

Letter of Intent for:
430 Costanera
Lift, Floating vessel platform

We are requesting approval for a variance at 430 Costanera for the construction of a dock, boat lift, and Floating Vessel Platform, that will exceed the 25' setback from the bank/property line (shown on the survey as being the mean water line of the bank) as per Article 5 Appendix A Section A-23 – Cocoplum Section Two (A. 2.) into the adjacent waterway/basin.

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

The property currently has an existing dock (that is to be replaced in the same footprint) that extends water ward of the bank 20'-3" (property line is the mean waterline of the bank). The proposed dock, is inside of the required setback, the lift extends 14' from the dock and its most waterward point is 33'-5" from the bank, The Floating Vessel Platform extends off the end of the dock and its most waterward extent from the bank is 30'-7" .

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

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

The installation of these accessories will in no way interfere with navigation, the waterway at this property is 380 feet from bank to bank. The installation of this structure mirrored on the opposing shoreline will allow for over 300 feet of clear passage.

Respectfully submitted,

Glen Larson

Applicants Proposal

We respectfully request that the board of adjustments approve the installation of a boat lift at 430 Constanara

The 2 codes we wish to obtain a variance for are: *Appendix A Section A-23 Cocoplum Section Two – A. Docks, Wharves, Mooring piles.*

(1) Whereas the code reads in 2.

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

The existing dock and proposed extension extend 33’-5” into the waterway from the existing Mean Waterline of the bank.

Respectfully Submitted,

Glen Larson

Dock and Marine Construction Inc.



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: Valdes Residence / Lasure Miami LLC

Street address of the subject property: 430 Costanera Rd

Property Legal Description: Lot(s): 20

Block(s): 16

Section(s): 2

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

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

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

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

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

Current land use classification(s): 0101 Residential-Single Family-1 Unit

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

Listing of all folio numbers for subject property:

03-4132-026-0290

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Dock and Marine Construction / Glen Larson
Telephone#: 305-751-9411 Fax#: 305-751-4825 Email: glarson @ dockandmarine.ne
Mailing Address: 752 NE 79th St Miami, FL 33138
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Leguere, William Wilber Valdes
Telephone#: 786-556-2436 Fax#: _____ Email: wu0910 @ smail.ion
Mailing Address: 1556 Palm Beach Lakes Blvd Boca Raton, FL 33407
(City) (State) (ZIP Code)

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

Project Architect(s) Name(s): Leaf Engineering
Telephone#: 786-390-7493 Fax#: _____ Email: leaf @ leafengineering.ne
Mailing Address: 756 NE 79th St Miami, FL 33138
(City) (State) (ZIP Code)

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

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

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

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

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

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

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

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

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

Board of Adjustment Application
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Applicant/agent/property owner/architect affirmation and consent

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

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

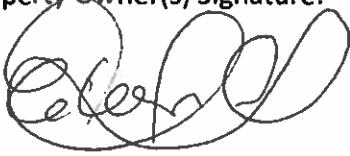
Board of Adjustment Application

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

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Glen Larson
Address: 752 NE 79th Miami, FL 33138	
Telephone: 305-751-9911	Fax:
Email: glarson@dockandmarina.net	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>20</u> day of <u>May</u> by <u>Glen Larson</u>	
(Signature of Notary Public - State of Florida) 	
<div style="display: flex; align-items: center; justify-content: center;"><div>Sharon Colman Schmidt NOTARY PUBLIC STATE OF FLORIDA Comm# GG233128 Expires 6/28/2022</div></div>	
(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:

Eileen Chin for:
Lasore Miami LLC

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 430 Costanera Rd Coral Gables
Florida 33143

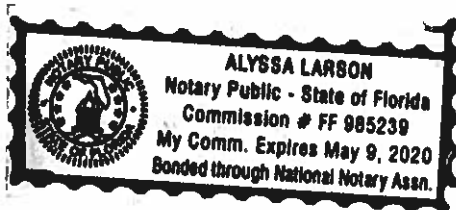
Telephone: 305 9273768

Fax:

Email: echaichin@hotmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 5 day of AUG 2019 by Eileen Chin
(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 DL

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:

[Signature]

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

LEANDRO FERNANDEZ

Address:

756 NE 79 ST, MIAMI, FL 33138

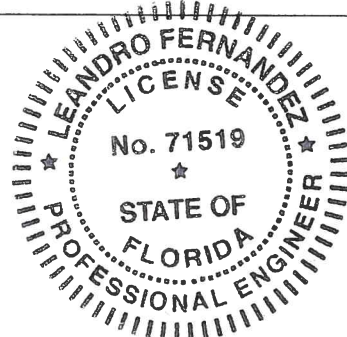
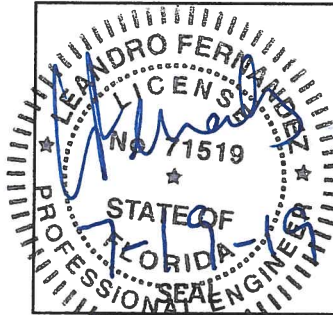
Telephone:

786.390.7493

Fax:

Email:

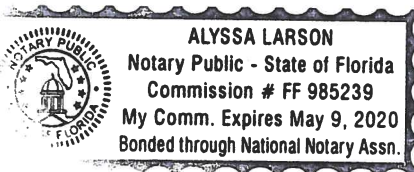
leafer7@gmail.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 19 day of July by Leandro Fernandez
(Signature of Notary Public - State of Florida)



[Signature]

(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.

Standards for variances

Section 3-806

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

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

- *Special conditions and circumstances exist which are peculiar to the land, and are not applicable to other lands in the zoning district. There are existing mangroves along the meandering shoreline of the property located at 430 Costanera, The mangroves extend past the shoreline 15'. Many of the mangroves planted in the cocoplum area are part of a mitigation agreement and the county, state and ACOE protect these mangroves. The presence of these mangroves prevents the dock from being located closer to the shoreline and Miami Dade County RER (formerly DERM) will not allow any trimming, or the relocation of the dock or installation of a lift of a similar size and use that many of his neighbors enjoy, therefore restricting his access to the water.*

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

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

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

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

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

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

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

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

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

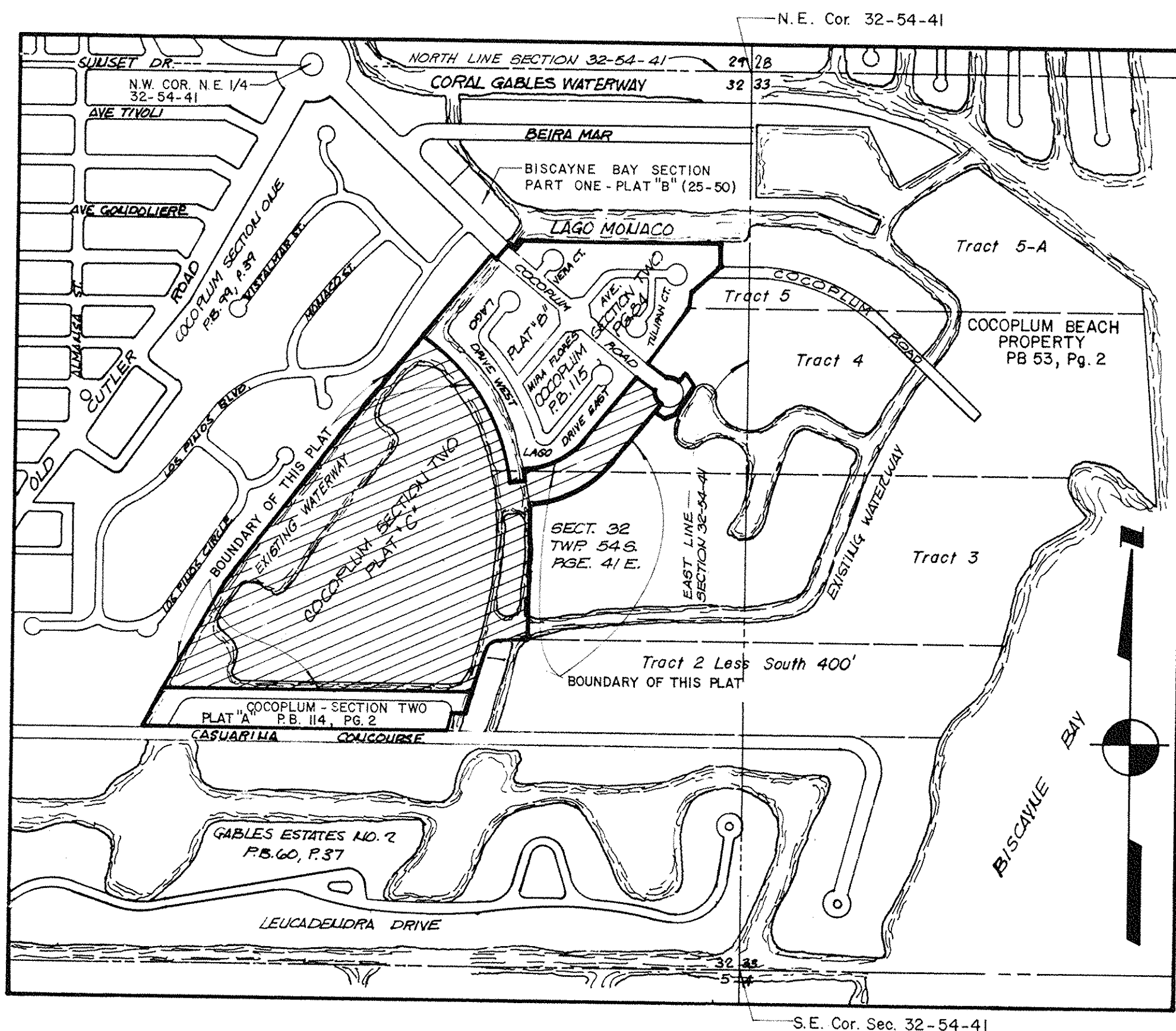
- *Granting the variance will not change the use to one, or anyone that is not permitted in the zoning district or different from other land in the same district*

