

15 TAHITI BEACH ISLAND RD. VARIANCE APPLICATION**TABLE OF CONTENTS***August 2018*

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Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

Preamble

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

Application review request

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

☐ Appeal

☒ Variance

☐ Other: _____

Property information

Property/project name: Tahiti Beach Dock and Boatlift Project

Street address of the subject property: 15 Tahiti Beach Island Rd, Coral Gables, FL 33143

Property Legal Description: Lot(s): 6

Block(s): 22

Section(s): Sec 2 Plat E

Plat Book(s)/Page(s): PB131-76

Has there been a Board of Adjustment hearing on the property in the last year? _____

Is this request the result of a Notice of Violation? _____

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): Single Family Residential

Current zoning classification(s): 0100 Single Family- General

Listing of all folio numbers for subject property:

03-4132-030-0250

Board of Adjustment Application

General Information

Applicant(s)/Agent(s) Name(s): Ocean Consulting LLC, c/o Mr. Kirk Lofgren

Telephone#: 305-921-9344 Fax#: _____ Email: Justina oceanconsultingfl.com
@ _____

Mailing Address: 340 Minorca Ave Suite 7, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Bhavana Janak Shah

Telephone#: 786-246-5006 Fax#: _____ Email: _____ @ _____

Mailing Address: 2110 NW 95 Ave Miami, FL 33172
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

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

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

Project Architect(s) Name(s): Dynamic Engineering Solutions c/o Mr. John Omslaer

Telephone#: 954-545-1740 Fax#: _____ Email: des_inc bellsouth.net
@ _____

Mailing Address: 351 S. Cypress Road, Suite 303 Pompano Beach FL 33060
(City) (State) (ZIP Code)

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

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

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

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

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

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

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

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

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

Board of Adjustment Application

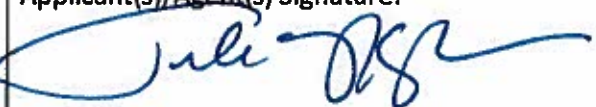


Applicant/agent/property owner/architect affirmation and consent

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

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

Board of Adjustment Application

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

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Kirk Lofgren Ocean Consulting, LLC
Address: 340 Minorca Ave, Suite 7, Coral Gables, FL 33134	
Telephone: 305-921-9344	Fax: 305-677-3254
Email: kirk@oceanconsultingfl.com; justina@oceanconsultingfl.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>22</u> day of <u>June 2017</u> by <u>Kirk Lofgren</u>	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Board of Adjustment Application

Property Owner(s) Signature:



Property Owner(s) Print Name:

Bhavana Janak Shah

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 15 Tahiti Beach Island Rd, Coral Gables, FL 33143

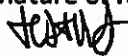
Telephone: 786-246-5006

Fax:

Email:

NOTARIZATION


STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of June 2017 by Bhavana Shah
(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 FL Drivers License

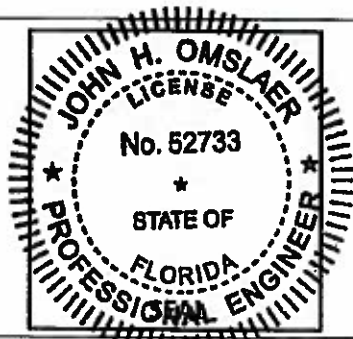
Board of Adjustment Application

Architect(s)/Engineer(s) Signature: 	Architect(s)/Engineer(s) Print Name: John Omslaer
--------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------

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

Telephone: 954-545-1740	Fax:
-------------------------	------

Email: des_inc@bellsouth.net



NOTARIZATION

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

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

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



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

16-6095

September 13, 2018

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

**RE: DOCK & BOATLIFT REPLACEMENT AT 15 TAHITI BEACH ISLAND ROAD, IN THE CITY
OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

Subject: Applicant's Proposal for Zoning Variance

Ladies and Gentlemen:

This is to respectfully request a variance from the City of Coral Gables Zoning Code for the replacement of a previously-permitted dock in substantially the same footprint, as well as the installation of a new 28,000 lb.-capacity boatlift in the existing slip space created by the existing dock. The maximum projection of the dock from the seawall is 23 feet. The maximum projection of the new boatlift within an existing slip space is an additional 18'- 11". Therefore, we are proposing a maximum waterward projection from the seawall of 41' - 11". This property is located on Biscayne Bay, and there is no opposing bank.

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

- a. Article 5—Section 5-805(E): Variance from the City of Coral Gables Zoning Code to permit the installation of a boatlift extending more than twenty-five feet (25') from the bank/seawall. The maximum proposed dimension from the bank/seawall is forty-one feet, eleven inches (41'-11"), as depicted on the attached plans.
- b. Article 8—Section 5-118: Variance from the City of Coral Gables Zoning Code to permit a dock with a walkway width more than five feet (5'). A walkway is an aggregated width of pavers, stones, wood, or other permeable hardscape not exceeding five feet (5') in width in a setback area. The maximum proposed width of the dock walkway is seven feet (7') matching the existing dock destroyed by Hurricane Irma.

Background: The existing dock and mooring piles were permitted by the City and Miami-Dade County in 1991 (see attached for historical permits). The maximum projection of dock with mooring piles historically was 45 feet. This historic dock was destroyed by Hurricane Andrew in

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Letter of Proposal- 15 Tahiti Beach Island Road

September 13, 2018

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1992 and then rebuilt. The dock was destroyed again by last year's Hurricane Irma. This Project proposes the replacement of the existing waterfront structures (existing dock replacement) in substantially the same footprint, with the addition of a new boatlift in the existing slip space created by the dock.

This variance is necessary so that the applicant is permitted reasonable, safe access to the waterfront, by replacing the existing waterfront structures, and installing a boatlift in an existing mooring space. This new design does not extend as far seaward as existing waterfront structures on the property, or adjacent lots. This design is similar to other dock structures along this stretch of shoreline. Moreover, the Miami-Dade County Department of Regulatory and Economic Resources (RER) has stamped the construction plans with their preliminary stamp of approval (see attached). Therefore, the County has no objection to the proposed structure in this location. No impacts to marine resources are proposed.

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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kirk Lofgren", with a stylized flourish at the end.

Kirk Lofgren, *Ocean Consulting*
Applicant



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

September 13, 2018

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

**RE: LETTER OF INTENT FOR THE DOCK & BOATLIFT REPLACEMENT PROJECT AT 15
TAHITI BEACH ISLAND ROAD, CITY OF CORAL GABLES, MIAMI-DADE COUNTY,
FLORIDA (FOLIO NUMBER 03-4132-030-0250)**

Subject: Letter of Intent for Zoning Variance

Ladies and Gentlemen:

The applicant proposes a Zoning Variance from the City of Coral Gables ("City") for a proposed Dock & Boatlift Project adjacent to 15 Tahiti Beach Island Road, in the City of Coral Gables, Miami-Dade County, Florida. To fully comply with the City of Coral Gables Zoning Code, the following variances are being requested:

- a. Article 5—Section 5-805(E): Variance from the City of Coral Gables Zoning Code to permit the installation of a boatlift extending more than twenty-five feet (25') from the bank/seawall. The maximum proposed dimension from the bank/seawall is forty-one feet, eleven inches (41' - 11"), as depicted on the attached plans.
- b. Article 8—Section 5-118: Variance from the City of Coral Gables Zoning Code to permit a dock with a walkway width more than five feet (5'). A walkway is an aggregated width of pavers, stones, wood, or other permeable hardscape not exceeding five feet (5') in width in a setback area. The maximum proposed width of the dock walkway is seven feet (7'), matching the existing dock width from the existing dock.

Background: This is a replacement of an existing, previously-permitted dock within substantially the same footprint and the installation of a boatlift in the existing mooring/slip space. The existing dock and a set of mooring piles were fully permitted by the City of Coral Gables under Permit Number 91086444 and by Miami-Dade County DERM under Permit No. CC91-216 in 1991 (see attached for reference), with slightly varying dimensions. Following 1991, the historic dock was destroyed by Hurricane Andrew in 1992, and substantially rebuilt. The current dock was heavily damaged from Hurricane Irma in September of 2017. Note that current mooring piles extend 45 feet off-shore now as measured for the seawall.

September 13, 2018

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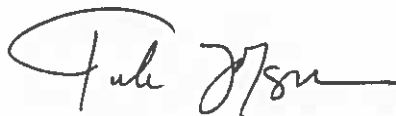
Miami-Dade County Department of Environmental Resources Management (DERM) Findings: DERM's biological assessment (attached for reference) confirms that no environmental resources will be negatively affected by the proposed dock in this location and have confirmed that there will be no negative impacts to environmental resources with the installation of the boatlift in its proposed location. Therefore, the County has preliminarily approved the drawings to allow for City building permit processing.

Navigation: The property is situated on Biscayne Bay, with no opposing bank. In order to comply with the City's Zoning code, the new dock would have to shrink substantially, despite being previously permitted in its current footprint, to allow for the boatlift installation within 25 feet of the seawall. Finally, the proposed boatlift footprint is within an existing slip space and would not impede navigation. Similar adjacent dock and mooring spaces exist immediately adjacent to this proposed project, extending further offshore.

Conclusions: Based on the DERM preliminary approval, the historic City of Coral Gables building permit, the neighboring dock and mooring projections, as well as the historic Miami-Dade County Class I permit for the dock (and mooring piles extending 45' from seawall), we respectfully request that the variance be granted for the proposed waterfront project.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kirk Lofgren", with a stylized flourish at the end.

Kirk Lofgren, *Ocean Consulting*
Applicant



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

16-6095

September 13, 2018

**CITY OF CORAL GABLES
BOARD OF ADJUSTMENT
405 Biltmore Way
Coral Gables, FL 33134**

**RE: LETTER OF RESPONSE FOR ZONING VARIANCE AT 15 TAHITI BEACH ISLAND ROAD, IN
THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

Ladies and Gentlemen:

This is to respectfully submit a response to the eight zoning criteria, as interpreted from the Coral Gables Zoning Code, to allow for the replacement of the existing wood dock in substantially the same footprint, as well as the installation of a new 28,000 lb.-capacity boatlift within the existing slip space at 15 Tahiti Beach Island Road, in the City of Coral Gables. The dock is proposed to be replaced in substantially the same footprint as the existing dock (recently destroyed by Hurricane Irma), measured at 23 feet from the seawall. The boatlift is proposed to extend an additional 18'-11" from the waterward edge of the dock, in the existing slip space created by the dock. The total dimension offshore is 41'-11", less than the currently existing mooring piles (45 feet offshore) and extending less than neighboring docks immediately adjacent to the property. The following criteria and responses are provided.

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.

YES. SPECIAL CONDITIONS DO EXIST. THE DOCK PROJECT IS PROPOSED ON THE OPEN BAY, WITH HEAVY WAVE ACTIVITY FROM WEATHER CONDITIONS AND PASSING VESSELS. THE HISTORIC, 1991-PERMITTED DOCK WAS ORIGINALLY DESTROYED BY HURRICANE ANDREW IN 1992, AND SUBSEQUENTLY DESTROYED AGAIN BY HURRICANE IRMA LAST YEAR (2017). THE DOCK IS NOW PROPOSED TO BE INSTALLED WITHIN SUBSTANTIALLY THE SAME FOOTPRINT OF THE EXISTING DOCK, WHICH WAS PREVIOUSLY PERMITTED BY THE CITY OF CORAL GABLES IN 1991 (SEE ATTACHED FOR

HISTORICALLY PERMITTED DRAWINGS). THE BOATLIFT INSTALLATION IS PROPOSED WITHIN THE EXISTING SLIP SPACE CREATED BY THE DOCK, WHICH WOULD BE OTHERWISE OCCUPIED BY THE PROPERTY OWNER'S FLOATING VESSEL. THE BOATLIFT WILL ALLOW FOR SAFE INGRESS/EGRESS TO THE PROPOSED VESSEL, IN A HEAVY WAVE CLIMATE.

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

NO. THIS VARIANCE REQUEST DOES NOT RESULT FROM THE ACTIONS OF THE APPLICANT. THIS PROPERTY IS LOCATED ON THE OPEN BAY, AND THE DOCK WAS DESTROYED BY HURRICANE IRMA. THE EXISTING DOCK EXTENDS APPROXIMATELY 25 FEET 6 INCHES FROM THE PROPERTY LINE/WETFACE OF THE SEAWALL, EXTENDING SLIGHTLY LESS THAN NEIGHBORING WATERFRONT DOCKS IN THIS SECTION OF WATERWAY. THE NEW DOCK IS PROPOSED 23 FEET FROM THE SEAWALL. THE BOATLIFT IS PROPOSED WITHIN AN EXISTING MOORING SPACE, EXACTLY THE SAME AS NEIGHBORING DOCK AND MOORING SPACE LAYOUTS. THE SLIP SPACE INSIDE THE DOCK IS TOO TIGHT TO ACCOMMODATE THE MOORING OF A VESSEL ON A BOATLIFT.

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.

NO. THIS VARIANCE WILL NOT CONFER ANY SPECIAL PRIVILEGE TO THE APPLICANT. SIMILAR DOCK STRUCTURE PROJECTIONS EXIST ON THIS OPEN BAY. ADDING A BOATLIFT TO THIS DOCK WILL UTILIZE EXISTING SLIP SPACE ALREADY ALLOCATED FOR THE MOORING OF VESSELS, AND ESTABLISHED BY THE EXISTING MOORING PILES WHICH WILL NOT BE REPLACED. THE EXISTING MOORING PILES EXTEND 45 FEET FROM THE EDGE OF SEAWALL; THE BOATLIFT IS PROPOSED TO EXTEND ONLY 41 FEET 11 INCHES.

THE WIDER DOCK WALKWAY WILL ALLOW FOR SAFER ACCESS TO AND FROM THE SHORELINE.

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 place unnecessary and undue hardship on the applicant.

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Letter of Response – 15 Tahiti Beach Island Road

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YES. ONLY WITH A VARIANCE WILL THE APPLICANT BE ABLE TO REPLACE THE DOCK DESTROYED BY HURRICANE IRMA AND INSTALL A BOATLIFT ADJACENT TO A PREVIOUSLY EXISTING DOCK STRUCTURE THAT IS SIMILAR IN SIZE TO NEIGHBORING STRUCTURES AND THEREFORE HAVE REASONABLE ACCESS TO HIS SHORELINE. THE BOATLIFT IS PROPOSED IN A TYPICAL EXISTING MOORING SLIP SPACE ADJACENT TO THE DOCK.

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

YES. THE EXISTING DOCK EXTENDS THE MINIMUM DISTANCE WATERWARD SO AS TO MATCH NEIGHBORING DOCK PROJECTIONS AND TO MEET DERM REQUIREMENTS, AND THEREFORE ALLOWS FOR THE SAFE MOORING OF A VESSEL UTILIZING A BOATLIFT. THE BOATLIFT EXTENSION IS PROPOSED IN AN EXISTING SLIP SPACE, THE MINIMUM NECESSARY.

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

NO. GRANTING THE VARIANCE WILL NOT CHANGE THE USE. THE RESIDENCE WILL REMAIN SINGLE-FAMILY.

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.

YES. THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE AND WILL IN FACT PRESERVE THE MARINE/RECREATIONAL VALUE OF THE AREA. SIMILAR STRUCTURES AND DOCK EXTENSIONS ARE EXISTING ALONG THE SHORELINE.

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

THE PROPERTY IS NOT DESIGNATED HISTORIC.

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Letter of Response – 15 Tahiti Beach Island Road
September 13, 2018
Page 4

Respectfully Submitted,
OCEAN CONSULTING, LLC

A handwritten signature in blue ink, appearing to read "Kirk Lofgren".

Kirk Lofgren
Principal

KL: JN: XE

THE PHOTOGRAPHIC PROCESS USED FOR PERMANENT REPRODUCTION OF THE
HUMAN AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE
AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC
REPRODUCTIONS.

