trustee of the Jon Paul Perez 2018 Trust Dated 10/23/2018 |
|---|--|

| | |
|------------------------------|-------------------------------|
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
|------------------------------|-------------------------------|

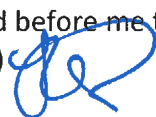
| | |
|------------------------------|-------------------------------|
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
|------------------------------|-------------------------------|

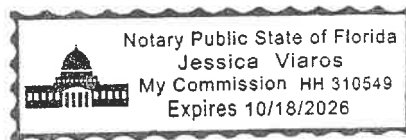
Address: 240 Edgewater Drive, Coral Gables, FL

| | |
|------------|------|
| Telephone: | Fax: |
|------------|------|

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami Dade
The foregoing instrument was acknowledged before me this 18 day of August, 2015 by Jon Paul Perez
(Signature of Notary Public - State of Florida) 

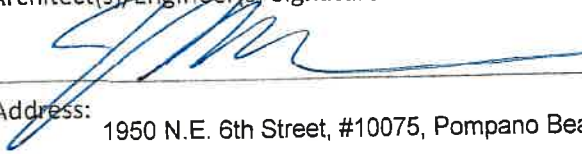


(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:



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

John Omslaer P.E.

Address:

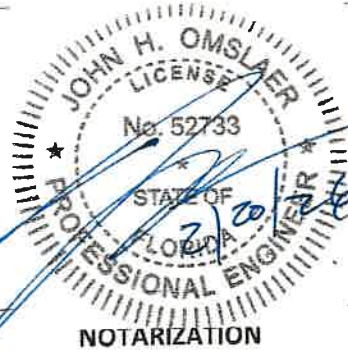
1950 N.E. 6th Street, #10075, Pompano Beach, FL 33061

Telephone: 954-860-5263


Fax:

Email: des_inc@bellsouth.net

Dynamic Engineering Solutions, Inc. 1950 NE 6th St.
#10075 Pompano Beach, FL 33061
John H. Omslaer, PE #52733, CA#26829



STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 23rd day of Feb. 2026 by John Omslaer
(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.

May 7, 2026

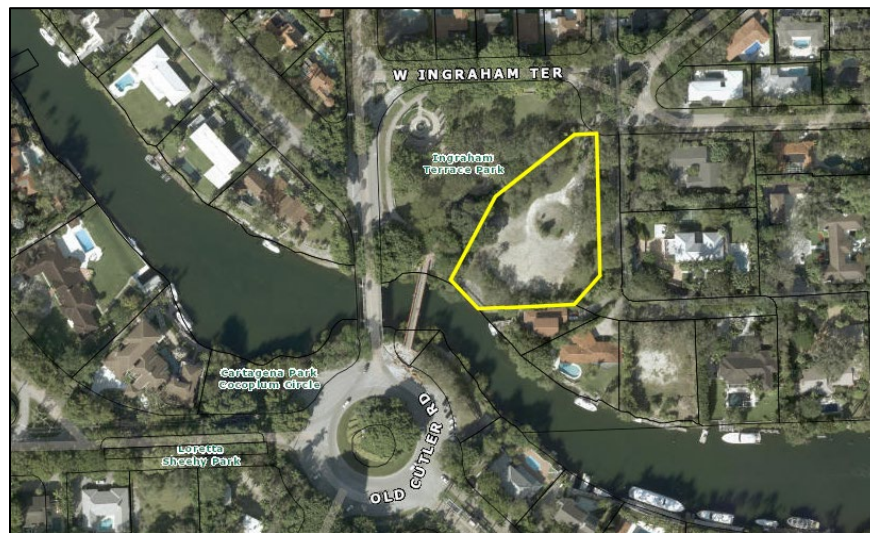
Ms. Arceli Redila
Zoning Administrator
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Board of Adjustment Application / Request for Variance of Boat Dock Standards under Section 3-702(A), City Zoning Code / Single Family Home Located at 240 Edgewater Drive, Coral Gables, Florida

Dear Ms. Redila:

On behalf of John Paul Perez TRS (the “**Owner**”), owner of the property located at 240 Edgewater Drive in Coral Gables, Florida (the “**Property**”), please accept this as the letter of intent for a non-use variance in connection with the construction of a new boat dock at the Property. Specifically, the Applicant seeks approval of a proposed dock, with a maximum projection of 11’-3” from the seawall, in light of the existing shoreline conditions (the “**Request**” or “**Proposed Dock**”).

I. THE PROPERTY



As reflected in the above image, the Property directly abuts a canal along which multiple docks have already been constructed. The Owner seeks to install a new boat dock at the Property to provide water access to their home. However, the topography of the shoreline adjacent to the Property – characterized by a steep, rocky, cliff-like condition – makes it challenging to construct a typical and functional dock with a code compliant stairway that provides safe access to the waterway. Due to these unique site restraints, the Owner is requesting a variance from Section 3-

702(A) of the City Zoning Code to allow the Proposed Dock to extend 11'-3" from the seawall (where 5 feet is the maximum allowed). Note, on April 24, 2026, the City's Board of Architects approved the Proposed Dock under Plan Number: BOAR-26-02-1390.



II. VARIANCE ANALYSIS

As detailed below, the requested variance fully satisfies the criteria for approval under Section 14-207.6 of the City Zoning Code.

- 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.**

The Property is constrained by an irregular shoreline characterized by steep, hard, rocky terrain that is not typical of other residential waterfront properties. This unique condition prevents the Owner from constructing a standard, safe, and functional dock with appropriate access stairs to the waterway, as is commonly found on nearby residential properties.

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

The physical characteristics of the shoreline are naturally occurring, pre-existing conditions that are not the result of any actions taken by the Owner.

- 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 Request allows the Owner to construct a safe and functional access stair and dock landing area with a slope that accommodates the existing elevation changes and rocky conditions along the Property's shoreline. The variance does not grant the Owner any special privilege beyond what is already enjoyed by other homeowners in the City; rather, the requested variance simply

enables the Owner to achieve the same reasonable access to the waterway that other waterfront homeowners currently enjoy. Additionally, the Request is consistent with similar variances that have been previously approved for other homes along canals and waterways that face similar physical constraints.

- 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.**

A literal interpretation of the dock width limitation, under these unique site conditions, would deprive the Owner of rights commonly enjoyed by other properties within the same zoning district and would impose an unnecessary and undue hardship. Given the Property's particular configuration and waterfront conditions, strict application would prevent the construction of a safe and functional means of waterfront access. As a result, the Owner would be unreasonably restricted in fully using and enjoying the Property for its intended residential waterfront purposes - a right commonly enjoyed by similarly zoned waterfront properties. Moreover, similar variances have been granted in the past for other properties within the area. As such, denial of the requested relief would therefore deprive the Owner of rights enjoyed by others similarly situated and would create an inequitable and undue hardship inconsistent with prior approvals.

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

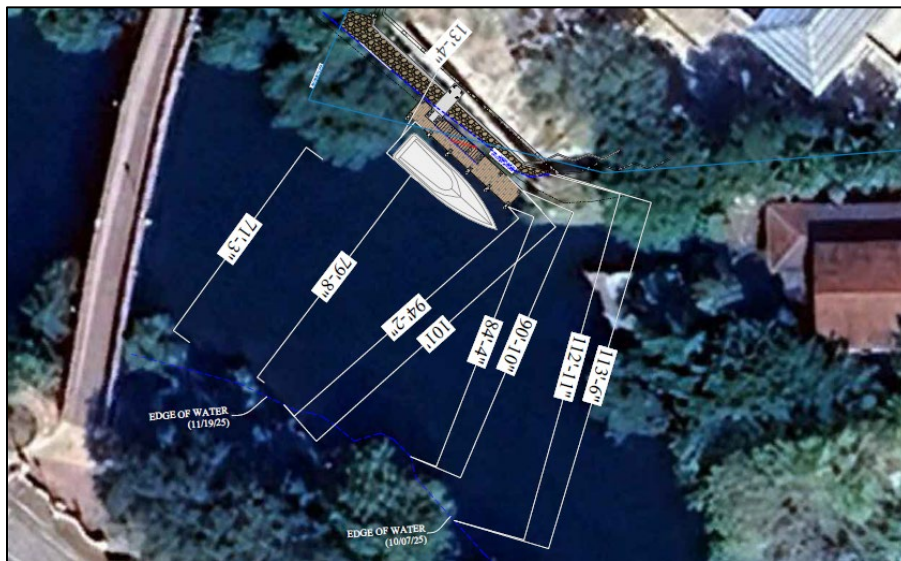
The Request is the minimum relief necessary to enable reasonable access to and use of the waterfront. It is narrowly tailored to address the unique physical constraints created by the shoreline along the Property and to allow for the design and construction of a safe and functional access stair and dock landing area. The Proposed Dock has been designed with the minimum width needed to accommodate a safe and code compliant access stair given the shoreline's topography. The Owner is not seeking to increase the Proposed Dock width beyond what is required for minimal functionality and safety. As such, the Request is the minimum deviation necessary to enable the reasonable and intended use of the Property's waterfront.

- 6. That granting of 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 zoning district.**

The Request seeks approval to construct a safe and functional boat dock to serve the single-family home at the Property, consistent with the primary and accessory uses currently permitted within similar residential zoning districts. Accordingly, approval of this Request will not alter the use of the Property, which will remain residential.

- 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 intent of the City’s dock width regulations is to preserve the character of the canal while ensuring reasonable and safe use of the waterway. The Request aligns with these goals by addressing a site specific hardship in a safe and limited manner and is consistent with similar variances that have been previously approved in the area. As reflected in the Image below, the canal adjacent to the Property is of substantial width, and the Proposed Dock has been carefully designed to preserve ample lateral clearance to ensure safe navigation and continued functionality of the waterway, without encroaching upon or adversely impacting adjacent properties. Additionally, the Proposed Dock will preserve the residential character of the area, which already features multiple existing docks along the canal, and will not impede navigation or obstruct neighboring views. Lastly, the design of the Proposed Dock has been reviewed and approved by the Department of Environmental Protection and the U.S. Army Corps of Engineers for compliance with applicable standards.



III. CONCLUSION

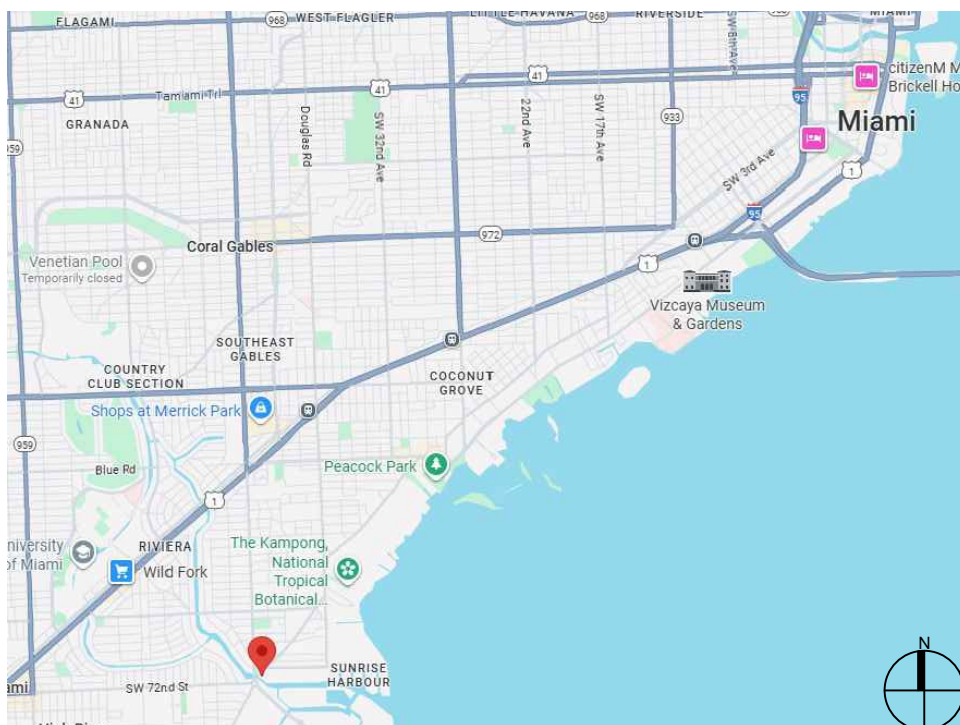
Based on the foregoing, the Request is consistent with the intent of the City Zoning Code and satisfies the criteria for under Section 14-207.6 of the City Code for approval of same. As such, we look forward to your favorable consideration of this Request. As always, should you have any questions or require any additional information, please do not hesitate to contact me at (305) 579-0821.

Sincerely,

Jorge L. Navarro, Esq.



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
240 Edgewater Drive
Coral Gables, FL 33133

LATITUDE: 25°42'21.82"N
LONGITUDE: 80°15'37.01"W

FOLIO No.: 03-4129-033-0010

LEGAL DESCRIPTION:

29 54 41 1.43 AC
BAKER HOMESTEAD A SUB PB 41-38
TRACT 1
LOT SIZE IRREGULAR
OR 20053-4448 11/2001 4

CALL 811 FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SCOPE OF WORK: INSTALLATION OF A NEW WOOD DOCK AND ACCESS WALKWAY.

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, 2023 8th 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.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2023 8th EDITION.
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ASCE 7-22, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
 - EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 60 PSF

WOOD: PRIMARY WOOD FRAMING MEMBERS SHALL BE SOUTHERN PINE No. 2 DENSE OR BETTER

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL OR HOT-DIPPED GALVANIZED, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

PILE DRIVING NOTES

- ALL PILES TO BE INSPECTED BY ENGINEER PRIOR TO INSTALL
- ENGINEER TO OBSERVE PILE INSTALL PRIOR TO ISSUING PILE LOG.
- 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 MINIMUM 15 TON (WOOD) / (25-TON (CONCRETE) BEARING CAPACITY.
- 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 ¼" 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.
- PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT CREATED BY NV5, INC DATED OCTOBER 30, 2024.
- PILES CUT BELOW DECK TO BE SEALED TO PREVENT CORROSION.

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

This document has been electronically signed and sealed by John H. Omslaer, P.E. on _____ Using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per rule 62-30.060, F.A.C.

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

| Issue # | Issue Date |
|---------|---------------------|
| ① | April 13, 2026 - VD |
| | |
| | |
| | |

PROJECT: 22-12065

PROJECT LOCATION & NOTES

SCALE : AS SHOWN
SHEET NO.

S-1

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC.**
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
**DYNAMIC ENGINEERING
SOLUTIONS, INC.**

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

This document has been electronically signed and sealed by John H. Omslaer, P.E on _____ Using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per rule 62-30.060, F.A.C

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

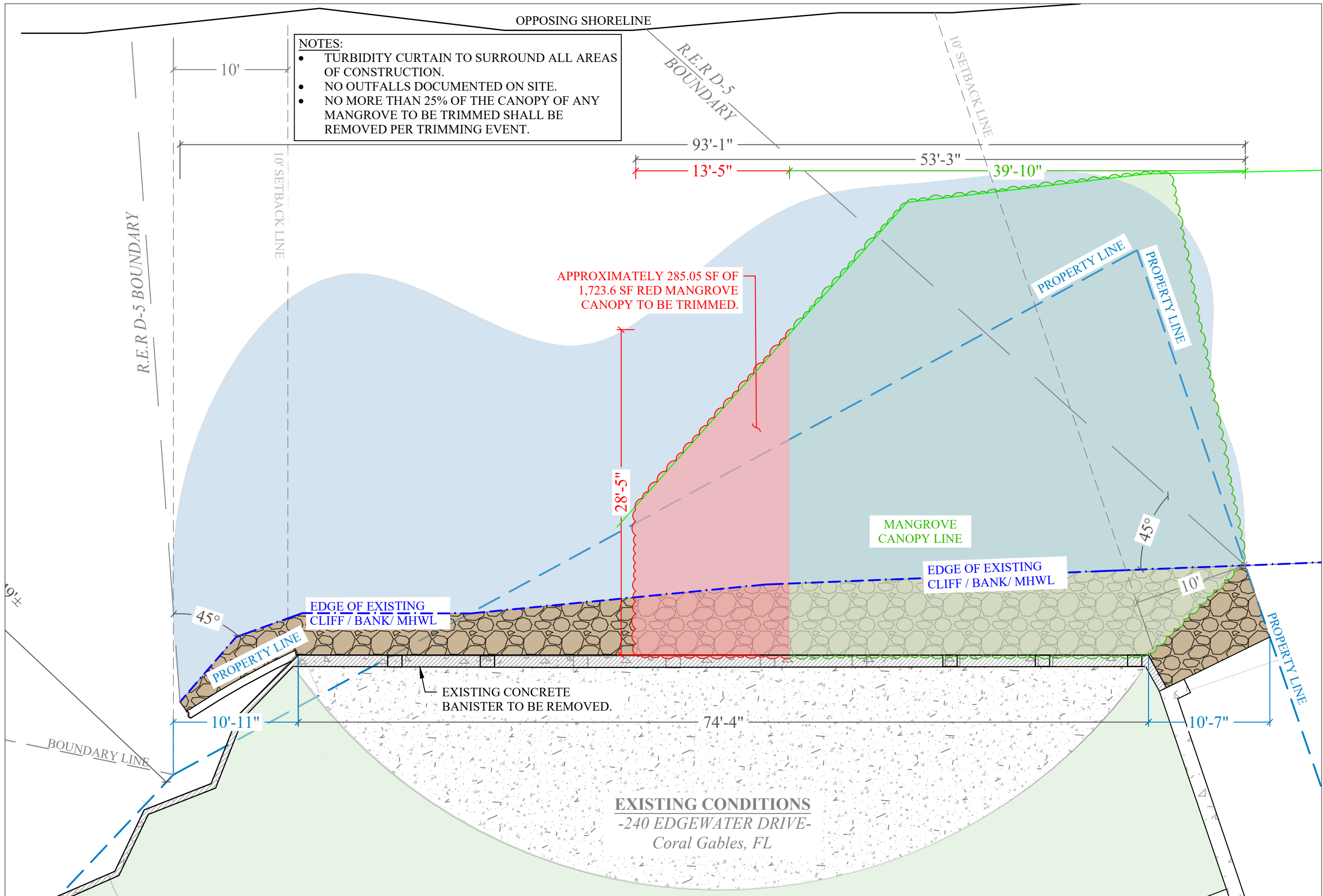
| Issue # | Issue Date |
|---------|---------------------|
| ① | April 13, 2026 - VD |

PROJECT: 22-12065

EXISTING CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-2



240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133
ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date
① April 13, 2026 - VD

PROJECT: 22-12065

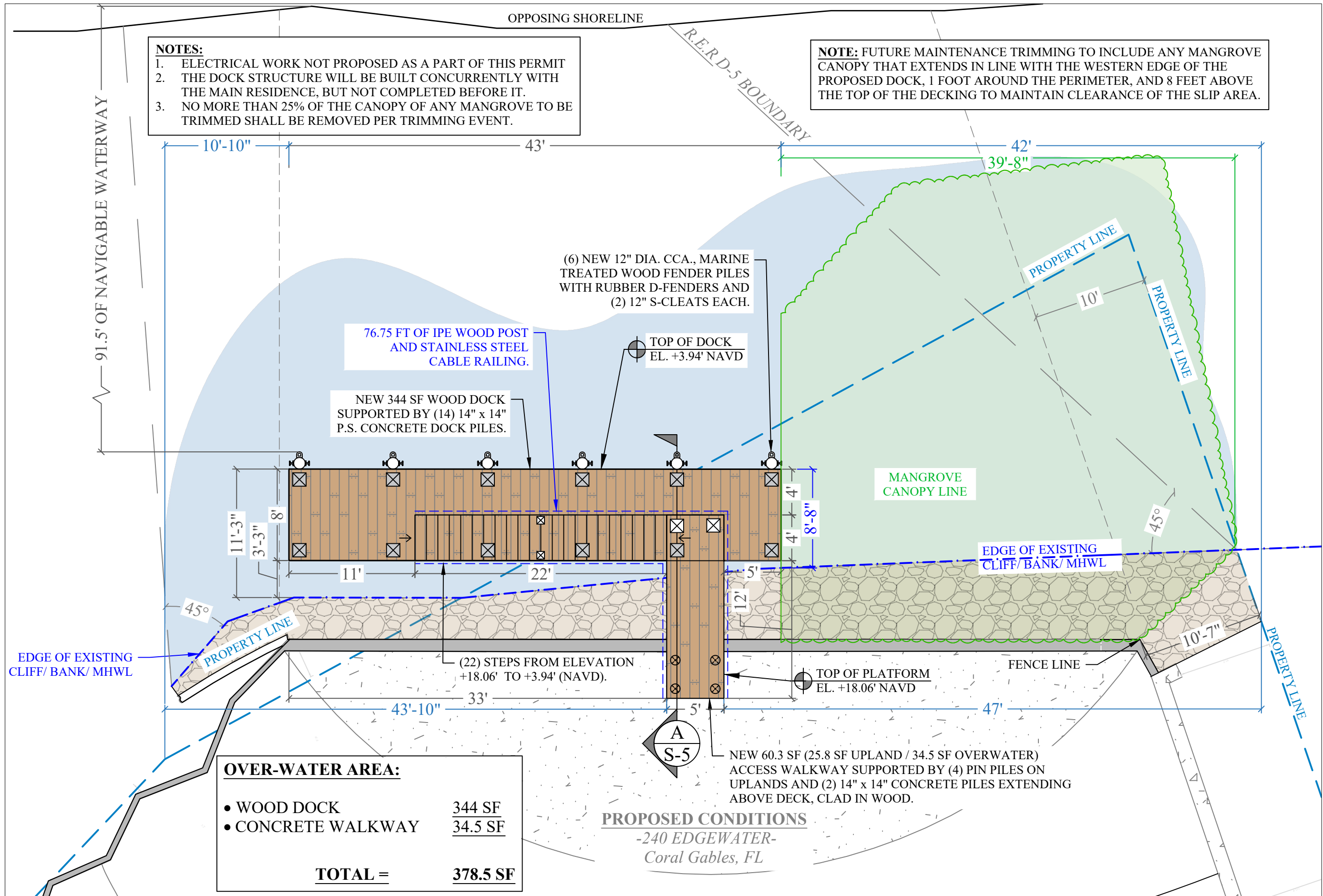
PROPOSED CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-3

- NOTES:**
- ELECTRICAL WORK NOT PROPOSED AS A PART OF THIS PERMIT
 - THE DOCK STRUCTURE WILL BE BUILT CONCURRENTLY WITH THE MAIN RESIDENCE, BUT NOT COMPLETED BEFORE IT.
 - NO MORE THAN 25% OF THE CANOPY OF ANY MANGROVE TO BE TRIMMED SHALL BE REMOVED PER TRIMMING EVENT.

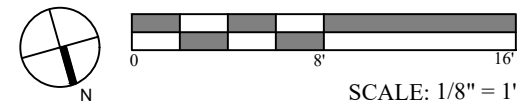
NOTE: FUTURE MAINTENANCE TRIMMING TO INCLUDE ANY MANGROVE CANOPY THAT EXTENDS IN LINE WITH THE WESTERN EDGE OF THE PROPOSED DOCK, 1 FOOT AROUND THE PERIMETER, AND 8 FEET ABOVE THE TOP OF THE DECKING TO MAINTAIN CLEARANCE OF THE SLIP AREA.



OVER-WATER AREA:

| | |
|--------------------|-----------------|
| • WOOD DOCK | 344 SF |
| • CONCRETE WALKWAY | 34.5 SF |
| TOTAL = | 378.5 SF |

PROPOSED CONDITIONS
-240 EDGEWATER-
Coral Gables, FL



**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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CONSULTING, LLC.**

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John Omslaer
PE 52733, CA 26829

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Issue # Issue Date

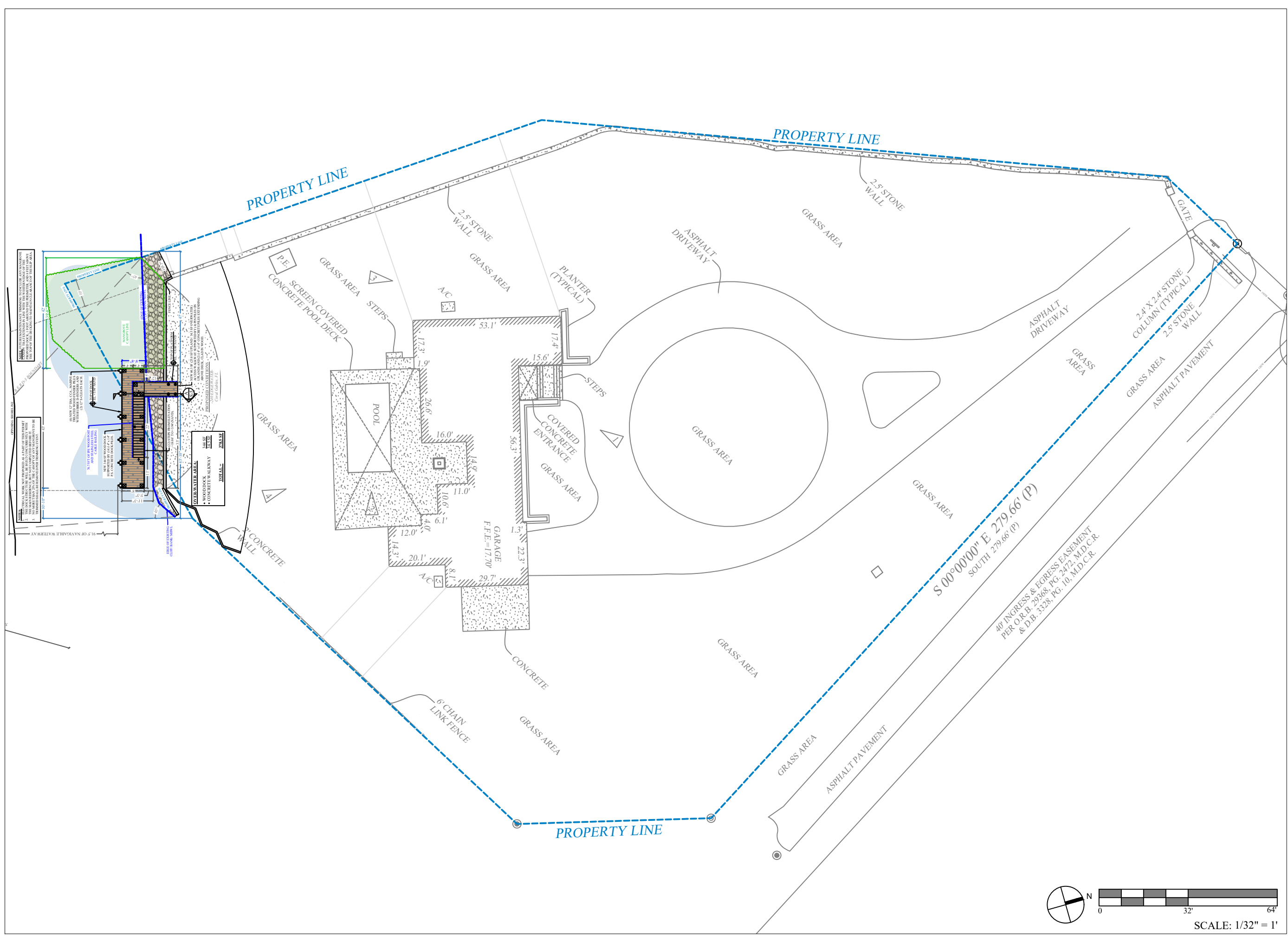
① April 13, 2026 - VD

PROJECT: 22-12065

PROPOSED SITE PLAN

SCALE : AS SHOWN
SHEET NO.

