



TOWN OF SURFSIDE

MUNICIPAL BUILDING
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154-3009

Telephone: 305 861-4863

Statement from Town Manager Andrew Hyatt:

The plans received by the Town of Surfside beginning on May 12, 2021, were preliminary and clearly marked "not for construction." The Town's position is that these plans were not final. In fact, no applications for construction permits were submitted. It would appear that the Champlain Towers South Condominium Association sought to address a number of issues outside the scope of any proposed 40-year re-certification work such as the installation of new natural gas service and delivery lines, the reconfiguration of existing parking, the moving of parking off site, and other repairs. There was no indication during any communications between the Town and the association by telephone or electronic mail that this submission required emergency action by the Town of Surfside. The scope of work for repairs was not received until June 21, 2021, and not in the form of a building application. To date, no permit application for these specific repairs has been received by the Town.

Sandra McCready

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Wednesday, May 12, 2021 12:28 PM
To: JEAN WODNICKI; James McGuinness; Marisol Vargas; Walter Keller; Frank Morabito
Subject: Champlain Towers South - Meeting Documents 1 of 2
Attachments: Backyard parking.pdf; 88th street parking 2.pdf; Champlaine South_24x36 Board--3_Gloss_10-22-20.pdf; Gas Line.pdf; 88th street parking.pdf; Lot Parking and Construction Layout_20210407.pdf

[NOTICE: This message originated outside of the Town of Surfside -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon

This will be email one of two with all the information I currently have for our meeting tomorrow.

Cheers,



Scott Stewart, CAM, CMCA©

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.org

The responses herein are made in good faith and to the best of my ability as to their accuracy.

This message, including any attachments, may contain confidential and privileged information for the sole use of the intended recipient(s). Review, use, distribution, or disclosure by others is strictly prohibited. If you are not the intended recipient or authorized to receive information on behalf of the recipient, please contact the sender by reply email, and delete all copies of this message. While we have taken reasonable precautions to ensure that this message and any attachments are free from viruses, we cannot guarantee that they are virus free and accept no liability for any damage caused by this message or any attachments. Messages sent or received through our networks may be monitored to ensure compliance with the law, regulation, and/or our policies.

Sandra McCready

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Wednesday, May 12, 2021 1:09 PM
To: JEAN WODNICKI; James McGuinness; Marisol Vargas; Walter Keller; Frank Morabito
Subject: RE: Champlain Towers South - Meeting Documents 3 of 2
Attachments: Pages from 18217_Coordination Set_04.27.2021 1 of 2.pdf

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Good afternoon

My email 2 of 2 bounced back from the Town of Surfside saying the file size was too large. I have broken the file into two parts. This is part one of email 2 of 2.

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From: Champlain Tower South

Sent: Wednesday, May 12, 2021 12:37 PM

To: JEAN WODNICKI <jeanwodnicki@att.net>; 'jmcguinness@townofsurfsidefl.gov' <jmcguinness@townofsurfsidefl.gov>; 'mvargas@townofsurfsidefl.gov' <mvargas@townofsurfsidefl.gov>; 'wkeller@marlinengineering.com' <wkeller@marlinengineering.com>; Frank Morabito <frank@morabitoconsultants.com>

Subject: RE: Champlain Towers South - Meeting Documents 3 of 2

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From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Wednesday, May 12, 2021 1:13 PM
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Subject: RE: Champlain Towers South - Meeting Documents 4 of 2
Attachments: Pages from 18217_Coordination Set_04.27.2021 2 of 2.pdf

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This is part two of email 2 of 2.

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Sandra McCready

Subject: Town of Surfside meeting
Location: <https://us02web.zoom.us/j/83735013259>
Start: Thu 5/13/2021 2:00 PM
End: Thu 5/13/2021 3:00 PM
Show Time As: Tentative
Recurrence: (none)
Organizer: Champlain Tower South

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Champlain Tower South is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83735013259>

Meeting ID: 837 3501 3259

One tap mobile

+16465588656,,83735013259# US (New York)

+13017158592,,83735013259# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 778 907 2071 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

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Location: <https://us02web.zoom.us/j/83735013259>

Start: Thu 5/13/2021 2:00 PM
End: Thu 5/13/2021 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Champlain Tower South

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Requested to attend

-----Original Appointment-----

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Wednesday, May 12, 2021 9:10 AM
To: Champlain Tower South; JEAN WODNICKI; jmcguinness@townofsurfsidefl.gov; mvargas@townofsurfsidefl.gov; wkeller@marlinengineering.com; Frank Morabito
Subject: Town of Surfside meeting
When: Thursday, May 13, 2021 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: <https://us02web.zoom.us/j/83735013259>

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

PLEASE JOIN US.

THANKS,
JIM

-----Original Appointment-----

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Wednesday, May 12, 2021 9:10 AM
To: Champlain Tower South; JEAN WODNICKI; jmcguinness@townofsurfsidefl.gov; mvargas@townofsurfsidefl.gov; wkeller@marlinengineering.com; Frank Morabito
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+1 346 248 7799 US (Houston)

+1 778 907 2071 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

Meeting ID: 837 3501 3259

Find your local number: <https://us02web.zoom.us/u/kcuGjgJZ83>

Sandra McCready

From: Frank Morabito <frank@morabitoconsultants.com>
Sent: Thursday, May 20, 2021 4:06 PM
To: Andrew Hyatt; James McGuinness; Walter Keller
Cc: Jean Wodnicki; Scott Stewart (manager@Champlainsouth.org)
Subject: CTS - 5 additional parking spaces along 88th Street
Attachments: MC_CTS-88StExpandedParking_20210520.pdf; 18217_Surfside 88th Street Parking Spaces Request_05.19.2021.pdf

[NOTICE: This message originated outside of the Town of Surfside -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Mr. Keller:

As a follow up to a meeting held with Mr. McGuinness and you on 5/12/2021, attached please find a letter and several drawings which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to construct 5 new parking spaces on their property along 88th St. This work will be completed during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on this request, so everyone has a clear understanding on what needs to be done to allow the construction of these 5 new parking spaces. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
Structural Engineers | Remediation & Parking Consultants
Palm Beach Gardens, FL | Sparks Glencoe, MD
FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020
www.morabitoconsultants.com

Follow us on [LinkedIn](#) and [Facebook](#).



May 20, 2021

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

Attention: Mr. Walter Keller
Town Planner

**Re: *Champlain Towers South Condominium
Expanded On-Site Parking Along 88th Street
MC Job# 18217***

Dear Mr. Keller:

The community of Champlain Towers South Condominium (CTS) is about to embark on a major restoration project to adhere to the Town of Surfside 40-Year Recertification requirements. The scheduled work will include numerous improvements that must be made to assure that this building structure remains safe and meets the requirements of the 2020 Florida Building Code (2020 FBC) and 2020 Florida Existing Building Code (2020 FEBC). Morabito Consultants, Inc. and its design team has the contract documents complete and ready to submit to the Town of Surfside Building Official for building permit. Before we do, we have an important design change that we would like preliminary feedback from the Town of Surfside.

CTS has a dire parking situation on its campus. Within the last few years, CTS has lost 22+ parking spaces on 87th Terrace. In addition, and the traffic on 88th Street has become a vehicular and pedestrian nightmare since the Town of Surfside allowed pedestrian beach access, emergency vehicle beach entrance, and added street parking on 88th Street where none of this existed previously. It is truly hazardous on 88th Street all day, every day. In order to help elevate the present lack of parking around CTS, MC has developed a plan that will add 5 additional parking spaces on CTS property that will be accessed thru a new curb cut on 88th Street. Landscaping planters will remain between these new parking spaces and the north exterior wall of CTS. This will provide CTS with a total of 7 parking spaces that have access thru curb cuts along 88th Street that will be used for valet and contractor parking.

May 20, 2021

Champlain Towers South

Re: Champlain Towers South Condominium

Expanded On-Site Parking Along 88th Street

MC Job# 18217

Page 2

It is our understanding from discussion with Mr. James McGuiness, Building Official and Mr. Walter Keller, Town Planner that MC needs to provide Mr. Keller with the following documents to perform a preliminary review of this expanded parking request.

- Recently prepared site survey drawings.
- Proposed entry level plan of entire CTS site.
- Proposed entry level landscaping drawings.
- Proposed expanded parking layout drawing.

The above referenced documents are attached to this letter.

CTS respectfully requests a Memo of Understanding from the Town of Surfside that outlines what CTS needs to do to allow the construction of the proposed expanded parking along 88th Street to proceed. Once this Memo of Understanding is prepared and accepted, MC will revise its present contract documents for the 40-Year Recertification Remediation to include the expanded parking spaces and submit the prepared plans for permit review.

If you have any questions concerning this letter's content, please do not hesitate in contacting our office. We look forward to hearing from you soon.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI

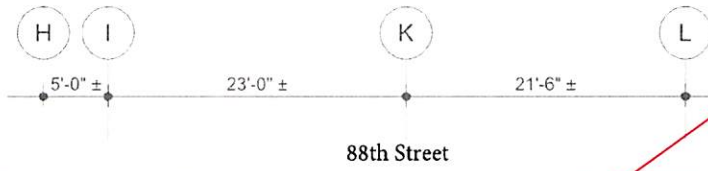
President

cc: Mr. Scott Stewart, LCAM – CTS Association Manager

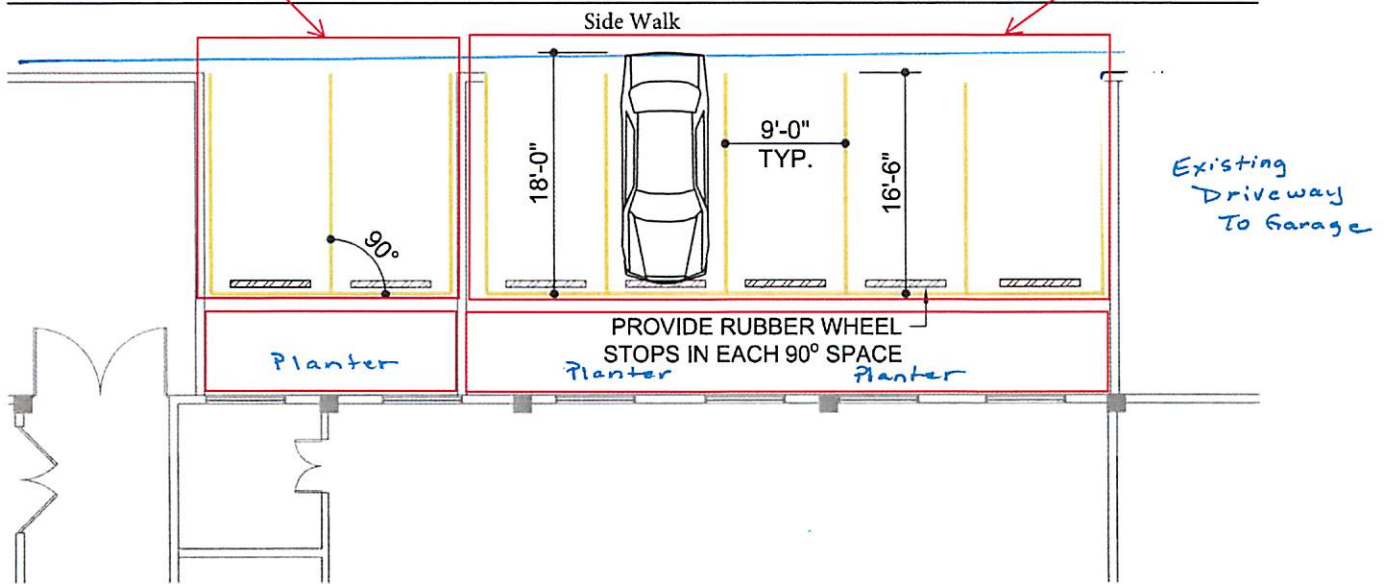
Enclosure

fpm/18217/Documents/MC/MC_CTS-88StExpandedParking_20210520.pdf

EXISTING 2
PARKING
SPACES



PROPOSED 5
ADDITIONAL
PARKING
SPACES



CHAMPLAIN TOWERS SOUTH CONDOMINIUM
SOUTH CONDOMINIUM
4377 COLLINS AVENUE
SUITE 302, FORT LAUDERDALE, FLORIDA 33304

CHAMPLAIN TOWERS SOUTH 40-YEAR BUILDING
REPAIR & RESTORATION
PHASE IIC: OVERALL BUILDING
REPAIR AND RESTORATION

DATE: 04/26/21

PROJECT NO: 18217

SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 FLOOR PLAN

DRAWN BY: HIR/BJM

CHECKED BY: HIR/BJM

DATE: 04/26/21

PROJECT NO: 18217

SCALE: 3/32" = 1'-0"

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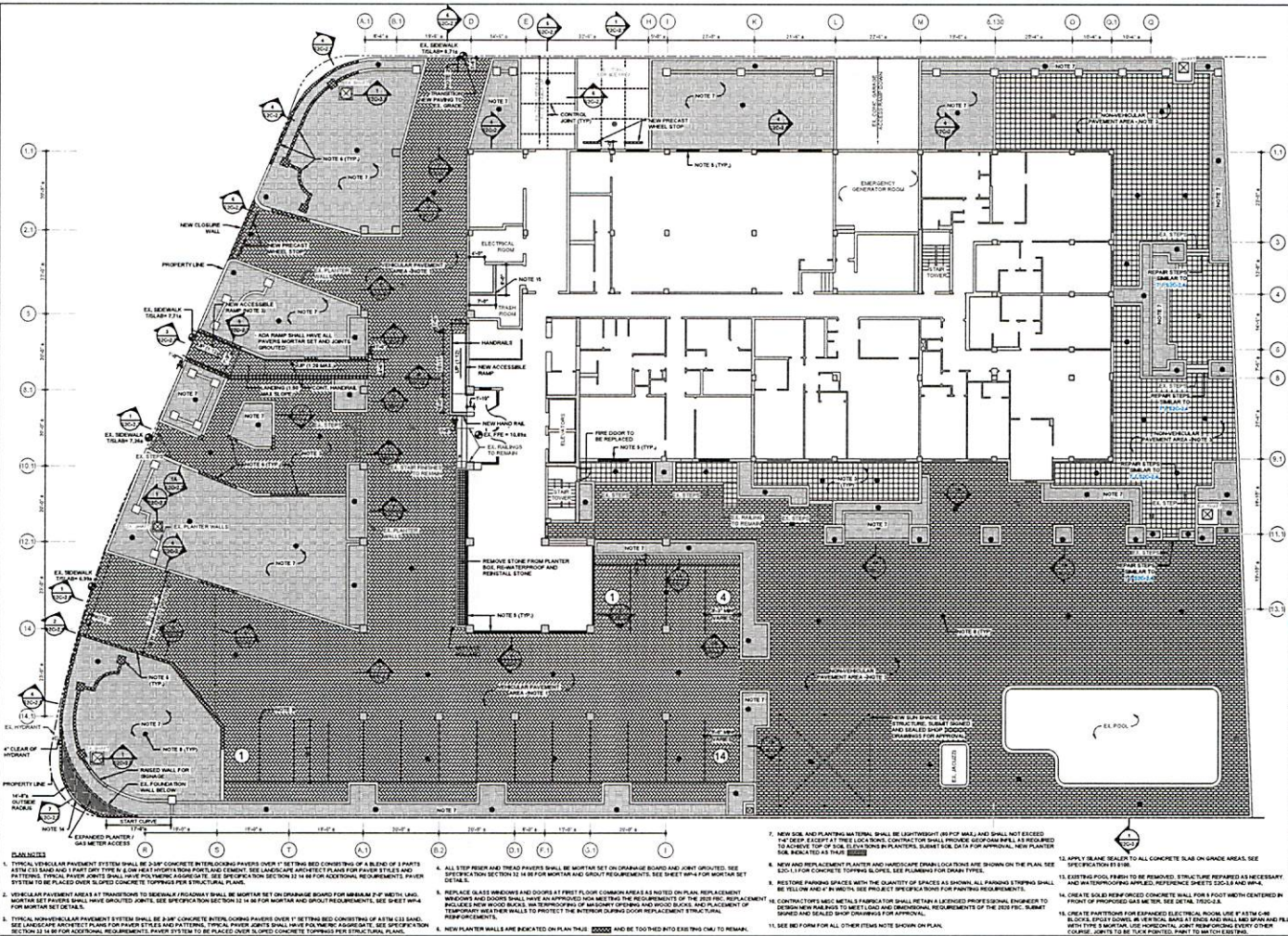
SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 FLOOR PLAN

DRAWN BY: HIR/BJM

CHECKED BY: HIR/BJM

DATE: 04/26/21



1. TYPICAL VENEER PAVENT SYSTEM SHALL BE 2"PC CONCRETE IN TYPICAL PAVERS OVER 1" SETTRAL BED CONSISTING OF A BLEND OF 3 PARTS ASTM C11 SAND AND 1 PART DRY TYPICALLY LOW HEAT WORTHY FROM PORTLAND CEMENT. SEE LANDSCAPE ARCHITECT'S PLANS FOR PAVES STYLES AND PATTERNS. TYPICAL PAVING JOINTS SHALL HAVE POLYURETHANE ADHESIVE. SEE SPECIFICATION SECTION 32 14 00 FOR ADDITIONAL REQUIREMENTS. PAVING SYSTEM TO BE PLACED OVER SLOPED CONCRETE TOPPING PER STRUCTURAL PLAN.
2. VENEER PAVENT SYSTEM SHALL BE 2"PC CONCRETE IN TYPICAL PAVERS OVER 1" SETTRAL BED CONSISTING OF A BLEND OF 3 PARTS ASTM C11 SAND AND 1 PART DRY TYPICALLY LOW HEAT WORTHY FROM PORTLAND CEMENT. SEE LANDSCAPE ARCHITECT'S PLANS FOR PAVES STYLES AND PATTERNS. TYPICAL PAVING JOINTS SHALL HAVE POLYURETHANE ADHESIVE. SEE SPECIFICATION SECTION 32 14 00 FOR ADDITIONAL REQUIREMENTS. PAVING SYSTEM TO BE PLACED OVER SLOPED CONCRETE TOPPING PER STRUCTURAL PLAN.
3. TYPICAL MONOBLOCK PAVENT SYSTEM SHALL BE 2"PC CONCRETE IN TYPICAL PAVERS OVER 1" SETTRAL BED CONSISTING OF A BLEND OF 3 PARTS ASTM C11 SAND AND 1 PART DRY TYPICALLY LOW HEAT WORTHY FROM PORTLAND CEMENT. SEE LANDSCAPE ARCHITECT'S PLANS FOR PAVES STYLES AND PATTERNS. TYPICAL PAVING JOINTS SHALL HAVE POLYURETHANE ADHESIVE. SEE SPECIFICATION SECTION 32 14 00 FOR ADDITIONAL REQUIREMENTS. PAVING SYSTEM TO BE PLACED OVER SLOPED CONCRETE TOPPING PER STRUCTURAL PLAN.
4. ALL STOP PRESS AND TRAP PIPES SHALL BE MORTAR SET ON DRAINAGE BOARD AND JOINT GROUTED. SEE SPECIFICATION SECTION 32 14 00 FOR MORTAR AND GROUT REQUIREMENTS. SEE SHEET 04/14 FOR MORTAR SET DETAILS.
5. REPLACE GLASS WINDOWS AND DOORS AT FIRST FLOOR COMMON AREAS AS NOTED ON PLAN. REPLACEMENT WINDOWS AND DOORS SHALL HAVE AN APPROVED FINISH. THE REQUIREMENTS OF THE 2007 IBC. REPLACEMENT INCLUDE NEW WOOD BLINDS, INSULATED GLAZING UNITS AND PLACEMENT OF TYPICAL INTERIOR WALLS TO PROTECT THE INTERIOR DURING DOOR REPLACEMENT STRUCTURAL.
6. NEW PLANTER WALLS ARE BACKED ON PLAN THICK 040000 AND BE TOOTHED INTO EXISTING CMU TO REMAIN.
7. NEW SOIL AND PLANTING MATERIAL SHALL BE LIGHTWEIGHT (80 PCF MAX) AND SHALL NOT EXCEED A 4" DEEP 8" SCOOP AT THE LOCAL BOW CONTRACTOR SHALL PROVIDE APPROXIMATE AS REQUIRED TO ACHIEVE TO 10% EXCESS IN PLANTING. SUBMIT SOIL SA 117 OF APPROVAL. NEW PLANTER TO BE INSTALLED AS SHOWN.
8. NEW AND REPLACEMENT PLANTER AND WINDSCAPE DRAIN LOCATIONS ARE SHOWN ON PLAN. SEE 0301.1 FOR CONCRETE TOPPING & DIES. SEE PLUMBING FOR DRAIN TYPES.
9. RESTORE FINISHING SPACES WITH THE QUANTITY OF SPACES AS SHOWN. ALL FINISHING TOPPING SHALL BE YELLOW AND 1/8" MIN. SEE PROJECT SPECIFICATIONS FOR FINISHING REQUIREMENTS.
10. CONTRACTORS MUST METALS FABRICA FOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN NEW FABRICATIONS TO MEET LOADS AND DIMENSIONAL REQUIREMENTS OF THE SPECIFIC SUBMIT SHOWN AND SEALED SHOP DRAWINGS FOR APPROVAL.
11. SEE REF FORM FOR ALL OTHER ITEMS NOTED SHOWN ON PLAN.
12. APPLY SILANE SEALER TO ALL CONCRETE SLAB ON GRADE AREAS. SEE SPECIFICATION 03 09.
13. EXISTING POOL FINISH TO BE REMOVED. STRUCTURE REPAIRED AS NECESSARY, AND INTERIOR FINISH APPLIED. REFER TO SHEETS 0303-A AND 04-4.
14. CREATE SOLID REINFORCED CONCRETE WALL FOR 8' FOOT WITH CENTERED IN FRONT OF PROPOSED GAS METER. SEE DETAIL 3700-2A.
15. OPEN UP PARTITION FOR EXPANDED ELECTRICAL ROOM USE BY 4000. USE 8" CMU BLOCKS, EXPOSED DOWN, BE HEAVY BARS AT ENDS AND WALL END SPAN AND FILL WITH TYPE 3 MORTAR. USE REINFORCING BARS PER SPECIFICATION. EVERY OTHER COURSE JOINTS TO BE TUCK POINTED PAINT TO MATCH EXISTING.