June 16, 1992
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Charles R. Beber
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

Return for (optional self-addressed stamped envelope)

Name:

Address:

This instrument Prepared by: MARC L. FAUST, ESQ.
KATZ, BARRON, SQUITERO & FAUST, P.A.
Address: 2699 South Bayshore Drive, 7th Floor
Miami, Florida 33133

Property Appraiser Parcel Identification (Folio) Number(s):
03-4132-030-0250

Grantee(s) S.S. #s(s):

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

OFF. REC. 15554PC3772

92R229557 1992 JUN 16 13:17

DDCSTPDEE 7,500.00 SURTX 5,625.00
MARSHALL ADER, CLERK DADE COUNTY, FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 8th day of June A.D. 1992 by
CHARLES R. BEBER and JOYCE BEBER, his wife,
hereinafter called the grantor, to BHAVANA JANAK SHAH, a married woman,
S.S.N. 262-25-5765
whose post office address is 2110 N.W. 95 Avenue, Miami, Florida 33172,

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00----- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Dade County, State of Florida, viz:

Lot 6, Block 22 of COCOPLUM SECTION 2E, according to the Plat thereof as recorded in Plat Book 131, at Page 76, of the Public Records of Dade County, Florida.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1992 and thereafter;
 2. Zoning and other regulatory laws and ordinances affecting the Land, restrictions, reservations, covenants, conditions, limitations and easements of record, if any;
 3. Easements, rights-of-way and reservations of record, if any, for the installation and maintenance of public utilities.
 4. Purchase Money Mortgage of even date herewith in the original principal amount of \$425,000.00, wherein the grantor herein is the Mortgagee therein and the Grantee herein is the Mortgagor therein.
- Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1991.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria T. Serra

Maria T. Serra

Jacqueline D. Knowles

Jacqueline D. Knowles

Maria T. Serra

Maria T. Serra

Jacqueline D. Knowles

Jacqueline D. Knowles

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES R. BEBER and JOYCE BEBER, his wife, personally known to me or who provided no identification to me known to be the person as described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of June, A.D. 1992.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
SECOND YEAR
Clerk of Circuit & County
Court

SEAL

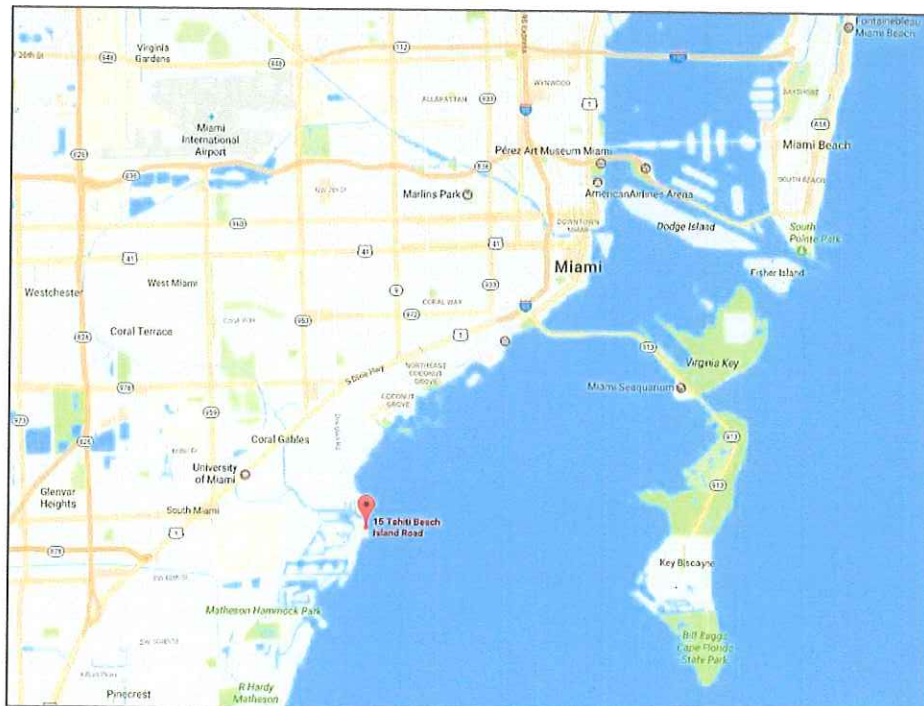


"OFFICIAL NOTARY SEAL"
Jacqueline D. Knowles
MY COMM. EXP. 7/31/94

Notary Public, STATE OF FLORIDA AT LARGE
Jacqueline D. Knowles
My Commission Expires



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
15 Tahiti Beach Island Road

LATITUDE: 25°42'5.82"N
LONGITUDE: 80°14'43.39"W

FOLIO No.: 03-4132-030-0250

LEGAL DESCRIPTION:
COCOPLUM SEC 2 PLAT E
PB 131-76
LOT 6 BLK 22
LOT SIZE 40590 SQ FT
OR 15554-3772 0692 1



GENERAL NOTES:

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
2. ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
3. 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.
4. 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.
5. APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2014 EDITION (AND CURRENT ADDENDUMS).
6. 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.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
8. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
9. CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
10. ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
11. ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
12. LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
13. THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
14. ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
15. THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

DOCK: LL 60 PSF

BOLTS

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

WOOD

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

CONCRETE

1. 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.
2. OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
3. LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
4. CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
5. 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.
6. 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

1. PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
2. PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
3. PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MIN 12. INTO BERM.
4. 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.
5. PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1" 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".
6. 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.

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

Coral Gables, Florida

CLIENT:

MRS. PHAVANA
JANAK SHAH

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN
CONSULTING, LLC

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

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

PROJECT LOCATION & NOTES

SCALE: AS SHOWN
SHEET NO.

S-1

**LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT**

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

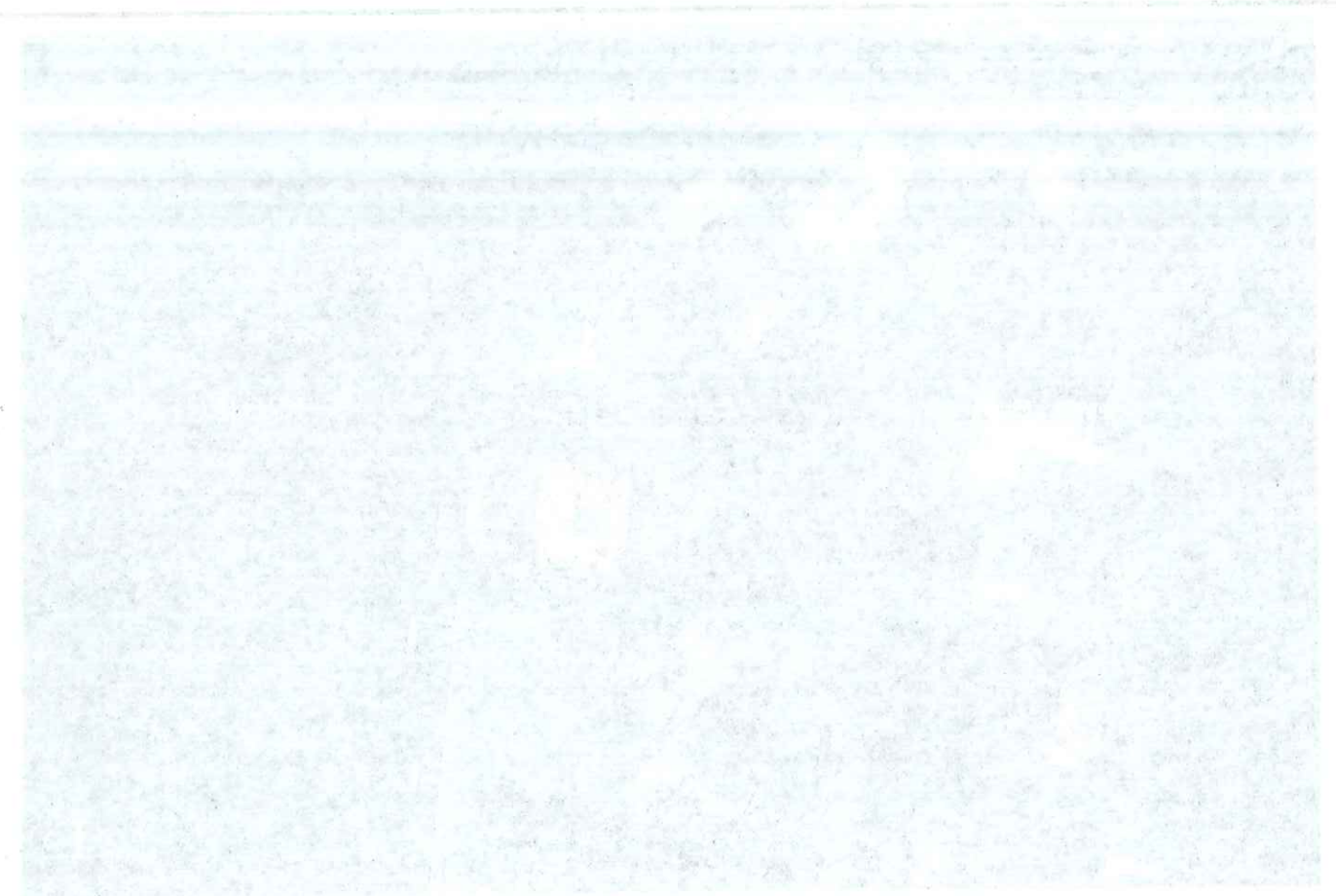
**COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD**

"APPROVED"
DATE: 2/21/2018
SUBJECT TO: deck
AUTHOR: [Signature]
SIGNATURE

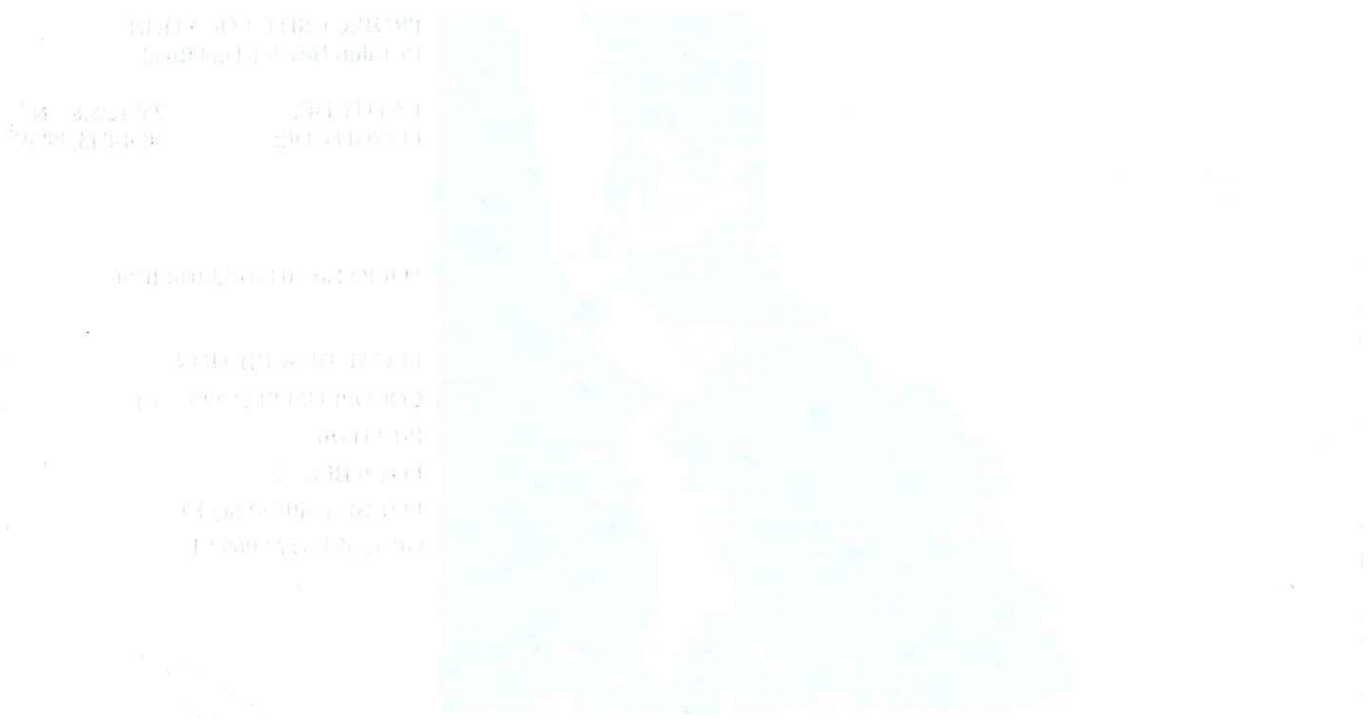
ARCHITECTURAL REVIEW BOARD STATEMENT
Approval by the Architectural Review Board is limited to aesthetic compliance with the Architectural Criterion as set forth in the Association's governing documents and does not include review of the structural, mechanical or electrical components of any proposed structure within a home site in Cocoplum.

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

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



LOCATION MAP AND LEGAL DESCRIPTION



B I S C A Y N E B A Y

123'

55'-4"

44'

23'-8"

65'-4"

34'

23'-8"

(2) EXISTING MOORING PILES TO
BE REMOVED.

EXISTING 380 SQ. FT. WOOD DOCK
AND ALL DOCK PILES TO BE
REMOVED AND REPLACED.

EXISTING 4-POST BOAT LIFT AND
(4) CONCRETE SUPPORT PILES TO
BE REMOVED.

EXISTING 24"x28" CONCRETE
SEAWALL CAP AND STEEL SHEET
PILE SEAWALL TO REMAIN.

PROPERTY LINE

R.E.R.D-5 BOUNDARY

2"

6'-2"

16'-6"

3'-6"

7'-2"

19'

TOP OF DOCK
EL. +5.35' NGVD

TOP OF CAP
EL. +5.89' NGVD

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DEC 05 2017
DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

Coral Gables, Florida

CLIENT:
MRS. BHAVANA
JANAK SHAH

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN
CONSULTING, LLC

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

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

JOHN P. OMBLAKE
Professional Engineer
No. 57833, GA 26829
STATE OF FLORIDA

PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

EXISTING CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-2

EXISTING CONDITIONS

-15 Tahiti Beach Drive-
Coral Gables, FL

RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME _____
DATE 12/5/17



EXISTING CONDITIONS

LIMITED AESTHETIC APPROVAL ASSOCIATION'S QUALIFYING STATEMENT

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD

"APPROVED"

DATE: 2/21/2018
SUBJECT TO: DOCK
AUTHORIZATION: [Signature]
SIGNATURE

ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT

Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association's governing documents and does not include review of structural, mechanical, electrical components or any other non-aesthetic components in Cocoplum.

Approval by the Architectural Review Board does not relieve the Owner, the Architect, the Engineer, the Contractor, the Subcontractor, or any other person from compliance with all applicable laws, codes, rules, and regulations of Coral Gables, Miami-Dade County, and the State of Florida. Furthermore, the Architectural Review Board reserves the right to pursue all relief that the Association is entitled to pursuant to applicable law.

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

BISCAYNE BAY

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DEC 05 2017

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

15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT
Coral Gables, Florida

CLIENT:
MRS. BHAVANA
JANAK SHAH
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN
CONSULTING, LLC

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

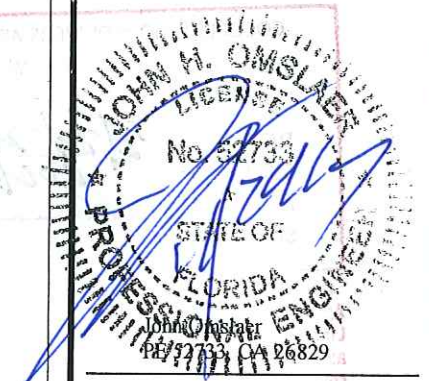
CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

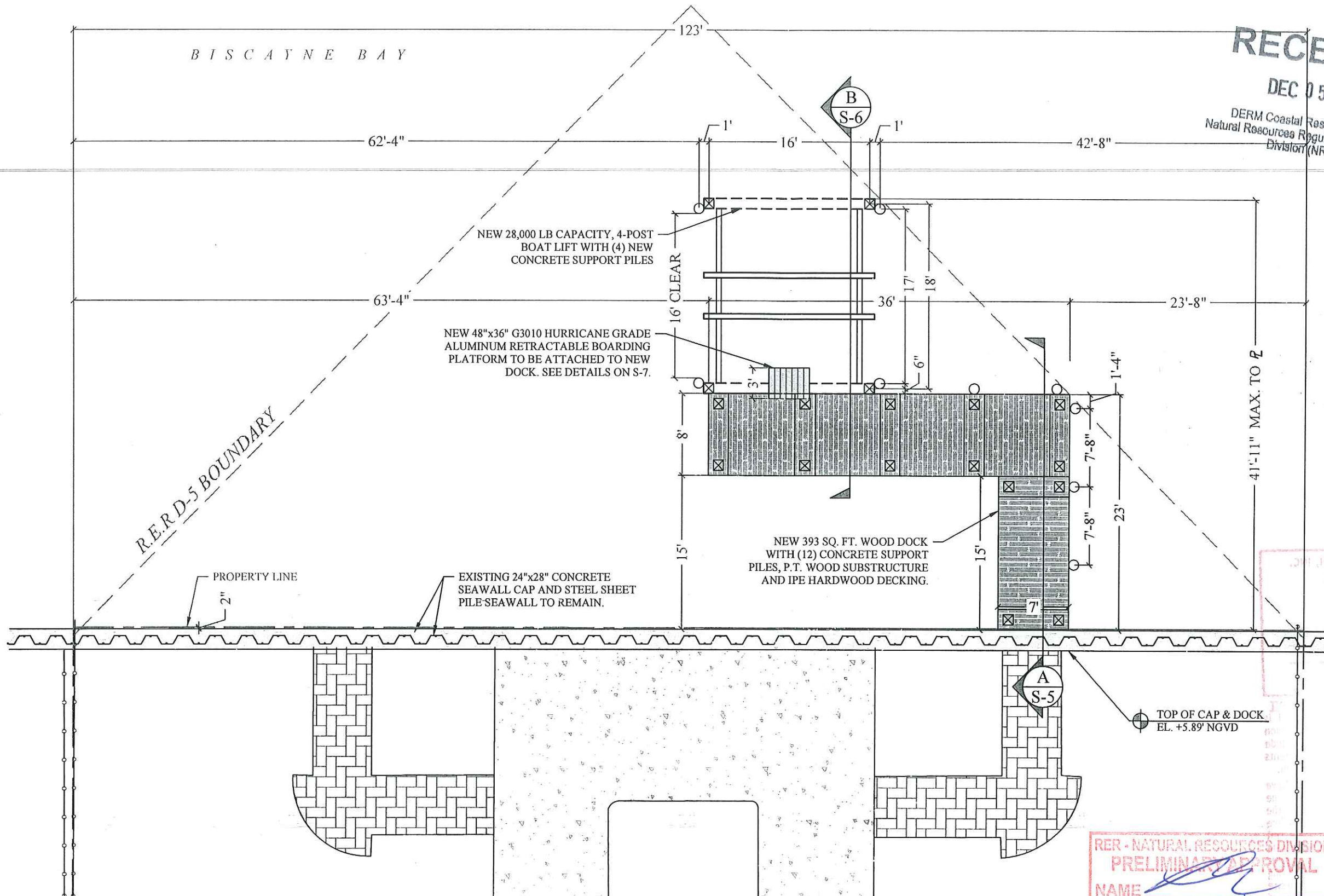
Issue #	Issue Date
①	February 22, 2017
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③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

PROPOSED CONDITIONS

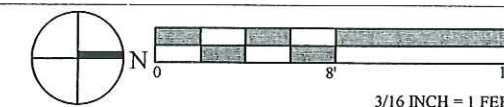
SCALE: AS SHOWN
SHEET NO.

