



# FLORIDA DEPARTMENT OF Environmental Protection

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

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

May 29, 2024

West Mounts Property Holdings  
C/O Michael Aixala  
20 Harbor Point  
Key Biscayne, FL 33149  
[interscope930@yahoo.com](mailto:interscope930@yahoo.com)

Re: FDEP vs West Mounts Property Holdings, Corp  
OGC File No. 23-1775  
ERP Site ID # 342805  
Miami-Dade County

Dear Mr. Aixala:

Enclosed is the executed Consent Order to resolve the above referenced case. This copy is for your records. Please be mindful of all required deadlines within the Order to ensure compliance.

Your cooperation in this matter is appreciated. Should you have any questions or comments, please contact Ashley Lyon at 561-681-6641 or via e-mail at [Ashley.Lyon@floridadep.gov](mailto:Ashley.Lyon@floridadep.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sirena Davila", written over a horizontal line.

Sirena Davila, Director  
Southeast District  
Florida Department of Environmental Protection

Enclosure: Executed Consent Order

ec: Jon Steverson, [Jon.Steverson@hklaw.com](mailto:Jon.Steverson@hklaw.com)  
Sirena Davila, FDEP-SED, [Sirena.Davila@FloridaDEP.gov](mailto:Sirena.Davila@FloridaDEP.gov)  
Viviana Useche, FDEP-SED, [Viviana.Useche@FloridaDep.gov](mailto:Viviana.Useche@FloridaDep.gov)  
Luciano Guidoni, FDEP-SED, [Luciano.Guidoni@FloridaDEP.gov](mailto:Luciano.Guidoni@FloridaDEP.gov)  
Ashley Lyon, FDEP-SED, [Ashley.Lyon@FloridaDEP.gov](mailto:Ashley.Lyon@FloridaDEP.gov)

BEFORE THE STATE OF FLORIDA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	)	IN THE OFFICE OF THE SOUTHEAST DISTRICT
	)	
Complainant,	)	
	)	
vs.	)	OGC FILE NO. 23-1775
	)	
WEST MOUNTS PROPERTY HOLDINGS CORP.	)	
	)	
Respondent.	)	
<hr style="border: 0.5px solid black;"/>		

CONSENT ORDER

This Consent Order is entered into between the State of Florida Department of Environmental Protection ("Department"), and West Mounts Property Holdings Corp. ("Respondent") to reach settlement of certain matters at issue between the Department, and the Respondent. The Department finds and the Respondent admits the following:

1. The Department is the administrative agency of the State of Florida having the power and duty to protect Florida's air and water resources and to administer and enforce Chapter 373, Part IV, and Chapter 403, Florida Statutes, and the rules promulgated and authorized thereunder, Title 62, Florida Administrative Code. The Department has jurisdiction over the matters addressed in this Consent Order.
3. Respondent is a person within the meaning of Section 373.019(15), Florida Statutes.
4. Respondent is the owner of property located at 20 Harbor Pt., Key Biscayne (Section 6, Township 55 South, Range 42 East), in Miami-Dade County, approximately at Latitude N 25° 41' 20.4969", Longitude W -80° 10' 29.6655".

5. The Department finds that the Respondent conducted activities in or over surface waters without a valid permit. An inspection by Department personnel on March 2, 2022, documented the construction of a 553 sq. ft. concrete overwater structure described as "Area B" in "Exhibit A", that terminated over submerged resources. The activity was conducted in a manner that does not reduce or eliminate adverse impacts to submerged resources, such as the minimization of bottom shading.

Having reached a resolution of the matter Respondent and the Department mutually agree and it is,

**ORDERED:**

6. Within 30 days of the effective date of this Consent Order, Respondent shall pay the Department \$7,399.00 in settlement of the matters addressed in this Consent Order. This amount includes \$500.00 for costs and expenses incurred by the Department during the investigation of this matter and the preparation and tracking of this Consent Order. The civil penalties are apportioned as follows: \$6,899.00 for violation of Chapter 62-330.020(2)(a), F.A.C. Respondent shall make all payments required by this Order by cashier's check, money order or on-line payment. Cashier's check or money order shall be made payable to the "Department of Environmental Protection" and shall include both the OGC number assigned to this Order and the notation "Water Quality Assurance Trust Fund." Online payments by e-check can be made by going to the DEP Business Portal at <http://www.fldepportal.com/go/pay/> It will take a number of days after this order becomes final, effective and filed with the Clerk of the Department before ability to make online payment is available.

7. With the exception of the activities described in the Paragraph 9 of this Order, effective immediately and henceforth, Respondent shall not conduct any dredging, filling, or construction activities on or within the landward extent of waters of the state without first obtaining a valid Department permit or written notification from the Department that the activities appear to be exempt as proposed from Department permitting requirements; nor shall Respondent conduct any activities on state owned

lands below the ordinary or mean high water lines without first obtaining a lease, easement, or other consent of use from the Department.