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

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

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

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



COCOPLUM SECTION TWO PLAT "C"

A REPLAT OF A PORTION OF TRACT 2 LESS THE SOUTH 400 FEET, TOGETHER WITH PORTIONS OF TRACTS 3 AND 4, BEING A PORTION OF THE PLAT OF COCOPLUM BEACH PROPERTY, A PORTION OF THE SUBDIVISION IN SECTION 32, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 53 AT PAGE 2 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



Ten Broeck Associates, Inc.
Engineering Consultants & Surveyors
Miami, Florida 446-3170

SCALE: 1"=100'
0 50 100 200 300
GRAPHIC SCALE

OCTOBER 1, 1980

LOCATION MAP

SCALE: 1"=660'

LEGAL DESCRIPTION:

A replat of a portion of Tract 2 less the South 400 feet, together with portions of Tracts 3 and 4, being a portion of the Plat of Cocoplum Beach Property, a portion of the Subdivision in Section 32, Township 54 South, Range 41 East, City of Coral Gables, Dade County, Florida, as recorded in Plat Book 53 at Page 2 of the Public Records of Dade County, Florida, more particularly described as follows:

Commence at the northwest corner of the northeast quarter (NE $\frac{1}{4}$) of Section 32, Township 54 South, Range 41 East; thence run S 46°13'28" E along the centerline of Granada Boulevard (Cocoplum Road, by City of Coral Gables Resolution No. 21459 dated Nov. 23, 1976) for a distance of 1580.11 feet to a point, said point also being a point on the easterly boundary of the property as described in the plat of Cocoplum, Section One and recorded in Plat Book 99 at Page 39, of the Public Records of Dade County, Florida; thence S 43°46'32" W for a distance of 50.00 feet to a point on the southwesterly right-of-way line of Granada Boulevard (Cocoplum Road); thence N 46°13'28" W along said right-of-way line for a distance of 20.00 feet more or less to an intersection with the mean high water line of an existing waterway; thence southwesterly along the meander of the mean high water line and the boundary of Cocoplum, Section One (P.B. 99, Pg. 39) for the following seven (7) courses;

- (1) S 29°12'00" W for a distance of 130.33 feet more or less to a point;
- (2) S 28°13'49" W for a distance of 89.82 feet more or less to a point;
- (3) S 24°26'18" W for a distance of 118.05 feet more or less to a point;
- (4) S 27°03'49" W for a distance of 115.01 feet more or less to a point;
- (5) S 27°18'40" W for a distance of 115.00 feet more or less to a point;
- (6) S 25°24'22" W for a distance of 120.09 feet more or less to a point;
- (7) S 29°02'15" W for a distance of 105.24 feet more or less to a point;

for a POINT OF BEGINNING; said point also being the southwest corner of Cocoplum, Section Two, Plat "B" as recorded in Plat Book 115 at Page 64 of the Public Records of Dade County, Florida; thence continue along said mean high water line for the following courses;

- S 29°02'15" W for a distance of 4.79 feet more or less to a point;
- S 26°05'26" W for a distance of 121.16 feet more or less to a point;
- S 31°22'04" W for a distance of 111.98 feet more or less to a point;
- S 31°56'40" W for a distance of 114.59 feet more or less to a point;
- S 33°34'06" W for a distance of 50.08 feet more or less to a point;
- S 30°39'24" W for a distance of 112.22 feet more or less to a point;
- S 35°00'23" W for a distance of 130.56 feet more or less to a point;
- S 30°50'23" W for a distance of 130.05 feet more or less to a point;
- S 36°52'57" W for a distance of 109.91 feet more or less to a point;
- S 32°07'07" W for a distance of 119.96 feet more or less to a point;
- S 35°22'10" W for a distance of 122.23 feet more or less to a point;
- S 38°52'46" W for a distance of 137.74 feet more or less to a point;
- S 39°03'01" W for a distance of 127.60 feet more or less to a point;
- S 33°43'02" W for a distance of 101.93 feet more or less to a point;
- S 33°43'56" W for a distance of 110.38 feet more or less to a point;
- S 24°39'41" W for a distance of 115.36 feet more or less to a point;
- S 32°37'04" W for a distance of 119.92 feet more or less to a point;
- S 31°24'49" W for a distance of 129.88 feet more or less to a point;
- S 28°30'36" W for a distance of 123.59 feet more or less to a point;
- S 28°22'22" W for a distance of 150.50 feet more or less to a point;
- S 28°01'02" W for a distance of 1.39 feet more or less to a point,

said point also being the northwest corner of Cocoplum, Section Two Plat "A" as recorded in Plat Book 114 at Page 2 of the Public Records of Dade County, Florida; thence run East along the theoretical centerline of an existing canal (Arroyo Tranquillo) for a distance of 1922.41 feet more or less to a point; thence run N 08°24'12" E for a distance of 175.76 feet to a point; thence run N 00°57'17" E for a distance of 127.25 feet to a point; thence run N 02°38'12" W for a distance of 83.21 feet to a point of curvature; thence run northeasterly along the arc of a curve concave to the southeast, having as its elements a central angle of 78°26'34", a radius of 75.00 feet, for a distance of 102.68 feet to a point of tangency; thence run N 75°48'22" E for a distance of 169.11 feet to a point; thence run N 11°22'33" W for a distance of 169.98 feet more or less to a point; thence run N 04°57'44" W for a distance of 75.96 feet more or less to a point; thence run N 13°38'08" W for a distance of 144.69 feet more or less to a point; thence run N 12°18'57" W for a distance of 189.15 feet more or less to a point; thence continue northeasterly along the arc of a curve concave to the northwest, having as its elements a central angle of 49°07'44" and a radius of 810.00 feet for a distance of 694.54 feet; thence run N 28°49'04" E for a distance of 316.44 feet to a point, said point also being a point on the boundary of Cocoplum, Section Two Plat "B"; thence continue N 28°49'04" E along said boundary for 24.01 feet to a point of curvature; thence northeasterly along the arc of a curve concave to the southeast having as its elements a central angle of 52°48'24", a radius of 76.99 feet, for a distance of 70.96 feet to a point of tangency with the following described curve; thence northwesterly along the arc of a curve concave to the northeast, having as its elements a central angle of 88°18'08", a radius of 100.00 feet, for a distance of 154.12 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the southwest, having for its elements a central angle of 44°09'04", a radius of 76.99 feet for a distance of 59.33 feet to a point of tangency; thence run N 54°13'28" W for a distance of 59.00 feet to a point; thence run S 28°49'04" W for a distance of 367.45 feet to a point; thence run S 29°07'08" W for a distance of 112.97 feet to a point; thence run S 35°57'56" W for a distance of 94.78 feet to a point; thence run S 45°07'58" W for a distance of 94.78 feet to a point; thence run S 54°18'00" W for a distance of 94.78 feet to a point; thence run S 63°28'02" W for a distance of 94.78 feet to a point; thence run S 73°08'23" W for a distance of 105.28 feet more or less to a point on the mean high water line of an existing canal (Lago Maggiore); thence run along said mean high water line S 12°03'12" E for a distance of 132.00 feet more or less to a point; thence run S 77°56'48" W for a distance of 142.66 feet more or less to a point on the theoretical centerline of an existing waterway (Lago Maggiore); thence continue along said centerline N 12°03'12" W for a distance of 128.21 feet to a point of curvature; thence run northwesterly along the arc of a curve concave to the southwest having as its elements a central angle of 42°25'51", and a radius of 983.63 feet for a distance of 728.43 feet to a point of tangency; thence run N 54°29'03" W for a distance of 259.28 feet more or less to the POINT OF BEGINNING, containing 62.682 acres ±.

APPROVALS:

This plat was approved and the foregoing dedications were accepted and approved by Ordinance No. 2366, passed and adopted by the City Commission of the City of Coral Gables, Florida, this 27th day of JANUARY, 1981.

By: *William W. Fagan*
Director of Public Works

Signed: *James S. Dunn*
Mayor

Attest: *James S. Dunn*
City Clerk

This is to certify that this plat appears to conform to all the requirements of Chapter 28 of the Metropolitan Dade County Code. Certified this 26 day of March, 1981.

By: *William W. Fagan*
Director of Dade County Public Works Department

Filed for record this 23rd day of February, 1981 at 11:39 A.M. in Book 112 of Plats at Page 65 of the Public Records of Dade County, Florida. This plat complies with the requirements of the laws of the State of Florida, City of Coral Gables, and Metropolitan Dade County, Florida.

B. WILLIAM TEN BROECK, P.E., P.L.S.
PROFESSIONAL ENGINEER
REGISTRATION NO. 10546

PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 3479
STATE OF FLORIDA
RICHARD P. BRINKER

The Clerk of the Circuit Court

By: *James S. Dunn*
Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

That Arvida Corporation, a Delaware corporation, licensed to do business in the State of Florida, and Cocoplum Conservation, Inc., a Florida corporation, has caused to be made the attached plat, entitled COCOPLUM, SECTION TWO - PLAT "C", the same being a subdivision of the attached described property.

PURPOSE:

The express purpose of this plat is that the property is being platted into building sites.

IN WITNESS WHEREOF:

Arvida Corporation, a Delaware corporation, licensed to do business in the State of Florida, has caused these presents to be signed in its corporate name by its Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary this 29th day of OCTOBER, 1980.