S-3



PROPOSED CONDITIONS

-15 Tahiti Beach Drive-
Coral Gables, FL



PROPOSED CONDITIONS

**LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT**

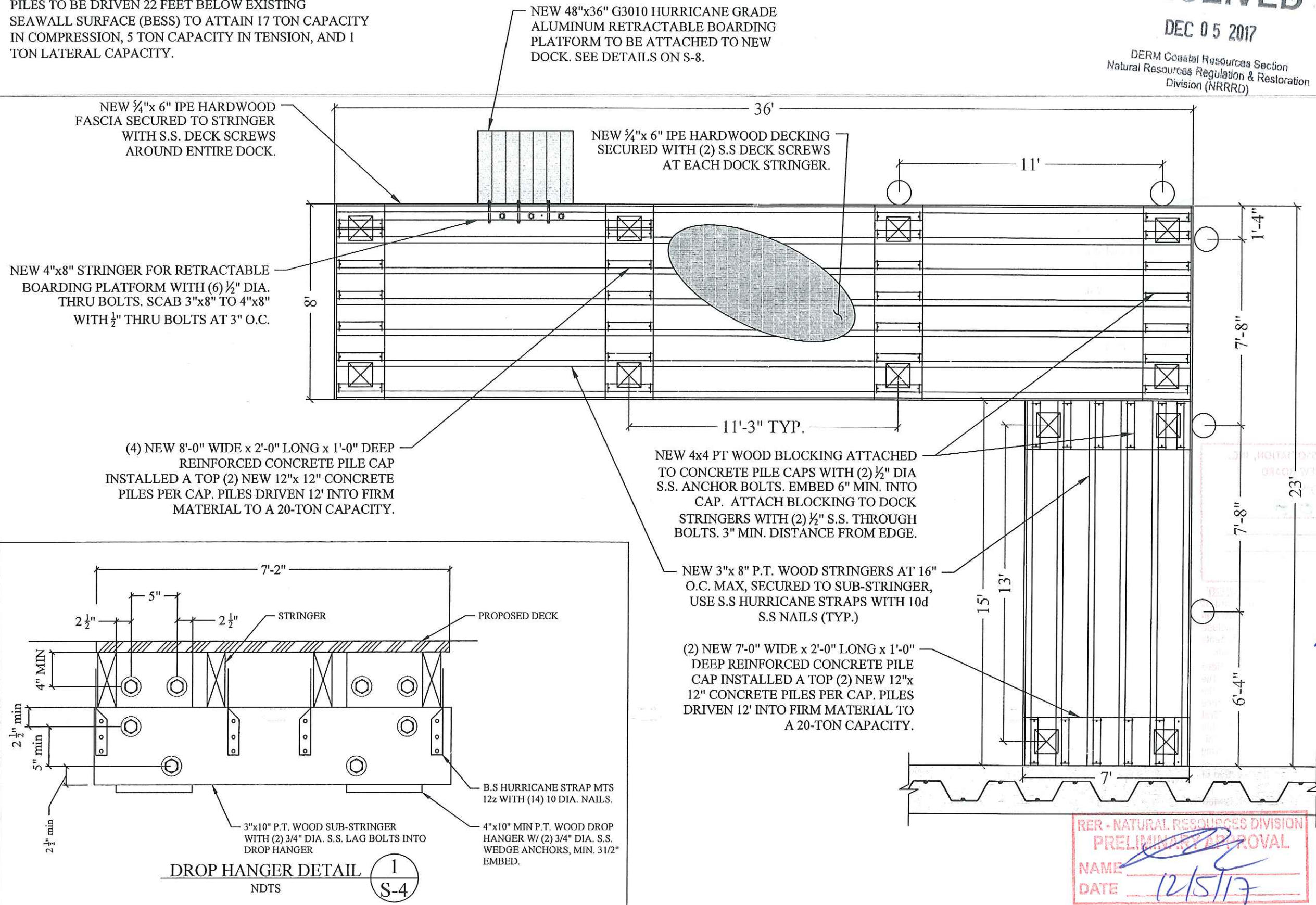
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COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD
"APPROVED"
 DATE: 2/21/2018
 SUBJECT TO: DOCK
 AUTHORIZATION: [Signature]
 SIGNATURE

ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT
 Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance with the Architectural Criterion as set forth in the Association's governing documents. It does not include review of the structural, mechanical, electrical, or plumbing components of any proposed structure within a home site in conceptum.
 Approval by the Architectural Review Board does not relieve the Owner, The Architect, The Landscape Architect, the Engineering Consultants, the General Contractor, the Subcontractors and the Master Planners from compliance with all the requirements of the City of Coral Gables Building and Zoning Ordinance, The South Florida Building Code, and any other requirements by Local, Municipal, State and Federal Government Agencies having jurisdiction over any proposed improvements within a home site in Cocoplum, including but not limited to the protection of mangroves, wildlife and the environment.
 In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.

NOTE:

12" DIA. MARINE TREATED WOOD PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.



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

**15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT**

Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC**

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

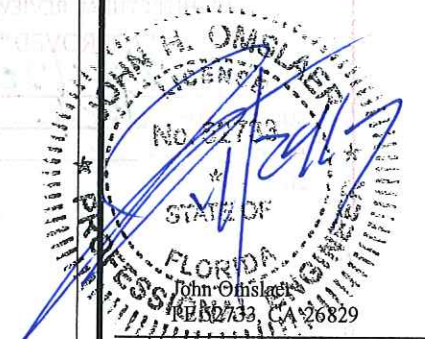
CONTRACTOR:

PROJECT ENGINEER:

**DYNAMIC ENGINEERING
SOLUTIONS, INC.**

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

**DOCK FRAMING PLAN
AND DROP HANGER
DETAIL**

SCALE : AS SHOWN
SHEET NO.

S-4



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DEC 13 2018

LIMITED AESTHETIC APPROVAL ASSOCIATION'S QUALIFYING STATEMENT

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COCOPLUM HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD

"APPROVED"

DATE:

2/21/2018

SUBJECT TO:

dog

AUTHORIZATION:

SIGNATURE

[Signature]

ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT

Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.

Approval by the Architectural Review Board does not relieve the Owner, the Architect, the Landscape Architect, the Engineering Consultants, the General Contractor, the Subcontractors or any other persons from compliance with all the requirements and regulations by the City of Coral Gables, the State of Florida, the South Florida Building Code, and all other laws, codes, rules, and regulations by Local, Municipal, State and Federal Government Agencies having jurisdiction over the proposed structure within a home site in Cocoplum, including the protection of mangroves, wildlife and the environment.

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

CLIENT:
MRS. BHAVANA
JANAK SHAH
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

PROJECT ENGINEER:

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

EXISTING AND
PROPOSED SEAWALL
DETAILS & SECTIONS
SCALE : AS SHOWN
SHEET NO.

S-5

DEC 05 2017

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

NEW 5/4"x 6" IPE HARDWOOD DECKING
SECURED WITH (2) S.S DECK SCREWS
AT EACH DOCK STRINGER.

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

EXISTING CONCRETE SEAWALL
CAP AND STEEL SHEET PILE
SEAWALL TO REMAIN

TOP OF CAP
EL. +5.89' NGVD

NEW 4x4 PT WOOD BLOOcking ATTACHED TO
CONCRETE PILE CAPS WITH (2) 1/2" DIA S.S. ANCHOR
BOLTS. EMBED 6" MIN. INTO CAP. ATTACH
BLOcking TO DOCK STRINGERS WITH (2) 1/2" S.S.
THROUGH BOLTS. 3" MIN. DISTANCE FROM EDGE.

NEW 12x12" DIA. CONCRETE DOCK PILES TO BE
DRIVEN PER DYNATECH ENGINEERING CORP.'S
SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017,
WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING
SEAWALL SURFACE (BESS) TO ATTAIN 25 TON
CAPACITY IN COMPRESSION, 7 TON CAPACITY IN
TENSION, AND 1 TON LATERAL CAPACITY.

TOP OF DOCK
EL. +5.39' NGVD

MHW LINE
EL. +1.70' NGVD

MLW LINE
EL. -0.50' NGVD

TYPICAL DOCK SECTION DETAIL (A)
SCALE: 3/8" = 1'-0"
S-1

RER - NATURAL RESOURCES DIVISION
 PRELIMINARY APPROVAL
 NAME [Signature]
 DATE 12/5/17

**LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT**

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**COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD**

"APPROVED"

DATE: 2/21/2018
SUBJECT TO: deck
AUTHORIZATION: [Signature]
SIGNATURE

ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT

Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.

Approval by the Architectural Review Board does not relieve the Owner, The Architect, Engineer, Architect, the Engineering Consultant, or any other professional, the Subcontractors or any other person or entity from compliance with all the governing laws, codes, rules, and regulations of Coral Gables Building Department, the State of Florida Building Code, and all other applicable laws, codes, rules, and regulations by Local, Municipal, State and Federal agencies having jurisdiction over the home site and the protection of mangroves, wildlife and the environment.

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

NOTES:

ALL NEW 12" DIA. MARINE TREATED WOOD FENDER PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.

ALL NEW 12"x12" DIA. PS CONCRETE PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017 CLARIFICATION LETTER, CONCRETE PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 25 TON CAPACITY IN COMPRESSION, 7 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.

NEW 3/4"x 6" IPE HARDWOOD FASCIA SECURED TO STRINGER WITH S.S. DECK SCREWS.

NEW 3/4"x 6" IPE HARDWOOD FASCIA SECURED TO STRINGER WITH S.S. DECK SCREWS.

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

NEW 28,000 LB CAPACITY, 4-POST BOAT LIFT WITH (4) NEW CONCRETE SUPPORT PILES

(4) NEW 12"x12" P.S. CONCRETE BOAT LIFT PILES.

(4) NEW MARINE TREATED 12" DIA. FENDER PILES

DOCK AND BOAT LIFT SECTION B
SCALE: 3/8" = 1'-0"



RECEIVED

DEC 05 2017

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

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

CLIENT:
MRS. BHAVANA
JANAK SHAH
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

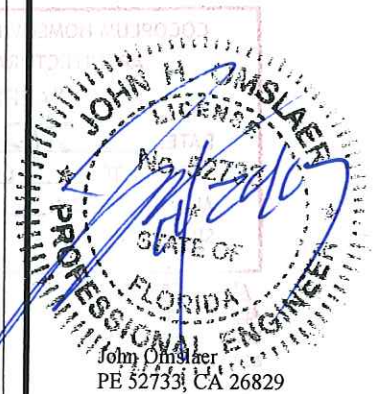
ENVIRONMENTAL CONSULTANT:
OCEAN
CONSULTING, LLC
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

CAP CONTROL JOINT,
SEAWALL PANEL, AND
CONC. PILE DETAILS
SCALE: AS SHOWN
SHEET NO.

S-6

RECEIVED
DEC 22 2018

**LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT**

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

COCOPLUM HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD

"APPROVED"

DATE: 2/21/2018

SUBJECT TO: Block

AUTHORIZATION: Ramon Padilla

SIGNATURE: Ramon Padilla

ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT

Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.

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

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

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

**OCEAN
CONSULTING, LLC**

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

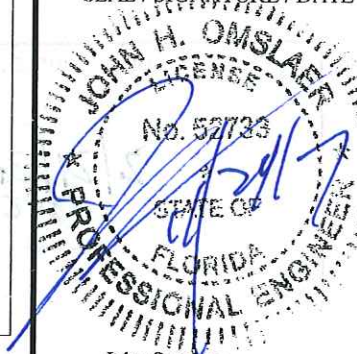
CONTRACTOR:

PROJECT ENGINEER:

**DYNAMIC ENGINEERING
SOLUTIONS, INC.**

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

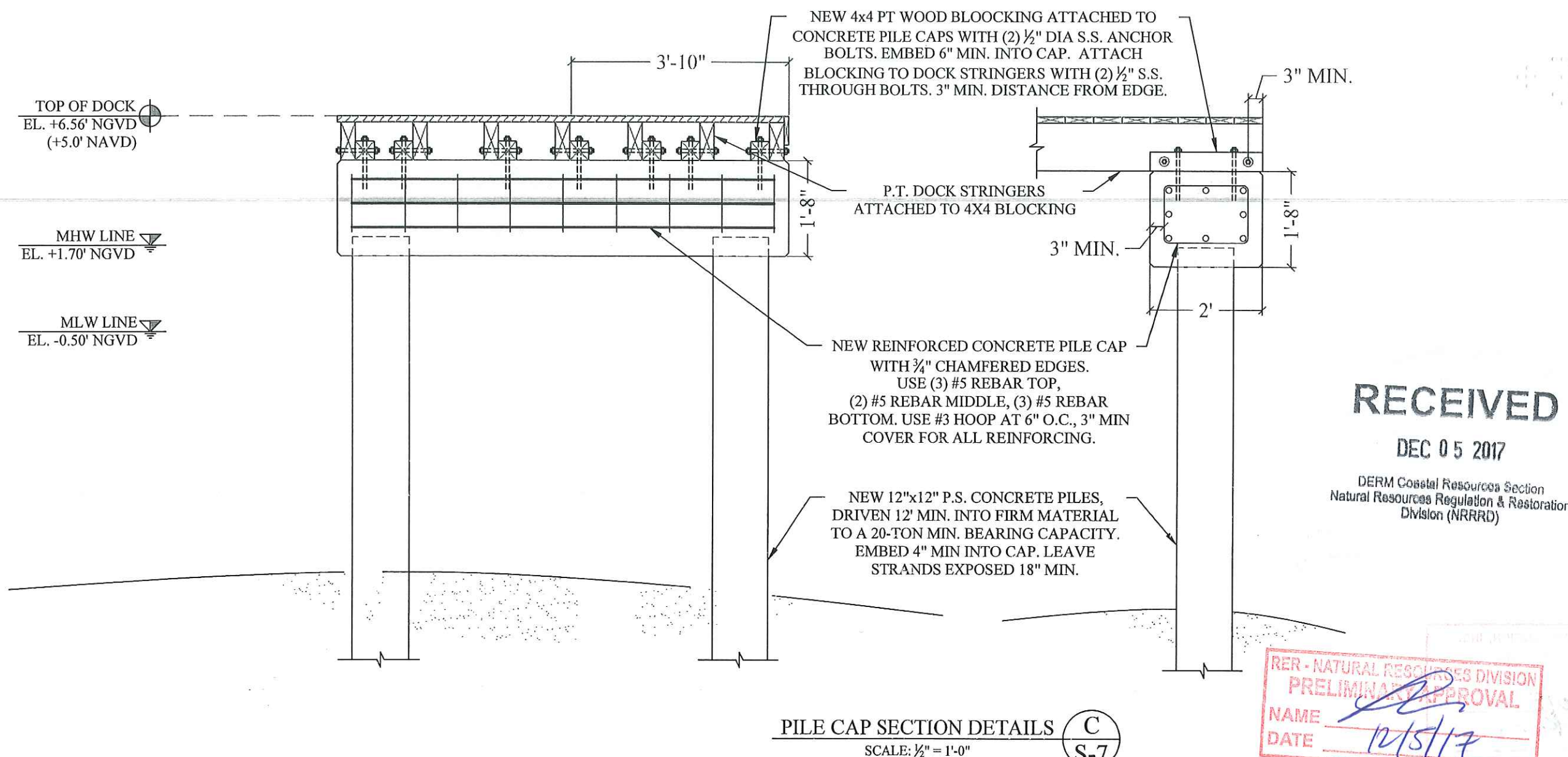
Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

CAP CONTROL JOINT,
SEAWALL PANEL, AND
CONC. PILE DETAILS

SCALE: AS SHOWN
SHEET NO.