S-3A



NOTES:

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN THE PROPERTY LINE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE PROPERTY LINE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN THE PROPERTY LINE AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

LEGEND:

- POOL
- SCREEN COVERED POOL DECK
- CONCRETE POOL DECK
- CONCRETE WALKWAY
- WOOD DECK
- ASPHALT DRIVEWAY
- GRASS AREA
- ASPHALT PAVEMENT
- 2.5' STONE WALL
- 2.4' X 2.4' STONE COLUMN (TYPICAL)
- 6' CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE ENTRANCE
- GARAGE
- PLANTER (TYPICAL)
- STEPS
- ASPHALT DRIVEWAY
- ASPHALT PAVEMENT
- GATE

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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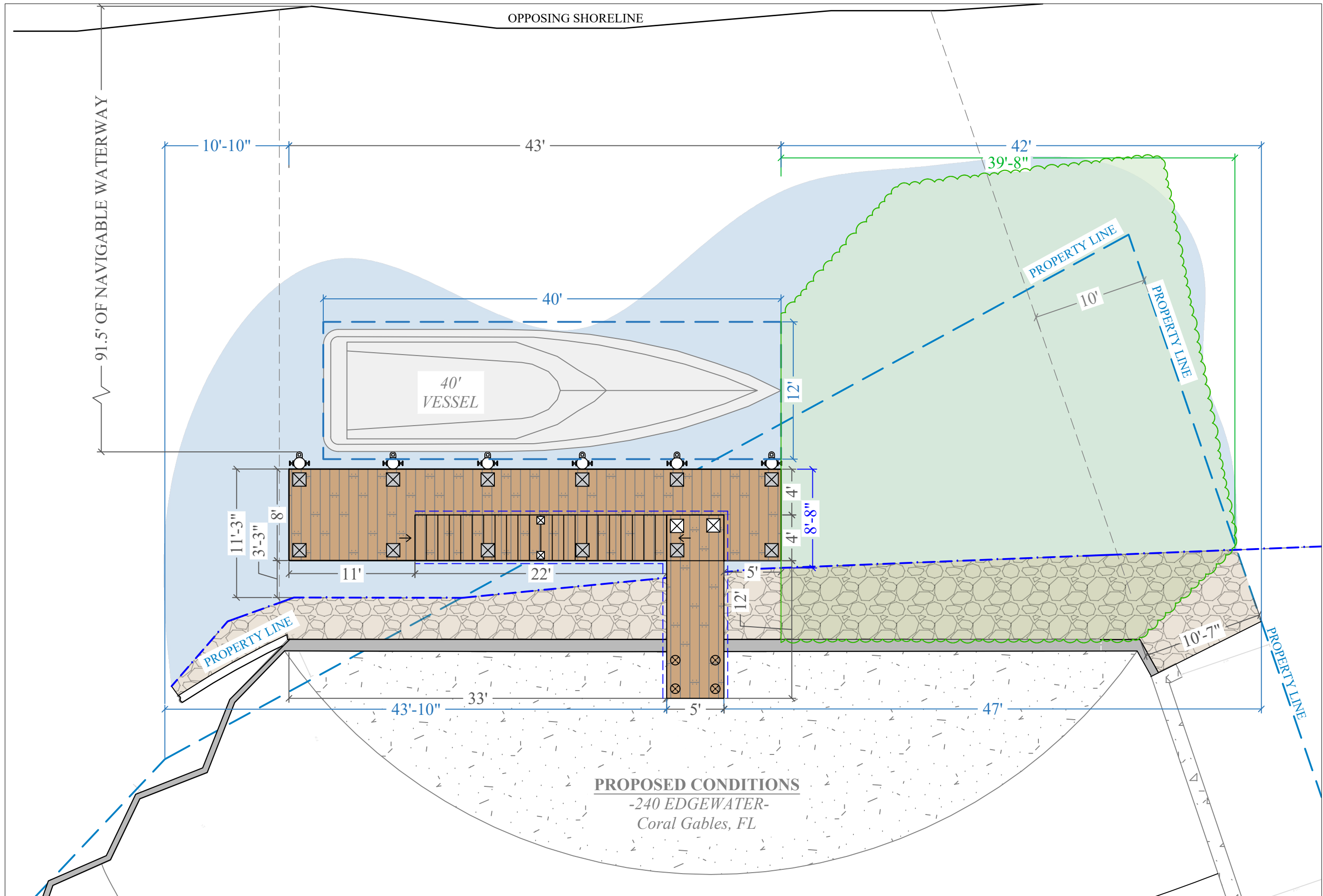
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|---------|---------------------|
| ① | April 13, 2026 - VD |
| | |
| | |

PROJECT: 22-12065

**MOORING
CONFIGURATION**

SCALE : AS SHOWN
SHEET NO.

S-3B



240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133
ENVIRONMENTAL CONSULTANT:
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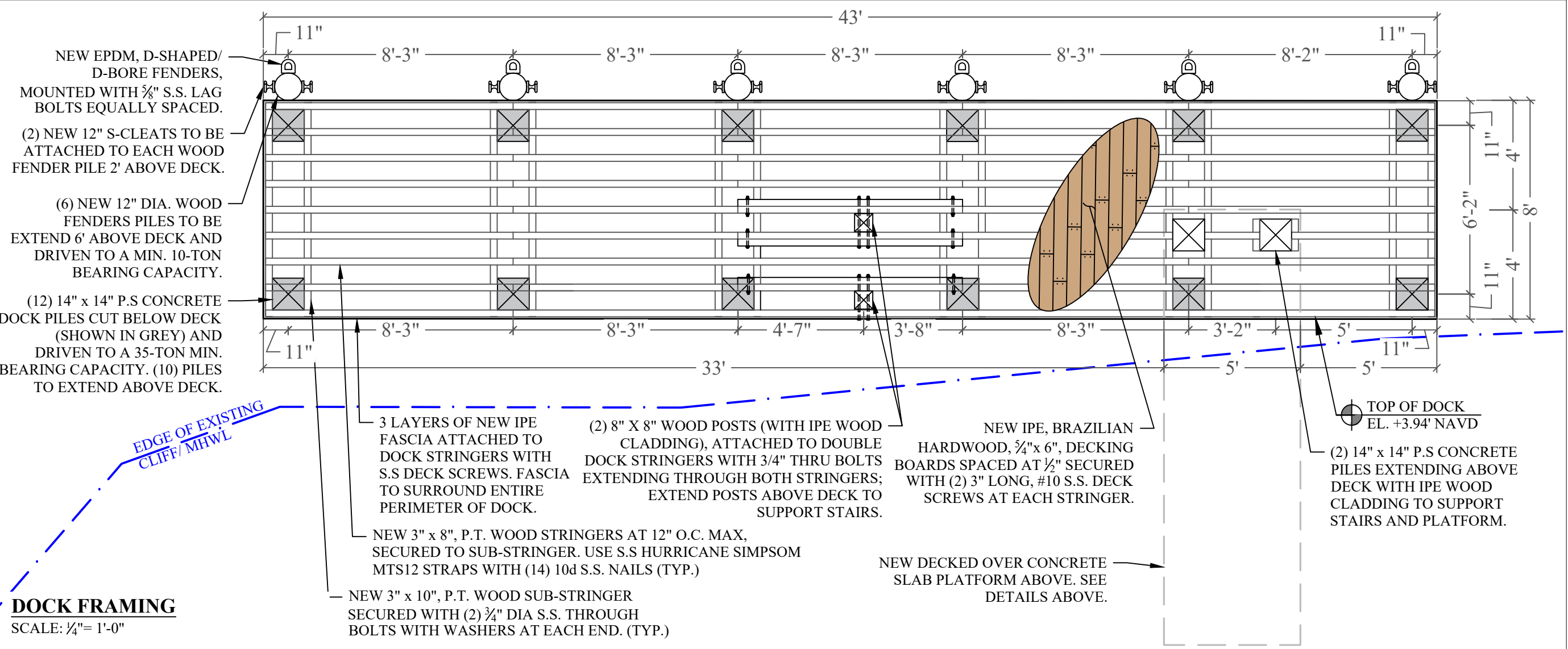
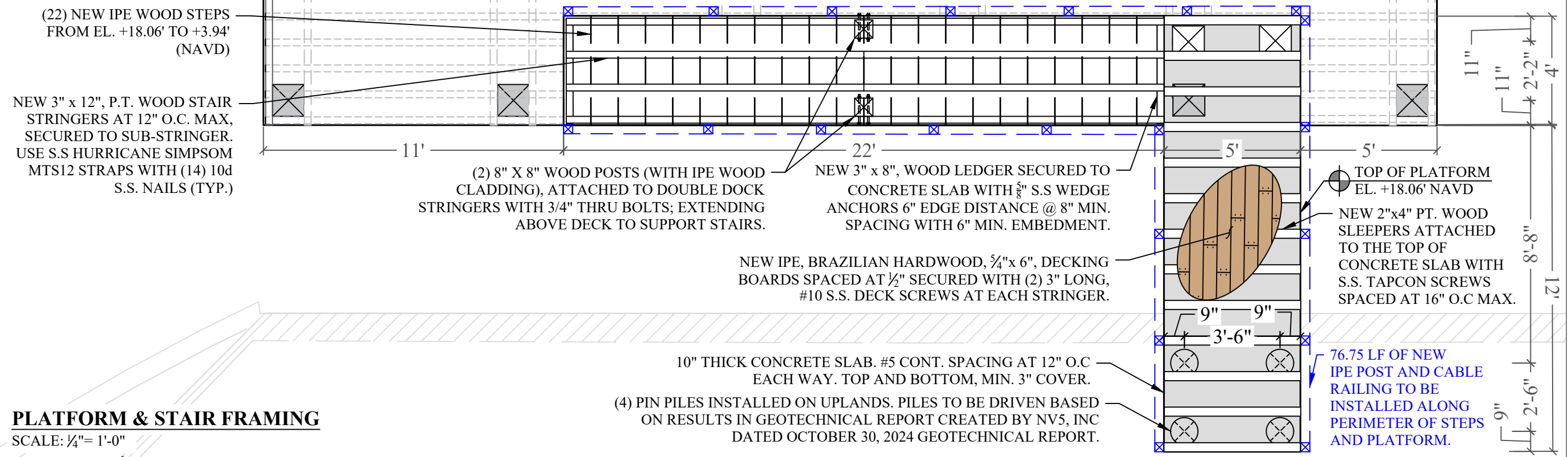
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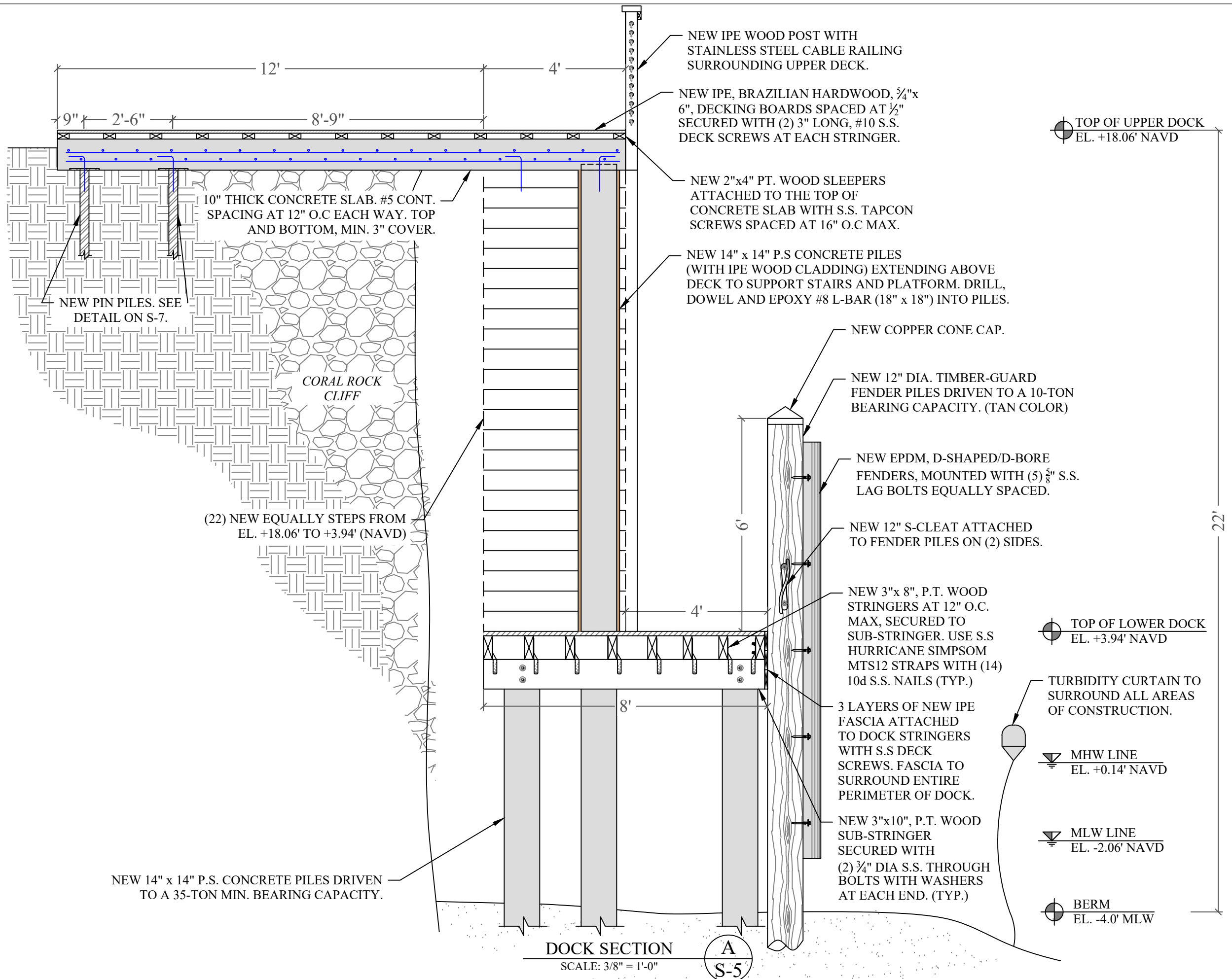
PROJECT: 22-12065

FRAMING PLANS

SCALE : AS SHOWN
SHEET NO.

S-4





NEW IPE WOOD POST WITH STAINLESS STEEL CABLE RAILING SURROUNDING UPPER DECK.

NEW IPE, BRAZILIAN HARDWOOD, 5/4"x 6", DECKING BOARDS SPACED AT 1/2" SECURED WITH (2) 3" LONG, #10 S.S. DECK SCREWS AT EACH STRINGER.

NEW 2"x4" PT. WOOD SLEEPERS ATTACHED TO THE TOP OF CONCRETE SLAB WITH S.S. TAPCON SCREWS SPACED AT 16" O.C. MAX.

NEW 14" x 14" P.S CONCRETE PILES (WITH IPE WOOD CLADDING) EXTENDING ABOVE DECK TO SUPPORT STAIRS AND PLATFORM. DRILL, DOWEL AND EPOXY #8 L-BAR (18" x 18") INTO PILES.

NEW COPPER CONE CAP.

NEW 12" DIA. TIMBER-GUARD FENDER PILES DRIVEN TO A 10-TON BEARING CAPACITY. (TAN COLOR)

NEW EPDM, D-SHAPED/D-BORE FENDERS, MOUNTED WITH (5) 5/8" S.S. LAG BOLTS EQUALLY SPACED.

NEW 12" S-CLEAT ATTACHED TO FENDER PILES ON (2) SIDES.

NEW 3"x 8", P.T. WOOD STRINGERS AT 12" O.C. MAX, SECURED TO SUB-STRINGER. USE S.S. HURRICANE SIMPSON MTS12 STRAPS WITH (14) 10d S.S. NAILS (TYP.)

3 LAYERS OF NEW IPE FASCIA ATTACHED TO DOCK STRINGERS WITH S.S. DECK SCREWS. FASCIA TO SURROUND ENTIRE PERIMETER OF DOCK.

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

10" THICK CONCRETE SLAB. #5 CONT. SPACING AT 12" O.C EACH WAY. TOP AND BOTTOM, MIN. 3" COVER.

NEW PIN PILES. SEE DETAIL ON S-7.

CORAL ROCK CLIFF

(22) NEW EQUALLY STEPS FROM EL. +18.06' TO +3.94' (NAVD)

NEW 14" x 14" P.S. CONCRETE PILES DRIVEN TO A 35-TON MIN. BEARING CAPACITY.

TOP OF UPPER DOCK
EL. +18.06' NAVD

TOP OF LOWER DOCK
EL. +3.94' NAVD

MHW LINE
EL. +0.14' NAVD

MLW LINE
EL. -2.06' NAVD

BERM
EL. -4.0' MLW

TURBIDITY CURTAIN TO SURROUND ALL AREAS OF CONSTRUCTION.

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

A
S-5

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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359 Alcazar Avenue, Suite 200
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John Omslaer
PE 52733, CA 26829

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① April 13, 2026 - VD

PROJECT: 22-12065

DOCK SECTION

SCALE : AS SHOWN
SHEET NO.

S-5

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

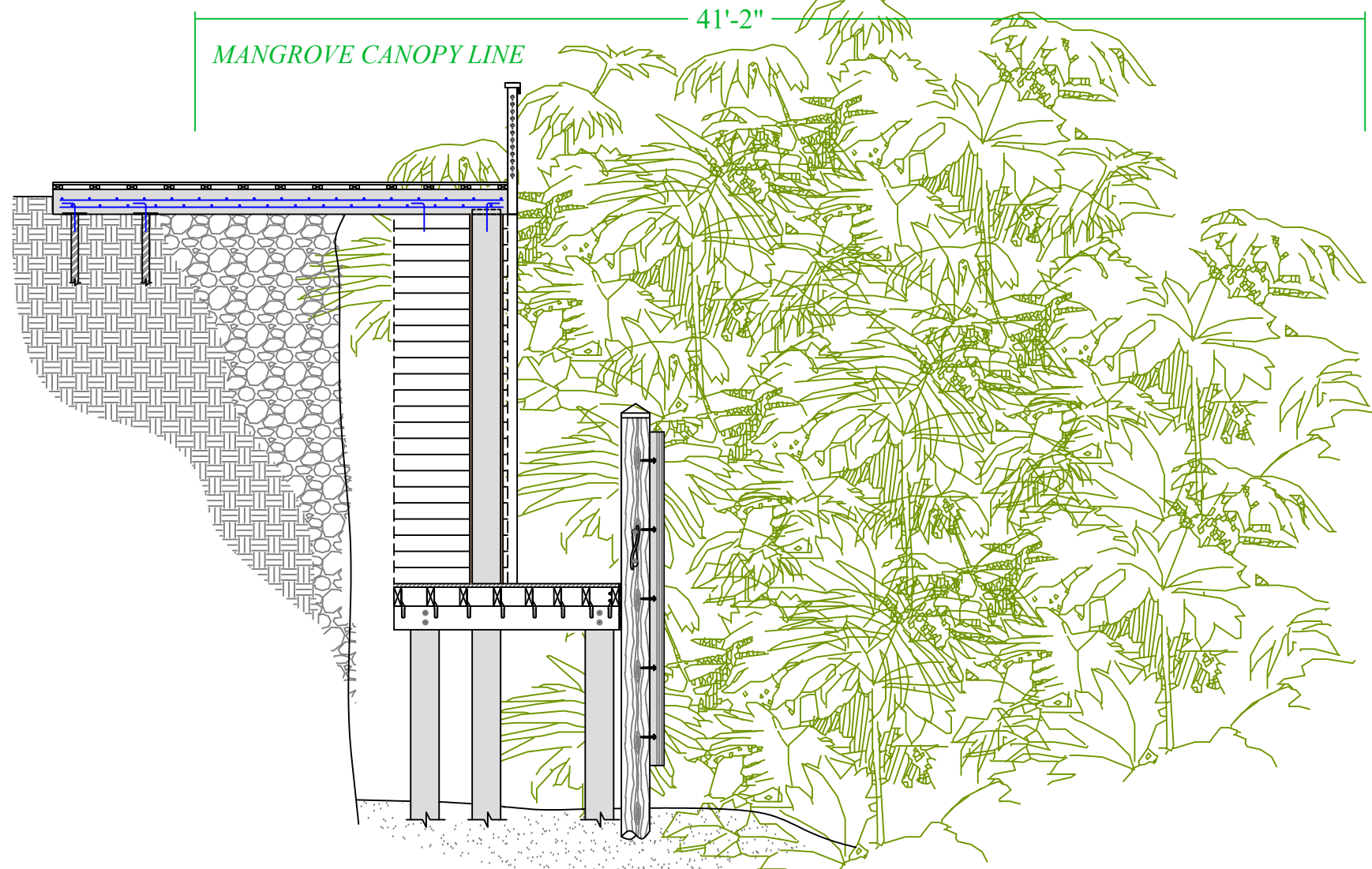
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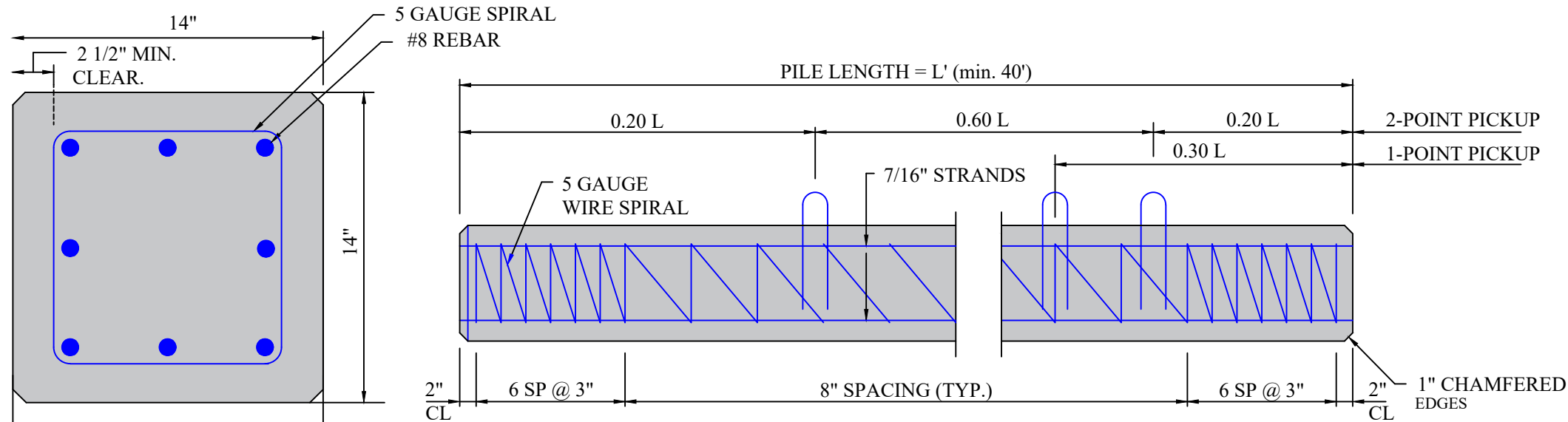
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SEAL / SIGNATURE / DATE



MANGROVE SECTION A
SCALE: 3/16" = 1'-0" **S-6**



14"x14" CONCRETE PILE DETAIL 1
NOT TO SCALE **S-6**

PILE NOTES:

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

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

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

STRANDS - USE EIGHT #8 REBAR
LOW RELAXATION ASTM 416-87 UNCOATED
8-WIRE STRANDS TENSIONED TO 2.33 KIPS EACH

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PE 52733, CA 26829

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Issue # Issue Date
① April 13, 2026 - VD

PROJECT: 22-12065

MANGROVE SECTION AND PILE DETAIL

SCALE : AS SHOWN
SHEET NO.