8. This Consent Order authorizes the over-water platform as depicted in "Exhibit B".

a. All conditions shall be adhered to in Attachments I, II, and III, attached hereto and incorporated herein.

b. All conditions in Attachments I, II, III shall continue into perpetuity even as the corrective actions required in this Consent Order have been satisfied and the case administratively closed.

9. Within 60 days of execution of this order, Respondent shall modify the concrete overwater platform to minimize bottom shading by replacing 222 sq. ft. of the concrete overwater platform with appropriately spaced wood decking as depicted in the "Platform Modification Plan", attached hereto and incorporated herein as "Exhibit B". All associated in-water work shall be conducted with the appropriate Best Management Practices (BMPs), so as to maintain surface water quality standards as described in Chapter 62-302, F.S.

10. Within 48 hours after completion of the platform modifications required in paragraph 9 above, Respondent shall notify the Department that activities have been completed.

11. Should the Respondent fail to complete the corrective actions described in paragraph 9 above within the timeframes specified therein, Respondent shall remove all unauthorized structures depicted in "Exhibit A" within 30 days of notification by the Department.

12. Respondent agrees to pay the Department stipulated penalties in the amount of \$100.00 per day for each and every day Respondent fails to timely comply with any of the requirements of paragraphs 9 and 11 of this Consent Order. A separate stipulated penalty shall be assessed for each violation of this Order. Within 30 days of written demand from the Department, Respondent shall make payment of the appropriate stipulated penalties to the "The Department of Environmental Protection"

by cashier's check or money order and shall include thereon the OGC number assigned to this Consent Order and the notation "Water Quality Assurance Trust Fund." The Department may make demands for payment at any time after violations occur. Nothing in this paragraph shall prevent the Department from filing suit to specifically enforce any of the terms of this Consent Order. Any penalties assessed under this paragraph shall be in addition to the settlement sum agreed to in paragraphs 6 and 7 of this Consent Order. If the Department is required to file a lawsuit to recover stipulated penalties under this paragraph, the Department will not be foreclosed from seeking civil penalties for violations of this Consent Order in an amount greater than the stipulated penalties due under this paragraph.

13. If any event, including administrative or judicial challenges by third parties unrelated to the Respondent, occurs which causes delay or the reasonable likelihood of delay, in complying with the requirements of this Consent Order, Respondent shall have the burden of proving the delay was or will be caused by circumstances beyond the reasonable control of the Respondent and could not have been or cannot be overcome by Respondent's due diligence. Economic circumstances shall not be considered circumstances beyond the control of Respondent, nor shall the failure of a contractor, subcontractor, materialman or other agent (collectively referred to as "contractor") to whom responsibility for performance is delegated to meet contractually imposed deadlines be a cause beyond the control of Respondent, unless the cause of the contractor's late performance was also beyond the contractor's control. Upon occurrence of an event causing delay, or upon becoming aware of a potential for delay, Respondent shall notify the Department orally within 24 hours or by the next working day and shall, within seven calendar days of oral notification to the Department, notify the Department in writing of the anticipated length and cause of the delay, the measures taken or to be taken to prevent or minimize the delay and the timetable by which Respondent intends to implement these measures. If the parties can agree that the delay or anticipated delay has been or will be caused by circumstances beyond the reasonable control of Respondent, the time for performance hereunder shall

be extended for a period equal to the agreed delay resulting from such circumstances. Such agreement shall adopt all reasonable measures necessary to avoid or minimize delay. Failure of Respondent to comply with the notice requirements of this Paragraph in a timely manner shall constitute a waiver of Respondent's right to request an extension of time for compliance with the requirements of this Consent Order.

14. Respondent shall allow all authorized representatives of the Department access to the property at reasonable times for the purpose of determining compliance with the terms of this Consent Order and the rules and statutes of the Department.

15. Entry of this Consent Order does not relieve Respondent of the need to comply with applicable federal, state or local laws, regulations or ordinances.

16. The terms and conditions set forth in this Consent Order may be enforced in a court of competent jurisdiction pursuant to Sections 120.69 and 373.129, Florida Statutes. Failure to comply with the terms of this Consent Order shall constitute a violation of Section 373.430, Florida Statutes.

17. Respondent is fully aware that a violation of the terms of this Consent Order may subject Respondent to judicial imposition of damages, civil penalties of up to \$15,000 per day per violation and criminal penalties.

18. Persons who are not parties to this Consent Order but whose substantial interests are affected by this Consent Order have a right, pursuant to Sections 120.569 and 120.57, Florida Statutes, to petition for an administrative hearing on it. The Petition must contain the information set forth below and must be filed (received) at the Department's Office of General Counsel, 3900 Commonwealth Boulevard, MS-35, Tallahassee, Florida 32399-3000, or received via electronic correspondence at [Agency\\_Clerk@floridadep.gov](mailto:Agency_Clerk@floridadep.gov), within 21 days of receipt of this notice. A copy of the Petition must also be mailed at the time of filing to the District Office named above at the address indicated. Failure to file a petition within the 21 days constitutes a waiver of any right such person has to an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes.

