

**From:** [Office\\_unlimitedps.net](mailto:Office_unlimitedps.net)  
**To:** [Ingrid Allen](#)  
**Subject:** PZ-25-25 - 1101 Bel Aire Drive  
**Date:** Monday, April 7, 2025 10:59:19 AM  
**Attachments:** [Outlook-mg5wcsyv.png](#)  
[50-0440365-001-EE Bel Lido New Dock.eml](#)

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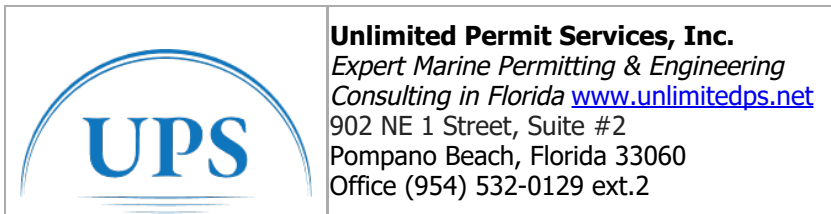
Good morning, Ingrid,

Per our phone conversation,

I've attached the email from Kathy to Antonella that contains the plans.

Please let me know if it does not load properly for you and I will send it in another format.

Thank you,



**From:** [Kathy Cartier](#)  
**To:** [Rocco, Antonella](#)  
**Subject:** 50-0440365-001-EE Bel Lido New Dock  
**Date:** Wednesday, March 19, 2025 1:23:13 PM  
**Attachments:** [image001.png](#)  
[1101 Bel Air Drive - Dwg"s.pdf](#)  
[FDEP ACOE Approval.pdf](#)

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Good afternoon Antonella!

We are assisting the referenced applicant with their City permitting for the above permitted dock replacement after the environmental approval was acquired by others. In order to clarify structural details, the plans have been updated. Our permit reviewer at the Town of Highland Beach is concerned that the drawings approved in your permit do not match the plans that they have.

The discrepancies are as follows:

- The current plans call for 6 new dock piles; your approval (p 29) states 6 piles but shows only 5.
- The elevations of the seawall and dock differ.

I have attached the current plans and your issued exemption verification. Could you please confirm, if appropriate, that FDEP does not object to the differences in the plans and that those differences do not affect the validity of your letter dated 9-29-2023.