S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
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Coral Gables, Florida 33133
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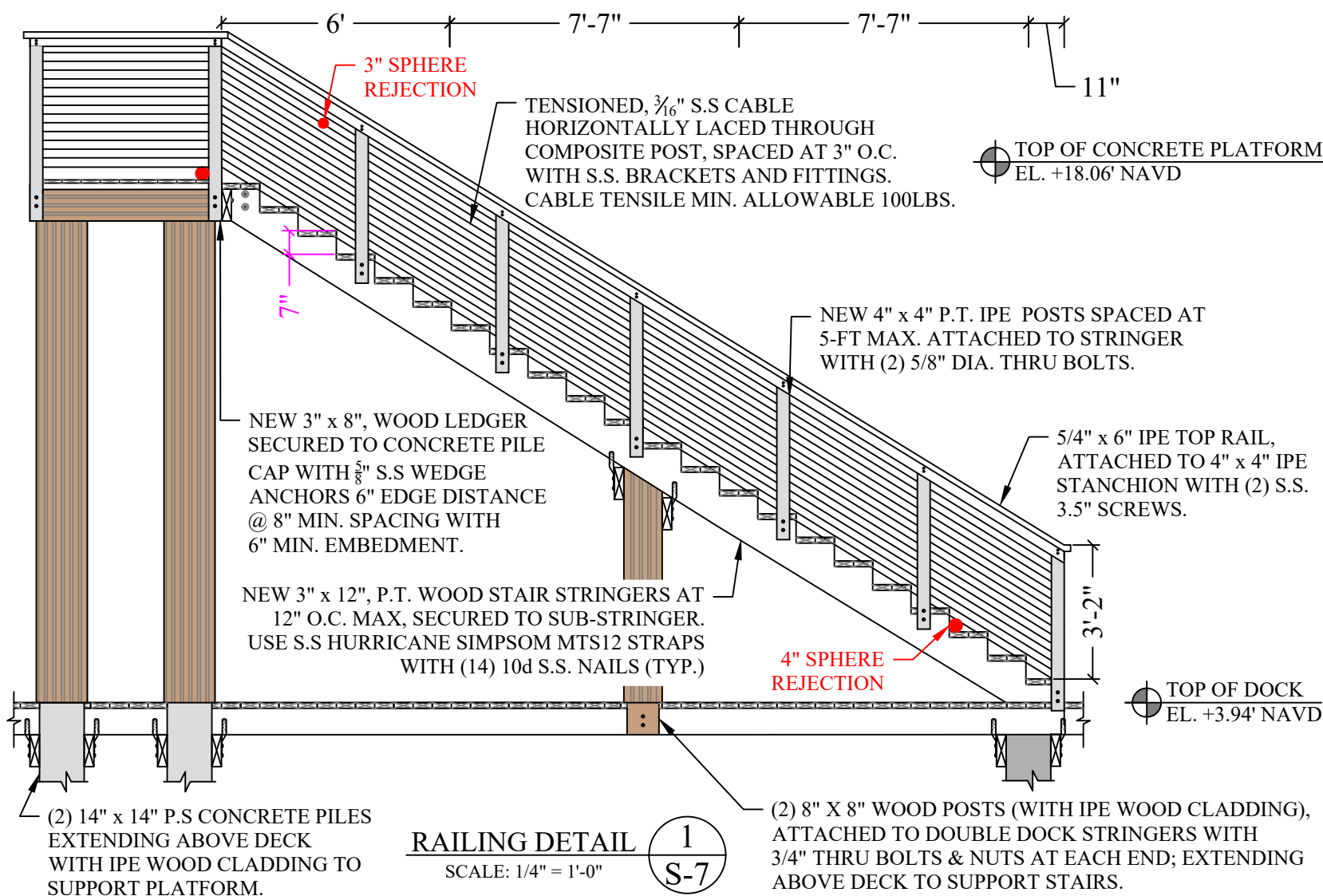
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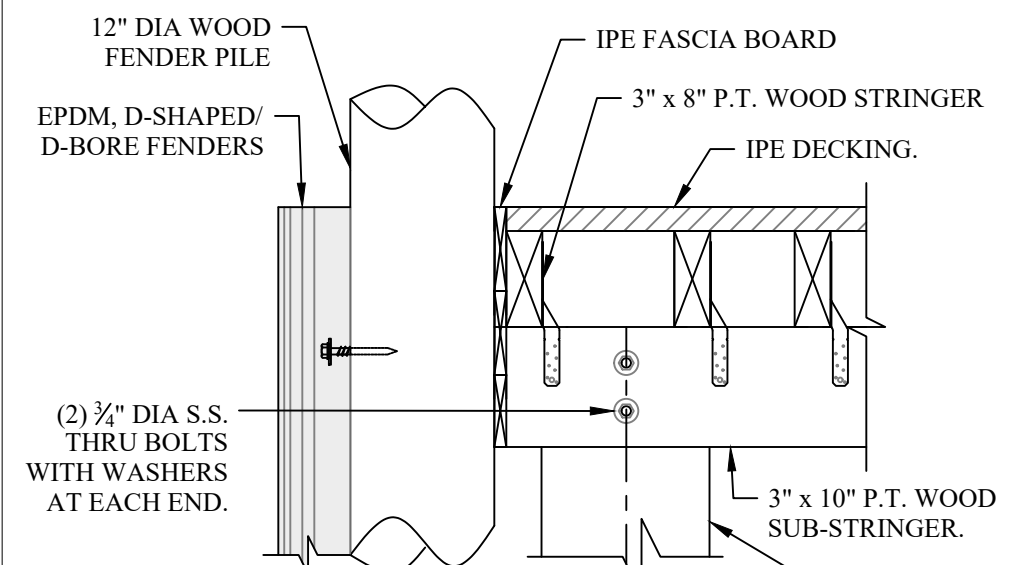
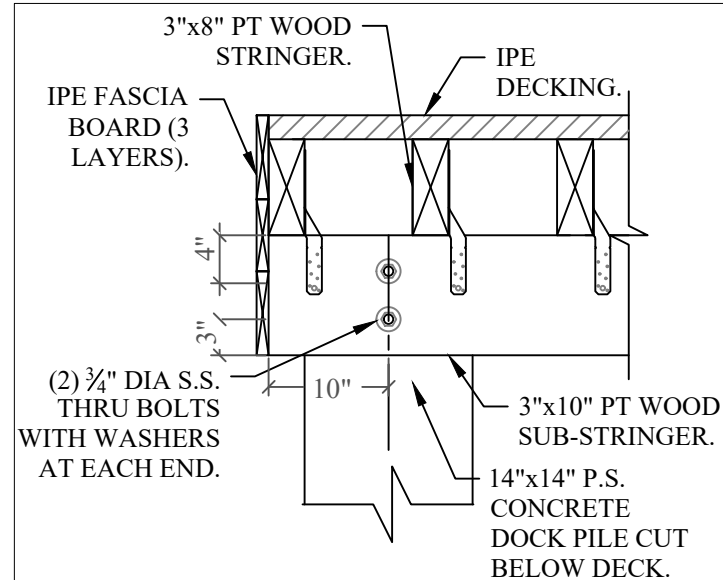
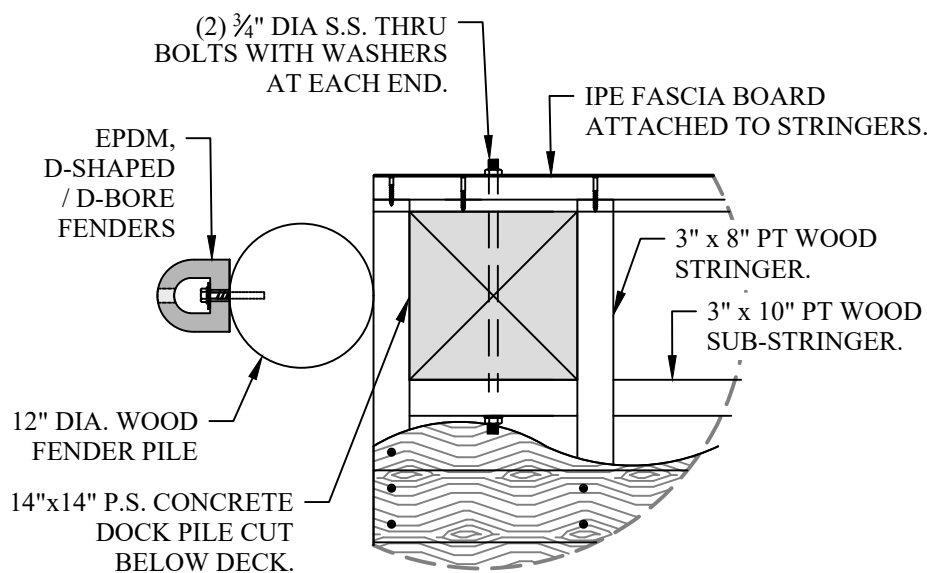
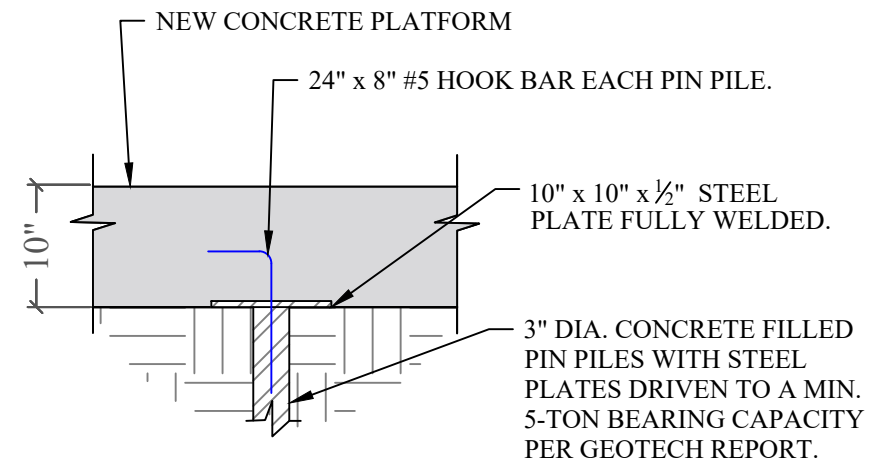
RAILING, PILE CAP, DOCK EDGE DETAILS

SCALE : AS SHOWN
SHEET NO.

S-7

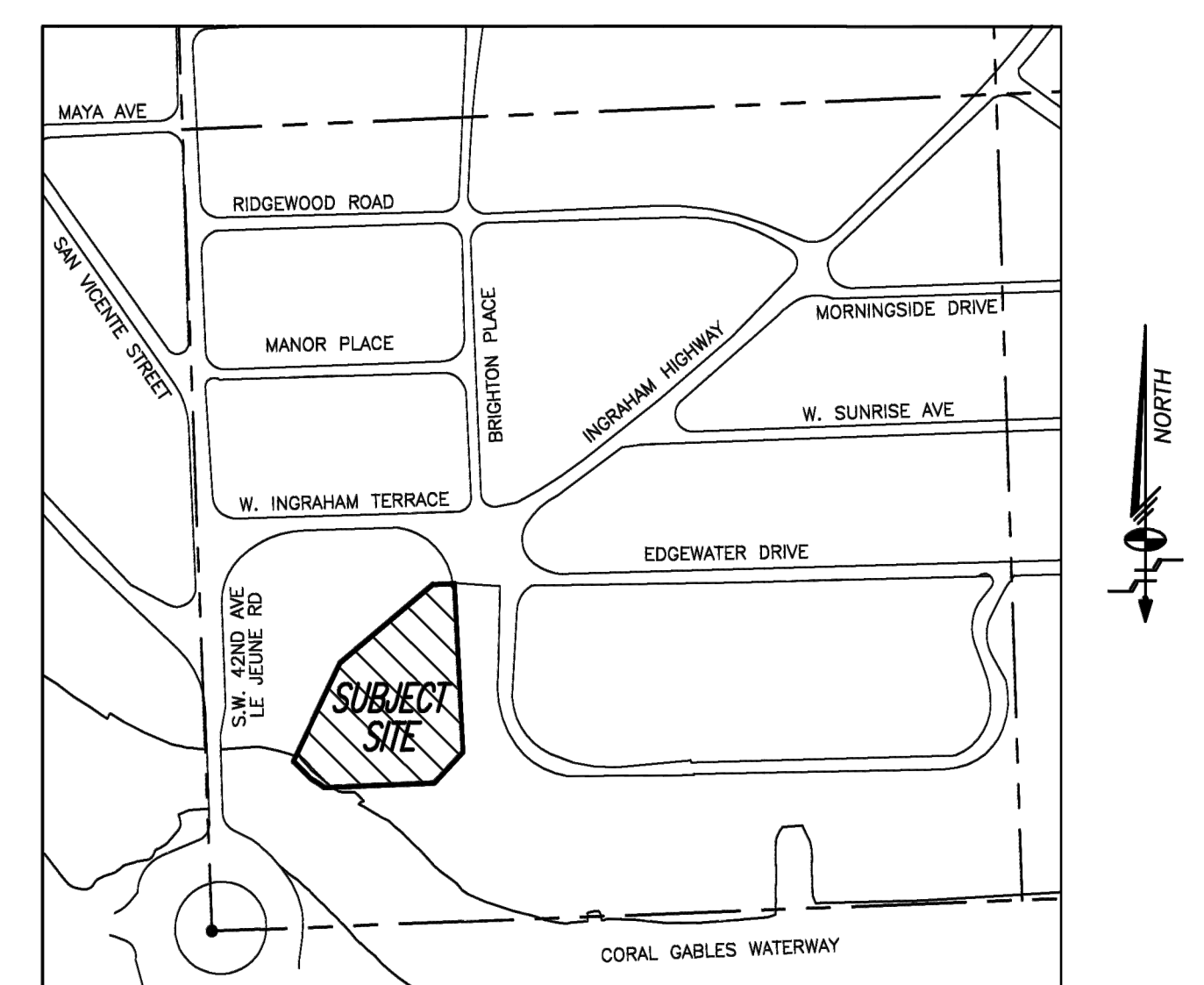


NOTES: HANDRAIL HEIGHT SHALL BE BETWEEN 36" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE.



GENERAL LEGEND:

| | |
|--|----------------------------------|
| | AERIAL TARGET |
| | ALUMINUM LIGHT POST (SINGLE) |
| | ALUMINUM LIGHT POST (DOUBLE) |
| | ALUMINUM LIGHT POST (TRIPLE) |
| | ALUMINUM LIGHT POST (QUAD) |
| | ANCHOR/GUY WIRE |
| | BACKFLOW PREVENTER ASSEMBLY |
| | CABLE TELEVISION BOX |
| | CATCH BASIN |
| | CATCH BASIN F-3 |
| | CENTERLINE |
| | CHECK VALVE ASSEMBLY |
| | COLUMN (CIRCULAR) |
| | COLUMN (SQUARE) |
| | CONCRETE LIGHT POLE (DOUBLE) |
| | CONCRETE POWER POLE |
| | CONTROL POINT |
| | COMMUNICATION PULL BOX |
| | CURB INLET |
| | DOUBLE DETECTOR CHECK VALVE |
| | DRAIN (CIRCULAR OR SQUARE) |
| | ELECTRIC BOX (ABOVE GROUND) |
| | ELECTRIC PULL BOX (BELOW GROUND) |
| | ELECTRIC HAND HOLE |
| | ELECTRIC OUTLET |
| | ELEVATIONS (SEE NOTES FOR DATUM) |
| | FIRE HYDRANT |
| | FIRE LINE SWAMESS CONNECTION |
| | FIRE LINE CONNECTION |
| | FLAGPOLE |
| | FLOW LINE |
| | FORCE MAIN MANHOLE |
| | FORCE MAIN VALVE |
| | F.P.L. ELECTRIC MANHOLE |
| | F.P.L. FIBER NETWORK |
| | F.P.L. TRANSMISSION POLE |
| | GAS MANHOLE |
| | GAS METER |
| | GAS PUMP |
| | GAS VALVE |
| | GREASE TRAP MANHOLE |
| | GROUND LIGHTING |
| | GUARD POST, BOLLARD |
| | IRRIGATION HAND HOLE |
| | IRRIGATION VALVE |
| | MAILBOX |
| | MONITOR WELL |
| | MONUMENT LINE |
| | P-3 INLET |
| | P-3 INLET |
| | PARKING METER |
| | PEDESTRIAN CROSSING SIGNAL |
| | PERMANENT REFERENCE MONUMENT |
| | POST INDICATOR VALVE |
| | VACUUM BREAKER ASSEMBLY |
| | PROPERTY LINE |
| | ROUND CATCH BASIN |
| | SANITARY SEWER CLEANOUT |
| | SANITARY SEWER MANHOLE |
| | SIGN POST |
| | SPRINKLER PUMP |
| | STANDPIPE |
| | STORM SEWER MANHOLE |
| | STREET LIGHT BOX |
| | SINGLE INLET |
| | TELEPHONE BOX (SOUTHERN BELL) |
| | TELEPHONE HAND HOLE |
| | TELEPHONE MANHOLE (S.C. BELL) |
| | TELEPHONE PAYPHONE |
| | TRAFFIC HAND HOLE |
| | TRAFFIC UTILITY BOX |
| | TRAFFIC CONTROL POST |
| | TRAFFIC SIGNAL POST |
| | TRAFFIC SIGNAL BOX |
| | TREES & PALM |
| | UNDERGROUND UTILITY MARKER |
| | UNKNOWN UTILITY MANHOLE |
| | UNKNOWN UTILITY HAND HOLE |
| | WATER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | WOOD LIGHT POLE |
| | WOOD POWER POLE |
| | WOOD TELEPHONE POLE |
| | HANDICAP PARKING |
| | STROLLER PARKING |

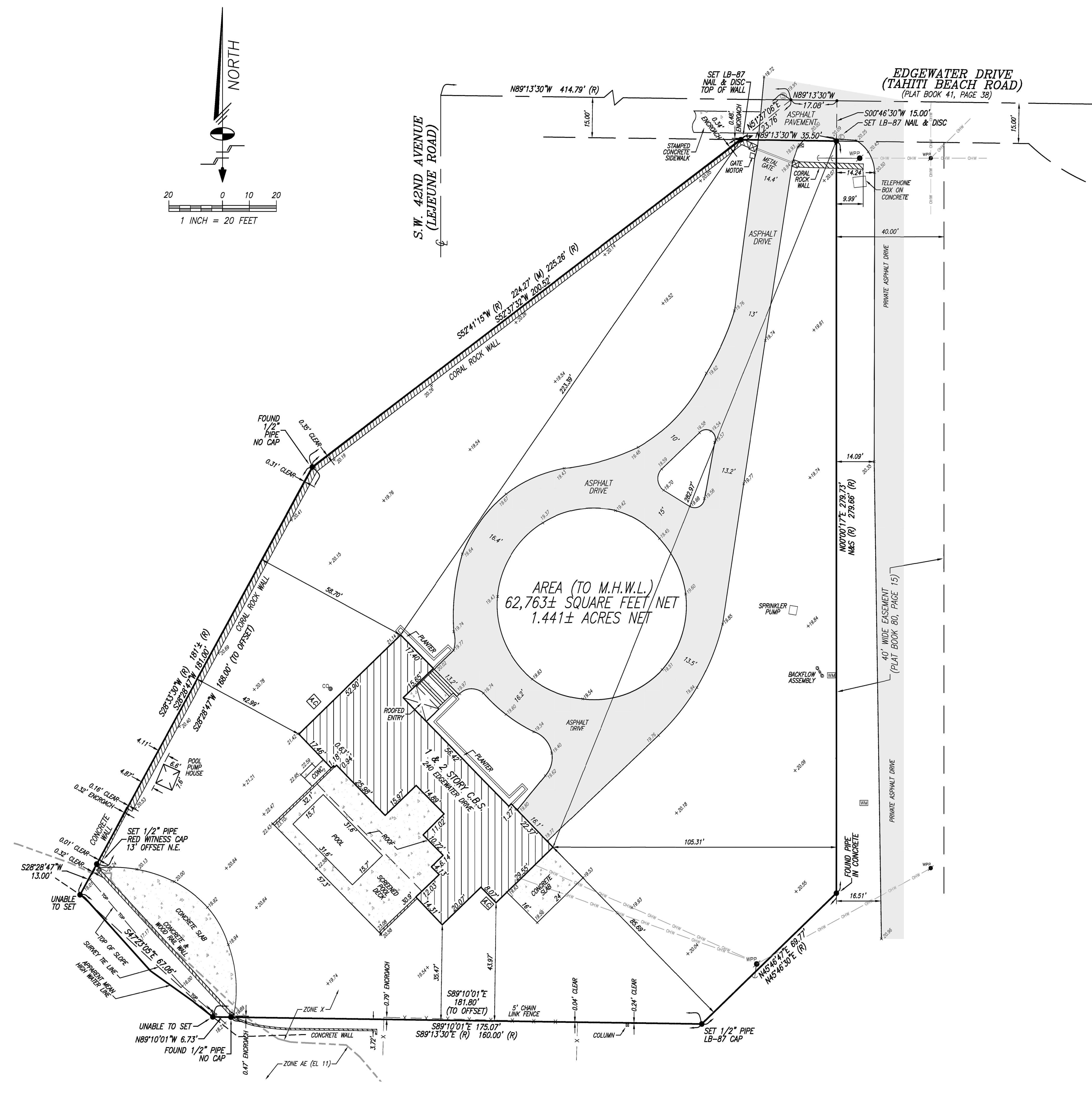


LOCATION SKETCH
A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4
SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

LEGAL DESCRIPTION
TRACT 1, "BAKER HOMESTEAD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 38, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY TAX FOLIO NO. 03-4129-033-0010

- SURVEYOR'S NOTES:**
- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°13'30"W ALONG THE NORTH LINE OF TRACT 1 PER PLAT BOOK 41 AT PAGE 38.
 - LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 - THE MAJORITY OF THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AND A SMALL PORTION ADJACENT TO THE CORAL GABLES WATERWAY FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 1'), PER FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 12060CA045L, COMMUNITY NO. 120650, PANEL NO. 0459, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009.
 - VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
 - THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
 - THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
 - THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
 - BENCHMARKS:
 - BRASS BAR IN CONCRETE WALKWAY OF PEDESTRIAN BRIDGE OVER CORAL GABLES WATERWAY 6.6' NORTH OF SOUTH END OF BRIDGE. ELEVATION = 21.23 N.G.V.D. 29
 - P.K. NAIL AND BRASS WASHER IN CONCRETE SIDEWALK @ SOUTH END OF WALL AT THE N.W. CORNER OF THE INTERSECTION OF RIVERA DRIVE AND S.W. 42ND AVENUE (LEJUNE ROAD). ELEVATION = 16.32 N.G.V.D. 29
 - M.H.W.L. - DENOTES MEAN HIGH WATER LINE



AREA (TO M.H.W.L.)
62,763± SQUARE FEET NET
1.441± ACRES NET

CERTIFIED TO:

- JOHN PAUL PEREZ, AS INVESTMENT TRUSTEE OF THE JOHN PAUL PEREZ TRUST DATED 10/23/2018
- MELAND BUDWICK, P.A.
- FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HERIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON FEBRUARY 2, 2022. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SCHWEBKE SHISKIN ASSOCIATES
BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA SCHWEBKE SHISKIN + ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1350 CORPORATE WAY - MIAMI GARDENS, FLORIDA 33168
(305) 445-2000 FAX: (305) 445-2388

DATE: 02/03/22
Checked By: M.S.J.
Drawn By: DMG
Order No: 21644
File No: AJ-6143

Scale: AS SHOWN
Sheet 1 of 1

BOUNDARY SURVEY

Section 29, Township 54 South, Range 41 East, Miami-Dade County, Florida.

REVISIONS

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |

File No: AJ-6143

DATE: _____

REVISION: _____

NO. _____

JOB NO. 2204
DRAWN BY: CM, FF, LC, RR
DATE: 09-08-22
CHECKED: CM, RR

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue, Suite 101 Coral Gables, Florida 33134 T: 305.448.4210 F: 305.448.4215

PEREZ RESIDENCE
240 EDGEWATER DRIVE
CORAL GABLES, FL 33146

TITLE: SURVEY

SEAL
Lynsic Christine Conn
FL Architect
A33600730

SHEET NO.: G1.0

PERMIT SET

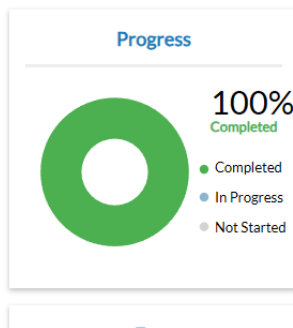
©2024 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.

Plan Number: BOAR-26-02-1390

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)


| | | | | | |
|---------------------|----------------------------------|----------------------------------|------------|-------------------------|------------|
| Type: | Board of Architects Preliminary | Status: | Approved | Project Name: | |
| IVR Number: | 159076 | Applied Date: | 02/20/2026 | Expiration Date: | 08/19/2026 |
| District: | City of Coral Gables | Completion Date: | 04/23/2026 | | |
| Square Feet: | 0.00 | Approval Expiration Date: | 10/23/2027 | | |
| Description: | See letter of intent for details | | | | |

- Summary
- Locations
- Fees
- Reviews
- Attachments
- Contacts
- Sub-Records
- More Info



- ### Workflow
- ✔ Application Completeness Check (BOAR) - Passed : 02/23/2026
 - ✔ 1st Board of Architects Hearing - Passed : 03/19/2026
 - ❌ Post Board of Architects Review - Not Passed : 03/23/2026
 - ✔ 2nd Board of Architects Hearing - Passed : 04/23/2026
 - ✔ Post Board of Architects Review - Passed : 04/24/2026

Available Actions

 No Actions



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 18, 2024

Jon Paul Perez TRS
240 Edgewater Drive
Coral Gables, FL 33146
Sent via e-mail: carmas@relatedgroup.com

Re: File No.: 13-452880-001-EE
File Name: 240 Edgewater Drive Dock Project

Dear Jon Paul Perez TRS:

On September 4, 2024, we received your request for verification of exemption to perform the following activity; The installation of a 400 square foot wood dock and a concrete walkway with associated stairs having 6.2 square feet of over water structure. The project is located in the Coral Gables Waterway, Class III Waters, adjacent to 240 Edgewater Drive, Coral Gables (Section 29, Township 54 South, Range 41 East), in Miami-Dade County (Latitude N 25°42'21.6602", Longitude W 80°15'37.1772").

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 did not qualify for the federal authorization of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact **Matthew Field** at the letterhead address or at Matthew.Field@FloridaDEP.gov.

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), 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 may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request 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.

2. Proprietary Review- NOT REQUIRED

The activity 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 - NOT APPROVED

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

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 ensure 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 a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

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 Rules 28-106.201 and 28-106.301, 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 e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; 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 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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. 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 and persons entitled to written notice under Section 120.60(3), F.S., 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. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

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. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

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, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the 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 this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, 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 Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, 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 must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



John Tracey
Environmental Consultant
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Project drawings, 8 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Norva Blandin, Danielle Sattelberger, John Tracey, Matthew Field
Emily Nelson, Ocean Consulting LLC, emily@oceanconsultingfl.com

Additional mailings:

Lisa Spadafina, Miami-Dade County RER, spadaL2@miamidade.gov

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Danielle Lucido September 18, 2024
Clerk **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 –

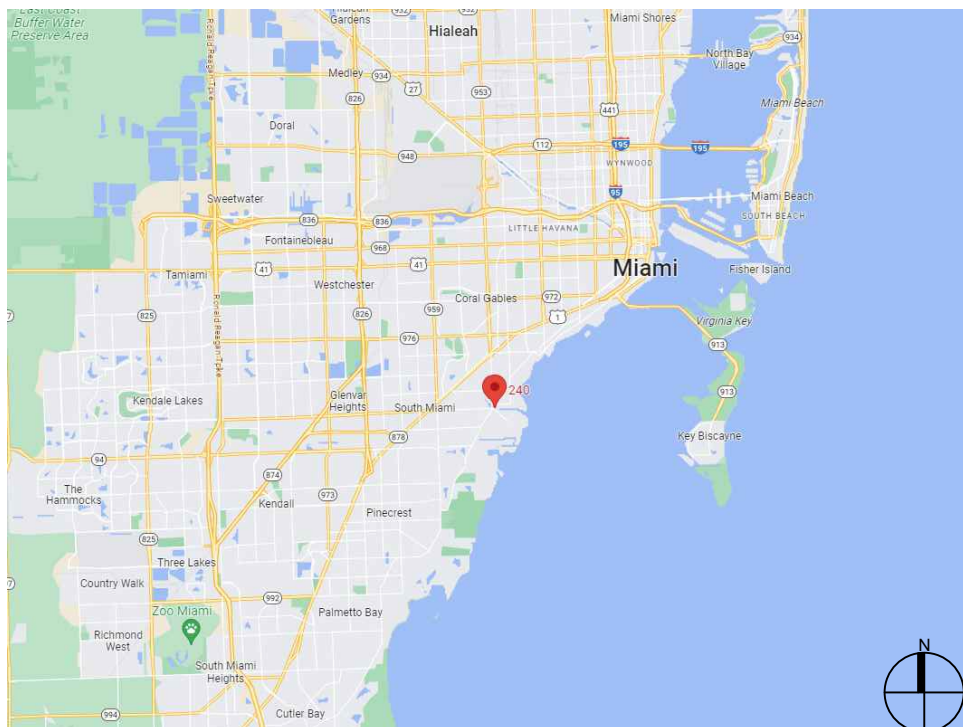
(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated 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.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13, Amended 6-1-18.



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
240 Edgewater Drive
Coral Gables, FL 33133

LATITUDE: 25°42'21.82"N
LONGITUDE: 80°15'37.01"W

FOLIO No.: 03-4129-033-0010

LEGAL DESCRIPTION:

29 54 41 1.43 AC
BAKER HOMESTEAD A SUB PB 41-38
TRACT 1
LOT SIZE IRREGULAR
OR 20053-4448 11/2001 4

GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- 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, 2023 8th 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.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2023 8th EDITION, pr
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ASCE 7-22, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
 - EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 60 PSF

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE SOUTHERN PINE No. 2 DENSE OR BETTER
- DECKING: 3/4" x 6" BRAZILIAN IPE HARDWOOD

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL OR HOT-DIPPED GALVANIZED, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

PILE DRIVING NOTES

- ALL PILES TO BE INSPECTED BY ENGINEER PRIOR TO INSTALL
- ENGINEER TO OBSERVE PILE INSTALL PRIOR TO ISSUING PILE LOG.
- 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 MINIMUM 15 TON (WOOD)/ (25-TON (CONCRETE) BEARING CAPACITY.
- 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.
- PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT.
- PILES CUT BELOW DECK TO BE SEALED TO PREVENT CORROSION.

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:

MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

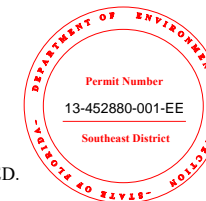
CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE



This document has been electronically signed and sealed by John H. Omslaer, P.E. on _____ Using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per rule 62-30.060, F.A.C

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

① Sept. 3, 2024 - SG

PROJECT: 22-12065

PROJECT LOCATION & NOTES

SCALE : AS SHOWN
SHEET NO.