The petition shall contain the following information:

- a) The name and address of each agency affected and each agency's file or identification number, if known;
- b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- c) A statement of when and how the petitioner received notice of the agency decision;
- d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action;
- f) A statement of the specific rules or statutes 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 petitioner wishes the agency to take with respect to the agency's proposed action.

If a petition is filed, the administrative hearing process is designed to formulate agency action. Accordingly, the Department's final action may be different from the position taken by it in this Notice. Persons whose substantial interests will be affected by any decision of the Department with regard to the subject Consent Order have the right to petition to become a party to the proceeding. The petition must conform to the

requirements specified above and be filed (received) within 21 days of receipt of this notice in the Office of General Counsel at the above address of the Department. Failure to petition within the allowed time frame constitutes a waiver of any right such person has to request a hearing under Sections 120.569 and 120.57, Florida Statutes, and to participate as a party to this proceeding. Any subsequent intervention will only be at the approval of the presiding officer upon motion filed pursuant to Rule 28-106.205, Florida Administrative Code.

A person whose substantial interests are affected by the Consent Order may file a timely petition for an administrative hearing under Sections 120.569 and 120.57, Florida Statutes, or may choose to pursue mediation as an alternative remedy under Section 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth below.

Mediation may only take place if the Department and all the parties to the proceeding agree that mediation is appropriate. A person may pursue mediation by reaching a mediation agreement with all parties to the proceeding (which include the Respondent, the Department, and any person who has filed a timely and sufficient petition for a hearing) and by showing how the substantial interests of each mediating party are affected by the Consent Order. The agreement must be filed in (received by) the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or received via electronic correspondence at [Agency\\_Clerk@floridadep.gov](mailto:Agency_Clerk@floridadep.gov), within 10 days after the deadline as set forth above for the filing of a petition.

The agreement to mediate must include the following:

- (a) The names, addresses, and telephone numbers of any persons who may attend the mediation;
- (b) The name, address, and telephone number of the mediator selected by the parties, or a provision for selecting a mediator within a specified time;
- (c) The agreed allocation of the costs and fees associated with the mediation;



(d) The agreement of the parties on the confidentiality of discussions and documents introduced during mediation;

(e) The date, time, and place of the first mediation session, or a deadline for holding the first session, if no mediator has yet been chosen;

(f) The name of each party's representative who shall have authority to settle or recommend settlement; and

(g) Either an explanation of how the substantial interests of each mediating party will be affected by the action or proposed action addressed in this notice of intent or a statement clearly identifying the petition for hearing that each party has already filed, and incorporating it by reference.

(h) The signatures of all parties or their authorized representatives.

As provided in Section 120.573, Florida Statutes, the timely agreement of all parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within sixty days of the execution of the agreement. If mediation results in settlement of the administrative dispute, the Department must enter a final order incorporating the agreement of the parties. Persons whose substantial interests will be affected by such a modified final decision of the Department have a right to petition for a hearing only in accordance with the requirements for such petitions set forth above, and must therefore file their petitions within 21 days of receipt of this notice. If mediation terminates without settlement of the dispute, the Department shall notify all parties in writing that the administrative hearing processes under Sections 120.569 and 120.57, Florida Statutes, remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action and electing remedies under those two statutes.

19. The Department, for and in consideration of the complete and timely performance by Respondents of the obligations agreed to in this Consent Order, hereby

waives its right to seek judicial imposition of damages or civil penalties for alleged violations addressed in this Consent Order

20. Respondents acknowledge and waive their right to an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, on the terms of this Consent Order. Respondents acknowledge their right to appeal the terms of this Consent Order pursuant to Section 120.68, Florida Statutes, and waives that right upon signing this Consent Order.

21. Electronic signatures or other versions of the parties' signatures, such as .pdf or facsimile, shall be valid and have the same force and effect as originals. No modifications of the terms of this Consent Order shall be effective until reduced to writing and executed by both Respondents and the Department.

22. All submittals and payments required by this Consent Order to be submitted to the Department shall be sent to the Florida Department of Environmental Protection, **3301 Gun Club Road MSC 7210-1, West Palm Beach, FL 33406.**

23. In the event of a sale or conveyance of the property, if all of the requirements of this Consent Order have not been fully satisfied, Respondents shall, at least 30 days prior to the sale or conveyance of the property, (1) notify the Department of such sale or conveyance and (2) provide a copy of this Consent Order with all attachments to the new owner. The sale or conveyance of the property shall not relieve the Respondents of the obligations imposed in this Consent Order.

24. This Consent Order is a settlement of the Department's civil and administrative authority arising under Florida law to resolve the matters addressed herein. This Consent Order is not a settlement of any criminal liabilities which may arise under Florida law, nor is it a settlement of any violation which may be prosecuted criminally or civilly under federal law.

25. This Consent Order is a final order of the Department pursuant to Section 120.52(7), Florida Statutes, and it is final and effective on the date filed with the Clerk of the Department unless a Petition for Administrative Hearing is filed in accordance with

Chapter 120, Florida Statutes. Upon the timely filing of a petition this Consent Order will not be effective until further order of the Department.