Sheet No: A2C-1.0

BOUNDARY SURVEY

of
8777 COLLINS AVENUE, SURFSIDE
MIAMI-DADE COUNTY, FLORIDA 33154
for
CHAMPLAIN TOWERS SOUTH CONDOMINIUM ASSOCIATION, INC.

SURVEYOR'S NOTES:

1 MAP OF BOUNDARY SURVEY

Field Survey was completed on August 7th, 2020

2 LEGAL DESCRIPTION

Block Four (4) of SECOND AMENDED PLAT OF MORNING BEACH, according to the Plat thereof, as recorded in Plat Book 98, of Page 64, and recorded in the Public Records of Miami-Dade County, Florida, together with that certain parcel of land conveyed by Term of Surveys by David dated August 18, 1983, and recorded in Official Records Book 3383 at Page 187 of the Public Records of Miami-Dade County, Florida, and Less and Except that portion of said Block 4 conveyed to Term of Surveys for minimum 40' Center Avenue by David dated June 28, 1983 and recorded in Official Records Book 3383 at page 185 of the Public Records of Miami-Dade County, Florida.

Containing 67,886 Square feet or 1.55 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3 SOURCES OF DATA

AS TO VERTICAL CONTROL

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency, having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency map states in the notes to the user that "this map is for insurance purposes only".

The vertical control datum of this survey was derived from the North American Vertical Datum 1988 (NAVD88).

Benchmarks used:

- Miami-Dade County Benchmark: Y-313-NEST Elevation=8.70' (Adjusted to NAVD88)
Location: 42nd Street --- 27' North of C/L
Herdings Avenue --- 190' West of C/L
35' West of narrow cover.
- Miami-Dade County Benchmark: I-243 Elevation=11.47' (Adjusted to NAVD88)
Location: Surfside Boulevard ---
Sky Drive ---
31' West of West end of guard house

MEAN HIGH WATER LINE INFORMATION

The Mean High Water line as shown is based on Florida Department of Environmental Protection Mean High Water Procedure Approval letter, Dated August 8, 2020. The location of Mean High Water as provided to be used on this project was for boundary purposes was established as 0.34 feet (N.A.V.D.1888).

AS TO HORIZONTAL CONTROL

North Azimuth and Bearings refer to the North American Datum 1983 (NAD83), 1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

The coordinates values shown herein are based on the North American Datum 1983 (NAD83), 1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

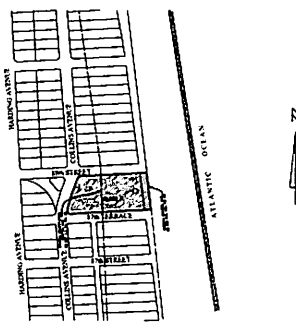
Monument Identification: HUDSON

Marking: 563273154 feet
Easting: 939512954 feet
Elevation: 3.845 feet (MVD029)
Located just south of the east end of the Broad Carveaway on 96 St. The mark is a concrete monument with a METRO-DADE OPS CONTROL P.I. brass disk and is stamped "HUDSON".

---Cable Construction Control Line shown herein as per Plat Book 74, Page 25, Public Records of Miami-Dade County, Florida.

---Erosion Control Line shown herein as per Plat Book 103, Page 62, Public Records of Miami-Dade County, Florida.

---Right of Way Map State Road 17A, Section 87060



SECTION 35, TOWNSHIP 52 SOUTH, RANGE 43 EAST
SURFSIDE, MIAMI-DADE COUNTY, FLORIDA
LOCATION SKETCH
NOT TO SCALE

4. ACCURACY

HORIZONTAL CONTROL

The maximum relative distance accuracy for the type of survey is 1 foot in 7,500 feet the accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the requirement. Non-certified features as depicted on the survey map were measured to an estimated horizontal positional accuracy of 1/10 foot.

VERTICAL CONTROL

Elevation information shown herein based on a closure between two benchmarks and meets or exceeds the requirements. Closure in feet or minus 0.03 feet times the square-root of the distance in miles. Non-certified spot elevations depicted on the survey map were measured to an estimated vertical positional accuracy of 1/100 foot on hard surfaces and 1/10 foot on soft surfaces.

5. LIMITATIONS

This SKETCH OF BOUNDARY SURVEY does not represent a Mean High Water Line Survey as defined under Chapter 34-17.002(1) Florida Administrative Code nor does this Survey purport to determine the nature and/or limit of easements interests to the submerged lands adjacent to the subject property. The Subject Property lies adjacent to a beach restoration beach measurement beach West of the "Dune Line" on shown, where the Erosion Control Line supports the Mean High Water Line in authority pursuant to Chapter 18119, Florida Statutes. The Erosion Control Line as shown is based on the Legal Description as described on the Plat of the ESTABLISHMENT OF THE EROSION CONTROL LINE recorded in Plat Book 103 at Page 62 approved by the Board of Trustees of the Wetland Improvement Trust Fund of the State of Florida on June 15, 1978.

Since no other information other than what is stated in the Statement of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on this Survey and/or contained within this Report 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. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual and may appear in public records, but creation or determination was made as to the Subject Property as shown by which the improvements were located, other than those shown by underground foundations, improvements and/or utilities were located or shown herein. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 34-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-332-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 336.10(1)-(11) of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no other ground proceedings unless shown. This Survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 34-17.002 Subpart 34-17.002(1) Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not recorded as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 2006



By: Ortiz Jonathan Suarez, P.S.M.
Professional Surveyor and Mapper No. 0781
Date of Map: _____

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the issuing party or parties is prohibited without written consent of the issuing party or parties.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization 133398
Title Block
Miami, Florida 33131 (305) 9943433

BOUNDARY SURVEY
of
8777 COLLINS AVENUE, SURFSIDE
MIAMI-DADE COUNTY, FLORIDA 33154
for
Champlain Towers South Condominium Association, Inc.

REVISIONS	BY

Date:	20-08-03
Job:	20-04-03
DRAWN:	08-07-2020
Checked:	G.T., F.S., M.P.
Scale:	AS SHOWN
Plot Book:	FILE
SHEET:	1 OF 3

Sandra McCready

From: Frank Morabito <frank@morabitoconsultants.com>
Sent: Thursday, May 20, 2021 3:44 PM
To: Andrew Hyatt; James McGuinness; Walter Keller (wkeller@townofsurfsidefl.gov)
Cc: Jean Wodnicki; Scott Stewart (manager@Champlainsouth.org)
Subject: CTS - Temporary Satellite Parking Lot
Attachments: MC_CTS-TemporaryParkingLot_20210520.pdf

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Hyatt:

As a follow up to a meeting held with Mr. McGuinness and Mr. Keller on 5/12/2021, attached please find a letter and drawing which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to temporarily utilize the empty lot bound by Collins Ave, 88th St and Harding Ave as a temporary satellite parking lot during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on this request so everyone has a clear understanding on how this project will be accomplished. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
Structural Engineers | Remediation & Parking Consultants
Palm Beach Gardens, FL | Sparks Glencoe, MD
FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020
www.morabitoconsultants.com

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May 20, 2021

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

Attention: Mr. Andy Hyatt
Town Manager

**Re: Champlain Towers South Condominium
Temporary Satellite Parking Lot
Collins Avenue, 88th Street and Harding Avenue
MC Job# 18217**

Dear Mr. Hyatt:

The community of Champlain Towers South Condominium (CTS) is about to embark on a major restoration project to adhere to the Town of Surfside 40-Year Recertification requirements. The scheduled work will include numerous improvements that must be made to assure that this building structure remains safe and meets the requirements of the 2020 Florida Building Code (2020 FBC) and 2020 Florida Existing Building Code (2020 FEBC). Morabito Consultants, Inc. and its design team has the contract documents complete and ready to submit to the Town of Surfside Building Official for building permit. Before we do, we have an important issue that effects the unit owners of CTS that needs review by the Town of Surfside.

CTS has a dire parking situation on its campus. The repair of deteriorated concrete at the plaza/entrance level will result in a temporary loss of 33% of the available parking spaces for the unit owners. In addition, there no room on campus for construction staging, contractor storage and construction working parking. Since the Town of Surfside will not allow the east lawn area within our property limit to be temporarily used for parking, this leaves CTS only available parking option as the empty lot across the street bound by Collins Avenue, 88th Street and Harding Avenue. A preliminary layout of this temporary parking prepared by MC is attached to this letter. CTS has approached the owner of this empty lot and he is amenable to lease this empty lot to CTS for a period of ~30 months while construction proceeds on the CTS campus.

It is our understanding from discussion with Mr. James McGuiness, Building Official and Mr. Walter Keller, Town Planner that the use of this empty lot for temporary parking will need to be reviewed and approved by several departments including the town planner, legal, police, zoning, public works, and possibly others.