S-1

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC.**
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

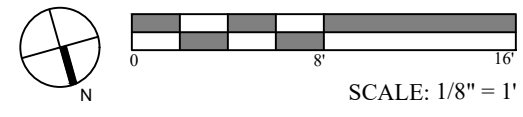
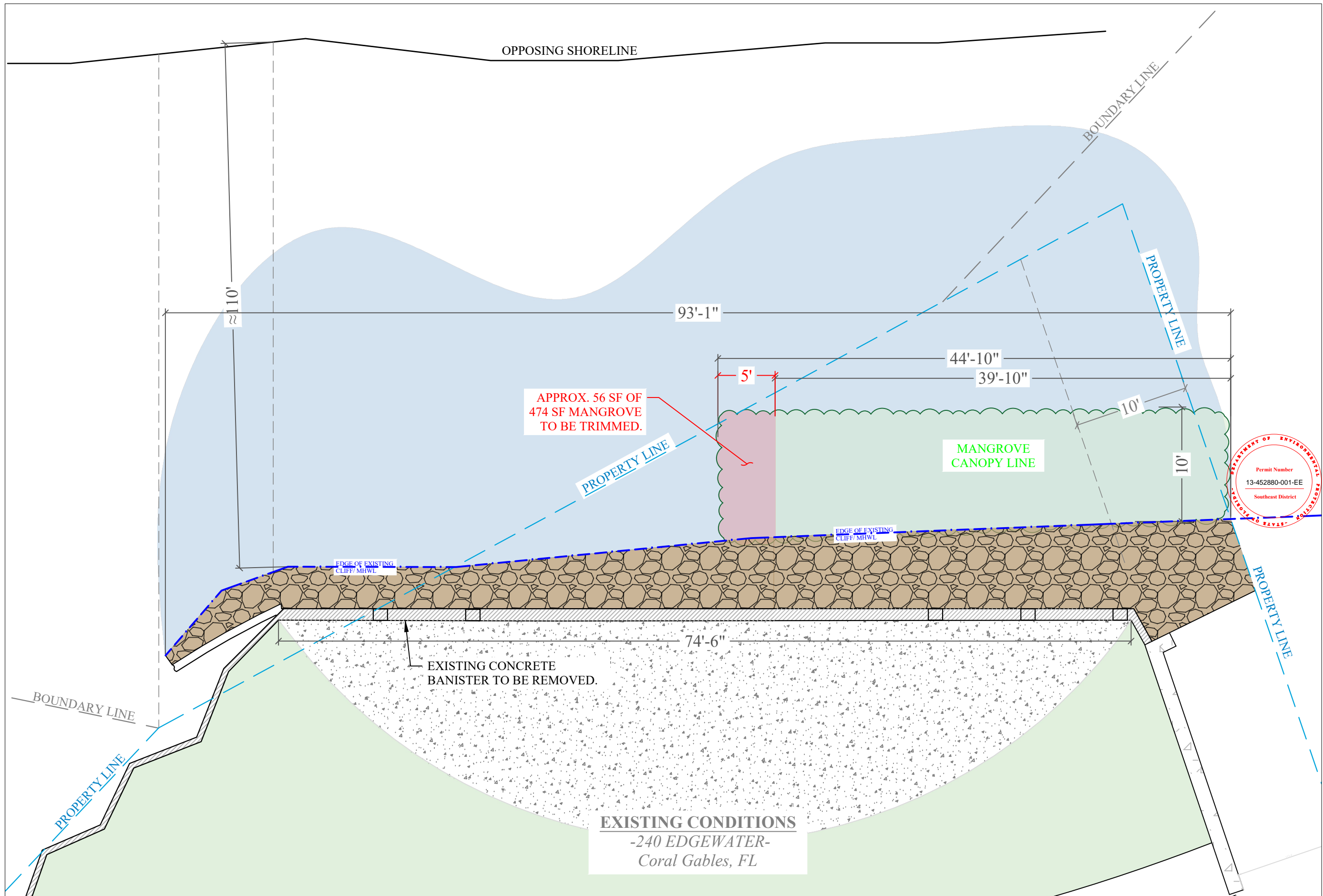
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

EXISTING CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-2



EXISTING CONDITIONS
-240 EDGEWATER-
Coral Gables, FL

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

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Pompano Beach, FL 33061
Office - 954-860-5263

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

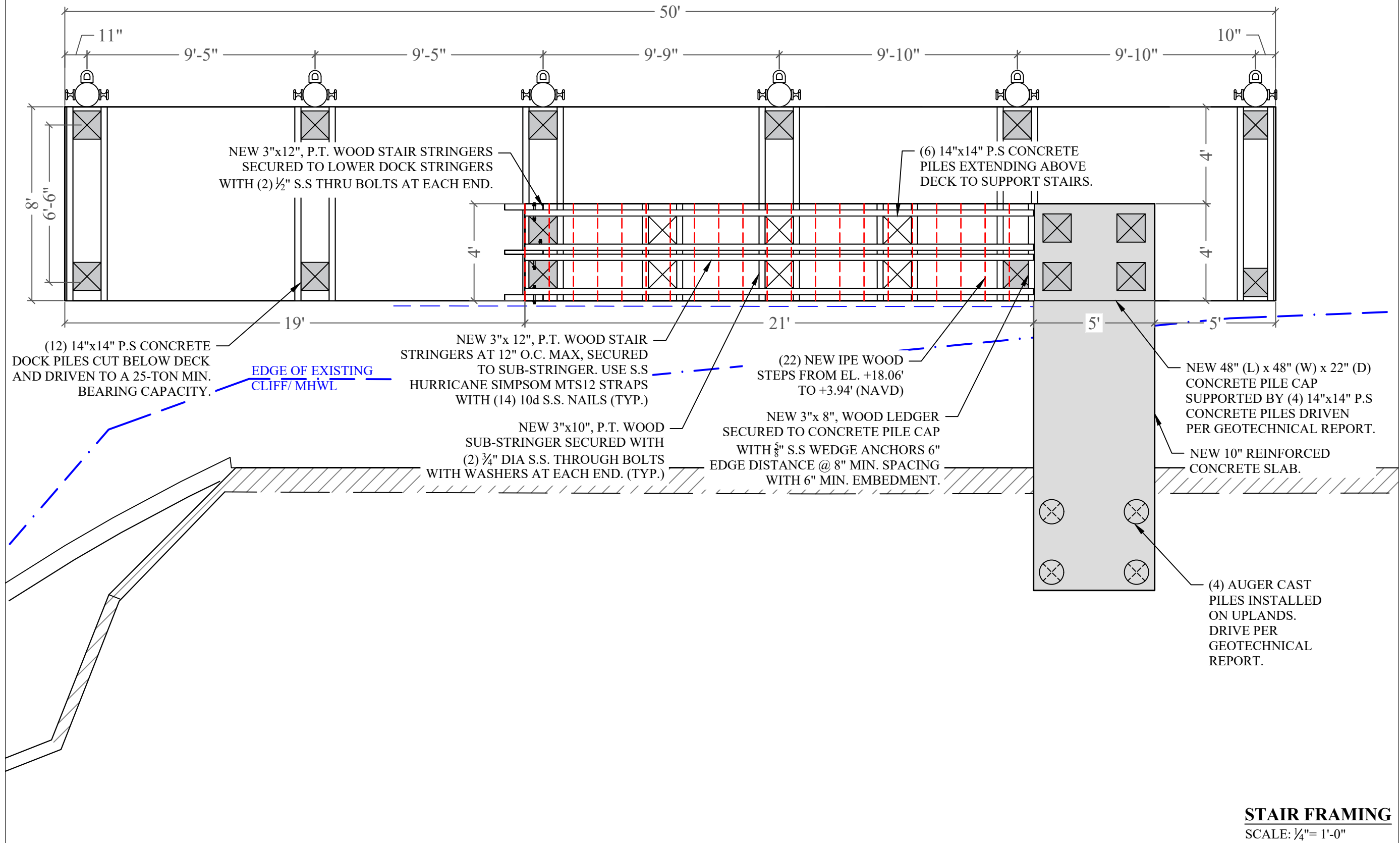
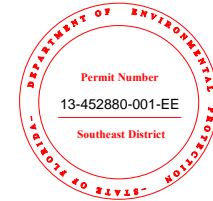
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

STAIR FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4



STAIR FRAMING
SCALE: 1/4" = 1'-0"

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
**DYNAMIC ENGINEERING
SOLUTIONS, INC.**

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Office - 954-860-5263

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

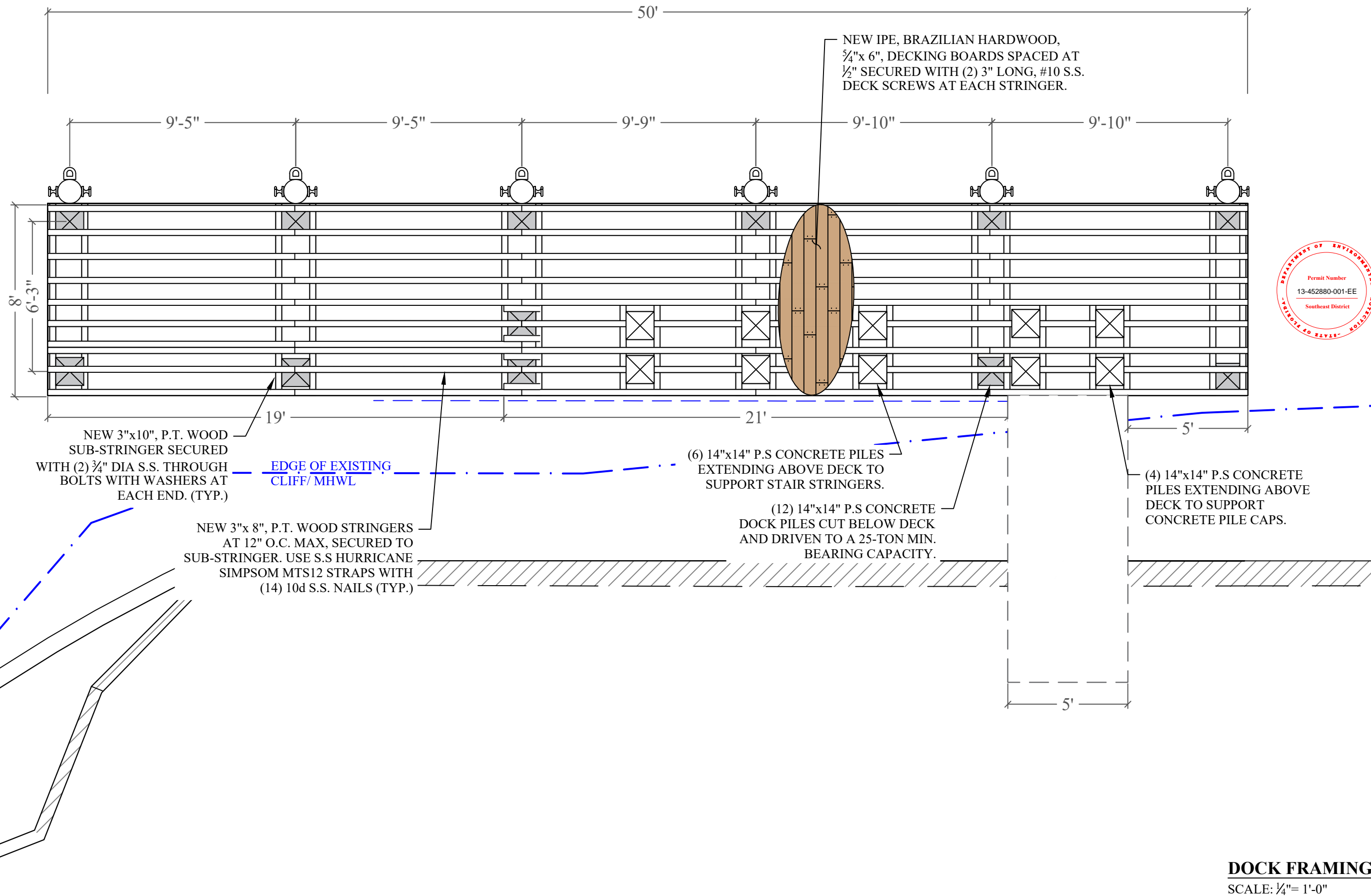
Issue # Issue Date
① Sept. 3, 2024 - SG

PROJECT: 22-12065

DOCK FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4.1



DOCK FRAMING
SCALE: 1/4" = 1'-0"

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133
ENVIRONMENTAL CONSULTANT:
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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

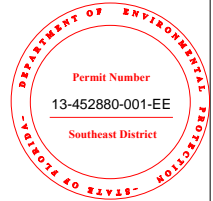
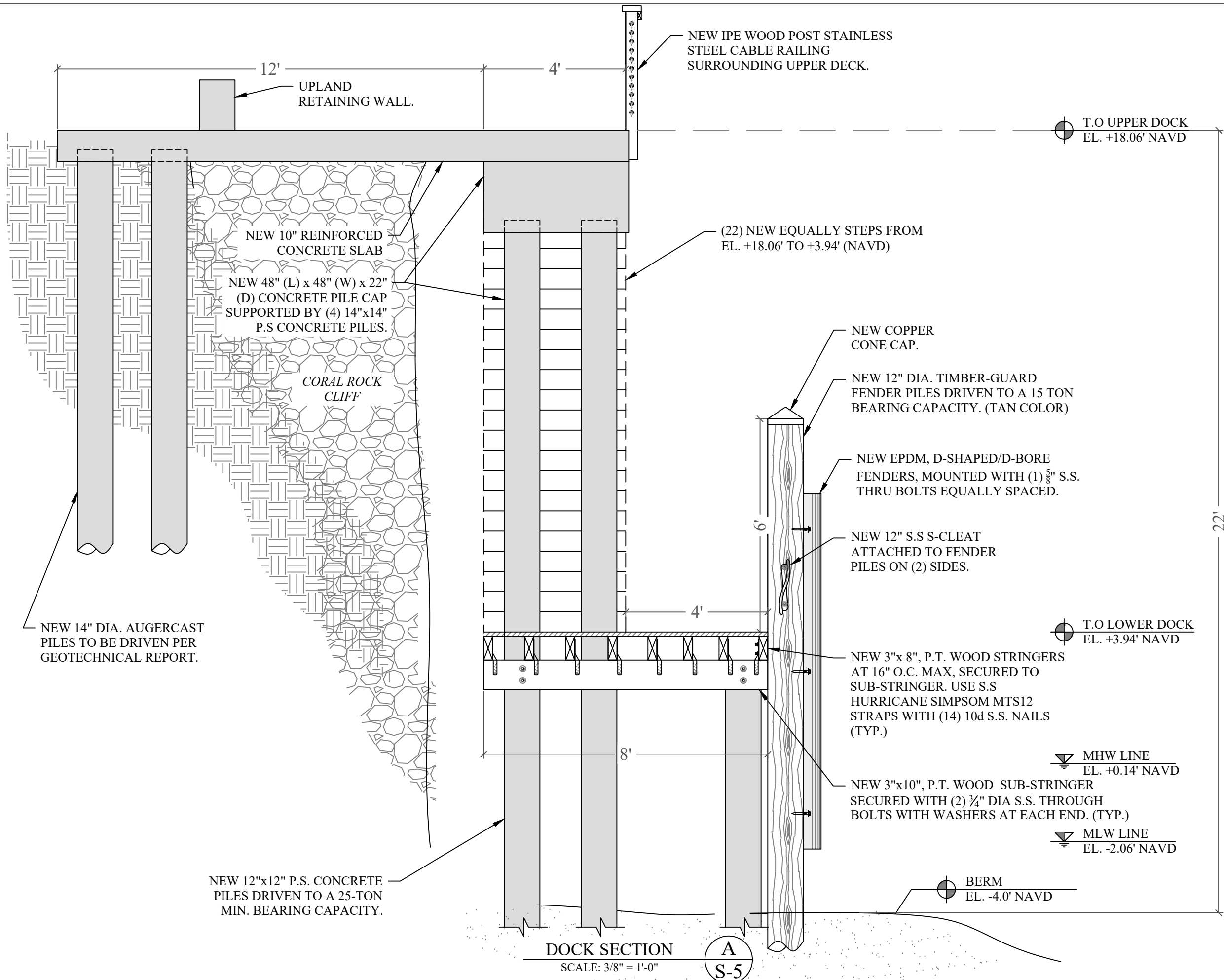
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

DOCK SECTION

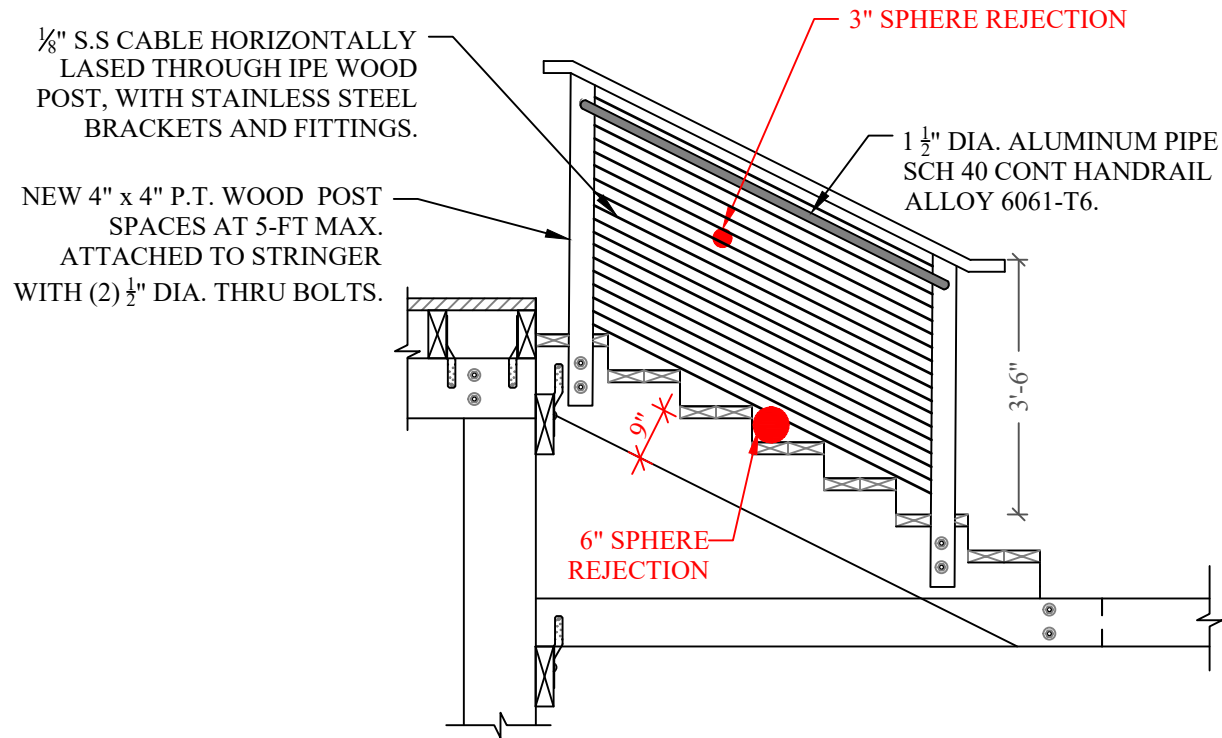
SCALE : AS SHOWN
SHEET NO.

S-5

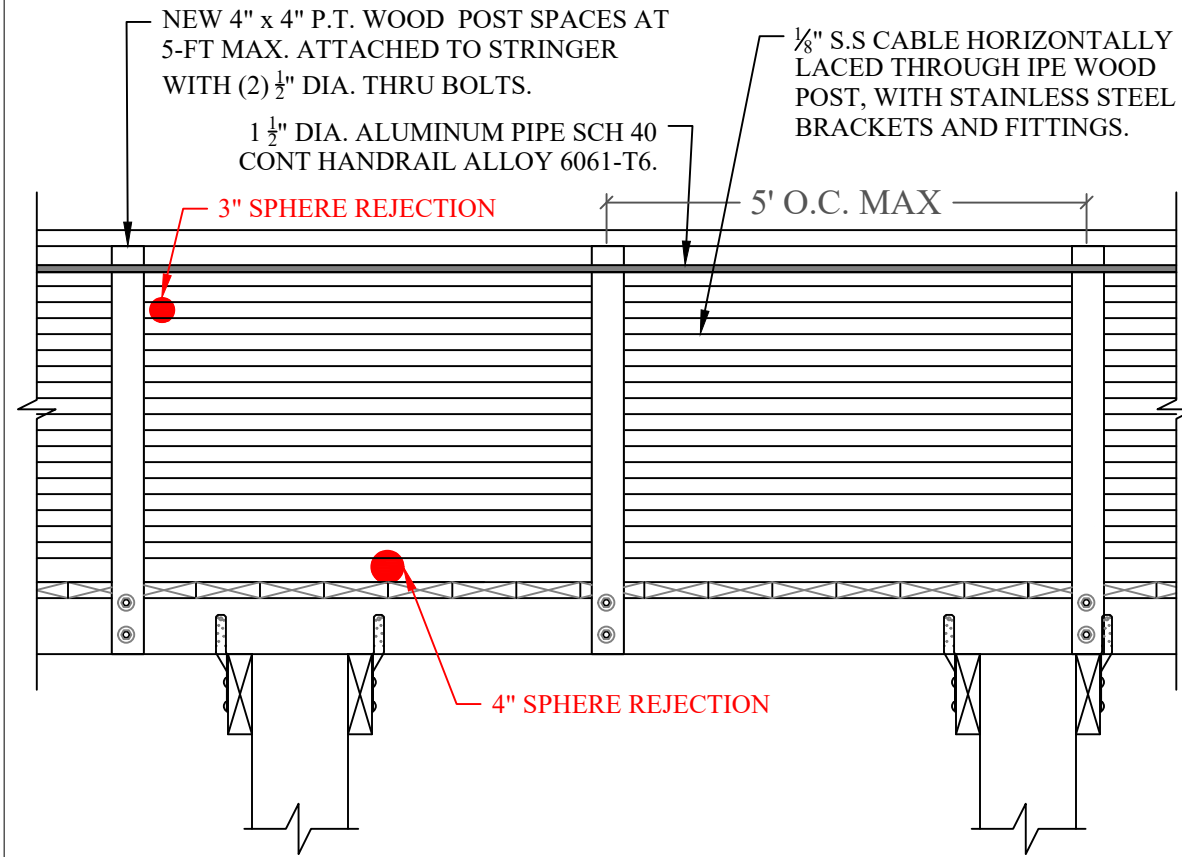


S-5

NOTE:
HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE

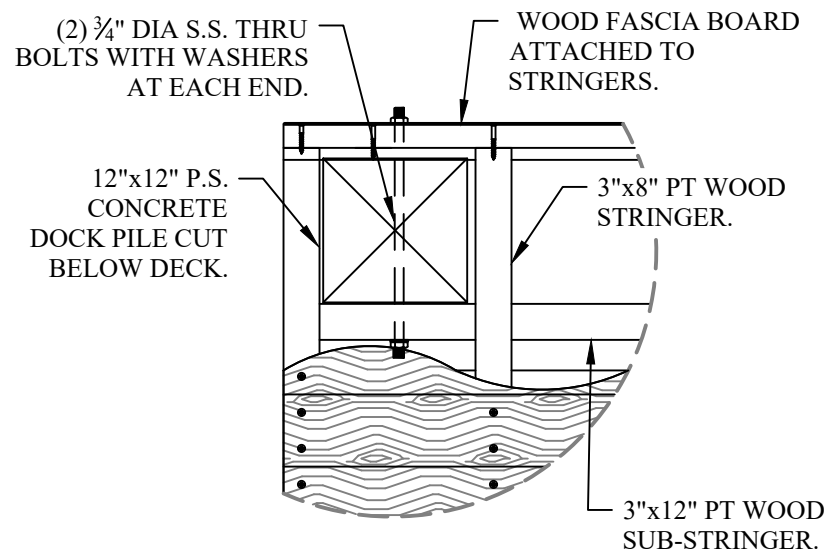
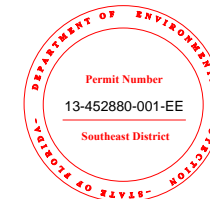


TYP. RAILING DETAIL 1
SCALE: 3/8" = 1'-0"
S-6

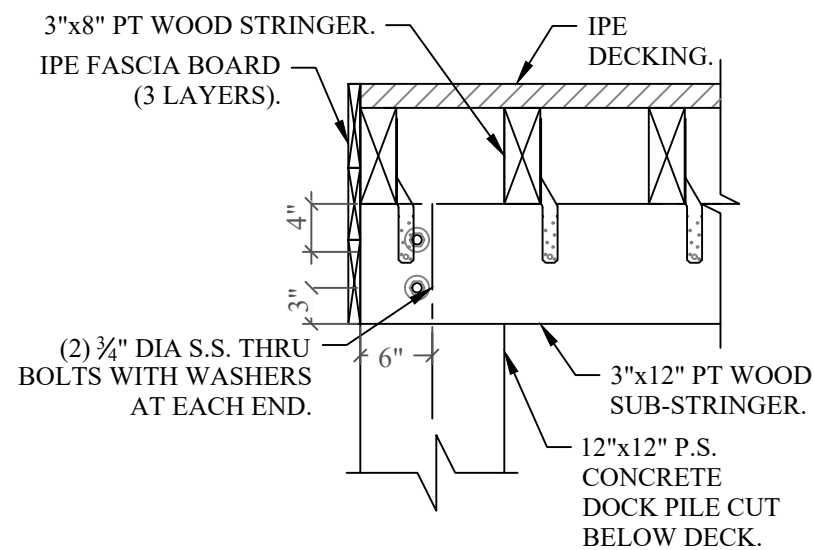


NOTE: HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE

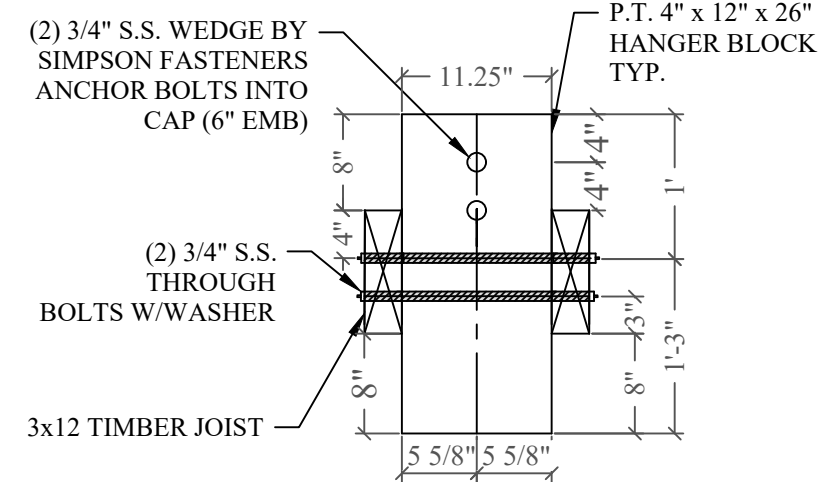
TYP. RAILING DETAIL 2
SCALE: 1/2" = 1'-0"
S-6



DECK EDGE PLAN DETAIL 3
SCALE: 3/4" = 1'-0"
S-6



DECK EDGE SECTION DETAIL 4
SCALE: 3/4" = 1'-0"
S-6



MARGINAL DOCK HANGER BLOCK DETAIL 5
SCALE: 3/4" = 1'-0"
S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133
ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

This document has been electronically signed and sealed by John H. Omslaer, P.E. on _____ Using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per rule 62-30.060, F.A.C

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date
① Sept. 3, 2024 - SG

PROJECT: 22-12065

DOCK EDGE PLANS AND DETAILS

SCALE : AS SHOWN
SHEET NO.

