

# Town of Surfside Special Town Commission - Quasi-Judicial Hearing AGENDA Tuesday, January 9, 2024 5:00 PM

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once this capacity has been reached, people will be asked to watch the meeting from the first floor.

#### 1. Opening

- 1.A Call to Order
- 1.B Roll Call of Members
- 1.C Pledge of Allegiance
- 2. Quasi-Judicial Hearing

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker 's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Town Commission and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Town Commission will not consider your comments in its final deliberation. Please also disclose any ex-parte communications you may have had with any members of the Town Commission. Town Commission members must also do the same.

2.A 9133 Collins Avenue - Site Plan Amendment and Conditional Use Application - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, [APPROVING/DENYING] SITE FLORIDA. Α PLAN **AMENDMENT** APPLICATION FOR THE PROPERTY LOCATED AT 9133-9149 COLLINS AVENUE, SURFSIDE, FLORIDA, TO AMEND THE NUMBER OF RESIDENTIAL UNITS AND ABANDON THE HOTEL USE, AS ORIGINALLY APPROVED BY RESOLUTION NO. 2018-2489 AND LATER AMENDED BY RESOLUTION NO. 2021-2782, CHANGING FROM 29 RESIDENTIAL UNITS AND 26 HOTEL UNITS TO 24 RESIDENTIAL UNITS WITH SEVEN (7) CARETAKER UNITS AND NO HOTEL UNITS; [APPROVING/DENYING] A CONDITIONAL USE APPLICATION TO ALLOW AN ACCESSORY RESTAURANT PURSUANT TO SECTION 90-41 OF THE TOWN CODE; RETAINING SITE PLAN AND CONDITIONAL USE APPROVALS, CONDITIONS, AND ALL OTHER ASPECTS OF THE ORIGINAL APPROVAL SET FORTH IN RESOLUTION NOS. 2018-2489 AND 2021-2782; PROVIDING FOR CONDITIONS: PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachment A-Site
Attachment B-DRG notes
Letter of Intent
Site Plan Amendment Plan Set
Landscape Plan Set
Reso Re Site Plan Amendment - 9133-9149 Collins Avenue.pdf

**2.B 9341 Bay Drive - Variance** - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY LOCATED AT 9341 BAY DRIVE, SURFSIDE, FL, TO ALLOW A PRIMARY FRONTAGE SETBACK FOR A THROUGH LOT WITH TWO PRIMARY FRONTAGES OF 10 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED ON BAY DRIVE; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING

#### FOR AN EFFECTIVE DATE.

9431 Bay Images and Zoning Tables
Variance Set
Addition Plans Set
9341 Bay Drive Variance Application
Property Survey
9341 Bay MDC Property Appraiser summary
Variance Resolution - 9341 Bay Drive

#### 3. Adjournment

Respectfully submitted,

Hector R. Gomez Town Manager

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT <a href="https://www.townofsurfsidefl.gov">www.townofsurfsidefl.gov</a>.

TWO OR MORE MEMBERS OF THE TOWN COMMISSION AND/OR TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



#### **MEMORANDUM**

**ITEM NO. 2.A** 

**To:** Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: January 9, 2024

Subject: 9133 Collins Avenue - Site Plan Amendment and Conditional Use

**Application** 

**Staff Recommendation:** This application is for a <u>Site Plan Amendment</u> to eliminate the hotel use from the prior approval and a <u>Conditional Use request</u> to operate a restaurant in a solely multifamily residential project. Both portions of the application have been reviewed and found to be compliant with the Zoning Code.

Development review requirements for <u>Site Plan Amendments</u> follow Sec 90-20(2)(a) of the Zoning Code which requires:

The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code

The proposal complies with the Town's Comprehensive Plan in that the development is a residential use at a density consistent with the Future Land Use Plan. Staff also finds that the proposal generally complies with the Zoning Code.

The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any.

The project has minimal impacts on the environment and natural resources.

The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside.

This proposal will have a positive impact on the local economy by increasing the tax base. The redevelopment may also support other redevelopment in the area. The historic Seaway Villas restaurant will provide a unique restaurant experience in the Town.

The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area.

While the increase in the restaurant size will increase some public facility demands, it will not offset the reduction in impact of the dwelling units and the elimination of the hotel and their

reduction in the water, sewer, solid waste and other public facilities.

The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

It is expected the reduction in the dwelling units and the elimination of the hotel use will offset any increases associated with the increase traffic associated with the restaurant expansion.

The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,

The current building exterior will remain the same and the historic Seaway Villas restaurant use will be compatible with the community character of the area.

## In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

Town Administration recommends that the Applicant's <u>Site Plan Amendment</u> package be approved by the Town Commission with the following conditions:

- Restricted Covenant over the caretaker units to be sold in conjunction with the main unity. Caretaker units defined in Code Section 90-2.
- Parking utilization study after operations are functioning may allow for greater number of seats. This provision to be added to the development order to permit administrative review.

<u>Conditional Use</u> applications for restaurants in the H120 district are reviewed according to ordinance 23-1750, which requires:

- The restaurant is a full-service establishment that employs waitstaff.
- The restaurant use (including any outdoor dining) may comprise no more than 5% of the of the multifamily project's total floor area.
- Sufficient parking is provided per code section 90-77.
- Valet parking is provided for the restaurant use to prevent impact to traffic on Collins Avenue.
- The outdoor dining area may not have outdoor speakers and must close no later than 11pm
- Outdoor lighting must be internally directed.
- One wall sign of 20SF is permitted with approval form the Planning and Zoning Board.
- The Town Commission may impose other conditions or requirements.

All of the above conditions have been met and will be formally established through Resolution, if the Town Commission approves this application for a <u>Conditional Use</u>. Town Administration recommends that the Applicant's <u>Conditional Use request</u> be approved by the Town Commission.

**Background:** This application is a request to amend the site plan approval for 9133 - 9149 Collins Avenue known as the Seaway. The prior Site Plan approval occurred on April 13, 2021, when Resolution 2021-2782 was adopted by the Town Commission. The approval reduced the number of condominium units to 29 and reduced the hotel to 26 hotel rooms. The underground garage was expanded to 58,242 square feet (SF) and modification of the balconies occurred on levels 2 through 12. **Attachment A** illustrates the project site location. The foundation permit was given Final Planning and Zoning approval on March 23, 2021 and shortly thereafter construction work was initiated on the building's foundation. On July 21, 2022 a Final Planning and Zoning Approval was issued on the remainder of the building. Work has continued on the construction of the building.

The current request for Site Plan Amendment and Conditional Use primarily involves the interior of the building. The following site plan amendments are requested:

- Reduce the total number of condominium units from 29 to 24
- Remove the hotel use and the 26 hotel units
- · Retain the restaurant as an accessory to the multifamily use
- Increase the restaurant from 1,100 SF to 8,529 SF
- Minor landscape and deck revisions in the courtyard of the Historic Seaway Villas building
- Add 7 caretaker quarters on Levels 3 and 4

The Applicant indicated in the most recent Site Plan Amendment the number of condominium units might be reduced if purchasers wanted larger sized units. The reduction of the units from 29 to 24 is consistent with that prior comment and the external building walls will remain the same. The elimination of the hotel use and the elimination of several residential units from the historic Seaway Villas building provide additional floor area for unit size and expansion of the restaurant floor area.

The restaurant use is located in the historic Seaway Villas building and the increase in floor area occurs both internally and in the courtyard area. Minor revisions to the landscape plan in the outside deck area for the restaurant were necessary. The reduction of the condominium units and the elimination of the hotel use enable unassigned parking spaces to be available to serve the additional parking demand for the increased restaurant floor area. Note, the total restaurant floor area (customer floor area inside and outside, kitchen and any restaurant BOH) cannot exceed 5% of the total building area.

The 7 caretaker quarters will be purchased by unit owners in the building and not be available for rent to the general public or sold to non-unit owners. Parking spaces have been provided for these quarters.

The Design Review Group (DRG) met on November 17, 2023 prior to the Planning and Zoning Board meeting to discuss and review the proposed site plan request. After discussion with the Applicant the DRG agreed the Site Plan Amendment should be moved to the Planning and Zoning Board for review. See **Attachment B** for full meeting notes. the Planning and Zoning Board reviewed the application on November 30th, 2023 and moved to recommend approval of the application to the Town Commission. On December 22nd a revised site plan set was submitted to the Town Planner. The revision clarified the sizes of the units and restaurant spaces.

**Applicant Submitted Package:** The Applicant submitted the following items relative to the Site Plan Application: Letter of Intent, Site Plan Set and Landscape Plan.

Attachment A-Site

Attachment B-DRG notes

Letter of Intent

Site Plan Amendment Plan Set

Landscape Plan Set

Reso Re Site Plan Amendment - 9133-9149 Collins Avenue.pdf

## Site

9133 Collins Avenue - Seaway



Figure 1 – 9133 -9149 Collins Avenue - Site Location (MDC Property Appraiser 2023 Aerial)



#### Town of Surfside Development Review Group (DRG) Meeting Minutes

November 17th, 2023 – 10:00am

The Development Review Group (DRG) conducted a meeting on Friday November 17<sup>th</sup>, 2023 at 10:00am via Zoom. The purpose of the meeting was to review the site plan amendment application by SCR Trust LLC located at 9133-9149 Collins Avenue. The amendment eliminates the hotel use and enlarges the restaurant use as permitted through Ordinance No. 23-1750.

The DRG meeting was attended by the following:

<u>Applicant Representatives</u>

Jessica Carralero, Fort Partners

Ian DeMello, Attorney, Shubin and Bass

Town Staff Participants
Tony Recio, Town Attorney
Walter Keller AICP, Consulting Town Planner from Marlin Engineering
Judith Frankel AICP, Town Planner

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town. Town Manager Hector Gomez and Public Works Director Randy Stokes were unable to attend this meeting but met with the Town planner prior to the DRG. As no exterior site plan changes are proposed as part of the amendment, Mr. Gomez and Mr. Stokes both found no objection to moving the project forward to review by the Planning and Zoning Board.

Mr. Keller presented the two main areas for project review as: 1) demonstration of parking compliance with the zoning code; and 2) explanation of square footage of the expanded restaurant use. Mr.ller comments were:

- Provided parking spaces have been appropriately allocated to the uses as defined within the Site Plan Amendment application. The number of restaurant seats listed will be verified by Town Code Compliance when the use is occupied.
- The square footage for the restaurant use must include all pertinent Back of House (BOH space). That calculation need not include all exterior outdoor space, only the seated areas.
- All seating space and BOH must be less that 5% of the of the multifamily project's total floor area.

Mr. Recio presented the following comments:

- Letter of Intent must reflect BOH in total restaurant square footage as this is part of the Conditional Use approval request.
- Restricted covenant over caretaker units to be sold in conjunction with main unity. Caretaker units defined in code section 90-2.
- Parking utilization study after operations are functioning may allow for greater seats. This
  provision to be added to the development order to permit administrative review upon full
  occupancy of the proposed uses.

The main identified concerns regarding restaurant space and parking were reviewed. The applicant expressed their ability to address these concerns. The meeting participants did not raise any objection to the general proposal for the site plan amendment at 9133 Collins Avenue. The DRG members were in general consensus that the proposed impacts of the site plan amendments were considered, and the project should proceed to the Planning and Zoning Board for further review.

Judith Frankel, AICP
Town Planner



#### Via Hand Delivery

November 16, 2023

Mr. Hector Gomez Town Manger Town of Surfside 9293 Harding Avenue Surfside, FL 33154

> Re: **Amended Letter of Intent ("LOI")**

**Seaway - Application for Site-Plan Amendment ("Application")** 

Dear Town Manager Gomez:

On behalf of this Firm's client, SCR Trust LLC ("Owner" or "Applicant"), the owner of property located at 9133-9149 Collins Avenue, Surfside, FL and known as "Seaway" (the "Property"), please accept this amended LOI in support of the application for amendments to the site plans approved pursuant to Resolution Nos. 18-2489 and 21-2782 (the "Prior Approvals").

As set forth in the Application, the Applicant requests the following amendments to the Prior Approvals: (i) reduce project density from 29 units to 24 units (ii) remove the hotel (all 26 units); (iii) conditional use approval to retain the restaurant as accessory to multifamily use; (iv) increase restaurant dining square footage to approximately 8,529 sq.ft. to provide additional indoor dining within the historic Seaway Building; (v) revise the landscape plan; (vi) seven (7) Caretaker's Quarters that will be for the exclusive use of certain owners of the residential units and not available for rent to the general public or sale to non-unit owners; and (vii) a revised parking plan (collectively, the "Amended Site Plan").

The proposed restaurant dining area of 8,529 sq.ft. is less than 5% of 292,925 sq.ft multifamily building's floor area and sufficient parking has been provided (1 parking space for every four seats) pursuant to Ordinance 23-1750. The Application for minor amendments is consistent with the Town Code, the Comprehensive Plan and the design guidelines of the Town and we respectfully request approval.

Thank you in advance for your consideration and, as always, should you have any questions, please don't hesitate to contact us.

Respectfully submitted,

Ian E. DeMello For the firm

In the Prior Approvals, the interior restaurant was approved as accessory to hotel use and the outdoor dining was approved as a conditional use. In July 2023, the Town approved Ordinance 23-1750, authorizing restaurants as a conditional use accessory to multi-family residential uses without requiring a hotel.



# SEAWAY

**9133-9149 COLLINS AVENUE** SURFSIDE, FLORIDA 33154

OWNER 9011 COLLINS AVE. SURFSIDE, FLORIDA 33154 ARCHITECT OF RECORD **DESIGN CONSULTANT** 51 RUE SAINT-GEORGES 75009 PARIS, FRANCE T: + 33 1 44 69 04 80 STRUCTURAL ENGINEER DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755 STRUCTURAL ENGINEER (HISTORICAL) MEP ENGINEER OSBORN ENGINEERING 360 CENTRAL AVE. STE 1150 ST. PETERSBURG, FL 33701 T:727.209.0436 COA: 27367 LANDSCAPE ARCHITECT CIVIL ENGINEER OCEAN ENGINEERING 333 NE 24TH ST, STE 408 MIAMI, FL 33137 **EXTERIOR ENVELOPE** DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755 LEED CONSULTING SEQUIL SYSTEMS INC. 175 SE 1ST AVENUE DELRAY BEACH, FL 33444 T: 561.921.0900 VERTICAL TRANSPORT. LERCH BATES 1430 BROADWAY, SUITE 908 NEW YORK, NY 10018 T: 212.596.4690 LIGHTING DESIGN OFFICE FOR VISUAL INTERACTION 40 WORTH STREET, SUITE 602 NEW YORK, NY 10013 T: 212.206.8660 CODE CONSULTANT SLS CONSULTING 4802 W. GANDY BLVD., SUITE B11 TAMPA, FL 33661 COASTAL CONSTRUCTION
CONSULTANT MOFFATT & NICHOL 2937 SW 27 AVE., SUITE 101A MIAMI, FL 33133 T: 786.725.4183 POOL CONSULTANT AR 92042 KURT DANNWOLF FL. ARCHITECT REG. NO: AR92042 AA26002693 ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020 T: 954.518.0833 I F:954.518.0131 w w w.o d p a r c h i t e c t s.c o m SEAWAY | NO | DATE | DESCRIPTION | 08/11/2020 | 100% DESIGN DEVELOPMENT | 09/18/2020 | CD PROGRESS COORDINATION | SET | 12/15/2020 | PERMIT SET | 12/15/2021 | PRICING SET - CORE & SHELL | R-2 | 07/23/2021 | PRICING SET - SOUTH UNITS | R-3 | 08/16/2021 | PRICING SET - COMBINED | 1 | 09/30/2021 | PERMIT COMMENTS | 2 | 12/16/2021 | PERMIT COMMENTS | 2 | 12/16/2021 | PERMIT COMMENTS | 81 | 08/29/2023 | Surfside Township Amendment | Submission |

SOUTH WEST
Ramp driveway
12th roof deck

SCALE:
DATE: 08/29/2023
STARTED BY: ODP
DRAWING TITLE: COVER SHEET

A-000

ARCHITECTURE
COVER SHEET
DRAWING INDEX
SITE PLAN OVERVIEW
BUILDING DATA & AREA CALCULATIONS
BUILDING SITE PLAN
DEMISING WALL PLANS - BASEMENT - LEVEL 01
DEMISING WALL PLANS - LEVELS 1.5 - 4
DEMISING WALL PLANS - LEVELS 5 - 6

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	LANDSCAPE
L 000	COVER SHEET
L 200	OVERALL LANDSCAPE PLANE
L 201	LANDSCAPE PLAN
L 202	LANDSCAPE PLAN
L 203	LANDSCAPE PLAN
L 204	LANDSCAPE PLAN
L 205	LANDSCAPE SCHEDULE
L 206	LANDSCAPE CODE COMPLIANCE TABLE
L 250	LANDSCAPE DETAILS
L 251	LANDSCAPE DETAILS
L 252	LANDSCAPE SPECIFICATIONS
IR 300	OVERALL IRRIGATION PLAN
IR 301	IRRIGATION PLAN
IR 302	IRRIGATION PLAN
IR 303	IRRIGATION PLAN
IR 304	IRRIGATION PLAN
IR 350	IRRIGATION DETAILS AND SPECIFICATIONS
IR 351	IRRIGATION DETAILS AND SPECIFICATIONS
IR 352	IRRIGATION DETAILS AND SPECIFICATIONS
IR 353	IRRIGATION DETAILS AND SPECIFICATIONS



A-001

A-004

A-005A

A-031

A-114A

A-116

**OWNER** FORT PARTNERS 9011 COLLINS AVE. SURFSIDE, FLORIDA 33154

ARCHITECT OF RECORD O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC

AA26002693 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T:954.518.0833 **DESIGN CONSULTANT** 

51 RUE SAINT-GEORGES 75009 PARIS, FRANCE T: + 33 1 44 69 04 80 STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755

STRUCTURAL ENGINEER (HISTORICAL)

STRUCTURES INTERNATIONAL INC. 7501 WILES RD, SUIE 106-B CORAL SPRINGS, FL 33067 T: 954.227.1512 MEP ENGINEER

OSBORN ENGINEERING 360 CENTRAL AVE. STE 1150 ST. PETERSBURG, FL 33701 T:727.209.0436 COA: 27367 LANDSCAPE ARCHITECT

WIRTZ INTERNATIONAL N.V. BOTERMELKDIJK 464 B - 2900 SCHOTEN

CIVIL ENGINEER OCEAN ENGINEERING 333 NE 24TH ST, STE 408 MIAMI, FL 33137

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POOL CONSULTANT



ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020 T: 954.518.0833 I F:954.518.0131

www.odparchitects.com AA26002693 SEAWAY

9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

NO DATE DESCRIPTION 81 08/29/2023 Surfside Township Amendment

KEY PLAN

ISSUANCES:

SOUTH WEST Ramp driveway 12th roof deck

SCALE:
DATE: 08/29/23
STARTED BY: ODP
DRAWING TITLE:

DRAWING INDEX

SHEET NO.

A-001



ARCHITECT OF RECORD

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COA: 27367

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WIRTZ INTERNATIONAL N.V.
BOTERMELKDIJK 464
B - 2900 SCHOTEN

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SEQUIL SYSTEMS INC.

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LIGHTING DESIGN

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40 WORTH STREET, SUITE 602
NEW YORK, NY 10013

CODE CONSULTANT

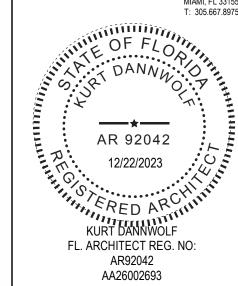
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W W W.o d p a r c h i t e c t s.c o m

SEAWAY

9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

Submission

KEY PLAN
NORTH WEST

NORTH WEST
NORTH WEST
NORTH WEST
SOUTH WEST
Ramp driveway
12th roof deck
NORTH WEST
SOUTH WEST
Ramp driveway
12th roof deck

SCALE:
DATE: 08/29/23
STARTED BY: ODP
DRAWING TITLE:
OVERVIEW

SHEET NO. **A-004** 

UNIT S	IZES
UNIT NUMBER	TOTAL AREA (SF)
BEACH HOUSE SOUTH	12,822 SF
BEACH HOUSE NORTH	3,655 SF
BEACH VILLA	4,865 SF
301	4,846 SF
302	4,413 SF
401	6,488 SF
402	6,381 SF
403	1,203 SF
501	4,846 SF
502	5,743 SF
503	3,518 SF
504	2,570 SF
601	6,541 SF
602	2,489 SF
603	3,526 SF
604	4,059 SF
701	8,994 SF
702	7,663 SF
801	4,846 SF
802	7,657 SF
803	4,134 SF
901	16,613 SF
LEVEL 10 PENTHOUSE	17,189 SF
LEVEL 11 PENTHOUSE	16,796 SF

CARE TAKER QUARTERS SIZES								
UNIT NUMBER	AREA (SF)							
303	407 SF							
304	415 SF							
305	385 SF							
311	493 SF							
405	416 SF							
406	353 SF							
407	436 SF							

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AREA SQUARE FOO	TAGES
NAME OF AREA	AREA (SF)
TOTAL GROSS BUILDING	292,925
TOTAL NET RESTAURANT DINING (Historical Building Fitout)	7,785.99
TOTAL NET BOH RESTAURANT (Historical Building Fitout)	3,581.38

		REQUIRED PARKING C (SURFSIDE CODE SE						
	RESIDENTIAL APA	ARTMENT UNITS	CARE TAKER QUARTERS	RESTAURANT AMENITY				
UNIT TYPE	2 AND 3 BEDROOM	4 BEDROOM OR MORE	CARETAKER QUARTERS	AREA 1	AREA 2			
# OF UNITS	10	14	7	44	212			
PARKING SPACE PER UNIT (*PER CODE TABLE 90-77)	2	2.25	1	.25	.25			
PARKING SPACES REQUIRED	20	32	7	11	53			
SUBTOTAL		52	7		64			
TOTAL PARKING SPACES REQUIRED	123 PARKING SPACES							
		•	LUDING 6 ADA SPACES - PE ACCESSIBILITY CODE 208.					

PREVIOUSLY APPROVED PARKING SPACES	PARKING SPACES PROVIDED						
127		REQUIRED	PROVIDED				
	PRIVATE RESIDENCE SPACES	52	52				
	CARETAKER QUARTERS	7	7				
	RESTAURANT AMENITY SPACES	64	64				
	TOTAL PARKING SPACES PROVIDED	123	123				

UNIT MIX									
UNIT TYPE	RESIDENTIAL AP	ARTMENT UNITS	HOTEL	UNITS	CARE TAKER QUARTERS				
	PREVIOUSLY APPROVED SITE PLAN	CURRENT PLANS	PREVIOUSLY APPROVED SITE PLAN	CURRENT PLANS	PREVIOUSLY APPROVED SITE PLAN	CURRENT PLANS			
HISTORIC BUILDING	1	1	6	0	0	0			
NEW TOWER	28	23	20	0	0	7			
FOTAL UNITS	29	24	26	0	0	7			

OWNER FORT PARTNERS 9011 COLLINS AVE. SURFSIDE, FLORIDA 33154 ARCHITECT OF RECORD O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T:954.518.0833

**DESIGN CONSULTANT** 51 RUE SAINT-GEORGES 75009 PARIS, FRANCE T: + 33 1 44 69 04 80

STRUCTURAL ENGINEER DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755 STRUCTURAL ENGINEER

> STRUCTURES INTERNATIONAL INC. 7501 WILES RD, SUIE 106-B CORAL SPRINGS, FL 133067 T: 954.227.1512 MEP ENGINEER

(HISTORICAL)

WIRTZ INTERNATIONAL N.V.

OSBORN ENGINEERING 360 CENTRAL AVE. STE 1150 ST. PETERSBURG, FL 33701 T:727.209.0436 COA: 27367 LANDSCAPE ARCHITECT

BOTERMELKDIJK 464 B - 2900 SCHOTEN CIVIL ENGINEER OCEAN ENGINEERING 333 NE 24TH ST, STE 408

**EXTERIOR ENVELOPE** DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR

MIAMI, FL 33131 T:305 441 0755 LEED CONSULTING SEQUIL SYSTEMS INC. 175 SE 1ST AVENUE

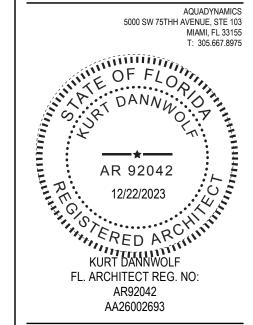
DELRAY BEACH, FL 33444 T: 561.921.0900 VERTICAL TRANSPORT. LERCH BATES 1430 BROADWAY, SUITE 908

NEW YORK, NY 10018 T: 212.596.4690 LIGHTING DESIGN OFFICE FOR VISUAL INTERACTION 40 WORTH STREET, SUITE 602 NEW YORK, NY 10013 T: 212.206.8660

CODE CONSULTANT SLS CONSULTING 4802 W. GANDY BLVD., SUITE B11 TAMPA, FL 33661

COASTAL CONSTRUCTION CONSULTANT MOFFATT & NICHOL 2937 SW 27 AVE., SUITE 101A MIAMI, FL 33133 T: 786.725.4183

POOL CONSULTANT



ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020 T: 954.518.0833 I F:954.518.0131 www.odparchitects.com

AA26002693

SEAWAY

9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

ISSUANCES: NO DATE DESCRIPTION 81 08/29/2023 Surfside Township Amendment

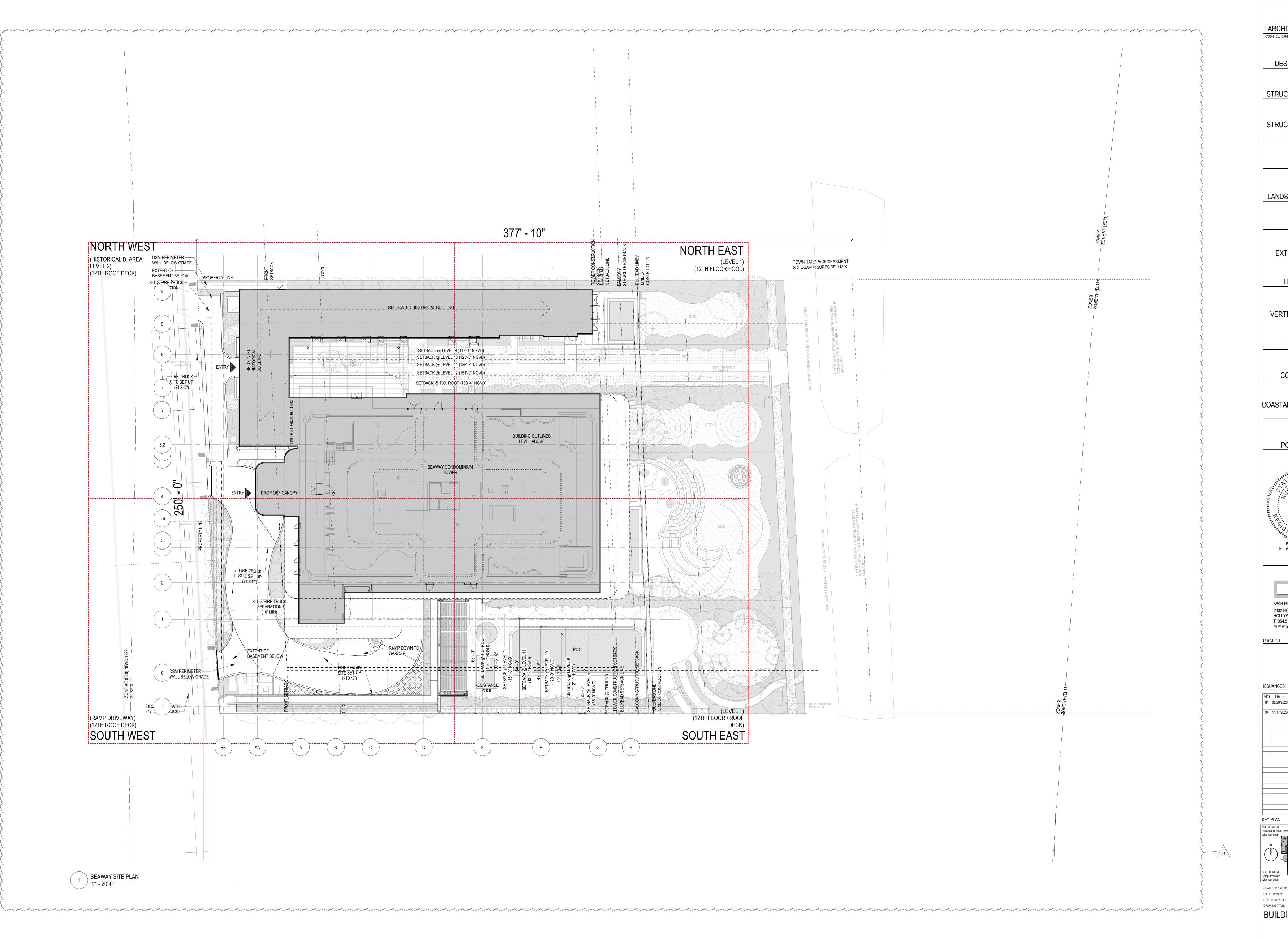
KEY PLAN

SOUTH WEST
Ramp driveway
12th roof deck

SCALE: 3" = 1'-0"
DATE: 09/12/23
STARTED BY: ODP
DRAWING TITLE: BUILDING DATA

SHEET NO.