Arvida Corporation

Attest: *William Busker*
Assistant Secretary
William Busker

By: *Edward F. Kosnik*
Vice President
Edward F. Kosnik

ACKNOWLEDGMENT:

State of Florida
County of Dade

S.S.

I hereby certify that before me this day personally appeared Edward F. Kosnik, Vice President and William Busker, Assistant Secretary, of Arvida Corporation, a Delaware corporation, licensed to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation, for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with authority of the Board of Directors, and that the same is the free act and deed of said corporation. Witness my hand and official seal this 29th day of OCTOBER, 1980.

My commission expires Aug. 9, 1983

Salvador L. Brown
Notary Public - State of Florida
at large

Cocoplum Conservation, Inc., a Florida corporation, has caused these presents to be signed in its corporate name by its Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary this 29th day of OCTOBER, 1980.

Cocoplum Conservation, Inc.

Attest: *William Busker*
Assistant Secretary
William Busker

By: *Edward F. Kosnik*
Vice President
Edward F. Kosnik

ACKNOWLEDGMENT:

State of Florida
County of Dade

S.S.

I hereby certify that before me this day personally appeared Edward F. Kosnik, Vice President and William Busker, Assistant Secretary, of Cocoplum Conservation, Inc., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation, for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with authority of the Board of Directors, and that the same is the free act and deed of said corporation. Witness my hand and official seal this 29th day of OCTOBER, 1980.

My commission expires Aug. 9, 1983

Salvador L. Brown
Notary Public - State of Florida
at large

CORAL GABLES AND DADE COUNTY PLAT RESTRICTIONS:

The Boulevard, Courts, and Road, as shown on the attached plat, together with all existing and future plantings, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicatory, its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

The waterways, as shown on the attached plat, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicatory, its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

Tract "D", as shown on the attached plat, together with all existing and future plantings, trees and shrubbery thereon, is hereby dedicated to the perpetual use of the public as a preserve area, reserving to the dedicatory, its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

All new electric and communication lines other than transmission lines within this subdivision shall be installed underground.

No septic tanks shall be permitted within this subdivision.

No individual wells shall be permitted within this subdivision except for irrigation, swimming pools, or air conditioners.

No lots shown on the attached plat shall be divided or resubdivided unless all portions of said lots are used to increase the size of adjacent lots as platted or to create a lot or lots as large in frontage, depth and area as the platted lot without leaving a lot or parcel smaller in any dimension than such average lots.

Official zoning regulations, now in effect or as the same may from time to time be lawfully changed or amended, applicable to the area within which this subdivision is located, shall be observed.

The interior floor of the lowest living area in any improvement shall be not less than 12.0 feet in elevation above sea level based on the National Geodetic Vertical Datum.

The 12 foot drainage easements, as shown by dashed lines on the attached plat, centered on the side lot lines of certain lots, are hereby reserved for the installation and maintenance of drainage facilities. No use shall be made of these easements without previous approval and permits from Metropolitan Dade County. The utility easements, as shown by dashed lines on the attached plat at the front of certain lots, centered on the side and rear lot lines of certain lots, are hereby reserved for the installation and maintenance of public utilities.

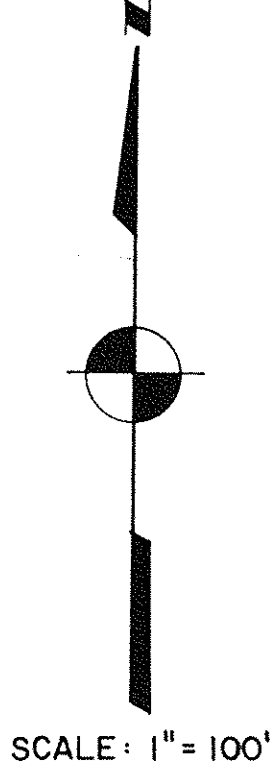
The property owner of each lot shall be responsible for the maintenance and stabilization of the canal bank abutting such owner's canal frontage as well as any canal maintenance related thereto; and in addition, the property owner shall preserve the mangrove fringe abutting such owner's canal frontage with the exception of reasonable access to the water, not to exceed twelve feet (12') in width of mangroves cleared per lot for dock and mooring pilings. Any bulkhead construction not presently allowed by permit shall be above (landward of) the mangrove fringe.

The maintenance of the aerator system used to establish the proper dissolved oxygen content in accordance with the requirements of the regulatory agencies in the canals within the boundaries of this plat, shall be the responsibility of the owner and developer until the completion and acceptance of the project by the City of Coral Gables and, thereafter, the Homeowner's Association shall be responsible for maintaining said aerator system, or in the absence of such Homeowner's Association, the owners of all benefited property shall be responsible for said maintenance.

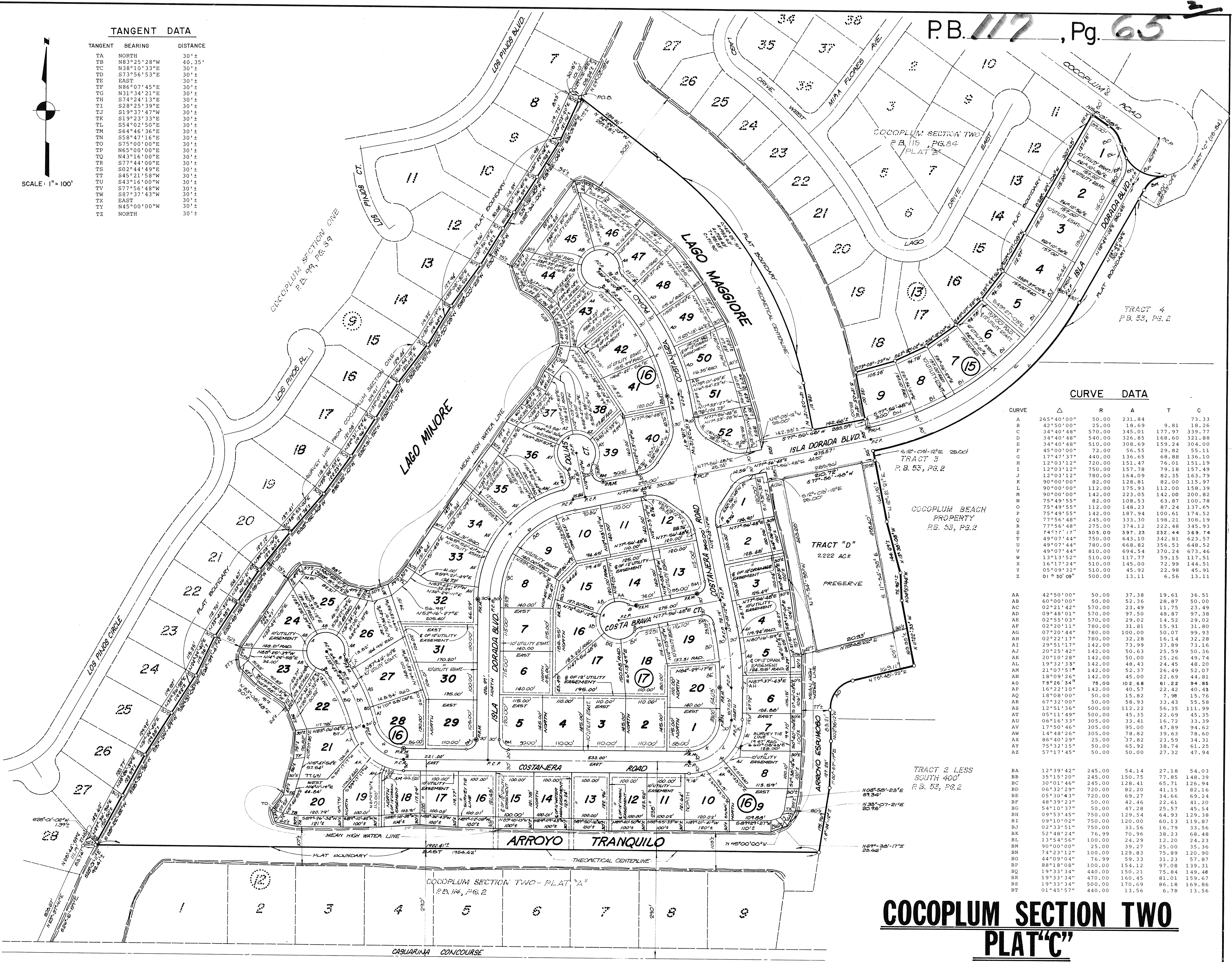
The twelve foot (12') easement as shown by dashed lines on the attached plat, centered on the side lot line between Lots 13 and 14, Block 16, is hereby reserved for the installation and maintenance of a water main by Metro Dade Water and Sewer Utility.