S-7



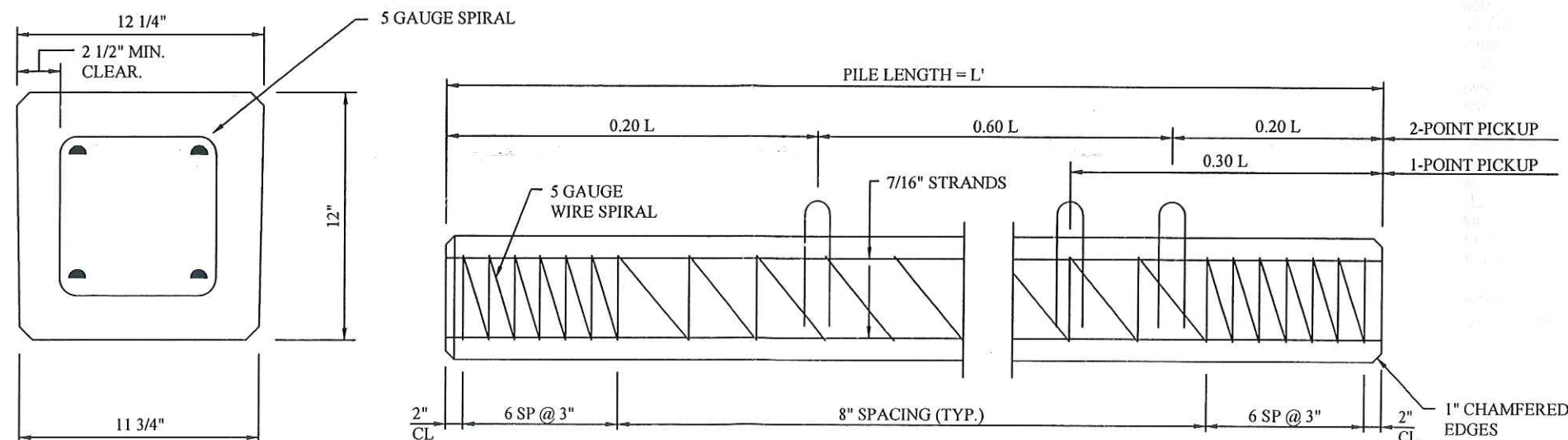
PILE NOTES:

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

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

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

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



LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT

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COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD

"APPROVED"

DATE: 2/21/2018

SUBJECT TO: dock

AUTHORIZATION: [Signature]

SIGNATURE: _____

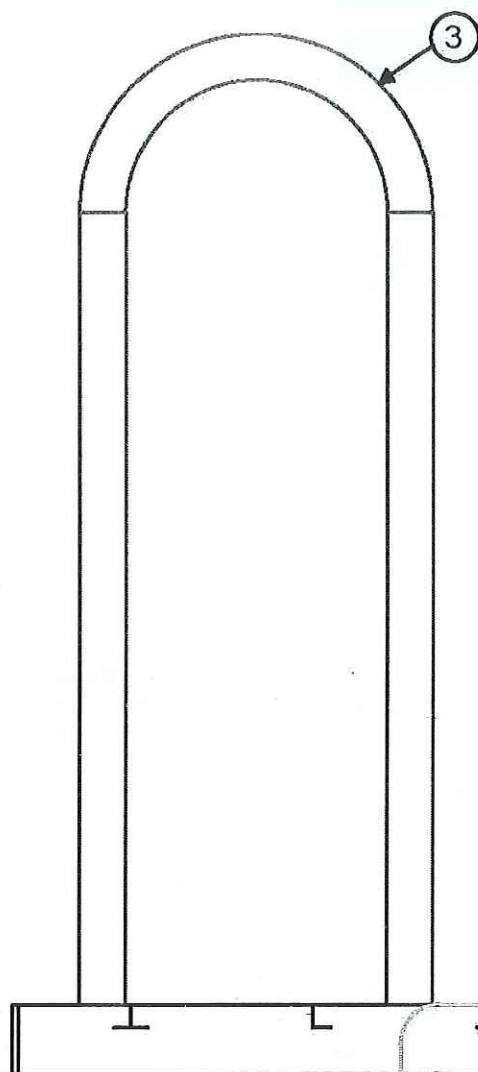
LIMITED AESTHETIC APPROVAL QUALIFYING STATEMENT

Approval by the Architectural Review Board is limited to aesthetic compliance with the Architectural Criterion as set forth in the governing documents and does not include review of structural, mechanical, or electrical components of any proposed structure within a home site in Cocoplum.

Approval by the Architectural Review Board does not relieve the Owner, the Landscape Architect, the Engineering Consultant, the General Contractor, the Subcontractor, or any other person from compliance with all applicable laws, codes, rules, and regulations by the City of Coral Gables, the State of Florida, the United States, The South Florida Building Code, and all other applicable requirements by Local, Municipal, State, and Federal Government Agencies having jurisdiction over any person and equipment within a home site in Cocoplum, including but not limited to the protection of mangroves, wildlife and the environment.

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

HANDRAIL OPTIONAL



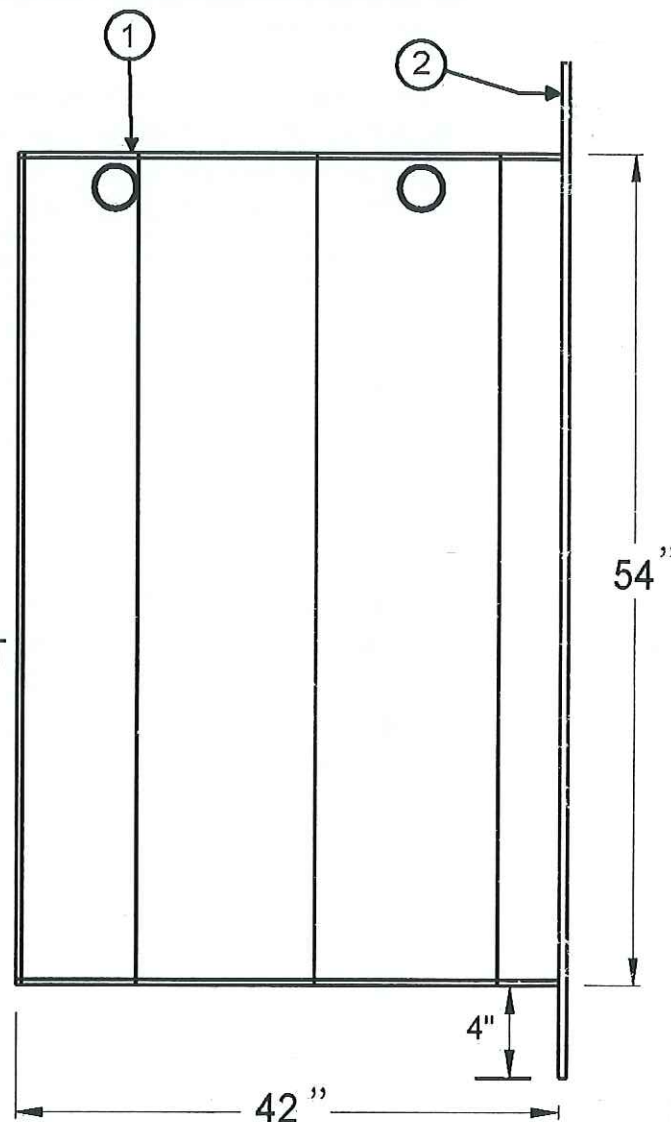
OPTIONAL MOUNT
PLATE

7

ATTACH TO WOOD DOCK
STRINGER AND 4x4 BLOCKING
WITH (6) S.S. 1/2" DIA. THROUGH
BOLTS, 6" MIN SPACING, 3"
MIN. EDGE DISTANCE

SIDE VIEW

TOP VIEW



ADD OPTIONAY HANDRAIL ... Y _____ N _____

ADD OPTIONAY MOUNT PLATE ... Y _____ N _____

REVISIONS		
LTR	DESCRIPTION	DATE
A	INITIAL DRAWING	9/30/16



RECEIVED

DEC 05 2017

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

7	1	COMMON	3/8"X6"X44" ALUM PLATE OPTIONAL	6061-T6
6	1	COMMON	5/16 NUT AND WASHER	S.S.
5	1	COMMON	5/16-18 X 1" HEX BOLT	S.S.
4	1	COMMON	TEE HANDLE HINGE PIN	6061-T6
3	1	COMMON	2" X 42" X 12" HANDRAIL	6061-T6
2	1	G3014	MOUNT PLATE WELDMENT	6061-T6
1	1	G3012	PLATFORM WELDMENT	6061-T6
ITEM NO.	QTY REQD	PART NUMBER	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

TOLERANCES		
FRACTIONS	DECIMALS	ANGULAR
± 1/8"	± .005"	± .005"
± 1/4"	± .010"	± .010"
± 3/8"	± .015"	± .015"
± 1/2"	± .020"	± .020"

DO NOT SCALE DRAWING

MATERIAL 125 ✓

GOLDEN
MANUFACTURING, INC.

17611 EAST STREET
N. FORT MYERS, FL. 33917
Ph. 239-337-4141
Sales@goldenboatlifts.com

OUTBOARD PLATFORM
WITH HANDRAIL

G3010 OUTBOARD PLATFORM
VERSION D

SCALE: NTS FILE NUMBER: GENERAL SHEET 1 OF 1

15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT
Coral Gables, Florida

CLIENT:
MRS. BHAVANA
JANAK SHAH

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN
CONSULTING, LLC

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

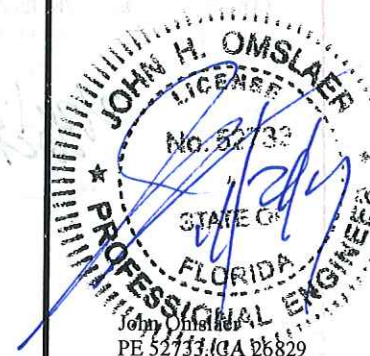
CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE



PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

RETRACTABLE
BOARDING PLATFORM
DETAILS

SCALE: AS SHOWN
SHEET NO.

S-8

LIMITED AESTHETIC APPROVAL
ASSOCIATION'S QUALIFYING STATEMENT

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

COCOPLUM HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD

"APPROVED"

DATE: 2/24/2018
SUBJECT TO: DOCK
AUTHORIZATION: [Signature]
SIGNATURE: [Signature]

LIMITED AESTHETIC APPROVAL QUALIFYING STATEMENT
Approval by the Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association Bylaws and does not include review of structural, mechanical or electrical components of any proposed structure within a home site in Cocoplum.

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

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



City of Coral Gables
Development Services

AB-17-04-2004

15 TAHITI BEACH ISL RD



FINAL

Folio #: 03-4132-030-0250

Permit Description: RESIDENTIAL
*TAKEOVER (RESPONSE TO COMMENTS)
*DOCK REPLACEMENT & BOATLIFT
RELOCATION \$50,000

Section	Approved	
	By	Date
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> MED BONUS		
<input type="checkbox"/> MED BONUS		
<input checked="" type="checkbox"/> ADMIN APPROVAL	Sum	14 MAY 18

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

City of Coral Gables
Development Services



PW-17-05-1238

15 TAHITI BEACH ISL RD #

Folio #: 03-4132-030-0250
Permit Description: DOCK REPLACEMENT &
BOATLIFT RELOCATION \$50,000

EL
ME
PL

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING	[Signature]	3/14/18
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS	[Signature]	3/29/18
<input type="checkbox"/> STRUCTURAL	[Signature]	4/3/18
<input type="checkbox"/> ZONING		
<input type="checkbox"/> OWNER BUILDER		

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

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

Special Inspector required
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for

15 Tahiti Beach
Coral Gables, FL



Front of House



View of north property line



View of south property line

File #: CLI-2017-0032

Name: Shah

Location: 15 Tahiti Beach Island Road, Coral Gables, Florida 33143

Date: 02/21/2017

Inspector/Biologist: R.Alhale, M.Gray



View of sheetpile seawall



View of wood dock, boatlift, and mooring piles.

File #: CLI-2017-0032

Name: Shah

Location: 15 Tahiti Beach Island Road, Coral Gables, Florida 33143

Date: 02/21/2017

Inspector/Biologist: R.Alhale, M.Gray

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **15 TAHITI BEACH ISLAND RD., CORAL GABLES, FL.**

- LEGEND:
- L.B. LICENSED BUSINESS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - BL IDENTIFICATION
 - P.E. POOL EQUIPMENT
 - (P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
 - P.B. PLAT BOOK
 - P.G. PAGE
 - TRAV. PT. TRAVERSE POINT
 - U.C. UTILITY EASEMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - NOVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - LINE HYDRAULIC CENTERLINE
 - TELEPHONE BOX
 - METAL LIGHT POLE
 - WIRE PULL BOX
 - SURFACE ELEVATION
 - CLEANOUT
 - WATER METER
 - MAILBOX
 - ELECTRIC TRANSFORMER ON CONCRETE PAD
 - VIEW 1
 - RADIUS



VIEW 1
NOT TO SCALE



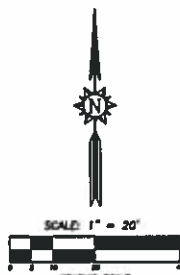
VIEW 2
NOT TO SCALE



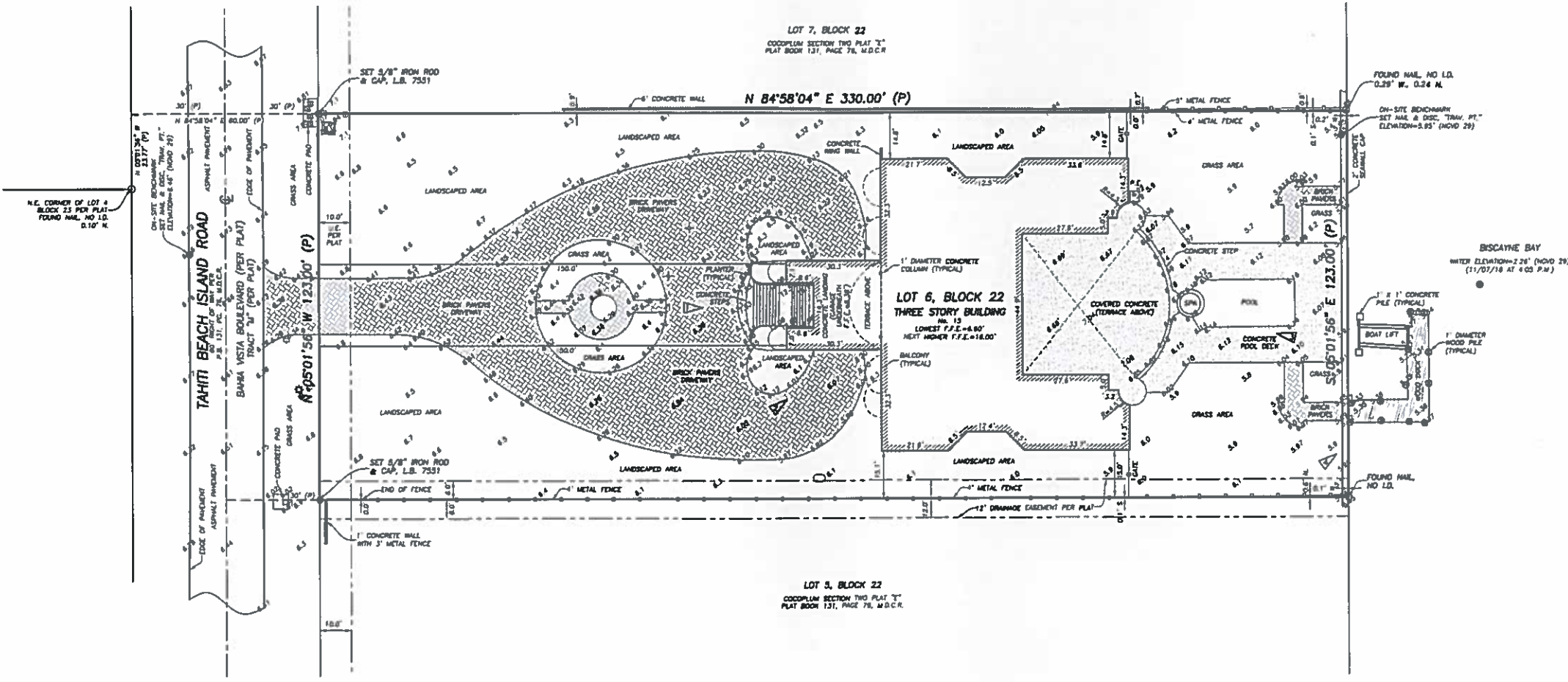
VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



SURVEY NOTES

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.08°58'12"E, ALONG A CALCULATED LINE FORM A FOUND NAIL, NO L.D. AT THE NORTHEAST CORNER OF LOT 4, BLOCK 23 TO A FOUND NAIL, NO L.D. AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 22, OF COCOPULUM SECTION TWO PLAT "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE VE, ELEVATION 13' (NOVD 29), FLOOD ZONE VE, ELEVATION 14' (NOVD 29) AND FLOOD ZONE VE, ELEVATION 16' (NOVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12060C 0479 L, COMMUNITY NUMBER 120635, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, MAP REVISED DATED: SEPTEMBER 11, 2008.
4. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
6. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

SURVEY NOTES

7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT FLORIDA STATE ONE CALL OF FLORIDA (811) OR 1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
8. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "CG-15" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD 29). THE MARK IS A BRASS BAR SET IN CONCRETE WALKWAY OF BRIDGE OVER GABLES WATERWAY AND IS LOCATED 300 FEET NORTH OF THE CENTERLINE OF S.W. 72nd STREET AN 18 FEET WEST OF THE CENTERLINE OF S.W. 42nd AVENUE. ELEVATION=21.25'.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.83 ACRES (40,580 SQUARE FEET), MORE OR LESS.
12. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
13. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

LEGAL DESCRIPTION:

LOT 6, BLOCK 22, COCOPULUM SECTION TWO, PLAT "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

BHAWANA JANAK SHAW

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 8080
STATE OF FLORIDA
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactasurveyors.com

TELEPHONE NO. 861-314-0770 FAX NO. 861-314-0770
EXCS
EXACTA COMMERCIAL SURVEYORS, INC.
3480 FAIRLANE FARMS ROAD, SUITE G, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY
LOT 6, BLOCK 22
COCOPULUM SECTION TWO PLAT "E"
PLAT BOOK 131, PAGE 76, M.D.C.R.
15 TAHITI BEACH ISLAND RD., CORAL GABLES, FL 33143

DATE: 1/15/2015
DRAWN BY: J.E.C.
CHECKED BY: J.D.R.
DATE: 1/15/2015

REVISIONS

208 NO.
ECS1611-007

SHEET NO.
01





Carlos A. Gimenez, Mayor

February 22, 2017

Bhavana Janak Shah
2110 NW 95th Ave
Miami, Florida 33172

Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court, 6th Floor

Miami, Florida 33136-3912

T 305-372-6567 F 305-372-6407

miamidade.gov

Re: Class I Permit Application CLI-2017-0032 Shah – Dock and boatlift located at 15 Tahiti Beach Island Road, Coral Gables, Miami-Dade County, Florida. (Folio No. 03-4132-030-0250)

Dear Mr. and Mrs. Shah:

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

DERM can authorize the dock and boatlift as proposed. Please correct the location map on S-1 and submit signed and sealed plans for preliminary approval.