FOR THE RESPONDENT:

5-20-2024  
DATE

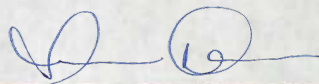
Marta Regina Fischer Fernandez  
Marta Regina Fischer Fernandez  
West Mounts Property Holdings Corp.  
President

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**For Department Use Only**

DONE AND ORDERED this 29th day of May, 2024,  
in Palm Beach Co., Florida.

STATE OF FLORIDA DEPARTMENT  
OF ENVIRONMENTAL PROTECTION

  
Sirena Davila  
Director, Southeast District

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

Vanessa Osborns  
Clerk

05/29/2024  
Date

cc: Lea Crandall, Agency Clerk  
Mail Station 35

ATTACHMENT I  
OGC File No. 23-1775  
FDEP v. West Mounts Property Holdings Corp.  
Conditions for all Authorized Activities

1. Respondent must maintain the activity authorized by this Consent Order in good condition and in conformance with the terms and conditions of this Consent Order. Respondent is not relieved of this requirement if they abandon the authorized activity, although Respondent may make a good faith transfer to a third party in compliance with General Condition 4 below. Should Respondent wish to cease to maintain the authorized activity or desire to abandon it without a good faith transfer, Respondent must obtain a permit from this office, which may require restoration of the area.

2. If Respondent discovers any previously unknown historic or archeological remains while accomplishing the activity authorized by this Consent Order, they must immediately notify this office of what they have found. The Department 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.

3. If a conditioned water quality certification has been issued for the project, Respondent must comply with the conditions specified in the certification as special conditions to this Consent Order.

4. **Reliance on Respondent's Data:** The determination of this office that issuance of this Consent Order is not contrary to the public interest was made in reliance on the information provided by the Respondent.

5. **Reevaluation of Consent Order Decision:** This office may reevaluate its decision on this Consent Order at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. Respondent's failure to comply with the terms and conditions of this Consent Order.

b. The information provided by the Respondent in support of your Consent Order settlement proves to have been false, incomplete, or inaccurate

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

ATTACHMENT II  
OGC File No. 23-1775  
FDEP v. West Mounts Property Holdings Corp.  
Individual Authorization Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this Consent Order.
2. Unless the Consent Order is transferred under rule 62-330.340, Florida Administrative Code, or transferred to an operating entity under rule 62-330.310, Florida Administrative Code, the Respondent is liable to comply with the plans, terms, and conditions of the Consent Order for the life of the project or activity.
3. The Respondent shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the authorized activity, and any required permit to conduct new work outside of the work authorized in this Consent Order must be obtained prior to implementing the changes.
4. This Consent Order does not:
  - a. Convey to the Respondent any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, Florida Administrative Code;
  - b. Convey to the Respondent or create in the Respondent any interest in real property;
  - c. Relieve the Respondent from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the Respondent.
6. The Respondent shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the Consent Order.
7. The Respondent shall notify the Agency in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the Consent Order in accordance with rule 62-330.340, Florida Administrative Code. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

8. Upon reasonable notice to the Respondent. Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the Consent Order.

9. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the authorized project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The Respondent or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, Fla. Stat. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the Respondent may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific Consent Order condition herein.



10. Any delineation of the extent of a wetland or other surface water submitted as part of the Consent Order authorization, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this Consent Order or a formal determination under rule 62-330.201, Florida Administrative Code, provides otherwise.

11. This Consent Order is issued based on the Respondent's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed authorized activity. If any adverse impacts result, the Agency will require the Respondent to eliminate the cause, obtain any necessary permits or permit modifications, and take any necessary corrective actions to resolve the adverse impacts.

17. A Recorded Notice of Environmental Resource Consent Order may be recorded in the county public records in accordance with subsection 62-330.090(7), Florida Administrative Code. Such notice is not an encumbrance upon the property.

18. In addition to those general conditions in subsection (1) of this attachment, above, the Agency shall impose any additional project-specific special conditions necessary to assure the authorized activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, Florida Administrative Code, Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

ATTACHMENT III  
OGC File No. 23-1775  
FDEP v. West Mounts Property Holdings Corp.  
Specific Conditions for Pile Supported Structures

1. The pile supported decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
2. This Consent Order does not authorize the construction of additional structures not illustrated in "Exhibit B". Examples of additional structures, which are not authorized by this Consent Order include but are not limited to: walkways, doors, awnings, and decking around or under the bottom of the pile-supported structures.
3. Storage of equipment, pesticides, herbicides, construction material, trash receptacles, or part of a septic tank system beneath the pile-supported structure is prohibited.