TANGENT DATA

TANGENT	BEARING	DISTANCE
TA	NORTH	30'±
TB	N83°25'28"W	40.35'
TC	N38°10'33"E	30'±
TD	S73°56'53"E	30'±
TE	EAST	30'±
TF	N86°07'45"E	30'±
TG	N31°34'21"E	30'±
TH	S74°24'13"E	30'±
TI	S28°25'39"E	30'±
TJ	S19°37'47"W	30'±
TK	S19°23'33"E	30'±
TL	S54°02'50"E	30'±
TM	S64°46'36"E	30'±
TN	S58°47'16"E	30'±
TO	S75°00'00"E	30'±
TP	N65°00'00"E	30'±
TQ	N43°16'00"E	30'±
TR	S77°44'00"E	30'±
TS	S02°44'49"E	30'±
TT	S45°21'58"W	30'±
TU	S43°16'00"W	30'±
TV	S77°56'48"W	30'±
TW	S87°37'43"W	30'±
TX	EAST	30'±
TY	N45°00'00"W	30'±
TZ	NORTH	30'±



SCALE: 1" = 100'



CURVE DATA

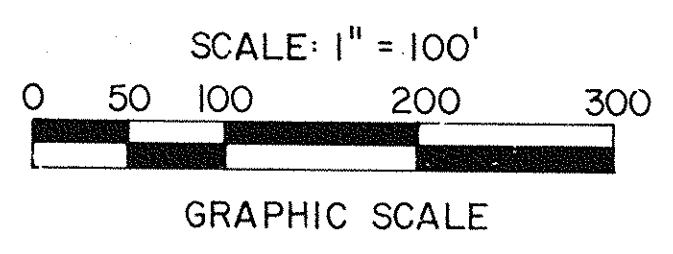
CURVE	Δ	R	A	T	C
A	265°40'00"	50.00	231.84		73.33
B	42°50'00"	25.00	18.69	9.81	18.26
C	34°40'48"	570.00	345.01	177.97	339.77
D	34°40'48"	570.00	345.01	177.97	339.77
E	34°40'48"	570.00	345.01	177.97	339.77
F	45°00'00"	72.00	56.55	29.82	55.11
G	17°47'37"	440.00	136.65	68.88	136.10
H	12°03'12"	720.00	151.47	76.01	151.19
I	12°03'12"	750.00	157.78	79.18	157.49
J	12°03'12"	780.00	164.09	82.35	163.79
K	90°00'00"	82.00	128.81	82.00	115.97
L	90°00'00"	112.00	175.93	112.00	158.39
M	90°00'00"	142.00	223.05	142.00	200.82
N	75°49'55"	82.00	108.53	63.87	100.78
O	75°49'55"	112.00	148.23	87.24	137.65
P	75°49'55"	142.00	187.94	100.61	174.52
Q	77°56'48"	245.00	311.30	15.91	308.19
R	77°56'48"	275.00	374.12	222.48	345.93
S	74°57'17"	305.00	397.23	232.44	369.74
T	49°07'44"	750.00	643.10	342.81	623.57
U	49°07'44"	790.00	668.82	356.53	648.52
V	49°07'44"	810.00	694.54	370.24	673.46
W	13°13'52"	510.00	117.77	59.15	117.51
X	16°17'24"	510.00	145.00	72.99	144.51
Y	05°09'32"	510.00	45.92	22.98	45.91
Z	01°30'08"	500.00	13.11	6.56	13.11
AA	42°50'00"	50.00	37.38	19.61	36.51
AB	60°00'00"	50.00	52.36	29.87	50.00
AC	02°21'42"	570.00	23.49	11.75	23.49
AD	09°48'01"	570.00	97.50	48.87	97.38
AE	02°55'03"	570.00	29.02	14.52	29.02
AF	02°55'03"	780.00	31.81	15.91	31.80
AG	07°20'44"	780.00	100.00	50.07	99.93
AH	02°22'17"	780.00	32.28	16.14	32.28
AI	29°51'17"	142.00	73.99	37.89	73.16
AJ	29°51'42"	142.00	50.63	25.59	50.36
AK	20°10'28"	142.00	50.00	25.26	49.74
AL	19°32'33"	142.00	48.43	24.45	48.20
AM	21°07'51"	142.00	52.37	26.49	52.07
AN	18°09'26"	142.00	45.00	22.69	44.81
AO	78°58'34"	75.00	102.48	61.22	94.85
AP	16°22'10"	142.00	40.57	22.42	40.43
AQ	18°08'00"	50.00	15.82	7.98	15.76
AR	67°32'00"	50.00	58.93	33.43	55.58
AS	12°51'36"	50.00	112.22	56.35	111.39
AT	05°11'49"	500.00	45.35	22.69	45.35
AU	06°16'33"	305.00	33.41	16.72	33.39
AV	17°50'46"	305.00	95.00	47.89	94.62
AW	14°48'26"	305.00	78.82	39.63	78.60
AX	86°40'29"	25.00	37.83	23.59	35.33
AY	75°32'15"	50.00	65.92	38.74	61.25
AZ	57°17'45"	50.00	50.00	27.32	47.94
BA	12°39'42"	245.00	54.14	27.18	54.03
BB	35°15'20"	245.00	150.75	77.85	148.39
BC	30°01'46"	245.00	128.41	65.71	126.94
BD	06°32'29"	720.00	82.20	41.15	82.16
BE	05°30'43"	720.00	69.27	34.66	69.24
BF	48°39'23"	50.00	42.46	22.61	41.20
BG	54°10'37"	50.00	47.28	25.57	45.54
BH	09°53'45"	750.00	129.54	64.93	129.38
BI	09°10'02"	750.00	120.00	60.13	119.87
BJ	02°33'51"	750.00	33.56	16.79	33.56
BK	52°48'24"	76.99	70.96	38.23	68.48
BL	13°54'56"	100.00	24.29	12.20	24.23
BM	90°00'00"	25.00	39.27	25.00	35.36
BN	74°23'12"	100.00	129.83	75.89	120.90
BO	44°09'04"	76.99	59.33	31.23	57.87
BP	88°18'08"	100.00	154.12	97.08	139.31
BQ	19°33'34"	440.00	150.21	75.84	149.48
BR	19°33'34"	470.00	160.45	81.01	159.67
BS	19°33'34"	500.00	170.69	86.18	169.86
BT	01°45'57"	440.00	13.56	6.78	13.56

COCOPLUM SECTION TWO
PLAT "C"

A REPLAT OF A PORTION OF TRACT 2 LESS THE SOUTH 400 FEET, TOGETHER WITH PORTIONS OF TRACTS 3 AND 4, BEING A PORTION OF THE PLAT OF COCOPLUM BEACH PROPERTY, A PORTION OF THE SUBDIVISION IN SECTION 32, TOWNSHIP 54 SOUTH, RANGE 41 EAST CITY OF CORAL GABLES, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 53 AT PAGE 2 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Ten Broeck Associates, Inc.
Engineering Consultants & Surveyors
Miami, Florida 446-3170


OCTOBER 1, 1980



Filed for record this 23rd APRIL 1981 at 10:39 AM in Book 117 of Plats at Page 65, 2012 of the Public Records of Dade County, Florida. This plat complies with the Laws of the State of Florida and Metropolitan Dade County, Florida.

RICHARD P. BRUNER, Clerk of the Circuit Court
By [Signature] Deputy Clerk

MAP OF SURVEY

 **360° SURVEYING AND MAPPING, LLC**
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

PROPERTY ADDRESS:
430 COSTANERA ROAD CORAL GABLES, FL. 33143

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120639 PANEL NO. 0459 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE +11.0'

LEGAL DESCRIPTION:
LOT 20, BLOCK 16, OF COCOPULUM SECTION TWO PLAT C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, AT PAGE 65, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MANMADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FUND FILE NUMBER 42019442, EFFECTIVE DATE APRIL 9, 2017 @ 11:00 PM AND SUBJECT TO THE FOLLOWING B-II EXCEPTIONS:

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND DEDICATIONS AS CONTAINED ON THE PLAT OF COCOPULUM SECTION TWO PLAT C, AS RECORDED IN PLAT BOOK 117, PAGE 65, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (APPLIES, NOT PLOTTABLE)
- DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 10832, PAGE 202, AS AMENDED IN O.R. BOOK 11124, PAGE 1960, O.R. BOOK 11313, PAGE 730, AND NOTICE TO PRESERVE AND REAFFIRM COCOPULUM HOMEOWNERS ASSOCIATION DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN O.R. BOOK 27328, PAGE 441, CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF COCOPULUM HOMEOWNERS ASSOCIATION, INC. RECORDED IN O.R. BOOK 27830, PAGE 2806, CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS OF COCOPULUM HOMEOWNERS ASSOCIATION, INC. RECORDED IN O.R. BOOK 28918, PAGE 130, CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF COCOPULUM HOMEOWNERS ASSOCIATION, INC. RECORDED IN O.R. BOOK 29112, PAGE 881, AND IN O.R. BOOK 30024, PAGE 2987, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CREATING EASEMENTS AND ASSESSMENTS. (APPLIES, NOT PLOTTABLE)
- DECLARATION OF RESTRICTIVE COVENANT RECORDED IN O.R. BOOK 11403, PAGE 2335, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPLIES, NOT PLOTTABLE)
- COVENANTS AND CONDITIONS IN REGARDS TO THE CANALS AS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 9683, PAGE 229, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPLIES, NOT PLOTTABLE)
- COVENANTS AND CONDITIONS IN REGARDS TO THE CANALS AS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 9683, PAGE 249, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPLIES, NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND DEDICATIONS AS CONTAINED IN SPECIAL WARRANTY DEEDS RECORDED IN O.R. BOOK 10282, PAGE 1824 AS CORRECTED BY SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 10332, PAGE 1897, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPLIES, NOT PLOTTABLE)

CERTIFY TO:
LASURE MIAMI, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TAPLIN & ASSOCIATES
JAY A. TAPLIN, P.A.
MR. LASCELLES A. CHIN AND MRS. EILEEN CHIN.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, F.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA



REVISIONS:
04-06-17 ADDED GRAPHIC DEPICTIONS AND EXPLANATIONS, NOTES, CERTIFICATION AND SIGNED AND SEALED
05-16-17 REVISED SCHEDULE II EXCEPTIONS