The proposed boatlift will be located outside of the boundaries described in Section D-5(03)(2)(a) of the Miami-Dade County Public Works Manual and a letter of consent from the adjacent owner to the south that references DERMs preliminary approved plans will be requested prior to permit issuance. Please note that the Class I permit will not be drafted until the requested letter has been submitted to DERM for review and approval. If the letter cannot be obtained, a modification to the proposed scope of work and new review by DERM will be required. Any new proposal that results in a significant modification to the scope of work may result in additional process time.

Attached please find a Completeness Summary detailing items required in order to complete your Class I Permit Application Package, and a State and Federal Delegated Review Checklist containing additional information and indicating additional items to be submitted prior to Class I permit issuance. If you have any questions concerning the above referenced application, please contact me at (305) 372-6720 or metcam@miamidade.gov.

Sincerely,

Michelle Metcalf, Biologist I
Coastal and Wetlands Resources Section
Division of Environmental Resources Management (DERM)

cc: Ocean Consulting, LLC. – Authorized Agent (justina@oceanconsultingfl.com)
Robert Kirby – U.S. Army Corps of Engineers (Robert.J.Kirby@usace.army.mil)

Delivering Excellence Every Day

Biological Assessment sketch
CL-2016-0032 - Shah

Inspection conducted on 2/21/17 @ 11am
Biologist: R. Athale, M. Gray

Substrate:

Water Quality:

not-in-water

Resources

Flat tree oysters
red filamentous algae
barnacles
Halimeda

NOTES:

Water depths adjusted to
mean low water adjusted
0.4 at 11am.



Water Depths

LF	Z
10	2.9
20	2.9
30	rock
40	5.0
50	4.6
60	4.3
70	4.7
80	4.3
90	3.1
100	3.8
110	4.4
120	4.8

Seawall cross section



Legend

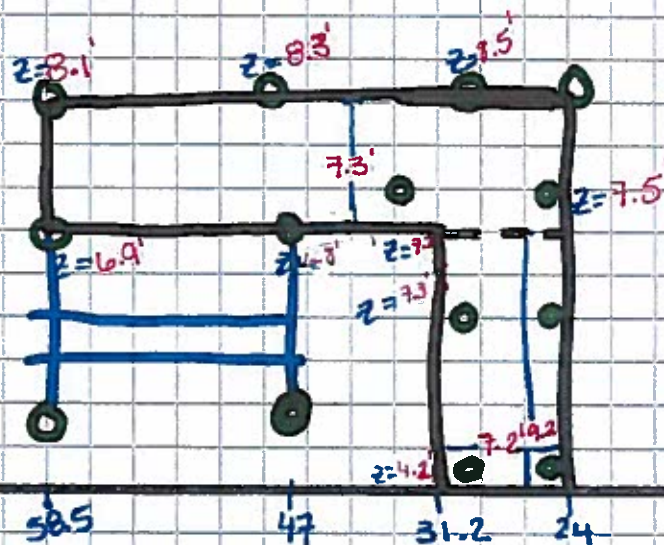
linear feet = LF
Depth = Z
Mooring Pile = MP

Biscayne Bay

OMP 65LF

OMP 26LF

channel marker approximately 200' away



UPLANDS

15 Tahiti Beach Island Road
Coral Gables, Florida 33134

xiomara@oceanconsultingfl.com

From: Metcalf, Michelle (RER) <Michelle.Metcalf@miamidade.gov>
Sent: Wednesday, August 1, 2018 10:50 AM
To: 'Xiomara Ellis'
Cc: 'justina@oceanconsultingfl.com'; kirk@oceanconsultingfl.com
Subject: CLI-2017-0032 Boatlift Relocation

Good Morning,

Please have the City of Coral Gables Zoning staff contact me directly in regards to the letter.

Thanks,
Michelle

Michelle Metcalf , MPS
Biologist I
Coastal Resources Section
Miami-Dade County
Department of Regulatory and Economic Resources
Environmental Resources Management
Overtown Transit Village
701 NW 1st Court, Suite 600, Miami, Florida 33136
(305)372-6720
<http://www.miamidade.gov/economy/>
"Delivering Excellence Every Day"

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.

From: xiomara@oceanconsultingfl.com [mailto:xiomara@oceanconsultingfl.com]
Sent: Friday, July 27, 2018 4:17 PM
To: Barrelli, Lourdes (RER); Metcalf, Michelle (RER)
Cc: kirk@oceanconsultingfl.com; justina@oceanconsultingfl.com
Subject: CLI-2017-0032 Boatlift Relocation

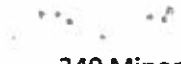
This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. Please click here if this is a suspicious message reportspam@miamidade.gov **Enterprise Security Office**

Good Afternoon,

I am currently working with the City of Coral Gables on a zoning variance for 15 Tahiti Beach Island Rd Dock Project, under CLI-2017-0032. I wanted to know if it was possible for you to send me a Letter of Design Confirmation regarding the location of 15 Tahiti Beach Island Rd boatlift. This letter would be needed for us to continue the zoning variance process at the City of Coral Gables. Please see attached plans and Completeness Summary for reference, let me know if you should need any additional information.

Regards,

Xiomara Ellis
Ocean Consulting, LLC



340 Minorca Avenue, Suite 7
Coral Gables, FL 33134
(305) 921-9344



Florida Department of Environmental Protection

SOUTHEAST DISTRICT OFFICE
3301 GUN CLUB ROAD, MSC 7210-1
WEST PALM BEACH, FL 33406
561-681-6600

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

June 4, 2018

Bhavana Shah
2110 NW 95th Ave
Miami, FL
Sent via e-mail : shail@michotel.com

Re: File No.: 13-0364679-001,002-EE
File Name: Shah

Dear Mr. Shah:

On May 18, 2018, we received your application for an exemption to: (1) replace an existing 380 sq. ft. dock with a 405 sq. ft. dock, and (2) install a boatlift. The project is located in the Biscayne Bay, within the Biscayne Bay Aquatic Preserve, Outstanding Florida Waters, Class III Waters, adjacent to 15 Tahiti Beach Island Rd., Miami (Section 32, Township 54 South, Range 41 East), in Miami-Dade County (Latitude N 25° 42' 05.66", Longitude W 80° 14' 43.23").

This determination does not convey or create any property right, or any interest in real property. This determination does not authorize any trespass, entrance upon, or activities on property which is not owned or controlled by you, or convey any rights or privileges other than those specified in this determination and applicable rules and statutes.

You shall hold and save the Department harmless from any and all damages, claims, or liabilities which may arise by reason of the activities described in this determination or any use of the structure/activities.

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

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

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is 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 will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design does not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required. Conditions of compliance with the regulatory exemption are contained in Attachment A.

2. Proprietary Review – GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under chapters 253 and 258 of the Florida Statutes, and chapters 18-18, 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for a Letter of Consent under rule 18-21.005(1)(c), F.A.C. and section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent of use.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

General Conditions for State-Owned Submerged Land Authorizations:

- (a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
- (b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
- (c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
- (f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
- (g) Structures or activities shall not create a navigational hazard.
- (h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
- (i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. Federal Review – SPGP APPROVED

Your proposed activity as outlined on your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V, and a separate permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 26, 2021. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project." A copy of the SPGP V with all terms and conditions and the General Conditions may be found at http://www.saj.usace.army.mil/Portals/44/docs/regulatory/sourcebook/permitting/general_permits/SPGP/SPGPV-Permit%20Instrument-Complete.pdf?ver=2016-07-27-071925-250.

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 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 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

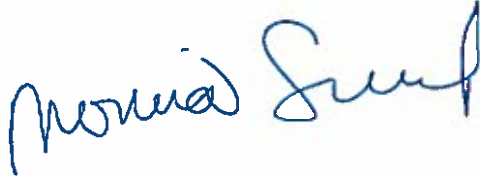
Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If

Project No.: 13-0364679-001,002-EE
Project Name: Shah
Page 6 of 5

you have any questions regarding this matter, please contact David Kieckbusch at (561) 681-6646 or by email at David.Kieckbusch@floridadep.gov.

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Monica Sovacool
Environmental Manager
Southeast District

CERTIFICATE OF SERVICE

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

FDEP – Monica Sovacool, David Kieckbusch
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.



Clerk

June 4, 2018
Date

Enclosures:

Attachment A- Specific Exemption Rule
General Conditions for use of the Federal SPGP V
Project Drawings, 9 pages

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

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

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

General Conditions for Federal Authorization for SPGP V

1. The time limit for completing the work authorized ends on July 26, 2021.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

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

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or Construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. **Reliance on Applicant's Data:** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. **Reevaluation of Permit Decision:** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP V

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

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

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC





UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

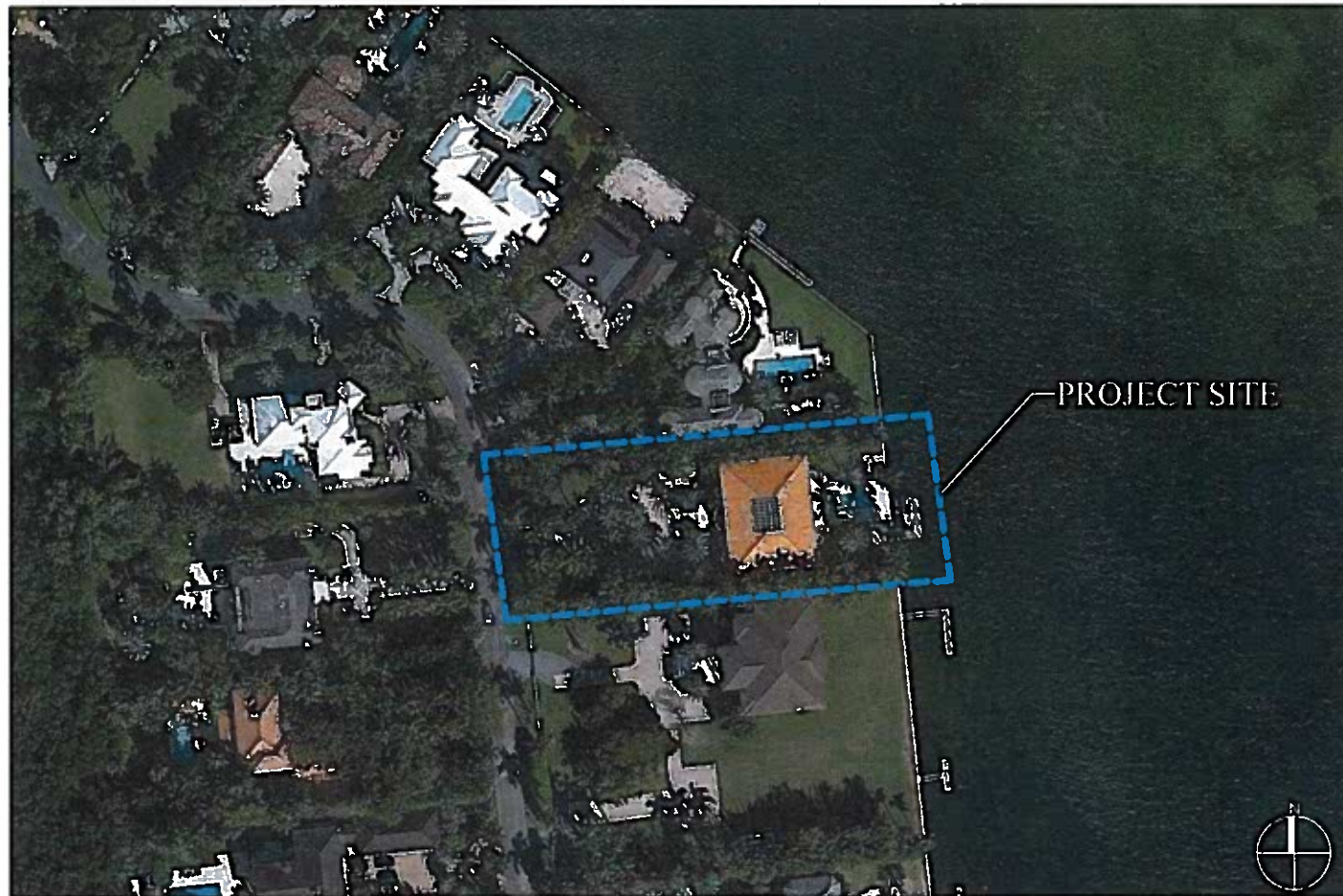
SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

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

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





LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
15 Tahiti Beach Island Road

LATITUDE: 25°42'5.82"N
LONGITUDE: 80°14'43.39"W

FOLIO No.: 03-4132-030-0250

LEGAL DESCRIPTION:

COCOPLUM SEC DPLAT E
PB 131-76
LOT 6 BLK 22
LOT SIZE 40590 SQ FT
OR 15554-3772 0692 1

Permit Number

13-0364679-001,002-EE

Southeast District

GENERAL NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
2. ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
3. 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.
4. 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.
5. APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2014 EDITION (AND CURRENT ADDENDUMS).
6. 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.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
8. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
9. CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
10. ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
11. ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
12. LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
13. THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
14. ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
15. THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

DOCK: LL 60 PSF

BOLTS

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

WOOD

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

CONCRETE

1. 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.
2. OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
3. LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
4. CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
5. 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.
6. 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

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

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

Coral Gables, Florida

CLIENT:

MRS. BHAVANA JANAK SHAH

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC

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

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING SOLUTIONS, INC.