# OGC File No. 23-1775

## "Exhibit A"

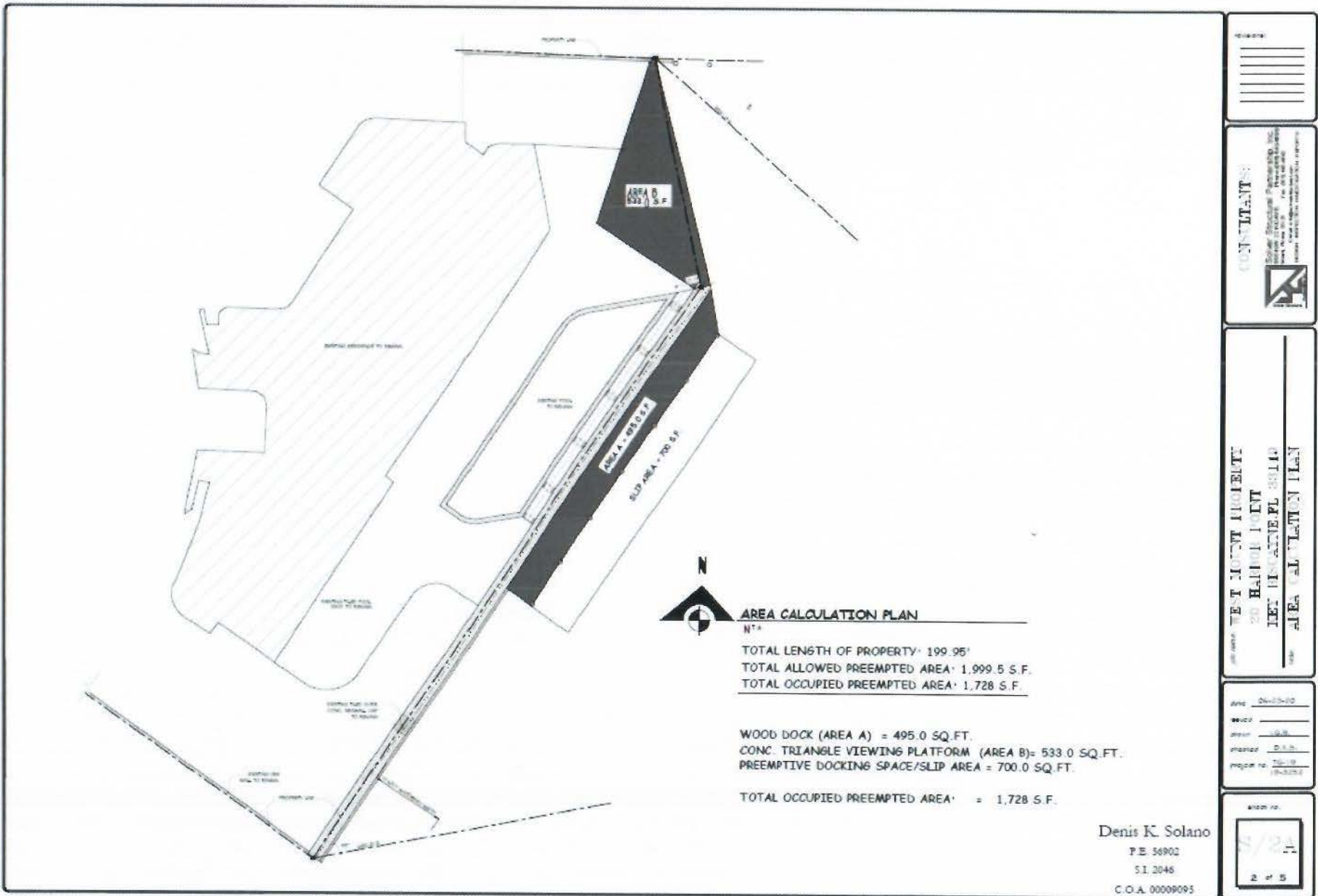