S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133
ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
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SEAL / SIGNATURE / DATE



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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

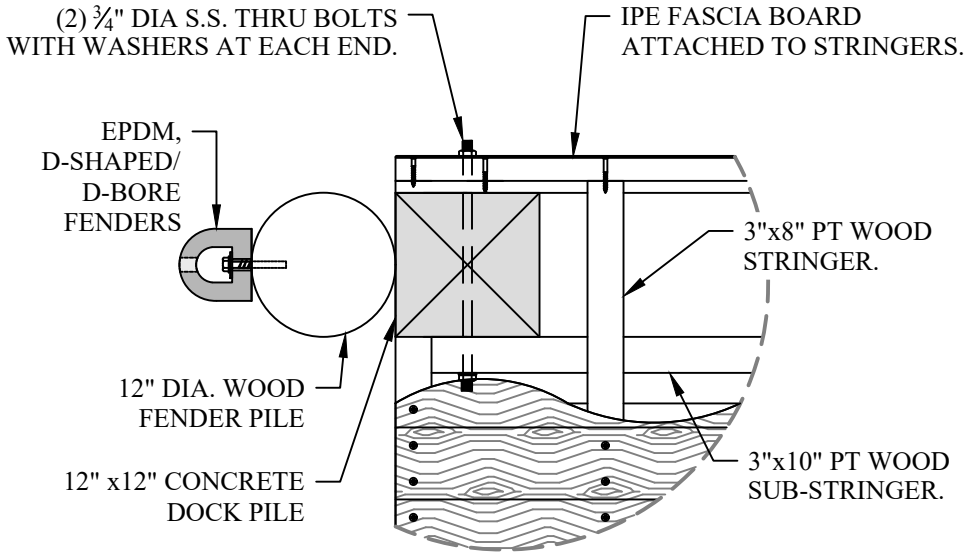
Issue # Issue Date
① Sept. 3, 2024 - SG

PROJECT: 22-12065

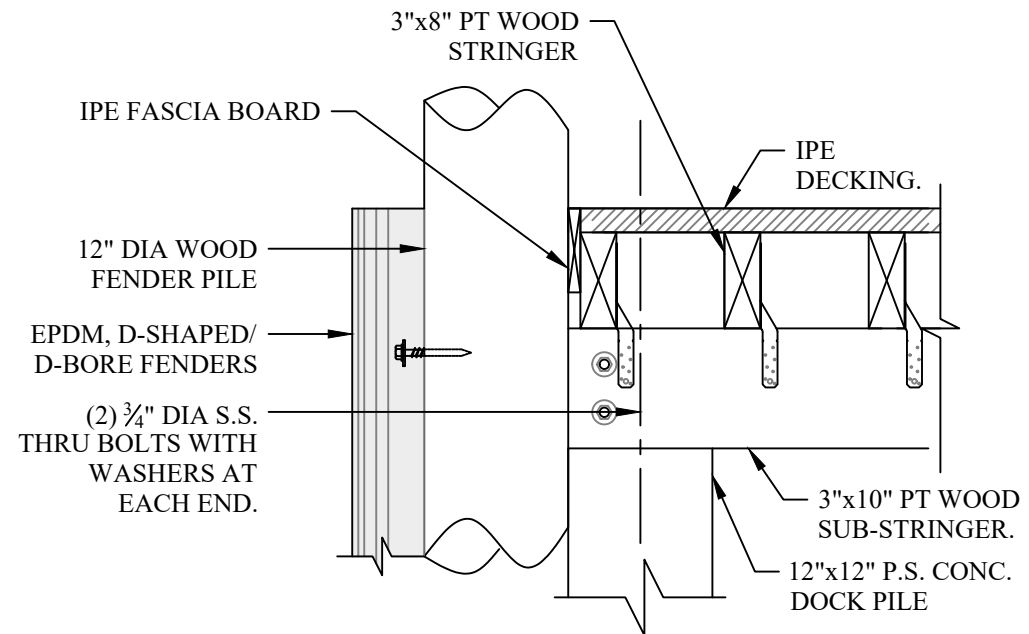
DOCK EDGE AND CONCRETE PILE DETAILS
SCALE : AS SHOWN

SHEET NO.

S-7



TYPICAL DECK EDGE PLAN DETAIL ①
SCALE: 3/4" = 1'-0"
S-7



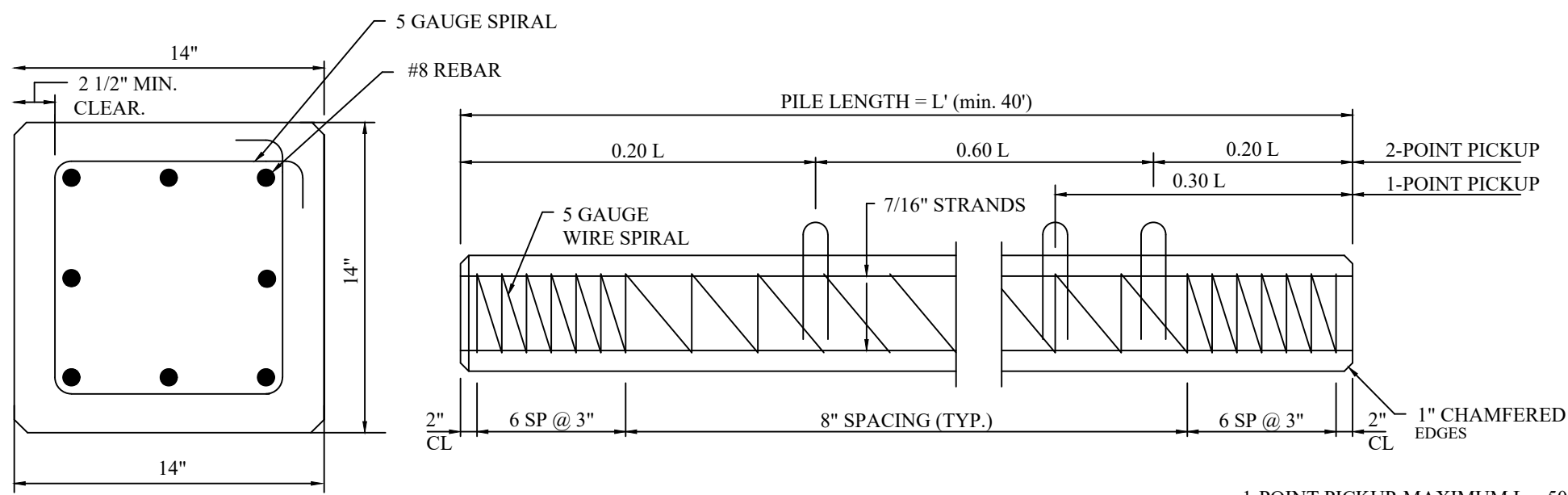
TYPICAL DECK EDGE DETAIL ②
SCALE: 3/4" = 1'-0"
S-7

PILE NOTE:

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

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

STRANDS - USE EIGHT #8 REBAR
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS
EACH



14"x14" CONCRETE PILE DETAIL ③
SCALE: 3/4" = 1'-0"
S-7

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



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
JACKSONVILLE PERMITS SECTION
701 SAN MARCO BOULEVARD
JACKSONVILLE FLORIDA 32207-8137

March 17, 2025

Regulatory Division
South Permits Branch
Miami Section
SAJ-2024-04372(RGP-AMS)

Jon Paul Perez
The Jon Paul Perez 2018 Trust
240 Edgewater Drive
Coral Gables, FL 33146
Via Email: carmas@relatedgroup.com

Dear Mr. Perez:

This letter is in response to the application you submitted to the Jacksonville District, Miami Section on December 31, 2024 for a Department of the Army general permit verification. This project has been assigned the file number SAJ-2024-04372 and is known as Jon Paul Perez Dock. This file number should be referenced in all correspondence with this office.

A review of the information provided indicates that the proposed work would include the construction of a single-family dock consisting of a 5' wide concrete walkway extending from uplands across riprap, and 8' by 50' marginal dock for the mooring of a vessel. The project area for this determination includes a 406.2 square feet area which is illustrated on the enclosed site plans/maps. The project/review area is located in Coral Gables Waterway; at 240 Edgewater Drive, within Section 29, Township 054S, Range 041E; at Latitude 25.706400 and Longitude -80.259890; in Miami, Miami-Dade County, Florida.

We have determined that the proposed work is authorized by Regional General Permit (RGP) 20 (Docks and Associated Minor Structures in Florida) pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The proposed work must be accomplished in strict accordance with the enclosed general permit conditions, any regional conditions, the special conditions listed in this letter, the application materials, and the enclosed plans. If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised application must be submitted to this office for written approval before work is initiated. Any deviation from the terms and conditions of the permit, or your submitted plans, may subject the permittee to enforcement action.

This verification is valid until March 28, 2028, unless the subject general permit(s) is suspended, revoked, or is modified prior to that date such that the activity no longer complies with the terms and conditions of the general permit.

Project Specific Special Conditions:

Special conditions

1. Reporting Address: The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

- a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2024-04372 (RGP-AMS), on all submittals.

2. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment).

3. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

4. Cultural Resources/Historic Properties:

- a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
- b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks

and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

5. Assurance of Navigation and Maintenance: 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 or alteration.

6. Jacksonville District Programmatic Biological Opinion (JAXBO): Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate

authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

7. Manatee Conditions: The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attached). The most recent version of the Manatee Conditions must be utilized.

8. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

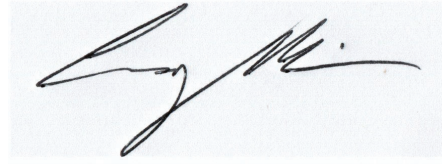
This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This general permit verification and any associated authorizations does not preclude the necessity to obtain any other Federal, State, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Aaron Sarchet, Biologist Project Manager of the Miami Section at 904-232-3358, by mail at the above address, or by

email at aaron.m.sarchet@usace.army.mil. Please take a moment to complete our customer satisfaction survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corey Maier', is centered within a light gray rectangular box.

Corey Maier
Miami, Section Chief

Enclosures:

Commencement Notification

Self-Certification Statement of Compliance

Permit Transfer Request

Site Plans

Dock Construction Guidelines

Standard Manatee Conditions for In-Water Work with FWC Signage

Cc (w/enclosures):

Kirk Lofgren, Ocean Consulting, LLC- Principal (via emily@oceanconsultingfl.com)

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 28, 2028.**

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 transfer form attached to this letter and forward a copy 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 a representative 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.

Commencement Notification Form

File Number: SAJ-2024-04372

County: Miami-Dade

Permittee: The Jon Paul Perez 2018 Trust, Jon Paul Perez

Project Name: Jon Paul Perez Dock

Date Verification Issued: 2/21/2025

Project Manager: Aaron Sarchet

Within 10 days of commencing the activity authorized by this permit, sign this certification and return it to the following address:

**US ARMY CORPS OF ENGINEERS
Jacksonville District
Enforcement Section
P.O. Box 4970
Jacksonville, FL 32232-0019**

or

saj-rd-enforcement@usace.army.mil (preferred)

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

Construction Start Date: _____

Signature of Permittee

Date

Compliance Certification Form

File Number: SAJ-2024-04372

County: Miami-Dade

Permittee: The Jon Paul Perez 2018 Trust, Jon Paul Perez

Project Name: Jon Paul Perez Dock

Date Verification Issued: 2/21/2025

Project Manager: Aaron Sarchet

Within 10 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

**US ARMY CORPS OF ENGINEERS
Jacksonville District
Enforcement Section
P.O. Box 4970
Jacksonville, FL 32232-0019
or
saj-rd-enforcement@usace.army.mil (preferred)**

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

I hereby certify that the work, and mitigation (if applicable), authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit including any general or specific conditions.

Date Authorized Work Started: _____ **Completed:** _____

Describe any deviations from permit (attach drawing(s) depicting the deviations):

***Note: The description of any deviations on this form does not constitute approval by the Corps.**

Signature of Permittee

Date

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2024-04372

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 Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to:

SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(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 Florida Fish and Wildlife Conservation Commission (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 FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" 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. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

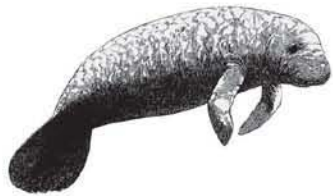
All project vessels

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:



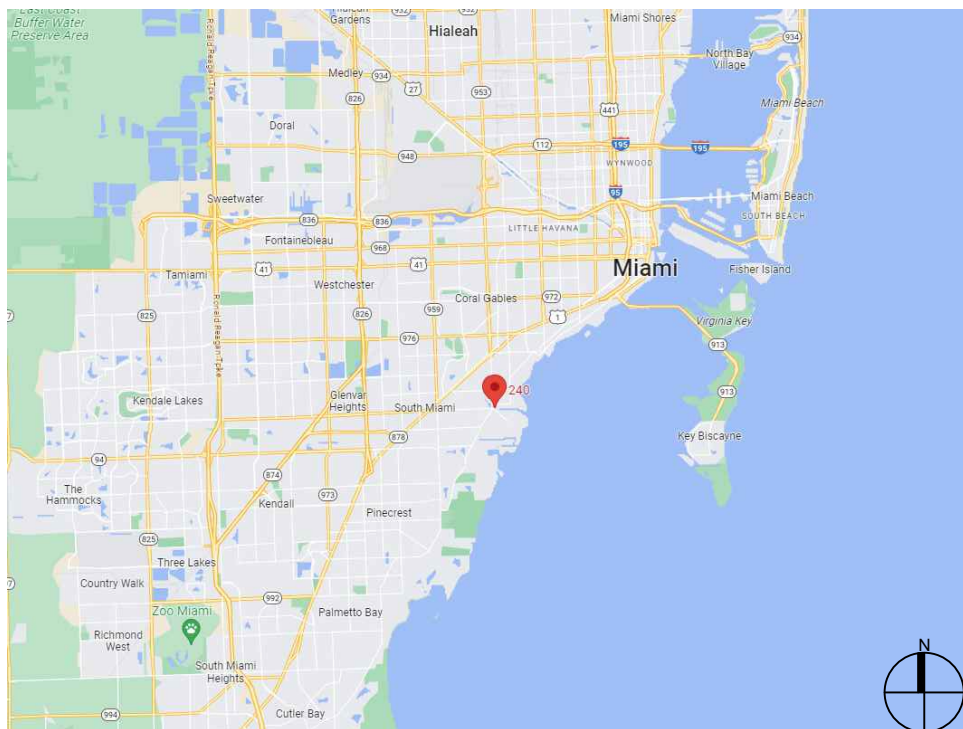
Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
240 Edgewater Drive
Coral Gables, FL 33133

LATITUDE: 25°42'21.82"N
LONGITUDE: 80°15'37.01"W

FOLIO No.: 03-4129-033-0010

LEGAL DESCRIPTION:

29 54 41 1.43 AC
BAKER HOMESTEAD A SUB PB 41-38
TRACT 1
LOT SIZE IRREGULAR
OR 20053-4448 11/2001 4

GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- 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, 2023 8th 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.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2023 8th EDITION, pr
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ASCE 7-22, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
 - EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 60 PSF

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE SOUTHERN PINE No. 2 DENSE OR BETTER
- DECKING: 5/4" x 6" BRAZILIAN IPE HARDWOOD

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL OR HOT-DIPPED GALVANIZED, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

PILE DRIVING NOTES

- ALL PILES TO BE INSPECTED BY ENGINEER PRIOR TO INSTALL
- ENGINEER TO OBSERVE PILE INSTALL PRIOR TO ISSUING PILE LOG.
- 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 MINIMUM 15 TON (WOOD)/ (25-TON (CONCRETE) BEARING CAPACITY.
- 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.
- PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT.
- PILES CUT BELOW DECK TO BE SEALED TO PREVENT CORROSION.

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:

MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date

① Sept. 3, 2024 - SG

PROJECT: 22-12065

PROJECT LOCATION & NOTES

SCALE : AS SHOWN
SHEET NO.

S-1

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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CONSULTING, LLC.**
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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

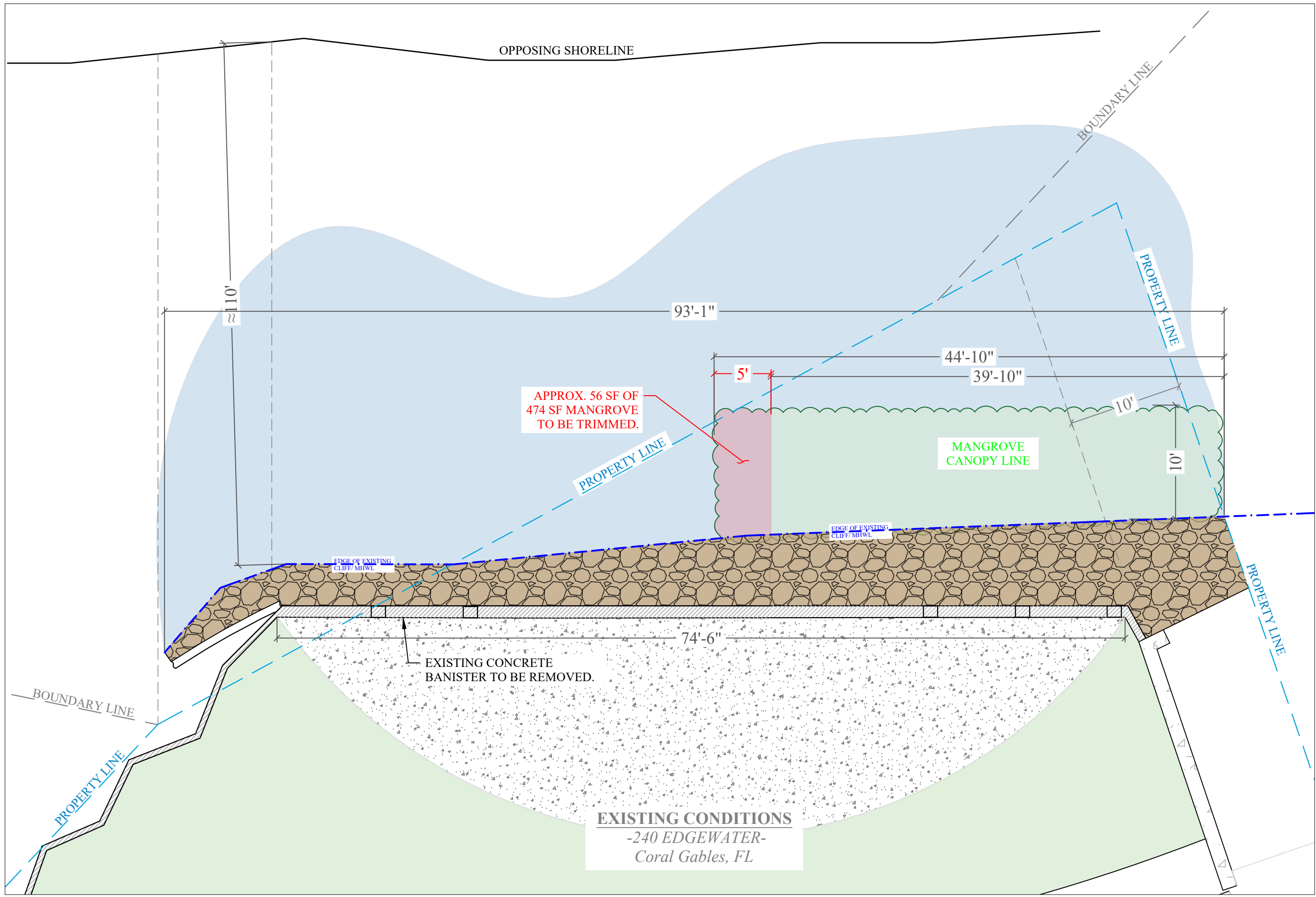
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

EXISTING CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-2



240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

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John Omslaer
PE 52733, CA 26829

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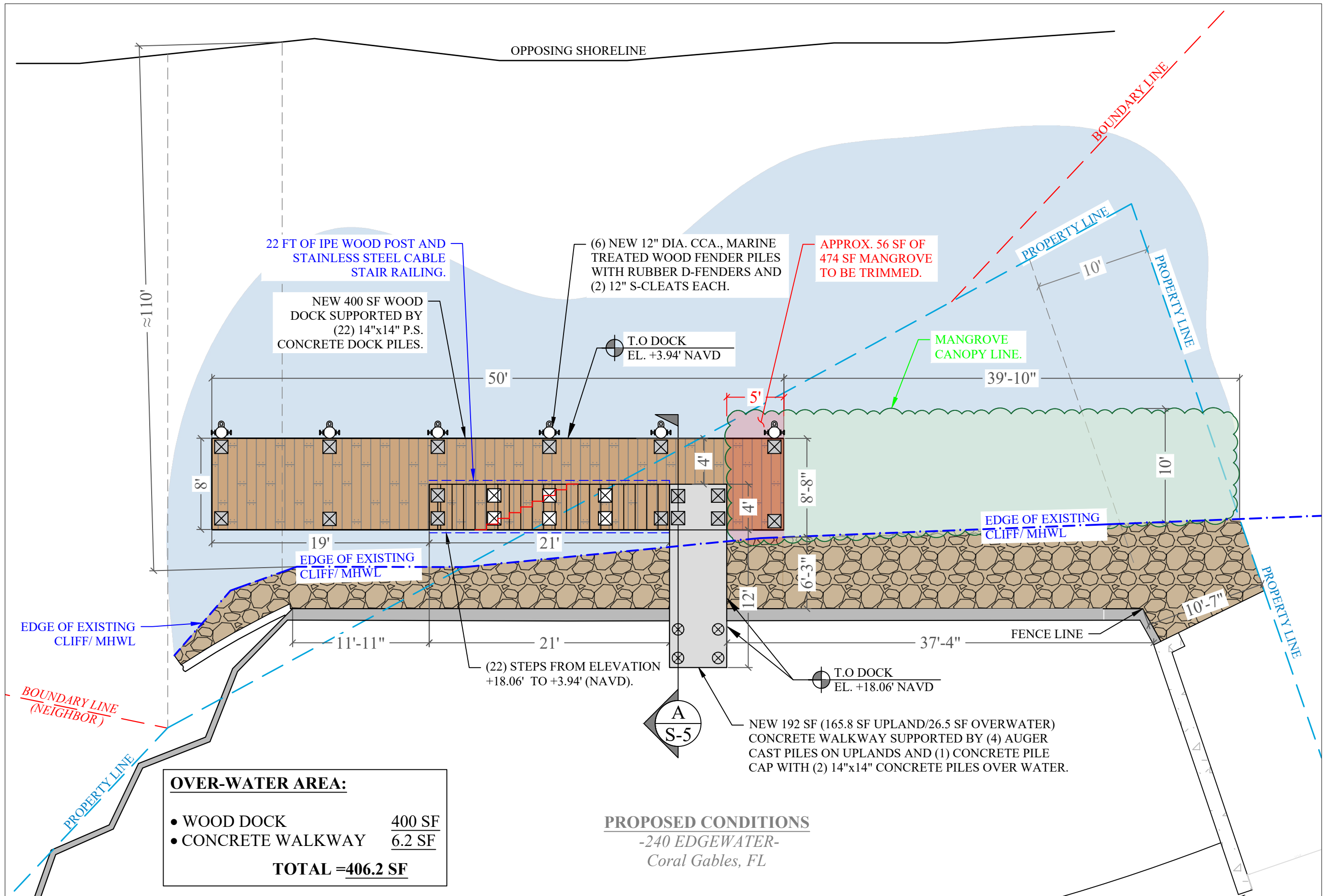
Issue # Issue Date
① Sept. 3, 2024 - SG

PROJECT: 22-12065

PROPOSED CONDITIONS

SCALE : AS SHOWN
SHEET NO.