A-005A



ARCHITECT OF RECORD

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.
AA26002693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
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DESIGN CONSULTANT

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STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS
800 BRICKELL AVENUE, 6TH FLOOR

STRUCTURAL ENGINEER

(HISTORICAL)

(HISTORICAL)

STRUCTURES INTERNATIONAL INC. 7501 WILES RD, SUIE 106-B CORAL SPRINGS, FL 33067 T: 954.227.1512

MEP ENGINEER

OSBORN ENGINEERING
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ST. PETERSBURG, FL 33701
T:727.209.0436
COA: 27367

LANDSCAPE ARCHITECT

WIRTZ INTERNATIONAL N.V.
BOTERMELKDIJK 464
B - 2900 SCHOTEN

CIVIL ENGINEER

OCEAN ENGINEERING
333 NE 24TH ST, STE 408

EXTERIOR ENVELOPE

DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755

LEED CONSULTING

SEQUIL SYSTEMS INC. 175 SE 1ST AVENUE DELRAY BEACH, FL 33444 T: 561,921,0900

VERTICAL TRANSPORT.

LERCH BATES
1430 BROADWAY, SUITE 908
NEW YORK, NY 10018
T: 212.596.4690

DESIGN

OFFICE FOR VISUAL INTERACTION
40 WORTH STREET, SUITE 602
NEW YORK, NY 10013
T: 212 206 8660

CODE CONSULTANT

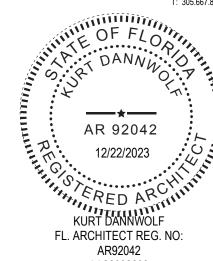
SLS CONSULTING
4802 W. GANDY BLVD., SUITE B11
TAMPA, FL 33661
1: 727.483.2654

COASTAL CONSTRUCTION
CONSULTANT

MOFFATT & NICHOL
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POOL CONSULTANT

AQUADYNAMICS
5000 SW 75THH AVENUE, STE 103
MIAMI, FL 33155



ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F:954.518.0131
w w w.o d p a r c h i t e c t s.c o m

AA26002693

AA26002693

SEAWAY

9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

NO DATE DESCRIPTION
81 08/29/2023 Surfside Township Amendment Submission
94 11/17/2023 Permit - ADDENDUM 3

KEY PLAN

NORTH WEST

Historical B Area. Level 2

12th roof deck

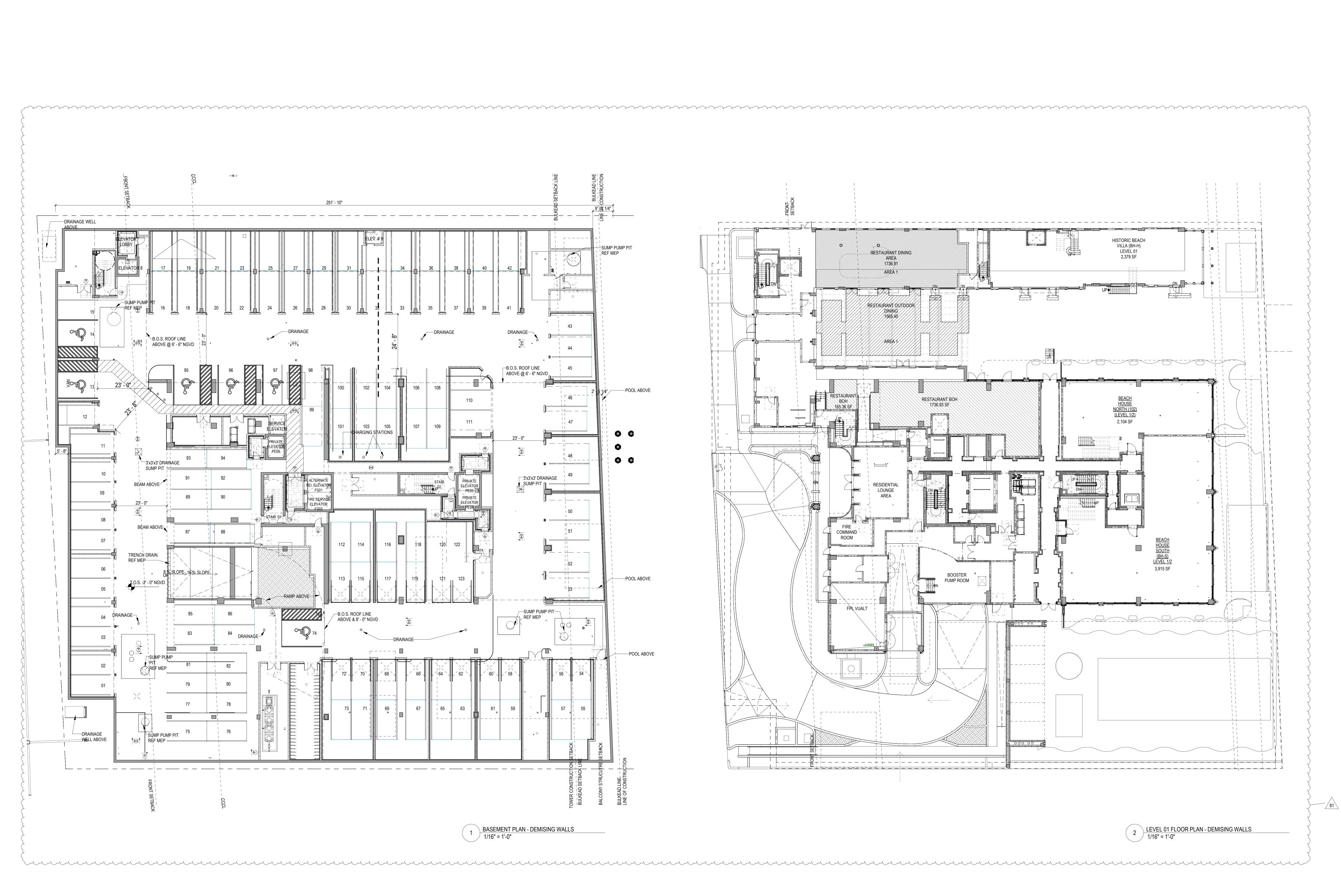
SOUTH WEST
Ramp driveway
12th roof deck

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
DATE: 08/29/23
STARTED BY: ODP
DRAWING TITLE:
BUILDING SITE PLAN

SHEET NO.

A-031



O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.
AA26002693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T:954.518.0833

DESIGN CONSULTANT

JDA

51 RUE SAINT-GEORGES
75009 PARIS, FRANCE
T: + 33 1 44 69 04 80

STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS
800 BRICKELL AVENUE, 6TH FLOOR

STRUCTURAL ENGINEER
(HISTORICAL)

(HISTORICAL)

STRUCTURES INTERNATIONAL INC.
7501 WILES RD, SUIE 106-B
CORAL SPRINGS, FL 33067
T: 954.227.1512

MEP ENGINEER

OSBORN ENGINEERING
360 CENTRAL AVE. STE 1150
ST. PETERSBURG, FL 33701
17:727.209.0436

LANDSCAPE ARCHITECT

WIRTZ INTERNATIONAL N.V.
POTERMEL KIDLIK 464

BOTERMELKDIJK 464
B - 2900 SCHOTEN

CIVIL ENGINEER

OCEAN ENGINEERING
333 NE 24TH ST, STE 408
MIAMI, FL 33137

EXTERIOR ENVELOPE

DESIMONE CONSULTING ENGINEERS
800 BRICKELL AVENUE, 6TH FLOOR
MIAMI, FL 33131
T:305 441 0755

LEED CONSULTING

SEQUIL SYSTEMS INC.
175 SE 1ST AVENUE
DELRAY BEACH, FL 33444
T: 561.921.0900

VERTICAL TRANSPORT.

LERCH BATES
1430 BROADWAY, SUITE 908

NEW YORK, NY 10018
T: 212.596.4690

LIGHTING DESIGN

OFFICE FOR VISUAL INTERACTION
40 WORTH STREET, SUITE 602
NEW YORK, NY 10013

CODE CONSULTANT

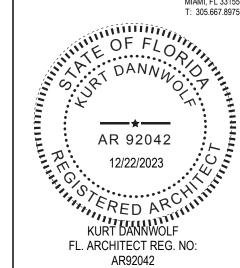
SLS CONSULTING
4802 W. GANDY BLVD., SUITE B11
TAMPA, FL 33661

COASTAL CONSTRUCTION
CONSULTANT

MOFFATT & NICHOL
2937 SW 27 AVE., SUITE 101A
MIAMI, FL 33133
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AQUADYNAMICS
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MIAMI, FL 33155
T: 305.667.8975



ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 I F:954.518.0131
w w w.o d p a r c h i t e c t s.c o m

PROJECT

AA26002693

AA26002693 SEAWAY

> 9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

| NO DATE DESCRIPTION | R-4 TBD COORDINATION | ASI 02 - Structural | 25 08/12/2022 | ASI 22 - RFI/ ASK UPDATES | 29 11/01/2022 | ASI 27 ASK / CA UPDATES | 37 11/23/2022 | ASI 36 Historic Beach Villa Updates | 76 08/15/2023 | ASI 80 Historic Grey Box

81 08/29/2023 Surfside Township Amendment Submission

KEY PLAN

NORTH WEST
Historical B Area. Level 2
12th roof deck

NORTH EAS
Level 12
12th floor po

SOUTH WEST
Ramp driveway
12th roof deck

SCALE: 1/16" = 1'-0"
DATE: 09/08/23

SCALE: 1/16" = 1'-0"
DATE: 09/08/23
STARTED BY: ODP

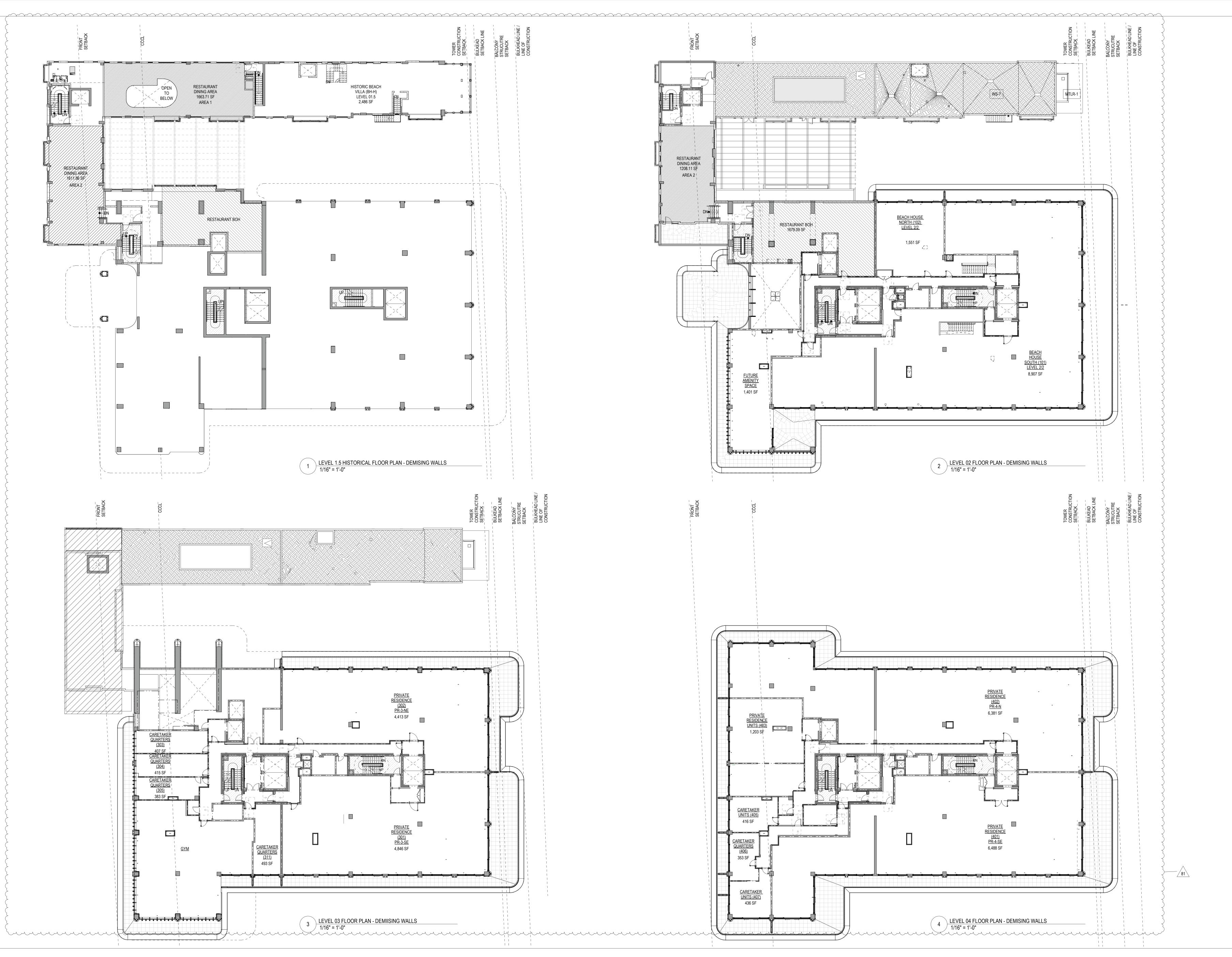
DRAWING TITLE:

DEMISING WALL

trummer that the same that the

DEMISING WALL
PLANS - BASEMENT
LEVEL 01

A-114A



ARCHITECT OF RECORD

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.
AA26002693

AA26002693
2432 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
T:954.518.0833

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JDA
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MIAMI, FL 33131
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STRUCTURAL ENGINEER
(HISTORICAL)

STRUCTURES INTERNATIONAL INC.
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CORAL SPRINGS, FL 33067

T: 954.227.1512

MEP ENGINEER

OSBORN ENGINEERING
360 CENTRAL AVE. STE 1150
ST. PETERSBURG, FL 33701
T:727.209.0436
COA: 27367

LANDSCAPE ARCHITECT
WIRTZ INTERNATIONAL N.V.

BOTERMELKDIJK 464 B - 2900 SCHOTEN

OCEAN ENGINEERING
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MIAMI, FL 33137

EXTERIOR ENVELOPE

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SEQUIL SYSTEMS INC.
175 SE 1ST AVENUE
DELRAY BEACH, FL 33444
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COASTAL CONSTRUCTION
CONSULTANT
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POOL CONSULTANT



ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F:954.518.0131

w w w.o d p a r c h i t e c t s.c o m

AA26002693

AA26002693 PROJECT

ISSUANCES:

9133-9149 COLLINS AV SURFSIDE, FL

SEAWAY

KEY PLAN

NORTH WEST
Historical B Area. Level 2
12th roof deck

SOUTH WEST
Ramp driveway

NORTH EAST
12 TH floor

SCALE: 1/16" = 1'-0"

DATE: 09/08/23

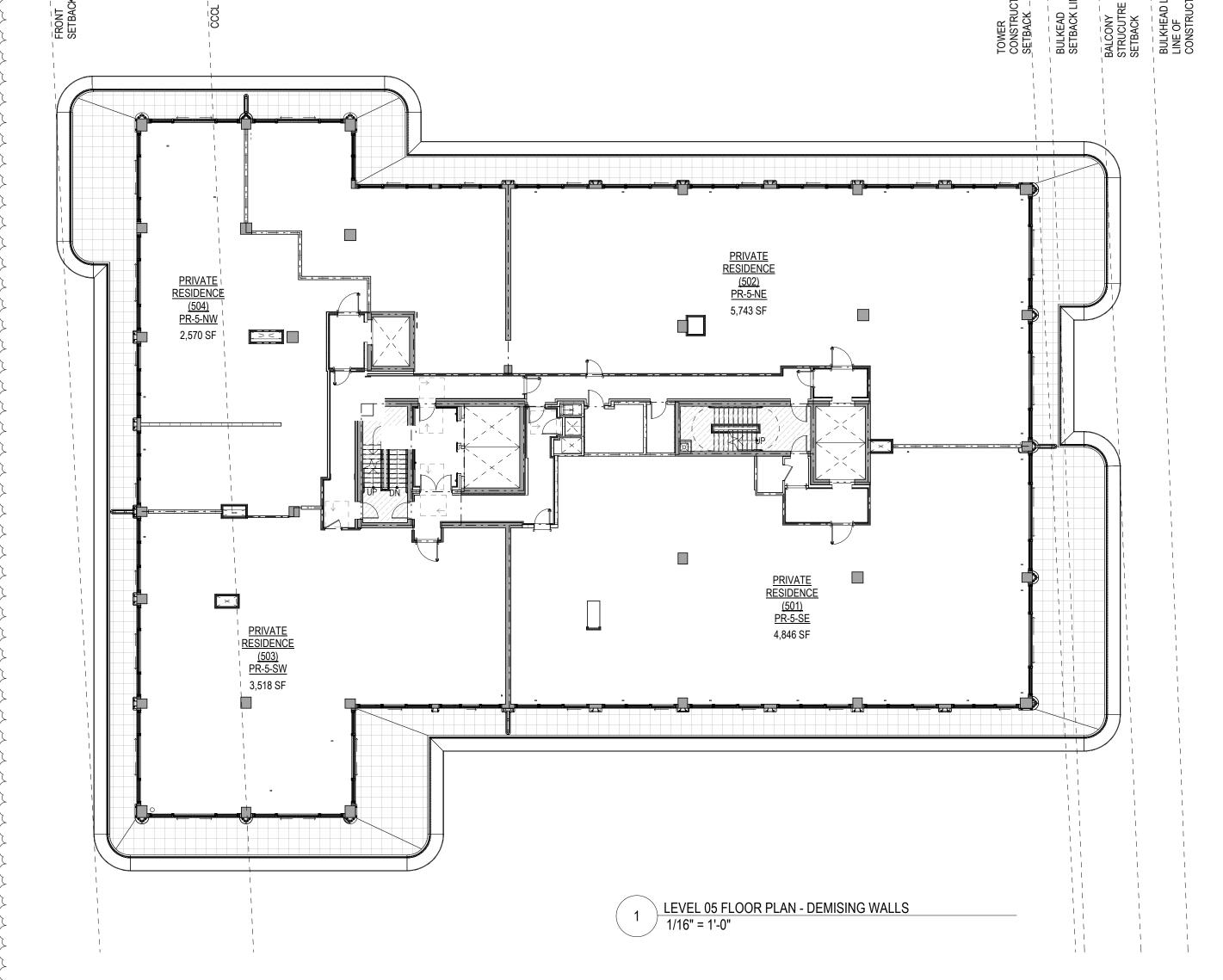
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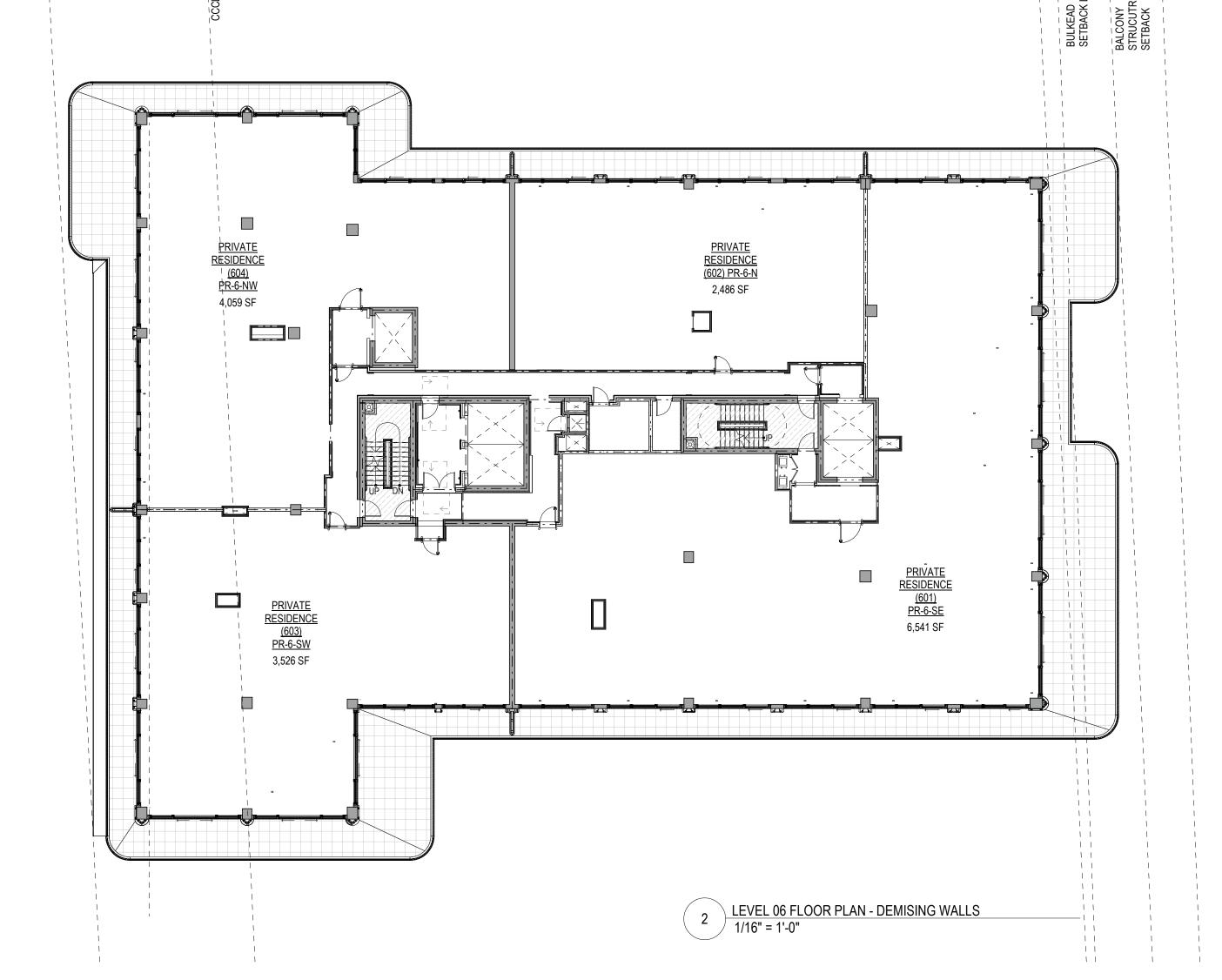
DRAWING TITLE:

DEMISING WALL
PLANS - LEVELS 1.5 -

SHEET NO.

A-115A





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OWNER FORT PARTNERS 9011 COLLINS AVE. SURFSIDE, FLORIDA 33154

ARCHITECT OF RECORD O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC AA26002693 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 T:954.518.0833

DESIGN CONSULTANT

51 RUE SAINT-GEORGES 75009 PARIS, FRANCE T: + 33 1 44 69 04 80 STRUCTURAL ENGINEER

DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755 STRUCTURAL ENGINEER

(HISTORICAL) STRUCTURES INTERNATIONAL INC. 7501 WILES RD, SUIE 106-B CORAL SPRINGS, FL 33067 T: 954.227.1512

MEP ENGINEER OSBORN ENGINEERING 360 CENTRAL AVE. STE 1150 ST. PETERSBURG, FL 33701 T:727.209.0436 COA: 27367

LANDSCAPE ARCHITECT WIRTZ INTERNATIONAL N.V. BOTERMELKDIJK 464 B - 2900 SCHOTEN

CIVIL ENGINEER OCEAN ENGINEERING 333 NE 24TH ST, STE 408 MIAMI, FL 33137

**EXTERIOR ENVELOPE** DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 T:305 441 0755

LEED CONSULTING SEQUIL SYSTEMS INC. 175 SE 1ST AVENUE DELRAY BEACH, FL 33444 T: 561.921.0900

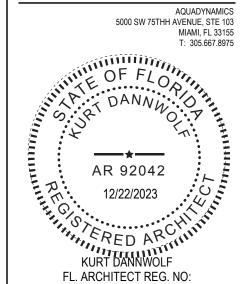
VERTICAL TRANSPORT. LERCH BATES 1430 BROADWAY, SUITE 908 NEW YORK, NY 10018 T: 212.596.4690

LIGHTING DESIGN OFFICE FOR VISUAL INTERACTION 40 WORTH STREET, SUITE 602 NEW YORK, NY 10013 T: 212.206.8660

CODE CONSULTANT SLS CONSULTING 4802 W. GANDY BLVD., SUITE B11 TAMPA, FL 33661

COASTAL CONSTRUCTION CONSULTANT MOFFATT & NICHOL 2937 SW 27 AVE., SUITE 101A MIAMI, FL 33133 T: 786.725.4183

POOL CONSULTANT



ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020 T: 954.518.0833 | F:954.518.0131

w w w.o d p a r c h i t e c t s.c o m

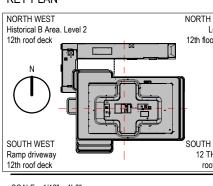
AR92042 AA26002693

AA26002693 PROJECT

> SEAWAY 9133-9149 COLLINS AVENUE SURFSIDE, FL 33154

ISSUANCES: NO DATE DESCRIPTION 55 03/24/2023 ASI 50 Unit 501 Updates 64 05/31/2023 ASI 63 Unit 503 Updates 81 08/29/2023 Surfside Township Amendment Submission

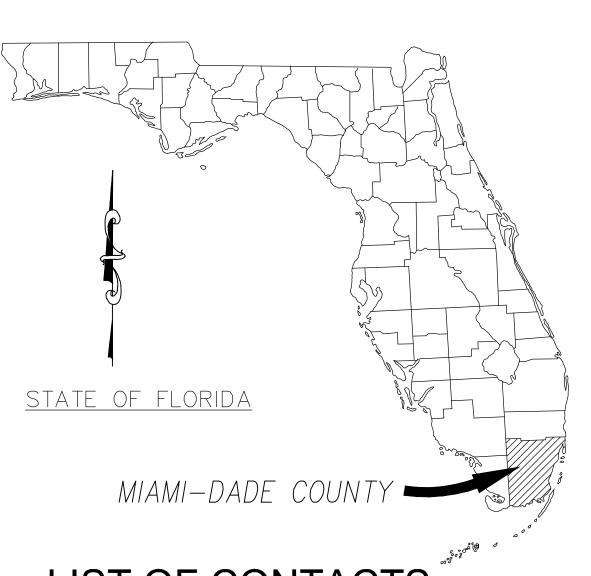
KEY PLAN



SOUTH WEST Ramp driveway 12th roof deck 12 TH floor roof deck 12th roof deck 12th

SHEET NO.

A-116



# LIST OF CONTACTS:

O'DONNELL DANWOLF AND PARTNERS ARCHITECTS INC.

DESIGN CONSULTANT

**CONTACT: RANA BROWN** 

STRUCTURAL ENGINEER (HISTORICAL)

PHONE: 727-209-0436

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC 2 ALHAMBRA PLAZA, STE 500. CORAL GABLES, FL 33134

CONTACT: MICHELLE LATTE, PLA

PHONE: 786-725-5689

**CIVIL ENGINEER OCEAN ENGINEERING** 333 NE 24TH ST, STE 408 MIAMI, FL 33137

**EXTERIOR ENVELOPE** DESIMONE CONSULTING ENGINEERS 800 BRICKELL AVENUE, 6TH FLOOR MIAMI, FL 33131 PHONE: 305-441-0755

LEED CONSULTING SEQUIL SYSTEMS INC.