Structural Engineers | Remediation & Parking Consultants
206 Via Condado Way | Palm Beach Gardens, FL 33418-1701
561-316-7660 | www.morabitoconsultants.com

May 20, 2021

Champlain Towers South

Re: Champlain Towers South Condominium

Temporary Satellite Parking Lot

Collins Avenue, 88th Street and Harding Avenue

MC Job# 18217

Page 2

CTS herein respectfully requests that the Town of Surfside grant CTS a temporary use permit to utilize the empty lot bound by Collins Avenue, 88th Street and Harding Avenue for temporary parking and contractor construction staging. Attached please find a concept site plan as developed by MC which shows the layout for this temporary use permit. The unit owner parking will be strictly valet and will be entered directly thru an existing curb cut on Collins Avenue and exited directly thru an existing curb cut on Harding Avenue. The contractor construction stage area will be accessed through an existing curb cut on 88th St. The entire site will be fenced for security. It is important to note that the construction area will only be utilized during normal working hours and will be unoccupied by contractor personnel during evening hours. No individuals will be allowed into the unit owner parking area except the valet attendants. For security reasons, a limited amount of lighting will be added in the valet parking area to assure the safety of the valet attendants.

CTS respectfully requests a Memo of Understanding from the Town of Surfside that CTS may utilize the empty lot bound by Collins Avenue, 88th Street and Harding Avenue for temporary satellite parking and contractor construction staging. Once this Memo of Understanding is prepared and accepted, CTS lease with the lot owners can be finalized and executed. MC will prepare any formal drawings that the Town of Surfside requires to obtain this temporary use permit once the lease for this property is executed.

If you have any questions concerning this letter's content, please do not hesitate in contacting our office. We look forward to hearing from you soon.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI

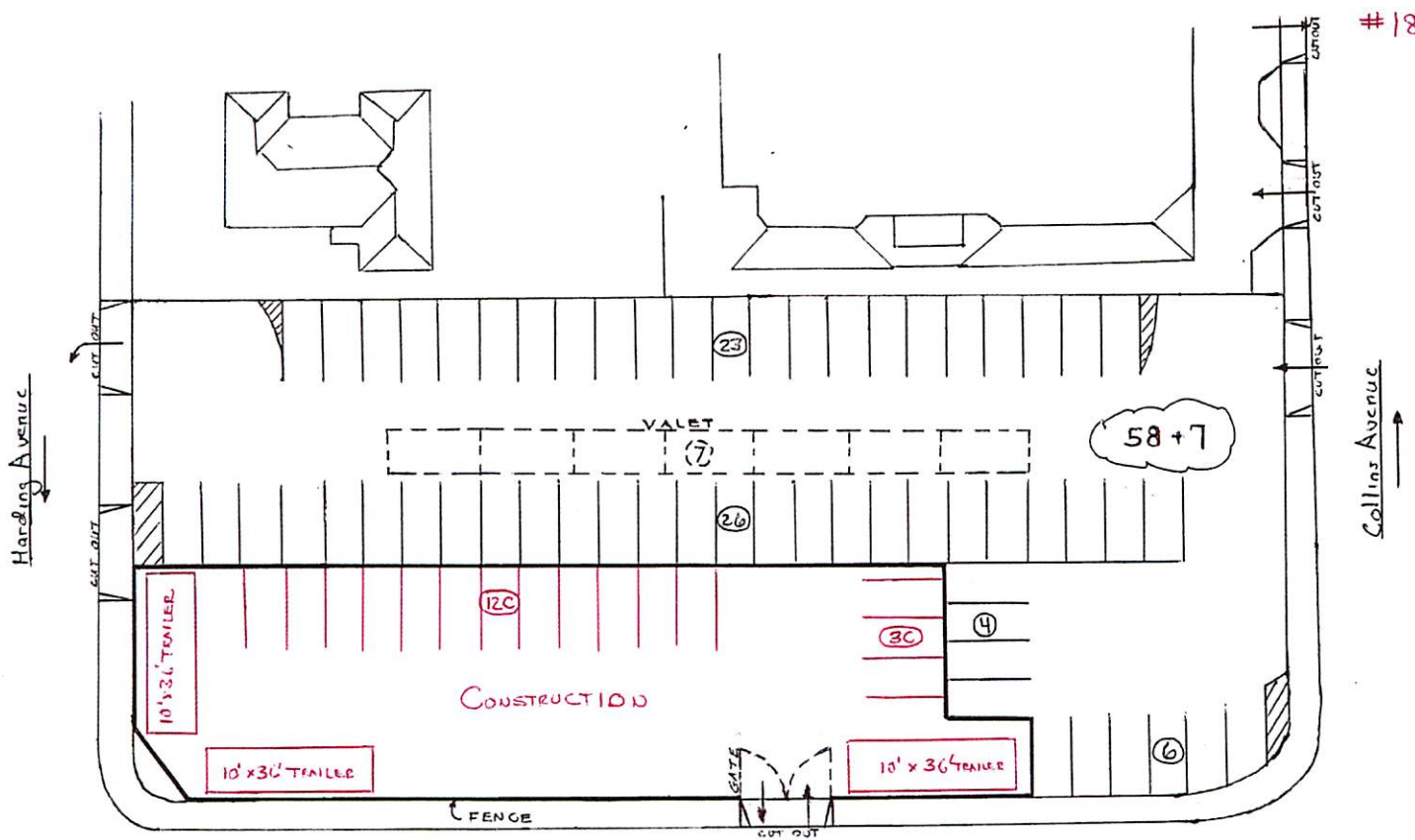
President

cc: Mr. Scott Stewart, LCAM – CTS Association Manager

Enclosure

fpm/18217/Documents/MC/MC_CTS-TemporaryParkingLot_20210519.pdf

#18217



88th Street

LOT PAVING AND CONSTRUCTION LAYOUT

MORABITO CONSULTANTS
May 19, 2021

Sandra McCready

From: Frank Morabito <frank@morabitoconsultants.com>
Sent: Monday, May 24, 2021 5:30 PM
To: Andrew Hyatt; James McGuinness; Walter Keller
Cc: Jean Wodnicki; Scott Stewart (manager@Champlainsouth.org)
Subject: CTS - New Gas Line, Meter, and Entry Sign
Attachments: MC_CTS-SWGasLine&EntranceSign_20210524.pdf; IMG_2385.jpg;
CTS_GasLine&EntrySign-Drawings_20210522.pdf

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Keller:

As a follow up to a meeting held with Mr. McGuinness and you on 5/12/2021, attached please find a letter, photo and several drawings which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to construct a new gas line and meter in the SW corner of CTS property. CTS needs a Letter of No Objection from the Town of Surfside so that Teco Gas will begin to process this new gas line service.

CTS would like to construct a new entry sign over the existing wall centered over the existing masonry pier (which is to be removed) that is shown in MC drawings and shown in the attached photograph. This work will be completed during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on these 2 requests, so everyone has a clear understanding on what needs to be done to allow the construction of this new gas line, meter and entry sign. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings (if necessary) and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
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May 24, 2021

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

Attention: Mr. Andy Hyatt
Town Manager

**Re: Champlain Towers South Condominium
New Gas Service & Entrance Sign
SW Corner of Champlain Towers South Condominium Property
MC Job# 18217**

Dear Mr. Hyatt:

The community of Champlain Towers South Condominium (CTS) is about to embark on a major restoration project to adhere to the Town of Surfside 40-Year Recertification requirements. The scheduled work will include numerous improvements that must be made to assure that this building structure remains safe and meets the requirements of the 2020 Florida Building Code (2020 FBC) and 2020 Florida Existing Building Code (2020 FEBC). Morabito Consultants, Inc. and its design team has the contract documents complete and ready to submit to the Town of Surfside Building Official for building permit. Before we do, we have an important design change that we would like preliminary feedback from the Town of Surfside.

CTS needs to install a new natural gas emergency generator on its property. To have adequate gas supply for this generator, it is necessary for Teco Gas to provide a new service to the CTS site. The best location for this new service is in the Southwest corner of the site. To accommodate this new gas service location, MC has designed a new planter that will be constructed on CTS's property in the Southwest corner of the site. This planter will have most of the wall height matching the height of the existing planter walls with the exception of the portion of the wall that is in front of the new gas line and meter which will be raised taller in order to meet the vehicle barrier protection requirements specified in the 2020 Florida Building Code. Contract drawings that specify the new structural, landscaping, and plumbing requirements for this new gas line, meter and planter have been prepared and are attached to this letter.

In addition to the new planter, CTS would like to install an entry sign at the Southwest corner of their property. Since CTS is the gateway into the Town of Surfside, this entry sign will serve two

May 24, 2021

Champlain Towers South

Re: Champlain Towers South Condominium

New Gas Service & Entrance Sign

SW Corner of Champlain Towers South Condominium Property

MC Job# 18217

Page 2

purposes: to introduce the Town of Surfside to the community, and to provide identification of the CTS property before the entry driveway is reached. Presently, CTS entry sign is located past the entry driveway into the property, which is not a good location for new visitors. The CTS entry sign location and size is also shown on the entry level plans prepared by MC.

It is our understanding from discussion with Mr. James McGuiness, Building Official and Mr. Walter Keller, Town Planner that MC needs to provide to Mr. Keller the following documents to perform a preliminary review of this new gas line, meter, and entry sign request.

- Recently prepared site survey drawings.
- Proposed entry level plan of entire CTS site that shows the location and size of the new entry sign along with the new gas line, meter, and planter at the SW corner of the site.
- Proposed entry level landscaping plan that shows the new planter in the SW corner of the site.
- Proposed entry level plumbing plan that shows the new gas line, meter, and planter in the SW corner of the site.
- Proposed new planter structural and waterproofing details.
- Photographs of the Southwest corner of CTS property.

The above referenced documents are attached to this letter.

CTS respectfully requests a **Letter of No Objection** on the placement of the gas line from the Town of Surfside. Teco needs this Letter of No Objection so they can authorize their engineers to prepare the necessary drawings required to install the new gas service for CTS. Once this Letter of No Objection is prepared and accepted, MC will submit the contract documents for the 40-Year Recertification Remediation to the Town of Surfside for permit review.