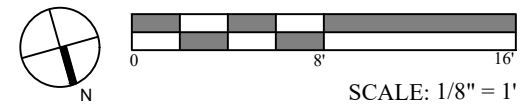
S-3



OVER-WATER AREA:

| | |
|--------------------|------------------|
| • WOOD DOCK | 400 SF |
| • CONCRETE WALKWAY | 6.2 SF |
| TOTAL | =406.2 SF |

PROPOSED CONDITIONS
-240 EDGEWATER-
Coral Gables, FL



**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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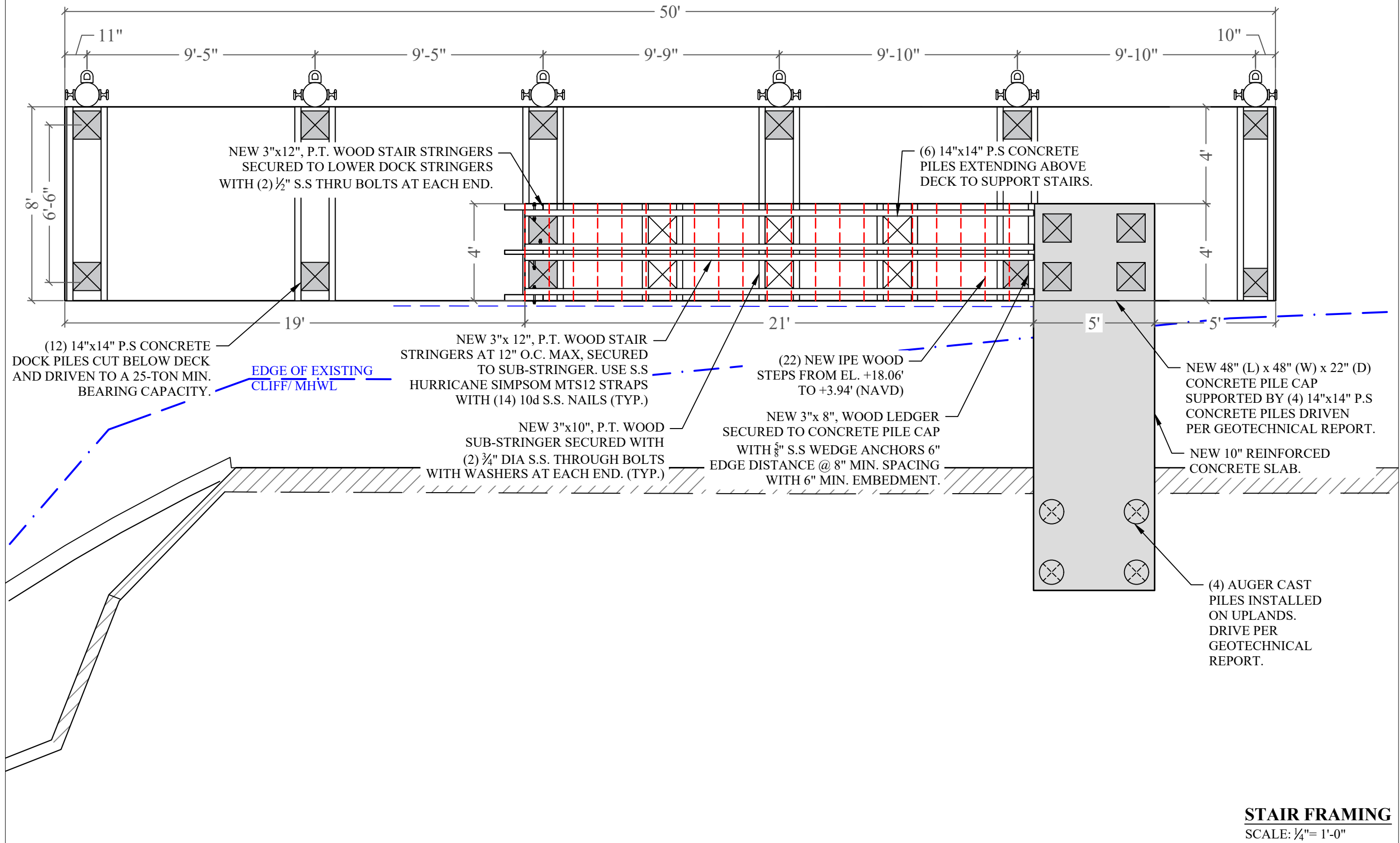
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |
| | |
| | |

PROJECT: 22-12065

STAIR FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4



STAIR FRAMING
SCALE: 1/4" = 1'-0"

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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CONSULTING, LLC.**
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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

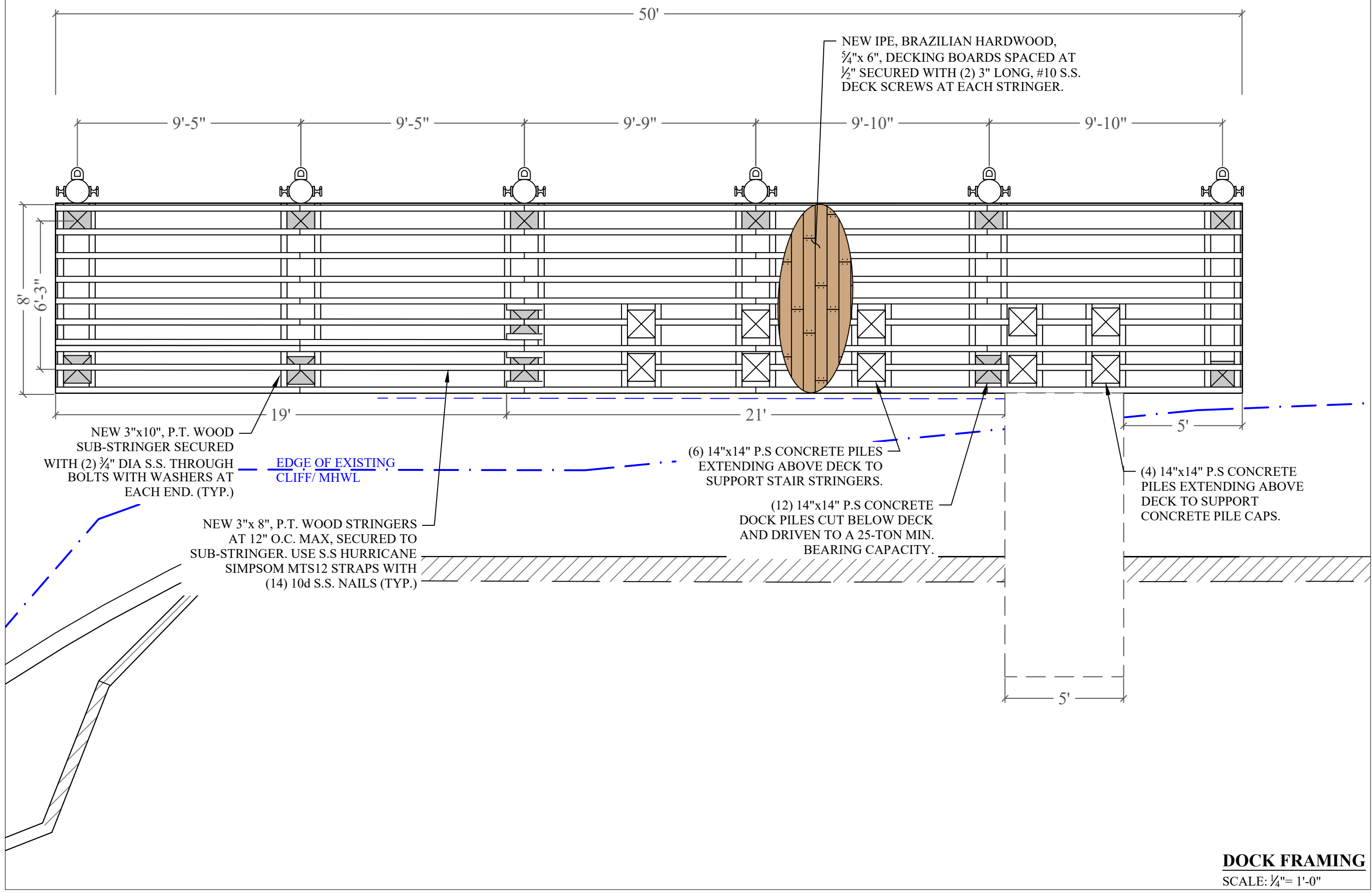
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

DOCK FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4.1



240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133
ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254
CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
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John Omslaer
PE 52733, CA 26829

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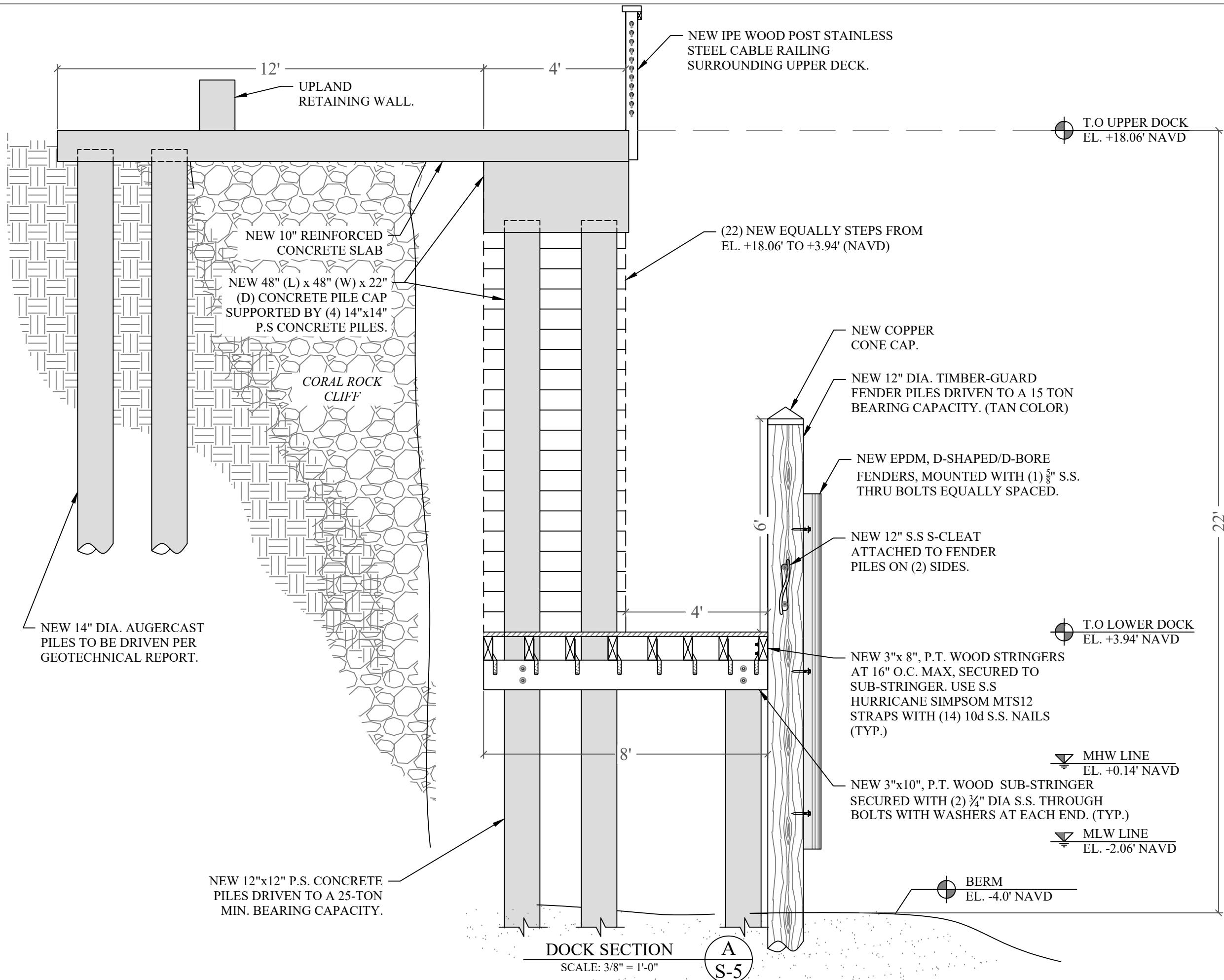
| Issue # | Issue Date |
|---------|--------------------|
| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

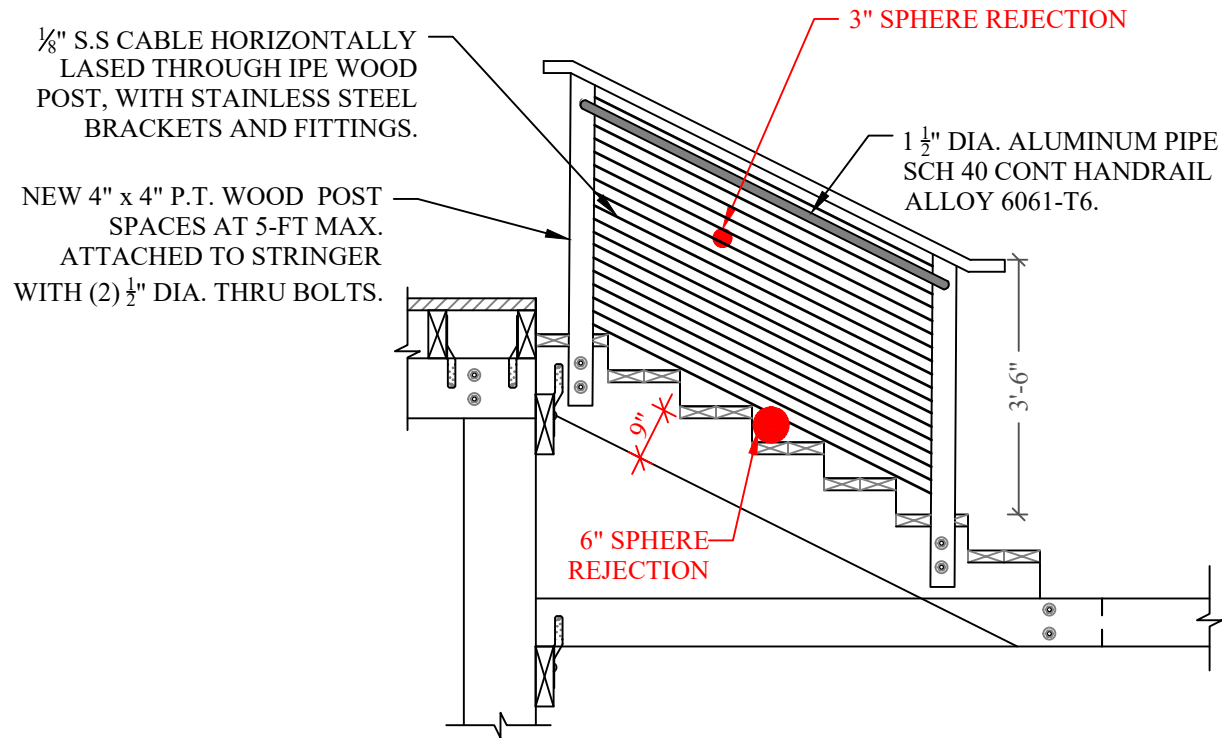
DOCK SECTION

SCALE : AS SHOWN
SHEET NO.

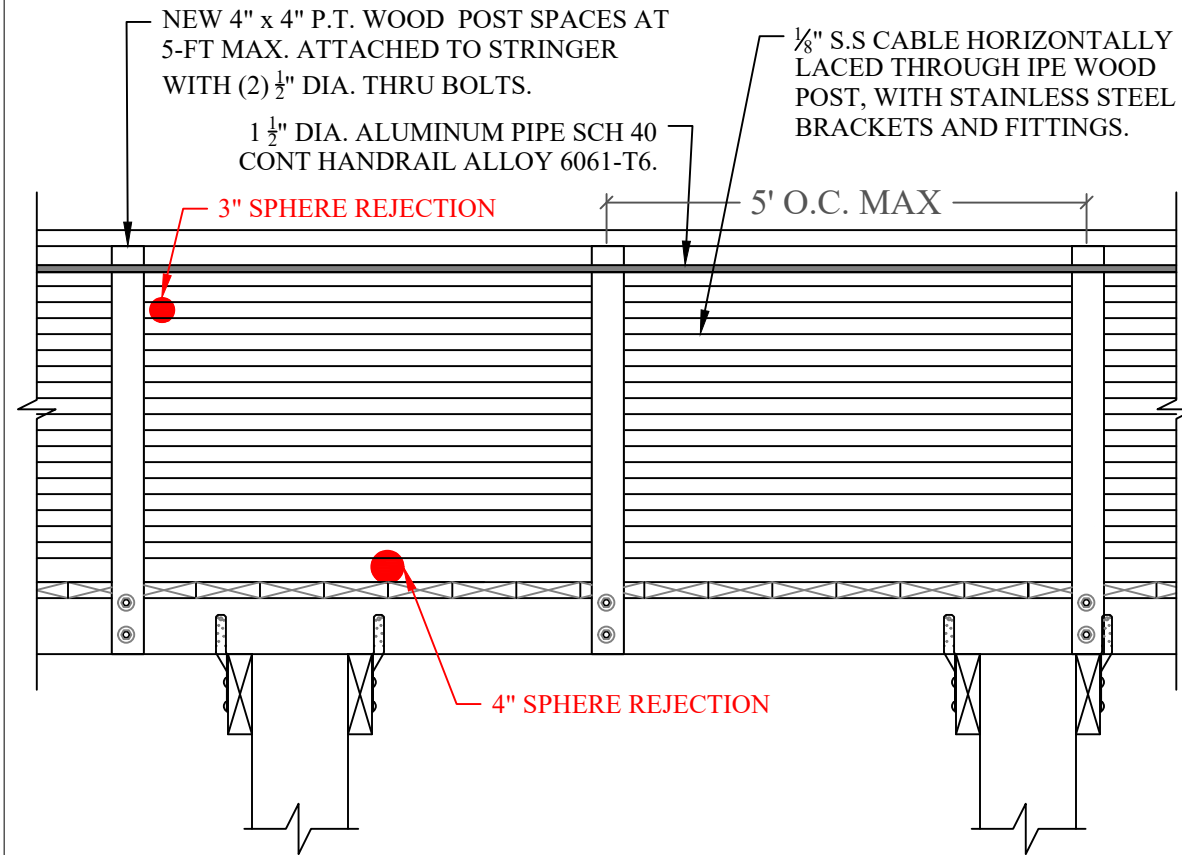
S-5



NOTE:
 HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE

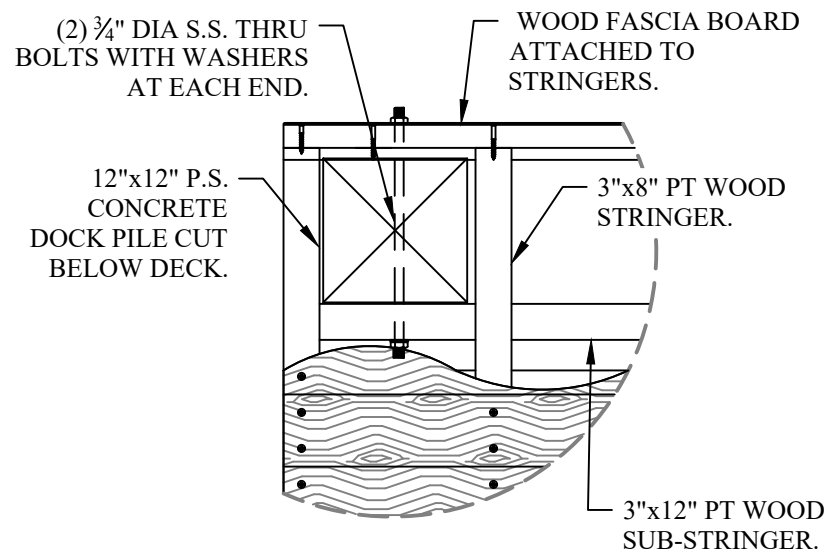


TYP. RAILING DETAIL 1
 SCALE: 3/8" = 1'-0"
 S-6

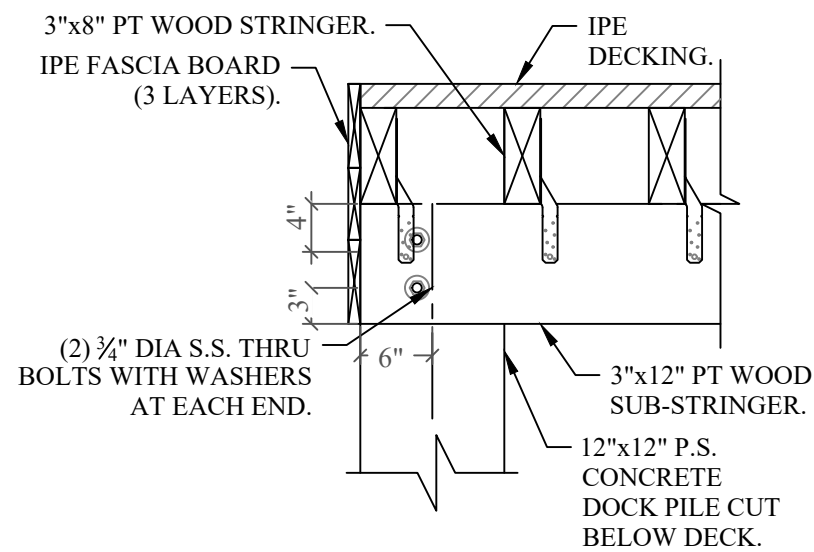


NOTE: HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE

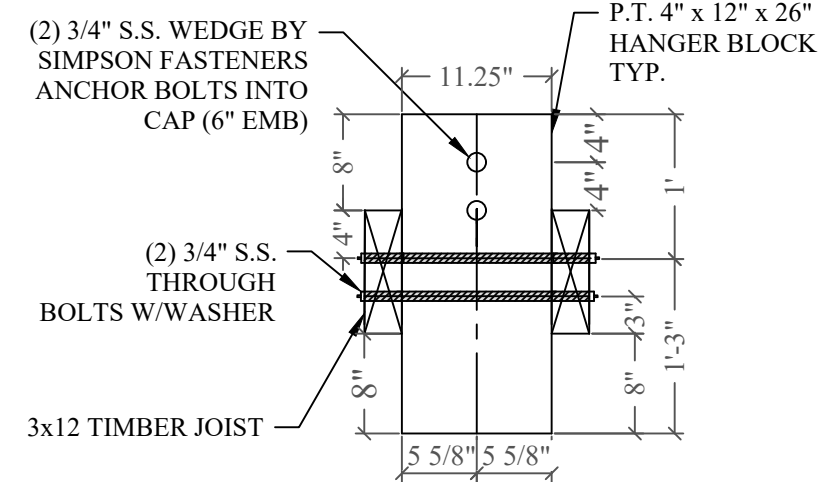
TYP. RAILING DETAIL 2
 SCALE: 1/2" = 1'-0"
 S-6



DECK EDGE PLAN DETAIL 3
 SCALE: 3/4" = 1'-0"
 S-6



DECK EDGE SECTION DETAIL 4
 SCALE: 3/4" = 1'-0"
 S-6



MARGINAL DOCK HANGER BLOCK DETAIL 5
 SCALE: 3/4" = 1'-0"
 S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
 CoralGables, Florida 33133
 ENVIRONMENTAL CONSULTANT:
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 359 Alcazar Avenue, Suite 200
 Coral Gables, Florida 33134
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CONTRACTOR:

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1950 N.E. 6th Street, #10075
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John Omslaer
 PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date
 ① Sept. 3, 2024 - SG

PROJECT: 22-12065

DOCK EDGE PLANS AND DETAILS

SCALE : AS SHOWN
 SHEET NO.

S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
CoralGables, Florida 33133
ENVIRONMENTAL CONSULTANT:
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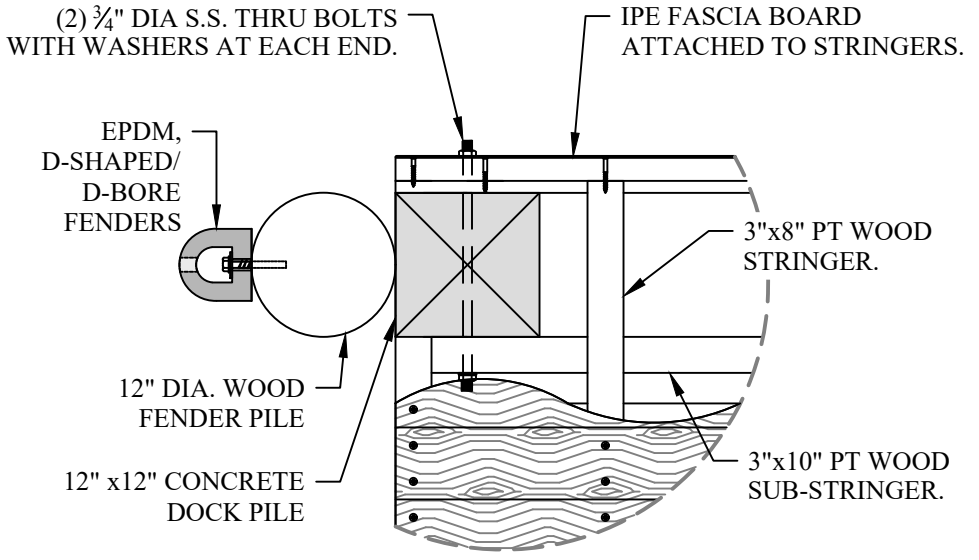
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| ① | Sept. 3, 2024 - SG |

PROJECT: 22-12065

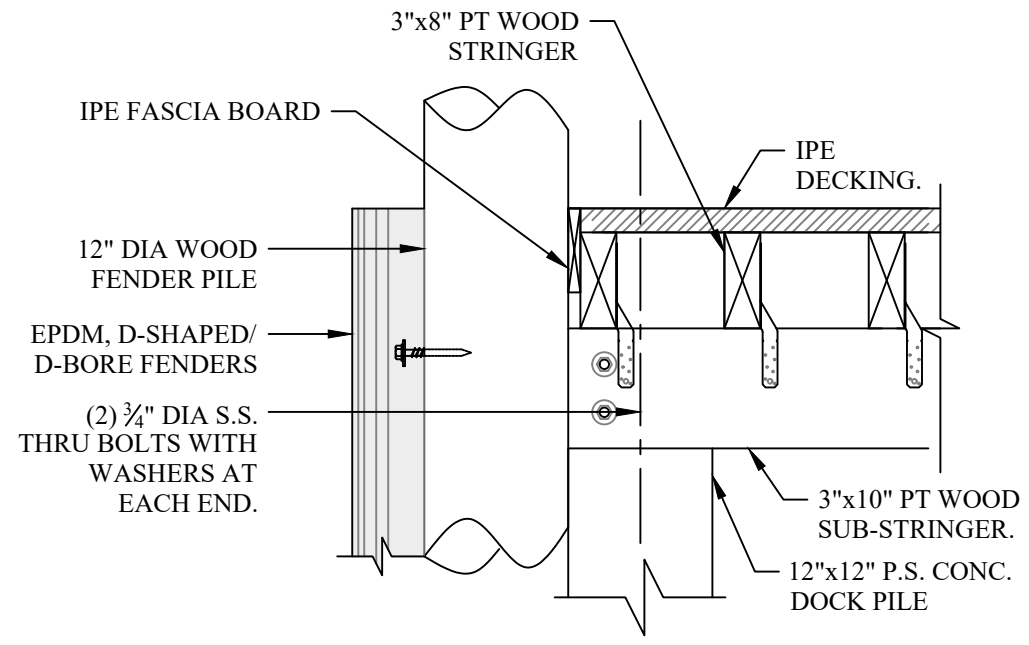
DOCK EDGE AND CONCRETE PILE DETAILS

SCALE : AS SHOWN
SHEET NO.