175 SE 1ST AVENUE DELRAY BEACH, FL 33444 PHONE: 561-921-0900

**VERTICAL TRANSPORT** 1430 BROADWAY, SUITE 908 NEW YORK, NY 10018

PHONE: 212-596-4690

PHONE: 212-206-8660

LIGHTING DESIGN OFFICE FOR VISUAL INTERACTION 40 WORTH STREET. SUITE 602 NEW YORK, NY 10013

CODE CONSULTANT SLS CONSULTING 4802 W. GANDY BLVD., SUITE B11 TAMPA, FL 33661 PHONE: 727-483-2654

**COASTAL CONSTRUCTION** CONSULTANT MOFFATT & NICHOL

2937 SW 27 AVE., SUITE 101A MIAMI, FL 33133 PHONE: 786-725-4183

POOL CONSULTANT 5000 SW 75TH AVENUE, STE 103 MIAMI, FL 33155 PHONE: 305-667-8975

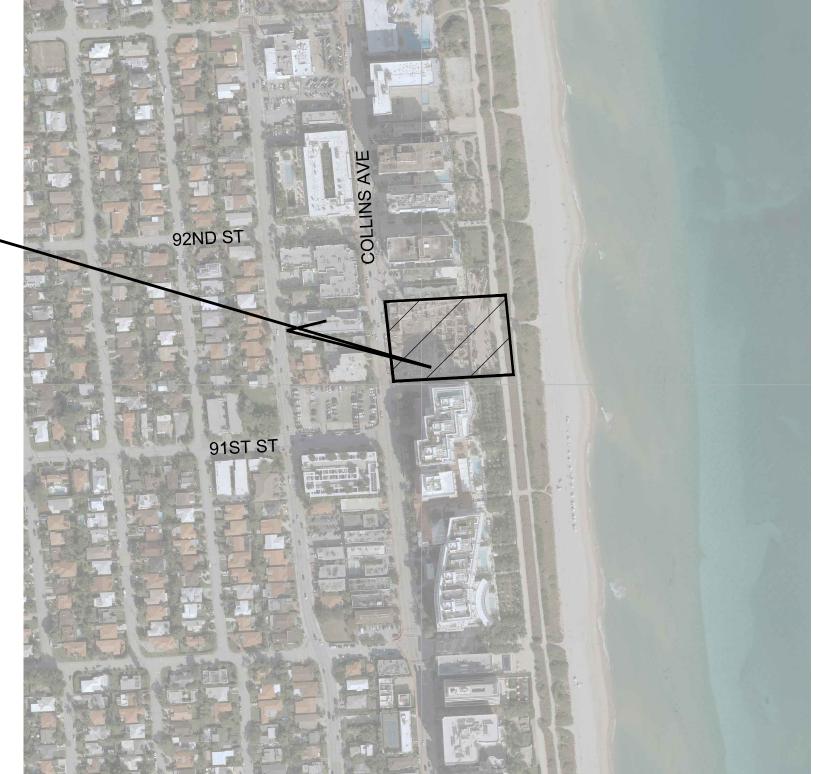
# LANDSCAPE ARCHITECTURE SITE PLAN REVIEW

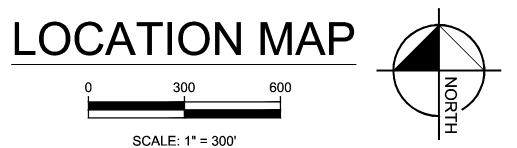
# FOR SEAWAY

**AUGUST 2023** 

LOCATED AT 9133 COLLINS AVENUE, SURFSIDE, FL 33145 FOLIO: 14-2235-015-0001 AND 14-2235-001-0020

PROJECT LOCATION





LANDSCAPE ARCHITECT:

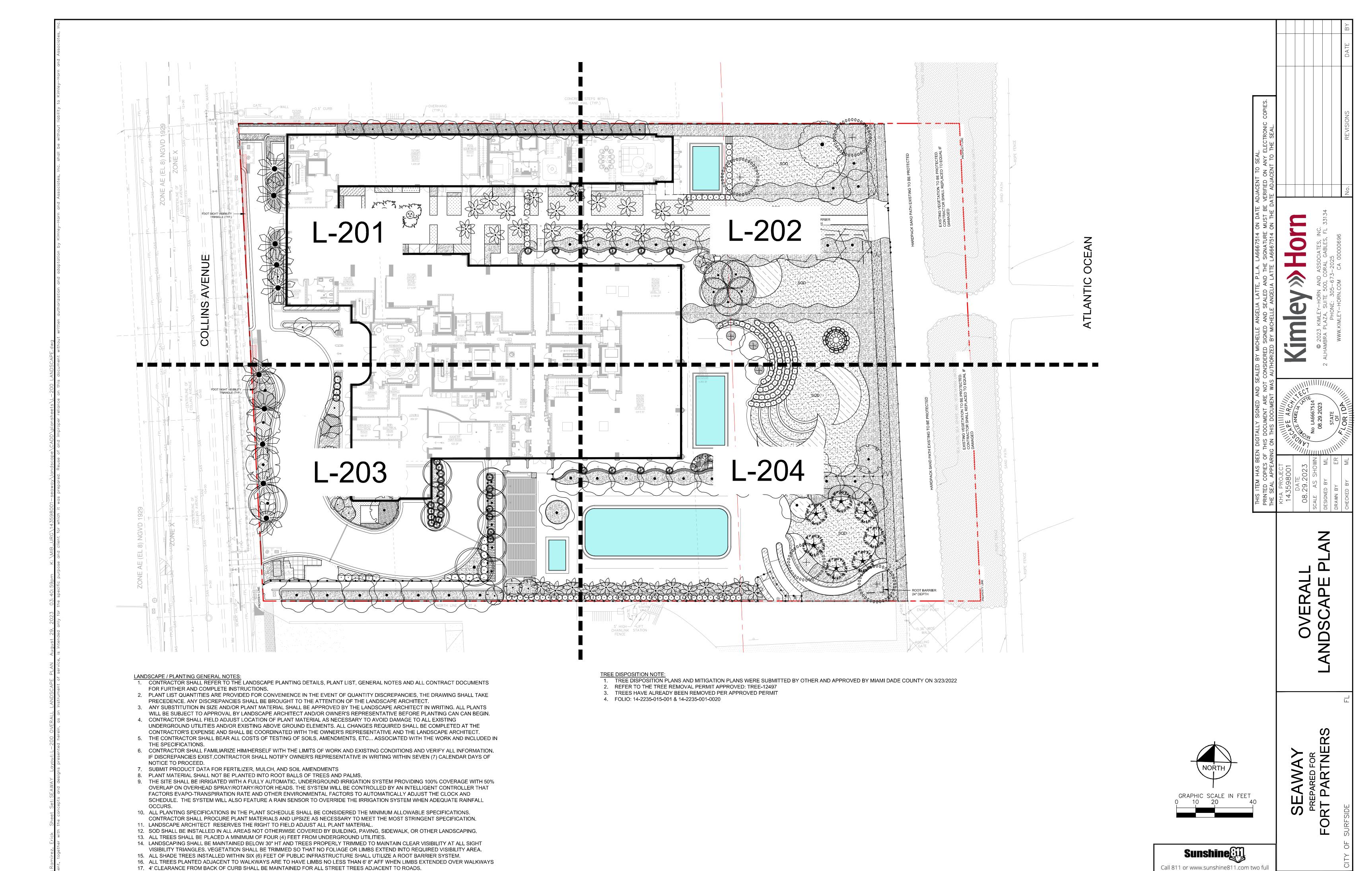
(C) 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table								
Sheet Number	Sheet Title							
L-000	COVER SHEET							
L-200	OVERALL LANDSCAPE PLAN							
L-201	LANDSCAPE PLAN							
L-202	LANDSCAPE PLAN							
L-203	LANDSCAPE PLAN							
L-204	LANDSCAPE PLAN							
L-205	LANDSCAPE SCHEDULE							
L-206	LANDSCAPE CODE COMPLIANCE TABLE							
L-250	LANDSCAPE DETAILS							
L-251	LANDSCAPE DETAILS							
L-252	LANDSCAPE SPECIFICATIONS							
IR-300	OVERALL IRRIGATION PLAN							
IR-301	IRRIGATION PLAN							
IR-302	IRRIGATION PLAN							
IR-303	IRRIGATION PLAN							
IR-304	IRRIGATION PLAN							
IR-350	IRRIGATION DETAILS AND SPECIFICATIONS							
IR-351	IRRIGATION DETAILS AND SPECIFICATIONS							
IR-352	IRRIGATION DETAILS AND SPECIFICATIONS							
IR-353	IRRIGATION DETAILS AND SPECIFICATIONS							

Sunshine [11]

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked. Check positive response codes before you dig!

SHEET NUMBER L-000



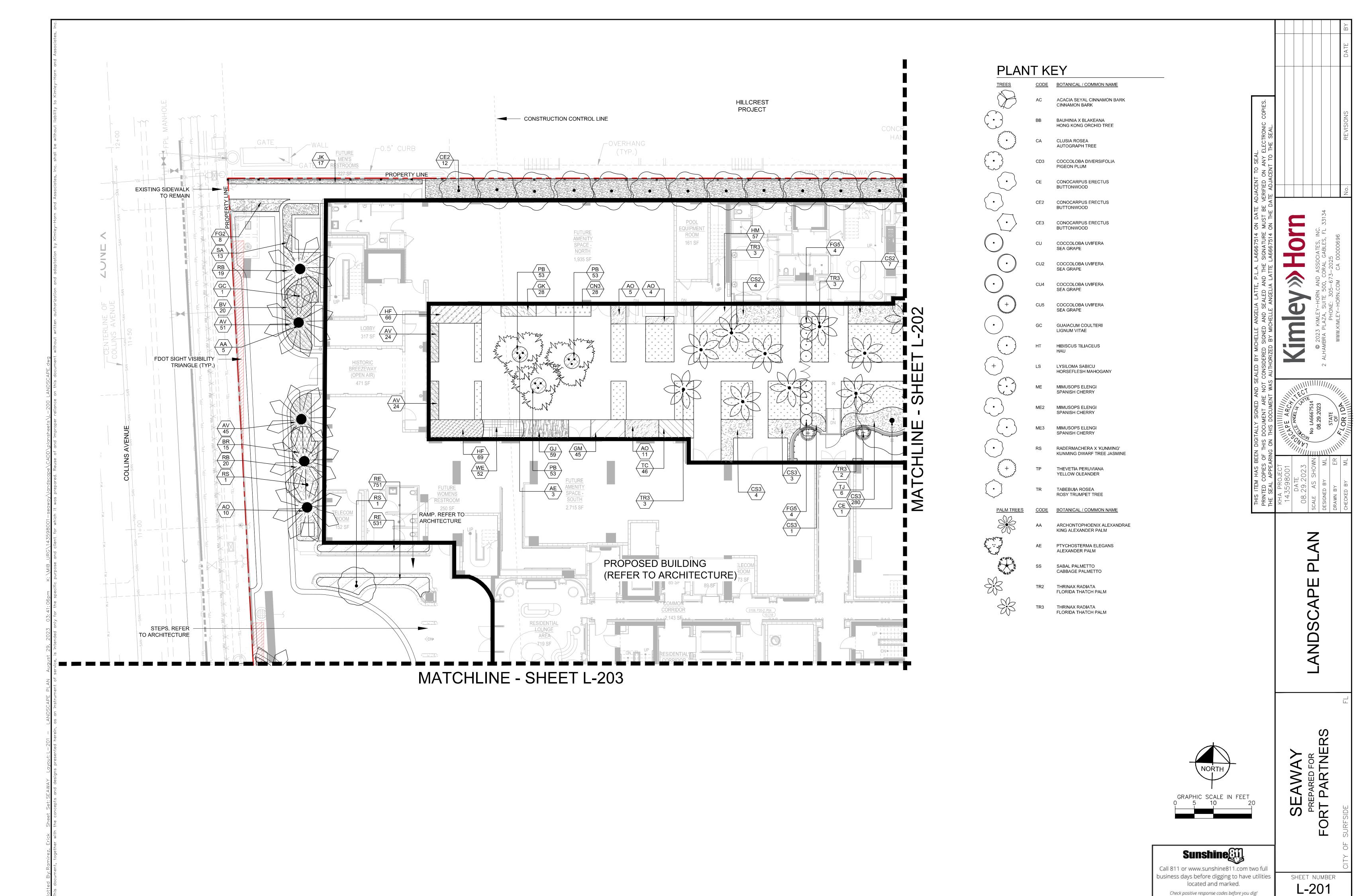
L-200

SHEET NUMBER

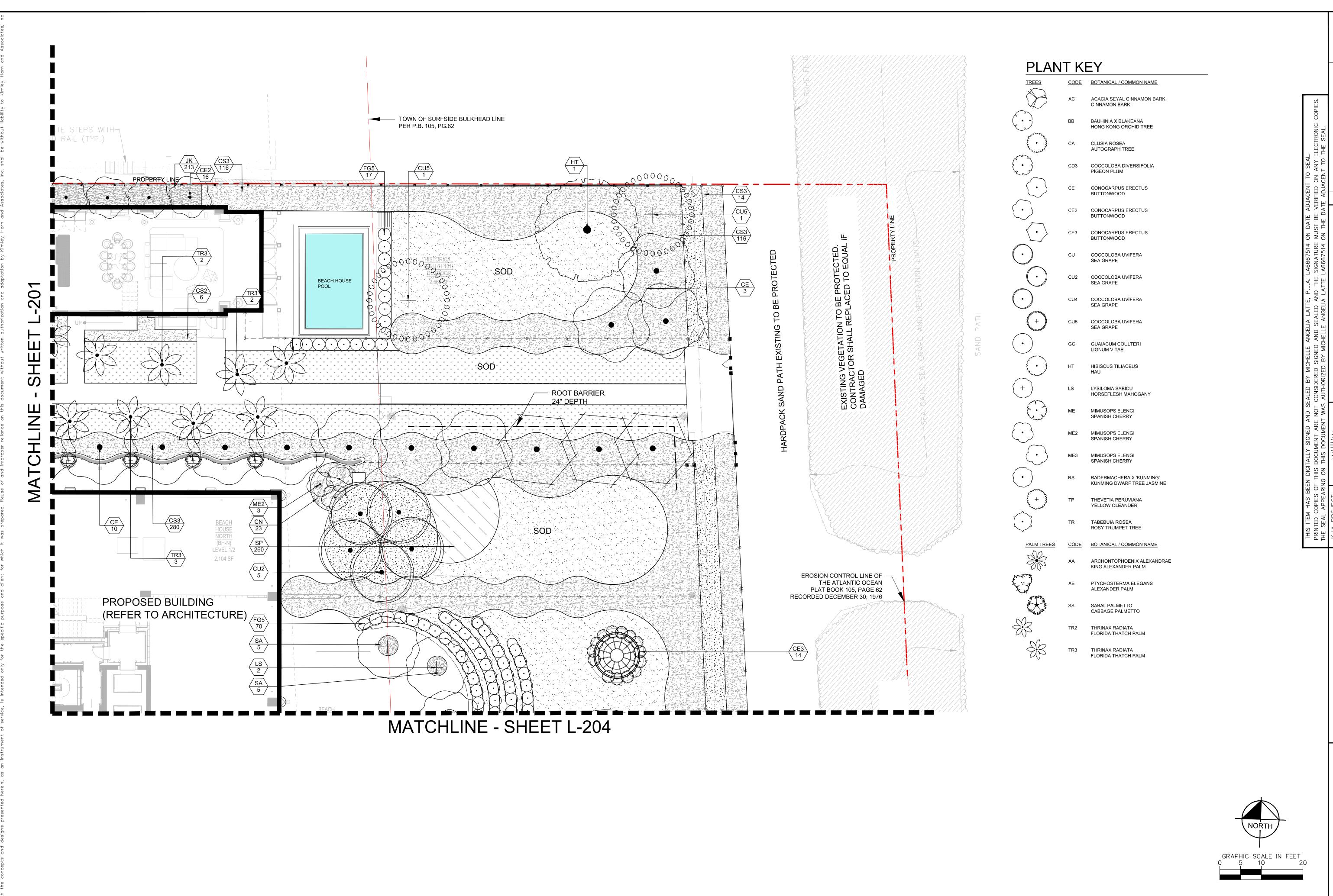
business days before digging to have utilities

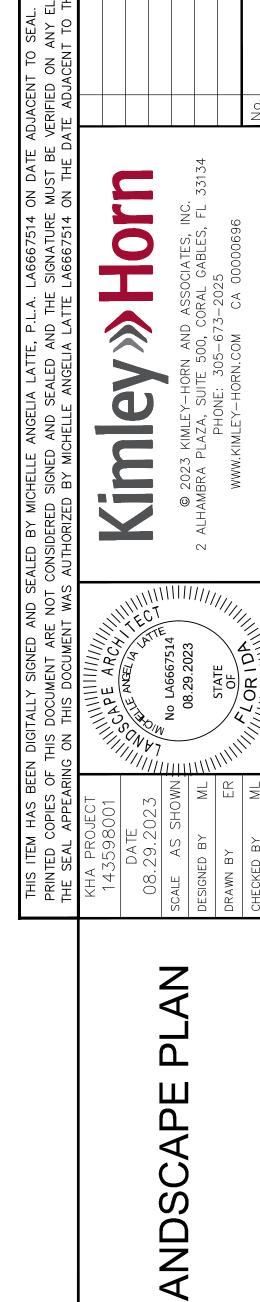
located and marked.

Check positive response codes before you dig!



Check positive response codes before you dig!





Sunshine

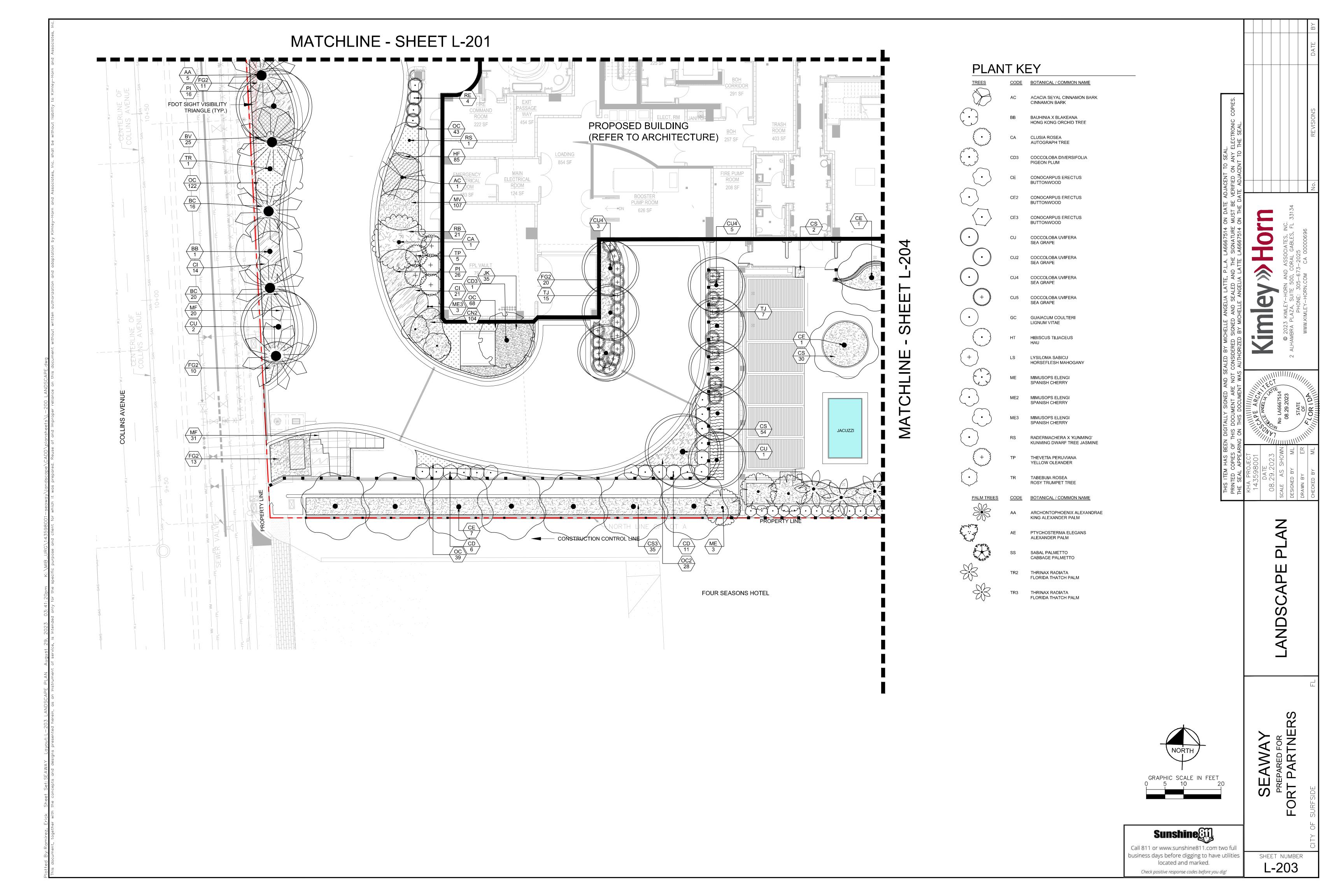
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

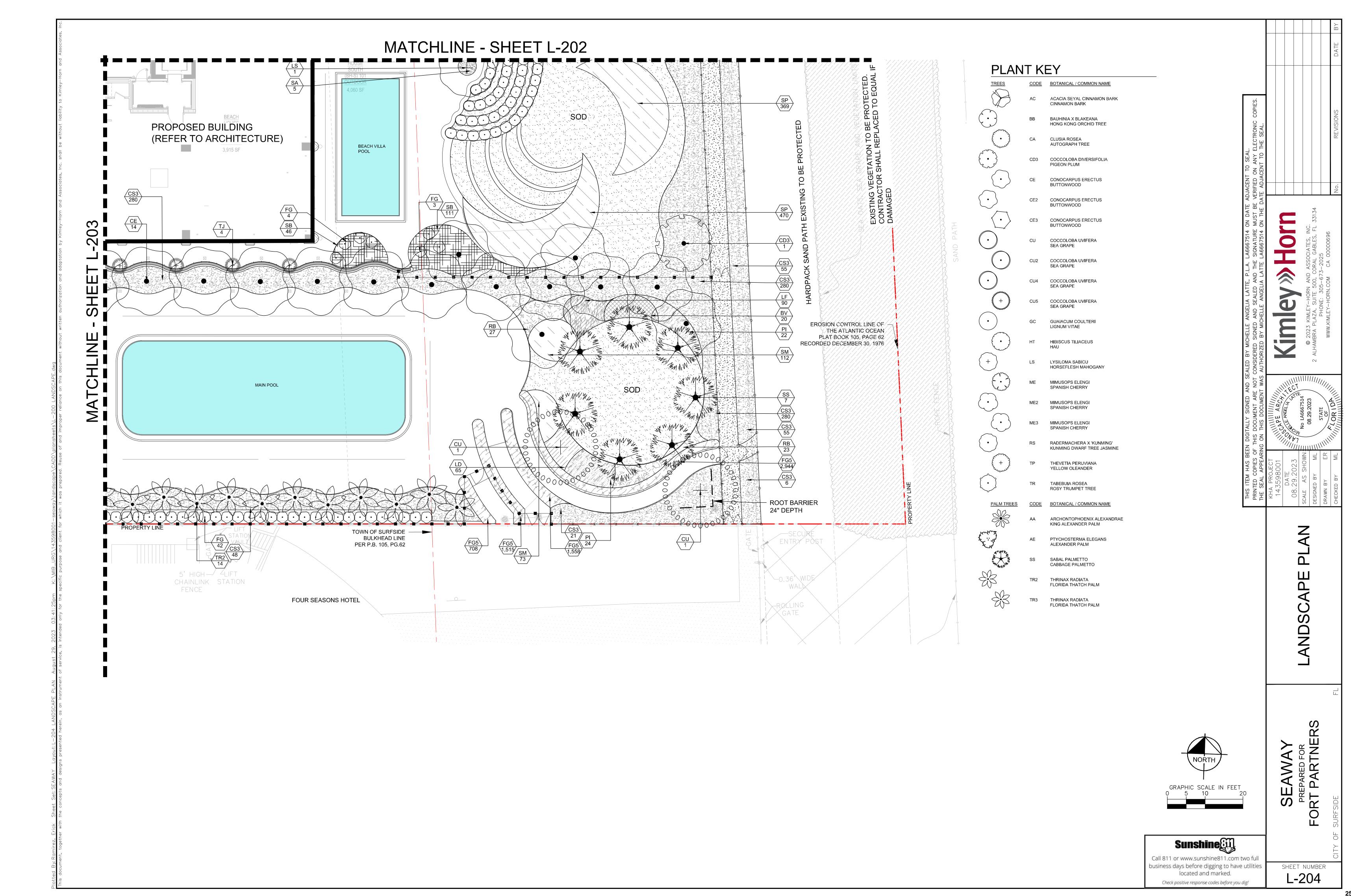
Check positive response codes before you dig!