If you have any questions concerning this letter's content, please do not hesitate in contacting our office. We look forward to hearing from you soon.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI

President

cc: Mr. Scott Stewart, LCAM – CTS Association Manager

Enclosure

fpm/18217/Documents/MC/MC_CTS-SWGasLine&EntrySign_20210524.pdf



CHAMPLAIN TOWERS SOUTH CONDOMINIUM
8777 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

CHAMPLAIN TOWERS SOUTH ASSEAR BUILDING
REPAIR & RESTORATION
PHASE IIC: OVERALL BUILDING
REPAIR AND RESTORATION

DATE: 04/26/21

SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 DEMO PLAN

SHEET NO.: D2C-1.0

PROJECT NO.: 18217

DATE: 04/26/21

SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 DEMO PLAN

SHEET NO.: D2C-1.0

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SCALE: 3/32" = 1'-0"

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SHEET NO.: D2C-1.0

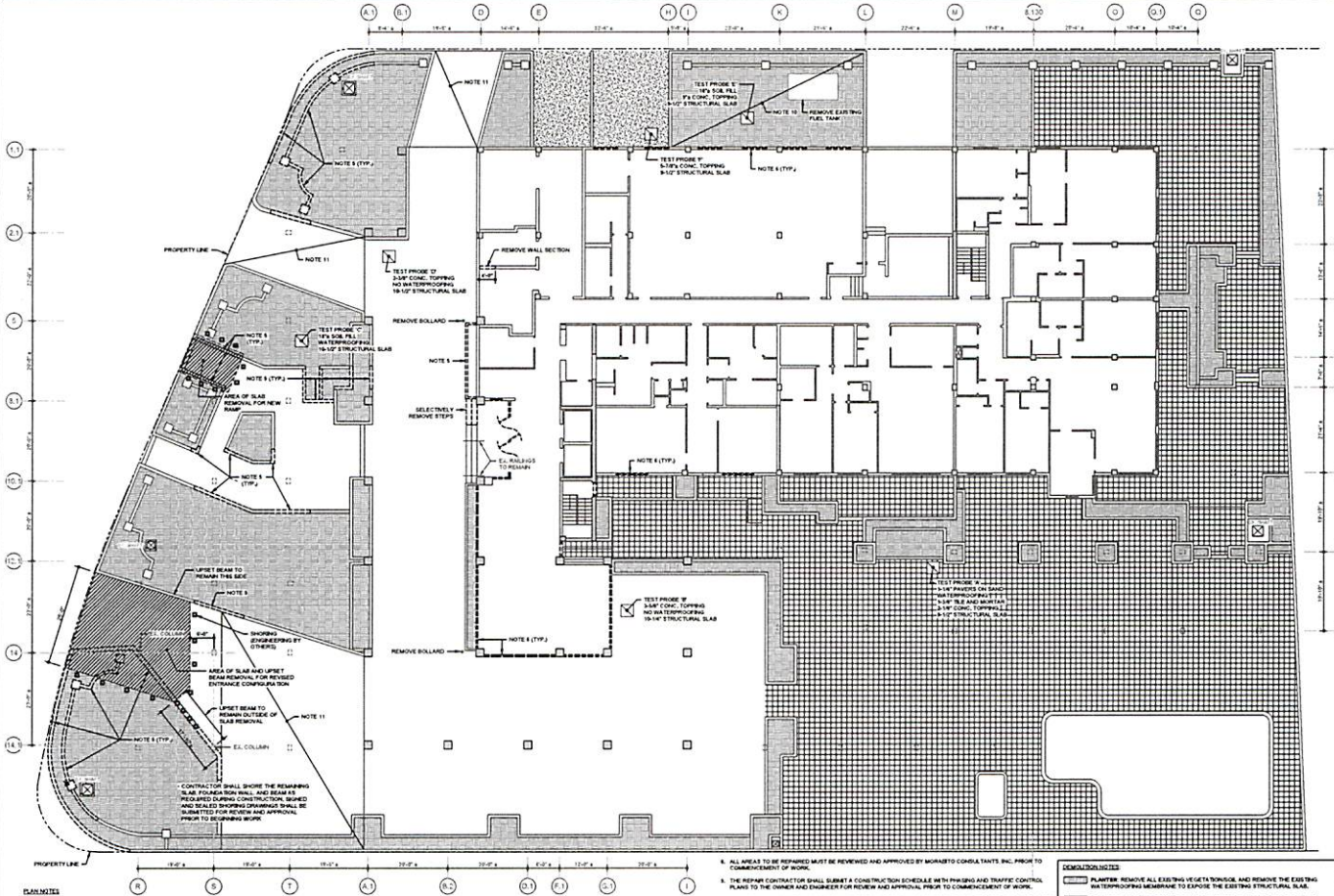
PROJECT NO.: 18217

DATE: 04/26/21

SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 DEMO PLAN

SHEET NO.: D2C-1.0



- PLAN NOTES**
- EXISTING BUILDING FRAMING AND CONCRETES INDICATED ON PLAN ARE BASED ON EXISTING DRAWINGS PREPARED BY WILLIAM W. HARRISON & ASSOCIATES ARCHITECTS P.A. SEE ALL REVISIONS, ADDENDUMS & REQUESTS FOR INFORMATION AND A LATEST FIELD NOTES FROM CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONTACT MORABITO CONSULTANTS PRIOR TO CONSTRUCTION IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLAN.
 - EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE THROUWALL FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
 - EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES. SEE STRUCTURAL PLAN 500-1E FOR ELEVATIONS OF THE FIRST FLOOR SLAB.
 - EXISTING CONCRETES ARE SHOWN HATCH-TONE.
 - EXISTING PLANTER/ANNEXARY WALLS TO BE REMOVED ARE NOTED ON PLAN THIS.
 - INSTALL TEMPORARY WEATHER WALLS AND REMOVE GLASS WINDOWS AND DOORS AT FIRST FLOOR COMMON AREAS AS NOTED ON PLAN.
 - ONCE ALL DEMOLITION IS COMPLETE AND THE EXISTING STRUCTURAL SLAB IS EXPOSED, THE EXISTING CONCRETE STRUCTURE SHALL BE SURVEYED AND ALL DETRIMENTED CONCRETE SHALL BE NOTED BY THE CONTRACTOR AS PART OF THEIR WORK.
 - ALL AREAS TO BE REPAIRED MUST BE REVIEWED AND APPROVED BY MORABITO CONSULTANTS, INC. PRIOR TO COMMENCEMENT OF WORK.
 - THE REPAIR CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE SET TO FINISHING AND TRAFFIC CONTROL PLANS TO THE OWNER AND REQUEST FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - PRIOR TO FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT DETAILED AS BUILT WITH PHOTO LOGS OF ALL WORK COMPLETED.
 - THE PLANTER AREA ALONG BETH STREET INDICATED ON PLAN IN ACCORDANCE TO REMOVAL OF THE VEGETATION, SOIL, AND A WATERPROOFING REQUIRES REMOVAL OF THE EXISTING CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.
 - AFTER STAMPED CONCRETE REMOVAL, REMOVE EXISTING FILL TO EXPOSE THE EXISTING STRUCTURAL SLAB AT THE LOCATIONS NOTED ON PLAN.
 - SEE REF FORM FOR ALL OTHER ITEMS NOTED SHOWN ON PLAN.

DEMOLITION LEGEND

- PLANTER** REMOVE ALL EXISTING VEGETATION AND REMOVE THE EXISTING WATERPROOFING MEMBRANE TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- STAMPED CONCRETE** REMOVE STAMPED CONCRETE TOPPING TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- PANEL DECOMPOSITE BALCONIES** REMOVE ALL EXISTING FLOORING AND SAND SETTING BED, WATERPROOFING MEMBRANE, ASSOCIATED TIE AND WORTHAM LAYER, AND CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- EXPOSED CONCRETE SURFACE** REMOVE EXISTING CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.

—SEE TEST PROXIES NOTED ON PLAN FOR EXISTING CONDITIONS—



MORABITO CONSULTANTS

1001 N. W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304

TEL: 954.561.1111 FAX: 954.561.1112

WWW.MORABITOCONSULTANTS.COM

PROJECT NO. 18217

DATE: 04/26/21

SCALE: 3/32" = 1'-0"

SHEET TITLE: LEVEL 1 DEMO PLAN

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PROJECT NO.: 18217

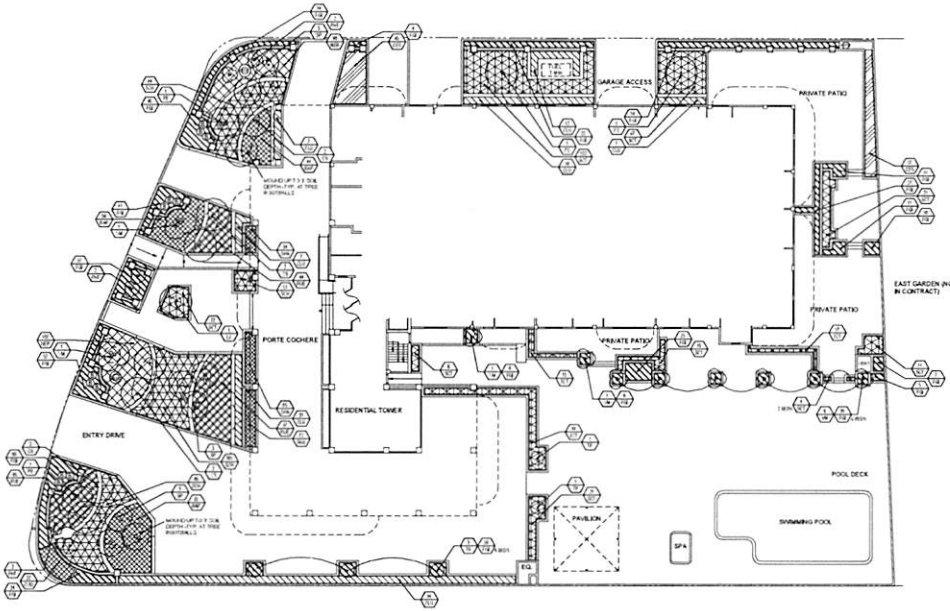
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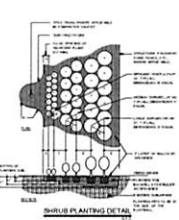
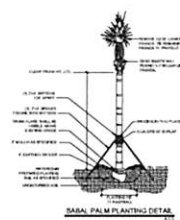
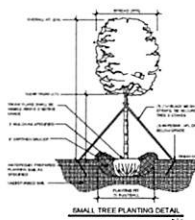
SHEET TITLE: LEVEL 1 DEMO PLAN

SHEET NO.: D2C-1.0

PROJECT NO.: 18217



NOTE: INSTALL SPECIFIED SOIL TO 18" DEPTH, 36" DEPTH SURROUNDING TREE ROOT BALLS.



