



**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, 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] 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 www.townofsurfsidefl.gov.

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 Site Plan Amendment to eliminate the hotel use from the prior approval and a Conditional Use request 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 Site Plan Amendments 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 Site Plan Amendment 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.

Conditional Use 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 Conditional Use. Town Administration recommends that the Applicant's Conditional Use request 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



Town of Surfside, Florida Development Review

Site

9133 Collins Avenue - Seaway

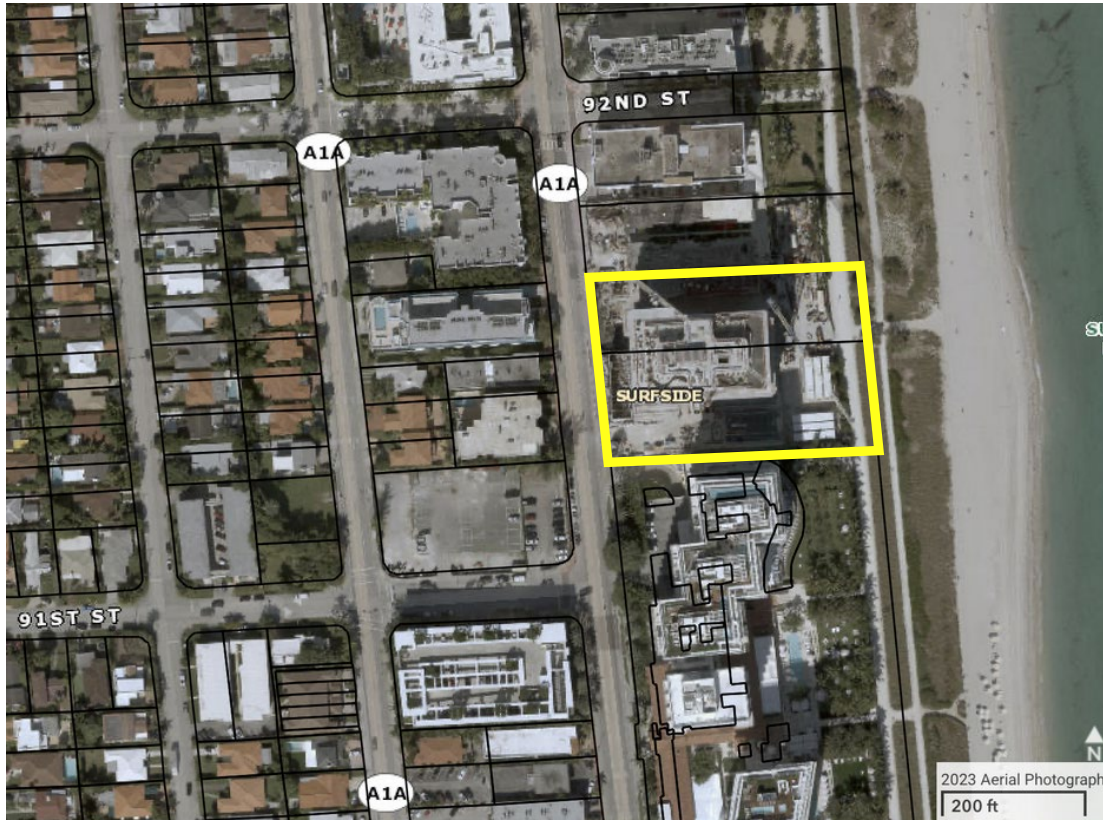


Figure 1 – 9133 -9149 Collins Avenue - Site Location (MDC Property Appraiser 2023 Aerial)



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 17th, 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:

Applicant Representatives

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 that 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. Keller's 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 than 5% 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 unit. 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;¹ (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

¹ 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

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12/22/2023
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PROJECT
SEAWAY
9133-9149 COLLINS AVENUE
SURFSIDE, FL 33154

ISSUANCES:

NO	DATE	DESCRIPTION
	08/11/2020	100% DESIGN DEVELOPMENT
	09/16/2020	CD PROGRESS COORDINATION SET
	12/15/2020	PERMIT SET
R-1	08/11/2021	PRICING SET - CORE & SHELL
R-2	07/23/2021	PRICING SET - SOUTH UNITS
R-3	08/16/2021	PRICING SET - COMBINED
1	08/30/2021	PERMIT COMMENTS
2	12/10/2021	PERMIT - ADDENDUM 2
81	08/25/2023	Surfside Township Amendment Submission

KEY PLAN
NORTH WEST
Historical B Area Level 2
12th roof deck
NORTH EAST
Level 1
12th floor pool
SOUTH WEST
Ramp driveway
12th roof deck
SOUTH EAST
12 TH floor
12th roof deck