SHEET NUMBER
L-202

PRE RT |

SEAWAY





<u>ES</u>	CODE QTY	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	CAL/DBH	SIZE	<u>NATIVE</u>	DROUGHT TOL.	REMARKS	CN 23		CLUSIA ROSEA 'NANA'	CONT.	24" O.C	24" HT. MIN.	YES	HIGH		
	AC 1	ACACIA SEYAL CINNAMON BARK CINNAMON BARK	FG	2" DBH MIN.	12` HT. MIN. / 4` CT.	YES	MEDIUM	CULTIVATED DWARF			DWARF PITCH APPLE		2. 0.0		. =0			
	BB 1	BAUHINIA X BLAKEANA HONG KONG ORCHID TREE	FG	1.5" DBH MIN.	8` HT. MIN.	NO	HIGH		CN2 104		CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	CONT.	12" O.C	12" HT. MIN.	YES	HIGH	_	
• 33	CA 1	CLUSIA ROSEA AUTOGRAPH TREE	FG	2" DBH MIN.	14`-16` HT. MIN.	YES	MEDIUM		CN3 28		CESTRUM NOCTURNUM NIGHTBLOOMING JESSAMINE	CONT.	12" O.C	12" HT. MIN.	NO	MED	COPIES	5
	CD3 2	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	FG	2" DBH MIN.	18` HT. MIN.	YES	HIGH		cs 86		CLUSIA GUTTIFERA	CONT.	24" O.C	36" HT. MIN.	YES	HIGH	OINO AT	SEAL.
	CE 34	CONOCARPUS ERECTUS BUTTONWOOD	FG	4" DBH MIN.	20` HT. MIN.	YES	MEDIUM				SMALL LEAF CLUSIA						SEAL.	7 CT
	CE2 16	CONOCARPUS ERECTUS BUTTONWOOD	FG	3" DBH MIN.	14` HT. MIN.	YES	MEDIUM	COLUMNAR			CLUSIA GUTTIFERA SMALL LEAF CLUSIA	CONT.	48" HT.	5` HT. MIN	YES	HIGH		JACENT :
•	CE3 3	CONOCARPUS ERECTUS BUTTONWOOD	FG	3" DBH MIN.	30` OAH	YES	MEDIUM	COLUMNAR	CS3 583		CLUSIA GUTTIFERA SMALL LEAF CLUSIA	CONT.	48" HT.	7` HT.	YES	HIGH	ADJACE	VEKIFIE ATE AD
	CU 3	COCCOLOBA UVIFERA SEA GRAPE	FG	4" DBH MIN.	20` HT. MIN.	YES	HIGH	7' CT MIN.	FG2 62		FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND INDIAN LAUREL FIG	CONT.	30" O.C.	36" HT. MIN.	NO	HIGH	N DATE	THE D
	CU2 5	COCCOLOBA UVIFERA SEA GRAPE	FG	3" DBH MIN.	16` HT. MIN.	YES	HIGH		GJ 59		GARDENIA JASMINOIDES 'BELMONT'	CONT.	12" O.C	12" HT. MIN.	NO	MED	7514 ON TURE MU	514 514
	CU4 8	COCCOLOBA UVIFERA SEA GRAPE	FG	4" DBH MIN.	12` HT. MIN	YES	HIGH				CAPPENIA TUDIFEDA IKULA	2017	400.0	ACILLET MIN	No	MED	LA6667 E SIGNAT	LA666
+ **	CU5 4	COCCOLOBA UVIFERA SEA GRAPE	FG	4" DBH MIN.	30` HT. MIN.	YES	HIGH		GK 28		GARDENIA TUBIFERA 'KULA' KULA GARDENIA	CONT.	12" O.C	12" HT. MIN.	NO	MED	E, P.L. A.	AND THE
	GC 1	GUAIACUM COULTERI LIGNUM VITAE	FG	1.5" DBH MIN.	6` HT. MIN.	NO	HIGH		GM 45		GARDENIA JASMINOIDES 'MIAMI SUPREME' MIAMI SUPREME GARDENIA	CONT.	12" O.C	12" HT. MIN.	NO	MED	A LATTE	ANGEL
	HT 1	HIBISCUS TILIACEUS HAU	FG	3" DBH MIN.	18` HT. MIN.	NO	HIGH		HF 220		HAMELIA PATENS FIREBUSH	CONT.	12" O.C	12" HT. MIN.	YES	MED	ANGELI	CHELLE
	LS 3	LYSILOMA SABICU HORSEFLESH MAHOGANY	FG	4" DBH MIN.	18` HT. MIN.	NO	HIGH		НМ 57		HETEROSAVIA BAHAMENSIS	CONT.	12" O.C	12" HT. MIN.	YES	HIGH	ICHELLE S SIGNET	D BY MI
	ME 3	MIMUSOPS ELENGI SPANISH CHERRY	FG	1.5" DBH MIN.	12` HT. MIN	NO	MEDIUM		JK 265		MIADEN BUSH  JACQUINIA KEYENSIS	CONT	24" 0 0	24" LIT MIN	NO	MED	D BY M	SIDE: (L)
	ME2 3	MIMUSOPS ELENGI SPANISH CHERRY	FG	1.5" DBH MIN.	8` HT. MIN.	NO	MEDIUM		JK 265		JOEWOOD	CONT.	24" O.C	24" HT. MIN.	NO	MED	SEALE	MAS AU
	ME3 3	MIMUSOPS ELENGI SPANISH CHERRY	FG	1.5" DBH MIN.	8` HT. MIN.	NO	MEDIUM		LD 65		LANTANA DEPRESSA DEPRESSED SHRUBVERBENA	CONT.	12" O.C	18" HT MIN	YES	MED	NED ANI	JMENT V
	RS 3	RADERMACHERA X 'KUNMING' KUNMING DWARF TREE JASMINE	FG	1.5" DBH MIN.	12`-15` HT. MIN	NO	MEDIUM		LF 90		LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	CONT.	12" O.C	18" HT MIN	NO	HIGH	CLL Y SIG	IIS DOCU
+ 3	TP 5	THEVETIA PERUVIANA YELLOW OLEANDER	FG	1.5" DBH M <b>I</b> N.	8` HT. MIN.	NO	HIGH		MF 51		MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	CONT.	24" O.C	36" HT. MIN.	YES	HIGH	A DIGITA	1 NO 0
	TR 1	TABEBUIA ROSEA ROSY TRUMPET TREE	FG	4" DBH MIN.	15`-18` HT. MIN.	NO	HIGH	7' CT. MIN.			MALVAVISCUS ARBORETUS VAR. DRUMMONDII	CONT	12" O.C	12" HT. MIN.	YES	HIGH	AS BEEN	PEARING
M TREES	CODE QTY	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	CAL/DBH	<u>SIZE</u>	<u>NATIVE</u>	DROUGHT TOL.	<u>REMARKS</u>			TURK'S CAP	CONT.	12 0.0	12 111. WIIN.	120		TEM H	SEAL AP PROJE
	AA 10	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALM	FG	-	35` OAH.	NO	HIGH	8' CW MIN.	+ + + + + + + + + + + + + + + + + + +		ODONTONEMA CALLISTACHYUM PURPLE FIRESPIKE	CONT.	12" O.C	12" HT. MIN.	NO	MED	THIS PRINT	THE 8
₩% L	AE 3	PTYCHOSTERMA ELEGANS ALEXANDER PALM	FG	-	20` OAH	NO	HIGH	MULTI-TRUNK (3 TRU	OC2 28		ODONTONEMA CALLISTACHYUM RED FIRESPIKE	CONT.	24" O.C	48" HT. MIN	NO	MED		
WW.	SS 7	SABAL PALMETTO CABBAGE PALMETTO	FG	-	18`-20` GW		HIGH		PB 159		PHILODENDRON X 'BURLE MARX' BURLE MARX PHILODENDRON	CONT.	6" O.C.	6" HT	NO	MED		
B	TR2 14	THRINAX RADIATA FLORIDA THATCH PALM	FG	-	18`-20` GW		HIGH		PI 88		PLUMBAGO AURICULATA 'IMPERIAL BLUE'	CONT.	24" O.C	48" HT. MIN	NO	HIGH		
3	TR3 18	THRINAX RADIATA FLORIDA THATCH PALM	FG	-	89. GM		HIGH		F(7.7)		IMPERIAL BLUE PLUMBAGO							
UBS •	CODE QTY CD 17	BOTANICAL / COMMON NAME  COCCOLOBA DIVERSIFOLIA PIGEON PLUM	CONT/ROOTBALL SIZE		<u>SIZE</u> 5`-6` HT MIN		DROUGHT TOL. HIGH	<u>REMARKS</u>	RB 110		RUELLIA BRITTONIANA MEXICAN PETUNIA	CONT.	24" O.C	24" HT. MIN.	NO	HIGH		
• 3	CE3 14	CONOCARPUS ERECTUS BUTTONWOOD	CONT.	AS SHOWN	7` FULL	YES	MED	FOR GLORIETTE	SA 28		SALVIA X 'AMISTAD' FRIENDSHIP AMISTAD BLUE SALVIA	CONT.	24" O.C	24" HT. MIN.	NO	HIGH		
$\overline{\cdot}$	FG 49	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND INDIAN LAUREL FIG	CONT.	AS SHOWN	48" HT MIN	NO	HIGH	CLIPPED LIKE A BEE	SB 157		SALVIA X 'BALSALMISP' MYSTIC SPIRES BLUE SAGE	CONT.	18" O.C.	18" HT	NO	HIGH		
$\overline{\cdot}$	FG5 109	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND INDIAN LAUREL FIG	CONT.	AS SHOWN	36" HT MIN	NO	HIGH		SM 185		SURIANA MARITIMA	CONT.	12" O.C	18" HT MIN	YES	HIGH		
* WANTER	RE 4	RHAPIS EXCELSA LADY PALM	CONT.	AS SHOWN	48" HT MIN	NO	MED				BAY CEDAR	2017	100 0 0					
+ #	TJ 32	TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	CONT.	AS SHOWN	6` FULL	NO	MED	ON TRELLIS	TC 46		TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	CONT.	12" O.C	18" HT MIN	NO	MED		
UB AREAS	CODE QTY	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	<u>SPACING</u>	<u>SIZE</u>	NATIVE	DROUGHT TOL.	REMARKS	WE 52		WHITFIELDIA ELONGATA WHITFIELDIA	CONT.	12" O.C	12" HT. MIN.	NO	MED		
	AO 30	AGLAIA ODORATA CHINESE PERFUME PLANT	CONT.	24" O.C	36" HT. MIN.	NO	HIGH		GRASSES CODE QTY	<u>′</u>	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	SPACING	SIZE	<u>NATIVE</u>	DROUGHT TOL. REMARKS		;
	AV 144	ALOYSIA VIRGATA SWEET ALMOND BUSH	CONT.	12" O.C	12" HT. MIN.	NO	HIGH		SP 1,09	9	SPARTINA PATENS SALTMEADOW CORDGRASS	CONT.	12" O.C.	12" HT. MIN	YES	LOW		
	BC 36	BARLERIA CRISTATA PHILIPPINE VIOLET	CONT.	24" O.C	48" HT. MIN	NO	HIGH		SOD CODE QTY	<u>(</u>	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	SPACING	SIZE	<u>NATIVE</u>	DROUGHT TOL. REMARKS		
	BR 15	BOUGAINVILLEA GLABRA 'MISS ALICE'	CONT.	24" O.C	24" HT. MIN.	NO	HIGH	VINE ON REBAR DON	SP2 3,38	7 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO' PALMETTO ST. AUGUSTINE GRASS	SOD			NO	HIGH		L
	BK 13	MISS ALICE BOUGAINVILLEA	CONT.	24 0.0	24 FILLWIIN.	NO	ПОП	VINE ON REBAR DOI	ZC 6,27	'4 SF	ZOYSIA X 'CASHMERE' CASHMERE ZOYSIA	SOD			NO	HIGH		
	BV 65	BOUGAINVILLEA SPECTABILIS `MONETH` PURPLE QUEEN BOUGAINVILLEA	CONT.	24" O.C	24" HT. MIN.	NO	HIGH	VINE ON REBAR DON									Sunshine	

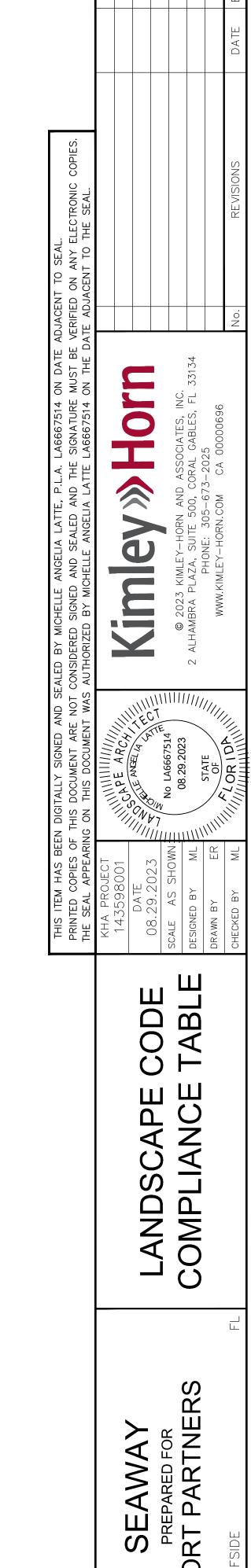
# TOWN OF SURFSIDE LANDSCAPE LEGEND

### **SEAWAY - SURFSIDE**

А	DDRESS:	111 91st Street, Surfside, FL 33154				
N	IET LOT AREA:		94,173.00 SF	2.16 ACRES		
	CODE SECTION					
	CHAPTER 90.	DISTRICT REGULATIONS				
	ARTICLE VI.	DISTRICT REGULATIONS				
	SEC.90-49	Lot Standards		REQUIRED	PROVIDED	
		H120: Minimum pervious area		20.00%	28.70%	
	CHAPTER 90.	LANDSCADE DEQUIDENTENTS				
	ARTICLE VIII.	LANDSCAPE REQUIREMENTS				
	90-87	Installation of Landscaping and Irrigation	on			

		All proposed trees and palms shall not be planted	* 2 5 5 4 6 5 4	DEC ADE DI ANITED LINIDED ADLI	ICITECTURE CANOPY PER OWENSHIP DIRECTION	
90-89		under roof over hangs or balconies  Plant Material	" 3 SEAGRA	REQUIRED	PROVIDED	REMARKS
			Min 50% of all trees & palms shall be native = 153 * .5 =	77	116	
90-89.2	NATIVES	Native vegetation: 50% of all vegetation, excluding all turf grass, required to be planted by this Code shall be indigenous to South Florida	Min 50% of all shrubs & groundcovers shall be native = 4,693 * 0.5=	2,347	2,667	
90-89.4		Shade/canopy tree shall be a minimum overall height of 14 feet, six feet spread, 2 1/2 inches DBH and five feet clear trunk. This category shall constitute 20 percent of the minimum required trees.	Min. 20% of required trees =	6	81	
	PALMS	Intermediate trees shall be a minimum overall height of 12 feet, five feet spread, two inches DBH and 4½ feet clear trunk. This category shall constitute 20 percent maximum of the required trees.	Max. 20% of required trees =	6	N/A	Required tree quan met
	SITE TREES + P	Small trees shall be a minimum overall height of ten feet, 4½ feet spread, one and 1½ inches DBH and four feet clear trunk. This category shall constitute no more than 20 percent of the required trees.	Max. 20% of required trees =	6	N/A	Required tree quan
		Palms shall have a minimum of six feet grey wood and shall constitute no more than 40 percent of the required trees. All palms with the exception of Roystonea elata/regia, Phoenix canariensis, Phoenix dactylifera, Phoenix sylvestris, Phoenix reclinata, Wodyetia bifurcata, and Bismarckia nobilis, shall be counted at three for one and planted with staggered heights.	Max. 40% of required trees =	11	N/A	Required tree quan
		Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-ofways in all zoning districts.	250 linear feet / 20 =	13	13	Provided as: 10 Alexander palms ar trees
	TREES	Street trees shall be of a species typically grown in South Florida that normally matures to a height of at least 20 feet. Street trees shall have a clear trunk of over seven feet, an overall height of fourteen (14—16) feet and a minimum of 2½ inches DBH at time of planting. Palm trees utilized as street trees shall have eight foot clear wood		✓	<b>√</b>	
	STREET TRI	Street trees shall be placed within the swale area or shall be placed on private property where demonstrated to be necessary due to right-of-way obstructions as determined by the town. A public works permit shall be obtained prior to planting any tree in the right-of-way. Trees shall be planted in conformance with the Right Tree, Right Place Guidelines for planting trees near power lines published within Florida Power & Light's "Right Tree, Right Place" brochure, as amended.		✓	✓	
90-89.8		Street trees planted along roadways and/or sidewalks shall be placed a minimum of four feet off the interior pavement edge Shrubs and Hedges:		✓	✓	
	SHRUBS	Ficus spp., when planted as a hedge, may be used to meet the requirements of dumpster enclosure, mechanical equipment and electrical transformer screening only		N/A	N/A	
90-89.8	TURF	Turf: All turf areas including but not limited to swales, lake maintenance easements, and retention areas shall be sodded using St. Augustine Floratam, Palmetto or Bermuda sod to the water line		х	x	* Zoysia has bee provided as recreat sod as requested ownership
	ERVIOUS AREA	A minimum of 40 percent of the pervious area of multifamily dwellings must be Florida Friendly landscape.	Min 40% of all pervious area must be Florida Friendly Landscaping =	10812 Sq Feet	26895 Sq Feet	

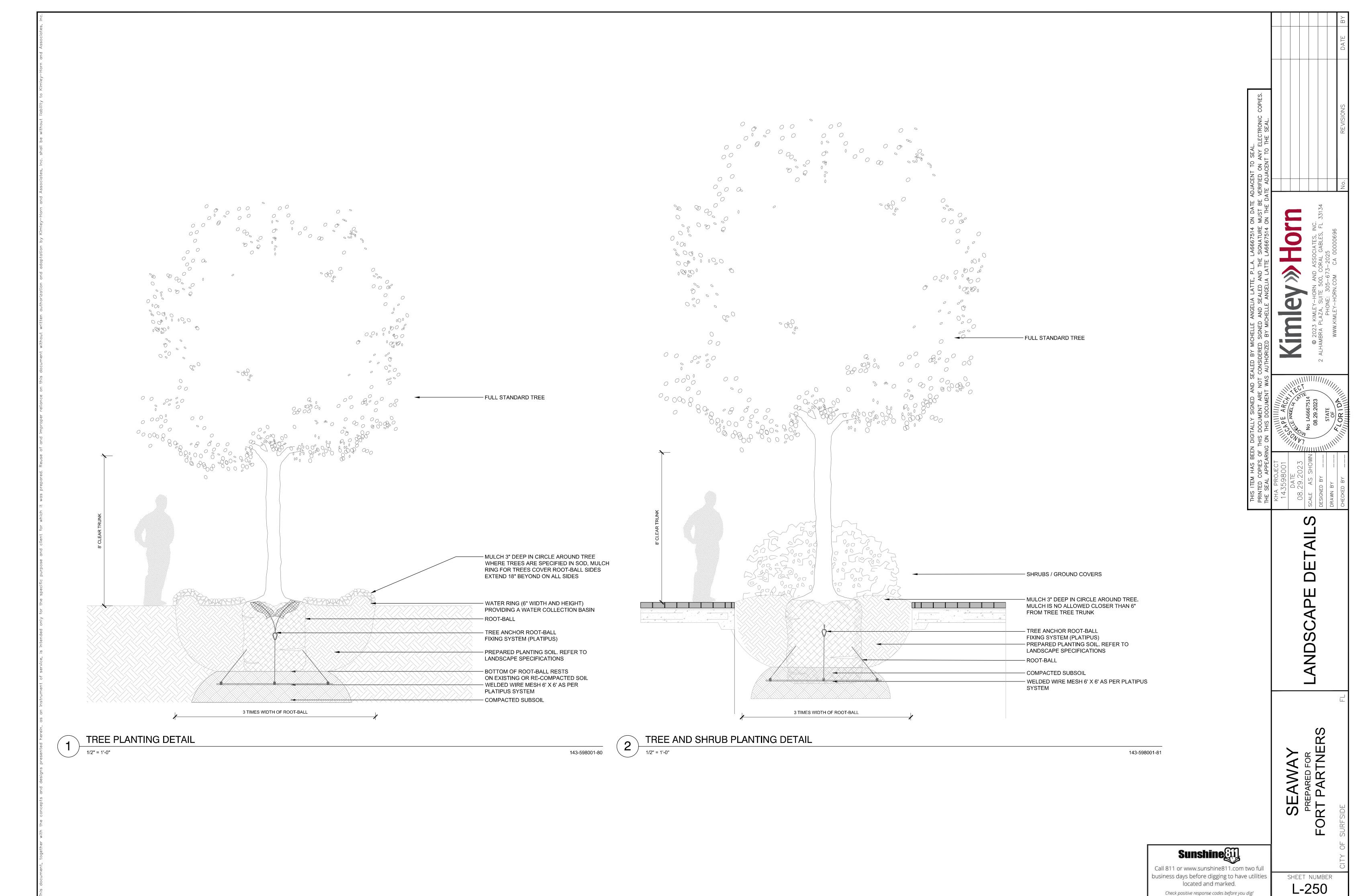
90-91	Landscape Buffer Areas between Residential and Non Residentail Pro	perties and Vehicular Use Areas	
	Where any plot zoned or used for H120 is contiguous to the bulkhead line, a landscape area consisting of the bulkhead line, the erosion control line, and the property lines shall be provided or restored. The proposed landscape material for the required landscape area shall be 100 percent landscape material used on the barrier island dune system and shall be composed of native plants adapted to the soil and climatic conditions occurring on-site.  Additionally, all plant species, amount of plant material, plant spacing and design shall be approved by the town.	<b>√</b>	*There is no proposed plant material outside the property line. All Planting on the barrier island dune system shall be protected and restored to match existing conditions
90-93	Open Space	REQUIRED	PROVIDED REMARKS
	Along all buildings and structures, mature landscaping at installation shall be installed at one-half the height of the building or structure at one tree per 25 linear feet of each building's facade on all sides for scaling and softening. On buildings over 75 feet in height the proposed trees/palms shall be at least 35 to 38 feet tall at time of installation.  NOTE: If the landscape buffer is contiguous to the building then the landscape buffer requirement will supersede, with the exception of one tree per 25 feet being one-half the height of the building at installation. Additionally, shrubs and groundcovers shall be added to enhance the building. In all districts except the SD-B40 district, a minimum six-foot-wide landscape strip shall be provided not including overhands or awnings around all the buildings.	17	10 Alexander Palsm at 35' OAH. 7 trees at 35' OAH.
	Shrubs and trees shall be planted in the open spaces to meet the following requirements:  Less than 30% pervious area = 1 Tree and 10 Shrubs per 1,000 SF	27 Trees 270 Shrubs & Groundcover	153 Trees and Palms 4693 Shrubs & Groundcovers

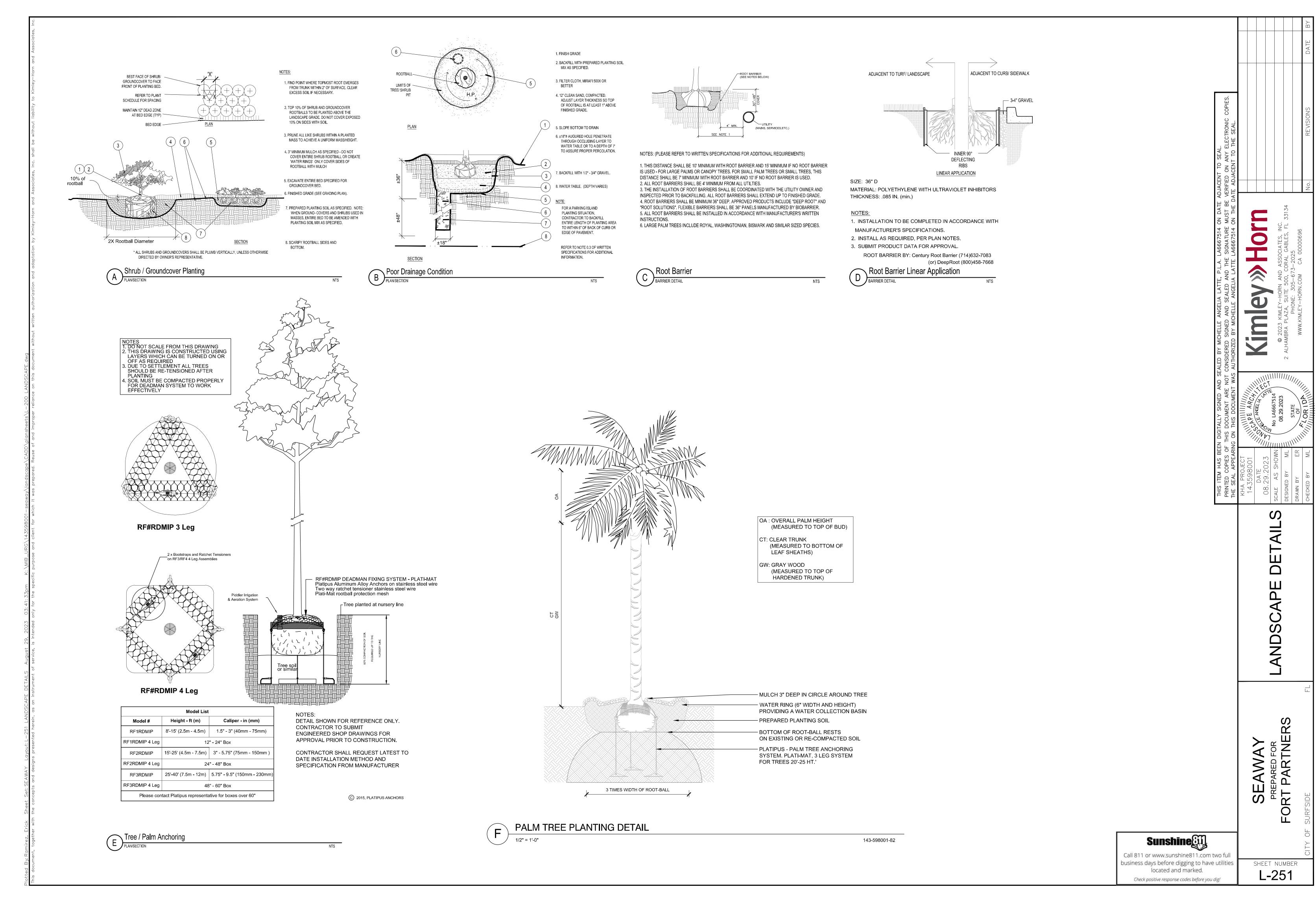


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

SHEET NUMBER L-206





#### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY

#### B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

#### C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR

#### D. MATERIALS

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY

PRODUCT DATA

TOPSOIL MIX AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)

INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

FERTILIZER PRODUCT DATA INNOCULANT PRODUCT DATA HERBICIDE PRODUCT DATA

#### 2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR

### E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 70% COARSE SAND AND 30% FLORIDA PEAT, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, ORTONA MINED. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.

6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE

7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY

8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDER PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

### F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

\*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

#### G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

\*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

PER CITY OF SURFSIDE CODE, SECTION 90-88-2-B,

NEWLY PLANTED TURF OR LANDSCAPE PLANTS MAY BE FERTILIZED IN THIS ZONE ONLY FOR A 60-DAY PERIOD BEGINNING NO SOONER THAN 30 DAYS AFTER PLANTING IF NEEDED TO ALLOW THE VEGETATION TO BECOME WELL ESTABLISHED. CAUTION SHALL BE USED TO PREVENT DIRECT DEPOSITION OF FERTILIZER INTO THE WATER.

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

#### I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

#### J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

#### 3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

#### K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

### L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

### M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

## N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

### O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

#### 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

ADDRESSES POOR DRAINAGE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

#### 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED. GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER. "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

### P. LAWN SODDING

4. SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

#### A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

#### LAWN MAINTENANCE

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

#### Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

#### R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING. SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE, MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

#### S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

#### T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

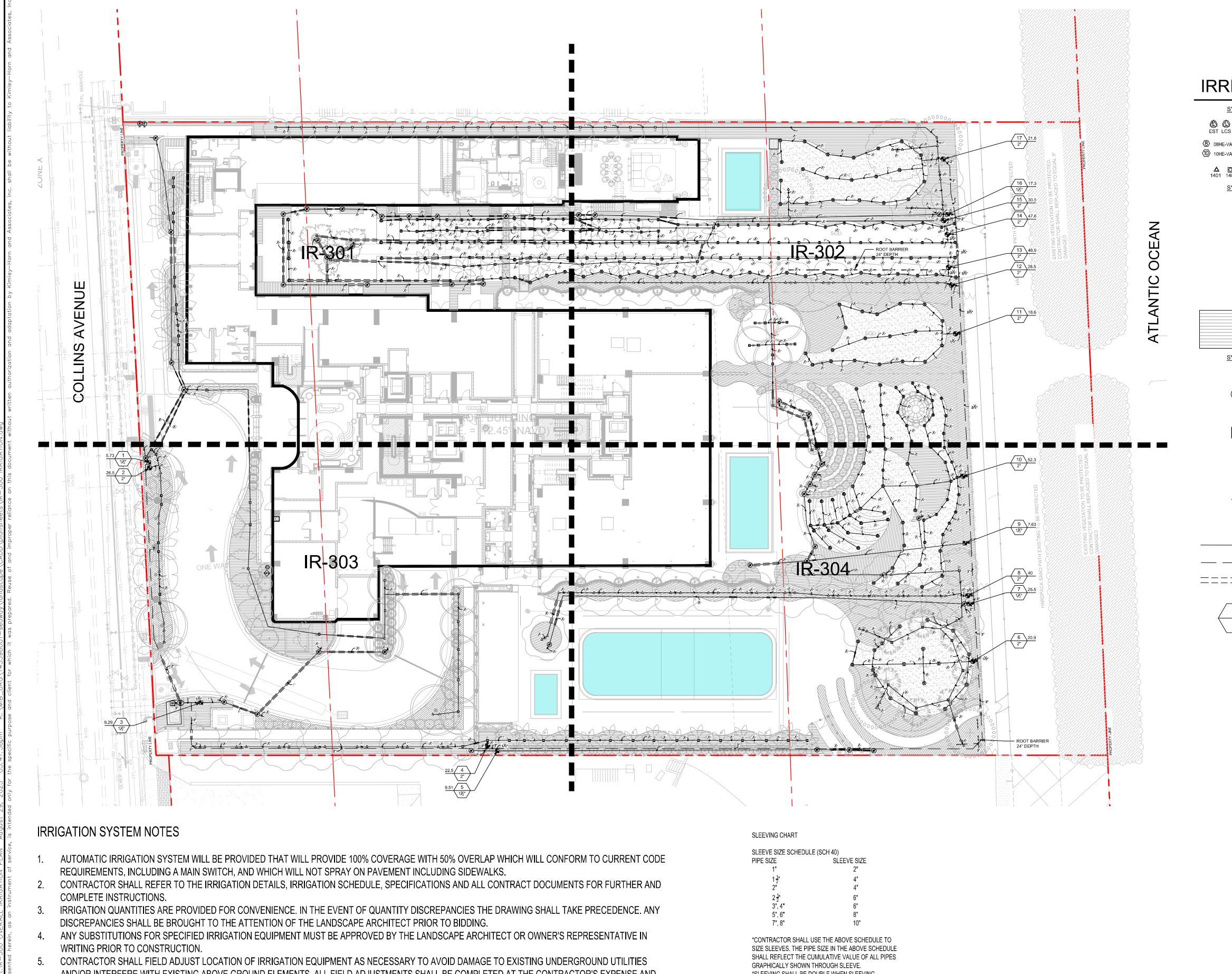
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

**Sunshine** Call 811 or www.sunshine811.com two full ousiness days before digging to have utilities located and marked. Check positive response codes before you dig!