351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

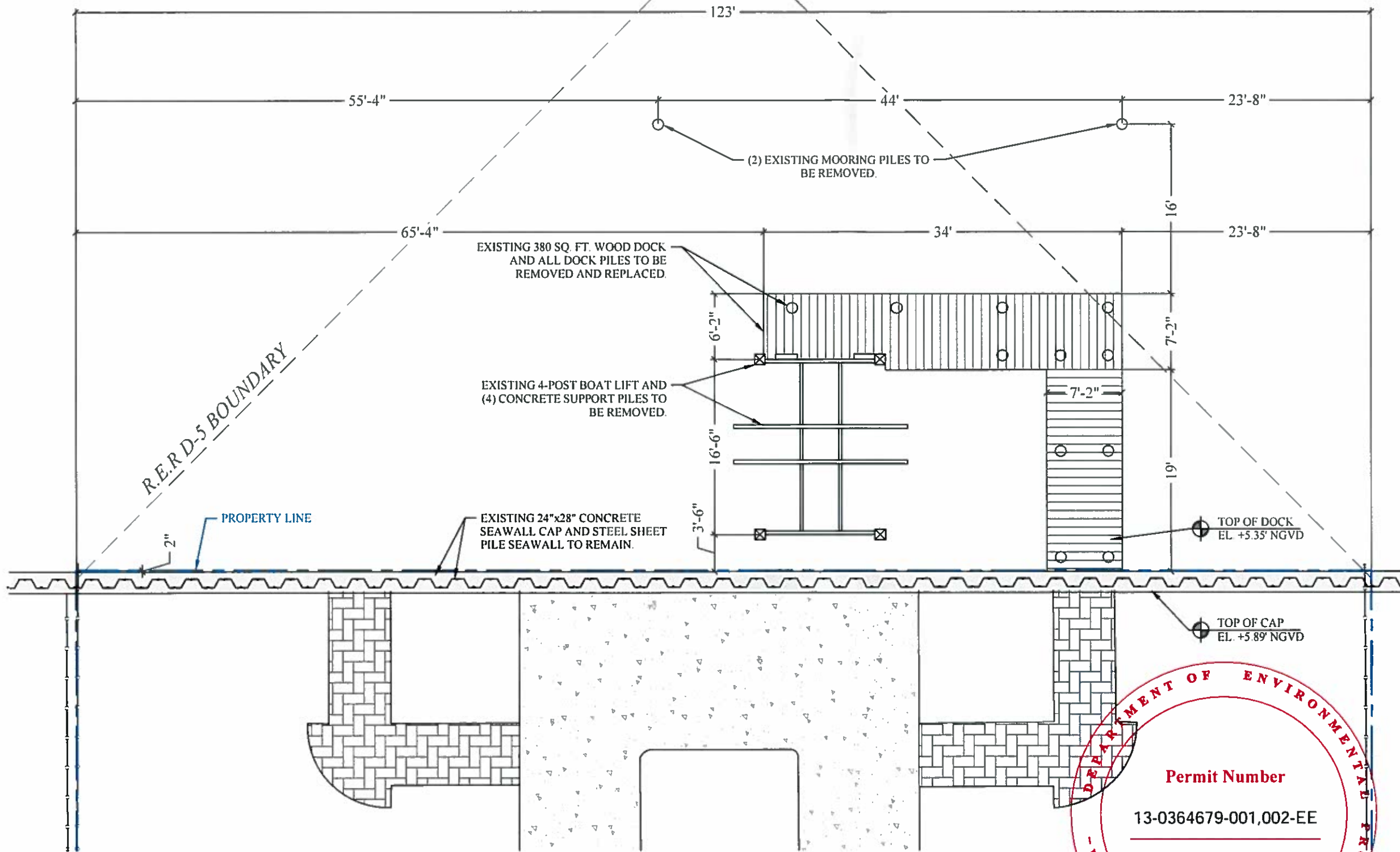
PROJECT: 16-6095

PROJECT LOCATION & NOTES

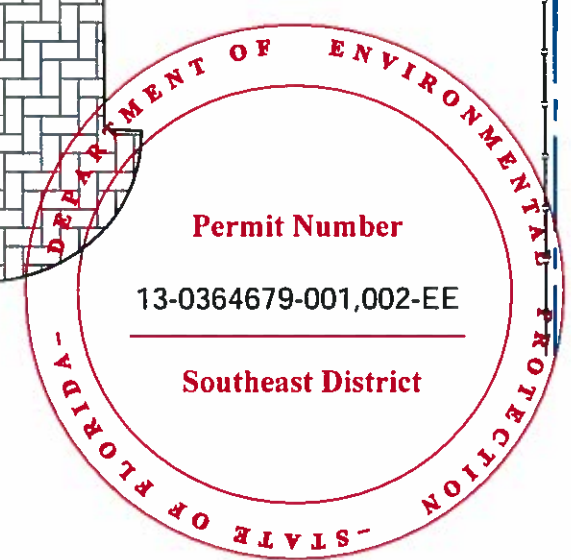
SCALE: AS SHOWN
SHEET NO.

S-1

B I S C A Y N E B A Y



EXISTING CONDITIONS
-15 Tahiti Beach Drive-
Coral Gables, FL



**15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT**
Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
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CONSULTING, LLC**
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Coral Gables, Florida 33134
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Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
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SOLUTIONS, INC.**
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue #	Issue Date
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④	November 9, 2017

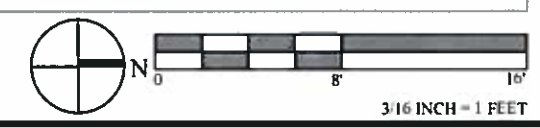
PROJECT: 16-6095

EXISTING CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-2

EXISTING CONDITIONS



15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT
Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

CONTRACTOR:

PROJECT ENGINEER:
**DYNAMIC ENGINEERING
SOLUTIONS, INC.**
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

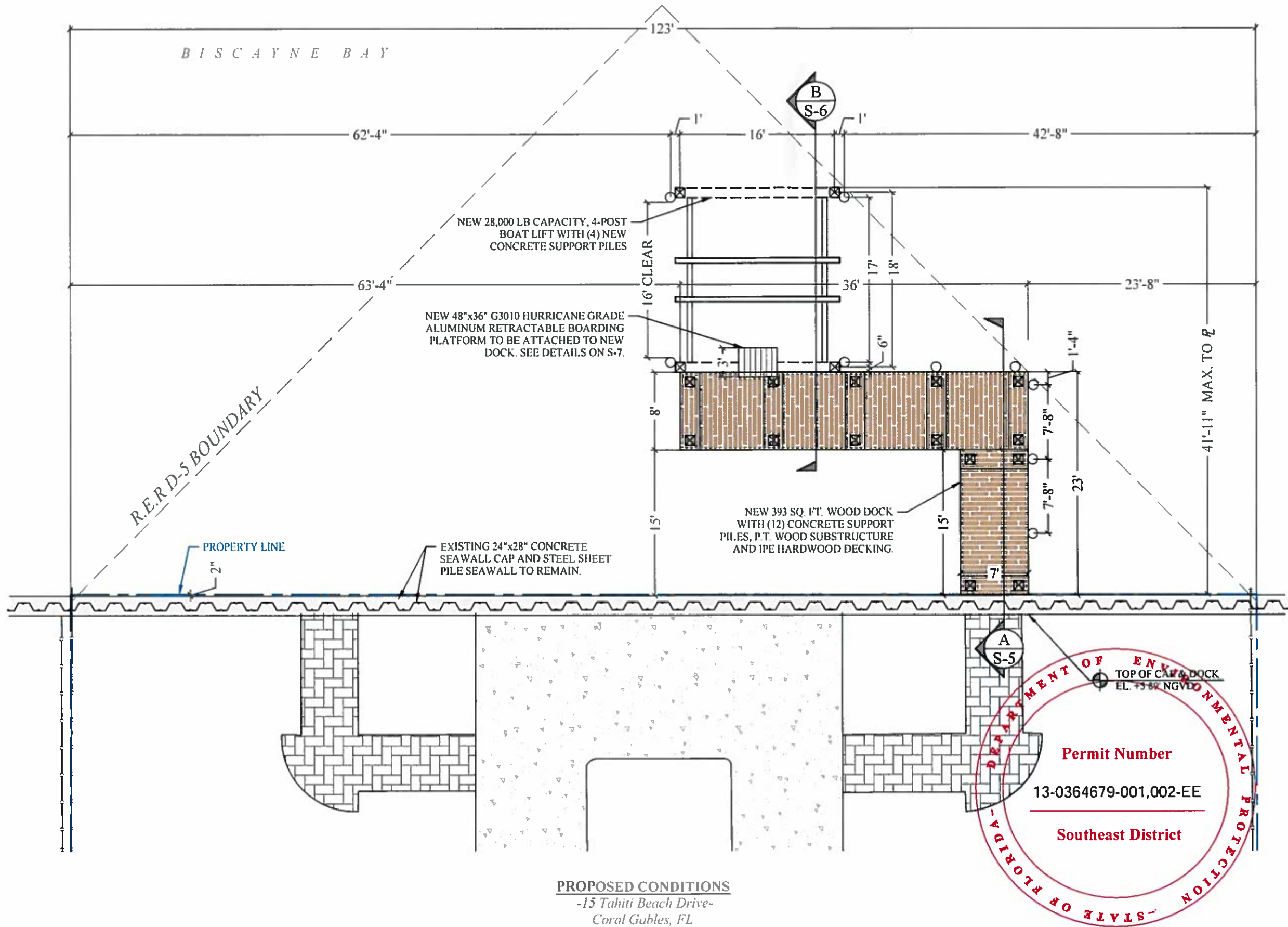
Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

PROPOSED CONDITIONS

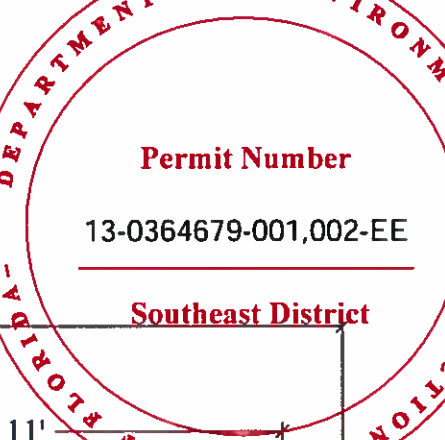
SCALE : AS SHOWN
SHEET NO.

S-3



PROPOSED CONDITIONS

12" DIA. MARINE TREATED WOOD PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.



Permit Number

13-0364679-001,002-EE

Southeast District

CLIENT:
MRS. BHAVANA
JANAK SHAH
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

CONTRACTOR:

PROJECT ENGINEER:
DYNAMIC ENGINEERING
SOLUTIONS, INC.
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
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④	November 9, 2017

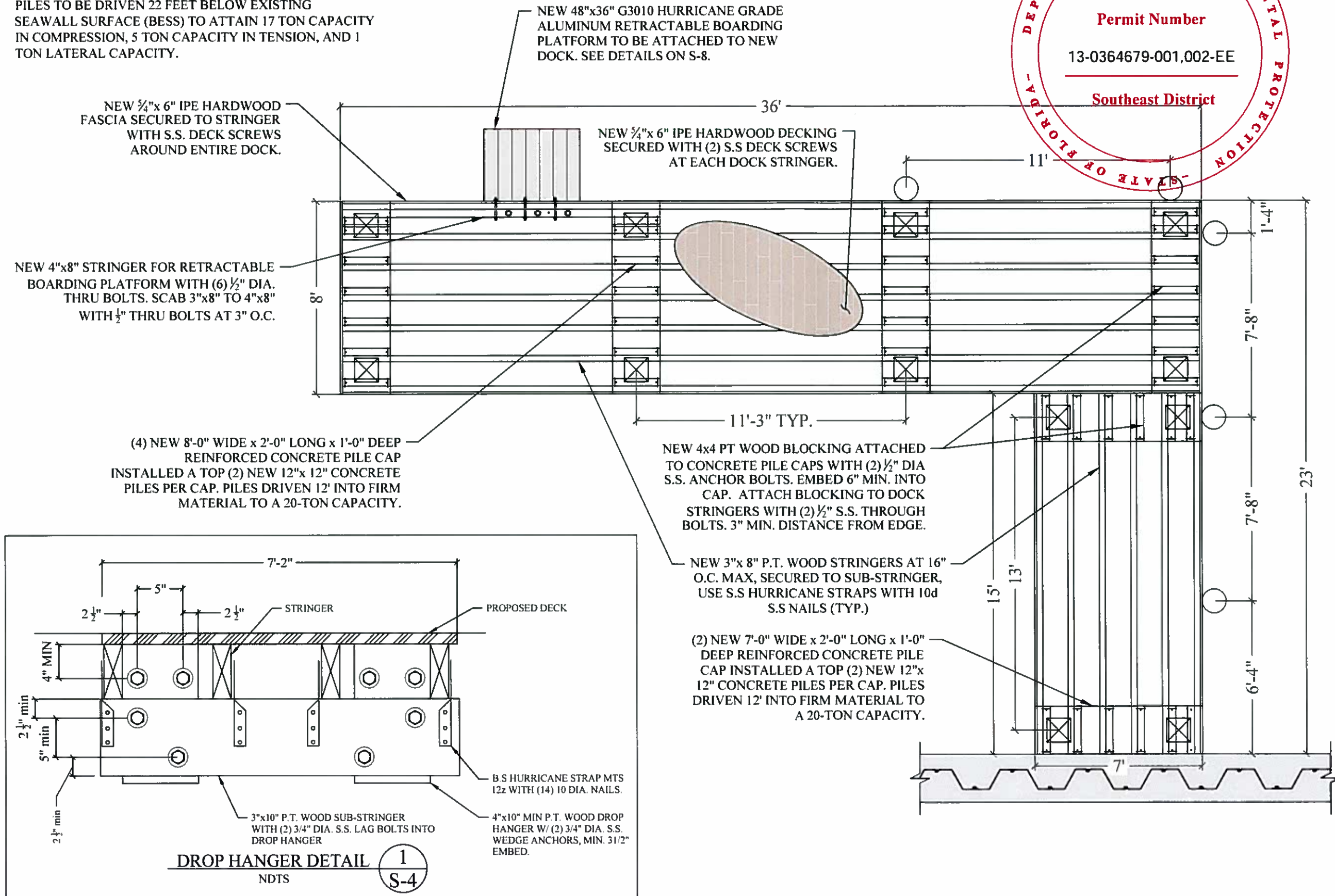
PROJECT: 16-6095

**DOCK FRAMING PLAN
AND DROP HANGER
DETAIL**

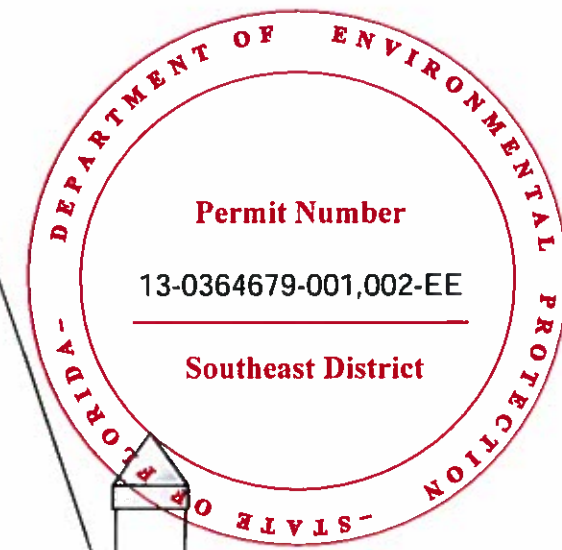
SCALE : AS SHOWN

SHEET NO.

S-4



NEW 12" DIA. MARINE TREATED WOOD FENDER PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.



15 TAHITI BEACH ISLAND ROAD DOCK PROJECT Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

CONTRACTOR:

PROJECT ENGINEER:
**DYNAMIC ENGINEERING
SOLUTIONS, INC.**
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

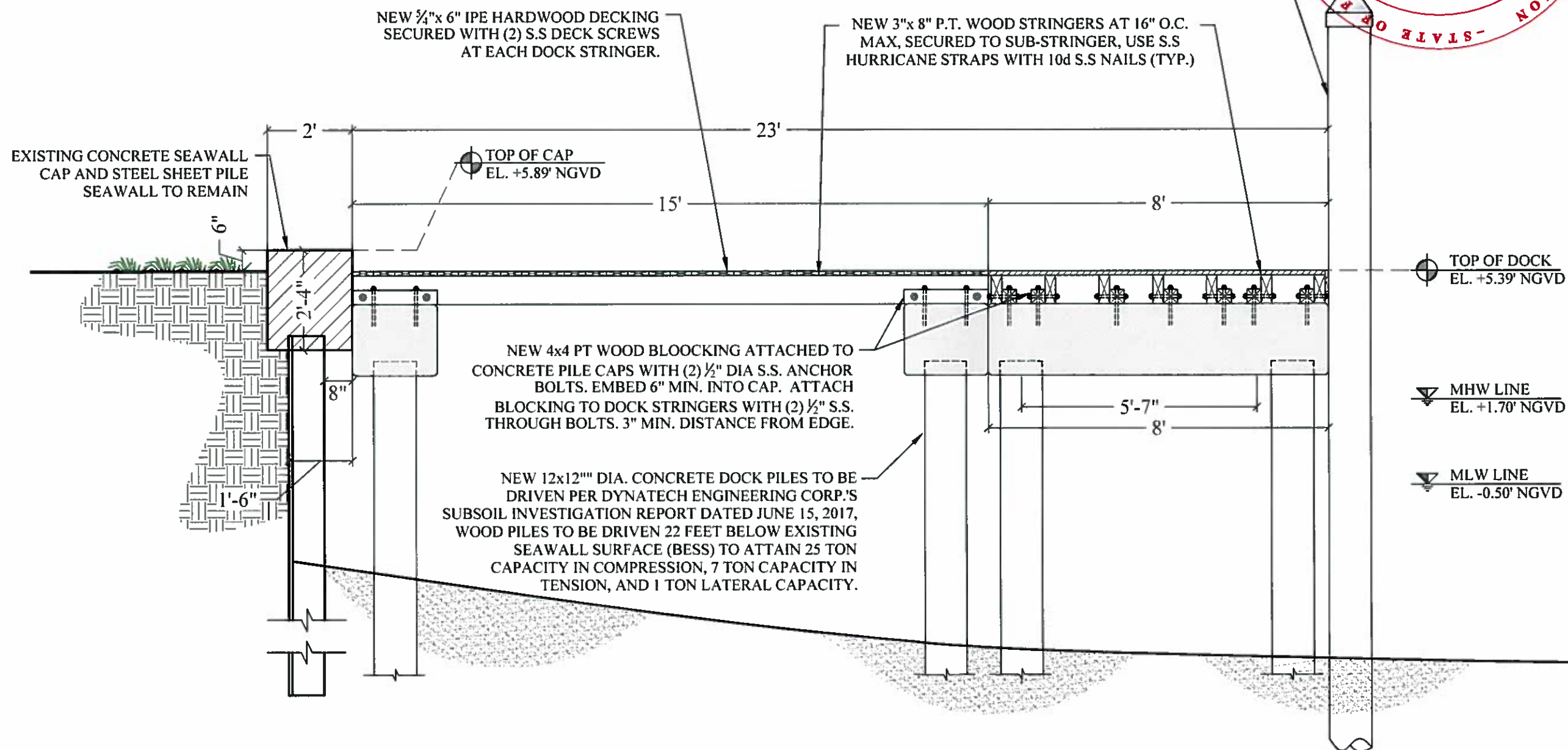
PERMIT DRAWINGS

Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

EXISTING AND
PROPOSED SEAWALL
DETAILS & SECTIONS
SCALE: AS SHOWN
SHEET NO.