PLANT LIST	ITEM	SPECIFICATION	QTY.	
TREES	CE3	Commodore avicula 'Satanova' Sole Substandard	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
	L1	Liquidambar styraciflua Liquidambar tree	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
	PE	Platanus acerifolia American Sycamore	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
PALMS	SP	Sabal palmetto Cabbage Palm	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
	TR	Trachycarpus fortunei Chinese Palm Tree	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
	VB	Washingtonia robusta Alexander Palm	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	
	SHRUBS	8	Adiantum species Blue Star Fern	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW
	CE3	Commodore avicula 'Satanova' Sole Substandard	17N, 17W, 17E, 17S, 17SE, 17SW, 17NE, 17NW, 17SE, 17SW, 17NE, 17NW	

- PLANT NOTES**
- ALL PLANTS TO BE FLORIDA NO. 1 GRADE OR BETTER.
 - NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS TO RECEIVE IRRIGATION COVERAGE WITH A MINIMUM 40% OVERLAP BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE, USE OF NONPOTABLE WATER IF AVAILABLE SHALL BE USED FROM A RUST-FREE SOURCE.
 - QUANTITIES ON PLANT LIST ARE FOR CONFORMANCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS, WHEN DISCREPANCIES OCCUR BETWEEN THE PLANT LIST AND PLANTING PLANS THE PLANT LIST IS TO TAKE PRECEDENCE IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
 - ALL SHRUB AND GROUND COVER BEES SHALL BE Laid OUT IN A UNIFORM AND CONSISTENT PATTERN AND SET IN A PERPENDICULAR LINE WITHIN ADJUTING PAVEMENT OR BUILDINGS.
 - ALL TREES AND PALMS TO BE STAKED AND GATED AS INDICATED ON DETAILS.
 - ALL PLANTING AREAS TO RECEIVE 1" LAYER OF GRADE & SHIELDED EUCALYPTUS MULCH. TOP OF MULCH SHALL BE 1" BELOW ANY ADJUTING PAVEMENT OR TOP OF FINISH.
 - ALL PLANTERS TO BE BACKFILLED WITH 30% PEAT / 30% SAND / 20% RICE HULL / 20% PERLITE PLANTING MIXTURE, 18" DEPTH, 36" DEPTH SURROUNDING TREE ROOT BALLS.
 - FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS AS FOLLOWS:
 - 8-8-8
 - 10-10-10
 - 16-16-16
 - 20-20-20
 - ALL SOIL SHALL BE SOLE NEEDLE FREE FIBRE LINED ON ONE INCH DEPTH OF TOPSOIL WITH STAGGERED JOINTS.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON THREE SIDES WITH APPROVED HEDGE.
 - ALL TREES PLANTED ADJUTING TO OVERHEAD POWER LINES SHALL CONFORM TO F.P.A. RIGHT TREE TRIMMING REGULATIONS.
 - LANDSCAPE SHALL NOT INCLUDE FIRE HYDRANTS OR STANDPIPES.
 - ALL PLANT MATERIAL SHALL BE WARRANTED FOR ONE YEAR.

Champlain Towers South Condominium
 8777 Collins Avenue, Sunrise, FL 33154
LANDSCAPE PLAN

MERRY DOY
 Landscape Architecture, Inc.
 11111 NE 11th St., Suite 100
 Sunrise, FL 33162
 Phone: 561-420-2222
 Fax: 561-420-2222
 Email: info@merrydoy.com

Herbert C. Hodgson
 LAD 0000000
 Title: Landscape Architect
 Date: 3/9/2021
 Scale: 1/8" = 1'-0"
 Drawing No: LP-1

Sandra McCready

From: Tina Paul
Sent: Wednesday, May 26, 2021 3:01 PM
To: Andrew Hyatt
Cc: James McGuinness
Subject: Re: Champlain Towers South resident complaint

The issue of the complaint is not the crane
it's the location of the tar kettle.

TINA PAUL

Vice Mayor

TOWN OF SURFSIDE

Municipal Building

9293 Harding Avenue

Surfside, Florida 33154

Cell: [\(786\) 457-5094](tel:(786)457-5094)

Begin forwarded message:

From: Jean Wodnicki <jeanwodnicki@gmail.com>
Date: May 26, 2021 at 2:37:39 PM EDT
To: Mayor <mayor@townofsurfsidefl.gov>, jmcguinness@townofsurfsidefl.gov, Julio Yero <jyero@townofsurfsidefl.gov>, Andrew Hyatt <ahyatt@townofsurfsidefl.gov>, Tina Paul <tpaul@townofsurfsidefl.gov>, Sandra McCready <smccready@townofsurfsidefl.gov>, Lily Arango <larango@wsh-law.com>
Cc: nancy levin <nanlarlevin@aol.com>, John Brecker <jrbrecker@gmail.com>, Mara Chouela <mara.chouela@gmail.com>, Margarita Brito <marbrito08@gmail.com>, Anette Goldstein <annieg@rogers.com>, Carla F Guerrero <cfguerrero@searchmedical.net>, Gmail <jeanwodnicki@gmail.com>, Champlain Tower South <manager@champlainsouth.org>
Subject: Champlain Towers South resident complaint

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Burkett,

I have received an email from you via James McGuinness, in response to a complaint by one of our residents. A copy the complaint is pasted at the bottom of this message for your reference. I am copying my Board of Directors and Property Manager on this response.

As you know, we are doing a major repair on our roof, with associated installation of OSHA anchors and AC work in preparation for our legally-required 40-year inspection, which falls due this year. We are coming to the rainy season shortly. The goal here is to get the project finished before that happens, to avoid demobilizing and remobilizing in the event of a storm. Also, it was recommended to us that the work be done before the rainy season, as the need for repairs is urgent. Further delays could cause further damage and more expense.

We only have two possible locations for the crane and kettle. One is the side street (88th Street) and the other is Collins Avenue for this 6-7 week project. 88th Street is the logical choice for multiple reasons, and was chosen by our Roofing Contractor and Engineer. Common sense also dictates the 88th Street location, as it is less busy than Collins Avenue. We have approved permits for the project and the crane. Our Engineer has done work to verify that the location of the crane would not result in undue stress on our garage ceiling, which extends to the property line. Mr. McGuinness was here and inspected the work in progress just yesterday, and signed off on it. As far as we are aware, everything on our project is being done safely and legally.

At this time we hope to be finished with the kettle by the end of next week- if the permit is approved soon for Concrete Protection and Restoration to do the roof anchor work. As we are coordinating work with Sprint/T-Mobile on their tower, we don't yet know whether we will have to bring the crane and the kettle back. We should have better answers by late next week.

Hot coal tar pitch is dangerous to work with, and relocating the kettle creates safety risks. If we relocated the kettle on the Collins Avenue side, the crane will not reach. Hot coal tar would have to be moved by hand from the kettle to the crane, which is extremely dangerous for the workers and any pedestrians on that 88th Street public sidewalk. Our driveway is not a smooth surface and the hot tar would have to cross it multiple times, creating a safety hazard for workers, obstructing our only driveway exit and potentially endangering anyone in the driveway or on the street, be they pedestrian or vehicle. So it is clear that relocating the kettle would also require relocating the crane. This creates many problems. I don't see how it solves the issue in the complaint, though. There are actually many more balconies and units facing Collins Avenue than there are on 88th Street, and any issues with odor would simply affect those units instead.

In order to reach the entire roof from Collins Avenue, we would need a larger crane and a new right-of-way permit. Demobilizing and remobilizing would cost the Association more than \$56,780.00. This does not include the cost and time for the new permits and engineering work, and would likely close 2 lanes of Collins (for the cut riggers) for many days. This would certainly create massive traffic issues for everyone going north on Collins. The sidewalk and front garden would have to be closed to pedestrians. Job site safety concerns would have to be reviewed, since the traffic on Collins Avenue is so heavy as to create possible hazards for the workers and traffic officers. This location would also increase potential for the fumes to blow across Collins Avenue and into the citizens playing at the Tennis Center.

My Property Manager actually went to the unit that complained yesterday, and did not feel it worse than other locations in the building, in fact better than many. For example the AC vents are bringing some of the smell into the upper hallways, and lower common areas are getting the odor through elevator shaft. I know of no way to accomplish a major roof repair without any odor entering any part of the building. Though I can appreciate that none of us like the smell involved, the repairs are needed as part of our 40-year inspection. Our Association, including the owner/former Board member who complained, has been working towards this project for 2 ½ years. We have had a number of presentations on the plans over the last 6 months outlining the process. The specific location of the coal tar kettle and crane has been explained to the residents for at least a month.

The Board and Association of Champlain Towers South is attempting to comply with our legal and fiduciary responsibilities here. I am not clear why a single complaint from one resident can dictate this sudden change of course. Acceding to this resident's request would cause our building to incur quite a bit of time and expense, but would not solve the problem. It would simply create MORE safety and logistical issues, not only for our building but also for other Surfside residents and visitors.

Please give us guidance here. We do not understand your request.

Jean Wodnicki
President, Board of Directors
Champlain Towers South

+++++

From: James McGuinness <jmcguinness@townofsurfsidefl.gov>
Sent: Wednesday, May 26, 2021 10:12 AM
To: Champlain Tower South <manager@Champlainsouth.org>
Cc: Mayor <mayor@townofsurfsidefl.gov>; babamyriam@aol.com; Julio Yero <jyero@townofsurfsidefl.gov>; Andrew Hyatt <ahyatt@townofsurfsidefl.gov>; Tina Paul <tpaul@townofsurfsidefl.gov>; Sandra McCready <smccready@townofsurfsidefl.gov>; Lily Arango <larango@wsh-law.com>
Subject: RE: Champlain Towers South Condominium, 8777 Collins Avenue, Surfside; OWNER RESIDENT COMPLAINT RE: ROOFING FUMES

Good Morning Scott:

Thank you for your assistance during the rooftop in progress inspections we performed yesterday. Please see owner/resident complaint attached below regarding fumes coming from the tar kettle as it is currently located. By and through your role as property/building manager for the Champlain Towers South Association, please make a request to our Police Chief, Julio Yero, to temporarily close the referenced lane on Collins Avenue and relocate operations so as to relieve the current tar kettle fume condition as stated below.

Thank You,
Jim

James P. McGuinness EI, CBO, CFM, MCP, LEED AP BD+C
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 777-2164 Ext. 231
jmcguinness@townofsurfsidefl.gov



Please consider the environment before printing this e-mail

From: Mayor <mayor@townofsurfsidefl.gov>
Sent: Wednesday, May 26, 2021 9:30 AM
To: Maria Notkin <babamyriam@aol.com>
Subject: RE: Champlain Towers South Condominium, 8777 Collins Avenue, Surfside

Maria, I am referring this to our building department and asking them to take steps to address your concern.

Thank you for writing.