SHEET NUMBER L-252



## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PS</u>
EST LCS RCS CST SST	RAIN BIRD 1806-U 15 STRIP SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	30	30
8 08HE-VAN (12) 12HE-VAN (10) 10HE-VAN (15) 15HE-VAN	RAIN BIRD 1806-U HE-VAN SERIES TURF SPRAY 6IN, POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	244	30
<b>△</b> □ △ □ 1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	6	
<b>②</b>	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	43	
Ē	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1	
(A)	RAIN BIRD ARV050  1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	1	
	AREA TO RECEIVE DRIPLINE		
	RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	16,780 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	
•	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
BF	BACK FLOW PREVENTER 2" REFER TO CIVIL DWG.	1	
С	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
€9	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
MS	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.	1	
М	WATER METER 2" REFER TO CIVIL DRAWINGS	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 +/-	5,616 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 +/-	706.2 L.F.	
=======	PIPE SLEEVE: PVC SCHEDULE 40	AS NEEDED	
	Valve Callout		
/ \	Valve Number		
<b>≠ → # →</b>	Valve Flow		
\ #" ◆	Valve Size		

located and marked. Check positive response codes before you dig!

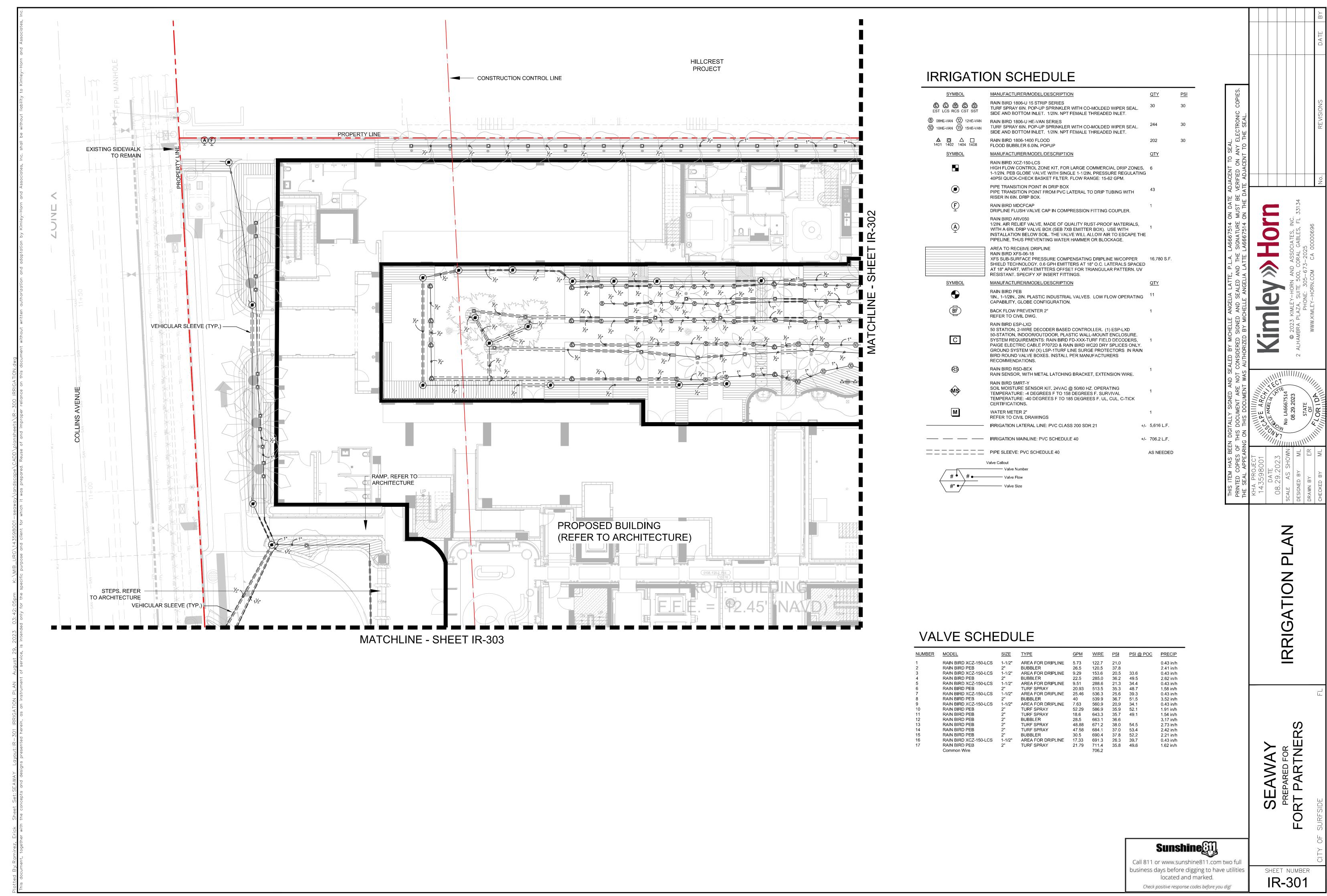
Sunshine Call 811 or www.sunshine811.com two full business days before digging to have utilities

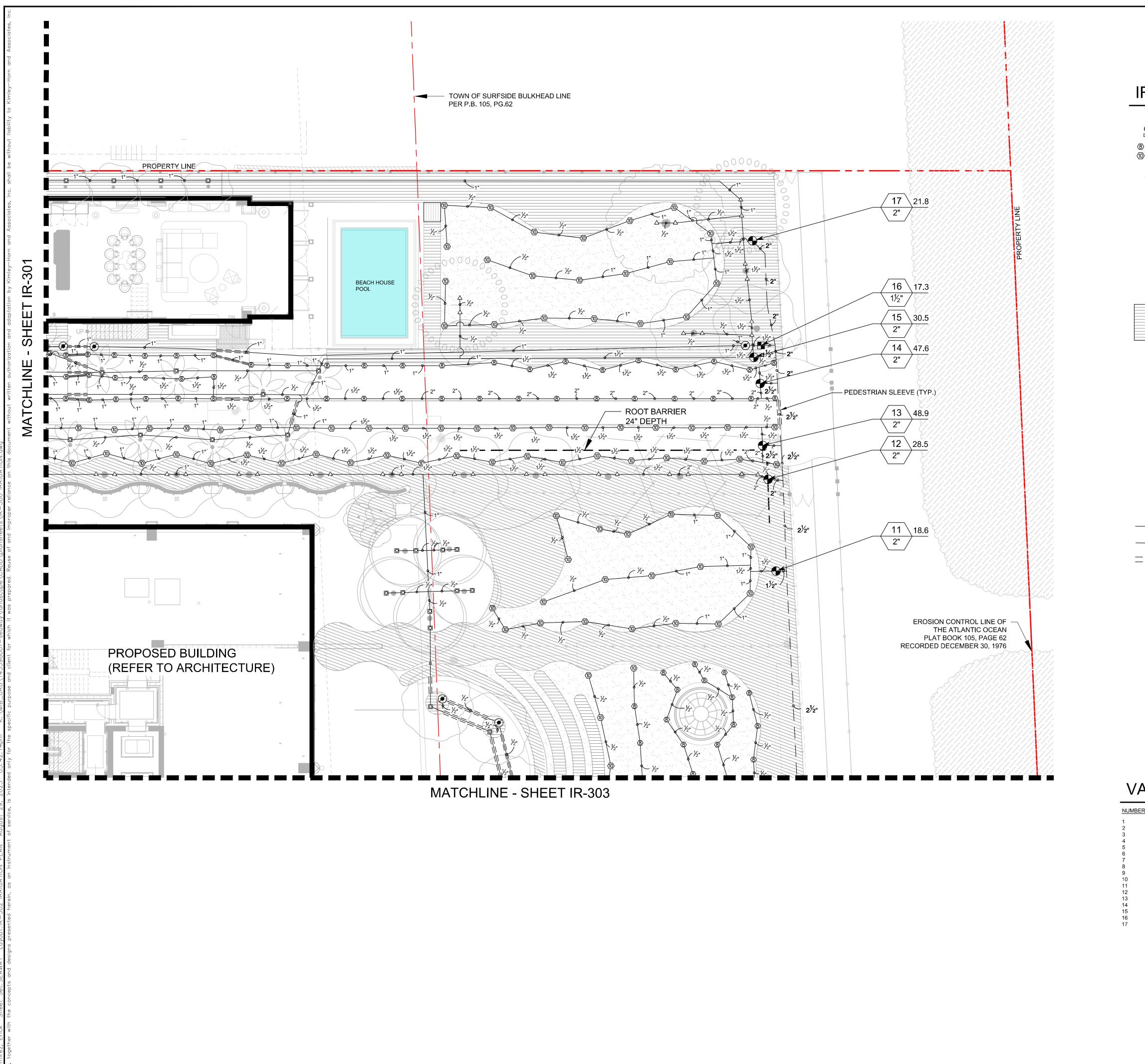
SHEET NUMBER IR-300

- AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- 6. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- 7. IRRIGATION PLAN IS DIAGRAMMATIC. EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTES. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.

THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE WITH A SOURCE PROVIDING 100 GPM AT 65 PSI.

DRIP DESIGN PRESSURE: 10 PSI BUBBLER DESIGN PRESSURE: 30 PSI \*SLEEVING SHALL BE DOUBLE WHEN SLEEVING THROUGH ANY DRIVING ISLE OR VEHICULAR SURFACE





# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PS</u>
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	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	43	
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(A)	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	16,780 S.F.	
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•	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
BF	BACK FLOW PREVENTER 2" REFER TO CIVIL DWG.	1	
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
€9	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
(MS)	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.	1	
M	WATER METER 2" REFER TO CIVIL DRAWINGS	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 +/-	5,616 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 +/-	- 706.2 L.F.	
======	PIPE SLEEVE: PVC SCHEDULE 40	AS NEEDED	
	Valve Callout		
/ \	Valve Number		
<b>≠ • # •</b>	Valve Flow		
#" •	Valve Size		

# VALVE SCHEDULE

			<b>,</b> L L					
NUMBER	MODEL	SIZE	TYPE	<u>GPM</u>	<u>WIRE</u>	<u>PSI</u>	PSI @ POC	<u>PRECIP</u>
1	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	5.73	122.7	21.0		0.43 in/h
2	RAIN BIRD PEB	2"	BUBBLER	26.5	120.5	37.8		2.41 in/h
3	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	9.29	153.6	20.5	33.6	0.43 in/h
4	RAIN BIRD PEB	2"	BUBBLER	22.5	285.0	36.2	49.5	2.62 in/h
5	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	9.51	288.6	21.3	34.4	0.43 in/h
6	RAIN BIRD PEB	2"	TURF SPRAY	20.93	513.5	35.3	48.7	1.58 in/h
7	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	25.46	536.3	25.6	39.3	0.43 in/h
8	RAIN BIRD PEB	2"	BUBBLER	40	539.9	36.7	51.5	3.52 in/h
9	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	7.63	560.9	20.9	34.1	0.43 in/h
10	RAIN BIRD PEB	2"	TURF SPRAY	52.29	586.9	35.9	52.1	1.91 in/h
11	RAIN BIRD PEB	2"	TURF SPRAY	18.6	643.3	35.7	49.1	1.54 in/h
12	RAIN BIRD PEB	2"	BUBBLER	28.5	663.1	36.6		3.17 in/h
13	RAIN BIRD PEB	2"	TURF SPRAY	48.88	671.2	38.0	54.5	2.73 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	47.58	684 1	37.0	53.4	2.42 in/h
15	RAIN BIRD PEB	2"	BUBBLER	30.5	690.4	37.8	52.2	2.21 in/h
16	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	17.33	691.3	26.3	39.7	0.43 in/h
17	RAIN BIRD PEB	2"	TURF SPRAY	21.79	711.4	35.8	49.6	1.62 in/h
	Common Wire				706.2			

S

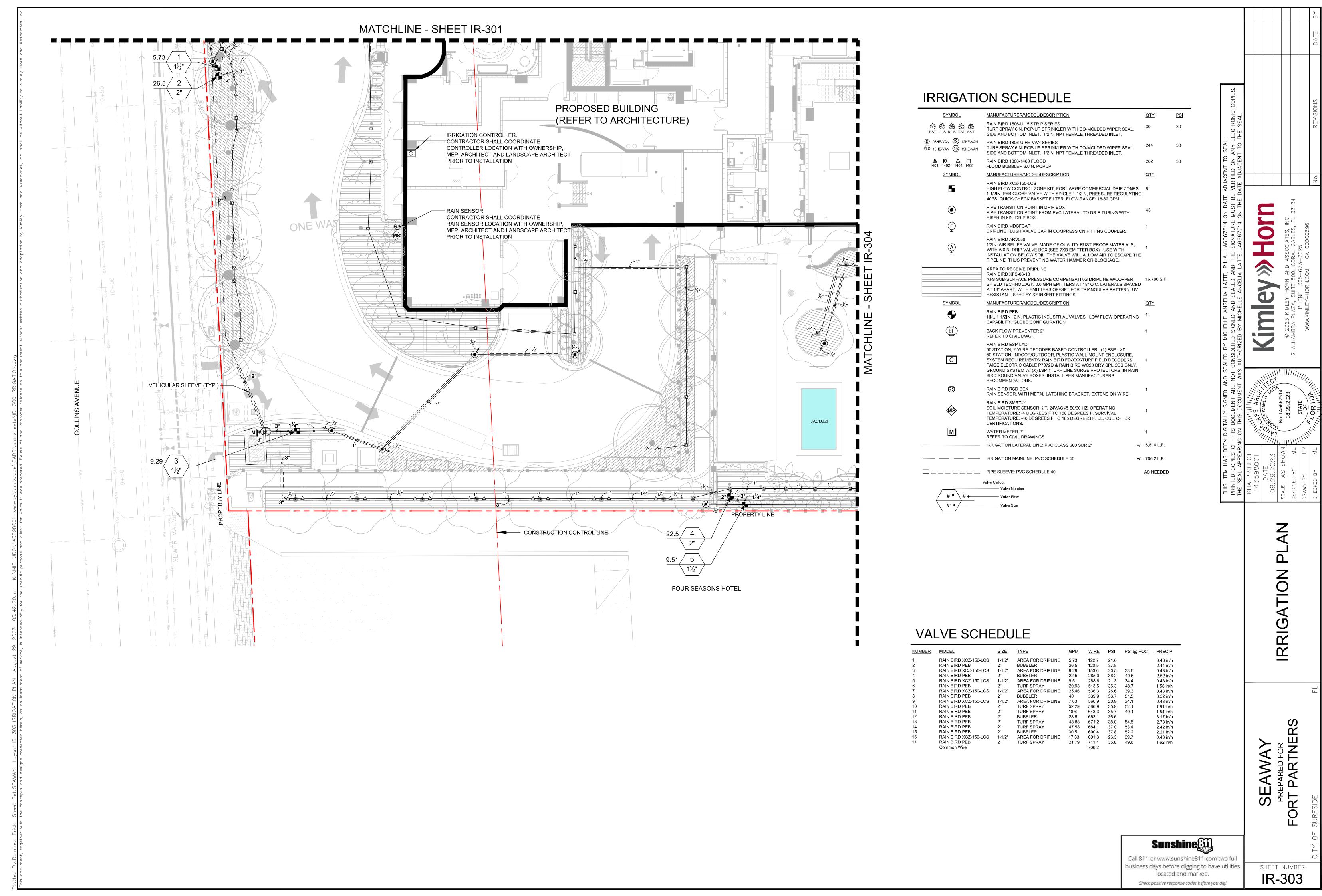
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

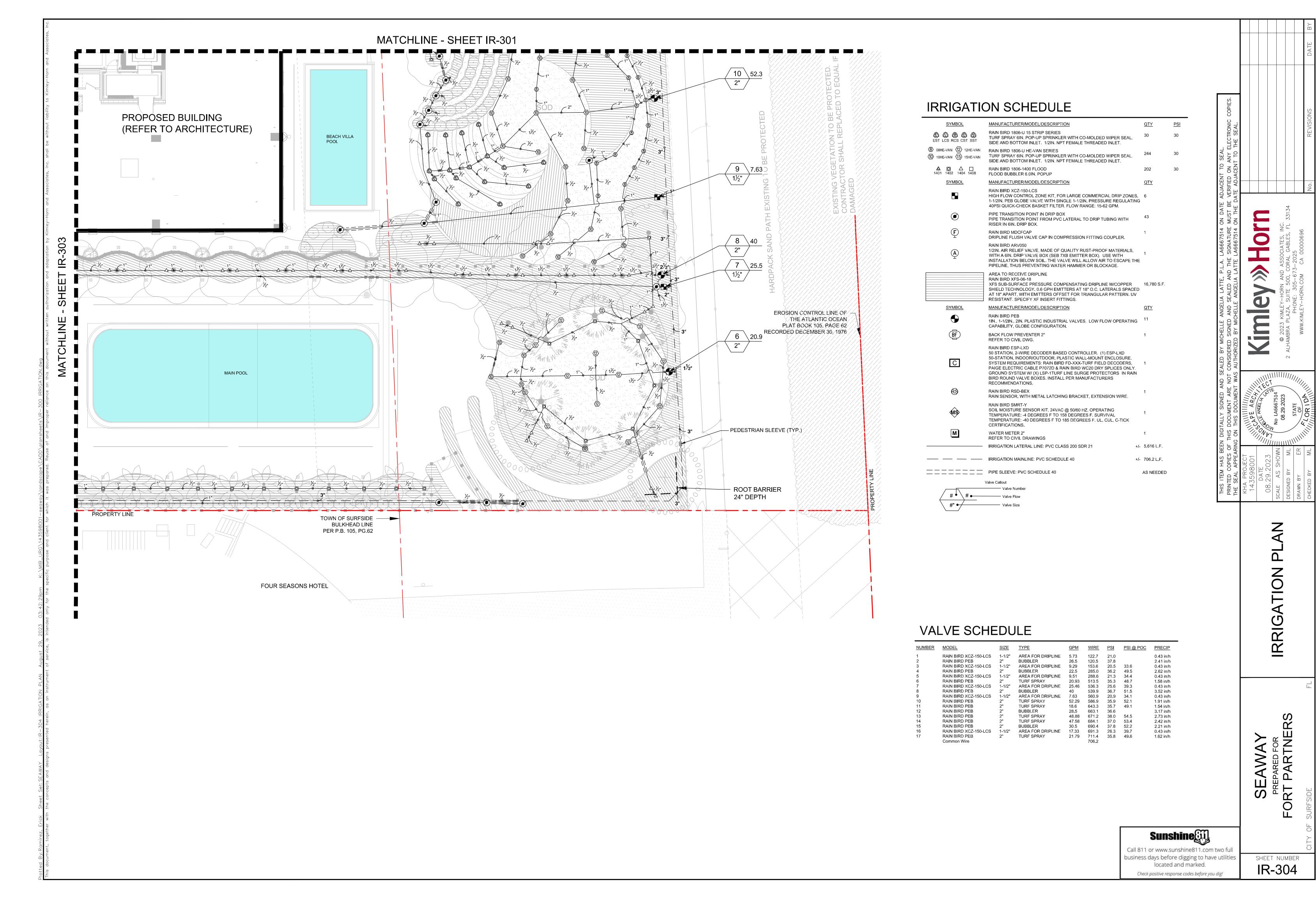
Check positive response codes before you dig!

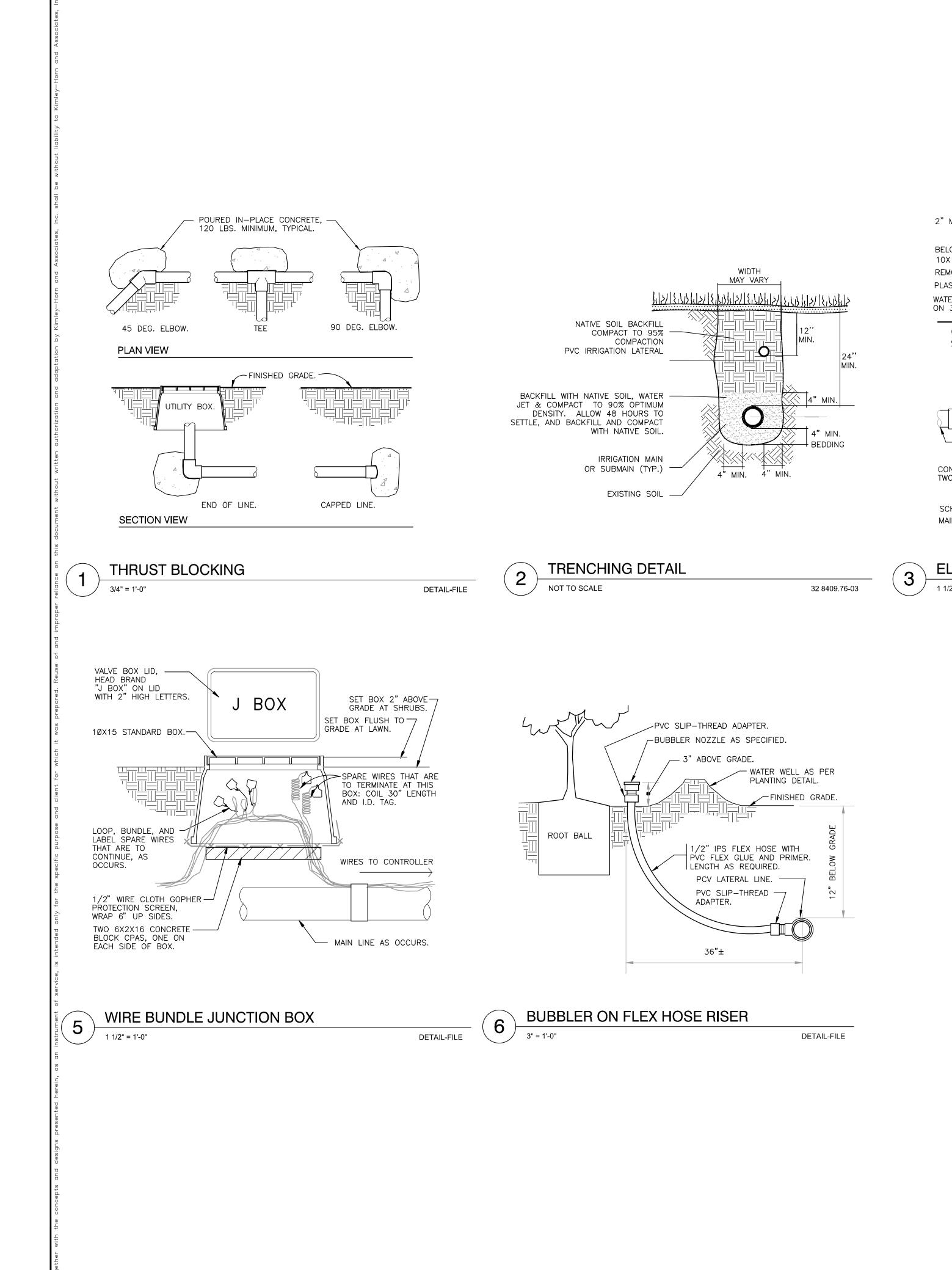
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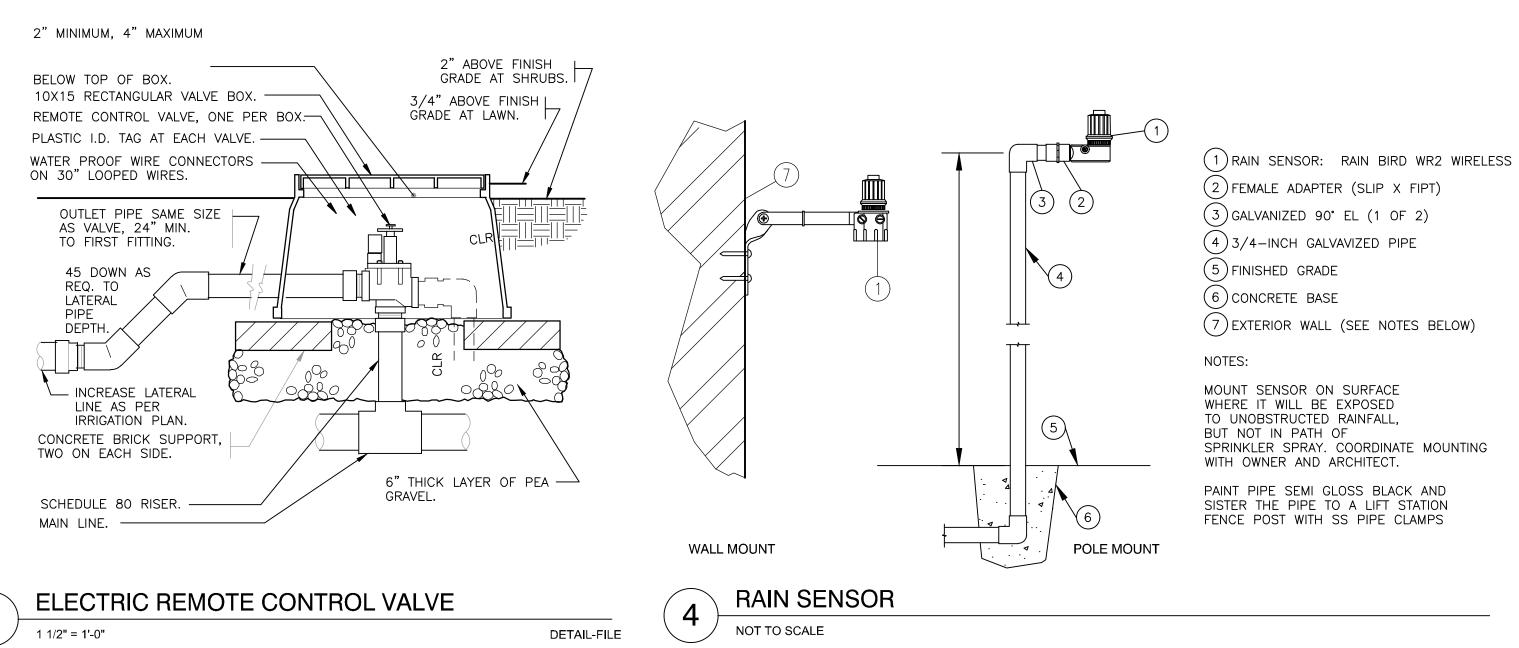
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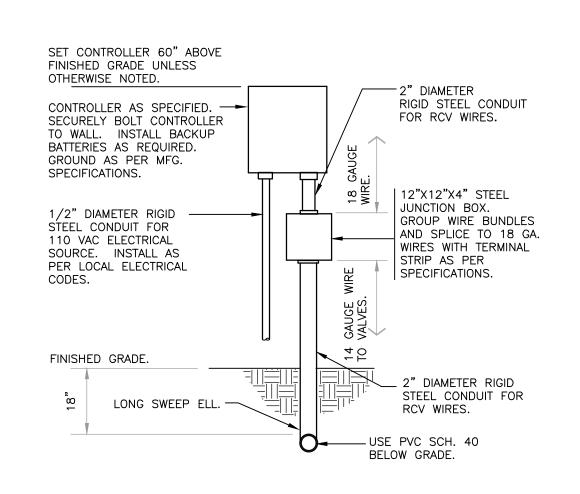
IRRIGATION











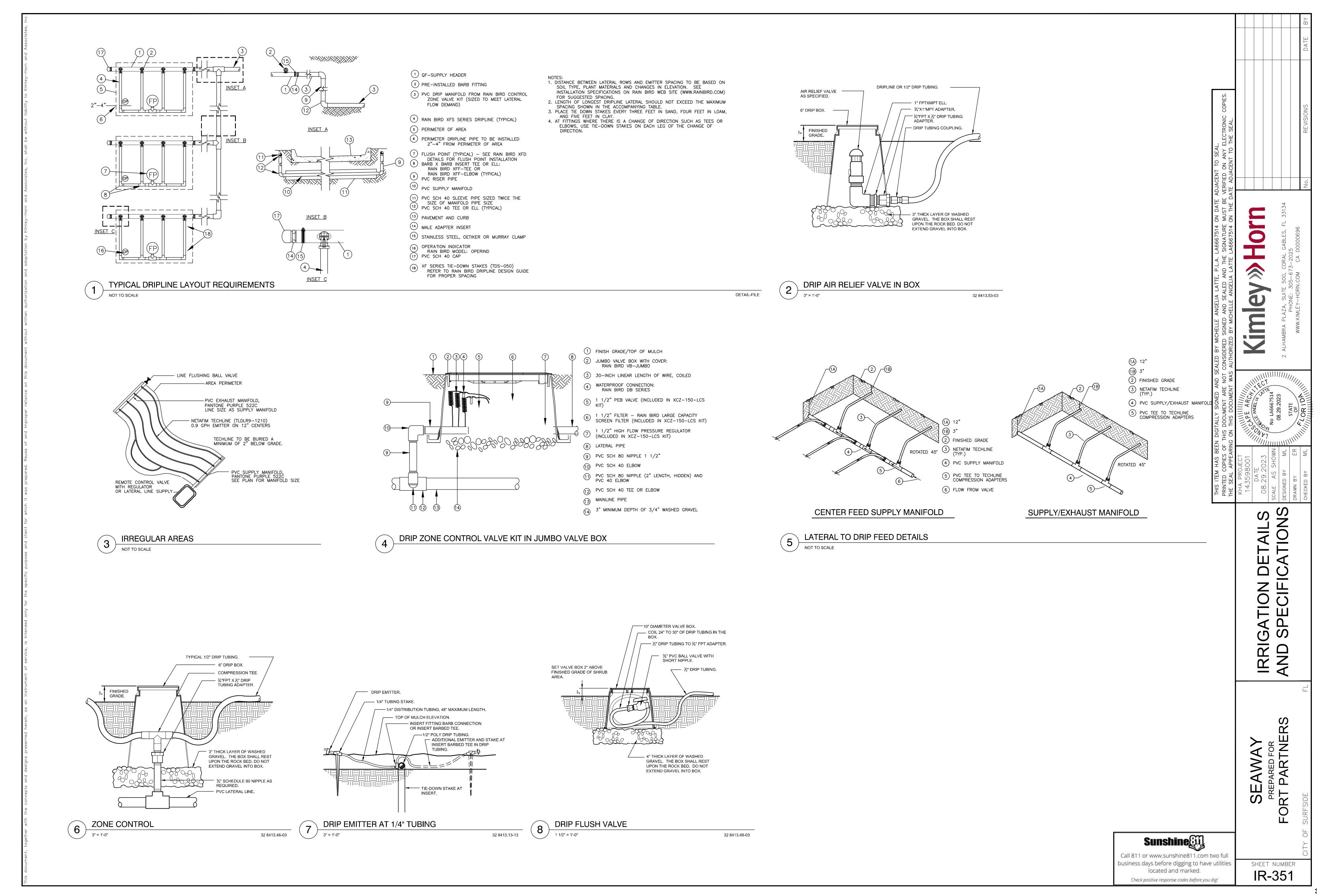


**Sunshine** Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked. Check positive response codes before you dig!

SHEET NUMBER IR-350

I DETAILS IRRIGATION AND SPECIFI

EPARED FOR PARTNERS SEAWAY 



#### **UNDERGROUND IRRIGATION SYSTEM**

#### PART I: GENERAL 1.01 SCOPE

- A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.
- B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.
- C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

#### 1.02 QUALITY ASSURANCE

- D. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.
- E. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.
- G. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.
- H. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.
  - 1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.
  - 2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.
- 3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

- 4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.
- The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.
- 5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are
- encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

  Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established
- codes and inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.
- K. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.
- L. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the
- M. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.
- N. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work.

  Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.
- O. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.
- 1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- 2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

- P. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.
- Q. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.
- R. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

#### 1.04 SUBMITTALS

- All materials shall be those specified and/or approved by the Landscape Architect.
- A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.
- B. Commence no work before approval of material list and descriptive material by the Landscape Architect.
- C. Record Drawings: The Contractor shall record on reproducibles, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.
- 1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blueline prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.
- 2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.
- 3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.
- 4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.
- 5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.
- 6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retentions.
- ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

W. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within

- 1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(2) and address(es) of local manufacturer's representative(s).
- 2. Catalog and parts sheets on every material and equipment installed under this Contract.
- 3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.
- 4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

# 1.05 EXPLANATION OF DRAWINGS

- A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.
- B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architects attention.
- C. All work called for a on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications
- D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.
- E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of noncompliance and the Contractor shall promptly comply.
- F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

# PART II: PRODUCTS

# 2.01 MATERIALS

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

Hose Bibb shall be provided at all Canyon Terrace Levels by approval of Landscape Architect prior to installation.

#### 2.02 PIPING

- A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.
- B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)
  - 1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.
  - 2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.
- 3. Pipe Markings: All PVC pipe shall bear the following markings:
  - o Manufacturer's Name o Nominal Pipe Size
  - o Schedule or Class
  - o Pressure Rating of PSI
  - o NSF (National Sanitation Foundation) Approvalo Date of Extrusion

#### 2.04 PVC JOINTS

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

#### 2.05 THREADED CONNECTIONS

- A. Threaded PVC connections shall be made up using Teflon tape only.
- B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

#### 2.06 SOLVENT CEMENT

- A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belied end. Pipe joints for gasketted pipe to be intrical ring type. Insert gaskets will not be accepted.
- B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer. 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

#### 2.07 PIPE AND WIRE SLEEVES

- A. Sleeves to be installed:
  - 1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:
    - a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.
    - b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.
    - c. All irrigation system wires shall be sleeved seperately from main or lateral lines.
    - d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire
    - e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

# 2.08 SPRINKLER HEADS

A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cycolac. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

CORAL GABLES, FL 33134

KIMBRA PLAZA, SUITE 500, CORAL GA

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business days before digging to have utilities

located and marked.

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SHEET NUMBER

#### 2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

#### 2.10 GATE VALVES

- A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.
- B. Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square

#### 2.11 VALVE BOXES

- A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.
- B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment
- C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

#### 2.12 IRRIGATION WIRING

- A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.
- B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

#### 2.13 MISCELLANEOUS MATERIALS

- A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.
- B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

#### 2.14 AUTOMATIC CONTROL SYSTEM

- An Independent Station Controller: Furnish a solid state controller, as specified on the plans.
- Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.
- Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.
- The stand-alone controller shall have two (2) possible programs.
- The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.
- All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output
- The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.
- The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.
- The stand-alone controller shall be UL listed and FCC approved.
- The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.
- The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.
- The controller shall be equipped with lightening protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.
- The controller shall be equipped for a water conservation device. as specified.

#### PART III: EXECUTION

#### 3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

#### 3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

#### 3.03 TRENCHING AND BACKFILLING

A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

#### Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Gra
Lateral Piping (rotor)	12" at top of pipe from Finish Gra
Lateral Piping (pop-up)	12" at top of pipe from Finish Gra
Control Wiring	Side of main Line

Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

#### 3.04 INSTALLATION OF PIPING

- A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40¢ F. Installation shall be in accordance with the manufacturer's instructions.
- 1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

#### 3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

- A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.
  - The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.
  - The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.
  - The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.
  - No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.
- B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining
- C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.
- D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of

# 3.06 VALVES

- A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.
- B. Gate Valves: Install where shown, in valve boxes.

lawns 10 days after replanting.

C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

#### 3.07 CONDUIT AND SLEEVES

- A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.
  - The Contractor shall coordinate installation of sleeves with work of other disciplines.

#### 3.08 CONTROLS

- A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.
- B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.
- C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

#### 3.09 CONTROL WIRE

- A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.
- B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.
- C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.
- D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

#### 3.10 SPRINKLER HEADS

- A. General Provisions:
- 1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.
- 2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.
- B. Head Types:
- 1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.
- 2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 9" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

# 3.11 COMPLETION

- A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the
  - The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.
- B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.
  - Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.
- C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

# 3.12 WARRANTY

- A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.
- B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.
- C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked. Check positive response codes before you dig!

SHEET NUMBER IR-353

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PAR

**(1)** 

#### RESOLUTION NO. 2024 -

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, [APPROVING/DENYING] A SITE PLAN AMENDMENT APPLICATION FOR THE PROPERTY LOCATED AT 9133-9149 COLLINS AVENUE, SURFSIDE, FLORIDA, TO AMEND THE NUMBER OF RESIDENTIAL UNITS AND ABANDON THE HOTEL USE, AS ORIGINALLY APPROVED BY RESOLUTION NO. 2018-2489 AND LATER AMENDED BY RESOLUTION NO. 2021-2782, **CHANGING FROM 29 RESIDENTIAL UNITS AND 26 HOTEL** UNITS TO 24 RESIDENTIAL UNITS WITH SEVEN (7) CARETAKER UNITS AND NO HOTEL UNITS: [APPROVING/DENYING] CONDITIONAL Α USE APPLICATION TO ALLOW AN ACCESSORY RESTAURANT PURSUANT TO SECTION 90-41 OF THE TOWN CODE: RETAINING SITE PLAN AND CONDITIONAL APPROVALS, CONDITIONS, AND ALL OTHER ASPECTS THE ORIGINAL **APPROVAL** SET **FORTH** RESOLUTION NOS. 2018-2489 **AND** 2021-2782; **PROVIDING FOR CONDITIONS: PROVIDING FOR** VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SCT Trust LLC, (the "Applicant"), fee simple owner of the property located at 9133-9149 Collins Avenue, Surfside, FL 33154 and legally described in Exhibit "A" attached hereto (the "Property"), submitted an application on November 16, 2023, requesting an amendment to the site plan (the "Application") previously approved by Town of Surfside, Florida ("the Town") Resolution No. 2018-2489 as later amended by Resolution No. 2021-2782 (collectively, the "Previous Resolutions"), to: (i) amend the number of residential dwelling units from 29 residential dwelling units to 24 residential dwelling units with seven (7) caretaker units, (ii) abandon the hotel use in its entirety, foregoing the previous approval for 26 hotel units, and (iii) seek approval of a restaurant pursuant to Sec. 90-41 of the Town Code; and

**WHEREAS**, the Property is under construction with the structures approved by the Previous Resolutions; and

**WHEREAS**, the amendments contemplated in the Application can be implemented into the project presently under construction; and

**WHEREAS**, Section 90-41(36) of the Town Code sets forth specific criteria for accessory restaurants in the H120 district; and

**WHEREAS**, the Application was reviewed by the Town's Design Review Group on November 17, 2023, and reviewing Town officials or departments had no objection to the Application going forward for consideration at public hearings provided adequate conditions were implemented; and

**WHEREAS,** Town staff has reviewed the application and found it meets the criteria for approval, and thus recommends approval; and

**WHEREAS,** on November 30, 2023, the Planning & Zoning Board, at a duly noticed and televised quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Zoning Code and the Application's consistency with the Town's Comprehensive Plan and recommended the Application for approval; and

**WHEREAS,** on January 9, 2024, the Town Commission, at a duly noticed and televised quasi-judicial public hearing, reviewed the Application and heard from its professional staff, the Applicant, and members of the public, and considered the recommendation of the Planning & Zoning Board, the requirements of the Town Zoning Code, the Application's consistency with the Town's Comprehensive Plan, and the substantial competent evidence presented at the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

#### SECTION 1. RECITALS AND FINDINGS OF FACT.

- **A.** All recitals set forth above are incorporated into the body of this Resolution and adopted as if same were fully set forth herein.
- **B.** The Town Commission finds that the proposed Site Plan as conditioned [is/is not] in compliance with the requirements and criteria set forth in the Town's Code and the Comprehensive Plan.

- **C.** The Town Commission finds that the accessory restaurant in the H120 district [meets/does not meet] the criteria for approval of a Conditional Use.
- **SECTION 2. SITE PLAN [APPROVAL/DENIAL].** The request to approve a site plan is hereby [approved/denied] based on the plans (the "Plans") submitted to the Planning Department as part of the Application titled "Seaway" prepared by ODP Architecture and Design Corporation. Revised Architecture Plans are dated December 22, 2023 and consisting of the following sheets: A-000, A-001, A-004, A-005A, A-031, A-114A, A-115A, and A-116. Landscape Plans are dated August 29<sup>th</sup>, 2023 and consist of the following sheets: L-000, L-200, L-201, L-202, L-203, L-204, L-205, L206, L-250, L-251, L-252, IR-300, IR-301, IR-302, IR-303, IR-304, IR-350, IR-351, IR-352, IR-353.

**SECTION 3. CONDITIONAL USE [APPROVAL/DENIAL].** The request to approve the conditional use for an accessory restaurant in the H120 district is hereby [approved/denied].

**SECTION 4. CONDITIONS.** The approval granted herein is subject to the following conditions:

#### A. Special Conditions.

- Prior to any certificate of occupancy, the Applicant shall execute and record
  a Declaration of Use in form and substance acceptable to the Town
  Attorney, providing that each caretaker units shall not be sold independent
  of, and at all times remain as an appurtenance to, a residential dwelling unit
  in the building.
- 2. The accessory restaurant shall comply with the following operational restrictions:
  - The restaurant is a full-service restaurant providing table service employing server staff to take orders and deliver food;
  - b. The restaurant use shall be limited to the areas depicted for restaurant use and the number of seats set forth in the Plans;
  - c. Parking for the restaurant use shall be served by valet parking. Prior to issuance of a certificate of use, the Applicant shall provide a copy of the valet operations agreement to the Town Manager to confirm the required number of valet attendants to optimize the on-site vehicle queuing.
  - d. Outdoor dining areas shall not operate outdoor speakers and all restaurant operations and activities shall close no later than 11 PM.
  - e. Lighting for outdoor dining areas shall be internally oriented so as to avoid any spillover or impact onto residential areas; and

f. The restaurant shall be limited to one wall sign of up to 20 square feet with Planning and Zoning Board approval provided it is smaller and less prominent than the primary sign for the residential building.

#### 3. **General Conditions:**

- The Applicant shall substantially comply with the Plans during development and all ongoing operations of the restaurant use.
- b. Any change in ownership of the current property owner shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Any change of ownership of the Property shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolution.
- c. The Applicant agrees that all contractor and subcontractor agreements applicable to this development shall include a separate clause prohibiting construction workers from parking on residential streets or public parking lots within the Town and that Applicant shall submit the proposed clause for the approval of the Town Manager or designee within 45 days of the effective date of this Resolution.
- d. The Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods.
- e. If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
- f. The Applicant shall only apply for a Certificate of Occupancy and Certificate of Use from the Town once in compliance with all terms and conditions of this Resolution are met and documented. The Certificate of Occupancy and Certificate of Use shall be subject to cancellation upon violation of any of the Conditions, in accordance with the law.
- g. The Applicant shall pay all cost recovery fees and costs prior to the issuance of a Building Permit, in accordance with Sections 90-11, 90-12 and 90-13 of the Town Code.
- h. The Applicant shall comply with the location, timing and procedures for sanitation and recycling pickup at the Property, as required by the Town and/or other agencies with jurisdiction.

#### 4. Revisions to Plans:

- A reduction in the total number of units, with no other exterior or operational changes, shall not require formal amendment of this site plan approval.
- b. Landscape revisions are subject to Town approval and shall not require formal amendment of this site plan approval.

SECTION 4. RETAINING SITE PLAN AND CONDITIONAL USE APPROVALS, CONDITIONS, AND ALL OTHER ASPECTS OF THE ORIGINAL APPROVAL SET FORTH IN RESOLUTION NOS. 2018-2489 AND 2021-2782. All other aspects of the Previous Resolutions, including, but not limited to, the site plan approval, the conditional use approval, and all conditions, continue in full force and effect.

SECTION 5. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Town Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

**SECTION 6. SEVERABILITY CLAUSE.** In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 7. EFFECTIVE DATE.	This Resolution shall become effective upon
adoption.	

<b>PASSED AND ADOPTED</b> this day	of,
------------------------------------	-----

Motion by:		
Second by:		
FINAL VOTE ON ADOPTION		
Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velazquez Vice Mayor Jeffrey Rose Mayor Shlomo Danzinger		
		Shlomo Danzinger, Mayor
ATTEST:  Sandra N. McCready, MMC, Town Cle	ark	
APPROVED AS TO FORM AND LEG FOR THE TOWN OF SURFSIDE ONL	SAL SUFFIC	EIENCY
Weiss Serota Helfman Cole & Bierman Town Attorney	n, P.L.	
STATE OF FLORIDA COUNTY OF MIAMI-DADE	)	

I, Sandra N. McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No.

	_ adopted by the Town Com , 2024.	nmission at its	meeting l	held on t	he	day of
Issued:						
			andra Mc		MMC	

#### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION OF PROPERTY**

Lots 1-3, Block 2 of the Altos Del Mar No. 4 Subdivision recorded in Plat Book 10, page 63 of the Public Records of Miami-Dade County, Florida.



#### **MEMORANDUM**

ITEM NO. 2.B

**To:** Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: January 9, 2024

**Subject:** 9341 Bay Drive - Variance

**Staff Recommendation:** The setback variance application is determined to be in harmony with the general intent and purpose of the Town Comprehensive Plan and Town Code. The Planning and Zoning Board recommended approval of this application at its meeting on November 30th, 2023. Town Administration recommends that the Town Commission approves this application.

**Background:** The subject property is located in the H30B zoning district. The applicant is applying for an "unnecessary and undue hardship" variance for the Bay Drive frontage setback. The lot is triangular in shape and is a through lot with parallel frontages. This configuration requires a 20-foot setback on both Bay Drive and Dickens Avenue. The functional front of the property is on Bay Drive where the home is currently setback 15-feet front the property line. The proposed addition is setback 10 feet from the Bay Drive property line which requires a variance.

The zoning code states that the front of the lot is "construed to be the portion nearest the street. For corner lots, the front shall be the narrowest portion abutting the street". In this case the Dickens Avenue side of the lot is the narrowest portion abutting a street and has a 20-foot setback. The lot is unusual as it only has three sides instead of the typical 4 sides to a lot. The lot does not meet the definition of a corner lot as the intersection of Bay Drive and Dickens Avenue does not directly abut the property. If the property was clearly a corner lot and the Bay Drive side of the property was considered the secondary frontage a 10-foot setback would be permitted.

The proposed addition adds 342 SF to the home and increases the general functionality of the home. The provided site plan demonstrates that with the proposed addition the home only occupies 40% of the lot, which is below the 50% maximum for one-story homes. The property maintains the required 35% pervious area and is extensively landscaped.

Per sec. 9-36(8), Standards of review for an unnecessary and undue hardship variance: The town commission shall approve an unnecessary and undue hardship variance only if the variance applicant demonstrates by clear and convincing evidence that all of the following are met and satisfied:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
  - The lot has a triangular shape and is classified as a through lot although the layout is more typical of a corner lot.
- The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
  - The special condition is a result of platting.
- Literal interpretation of the provisions of the zoning code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning code and results in unnecessary and undue hardship on the applicant;
  - Without a variance this lot would be required to have additional setback space not typically required of corner lots.
- The hardship has not been deliberately or knowingly created or suffered to establish a
  use or structure which is not otherwise consistent with the town comprehensive plan or
  the zoning code;
  - The hardship of lot dimensions was not created by the applicant.
- An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
  - The proposed addition is small and will provide greater functionality to the home.
- Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
  - A 10-foot setback is typical on a secondary frontage on corner lots.
- The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
  - The addition reduces the existing setback by 5 feet and still maintains a 10-foot setback typical of corner lots.
- The requested variance is in harmony with the general intent and purpose of the town comprehensive plan and the zoning code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
  - This setback variance is determined to be in harmony with the general intent and purpose of the Town Comprehensive Plan and Town Code.

#### Variance requirements:

- Per sec. 90-36 (1)a., Unnecessary and undue hardship variance. An unnecessary and undue hardship variance is a relaxation of the terms or provisions of the Zoning Code of the Town of Surfside (zoning code) where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the zoning code would result in unnecessary and undue hardship on the property. As used in this section, a variance is authorized only for lot coverage, dimensions of yards, setbacks, other open spaces, building spacing, parking, or loading requirements.
- As part of the variance application the applicant has provided: Proof of ownership, Survey, site plan and Map of location. No known utility easements will impact this project.
- The application has been reviewed and determined to comply with the general purpose and standards of the zoning code. The functional front entrance at present is legally non-conforming with a setback of 15 feet, where 20 feet is required. The proposed

addition will provide a setback of 10 feet which corresponds to the requirement for a secondary frontage at a corner lot setback.

This variance application is determined by Town Administration to be compliant with the general intent of the code.

9431 Bay Images and Zoning Tables

Variance Set

**Addition Plans Set** 

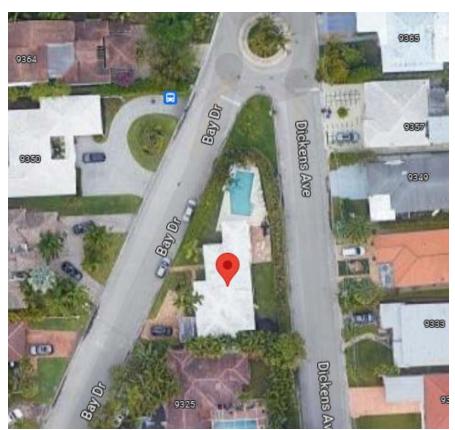
9341 Bay Drive Variance Application

**Property Survey** 

9341 Bay MDC Property Appraiser summary

Variance Resolution - 9341 Bay Drive

# **Existing Conditions**



Aerial view of 9341 Bay Drive



West Elevation of 9341 Bay Drive



# Town of Surfside, Florida Development Review



North elevation of 9431 Bay Drive



East elevation of 9341 Bay drive

# Zoning Code Tables

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed Addition
H30B	30 ft from Crown of Road	15 FT 97inches from grade

#### Sec. 90-45 Setbacks

Setbacks	Required	Proposed Addition
Primary Frontage Bay	20 feet	10 feet -w/Variance
Frontage Dickens	20 feet	20 feet
Interior Side - south	5 feet	5 feet
Secondary Frontage	10 feet	43 feet 8 inches

#### Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	Greater than 50 FT
Minimum Lot Area	5,600 SF	7,380 SF
Maximum Lot Coverage	50%	2,952 SF (40%)
Total Pervious Area	35%	2,685 (36.4%)



# Town of Surfside Adopted Residential Design Guidelines

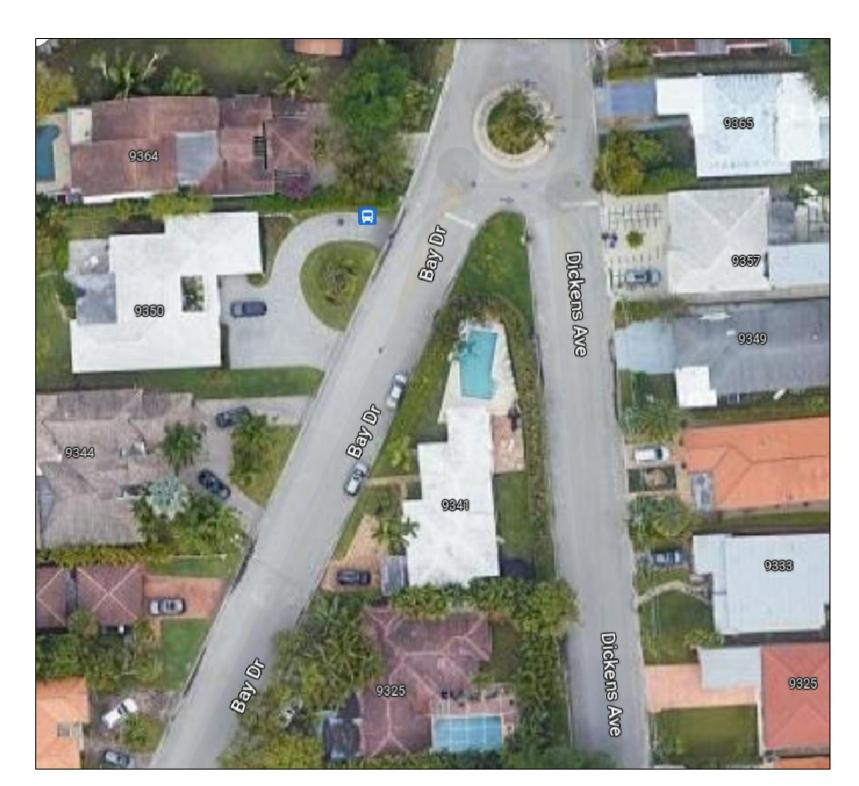
Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	N/A
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Consistent
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.	The addition also raises the ceiling and roof height, but the design remains consistent
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent; grey stucco
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Entire roof to be replaced with standing seam metal roof
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent

# RUBINOVICH RESIDENCE

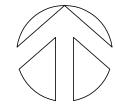
9341 BAY DRIVE SURFSIDE, FLORIDA 33154 FOLIO NUMBER: 14-2235-006-2630

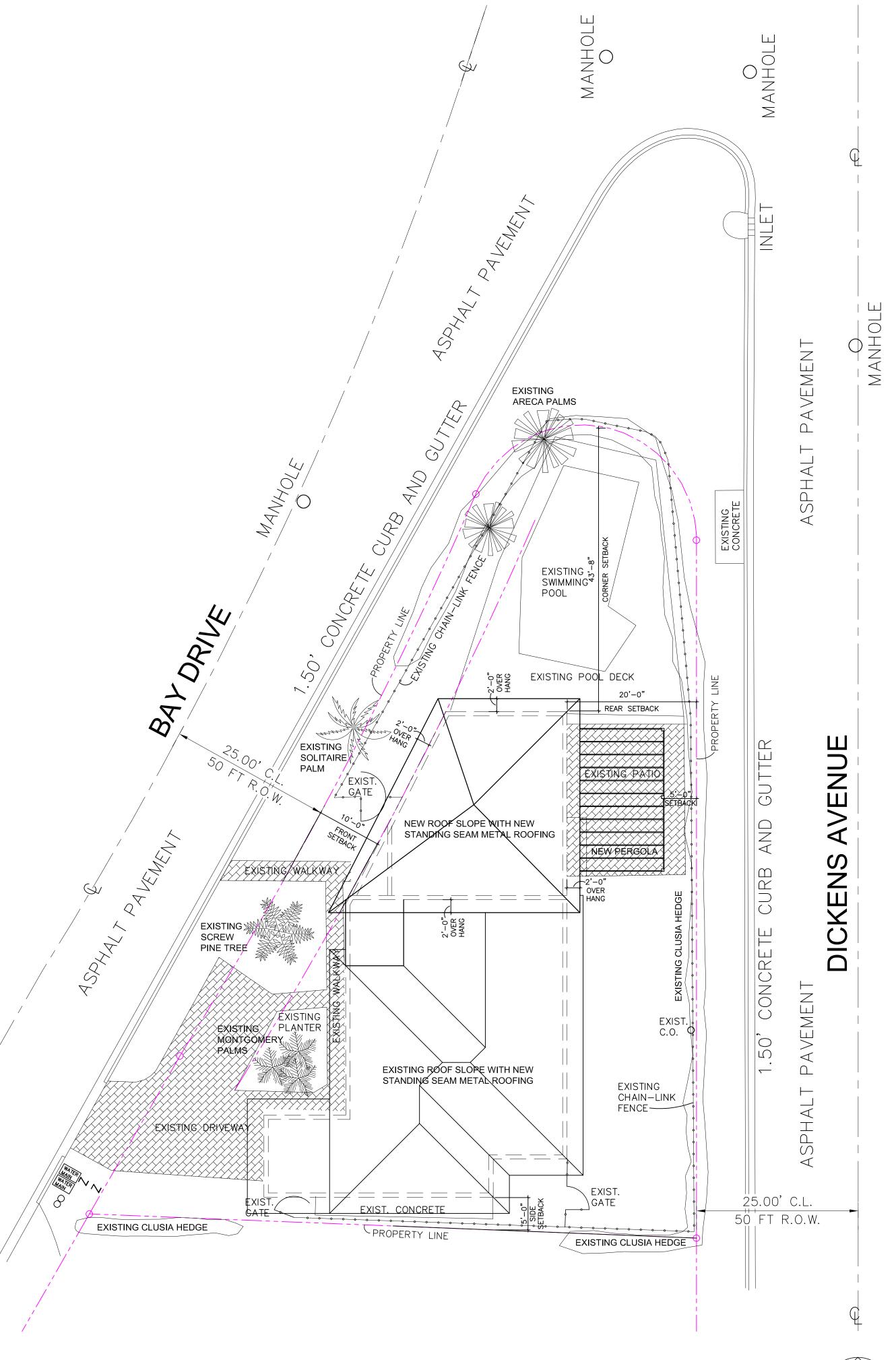
# VARIANCE REQUESTED SET





**LOCATION MAP** SCALE: N.T.S.





INDEX OF DRAWINGS		
SHEET DESCRIPTION		
COVER SHEET		
	LAND BOUNDARY SURVEY	
A-1	PROPOSED SITE / ROOF PLAN, ZONING DATA, PERVIOUS CALCULATION, INDEX	

# **ZONING DATA**

ZONING CLASSIFICATION: RS-2 SINGLE FAMILY PROPERTY LOT SIZE: 7,380 S.F. = 0.17 ACRES

# LOT COVERAGE CALCULATION

LOT COVERAGE MAXIMUM ALLOWED IS 40%, 7380 x 0.40 = 2,952 S.F. EXISTING HOUSE SQUARE FEET: 2,055 S.F. = 27.8%

HOUSE SQUARE FEET ADDED: 342 S.F.

TOTAL PROPOSED HOUSE SQUARE FEET: 2,397 S.F. = 32.4% (40% ALLOWED)

# **HEIGHT**

MAXIMUM STORIES ALLOWED: 3 STORIES PROPOSED: 1 STORY PROPOSED HEIGHT: 18 FT 2 IN. MAXIMUM HEIGHT: 30 FT.