S-5

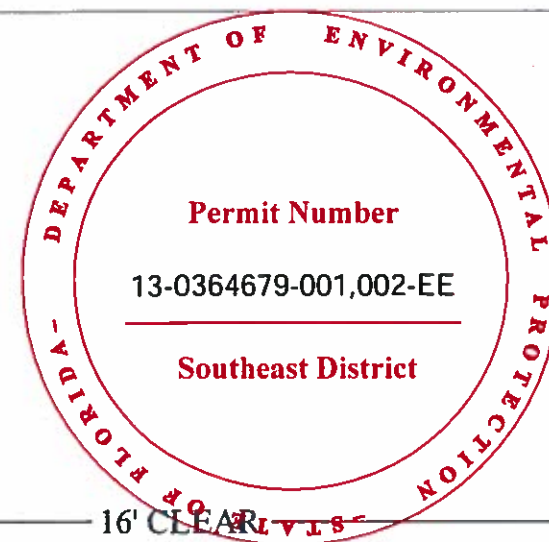
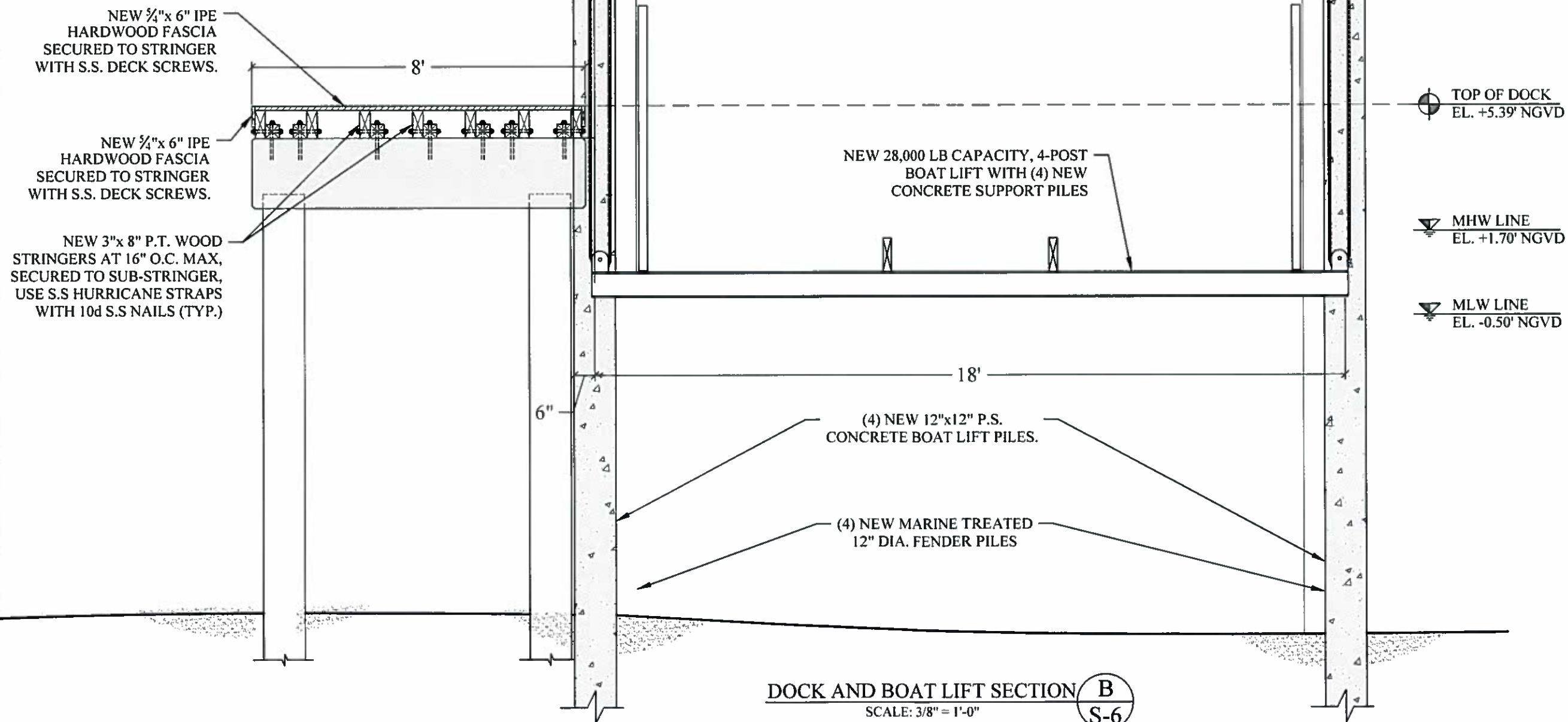


TYPICAL DOCK SECTION DETAIL A
SCALE: 3/8" = 1'-0"

NOTES:

ALL NEW 12" DIA. MARINE TREATED WOOD FENDER PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.

ALL NEW 12"x12" DIA. PS CONCRETE PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017 CLARIFICATION LETTER, CONCRETE PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 25 TON CAPACITY IN COMPRESSION, 7 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.



15 TAHITI BEACH ISLAND ROAD DOCK PROJECT

Coral Gables, Florida

CLIENT:
MRS. BHAVANA
JANAK SHAH

15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING
SOLUTIONS, INC.
351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

Issue #	Issue Date
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③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

CAP CONTROL JOINT,
SEAWALL PANEL, AND
CONC. PILE DETAILS
SCALE: AS SHOWN
SHEET NO.

S-6

15 TAHITI BEACH ISLAND ROAD DOCK PROJECT Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
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340 Minorca Avenue, Suite 7
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Tel: (305) 921-9344
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CONTRACTOR:

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351 S. Cypress Rd, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

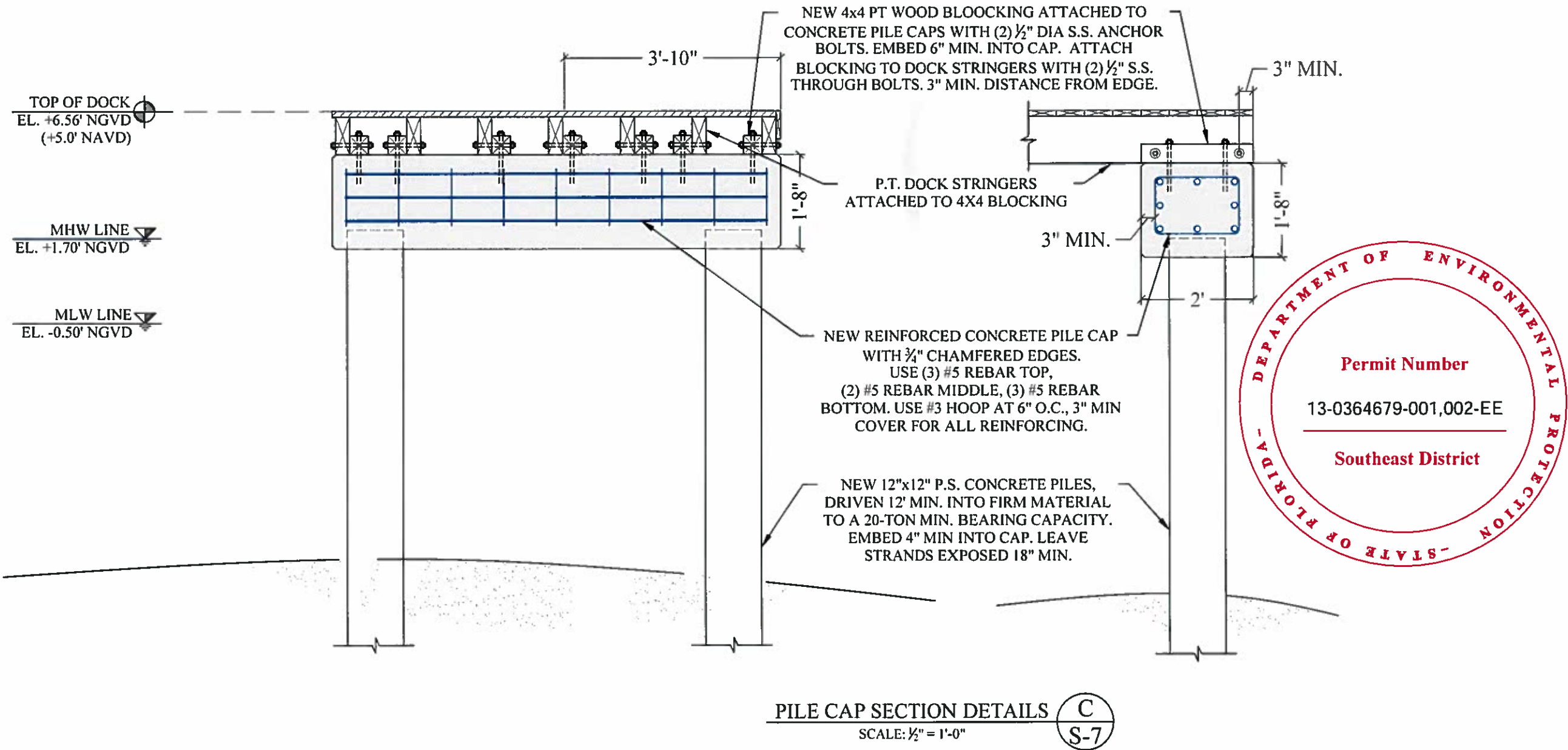
Issue #	Issue Date
①	February 22, 2017
②	July 10, 2017
③	October 17, 2017
④	November 9, 2017

PROJECT: 16-6095

CAP CONTROL JOINT,
SEAWALL PANEL, AND
CONC. PILE DETAILS
SCALE : AS SHOWN

SHEET NO.

S-7



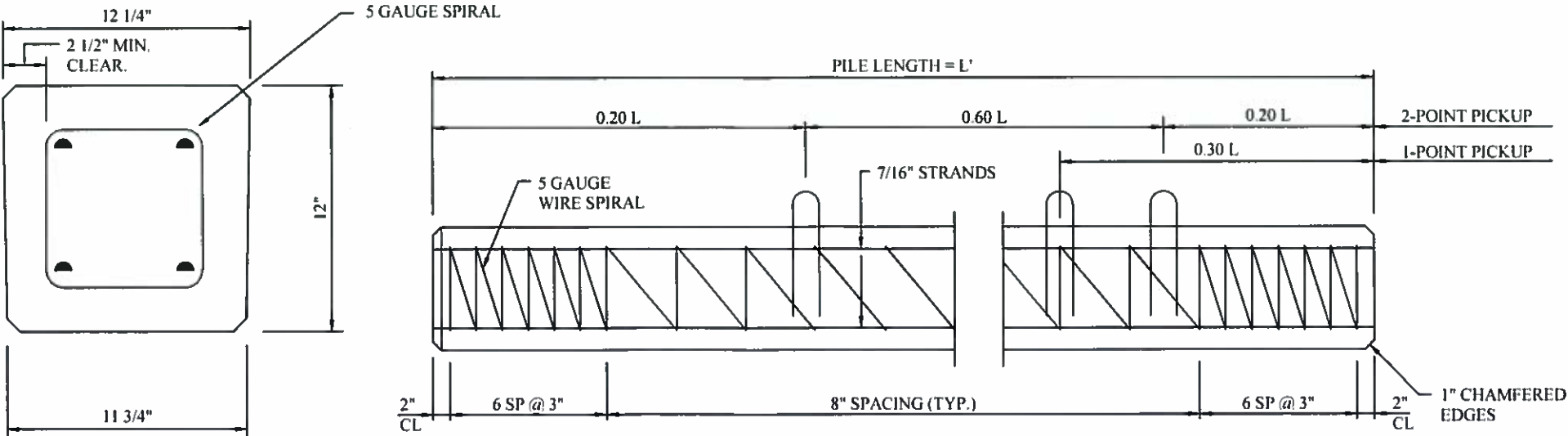
PILE NOTES:

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

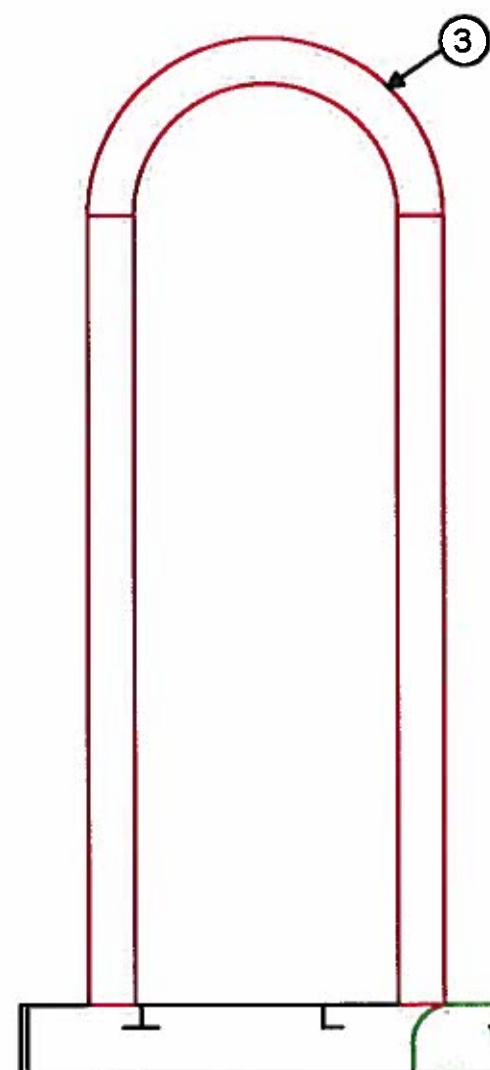
STRANDS - USE FOUR 7/16" (270K)
LOW RELAXATION ASTM 416-87 UNCOATED
7-WIRE STRANDS TENSIONED TO 2.33 KIPS EACH

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

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

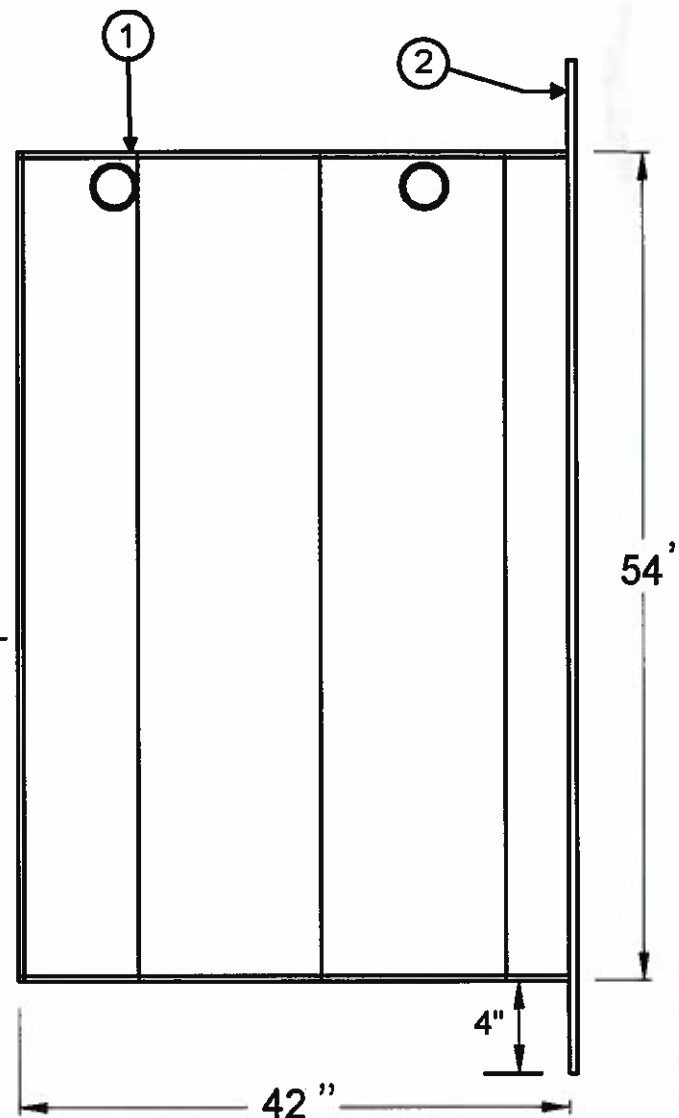


HANDRAIL OPTIONAL



SIDE VIEW

TOP VIEW



OPTIONAL MOUNT
PLATE

ATTACH TO WOOD DOCK
STRINGER AND 4x4 BLOCKING
WITH (6) S.S. 1/2" DIA. THROUGH
BOLTS, 6" MIN SPACING, 3"
MIN. EDGE DISTANCE

REVISIONS				
LTR	DESCRIPTION	DATE		
A	INITIAL DRAWING	9/30/18		

Permit Number

13-0364679-001,002-EE

Southeast District

ITEM NO.	QTY REQD	PART NUMBER	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
7	1	COMMON	3/8"X6"X44" ALUM PLATE OPTIONAL	6061-T6
6	1	COMMON	5/16 NUT AND WASHER	S.S.
5	1	COMMON	5/16-18 X 1" HEX BOLT	S.S.
4	1	COMMON	TEE HANDLE HINGE PIN	6061-T6
3	1	COMMON	2" X 42" X 12" HANDRAIL	6061-T6
2	1	G3014	MOUNT PLATE WELDMENT	6061-T6
1	1	G3012	PLATFORM WELDMENT	6061-T6

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

TOLERANCES

FRACTIONS	DECIMALS	ANGULAR
± 1/16	± .005	± .01
± 1/8	± .010	± .02
± 3/16	± .015	± .03
± 1/4	± .020	± .04

DO NOT SCALE DRAWING

GOLDEN
MANUFACTURING, INC.