S-7



TYPICAL DECK EDGE PLAN DETAIL 1
SCALE: 3/4" = 1'-0"
S-7



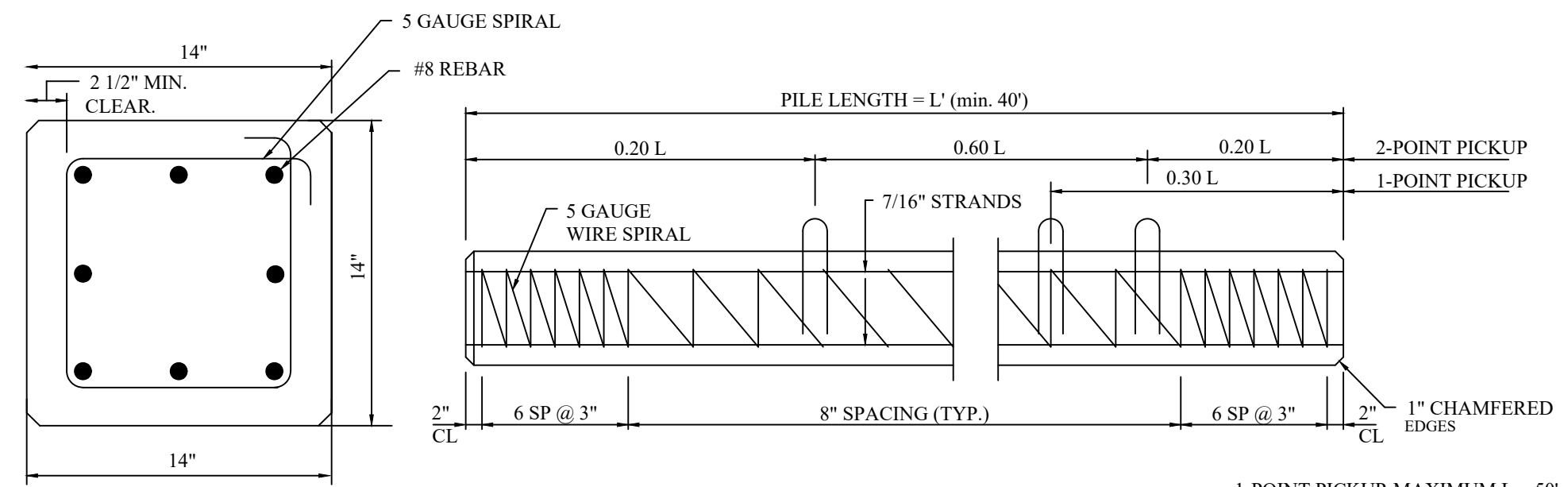
TYPICAL DECK EDGE DETAIL 2
SCALE: 3/4" = 1'-0"
S-7

PILE NOTE:

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

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

STRANDS - USE EIGHT #8 REBAR
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS
EACH

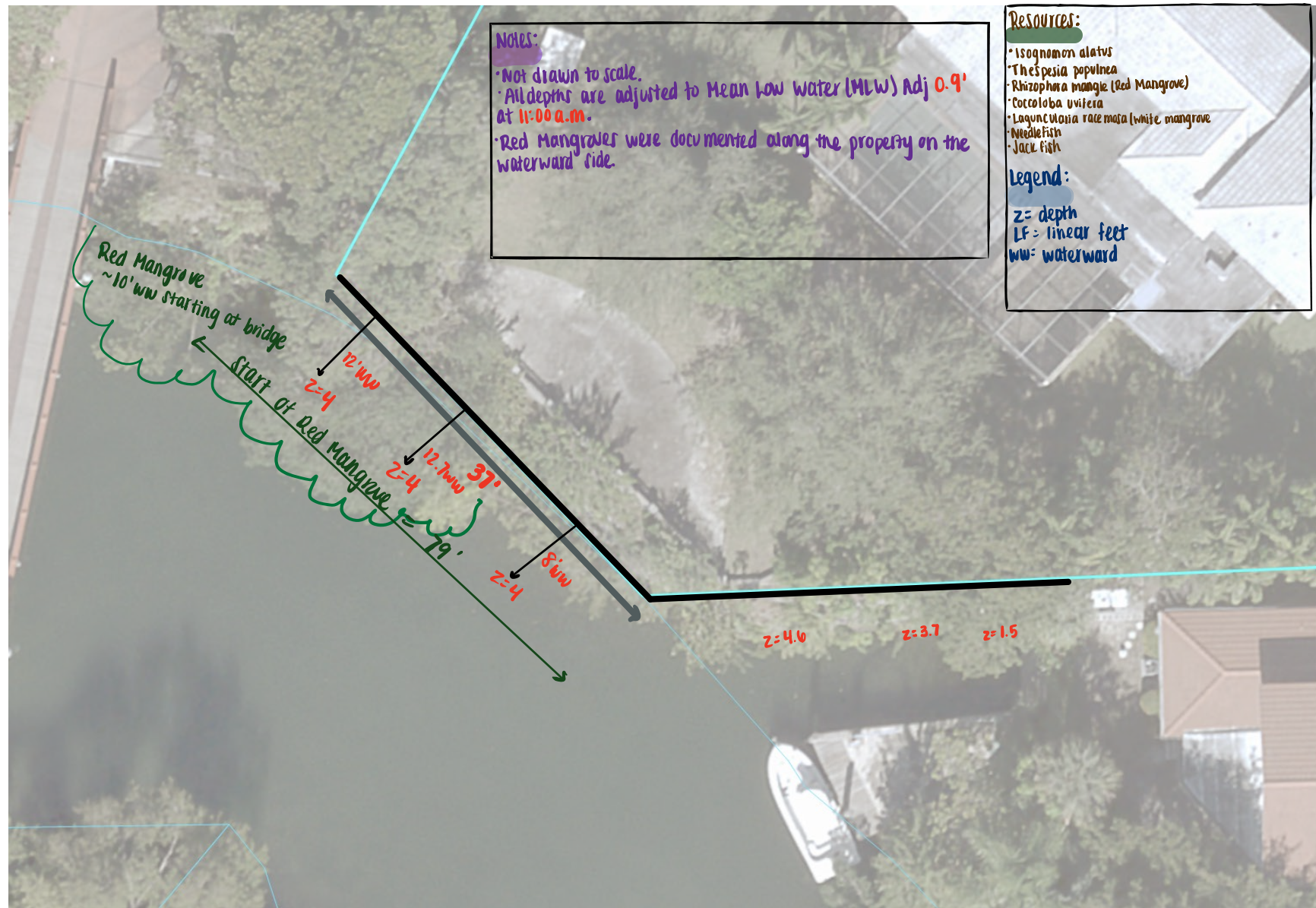


14"x14" CONCRETE PILE DETAIL 3
SCALE: 3/4" = 1'-0"
S-7

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

CL- 2022-0331
Jon Paul TRS
240 Edgewater Drive, Coral Gables, FL, 33146

Inspection conducted on 10/19/2022 at 11:00 a.m.
Inspectors: S. Ortiz, L. Elam, M. Pierre





240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
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Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

SEAL / SIGNATURE / DATE

John H Omslaer Digitally signed by John H Omslaer
Date: 2025.04.02 12:23:04 -04'00'

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John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue # Issue Date
① March 31, 2025 - JA

PROJECT: 22-12065

PROJECT LOCATION & NOTES

SCALE : AS SHOWN
SHEET NO.

S-1

GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- 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, 2023 8th 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.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2023 8th EDITION.pr
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
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DOCK LL: 60 PSF

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE No. 2 PRESSURE TREATED MARINE GRADE TEK SOUTHERN PINE DENSE OR BETTER

BOLTS: ALL BOLTS SHALL BE 316 STAINLESS STEEL OR HOT-DIPPED GALVANIZED, UNLESS OTHERWISE NOTED.

REBAR: ALL REBAR TO BE GALVANIZED GRADE 60 OR BETTER, UNLESS OTHERWISE NOTED.

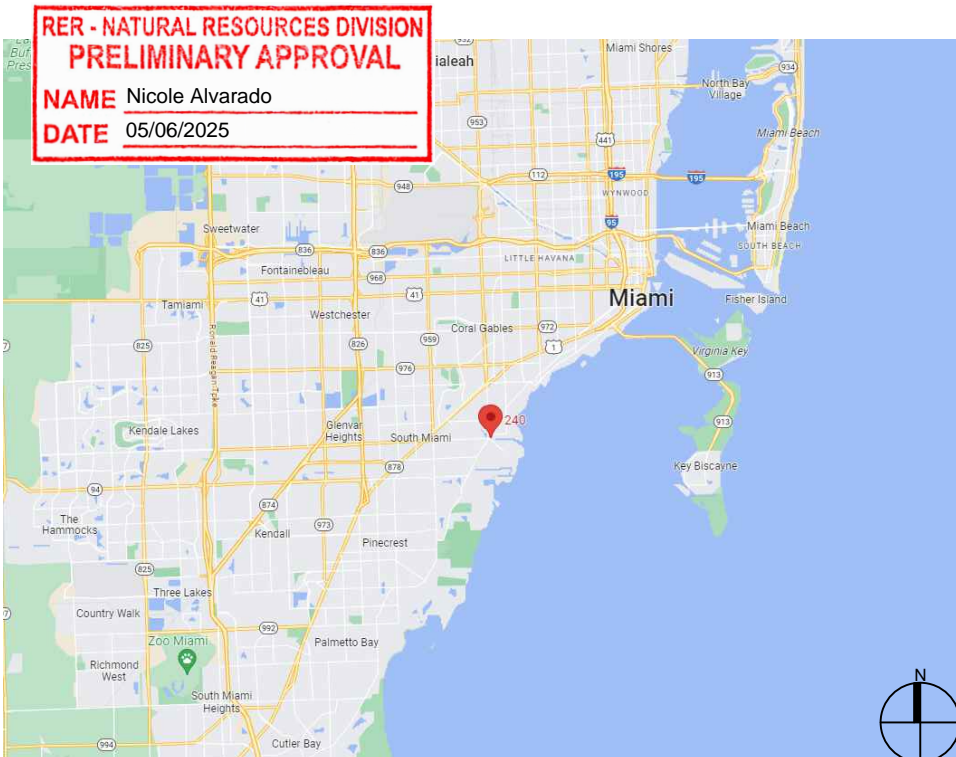
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PILE DRIVING NOTES

- ALL PILES TO BE INSPECTED BY ENGINEER PRIOR TO INSTALL
- ENGINEER TO OBSERVE PILE INSTALL PRIOR TO ISSUING PILE LOG.
- 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 MINIMUM 15 TON (WOOD)/ (25-TON (CONCRETE) BEARING CAPACITY.
- 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.
- PILES TO BE DRIVEN BASED ON RESULTS IN GEOTECHNICAL REPORT.
- PILES CUT BELOW DECK TO BE SEALED TO PREVENT CORROSION.

LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
240 Edgewater Drive
Coral Gables, FL 33133

LATITUDE: 25°42'21.82"N
LONGITUDE: 80°15'37.01"W

FOLIO No.: 03-4129-033-0010

LEGAL DESCRIPTION:

29 54 41 1.43 AC
BAKER HOMESTEAD A SUB PB 41-38
TRACT 1
LOT SIZE IRREGULAR
OR 20053-4448 11/2001 4

CALL 811 FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

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John Omslaer
PE 52733, CA 26829

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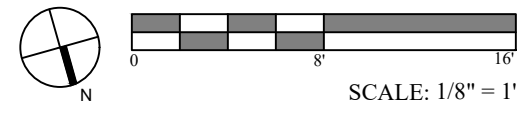
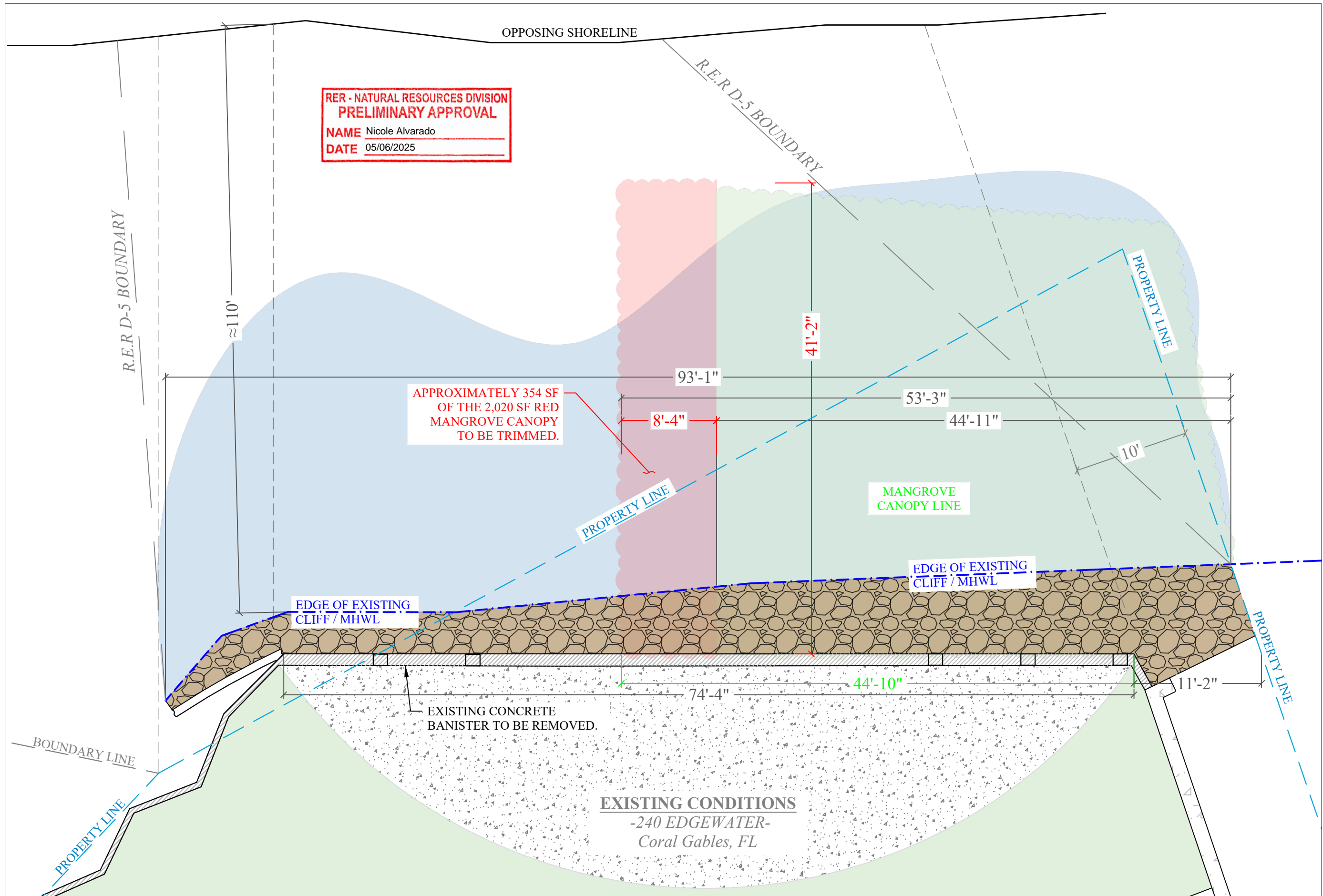
| Issue # | Issue Date |
|---------|---------------------|
| ① | March 31, 2025 - JA |

PROJECT: 22-12065

EXISTING CONDITIONS

SCALE : AS SHOWN
SHEET NO.

S-2



240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

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PE 52733, CA 26829

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Issue # Issue Date

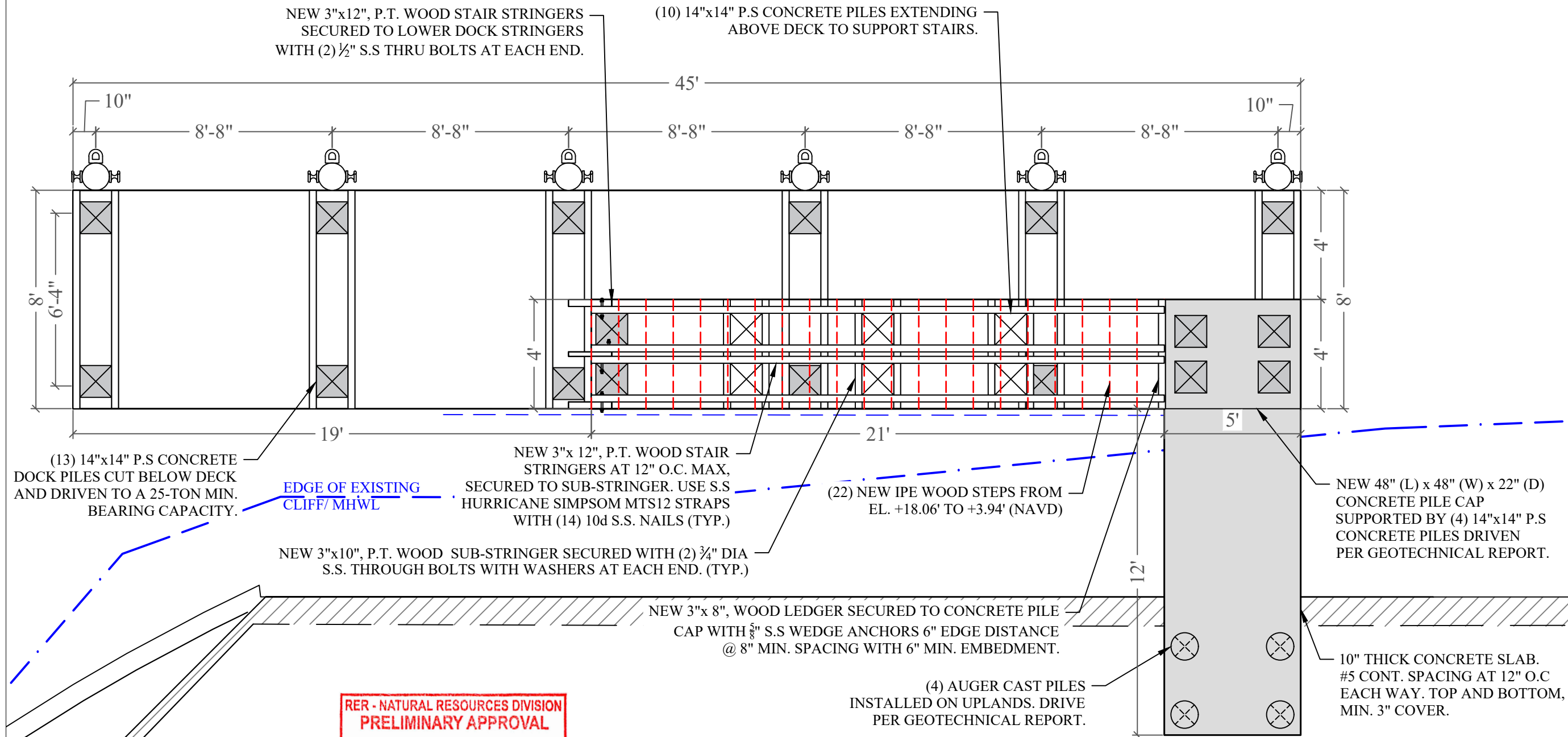
① March 31, 2025 - JA

PROJECT: 22-12065

STAIR FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 05/06/2025

STAIR FRAMING
SCALE: 1/4" = 1'-0"

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

**DYNAMIC ENGINEERING
SOLUTIONS, INC.**

1950 N.E. 6th Street, #10075
Pompano Beach, FL 33061
Office - 954-860-5263

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John Omslaer
PE 52733, CA 26829

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Issue # Issue Date

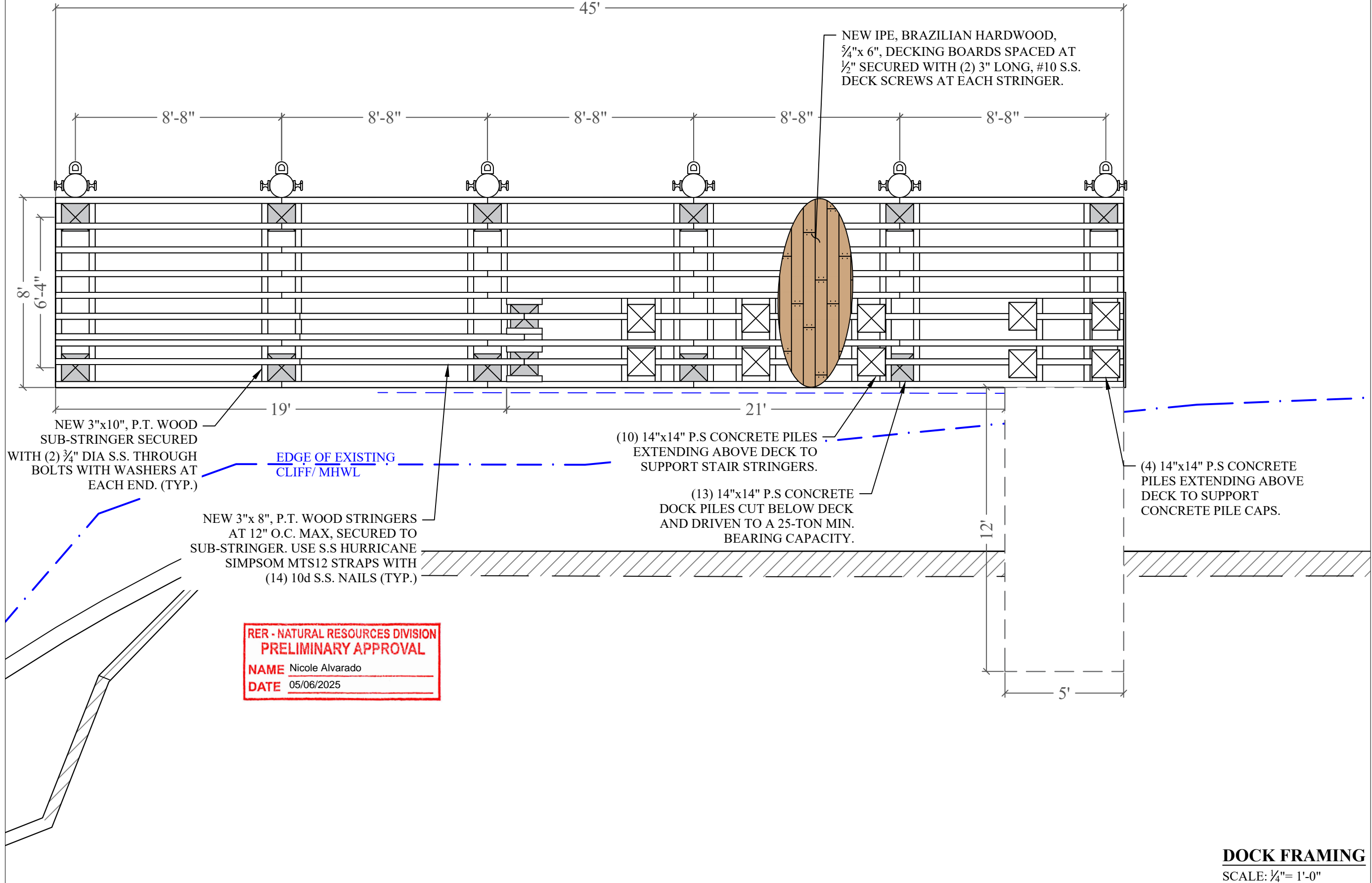
① March 31, 2025 - JA

PROJECT: 22-12065

DOCK FRAMING PLAN

SCALE : AS SHOWN
SHEET NO.

S-4.1



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 05/06/2025

DOCK FRAMING
SCALE: 1/4" = 1'-0"

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
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CONTRACTOR:

PROJECT ENGINEER:
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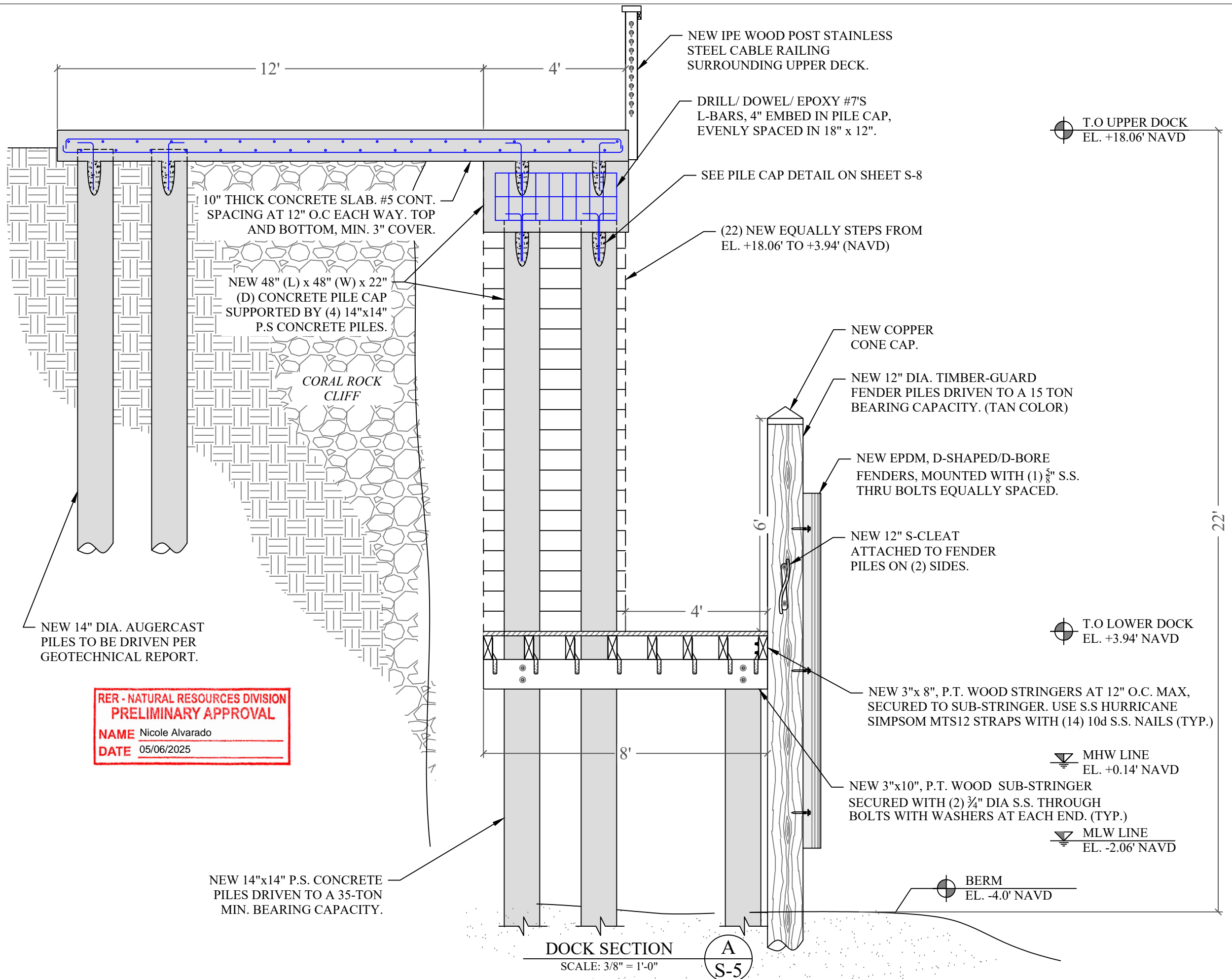
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① March 31, 2025 - JA

PROJECT: 22-12065

DOCK SECTION

SCALE : AS SHOWN
SHEET NO.

S-5



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 05/06/2025

NEW 14"x14" P.S. CONCRETE PILES DRIVEN TO A 35-TON MIN. BEARING CAPACITY.