Thank you for your assistance,



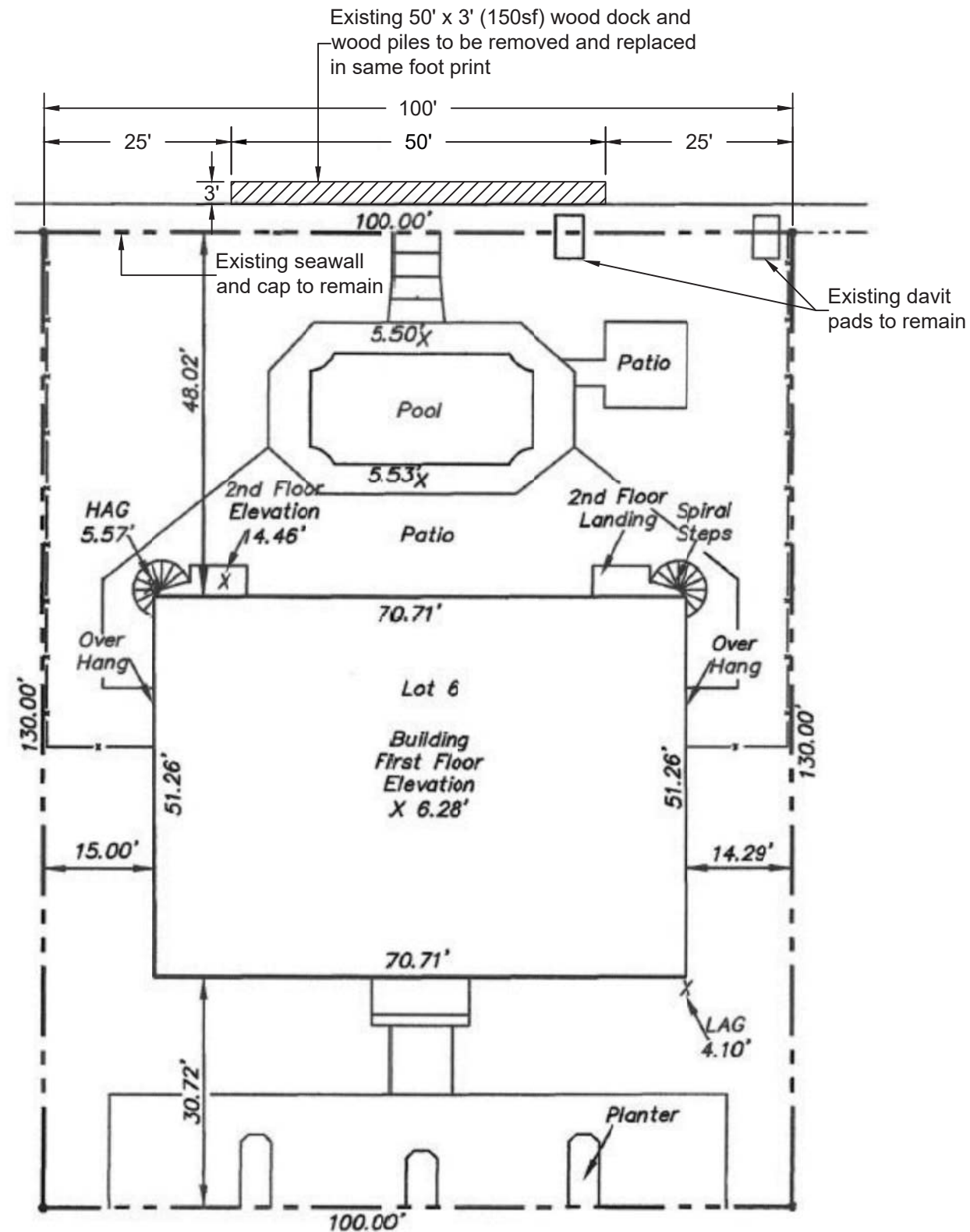
***Kathy Cartier***

Unlimited Permit Services, Inc  
902 NE 1 Street, Suite #2  
Pompano Beach, Florida 33060  
Office (954) 532-0129 ext. 3  
[kathyc@unlimitedps.net](mailto:kathyc@unlimitedps.net)



# CANAL

(100' R/W)



Existing Site Plan

Scale: 1" = 20'

See attached survey supplied by owner for exact property information.  
No tree will be removed or replanted as part of this permit