17611 EAST STREET
N. FORT MYERS, FL. 33917
Ph. 239-337-4141
Sales@goldenboatlifts.com

**OUTBOARD PLATFORM
WITH HANDRAIL**

**G3010 OUTBOARD PLATFORM
VERSION D**

APPROVALS	DATE
DESIGN JK	4/30/13
CHECK BG	
APPROVAL	

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SCALE: NTS FILE NUMBER: GENERAL SHEET 1 OF 1

ADD OPTIONAY HANDRAIL ... Y _____ N _____

ADD OPTIONAY MOUNT PLATE ... Y _____ N _____

15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT
Coral Gables, Florida

CLIENT:
MRS. BHAVANA
JANAK SHAH
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

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

CONTRACTOR:

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SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, CA 26829

PERMIT DRAWINGS

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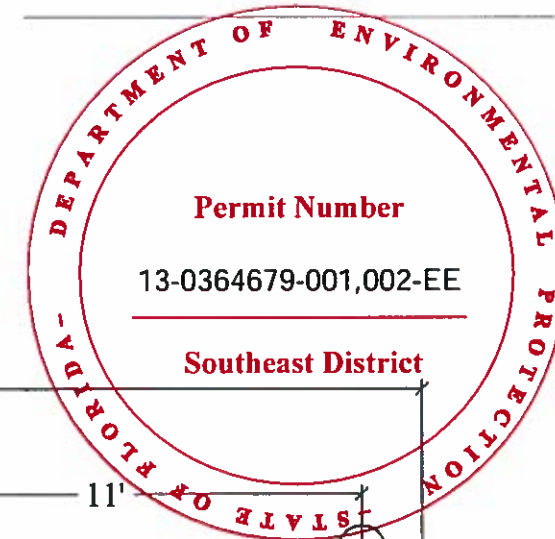
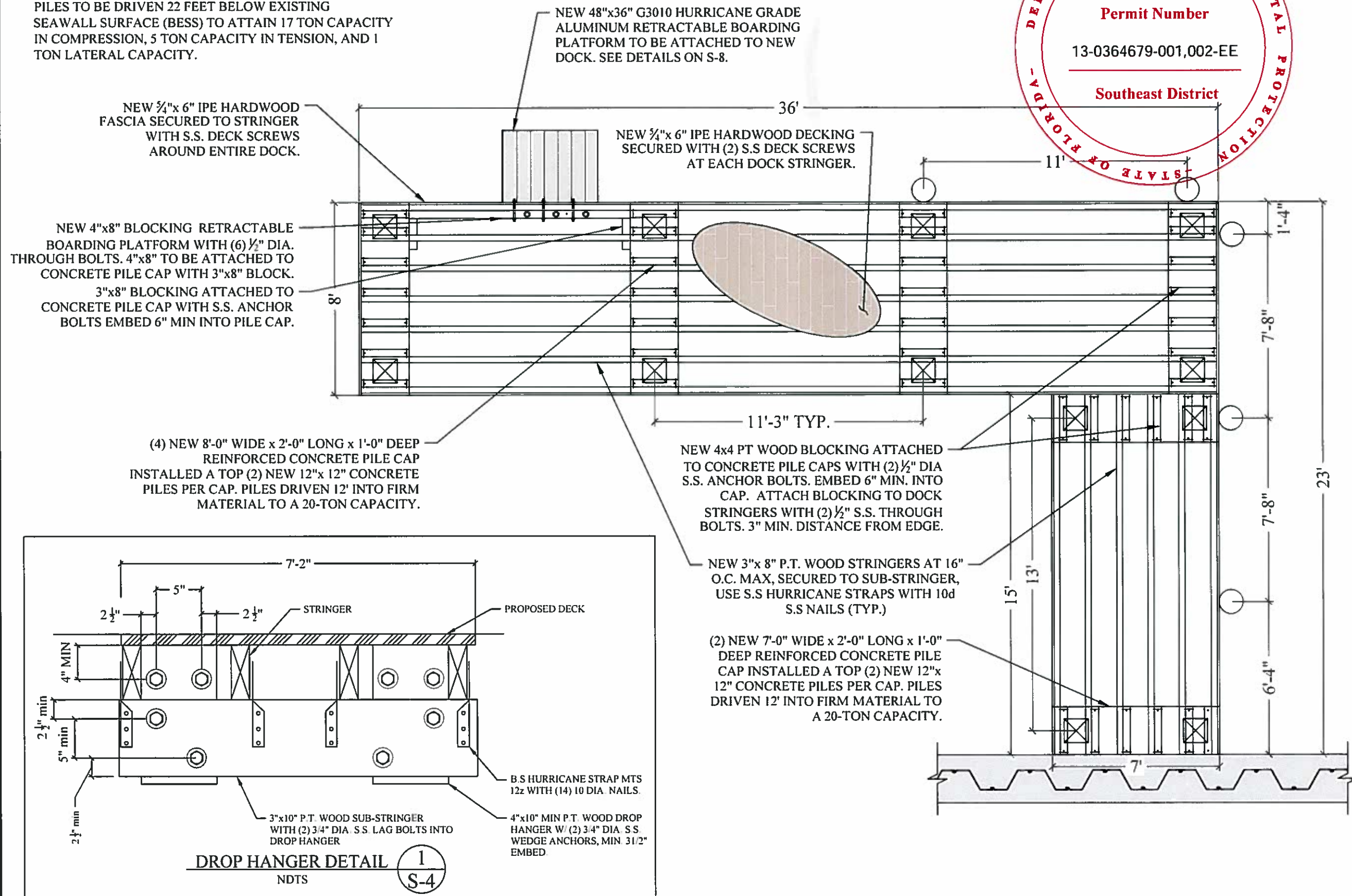
PROJECT: 16-6095

RETRACTABLE
BOARDING PLATFORM
DETAILS
SCALE : AS SHOWN
SHEET NO.

S-8

NOTE:

12" DIA. MARINE TREATED WOOD PILES TO BE DRIVEN PER DYNATECH ENGINEERING CORP.'S SUBSOIL INVESTIGATION REPORT DATED JUNE 15, 2017, WOOD PILES TO BE DRIVEN 22 FEET BELOW EXISTING SEAWALL SURFACE (BESS) TO ATTAIN 17 TON CAPACITY IN COMPRESSION, 5 TON CAPACITY IN TENSION, AND 1 TON LATERAL CAPACITY.



**15 TAHITI BEACH
ISLAND ROAD
DOCK PROJECT**
Coral Gables, Florida

CLIENT:
**MRS. BHAVANA
JANAK SHAH**
15 Tahiti Beach Island Road
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:
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PERMIT DRAWINGS

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PROJECT: 16-6095

**DOCK FRAMING PLAN
AND DROP HANGER
DETAIL**

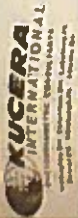
SCALE: AS SHOWN
SHEET NO.

S-4

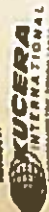
SEC 33 T 54 S R 41 E JAN 5 1992



SEC 33 T54S - R41E DEC 13, 1992



SEC 33 T54S - R41E MARCH 11, 1994



10000 W. 10th Avenue, Suite 100
Denver, CO 80202-1000
Tel: (303) 751-1000
Fax: (303) 751-1001



SEC 33 T 54 S - R 4 E JAN. 24, 1995



SEC 33 T54S R41E FEB 10, 1996



PREPARED BY PAN AMERICAN SURVEYS, INC.



SEC 33 T54S R41E JAN 17, 1997

METRO-DADE

Aerial Photography by Per American Surveyors, Inc.
Miami, FL (305) 235-7051



DRAWN V. GACCIA
CHECKED
DATE AUGUST 3, 1961
SCALE
JOB NO.

10-11-66

1086444

DIVISION		
BY	DATE	
SAL		
OF ARCH.		
OF ARCH.		
SPL		
ICAL		
IS		
REAL		
WORKS		
<p>10-11-66</p> <p>10-11-66</p>		

10-11-66 (As per execution)
 10-11-66 Subject to PERM?
 10-11-66 Body Colors
 10-11-66 10-11-66 10-11-66
 10-11-66 10-11-66 10-11-66

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JULY 10, 2006
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA

1. Call to Order
2. Roll Call
3. Review of purpose, procedure, swearing-in of interested parties
4. Changes to the Agenda
5. Approval of the June 5, 2006 Recap

6. 8579-Z

Lot: 89, Block: 2
Sunrise Harbour Revised Plat, PB/PG: 65/22
(6988 Sunrise Drive)

Bibiana Villazon, Trident Environmental Consultants, Inc. - Applicant
Stuart Meyers - Owner
Denis K. Solano, P.E. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock and mooring piles at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed concrete dock to extend thirty-three (33'-0") feet from the rear property line vs. the proposed dock not extend more than five (5'-0") feet from the rear property line as provided by Section 17-1(a) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed mooring piles to extend sixty-three (63'-0") from the bank vs. the proposed mooring piles not to extend more than twenty-five (25'-0") feet from the bank as provided by Section 17-1(b) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

7. 8582-Z

Lot(s): 2 and 3, Block: 145
Coral Gables Riviera 9, PB/PG: 28/29
(1032 Cotorro Avenue)

John H. Gregory, Welbaum Guernsey Hinston Greenleaf Gregory Black Rune & Thomas LLP - Applicant
Virginia, Alice, Mary, William and Sharon O'Dowd - Owner(s)
N/A - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the appeal to a buildable site determination, the Applicant requests the following appeal from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Pursuant to Section 24-5 of the "Zoning Code," grant an appeal of the decision of the Assistant Building and Zoning Director in regard to a building site determination located at 1032 Cotorro Avenue.

APPROVED _____ DENIED _____ DEFERRED _____

8. 8587-Z

Lot(s): west 25 feet of Lot 7 and all of Lot 8, Block: 4
Coconut Grove Manor, PB/PG: 17/19
(328 Manor Place)

Leif and Nancy Griffin - Applicant
Leif and Nancy Griffin - Owner(s)
Mauricio Salazar, P.E., Tabio Engineering Corporation - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed wall for the existing single-family residence at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed five foot, six inch (5'-6") high wall measured from the actual ground level vs. no wall shall be permitted over four (4'-0") feet high measured from the actual ground level as provided by Section 16-2(b) of the Coral Gables "Zoning Code."

All as shown on plans which will have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

9. 8589-Z

Lots: 9, 10, 11, 12, 13 and 14, Block: 39
Coral Gables Douglas Section, PB/PG: 25/69
(101 Zamora Avenue and 102, 106, 110 Mendoza Avenue)

Juan Carlos Menendez - Applicant
Century Phillip Park Villas - Owner
Corwill Architects - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed Mediterranean style mid-rise apartment building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Zamora Avenue) of eleven feet, six inches (11'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
2. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Mendoza Avenue) of twelve feet, five inches (12'-5") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a side street setback (Galiano Street) of seven feet, six inches (7'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a side setback of twenty-five (25'-0") feet as required by Section 3-4(h)3 of the "Zoning Code."
4. Grant a variance allowing 24 tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking spaces as required by Section 13-2(b) of the "Zoning Code."
5. Grant a variance allowing the proposed four story, Mediterranean style apartment building to have a base floor area ratio of 1.9 vs. the proposed four (4) story, Mediterranean style apartment building to have a base floor area of 1.0 as provided by Section 3-4(t) and Section 28-7 (a)(b) and (c) of the "Zoning Code."
6. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback less than fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED DENIED DEFERRED

10. 8590-Z

Lot(s) 1 and 2, Block 13
Coral Gables Douglas Section, PB/PG: 26/69
(40 Calabria Avenue)

Jon Paul Bacariza - Applicant
Indigo Developers LLC - Owner
Rodrigo Carrion - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed four story Mediterranean style apartment building to be located at the subject property the Applicant requests the following variances and rulings from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance allowing the proposed Mediterranean style apartment building to have a front setback of five (5'-0") feet vs. the proposed Mediterranean style apartment building having a front setback of twenty five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance allowing the proposed Mediterranean style apartment building to have a rear setback of ten (10'-0") feet vs. the proposed Mediterranean style apartment building having a rear setback of twenty (20'-0") feet as required by Section 3-4(h)4 of the "Zoning Code."
4. Grant a variance to allow the proposed cantilevered open balconies to project into the required setback below fifteen (15'-0") feet in height above finished grade vs. cantilevered open balconies with a height of not less than fifteen (15'-0") feet above finished grade being permitted to encroach up to six (6'-0") feet into the required setbacks as provided for in Section 3-4(h)5 of the "Zoning Code."
5. Grant a variance allowing the proposed Mediterranean style apartment building to have a Floor Area Ratio of 1.7 vs. the proposed Mediterranean style apartment building having a Floor area Ratio of 1.5 as provided for by Sections 3-4(t) and 28-7 of the "Zoning Code."
6. Grant a variance to allow the proposed Mediterranean style apartment building to have twenty (20) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the "Zoning Code."
7. Consider a waiver of Section 24-9 of the "Zoning Code," limiting the effective time period for a variance from six (6) months to one (1) year.

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

11. 8594-Z

A project east of the Ponce Circle bounded on the north by Sevilla Avenue
on the east by Galiano Street, on the south by Malaga Avenue
and on the west by Ponce de Leon Boulevard,
known as "Old Spanish Village" at Ponce Circle Coral Gables, Florida
(2801 Ponce de Leon Boulevard)

Coral Gables Crafts Section

All of Block: 20, PB/PG: 10/40
Block: 23 less a portion of Lots: 11 and 12, PB/PG: 10/40
All of Block: 24, PB/PG: 10/40
All of Block: 30, PB/PG: 10/40
Catamal Corner, Tract A, B and C, PB/PG: 102/69
Lot: 45, Block: 31, PB/PG: 10/40
Lots: 12 and 13, Block: 33, PB/PG: 10/40

Eddie Lamas, Jorge Hernandez and Omar Morales - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed mixed-use project referred to “Old Spanish Village” to be located at the subject property, the Applicants request the following ruling and variance(s) from the provisions of Ordinance No. 1525 as amended and known as the “Zoning Code.”

2. Grant a variance allowing the proposed mixed-use Planned Area Development to have a non residential component that is approximately 7.24% of the project floor area vs. the non residential portion of the mixed-use planned area development being 25% of the project floor area as required in Section 3-5(b)2 of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED DENIED DEFERRED

12. 8595-Z

(4585 Ponce de Leon Boulevard)

Burton Hersh, Hersh Vitalini Corazzini, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed high-rise, Mediterranean style, mixed-use project to be located at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the vertical volume of the arcade to be approximately thirteen feet, eight inches (13'-8") for the proposed MXD3 project vs. the vertical volume of the arcade to be eighteen (18'-0") feet for the proposed MXD3 as required by Section 3-5(d) of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED DENIED DEFERRED

13. 8596-Z

(301 Santander Avenue)

Villa & Associates, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed duplex at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables “Zoning Code,” for a subsequent variance application to the subject property.

- 2. Grant a variance to allow the proposed two story duplex vs. duplex building constructed on the described property shall be restricted to bungalow type duplexes one story height as required by Section 4-36(b)1 b of the "Zoning Code."
- 3. Grant a variance to allow the proposed off-street parking to be located at the front of the property vs. the proposed off-street parking for duplex shall be located in the rear yard are (not including the side street setback) or between the building and the side interior property line or a combination of the two mentioned area as provided by Section 13-3(a) of the "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

14. 8597-Z Lot: 19, Block: 19 and west 19.50 feet of north 185 feet of Track 1
 Cocoplum II, Plat D, PB/PG: 128/99
 (287 Rada Court)

Berm Marine Development - Applicant
Enrique and Milda Puig- Owner
Denis K. Solano - Engineer

APPLICANT'S PROPOSAL: In connection with the proposed boat lift at the subject property, the Applicant requests the following variance and a ruling from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

- 1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
- 2. Grant a variance allowing the proposed boat lift to extend thirty-one (31'-0") feet measured from the canal bank vs. the proposed boat lift extending a maximum of twenty-five (25'-0") feet from the canal bank as required by Section 5-16 of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Martha Salazar-Blanco
Secretary

NOTE: If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person requiring special accommodations for participation in the meeting because of a special disability should call Maria Alberro-Jimenez, Assistant City Manager no less than five working days prior to the meeting at (305) 460-5204.