# **SETBACKS - YARD REQUIREMENTS**

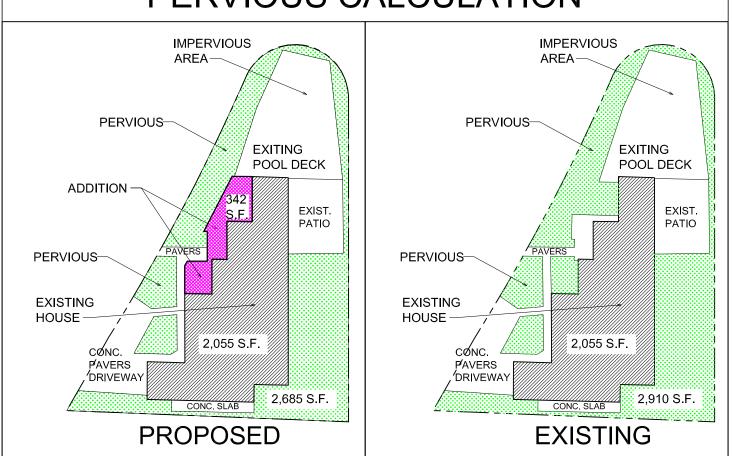
PROPOSED 10 FT REQUIRED 20 FT FRONT YARD 5 FT 5 FT 10 FT 43 FT 8-1/2 IN CORNER 20 FT 20 FT

# PERVIOUS COVERAGE

EXISTING PERVIOUS SQUARE FEET: 2,910 S.F. = 39.4%

PROPOSED PERVIOUS SQUARE FEET: 2,685 S.F. = 36.3% (35% REQUIRED)

# PERVIOUS CALCULATION



**PROPOSED** SITE PLAN

**A-1** 

PROPOSED SITE / ROOF PLAN

SCALE: 1" = 10'-0"

RESIDENCE

ASSOCIATES

ARCHITECTURE URBANISM INTERIORS SCHAPIRO ASSOCIATES

1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Jaime Schapiro AR0006823
jaime@schapiroassociates.com

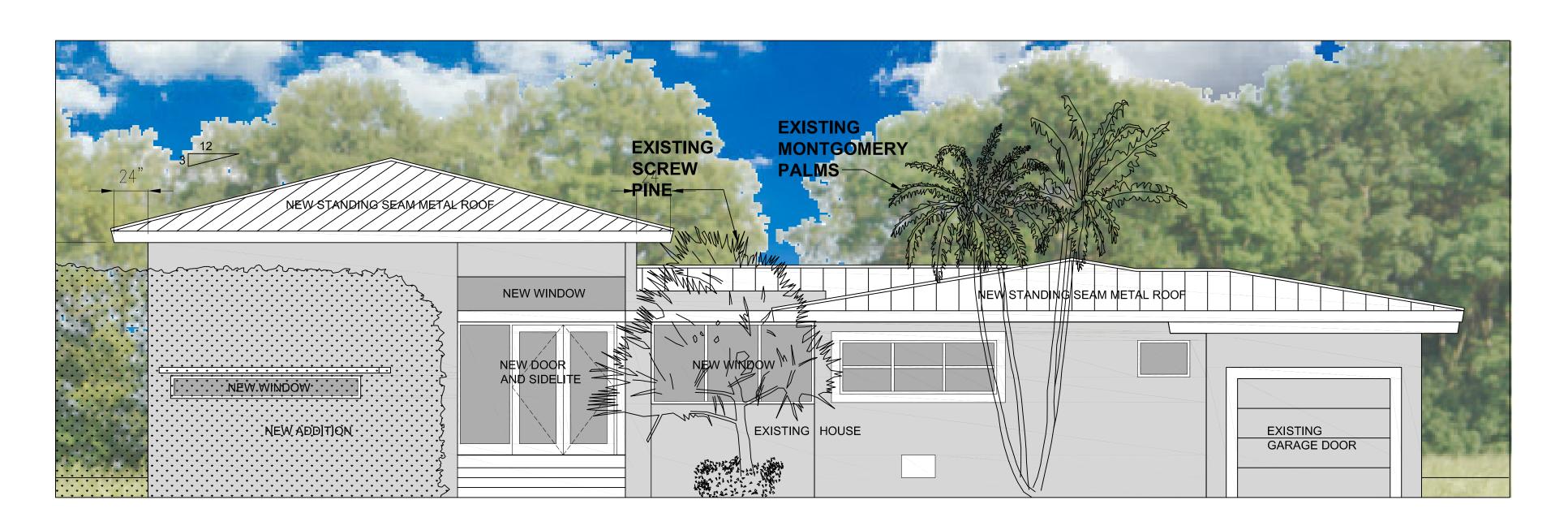
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10-25-2023 612 VARIANCE
SCALE: CAD .DWG FILENAME:

AS SHOWN 612 - A-1 PROPOSED SITE PLAN

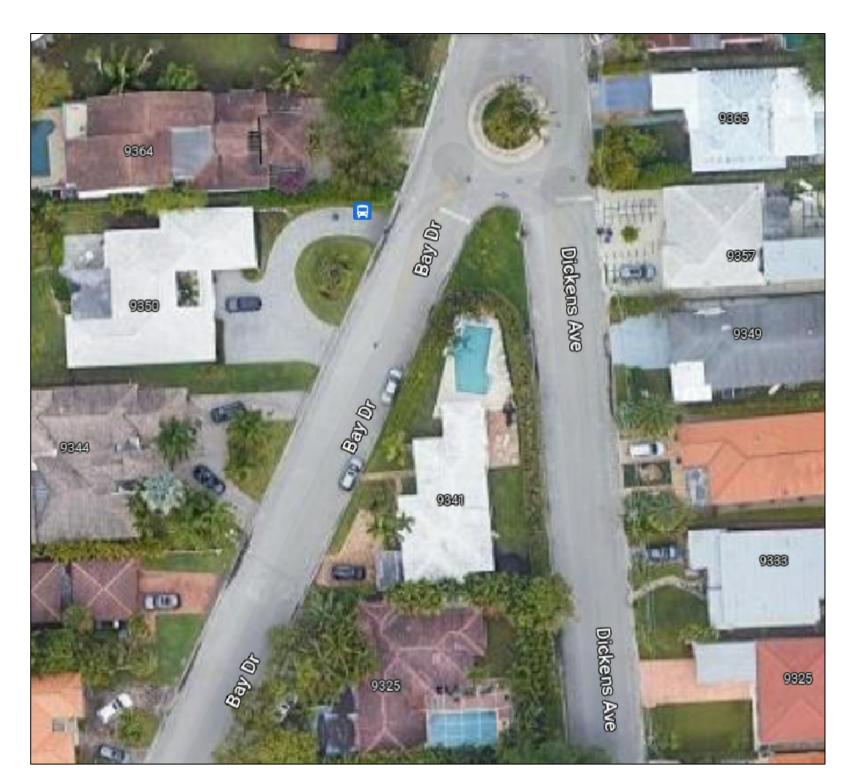
# RUBINOVICH RESIDENCE

9341 BAY DRIVE SURFSIDE, FLORIDA 33154 FOLIO NUMBER: 14-2235-006-2630

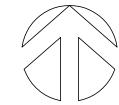


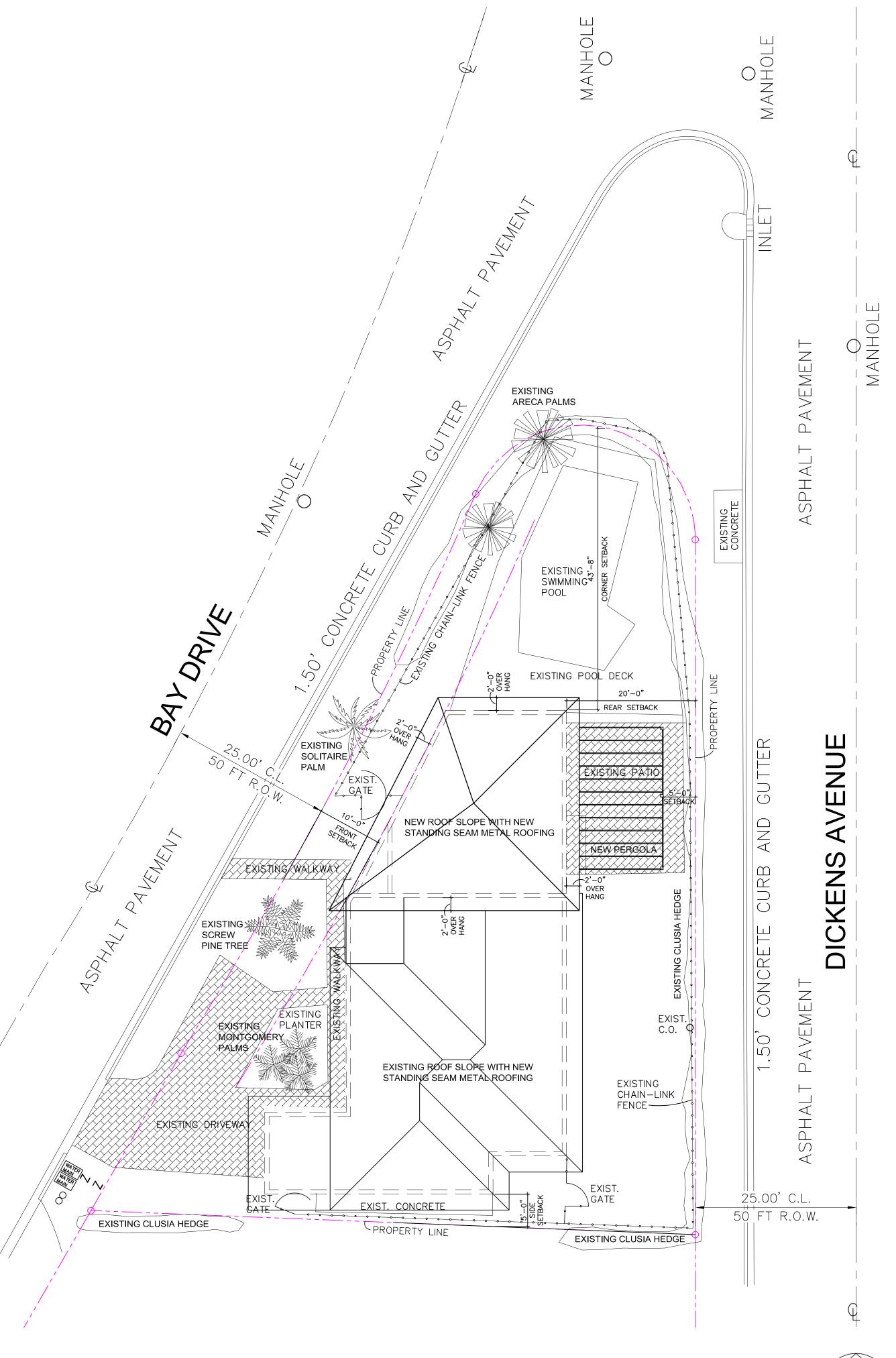
# PLANNING AND ZONING SET





**LOCATION MAP** SCALE: N.T.S.





	INDEX OF DRAWINGS		
SHEET NUMBER	DESCRIPTION		
	COVER SHEET		
	LAND BOUNDARY SURVEY		
A-1	PROPOSED SITE / ROOF PLAN, ZONING DATA, PERVIOUS CALCULATION, INDEX		
A-2	EXISTING SITE / EXISTING FLOOR PLAN, PHOTOGRAPHS		
A-3	PROPOSED FLOOR PLAN		
A-4	EXISTING ELEVATIONS		
A-5	PROPOSED ELEVATIONS		

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# **HEIGHT**

MAXIMUM STORIES ALLOWED: 3 STORIES PROPOSED: 1 STORY PROPOSED HEIGHT: 18 FT 2 IN. MAXIMUM HEIGHT: 30 FT.

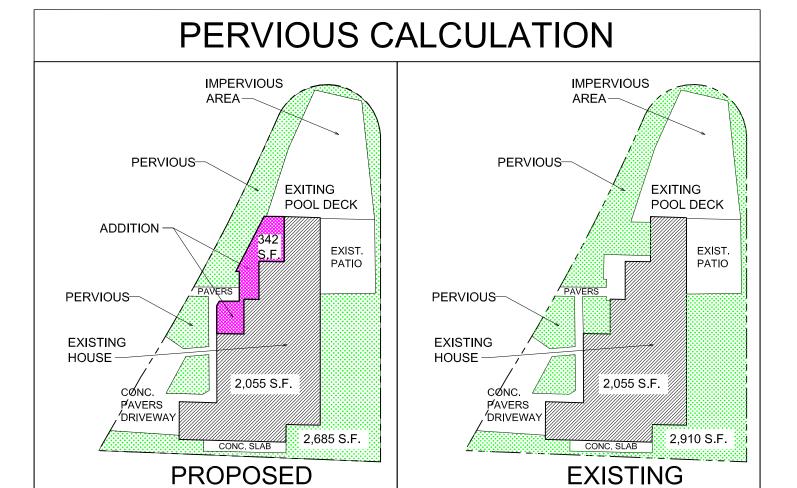
# **SETBACKS - YARD REQUIREMENTS**

PROPOSED 10 FT REQUIRED 20 FT FRONT YARD 5 FT 5 FT 10 FT 43 FT 8-1/2 IN CORNER 20 FT 20 FT

# PERVIOUS COVERAGE

EXISTING PERVIOUS SQUARE FEET: 2,910 S.F. = 39.4%

PROPOSED PERVIOUS SQUARE FEET: 2,685 S.F. = 36.3% (35% REQUIRED)



ASSOCIATES ARCHITECTURE URBANISM INTERIORS SCHAPIRO ASSOCIATES

1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Jaime Schapiro AR0006823
jaime@schapiroassociates.com

RESIDENCE

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10-25-2023 612 PLANNING & ZONING SCALE: CAD .DWG FILENAME: AS SHOWN 612 - A-1 PROPOSED SITE PLAN

> **PROPOSED** SITE PLAN

**A-1** 

PROPOSED SITE / ROOF PLAN

SCALE: 1" = 10'-0"



FRONT WEST VIEW ALONG BAY DRIVE



NORTH VIEW CORNER OF BAY & DICKENS



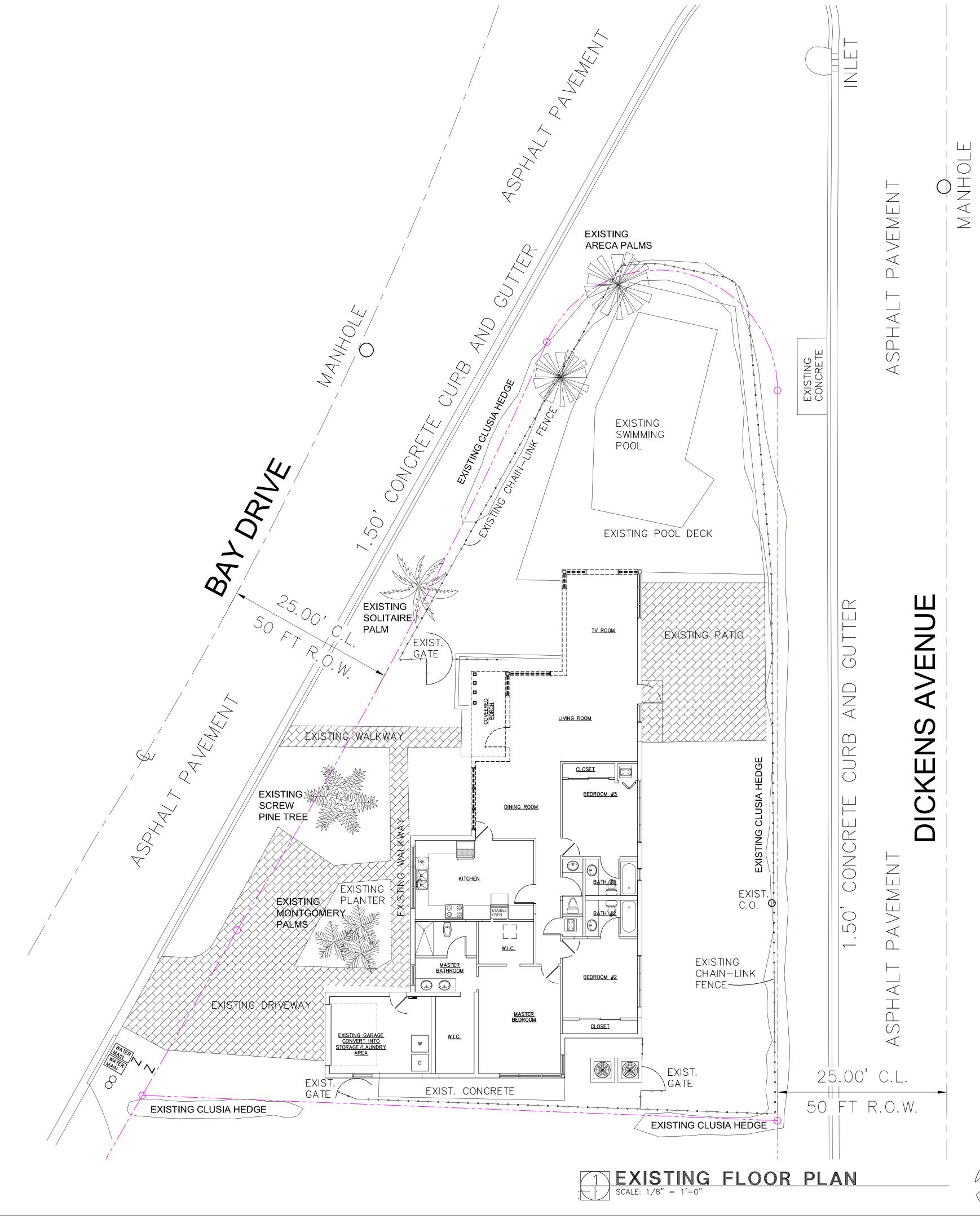
ACROSS THE STREET ON BAY DRIVE



ACROSS THE STREET ON DICKENS AVENUE



SOUTH NEIGHBOR VIEW FROM BAY DRIVE



SCHAPIRO ASSOCIATES

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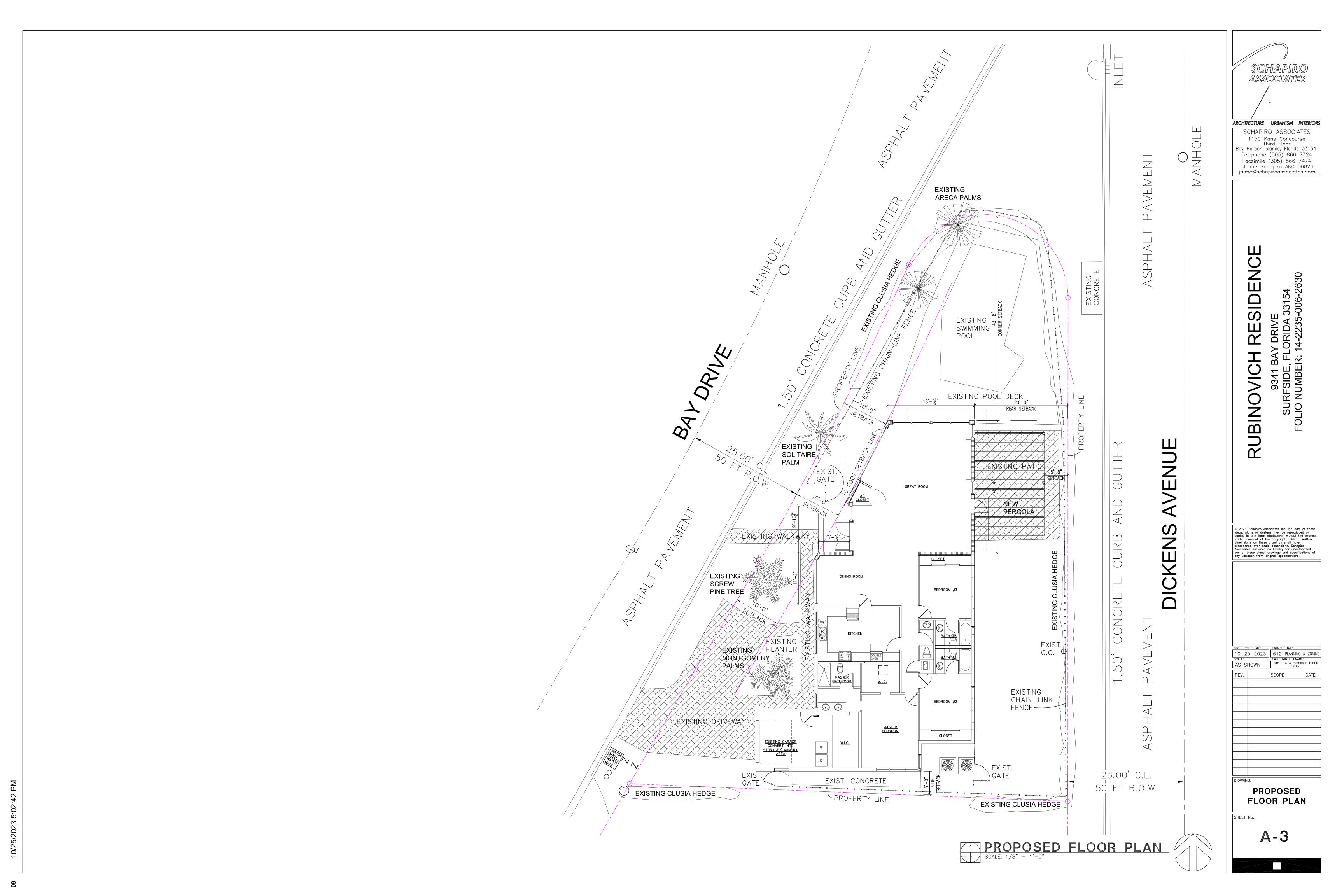
RUBINOVI

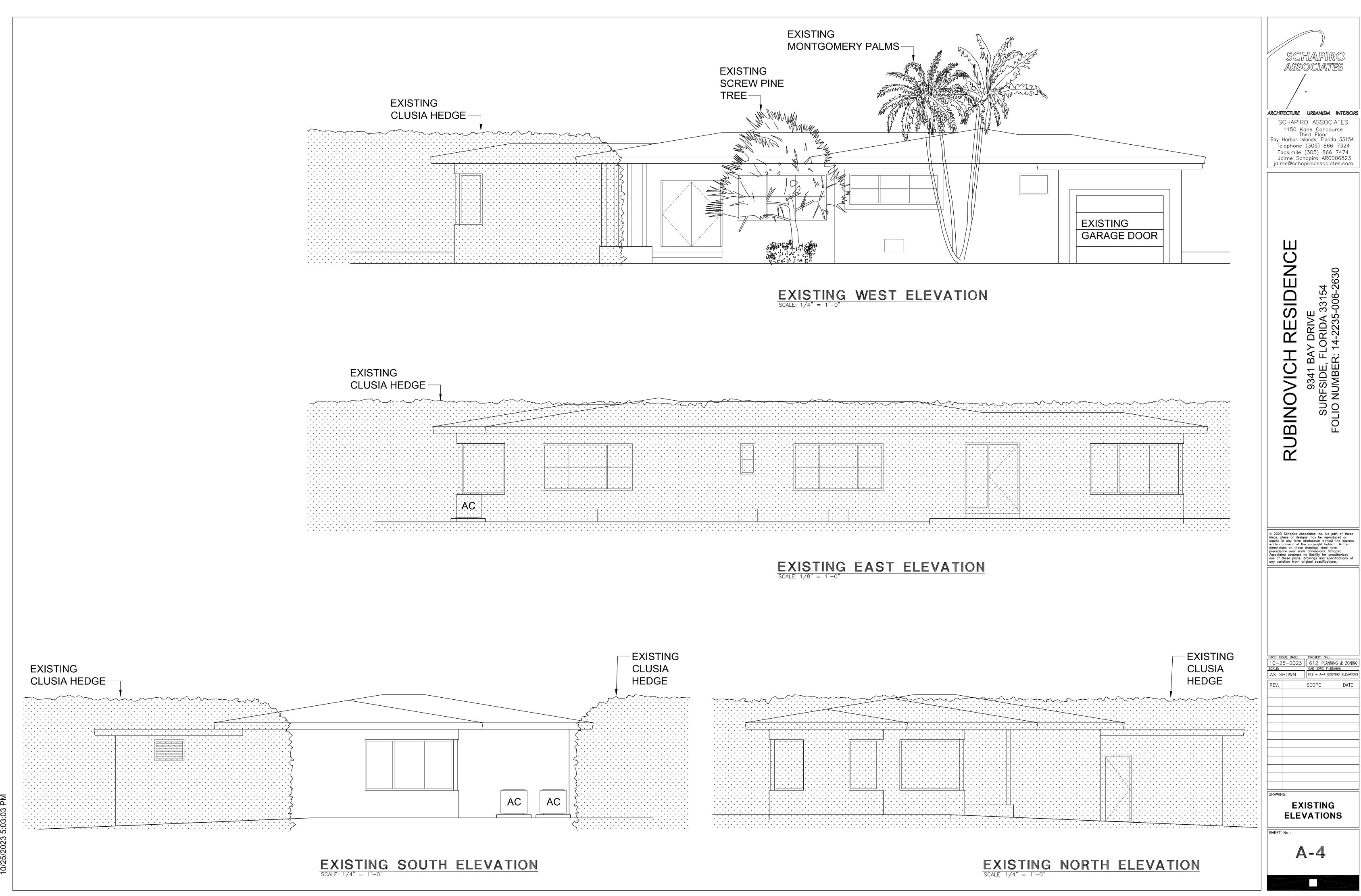
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**EXISTING** FLOOR PLAN AND