ORIGINAL
FIELD DATE 03-15-2017
JOB NO. 1703-0027A

MAP OF SURVEY

 **360° SURVEYING AND MAPPING, LLC**
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002



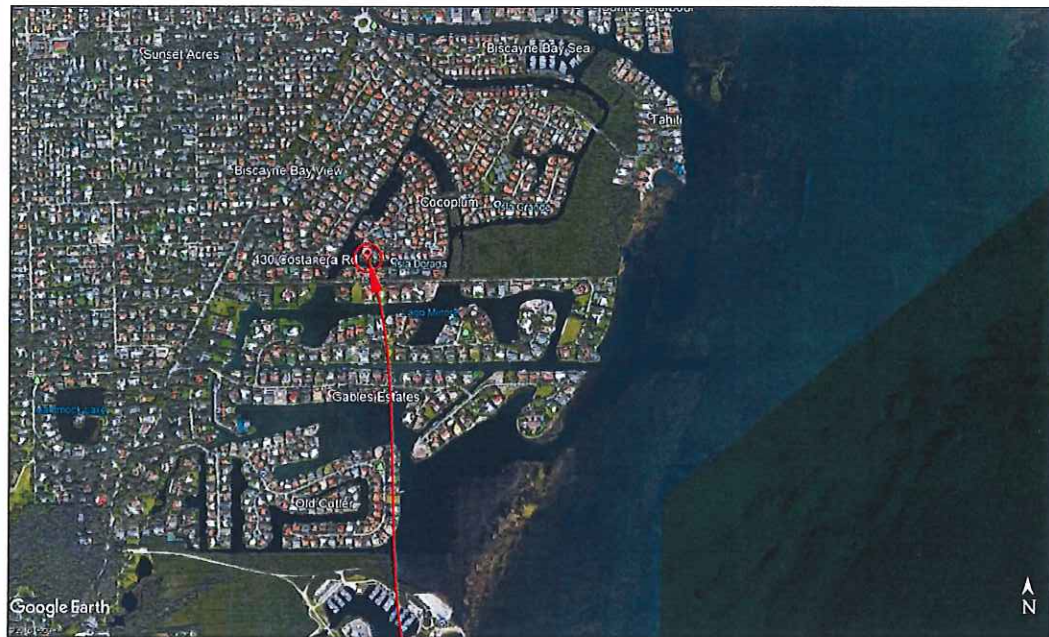
SCALE: 1" = 30'

- LEGEND**
-  A/C UNIT
 -  ELEVATION
 -  MANGROVE TREE
 -  METER (WATER)
 -  PROPERTY LINE

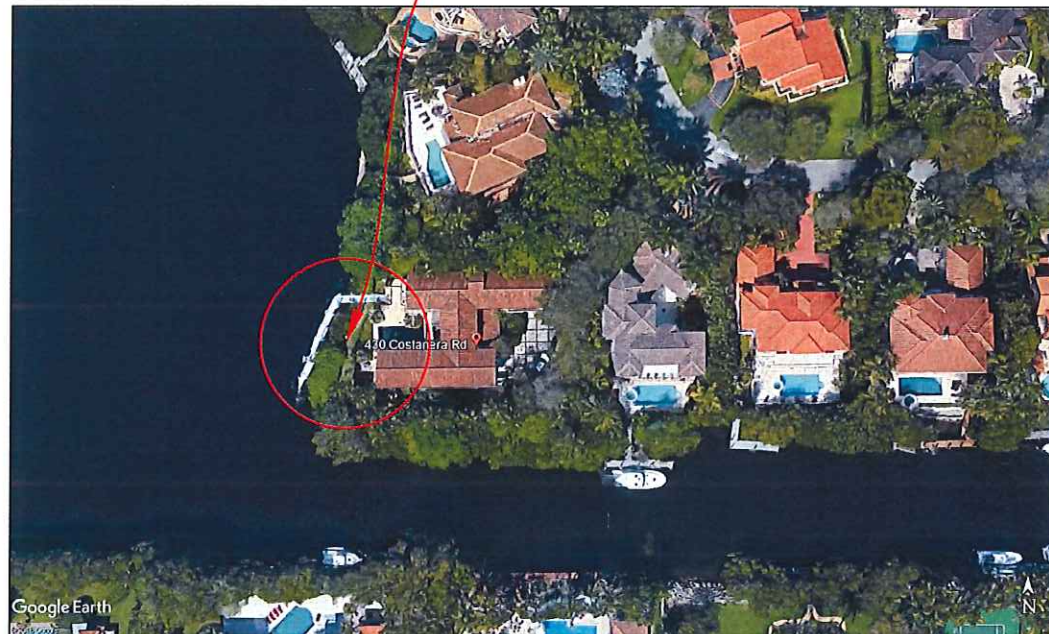
- ABBREVIATIONS**
- A/C = AIR CONDITIONER UNIT
 - C = CANOPY
 - D = CENTRAL ANGLE
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CONC. = CONCRETE
 - Ø = DIAMETER
 - F.F. EL. = FINISHED FLOOR ELEVATION
 - H = HEIGHT
 - I.D. = IDENTIFICATION
 - L = LENGTH (WHEN USED IN CURVE DATA)
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - R = RADIUS



ORIGINAL
FIELD DATE 03-15-2017
JOB NO. 1703-0027A



JOB SITE



GENERAL NOTES

GENERAL

ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

APPLICABLE BUILDING CODE :

FLORIDA BUILDING CODE 2017 EDITION, CURRENT ADDENDUMS, AND A.S.C.E. 7-10.

DESIGN LOADS

1. DOCK LL 60 PSF

WOOD PILING

1. WOOD DOCK PILES SHALL BE 12" DIAMETER SOUTH AMERICAN GREENHEART HARDWOOD, DRIVEN WITH 15 TONS MIN. BEARING CAPACITY AS PER GEO-TECHNICAL REPORT ATTACHED CREATED BY "B3 MATERIAL TESTING ENGINEERING" ON FEBRUARY 6, 2018.

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

HARDWARE:

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

BOLTS:

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

FASTENING NOTES:

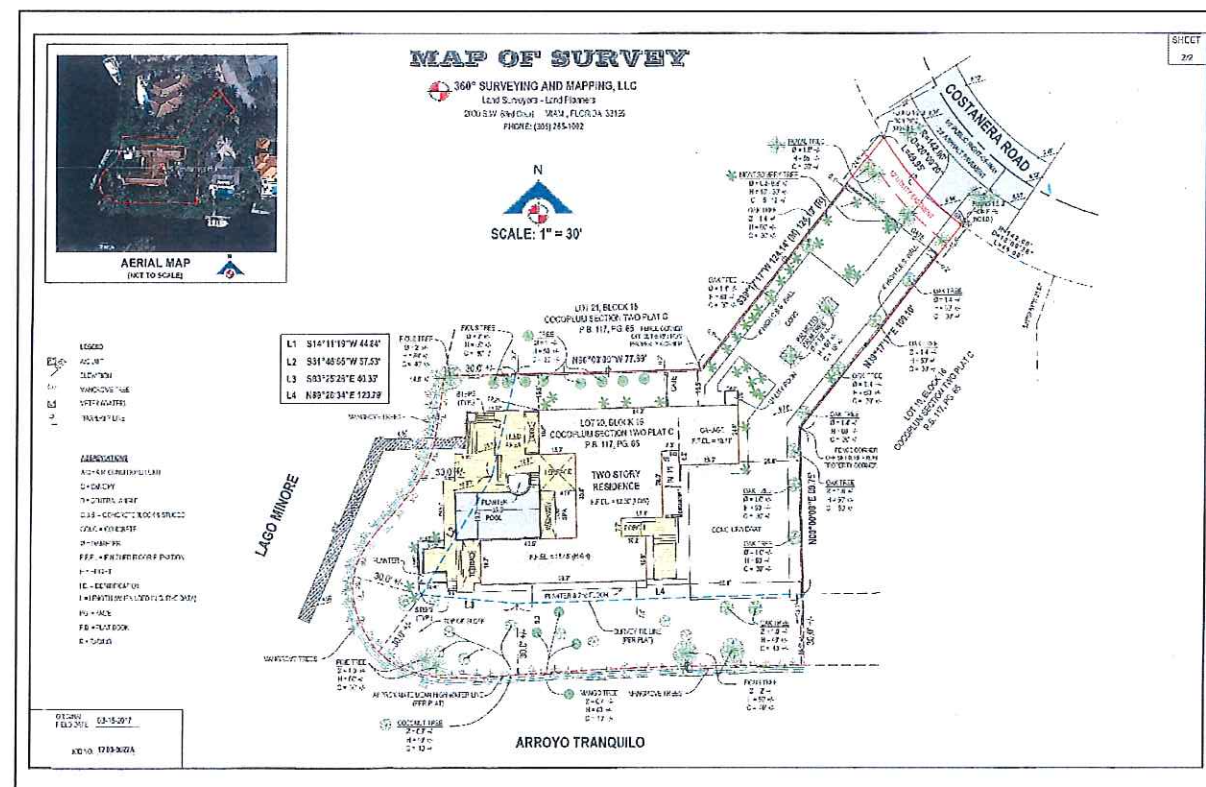
- NEW 3 X 12 STRINGERS TO PILES - TWO NEW 3/4" DIA. THRU-BOLTS
- NEW 3X8 JOISTS TO STRINGERS: SIMPSON LITS 12 S.S. STRAPS (NOA 10456.29) W(4) 10d NAILS TOP & BOTTOM AS PER DETAILS ON PAGE 5
- 2 X 8 SUB FASCIA TO JOISTS - TWO 10d NAILS INTO JOIST ENDS OR (1) #10X3" S.S. DECKING SCREW EACH DECKING BOARD, 1PE FASCIA TO SUB FASCIA WITH 2 #10 SCREWS @ 24" ON CENTER.
- 5/4 x 6 IPE DECKING TO JOISTS WITH: TWO #10 STAINLESS STEEL DECK SCREWS EACH JOIST INTERSECTION.