## Consultant

**UNLIMITED PERMIT SERVICES, INC**  
Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

## Project Engineer

**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

## Contractor

**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

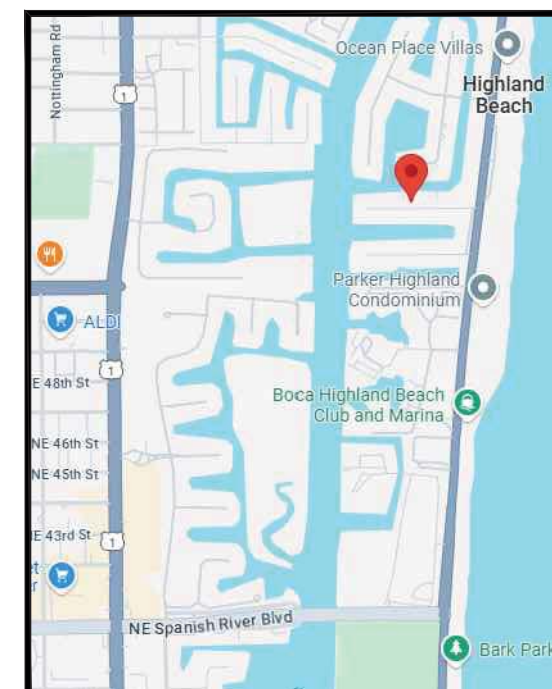
## Project Information

**New Dock**  
Bel Lido Manor Condo Association Inc  
1101 Bel Air Drive  
Highland Beach, FL 33487

## DATE

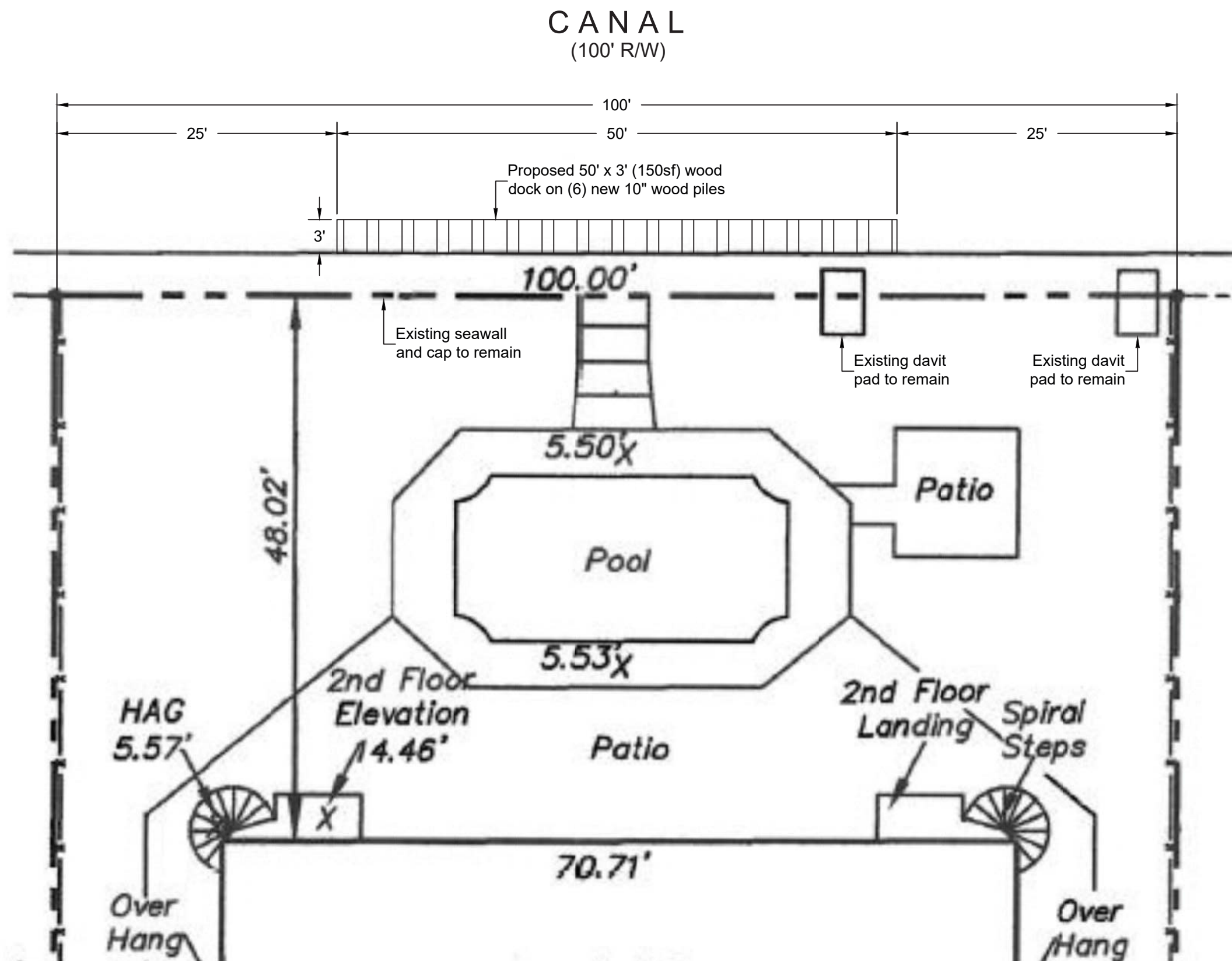
11-14-24

## Location Map



MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702

MW ENGINEERING, INC  
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Proposed Site Plan

Scale: 1" = 10'

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**New Dock**

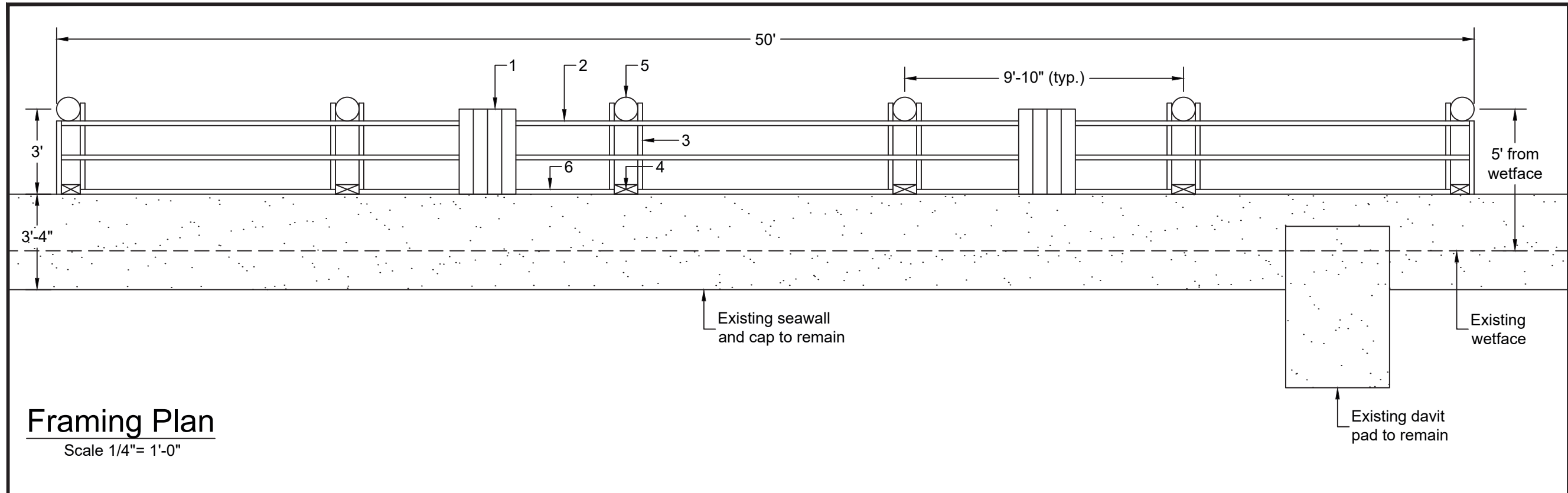
Bel Lido Manor Condo  
Association Inc  
1101 Bel Air Drive  
Highland Beach, FL 33487