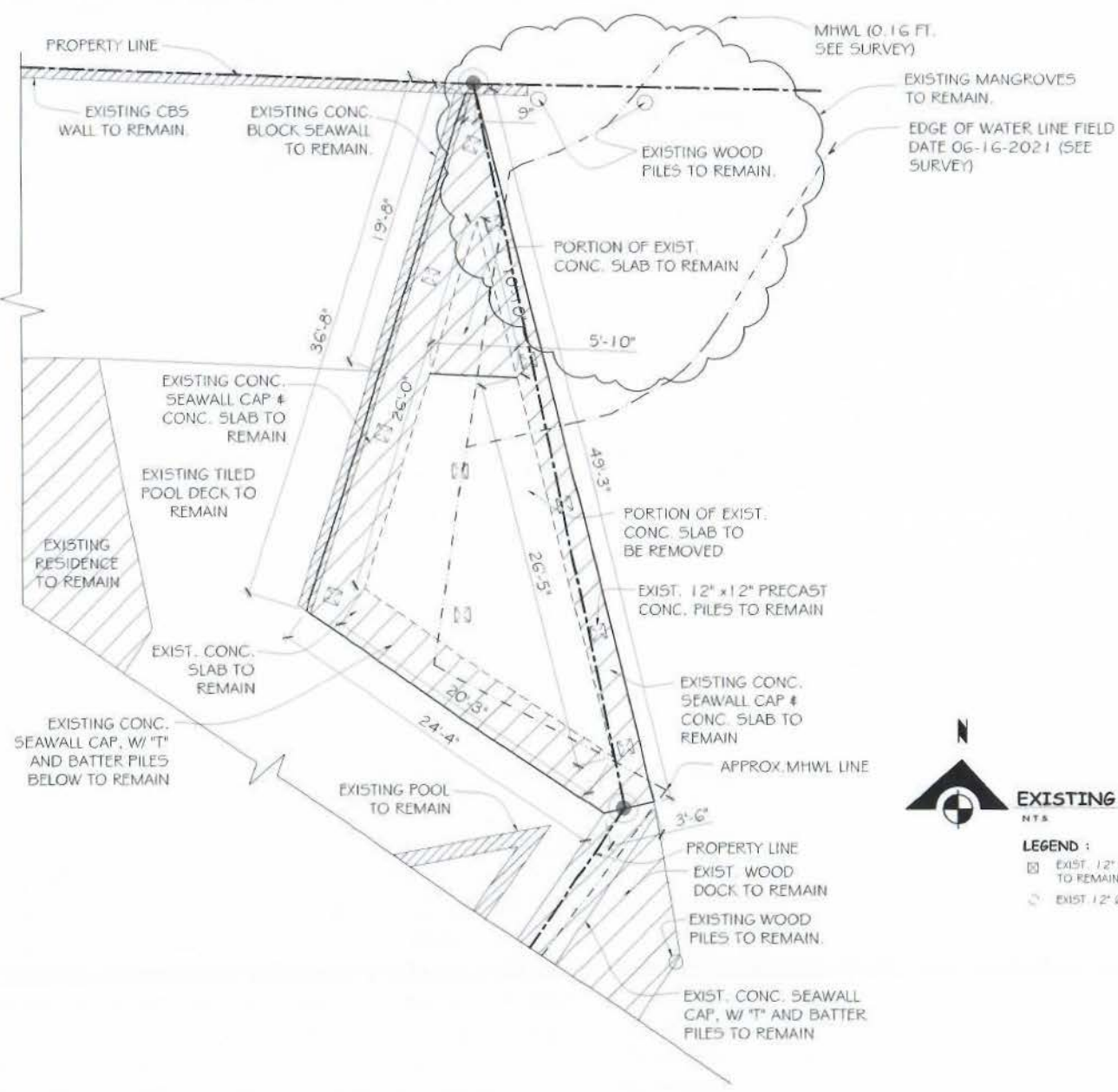