Charles

Charles W. Burkett
Mayor



Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863
Mobile phone: (305) 992-7965

“The Constitution of the United States is a law for rulers and people, equally in war and in peace, and covers with the shield of its protection all classes of men, at all times and under all circumstances. No doctrine involving more pernicious consequences was ever invented by the wit of man than that any of its provisions can be suspended during any of the great exigencies of government.” Ex Parte Milligan, Supreme Court of the United States, 1866.

From: Maria Notkin <babamyriam@aol.com>
Sent: Wednesday, May 26, 2021 9:11 AM
To: Mayor <mayor@townofsurfsidefl.gov>; Andrew Hyatt <ahyatt@townofsurfsidefl.gov>; Tina Paul <tpaul@townofsurfsidefl.gov>; Julio Yero <jyero@townofsurfsidefl.gov>; Sandra McCready <smccready@townofsurfsidefl.gov>; Lily Arango <larango@townofsurfsidefl.gov>
Cc: Maria Notkin <babamyriam@aol.com>
Subject: Champlain Towers South Condominium, 8777 Collins Avenue, Surfside

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I live at Champlain Towers South Condo and currently we are starting our 40 year certification and they are doing the roof. I live on the north side of the building facing 88 street and as you can see by the attached pictures, they are melting the TAR right under our apartments and the melted TAR is being lifted up with the crane. THAT IS VERY DANGEROUS as the smell is coming inside our apartments, even though mine and many of the others have HIGH IMPACT WINDOWS AND DOORS. Because it is so close

to our apartments it can fall on our balconies and windows. I am asking from all of you that this be moved to the FRONT OF OUR BUILDING by closing one lane, as this is only for 10 days, according to our Manager Mr. Scott. We are elderly and my husband is 87 years old and his lungs are not well, and this is making it worst. Please when other condos have had work done, the crane has been on Collins Ave and one lane has been closed. If it is on Collins it is not as closed to our balconies as it is by doing it on the 88 St. The melting of the Tar is being done right under our apartments. PLEASE PLEASE I NEED YOUR HELP. I DONT WANT MY HUBBY TO DIE AND NEITHER DO WE WANT ALL THE OTHER PEOPLE IN OUR BLDG. I am imploring to all of you to please do something about this and have the crane and the melting done in the front of the bldg right on COLLINS AVE. Thank you, MARIA (MYRIAM) NOTKIN. My husband Arnie Notkin (Coach) is a Veteran of the Korean War and he survived that.

Dear Myriam, good morning.

Dear Myriam, please see, these photos, with, what kind of work is done, in front of our windows and balconies. It is Dangerous and SCARY. Myriam, be healthy and Arnie, to be healthy, as well. M&M

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

Sent from [Mail](#) for Windows 10

Sandra McCready

Subject: CTS - Temporary Satellite Parking Lot
Location: TM Office

Start: Tue 6/22/2021 4:00 PM
End: Tue 6/22/2021 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Andrew Hyatt
Required Attendees: James McGuinness; Walter Keller

From: Champlain Tower South <manager@Champlainsouth.org>

Sent: Monday, June 21, 2021 3:33 PM

To: Frank Morabito <frank@morabitoconsultants.com>; Andrew Hyatt <ahyatt@townofsurfsidefl.gov>; James McGuinness <jmcguinness@townofsurfsidefl.gov>; Walter Keller (<wkeller@townofsurfsidefl.gov>)

Cc: Jean Wodnicki <jeanwodnicki@att.net>

Subject: RE: CTS - Temporary Satellite Parking Lot

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon

As we are out to bid on our project and need to get to answers to these questions. This is holding us up and cost are going up and out 40 year is coming up fast. This temporary satellite parking location would allow us to better expedite the repairs on one of Surfside gateway properties.

Can we get some feed back please so we can keep moving forward please.

Thank you

Cheers,

Scott Stewart, CAM, CMCA©

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.org

The responses herein are made in good faith and to the best of my ability as to their accuracy.

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From: Frank Morabito <frank@morabitoconsultants.com>

Sent: Thursday, May 20, 2021 3:44 PM

To: Andy Hyatt (ahyatt@townofsurfsidefl.gov) <ahyatt@townofsurfsidefl.gov>; James P. McGuinness (jmcguinness@townofsurfsidefl.gov) <jmcguinness@townofsurfsidefl.gov>; Walter Keller (wkeller@townofsurfsidefl.gov) <wkeller@townofsurfsidefl.gov>

Cc: Jean Wodnicki <jeanwodnicki@att.net>; Champlain Tower South <manager@Champlainsouth.org>

Subject: CTS - Temporary Satellite Parking Lot

Dear Mr. Hyatt:

As a follow up to a meeting held with Mr. McGuinness and Mr. Keller on 5/12/2021, attached please find a letter and drawing which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to temporarily utilize the empty lot bound by Collins Ave, 88th St and Harding Ave as a temporary satellite parking lot during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on this request so everyone has a clear understanding on how this project will be accomplished. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
Structural Engineers | Remediation & Parking Consultants
Palm Beach Gardens, FL | Sparks Glencoe, MD
FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020
www.morabitoconsultants.com

Follow us on [LinkedIn](#) and [Facebook](#).

Sandra McCready

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Monday, June 21, 2021 11:01 AM
To: James McGuinness; Milena Chiciuc
Subject: RE: New project at 8777 Collins Ave: CHAMPLAIN TOWERS SOUTH

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning

How could I get an invoice for the dry run? We are ready to submit and I'd like to get a check ready.

Job Description:

- A. Remove all balcony and plaza tile and waterproofing down to existing concrete surface.
- B. Repair all damaged concrete, masonry and stucco.
- C. Replace all building sealants.
- D. Replace all public area and some unit owner windows and doors and exterior stair fire doors.
- E. Repair all damaged railings.
- F. Remove and replace all planter earth fill and landscaping.
- G. Remove and replace all planter, plaza and balcony waterproofing.
- H. Remove and replace all pool finishes and waterproofing.
- I. Remove and replace a portion if the entrance drive ceiling and related components.
- J. Upgrade plaza, pool and garage lighting and drainage.
- K. Upgrade building electrical service and garage ventilation.
- L. Replace existing emergency generator.
- M. Clean, repair and paint the exterior building façade, on grade walls, parking garage and other related components.

SQ FT of Work Area: 123,296 sf

Job Value: \$11,000,000

Thanks

Cheers,

Scott Stewart, CAM, CMCA©

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.org

The responses herein are made in good faith and to the best of my ability as to their accuracy.

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From: James McGuinness <jmcguinness@townofsurfsidefl.gov>
Sent: Thursday, June 10, 2021 10:29 AM
To: Milena Chiciuc <milena@eastofcollins.com>
Cc: Champlain Tower South <manager@Champlainsouth.org>
Subject: RE: New project at 8777 Collins Ave: CHAMPLAIN TOWERS SOUTH

Good Morning Milena:

Please give me a call on my cell at 786-909-4094 to discuss.

Thanks,
Jim

James P. McGuinness EI, CBO, CFM, MCP, LEED AP BD+C
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 777-2164 Ext. 231
jmcguinness@townofsurfsidefl.gov



 Please consider the environment before printing this e-mail

From: Milena Chiciuc <milena@eastofcollins.com>
Sent: Wednesday, June 9, 2021 2:14 PM
To: James McGuinness <jmcguinness@townofsurfsidefl.gov>
Subject: RE: New project at 8777 Collins Ave

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon ,

We have a new project , and I wanted to clarify a few things regarding the submittal. I called the City and spoke with Rony, he directed me to you.

Our client is going to remodel the façade, pool, and plaza .

They don't have a contractor yet , but they want to submit plans as soon as possible.

Can we submit this as a dry run and at least start reviews of the plans?

If yes, will we need another 2 sets of plans to submit for the Master or those plans will be sufficient?

If we can not submit it as a dry run, please advise if we can submit for the master with the building application and can submit for the subs later or it needs to be all at the same time?

Also , as Rony explained, for the Pool we will need to submit as a stand alone, are there any special requirements for the Pool permit?

Please advise.

Thank you. Regards.

--

Milena Chiciuc

East of Collins - Expediting

Office: [\(305\) 974-0209](tel:3059740209)

Fax: [\(305\) 489-0888](tel:3054890888)

Email: milena@eastofcollins.com

Location: 202 Sunny Isles Blvd Ste 6, Sunny Isles, FL 33160

www.eastofcollins.com

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Please consider your environmental responsibility.

Before printing this e-mail message, ask yourself whether you really need a hard copy.

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Sandra McCready

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Monday, June 21, 2021 3:33 PM
To: Frank Morabito; Andrew Hyatt; James McGuinness; Walter Keller (wkeller@townofsurfsidefl.gov)
Cc: Jean Wodnicki
Subject: RE: CTS - Temporary Satellite Parking Lot
Attachments: MC_CTS-TemporaryParkingLot_20210520.pdf

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon

As we are out to bid on our project and need to get to answers to these questions. This is holding us up and cost are going up and out 40 year is coming up fast. This temporary satellite parking location would allow us to better expedite the repairs on one of Surfside gateway properties.

Can we get some feed back please so we can keep moving forward please.

Thank you

Cheers,

Scott Stewart, CAM, CMCA©

Champlain Towers South

8777 Collins Avenue

Surfside, FL 33154

Front Desk: (305) 865-7570

Office: (305) 865-4740 | Fax: (305) 865-7800

E-mail: manager@champlainsouth.org

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From: Frank Morabito <frank@morabitoconsultants.com>

Sent: Thursday, May 20, 2021 3:44 PM

To: Andy Hyatt (ahyatt@townofsurfsidefl.gov) <ahyatt@townofsurfsidefl.gov>; James P. McGuinness (jmcguinness@townofsurfsidefl.gov) <jmcguinness@townofsurfsidefl.gov>; Walter Keller (wkeller@townofsurfsidefl.gov) <wkeller@townofsurfsidefl.gov>

Cc: Jean Wodnicki <jeanwodnicki@att.net>; Champlain Tower South <manager@Champlainsouth.org>

Subject: CTS - Temporary Satellite Parking Lot

Dear Mr. Hyatt:

As a follow up to a meeting held with Mr. McGuinness and Mr. Keller on 5/12/2021, attached please find a letter and drawing which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to temporarily utilize the empty lot bound by Collins Ave, 88th St and Harding Ave as a temporary satellite parking lot during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on this request so everyone has a clear understanding on how this project will be accomplished. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
Structural Engineers | Remediation & Parking Consultants
Palm Beach Gardens, FL | Sparks Glencoe, MD
FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020
www.morabitoconsultants.com