LUMBER:

ALL NEW LUMBER SHALL BE SOUTHERN PINE #1 DENSE, KILN DRIED, AND MARINE PRESSURE TREATED WITH A.C.Q. TO .40

PILE DRIVING NOTES

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



LEAF ENGINEERING
C.A. 29777
(786)390-7493
leaf@leafengineering.net
756 NE 79TH STREET
MIAMI, FL 33138



DOCK AND MARINE
CONSTRUCTION, CORP.
752 NE 79TH STREET
MIAMI, FL 33138
305-751-9911
F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

NEW DOCK
AND BOATLIFT
AT:
430 COSTANERA BLVD.
CORAL GABLES, FL

PAGE TITLE:
MAP SURVEY, SITE
LOCATION, AND
NOTES

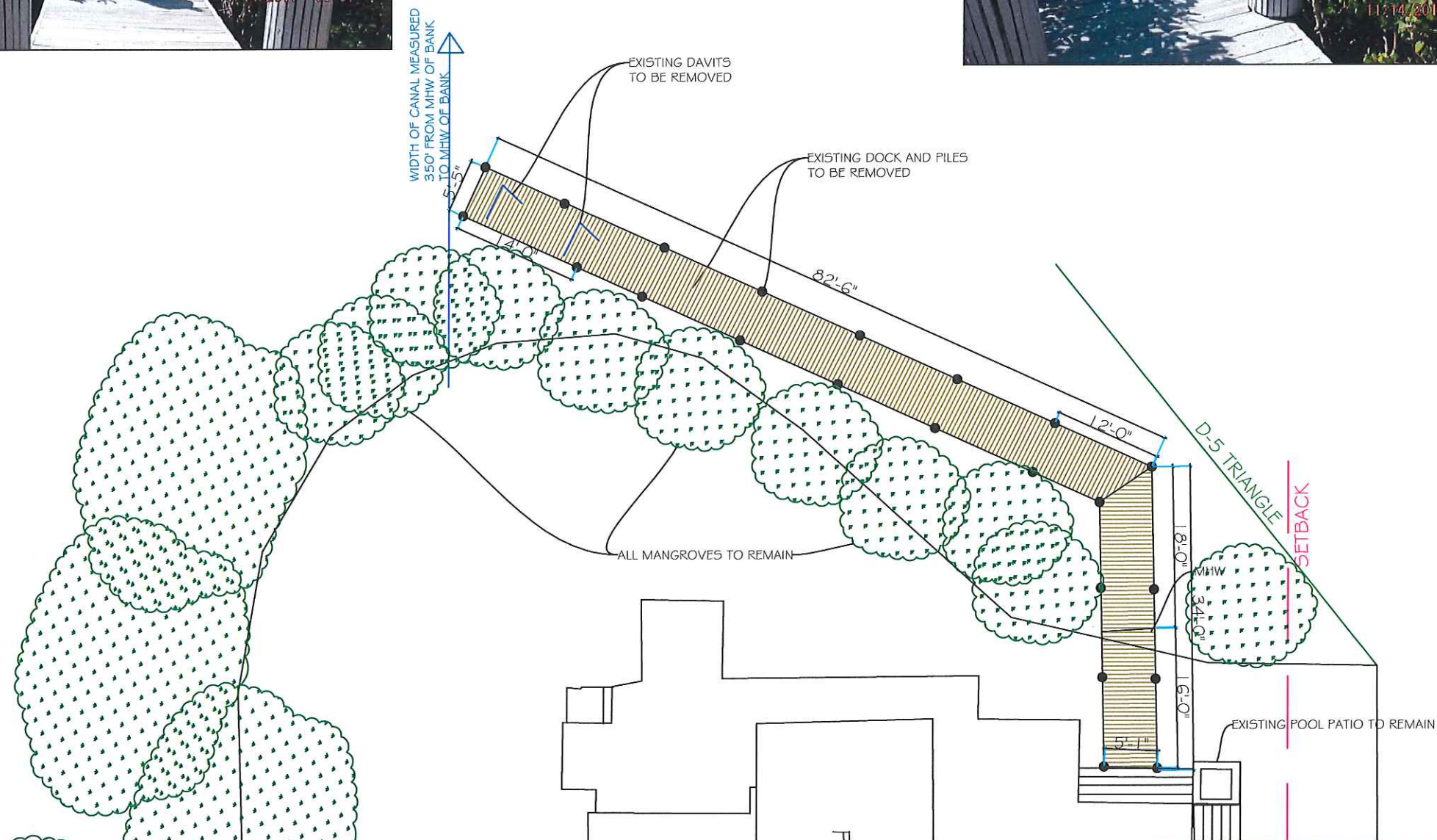
DATE: 07/05/18
REVISIONS:

1. _____
2. _____

DWG#: 18-030
DRAWN BY: JK

PAGE
1 of 6

LEANDRO FERNANDEZ
LICENSE #71519



LEAF ENGINEERING
C.A. 29777
(786)390-7493
leaf@leafengineering.net
756 NE 79TH STREET
MIAMI, FL 33138



DOCK AND MARINE
CONSTRUCTION, CORP.
752 NE 79TH STREET
MIAMI, FL 33138
305-751-9911
F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