Figure 1. Unauthorized Structures depicted in "Area B"





**EXISTING CONDITIONS PLAN**  
NTS

- LEGEND :**
- ☐ EXIST. 12" x 12" PRECAST CONCRETE VERTICAL PILES TO REMAIN (TYP.)
  - EXIST. 12" Ø CCA WOOD SUPPORT PILES TO REMAIN (TYP.)


**CONSULTANTS:**

Solver Structural Partnership, Inc.  
200 N.W. 22<sup>ND</sup> AVE. Phone: (305) 541-4889  
Miami, Florida 33130 Fax: (305) 541-4888  
DESIGN, ANALYSIS, INVESTIGATION, REPORTS

JOB NO: WEST MOUNT PROPERTY  
20 HARBOR POINT  
KEY BISCAYNE, FL 33149

DATE: EXISTING CONDITIONS

DATE	
SCALE	
DESIGN	
CHECKED	D.K.S.
PROJECT NO.	

SHEET NO.

**5-2**

2 of 5

Denis K. Solano  
P.E. 56902  
S.I. 2046  
C.O.A. 00009095

15-0010

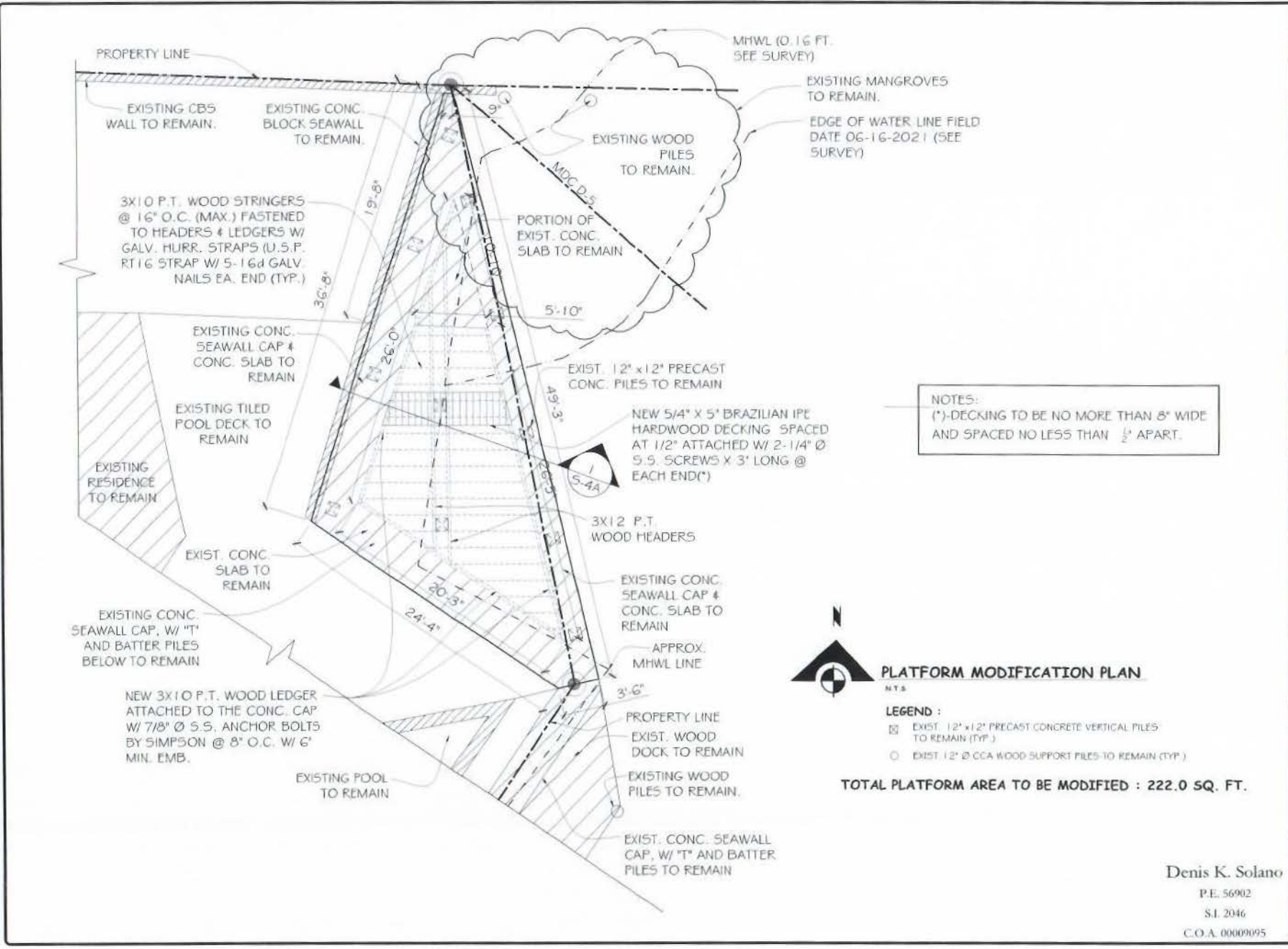
CONSULTANTS:  
 Solano Structural Partnership, Inc.  
 201 W. 22nd Ave.  
 Miami, Florida 33135  
 Tel: (305) 844-8888  
 Fax: (305) 844-8888  
 License: C-00000000-00000000-00000000-00000000



PROJECT: WEST MOUNT PROPERTY  
 20 HARBOR POINT  
 KEY BISCAYNE, FL 33149  
 TITLE: PLATFORM MODIFICATION PLAN

DATE: 03-14-24  
 DRAWN: A.T.  
 CHECKED: D.F.S.  
 PROJECT NO.: 15-24  
 24-3907

SHEET NO.:  
  
 3 of 5



NOTES:  
 (\*)-DECKING TO BE NO MORE THAN 8" WIDE AND SPACED NO LESS THAN 1/2" APART.