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Sandra McCready

From: Walter Keller <wkeller@marlinengineering.com>
Sent: Tuesday, June 22, 2021 4:31 PM
To: James McGuinness
Cc: Walter Keller
Subject: 8777 Collins - Temporary Parking Lot
Attachments: Lot Parking and Construction Layout_20210407.pdf

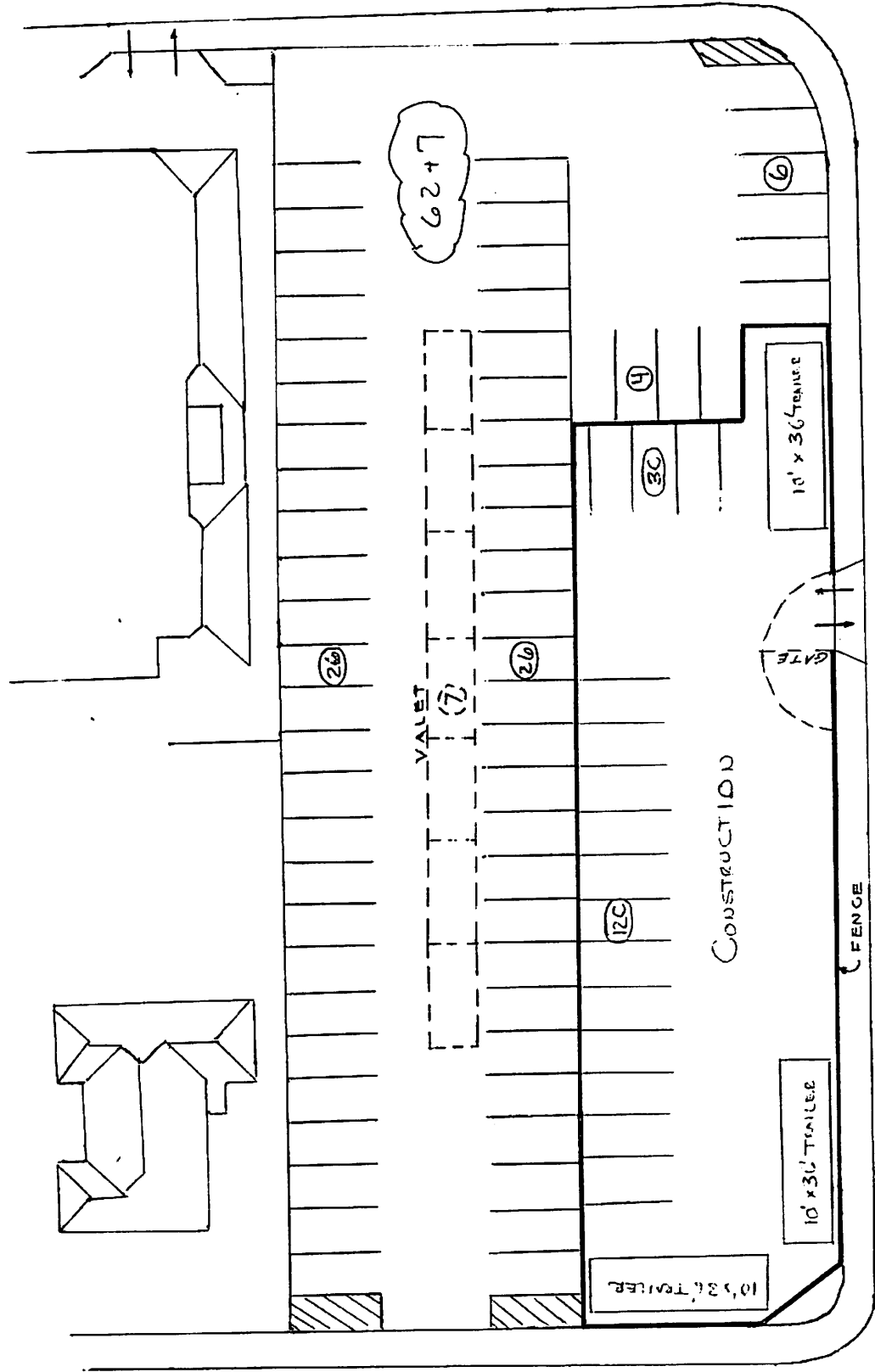
[**NOTICE:** This message originated outside of the Town of Surfside -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

FYI

Walter Keller, PE, AICP.
P 954-870-5030 | C 954-257-9690 wkeller@marlinengineering.com

MARLIN ENGINEERING, INC.

#18217



Collins Avenue

Harding Avenue

MORABITO CONSULTANTS
APRIL 7, 2021

88th Street
LOT PRELIM AND CONSTRUCTION LAYOUT

Sandra McCready

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Tuesday, June 22, 2021 5:49 PM
To: Andrew Hyatt
Cc: James McGuinness; Walter Keller; Lily Arango; Jean Wodnicki
Subject: RE: CTS - Temporary Satellite Parking Lot

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Mr. Hyatt,
Thank you.
We appreciate your time and attention on this.

Cheers,
Scott Stewart, CAM, CMCA©
Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154
Front Desk: (305) 865-7570
Office: (305) 865-4740 | Fax: (305) 865-7800
E-mail: manager@champlainsouth.org

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From: Andrew Hyatt <ahyatt@townofsurfsidefl.gov>
Sent: Tuesday, June 22, 2021 5:40 PM
To: Champlain Tower South <manager@Champlainsouth.org>
Cc: James McGuinness <jmcguinness@townofsurfsidefl.gov>; Walter Keller <wkeller@marlinengineering.com>; Lily Arango <larango@wsh-law.com>
Subject: RE: CTS - Temporary Satellite Parking Lot

Mr. Stewart,

I met with Mr. McGuinness today to discuss this project and he will be the point of contact for the Town. He will contact you soon to discuss.

V/r,

Andy Hyatt
Town Manager
9293 Harding Avenue

Surfside, Florida 33154
TEL: 305.861.4863



From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Monday, June 21, 2021 3:33 PM
To: Frank Morabito <frank@morabitoconsultants.com>; Andrew Hyatt <ahyatt@townofsurfsidefl.gov>; James McGuinness <jmcguinness@townofsurfsidefl.gov>; Walter Keller <wkeller@townofsurfsidefl.gov>
<wkeller@townofsurfsidefl.gov>
Cc: Jean Wodnicki <jeanwodnicki@att.net>
Subject: RE: CTS - Temporary Satellite Parking Lot

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Good afternoon

As we are out to bid on our project and need to get to answers to these questions. This is holding us up and cost are going up and out 40 year is coming up fast. This temporary satellite parking location would allow us to better expedite the repairs on one of Surfside gateway properties.

Can we get some feed back please so we can keep moving forward please.

Thank you

Cheers,
Scott Stewart, CAM, CMCA©
Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154
Front Desk: (305) 865-7570
Office: (305) 865-4740 | Fax: (305) 865-7800
E-mail: manager@champlainsouth.org

The responses herein are made in good faith and to the best of my ability as to their accuracy.

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From: Frank Morabito <frank@morabitoconsultants.com>
Sent: Thursday, May 20, 2021 3:44 PM
To: Andy Hyatt <ahyatt@townofsurfsidefl.gov> <ahyatt@townofsurfsidefl.gov>; James P. McGuinness

(jmcguinness@townofsurfsidefl.gov) <jmcguinness@townofsurfsidefl.gov>; Walter Keller
(wkeller@townofsurfsidefl.gov) <wkeller@townofsurfsidefl.gov>

Cc: Jean Wodnicki <jeanwodnicki@att.net>; Champlain Tower South <manager@Champlainsouth.org>

Subject: CTS - Temporary Satellite Parking Lot

Dear Mr. Hyatt:

As a follow up to a meeting held with Mr. McGuinness and Mr. Keller on 5/12/2021, attached please find a letter and drawing which requests that the Town of Surfside allow Champlain Towers South Condominium (CTS) to temporarily utilize the empty lot bound by Collins Ave, 88th St and Harding Ave as a temporary satellite parking lot during the construction of the 40-year remediation work required at the Champlain Towers South Condominium.

It is CTS desire to go out to bid for our 40-year recertification work ASAP and need the Town of Surfside input on this request so everyone has a clear understanding on how this project will be accomplished. As such, we respectfully request that we hear from the Town in the near future so we can make any necessary revisions to our contract drawings and submit same to the Town for permit review/approval.

MC and CTS are available to answer any questions you may have regarding this request and look forward to hearing from you in the near future.



Frank P. Morabito, PE SI | President
Structural Engineers | Remediation & Parking Consultants
Palm Beach Gardens, FL | Sparks Glencoe, MD
FL: 561-316-7660 | MD: 410-773-0233 | Mobile: 410-241-2020
www.morabitoconsultants.com

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Sandra McCready

From: James McGuinness
Sent: Wednesday, June 23, 2021 11:52 AM
To: Champlain Tower South; Frank Morabito
Cc: Jean Wodnicki; Walter Keller (wkeller@townofsurfsidefl.gov); Andrew Hyatt; Marisol Vargas
Subject: RE: CTS - Temporary Satellite Parking Lot: CHAMPLAIN TOWERS SOUTH

Good Afternoon Scott and Frank:

After preliminary conversations with Town staff members, please provide for review/comments the following to better inform and define the parameters of your proposed 12 to 24 month temporary use request:

1. A site plan drawn to scale showing actual size of the proposed parking spaces and the proposed ingress on Collins Avenue and egress on Harding Ave.
2. A description of the proposed surface improvement of parking areas to prevent the site from becoming a dust bowl or a mud bowl.
3. Elimination of the ingress/egress on 88th street which would reduce on street parking.
4. Details of proposed construction fencing and gate locations.
5. Elimination of staging area for construction materials.
6. Location and energy source for proposed site safety lighting for valet only parking.

The above site plan, narrative and details could be used as an enforceable document for the duration of the temporary use if granted.

Thanks,
Jim

James P. McGuinness EI, CBO, CFM, MCP, LEED AP BD+C
Building Official
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 777-2164 Ext. 231
jmcguinness@townofsurfsidefl.gov



 Please consider the environment before printing this e-mail

From: Champlain Tower South <manager@Champlainsouth.org>
Sent: Monday, June 21, 2021 3:33 PM
To: Frank Morabito <frank@morabitoconsultants.com>; Andrew Hyatt <ahyatt@townofsurfsidefl.gov>; James McGuinness <jmcguinness@townofsurfsidefl.gov>; Walter Keller (wkeller@townofsurfsidefl.gov)

<wkeller@townofsurfsidefl.gov>
Cc: Jean Wodnicki <jeanwodnicki@att.net>
Subject: RE: CTS - Temporary Satellite Parking Lot

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

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