DATE

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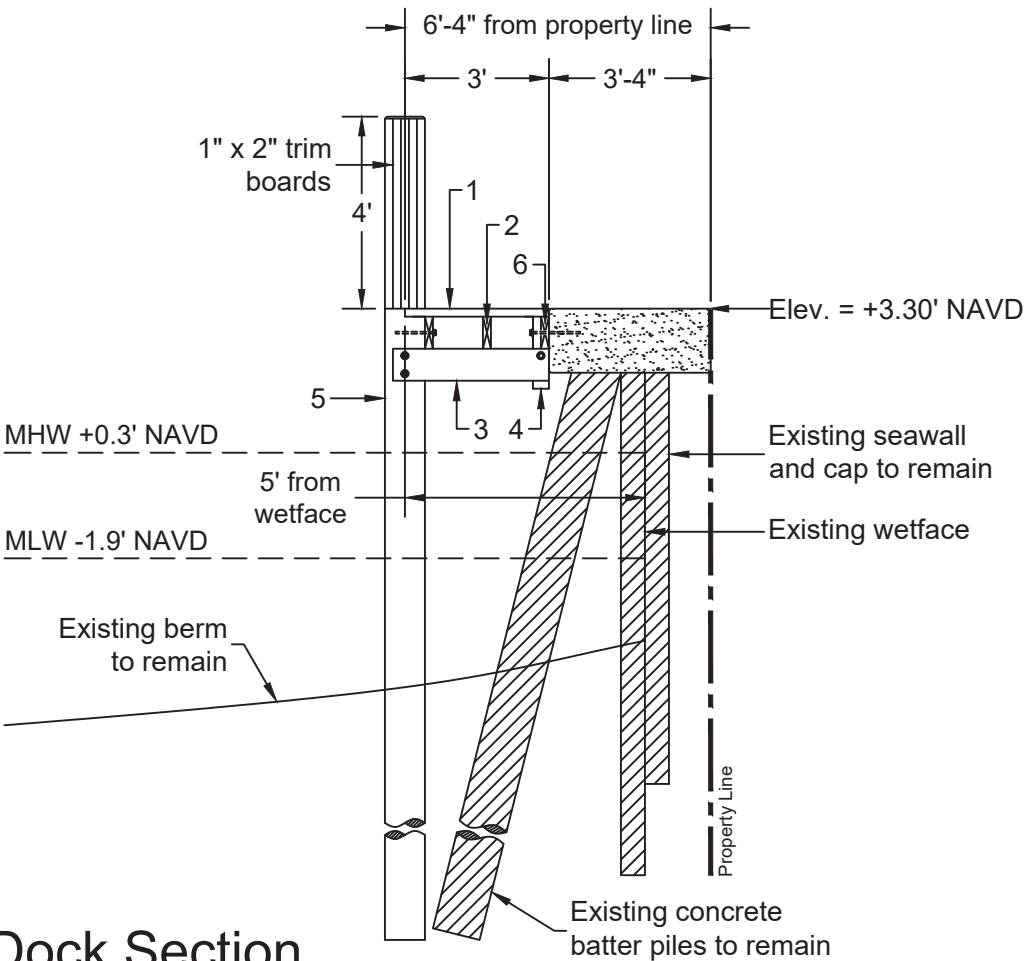
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Framing Plan

Scale 1/4"= 1'-0"



Dock Section

Scale 1/4"= 1'-0"

1. 2x6 Decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max. spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x8 substringers with (2) 1/2"Ø thru bolts @ piles and drop hanger
4. 4x10 drop hanger with (2) 1/2"Ø wedge anchors into existing seawall cap, min. 4" embedment
5. New 10"Ø wood piles
6. 2x8 ledger with 1/2"Ø wedge anchor @ 24" o.c. into existing seawall cap, min. 4" embedment

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GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than  $\frac{1}{4}$  inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

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