**PLATFORM MODIFICATION PLAN**  
 N.T.S.

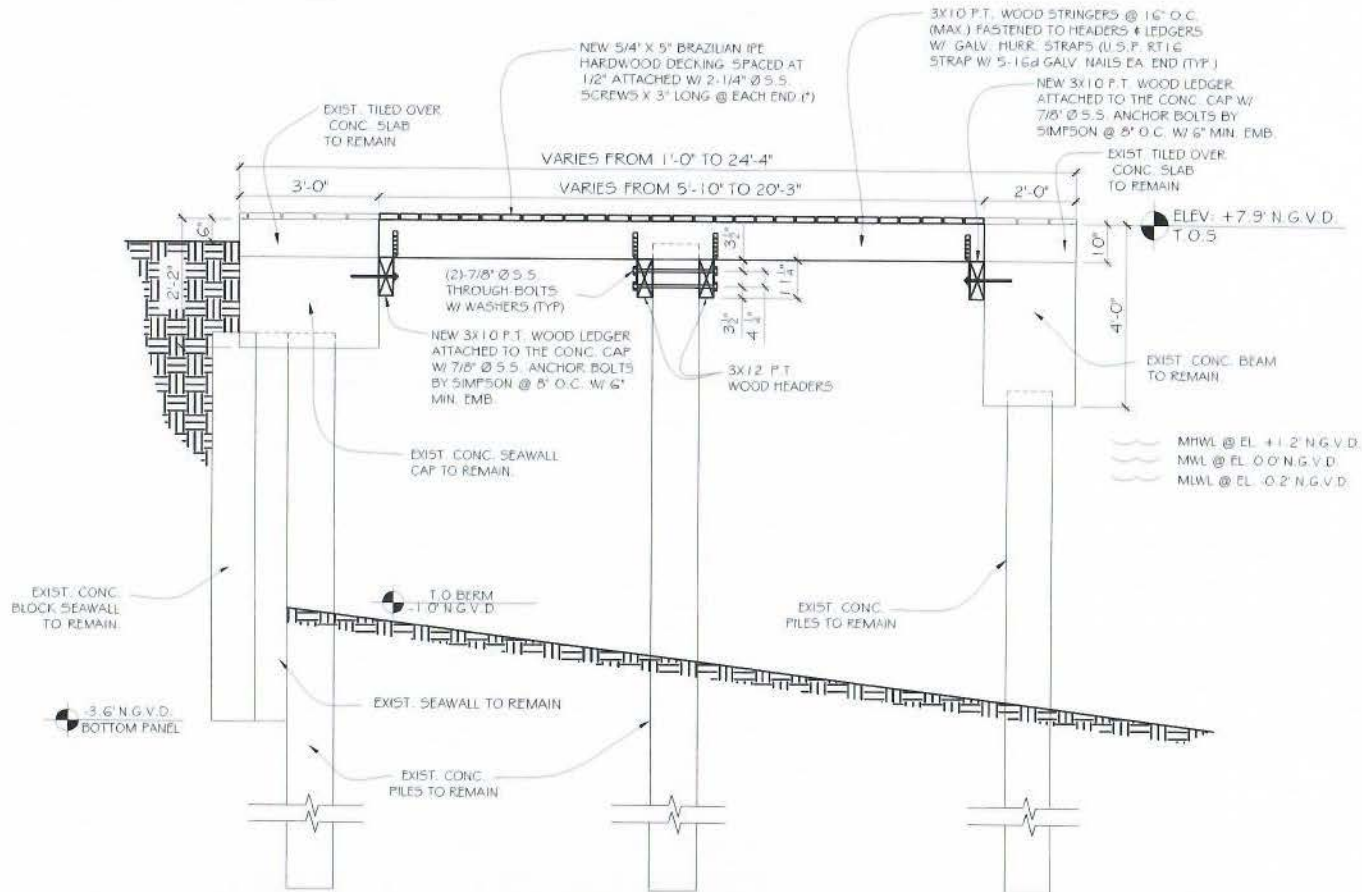
- LEGEND :**
- ☒ EXIST. 12" x 12" PRECAST CONCRETE VERTICAL PILES TO REMAIN (TYP.)
  - EXIST. 12" Ø CCA WOOD SUPPORT PILES TO REMAIN (TYP.)

**TOTAL PLATFORM AREA TO BE MODIFIED : 222.0 SQ. FT.**

Denis K. Solano  
 P.E. 56902  
 S.I. 2046  
 C.O.A. 0000095

NOTES:

(\*)-DECKING TO BE NO MORE THAN 8" WIDE AND SPACED NO LESS THAN  $\frac{1}{2}$ " APART.



1 TYP. SECTION  
S-4

REVISIONS

CONSULTANTS:

Solano Structural Partnership, Inc.  
390 N.W. 22 ND AVE.  
P.O. BOX 1000  
Miami, Florida 33155  
Tel: 305.643.8888  
Fax: 305.643.8888  
DESIGN, INSPECTION, INVESTIGATION, REPORTS



job name: WEST MOUNT PROPERTY  
20 HARBOR POINT  
KEY BISCAYNE, FL 33149  
TYP. SECTION

date: 03-14-24  
issued:  
drawn: A.T.  
checked: C.E.S.  
Project no: 16-24  
24-3907

sheet no.  
S-4  
4 of 5

Denis K. Solano  
P.E. 56902  
S.I. 2046  
C.O.A. 00009095

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 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, 8th EDITION, 2023.

DESIGN LOADS

- 1. DOCK LL 40 PSF

STEEL

- 1. ALL BOLTS SHALL BE TYPE 316 STAINLESS STEEL.

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONC. STRUCTURE SHALL BE ANCHORED WITH TWO PARTY EPOXY ADHESIVE ("RAWL" CHEM-FAST CARTRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER. HOLES SHALL BE DRILLED TO MINIMUM DEPTH SHOWN ON THE PLANS, AND SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

EROSION CONTROL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINE IN THE PLANS, SPECIFICATION, APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- 2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- 3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- 4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.
- 5. THE BMP STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- 6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
- 7. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED AND WHERE NO ACTIVE CONSTRUCTION IS OCCURRING.

WOOD

- 1. PRIMARY WOOD FRAMING MEMBERS SHALL BE NO. 1 PRESSURE TREATED SOUTHERN PINE OR BETTER.
- 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 ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
- 4. IT IS THE INTENT OF THESE PLANS AND THE REONSABILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIROMENTAL PERMITS ISSUED FOR THIS PROJEXT. IT SHALL BE THE CONTRACTORS RESPONSABILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- 5. APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 8th EDITION, 2023.

Denis K. Solano  
P.E. 56902  
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C.O.A. 00009095

REVISIONS  
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SOLER STRUCTURAL PARTNERSHIP - REPORTS

Job name: WEST MOUNT PROPERTY  
20 HARBOR POINT  
KEY BISCAYNE, FL 33149  
Title: STRUCTURAL NOTES

Date: 03-14-24  
Drawn: A.T.  
Checked: D.K.S.  
Project no: TG-24  
24-3907

Sheet no.  
  
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