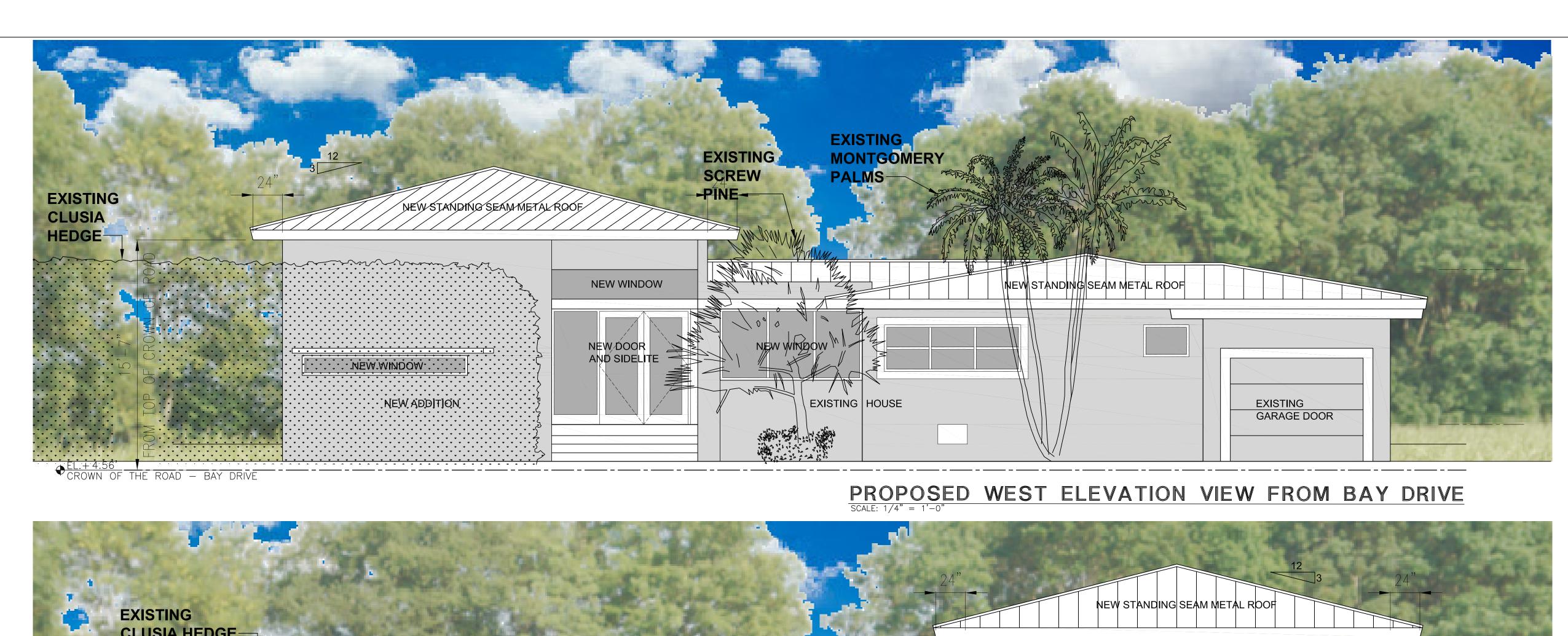
**PHOTOGRAPHS** 

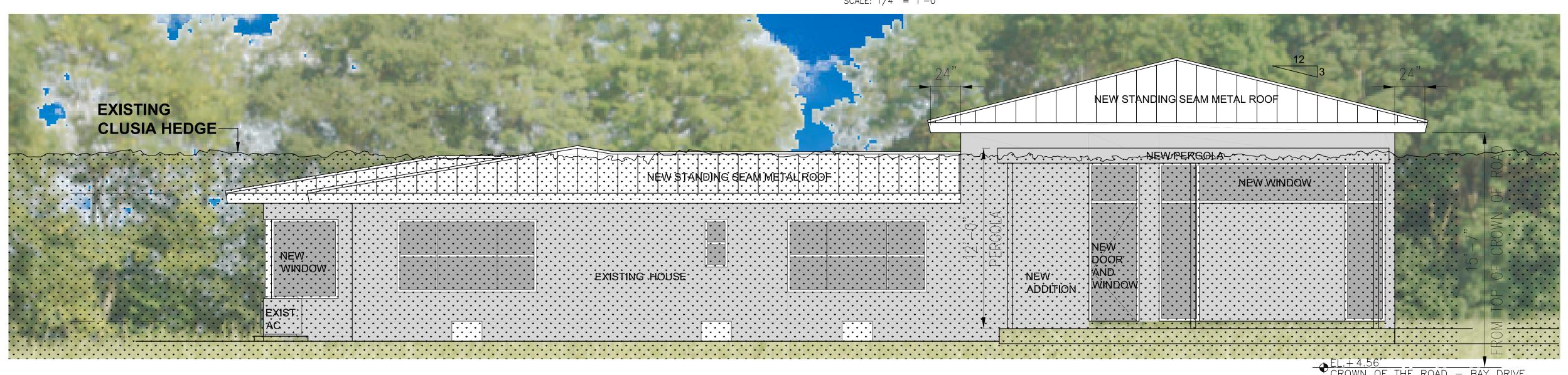
**A-2** 



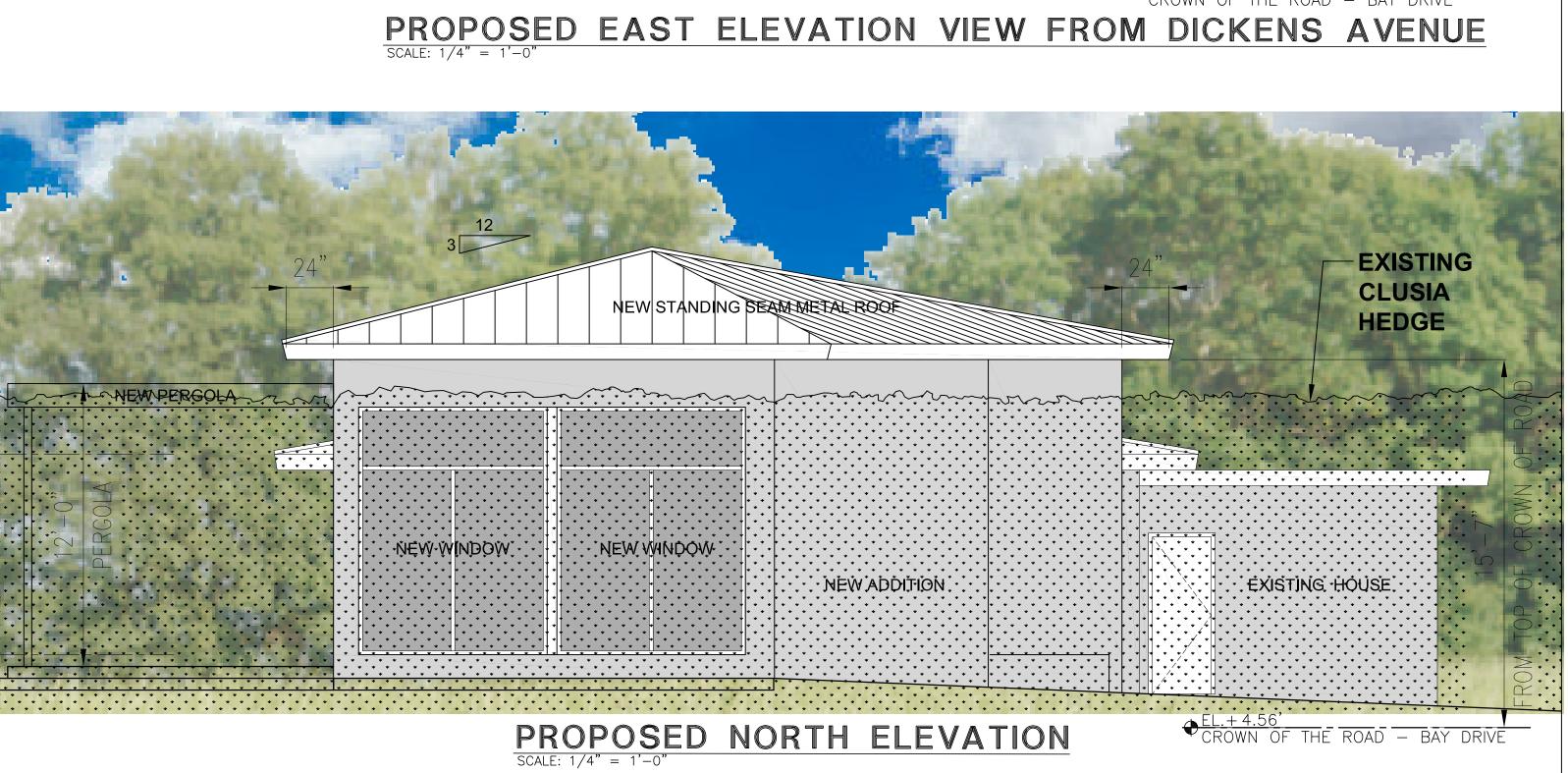


•









SCHAPIRO
ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

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RUBINOVI

FIRST ISSUE DATE: PROJECT No.:

10-25-2023 612 PLANNING & ZONING CAD .DWG FILENAME:

AS SHOWN 612 - A-5 PROPOSED ELEVATIONS

REV. SCOPE DATE

PROPOSED ELEVATIONS

**A-5** 



# TOWN OF SURFSIDE GENERAL VARIANCE APPLICATION

TOWN OF SURFSIDE

OCT26 '23 3:06PM

A complete submittal includes all items on the "Submission Checklist for General Variance Application" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

ARIEL RubinovieH

**PROJECT INFORMATION** 

OWNER'S NAME

DHONE / EAY

THORE / TAX		<u> </u>
AGENT'S NAME	Jaine Schapir	o.
ADDRESS	1150 Lone Con	course 3° & floor, BHI 33154
PHONE / FAX	305.965.084	
PROPERTY ADDRESS	9341 BAY DRIV	= Serfside PL 33154
ZONING CATEGORY	RS-2 SINGLE	
DESCRIPTION OF VARIANCE REQUESTED - (please use separate sheet)	to 10'Ft	setbocks from existing 15.2FT
(produce due departate sineet)	70 10 17	
		Date
ZONING STANDARDS	Domilional	Provided
ZONING STANDARDS	Required	32,4%,
Lot Coverage Dimension of yards	70/,	
Setbacks (F/R/S)	20/20/5	10/20/5
Parking	n/A	
Loading	1/4	N D/K
Pervious Area	35 %	36.3%
SIGNATURE OF OWNER	10/25/2023	10/25/24
SIGNATURE OF SWILL	DATE	SIGNATURE OF AGENT \ DATE



# TOWN OF SURFSIDE SUBMISSION CHECKLIST GENERAL VARIANCE APPLICATION

Project Name 140 BINOVICH RESIDENCE Project Number
Review Date
BMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been bmitted):
Completed "General Variance Application" form
Statements of ownership and control of the property, executed and sworn to by the owner or owners of one hundred (100) percent of the property described in the application, or by tenant or tenants with the owners' written, sworn consent, or by duly authorized agents evidenced by a written power of attorney if the agent is not a member of the Florida Bar.
The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements
Survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes change occurred since the date of the survey.
Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street. (to be provided prior to Design Review Board Meeting)
Site Plan (Minimum scale of 1" = 20').  ✓ Ten (10) full sized sets of complete design development drawings (24" x 36" sheets) signed and sealed  ✓ Eight (8) reduced sized copies of the plans (11" x 17" sheets) (to be provided prior to Design Review Board Meeting)  Please show / provide the following:  Tabulations of total square footage, lot coverage, setbacks and acreage Entire parcel(s) with dimensions and lot size in square feet  Existing and proposed buildings with square footage  Buildings to be removed  Setbacks  Dimensions and locations of all existing and proposed right-of-ways, easements and
street frontage, including sidewalks, curb and gutter and planting strips All existing and proposed site improvements, including, but not limited to, all utilities,

retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas,

Location of all existing and proposed trees, vegetation, palms and note tree species

Locations and dimensions of parking spaces and lot layout

Page 1 of 2

and erosion control features



□ A map indicating the general location of the property	property.
---	-----------

#### ☐ Written Narrative of request that addresses each of the following standards of review:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
- 2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
- Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;
- The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
- 5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
- 6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
- 7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
- 8. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Such additional data, maps, plans, or statements as the Town may require to fully d	escribe
and evaluate the particular proposed plan.	

Tenant or Owner Amidavit	
1, Sondra Soust	
	, being first duly sworn,
the proposed beginns that all the proposed beginns that all the	property described and which is the subject matter of
the proposed hearing; that all the answers to the q	juestions in this application, and all sketch data and
other supplementary matter attached to and made	a part of the application are honest and true to the
best of my knowledge and belief. I understand this	s application must be completed and accurate before a
nearing can be advertised. In the event that I or a	ny one appearing on my behalf is found to have made
a material misrepresentation, either oral or written,	regarding this application, I understand that any
development action may be voidable at the option	of the Town of Surfside
Son dra Soust	SE
Print Name of Petitioner	Signature of Petitioner
STATE OF Fundam COUN	TY OF Tipm: DASE
The foregoing instrument was acknowledged before me this	day.of
Sandra foust	who is personally known to me or who has produced
	as identification and who (did) (did not) take an oath.
Abel Rusino MARIERUBINOVICH	
Printed Name of Notary P EXPIRES: October 13, 2029	Signature of Notary Public
Bonded Thru Notary Public Undone	
My Commission Expires:	
Attorney Affidavit	
l,	, being first
Quity sworn, depose and say that I am a State of Fig	orida Attorney at Law, and I am the Attorney for the
Owner/Applicant of the property described and whi	ich is the subject matter of the proposed hearing; that
all the answers to the questions in this application,	and all sketch data and other supplementary matter
attached to and made a part of this application are	honest and true to the best of my knowledge and
belief. I understand this application must be compl	lete and accurate before a hearing can be advertised.
In the event that I or any one appearing on my beh	alf is found to have made a material
misrepresentation, either oral or written, regarding	this application, I understand that any variance,
special exception or plat approval shall be voidable	e at the option of the Town of Surfside
Print Name of Petitioner	Signature of Detitioner
Time Name of Fettioner	Signature of Petitioner
STATE OFCOUNT	TY OF
The loregoing instrument was acknowledged before me this _	day of, $20$ , by who is personally known to me or who has produced
	as identification and who (did) (did not) take an oath.
	(5.5) (5.6) (5.6) (5.6)
Printed Name of Notary Public	Signature of Notary Public
	Organization in Notally Public
My Commission Expires:	

Tenant or Owner Affidavit							
ARIEL RUBINOVICH	, being first duly sworn,						
depose and say that I am the owner/tenant of the p	property described and which is the subject matter of						
the proposed hearing; that all the answers to the questions in this application, and all sketch data and							
other supplementary matter attached to and made a part of the application are honest and true to the							
	application must be completed and accurate before a						
	ny one appearing on my behalf is found to have made						
a material misrepresentation, either oral or written,							
development action may be voidable at the option of	of the Town of Surfside						
Arize Rubinovich	X						
Print Name of Petitioner	Signature of Petitioner						
STATE OF FLOWING COUNT	TY OF MIAMI DADE						
The foregoing instrument was acknowledged before me this _	26 day of OCTOBER 20 23 by						
ARE RUBINO VICH	who is personally known to me or who has produced						
HORIST DRIVEN INCEME	as identification and who (di) (dispot) take an oath.						
RONALDO CUNHA	me e						
Printed Name of Notary Public	Signature of Notary Public  MY COMMISSION # HH 251  EXPIRES: April 11, 2022						
My Commission Expires:	EXPIRES: April 11, 2026						
Attorney Affidavit	April 11 251						
Attorney Amauvit	1056						
1	, being first						
duly sworn, depose and say that I am a State of Flo	orida Attorney at Law, and I am the Attorney for the						
	ch is the subject matter of the proposed hearing; that						
1, ,	and all sketch data and other supplementary matter						
attached to and made a part of this application are							
	ete and accurate before a hearing can be advertised.						
In the event that I or any one appearing on my beha-							
misrepresentation, either oral or written, regarding							
special exception or plat approval shall be voidable	at the option of the Town of Surfside						
	Town of Curiside						
Print Name of Petitioner	Signature of Petitioner						
STATE OF COUNT	TY OF						
The foregoing instrument was acknowledged before me this	day of . 20 , by						
	day of, 20, by who is personally known to me or who has produced						
	as identification and who (did) (did not) take an oath.						
Bit IN A BIE							
Printed Name of Notary Public	Signature of Notary Public						
My Commission Expires:							

**Corporation Affidavit** I/We. , being first duly sworn, depose and say that I/we are the President/Vice President, and Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand that this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on our behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the Town of Surfside **Print Name of Petitioner** Signature of Petitioner STATE OF COUNTY OF \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced as identification and who (did) (did not) take an oath. Printed Name of Notary Public Signature of Notary Public My Commission Expires:

#### **Disclosure of Interest**

If the property, which is the subject of the application, is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Corporation Name	
Name, Address and Office	Percentage of Stock
If the property which is the subject of the application is of beneficiaries of the trust and the percentage of interest held by consist of corporation (s), another trust(s), partnership(s) or ot be required which discloses the identity of the individual(s ownership interest in the aforementioned entity.]	y each. [Note: where the beneficiary (ies) her similar entities, further disclosure shall
Trust Name	
Name, Address and Office	Percentage of Stock
If the property which is the subject of the application is of LIMITED PARTNERSHIP, list the principals of the partnershi and the percentage of ownership held by each. [Note: we partnership(s), corporation(s), trust(s), or other similar entities, discloses the identity of the individual(s) (natural persons) has aforementioned entity.]	<ul><li>ip, including general and limited partners,</li><li>where the partners(s) consist of another</li><li>further disclosure shall be required which</li></ul>
Partnership of Limited Partnership Name	
Name, Address	Percentage of Ownership

If there is a CONTRACT FOR PURCHSE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural person) having the ultimate ownership interest in the aforementioned entity].

Name	Date of Contract
Name and Address	Percentage of Interest
If any contingency clause or corporation, partnership, or tru	ontract terms involve additional parties, list all individuals or officers, if a t.
application, but prior to the o	o or changes in contracts for purchase subsequent to the date of the te of final public hearing, a supplemental disclosure of interest shall be are of all parties of interest in this application to the best of my knowledge
Signature of Applicant	Print Name of Applicant
State of	County of
200 by	Sworn to and Subscribed before me thisday of,who is personally known to me or who hasas identification.
Printed Name of Notary Public	Signature of Notary Public
My commission Expires:	

Note: Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interest of which are held in a limited partnership consisting of more than 5,000 separate interest and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

10/25/2023 Dear Zoning Board Members,

I am writing to request an unnecessary hardship variance and undue hardship variance where such action will not be contrary to the public interest. The requested variance is for a change of setback for a house addition at 9341 Bay Drive town of Surfside. I am the owner of the property and I have been living there for over 10 years. I love my home and my neighborhood, but I need more space for my family.

I am planning to add an extension to my house, but due to the irregular shape of my land, I cannot meet the current setback of 20' (15.2 ft actual) on the front side.

My property is located on a corner lot that has a curved boundary along Bay Drive. This makes the front side much narrower than the standard lot size in Surfside. As a result, I have very limited space to build an addition that would accommodate my family's needs.

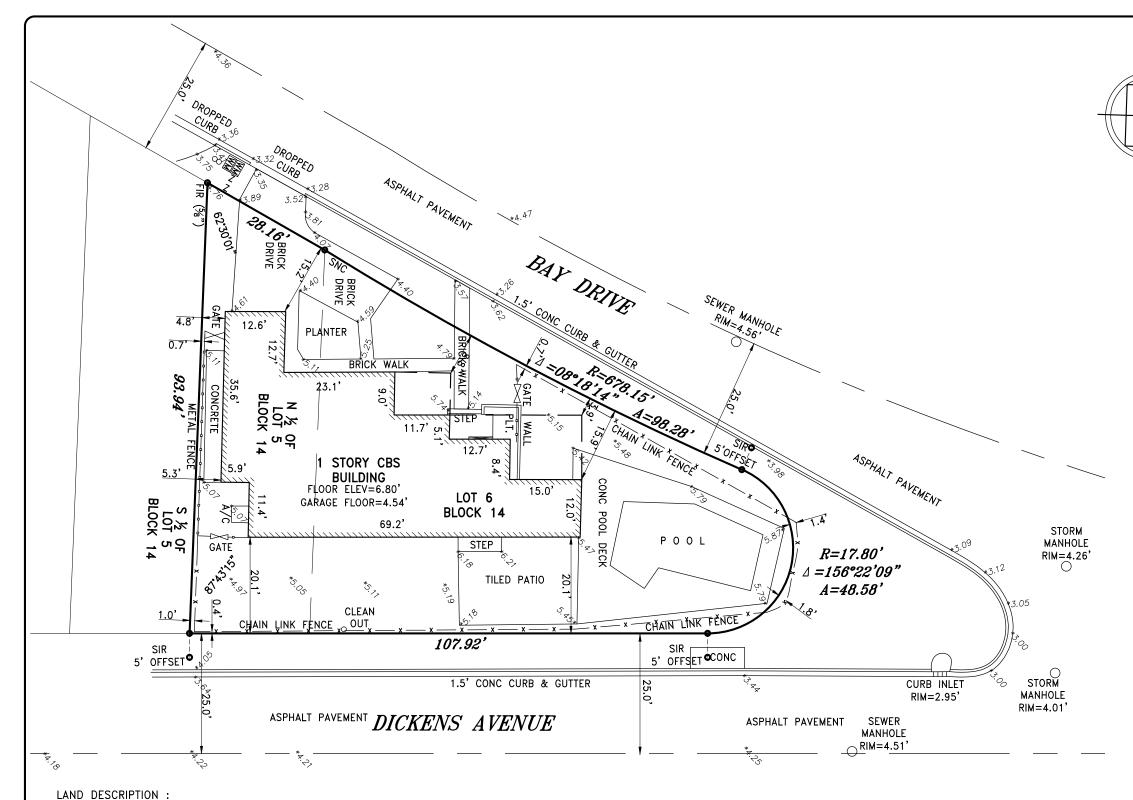
The variance to reduce the front setback to 10 feet, which would allow me to build a modest addition that would not adversely affect the character or appearance of the neighborhood. I have attached a site plan and a survey of my property to show the proposed addition and the existing setbacks.

I understand that the setback requirement is intended to preserve the aesthetic and functional quality of Surfside, and I respect that. However, I believe that granting me this variance would not cause any harm or inconvenience to my neighbors or the public.

I appreciate your consideration of my request. Please let me know if you have any questions or need any additional information.

Sincerely,

Ariel and Sandra Rubinovich.



LEGEND:

CHECKED BY CONC CONCRETE DRAWN BY DWN

FB/PG FIELD BOOK AND PAGE SIR SET IRON ROD & CAP #6448 SNC SET NAIL AND CAP #6448 FIR FOUND IRON ROD

FIP FOUND IRON PIPE **FNC** FOUND NAIL AND CAP FND FOUND NAIL & DISC

P.B. PLAT BOOK

M/D.C.R. MIAMI/DADE COUNTY RECORDS CHAIN LINK/ WOOD FENCE

WPP WOOD POWER POLE

CBS CONCRETE BLOCK STRUCTURE OVERHEAD UTILITY WIRES

AIR CONDITIONER WATER METER **RADIUS** 

ARC DISTANCE CENTRAL ANGLE

#### NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # S-243 ELEVATION=11.77'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS

PROFESSIONAL SURVEYOR AND MAPPER

SURVEY DATE : 08/24/23

FLORIDA REGISTRATION NO. 4188

#### COUSINS SURVEYORS & ASSOCIATES, INC.

ALL OF LOT 6 AND THE NORTH ONE HALF (N/2) OF LOT 5, BLOCK 14, "ALTOS DEL

MAR N°5", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8,

3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314

PAGE 92 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET PROJECT NUMBER: 10071-23

ARIEL RUBINOVICH

CLIENT:

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	08/24/23	SKETCH	АМ	REC

SKETCH OF SURVEY

FLOOD ZONE INFO	ORMATION
COMMUNITY NUMBER	R 120659
PANEL NUMBER	0144 L
ZONE	ΑE
BASE FLOOD ELEV	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS 9341 BAY DRIVE

SCALE: 1"= 20'

SHEET 1 OF 1



# OFFICE OF THE PROPERTY APPRAISER

#### **Summary Report**

Generated On: 11/17/2023

PROPERTY INFORMATION				
Folio	14-2235-006-2630			
Property Address	9341 BAY DR SURFSIDE, FL 33154-2431			
Owner	SANDRA J SOUSS , ARIEL D RUBINOVICH			
Mailing Address	9341 BAY DR SURFSIDE, FL 33154			
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ			
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT			
Beds / Baths /Half	3/2/0			
Floors	1			
Living Units	1			
Actual Area	2,085 Sq.Ft			
Living Area	1,768 Sq.Ft			
Adjusted Area	1,916 Sq.Ft			
Lot Size	7,020 Sq.Ft			
Year Built	1951			

ASSESSMENT INFORMATION					
Year	2023	2022	2021		
Land Value	\$774,764	\$561,718	\$441,044		
Building Value	\$117,259	\$117,259	\$127,510		
Extra Feature Value	\$24,954	\$24,990	\$25,027		
Market Value	\$916,977	\$703,967	\$593,581		
Assessed Value	\$389,297	\$377,959	\$366,951		

BENEFITS INFORMATION					
Benefit	Туре	2023	2022	2021	
Save Our Homes Cap	Assessment Reduction	\$527,680	\$326,008	\$226,630	
Homestead	Exemption	\$25,000	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
ALTOS DEL MAR NO 5 PB 8-92
N1/2 OF LOT 5 & ALL LOT 6
BLK 14
LOT SIZE 108.000 X 65
OR 18252-0257 0898 1



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$339,297	\$327,959	\$316,951
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$364,297	\$352,959	\$341,951
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$339,297	\$327,959	\$316,951
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$339,297	\$327,959	\$316,951

SALES INFORMATION					
Previous Sale	Price	OR Book- Page	Qualification Description		
10/19/2012	\$0	28511 <b>-</b> 3590	Corrective, tax or QCD; min consideration		
10/19/2012	\$400,500	28348 <b>-</b> 3847	Qual by exam of deed		
04/28/2008	\$100	28348 <b>-</b> 3844	Sales which are disqualified as a result of examination of the deed		
08/01/1998	\$240,000	18252 <b>-</b> 0257	Sales which are qualified		

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <a href="http://www.miamidade.gov/info/disclaimer.asp">http://www.miamidade.gov/info/disclaimer.asp</a>

#### RESOLUTION NO. 2024-

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY LOCATED AT 9341 BAY DRIVE, SURFSIDE, FL, TO ALLOW A PRIMARY FRONTAGE SETBACK FOR A THROUGH LOT WITH TWO PRIMARY FRONTAGES OF 10 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED ON BAY DRIVE; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ariel Rubinovich and Sandra J. Souss (the "Applicants"), owners of the H30B single-family property located at 9341 Bay Drive, Surfside, FL 33154 (the "Property") submitted an application on October 25, 2023 (the "Variance Application"), requesting approval from the Town of Surfside, Florida (the "Town") of a variance to allow a front setback of 10 feet from the Property's Bay Drive property line where Section 90-45 of the Town's Code of Ordinances (the "Code") requires a minimum of 20 feet for the Property's primary frontage to permit a 342 square foot addition to an existing single-family home; and

**WHEREAS**, the Property is considered a through lot because its frontages on Bay Drive and Dickens Avenue are both considered primary frontages; and

**WHEREAS**, the Property's irregular, triangular shape is more typical of a corner lot with a primary frontage only on Dickens Avenue and a secondary frontage on Bay Drive; and

**WHEREAS,** had the Property qualified as a corner lot, the required secondary frontage would only be 10 feet; and

**WHEREAS**, Section 90-36(1)a of the Code provides for the issuance of a variance for unnecessary and undue hardship upon meeting the standards provided for in Section 90-36(8) of the Code; and

**WHEREAS,** contemporaneous with the Variance Application, the Applicants submitted an application seeking design review of the proposed construction of the addition to the single-family home (the "Design Review Application"); and

**WHEREAS,** Section 90-19 provides for design review of single-family homes by the Planning and Zoning Board; and

**WHEREAS**, the Town Planner has reviewed the Variance Application and Design Review Application and recommended approval of both subject to conditions; and

WHEREAS, on November 30, 2023, the Planning and Zoning Board (the "PZB"), at a duly noticed quasi-judicial public hearing, after reviewing the Variance Application and Design Review Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Code for the Variance Application and the Design Review Application; and

WHEREAS, at the public hearing, the PZB found the Variance Application met the standards of Section 90-36(8) of the Code for issuance of a variance, and recommended the Variance Application be approved by the Town Commission subject to the Plans together with all conditions proposed by the Town Planner's recommendation, and approved the Design Review Application subject to the Town Commission's approval of the Variance Application; and

**WHEREAS**, on January 9, 2024, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Application, hear from its professional staff, the Applicant, and members of the public, and consider the recommendation of the PZB, the requirements of the Town Code for approval of a variance and the Application's consistency with the Town of Surfside's Comprehensive Plan, and the substantial competent evidence presented at the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANTS, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

#### SECTION 1. RECITALS AND FINDINGS OF FACT.

- 1. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.
- 2. The Commission finds that the Variance Application for the unnecessary and undue hardship variance, as modified by conditions, [meets/does not meet] the standards of Section 90-36(8) of the Code and [is/is not] otherwise in compliance with the requirements of the Town Code for approval of a variance and the Variance Application [is/is not] consistent with the Town of Surfside's Comprehensive Plan.

**SECTION 2. VARIANCE [APPROVAL/DENIAL].** The request to approve variances to allow a setback of 10 feet for the Bay Drive primary frontage where Section 90-45 of the Code requires a minimum of 20 feet for the Bay Drive primary frontage to

permit a 342 square foot addition to an existing single-family home, is hereby [granted/denied] subject to the following conditions:

- 1. The Property shall be developed in substantial compliance with the plans entitled "Rubinovich Residence" dated October 26, 2023, prepared by Shapiro and Associates provided in support of the Application, except as modifications are required by this approval or the Building Official.
- 2. The finished floor elevation (FFE) of the proposed addition must match the existing FFE for the single-family home.

SECTION 3. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed by the Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicants understand and acknowledge that they must comply with these conditions and all other applicable requirements of the Code before they may commence construction or occupancy, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicants are in non-compliance with the Code or the conditions of this Approval and have failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

**SECTION 4. SEVERABILITY CLAUSE.** In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_, 2024.

Motion by:,	
Second by:	
Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velazquez Vice Mayor Jeffrey Rose	

Mayor Shlomo Danzinger	
ATTEST:	Shlomo Danzinger, Mayor
Sandra N. McCready, MMC Town Clerk	
APPROVED AS TO FORM AND LEGAL SUFFFOR THE TOWN OF SURFSIDE ONLY:	FICIENCY
Weiss Serota Helfman Cole & Bierman, P.L. Town Attorney	
STATE OF FLORIDA ) COUNTY OF MIAMI-DADE )	
certify that the above and foregoing is	the Town of Surfside, Florida, do hereby a true and correct copy of Resolution No. hission at its meeting held on the day of, 2024.
Issued:	
	Sandra McMcready, MMC Town Clerk