DOCK SECTION
SCALE: 3/8" = 1'-0"
A
S-5

**240 EDGEWATER DRIVE
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC.**

359 Alcazar Avenue, Suite 200
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
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Office - 954-860-5263

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PE 52733, CA 26829

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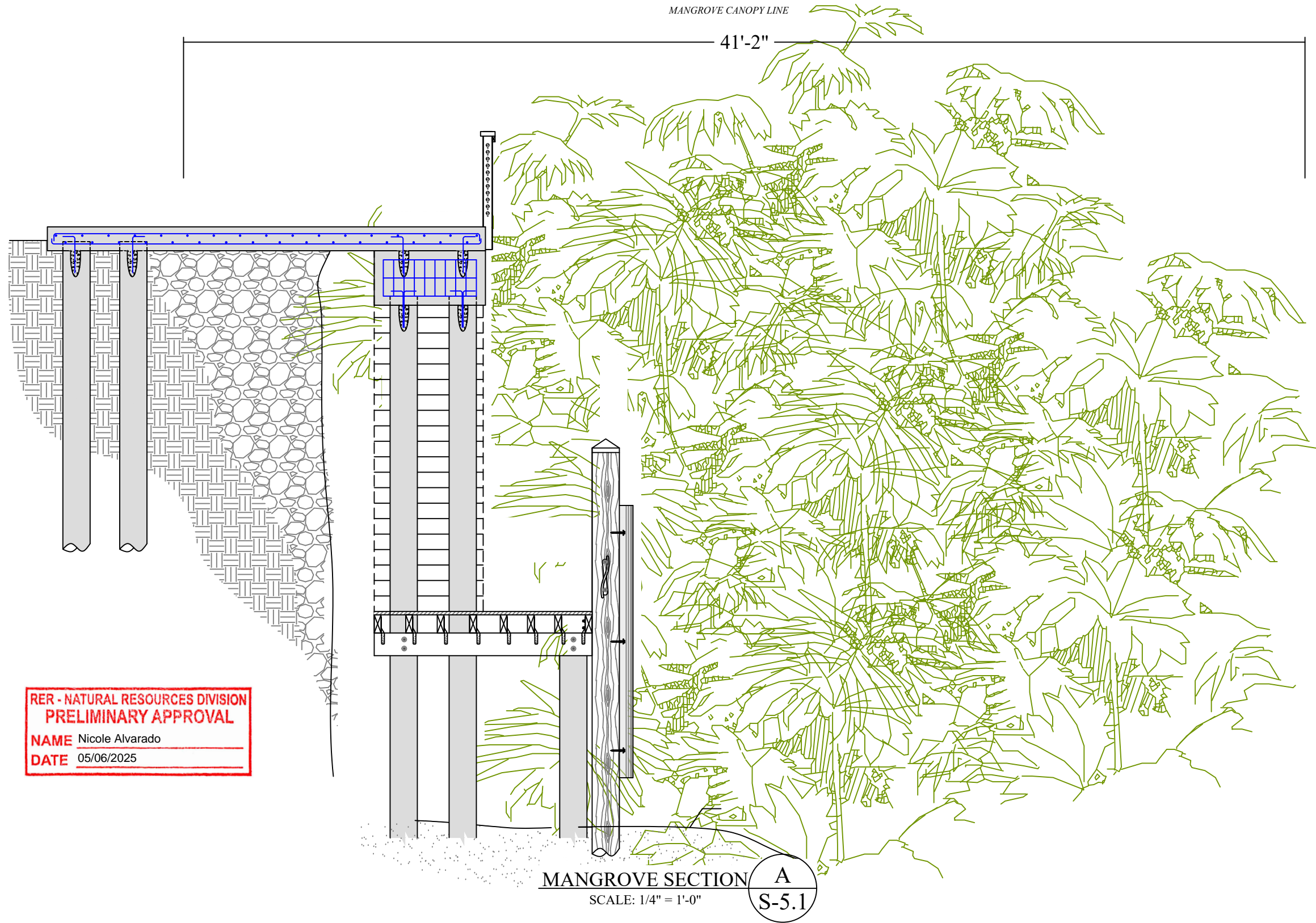
Issue # Issue Date
① March 31, 2025 - JA

PROJECT: 22-12065

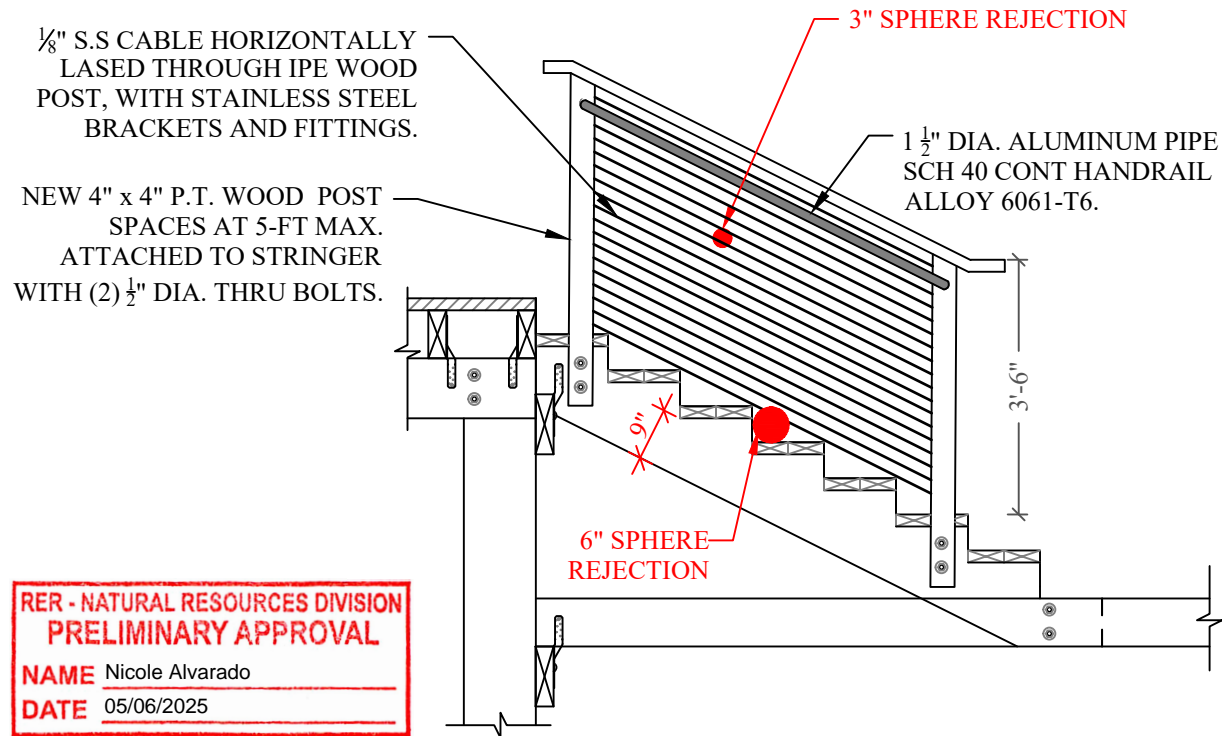
MANGROVE SECTION

SCALE : AS SHOWN
SHEET NO.

S-5.1

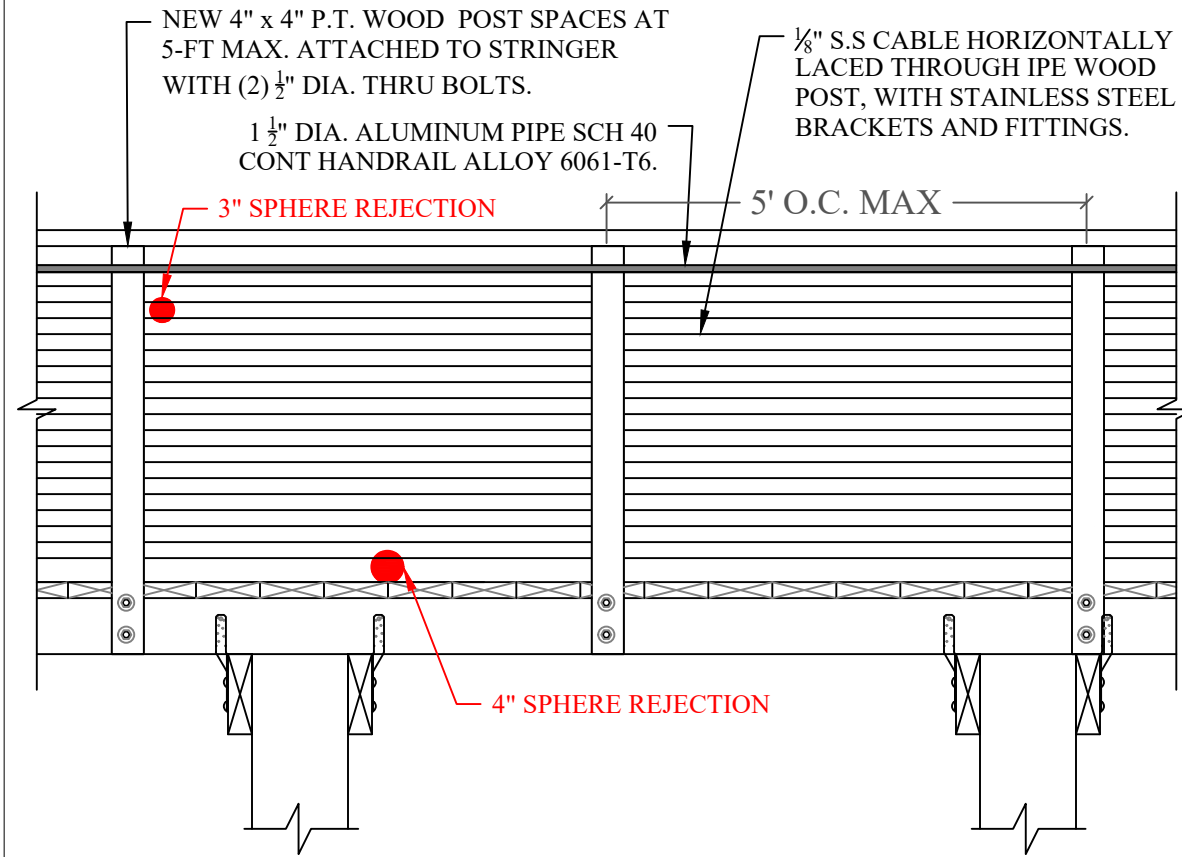


NOTE:
 HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE



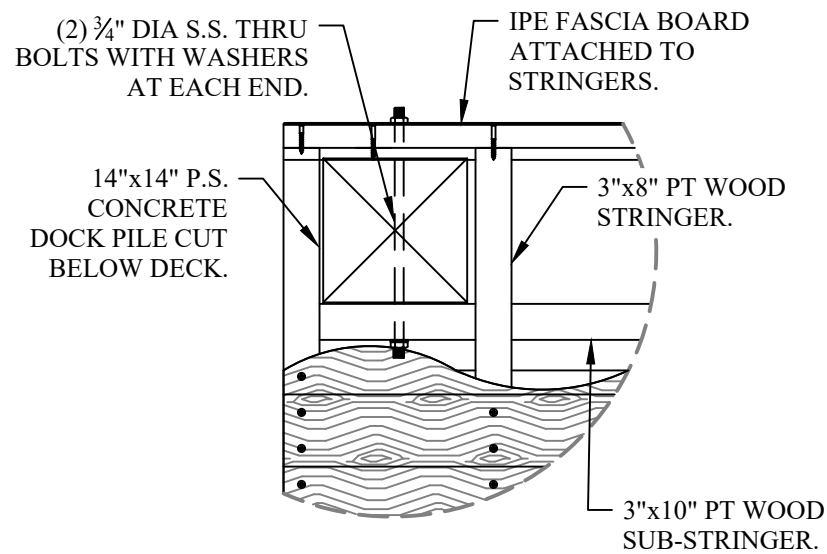
RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
 NAME Nicole Alvarado
 DATE 05/06/2025

TYP. RAILING DETAIL 1
 SCALE: 3/8" = 1'-0"
 S-6

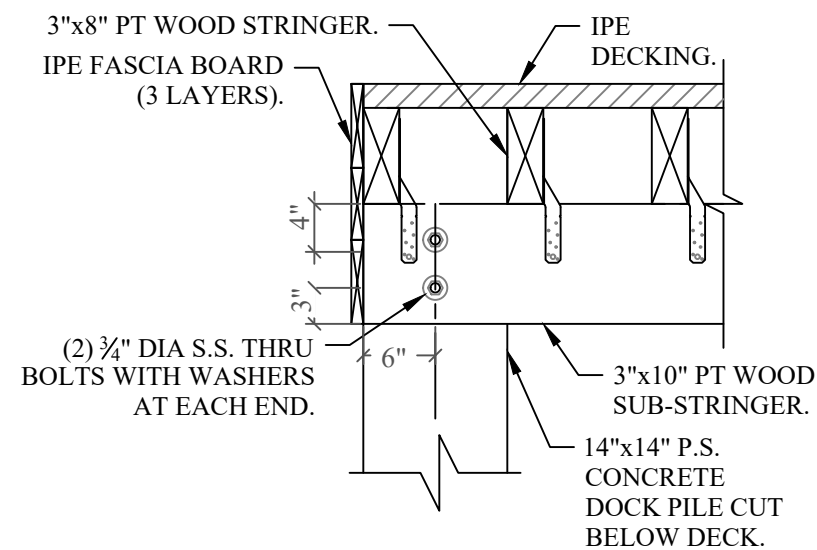


NOTE: HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38", EXTENDING FROM TOP STEP NOSING TO BOTTOM STEP NOSING. SEPARATED FROM ANY WALL 1 1/2" CLEAR. OUTSIDE DIAMETER BETWEEN 1 1/4" AND 2". PERIMETER BETWEEN 4" AND 6 1/4" OR TYPE II GRASPABLE

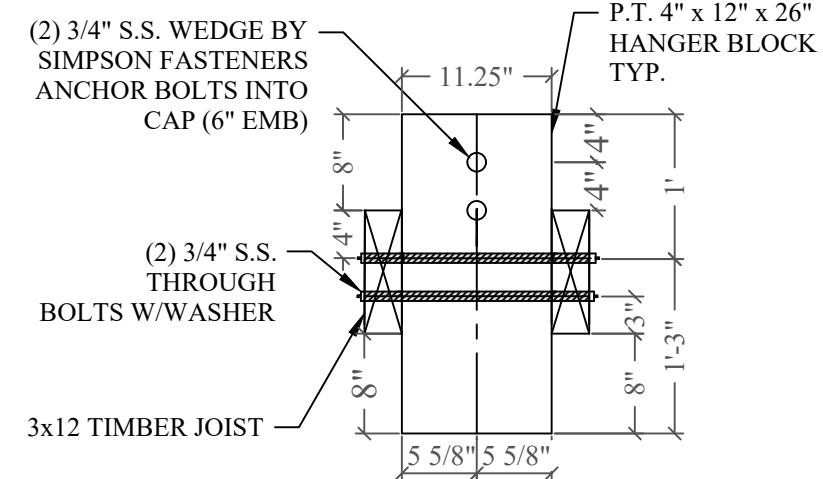
TYP. RAILING DETAIL 2
 SCALE: 1/2" = 1'-0"
 S-6



DECK EDGE PLAN DETAIL 3
 SCALE: 3/4" = 1'-0"
 S-6



DECK EDGE SECTION DETAIL 4
 SCALE: 3/4" = 1'-0"
 S-6



MARGINAL DOCK HANGER BLOCK DETAIL 5
 SCALE: 3/4" = 1'-0"
 S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
 Coral Gables, Florida 33133
 ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.
 359 Alcazar Avenue, Suite 200
 Coral Gables, Florida 33134
 Tel: (305) 921-9344
 Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.

1950 N.E. 6th Street, #10075
 Pompano Beach, FL 33061
 Office - 954-860-5263

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 PE 52733, CA 26829

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PROJECT: 22-12065

DOCK EDGE PLANS AND DETAILS

SCALE : AS SHOWN
 SHEET NO.

S-6

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

359 Alcazar Avenue, Suite 200
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PE 52733, CA 26829

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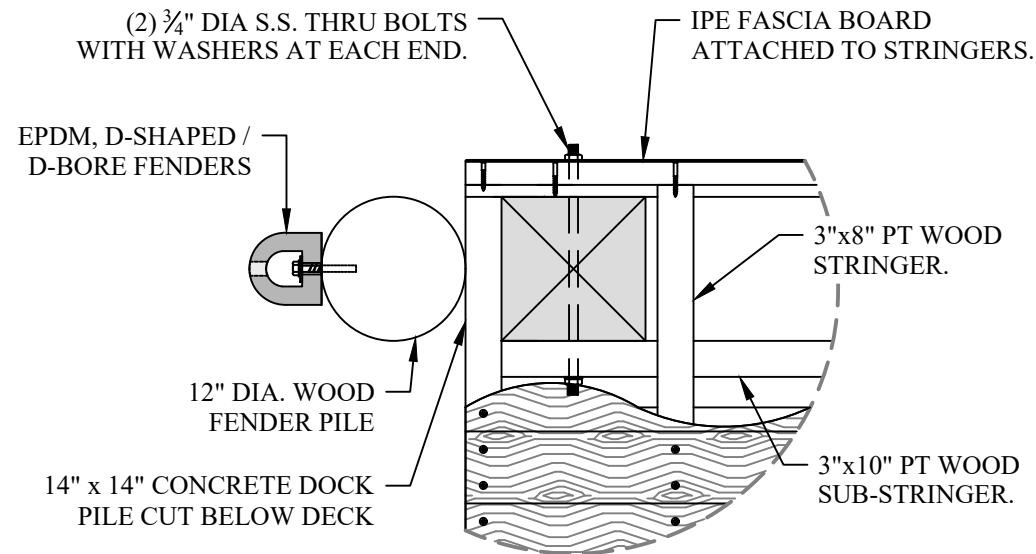
Issue # Issue Date
① March 31, 2025 - JA

PROJECT: 22-12065

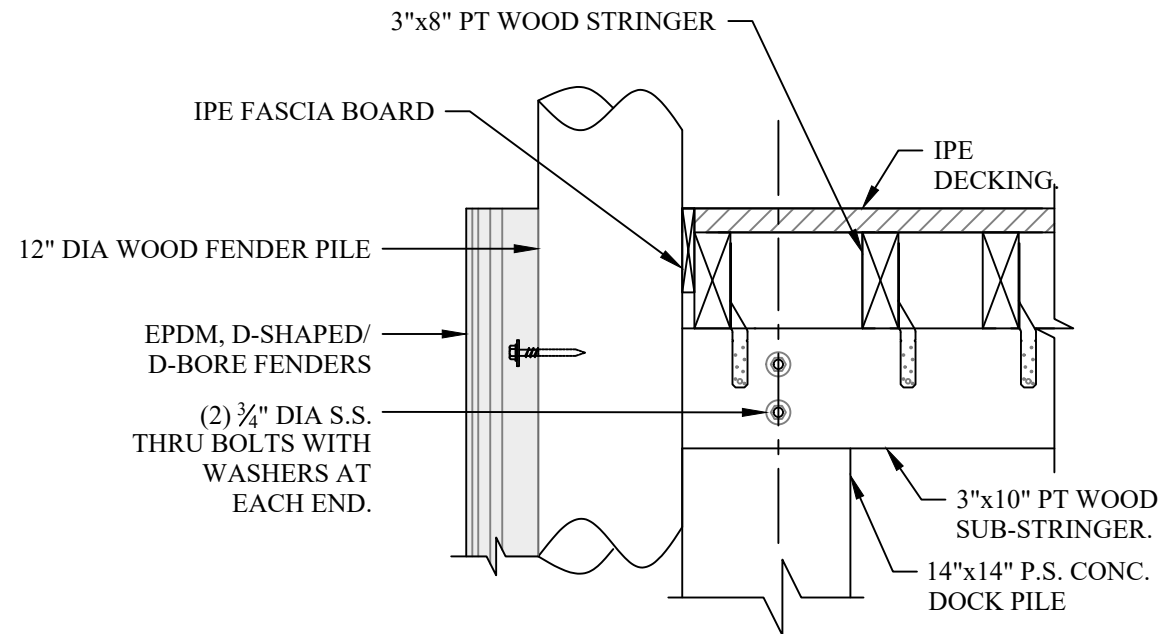
DOCK EDGE AND CONCRETE PILE DETAILS

SCALE : AS SHOWN
SHEET NO.

S-7



TYPICAL DECK EDGE PLAN DETAIL 1
SCALE: 3/4" = 1'-0"
S-7



TYPICAL DECK EDGE DETAIL 2
SCALE: 3/4" = 1'-0"
S-7

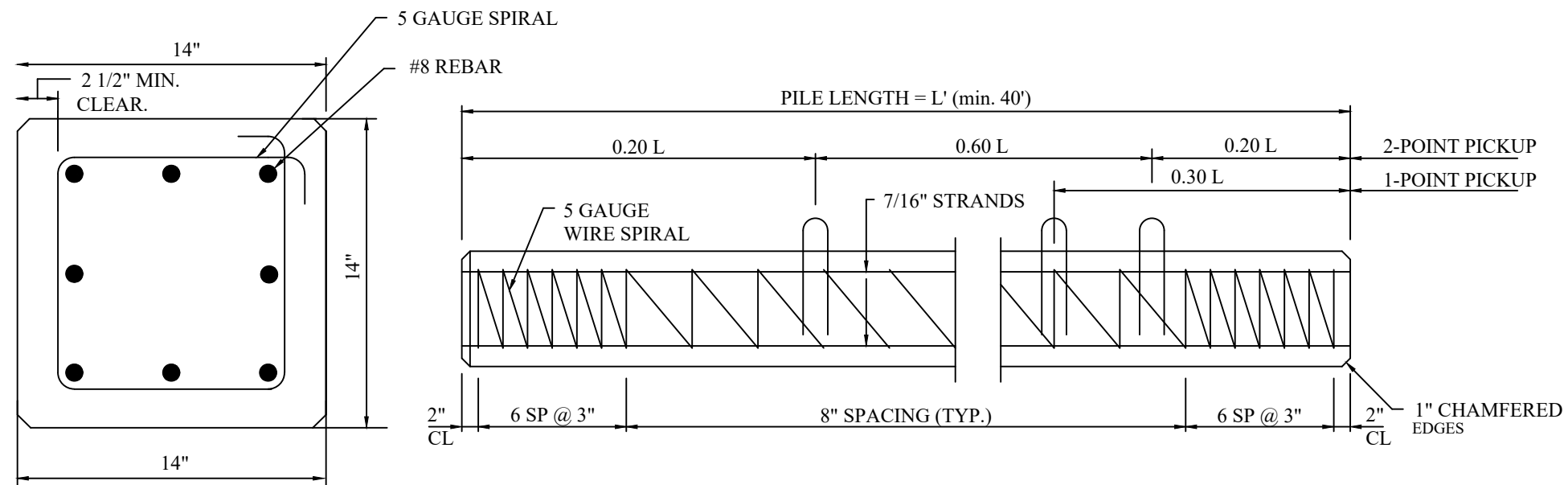
PILE NOTE:

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

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

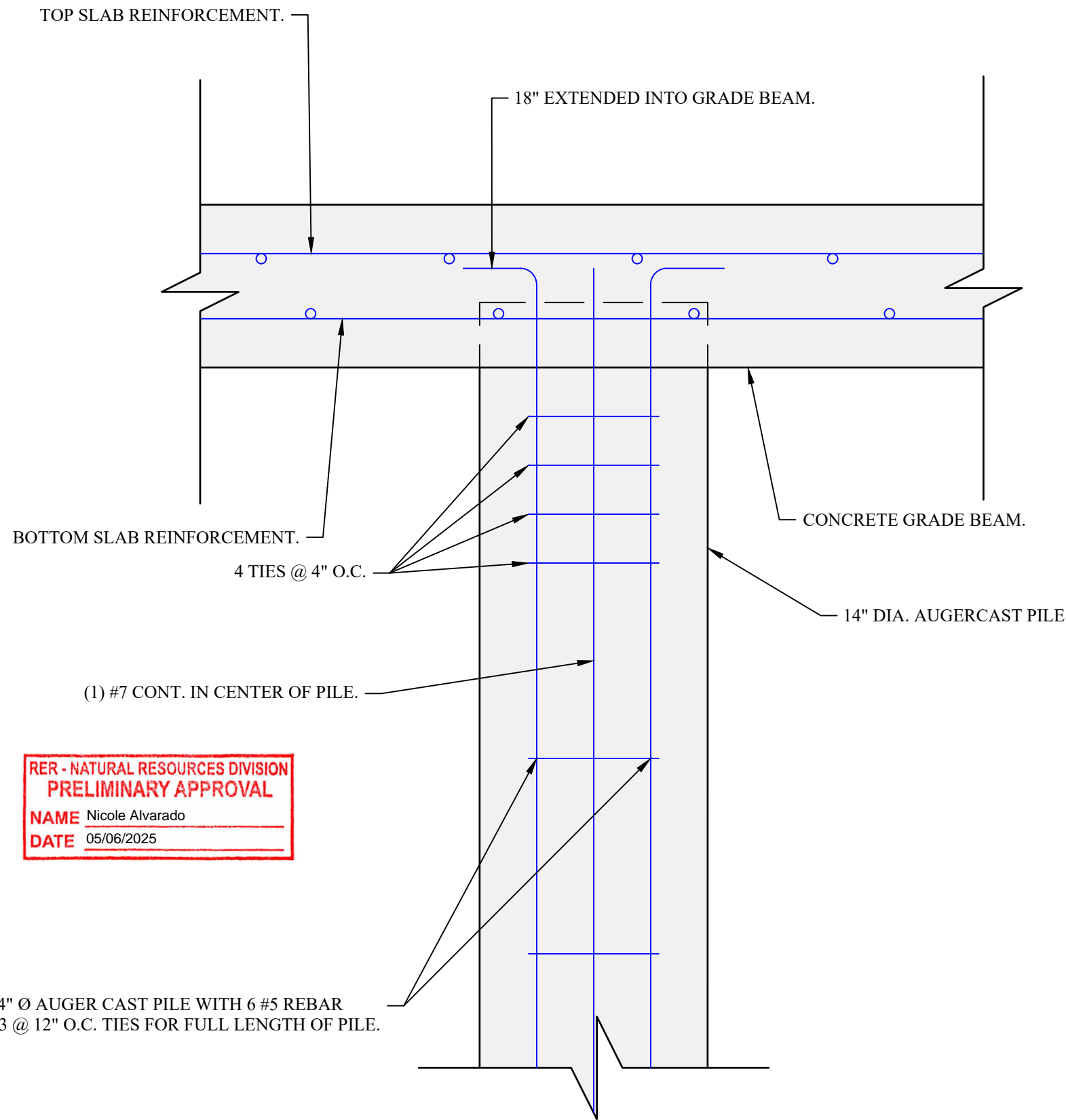
STRANDS - USE EIGHT #8 REBAR
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS
EACH

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 05/06/2025



14"x14" CONCRETE PILE DETAIL 3
SCALE: 3/4" = 1'-0"
S-7

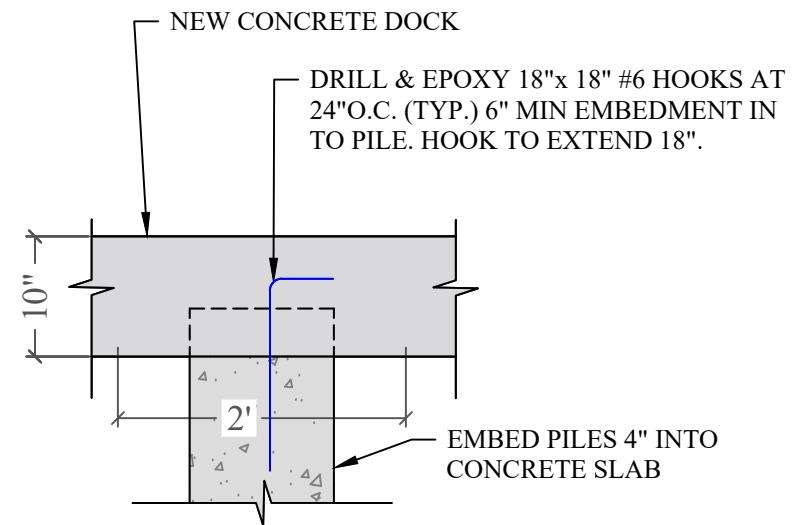
1-POINT PICKUP-MAXIMUM L = 50'
2-POINT PICKUP-MAXIMUM L = 62'



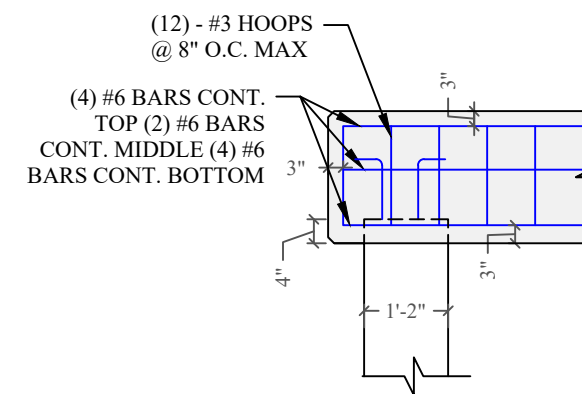
RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
 NAME Nicole Alvarado
 DATE 05/06/2025

14" Ø AUGER CAST PILE WITH 6 #5 REBAR
 #3 @ 12" O.C. TIES FOR FULL LENGTH OF PILE.

AUGER CAST PILE REINFORCEMENT DETAIL 1
 SCALE: 1-1/2" = 1'-0" S-8



SLAB CONNECTION DETAIL 2
 SCALE: 3/4" = 1'-0" S-8



PILE CONNECTION CLOSE-UP 3
 SCALE: 3/8" = 1'-0" S-8

240 EDGEWATER DRIVE DOCK PROJECT

Coral Gables, Florida

CLIENT:
MR. JON PAUL PEREZ

240 Edgewater Drive
 Coral Gables, Florida 33133

ENVIRONMENTAL CONSULTANT:
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CONTRACTOR:

PROJECT ENGINEER:
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 PE 52733, CA 26829

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PROJECT: 22-12065

AUGER CAST CONCRETE PILING DETAIL

SCALE : AS SHOWN
 SHEET NO.

S-8