NEW DOCK
AND BOATLIFT
AT:
430 COSTANERA BLVD.
CORAL GABLES, FL

PAGE TITLE:
EXISTING
CONDITIONS

DATE: 07/05/18
REVISIONS:
1. _____
2. _____

DWG#: 18-030
DRAWN BY: JK

PAGE
3 of 6

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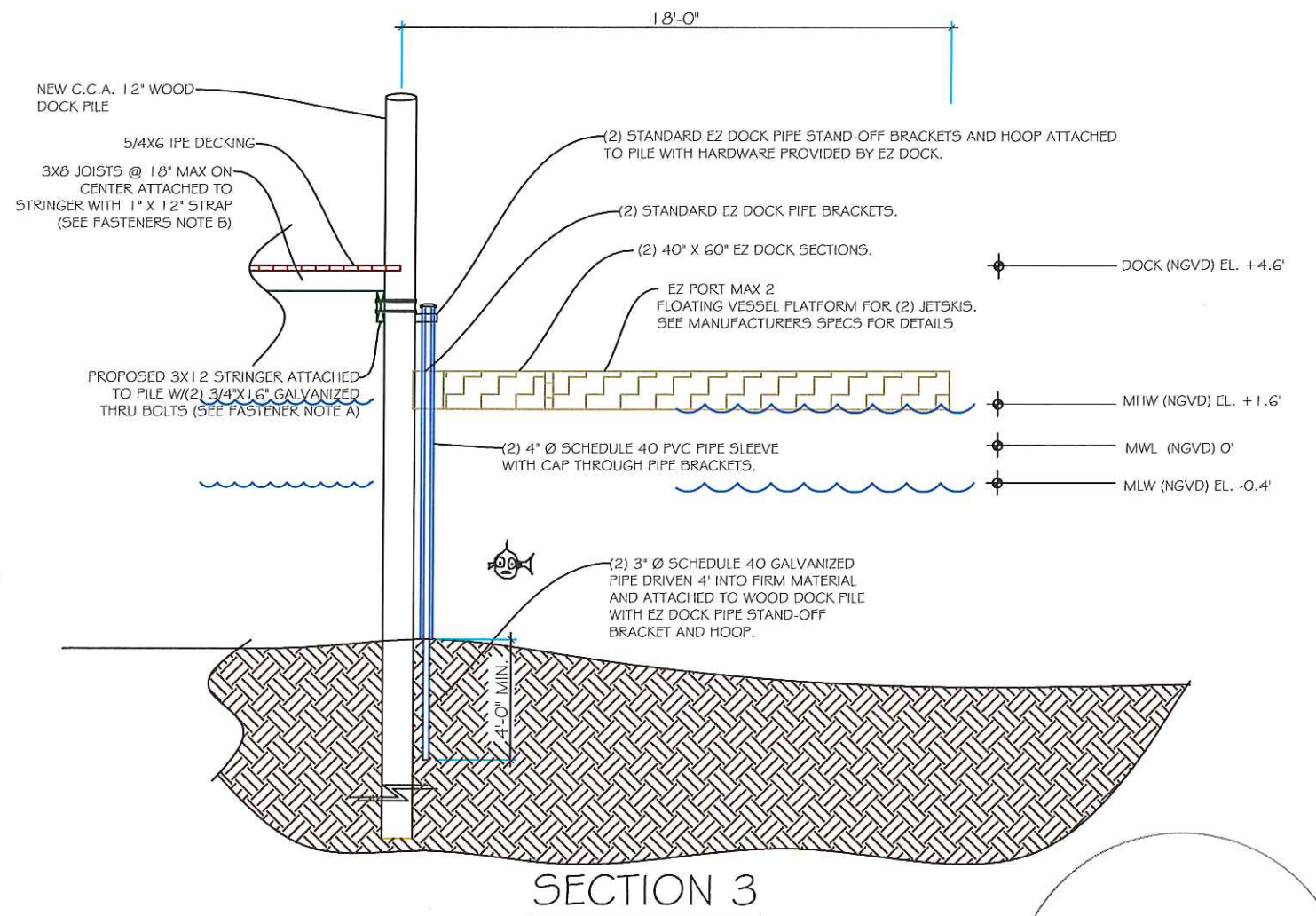
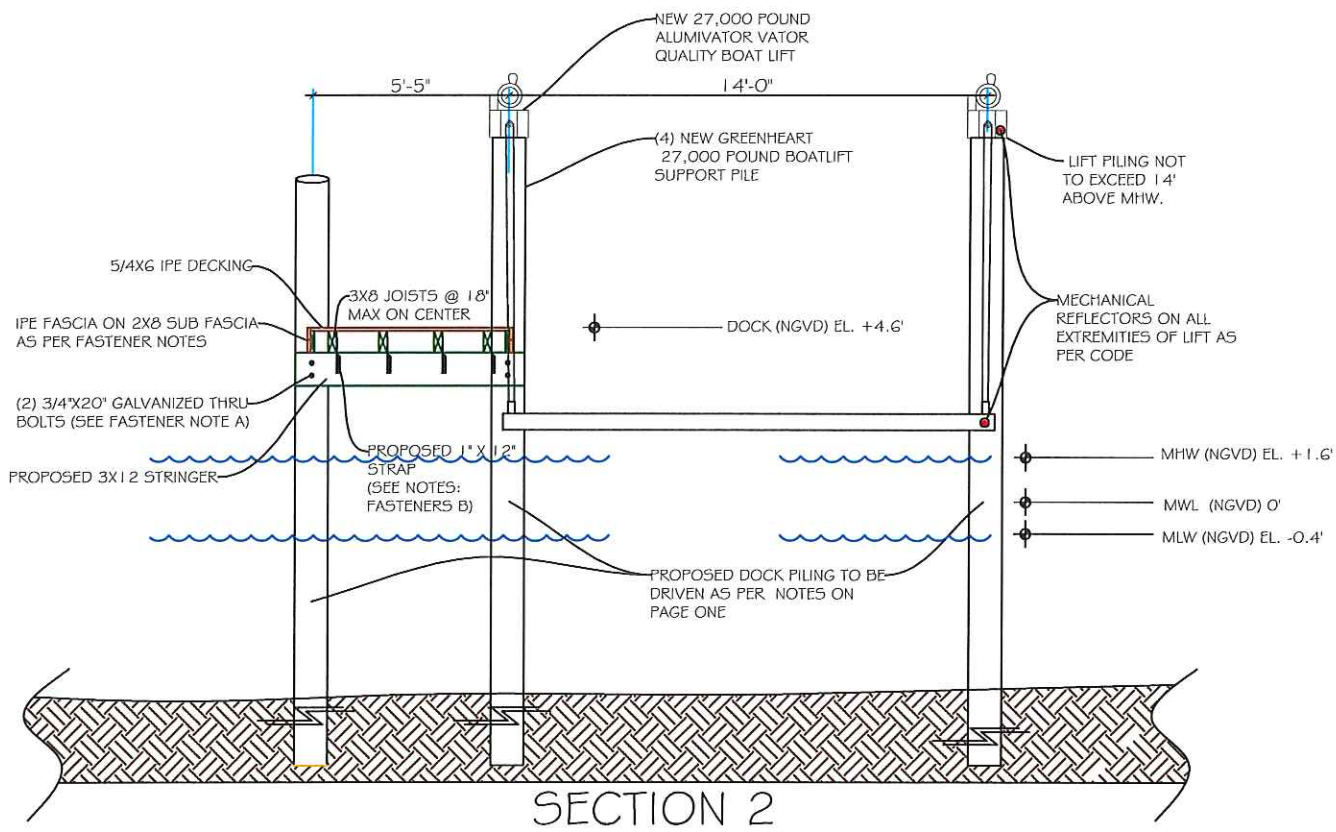
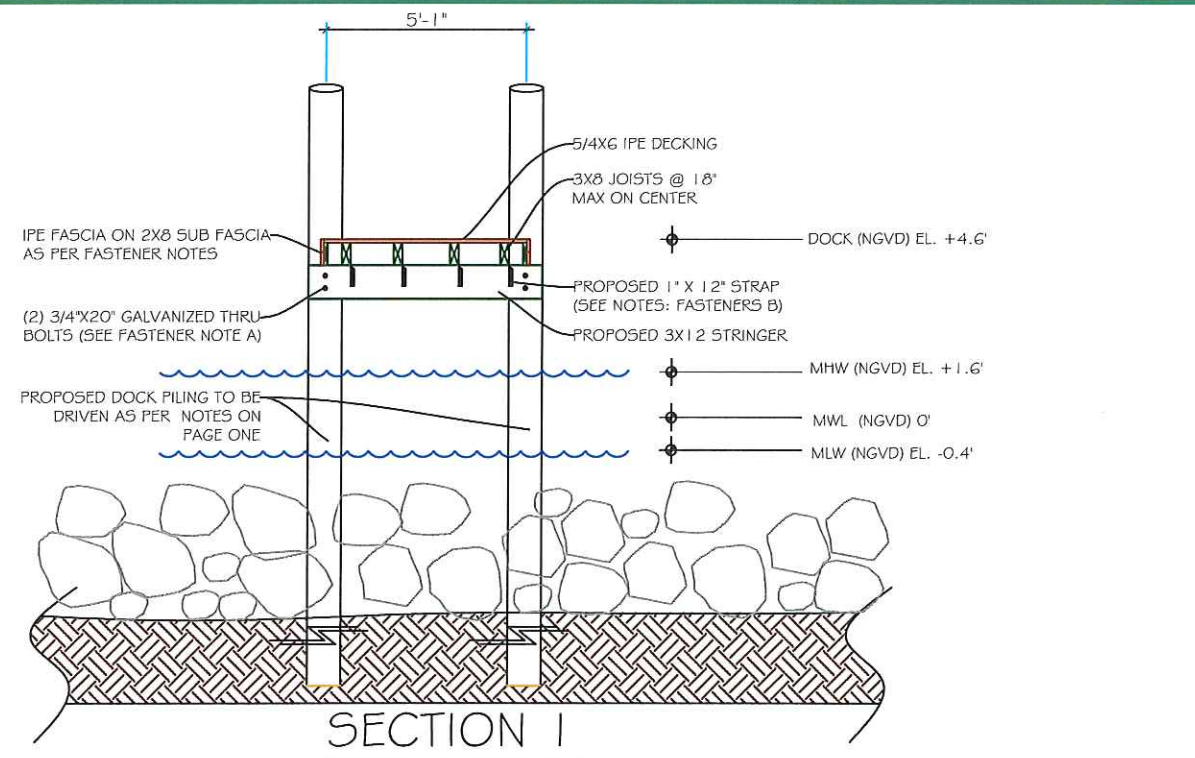
CONSTRUCTION, CORP.
752 NE 79TH STREET
MIAMI, FL 33138
305-751-9911
F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

PAGE TITLE:
PROPOSED LAYOUT

1. _____
2. _____

PAGE
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leaf@leafengineering.net
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F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

NEW DOCK
AND BOATLIFT
AT:
430 COSTANERA BLVD.
CORAL GABLES, FL

PAGE TITLE:
SECTION
AND
PILING DETAIL

DATE: 07/05/18
REVISIONS:
1. _____
2. _____

DWG#: 18-030
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PAGE
6 of 6

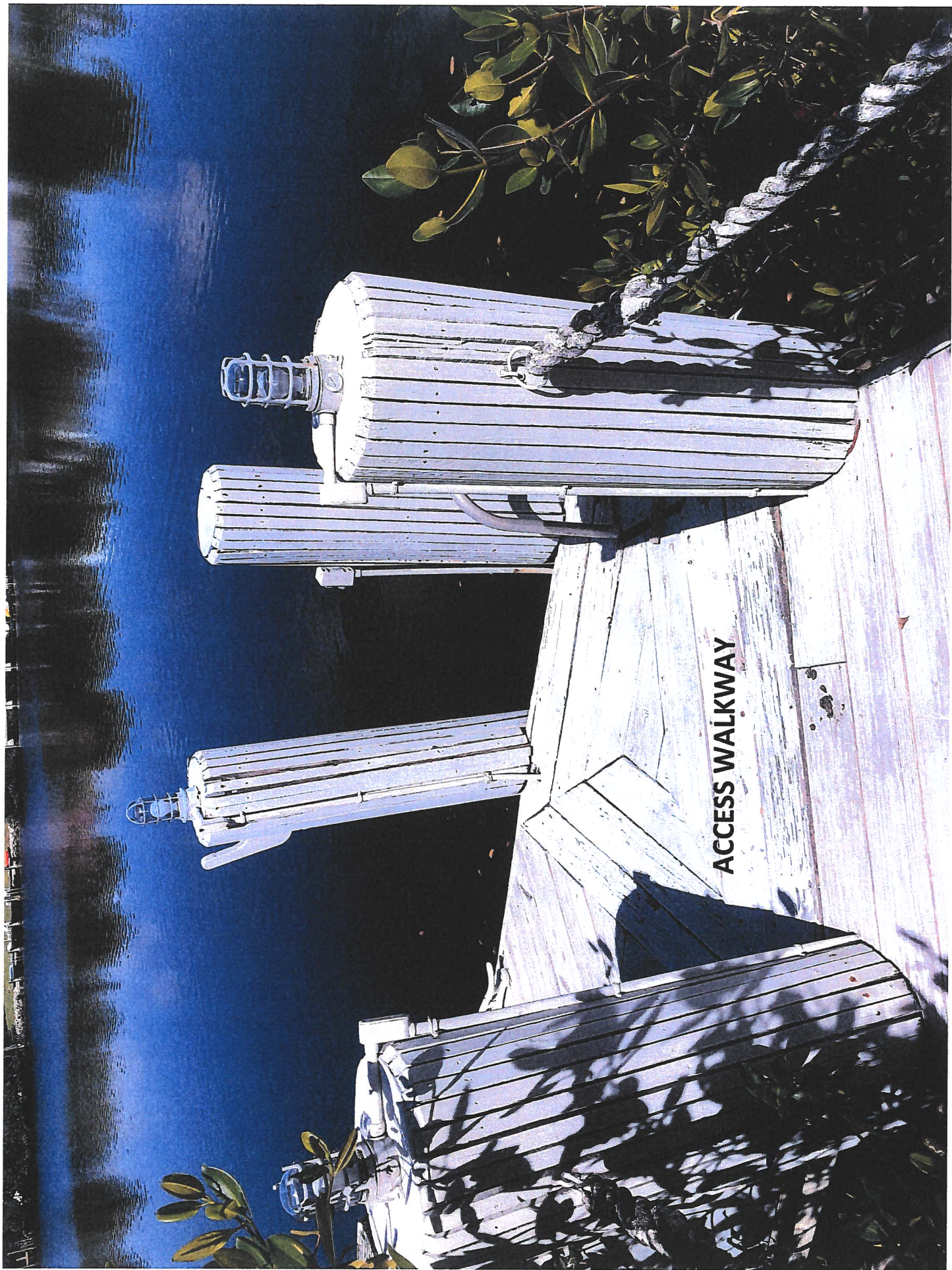
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**ACCESS
WALKWAY**

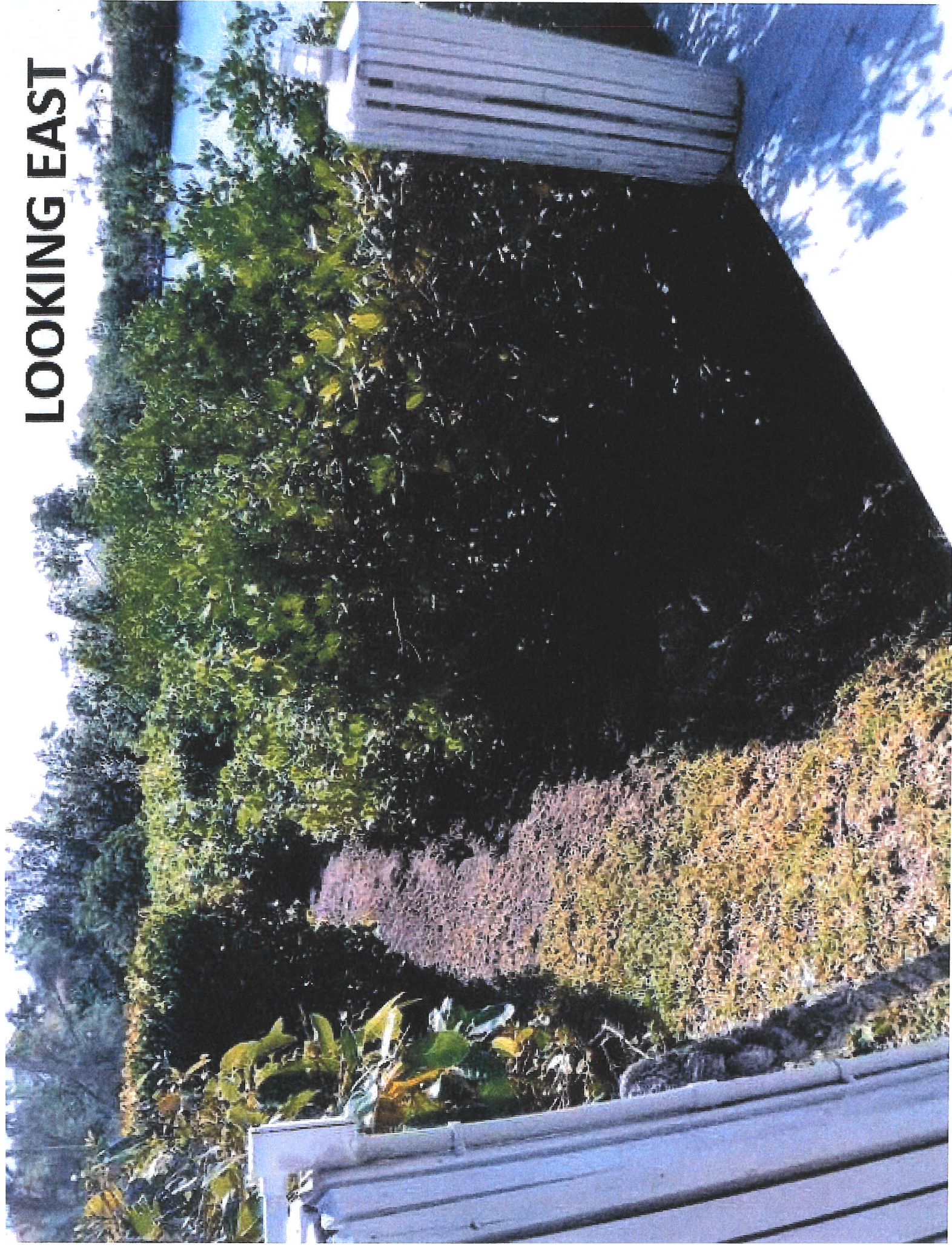
A photograph showing a wooden walkway made of horizontal planks leading towards a damaged wooden structure. The structure appears to be a roof or a wall with a large, jagged opening. The scene is dimly lit, with a strong light source from the right creating a bright area on the structure's surface. The walkway is made of weathered wood with visible knots and grain. The structure ahead is made of vertical wooden planks, some of which are broken or missing, creating a large, irregular opening. The overall tone is dark and somewhat somber.

ACCESS WALKWAY



ACCESS WALKWAY

LOOKING EAST

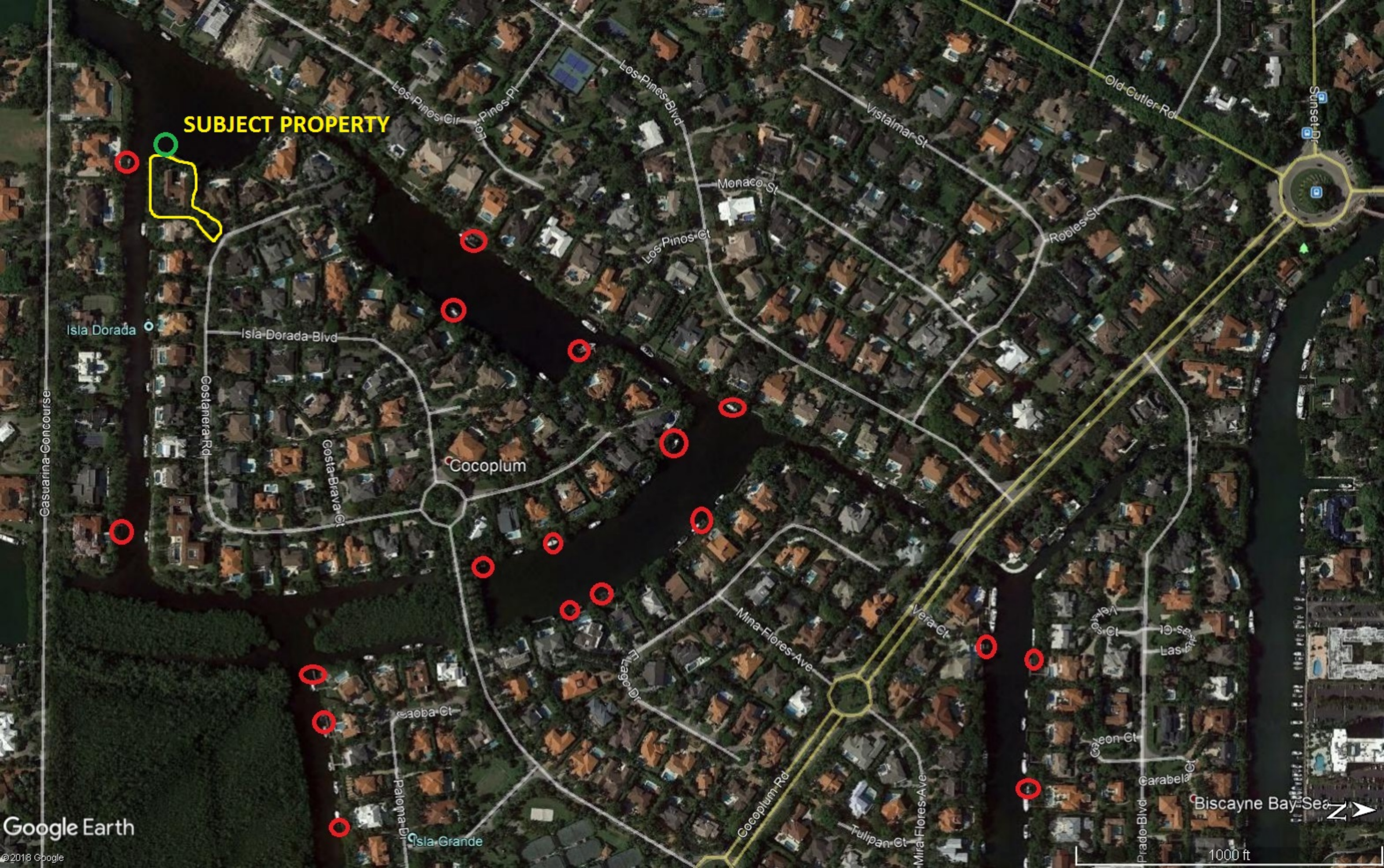




EXISTING LADDER

LOOKING WATERWARD FROM PROPERTY LINE





SUBJECT PROPERTY

Isla Dorada

Isla Dorada Blvd

Costanera Rd

Costa Brava Ct

Cocoplum

Caoba Ct

Paloma Dr

Isla Grande

Los Pinos Blvd

Los Pinos Ct

Monaco St

Vistamar St

Robles St

Mina Flores Ave

Vera Ct

Lago Dr

Cocoplum Rd

Tulipan Ct

Mira Flores Ave

Leon Ct

Carabela

Prado Blvd

Biscayne Bay Sea

1000 ft

Google Earth

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