SCALE:
DATE: 08/09/2023
STARTED BY: ODP
DRAWING TITLE:
COVER SHEET

SHEET NO.
A-000

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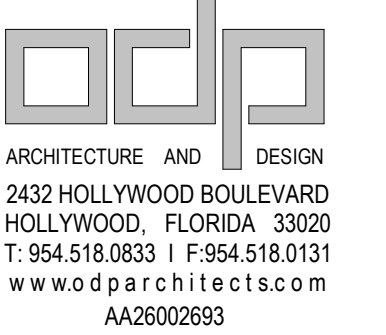
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133-9149 COLLINS AVENUE
SURFSIDE, FL 33154

[illegible]

NORTH WEST
Historical B Area, Level 2
2th roof deck

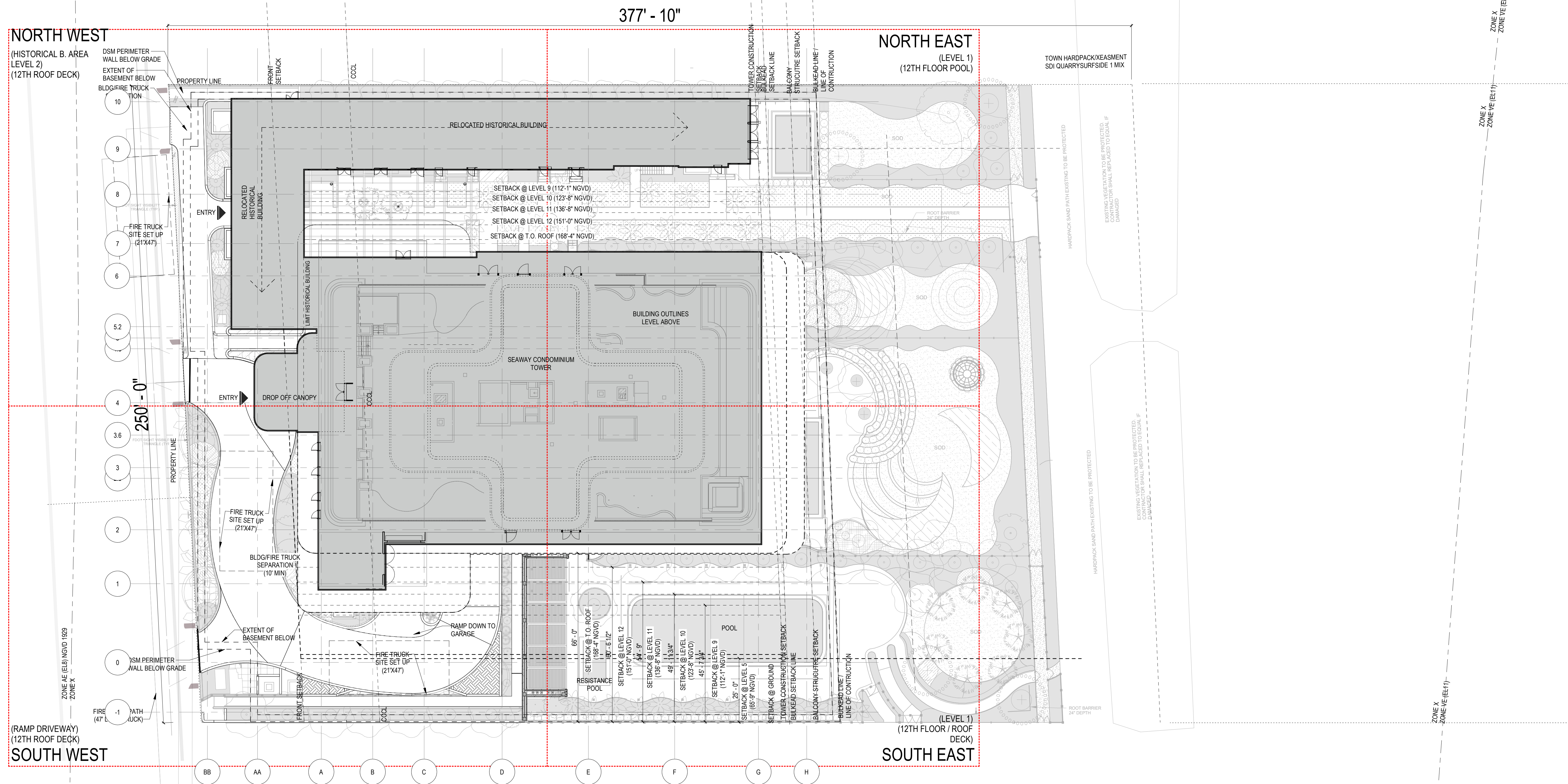
NORTH EAST
Level 1
12th floor

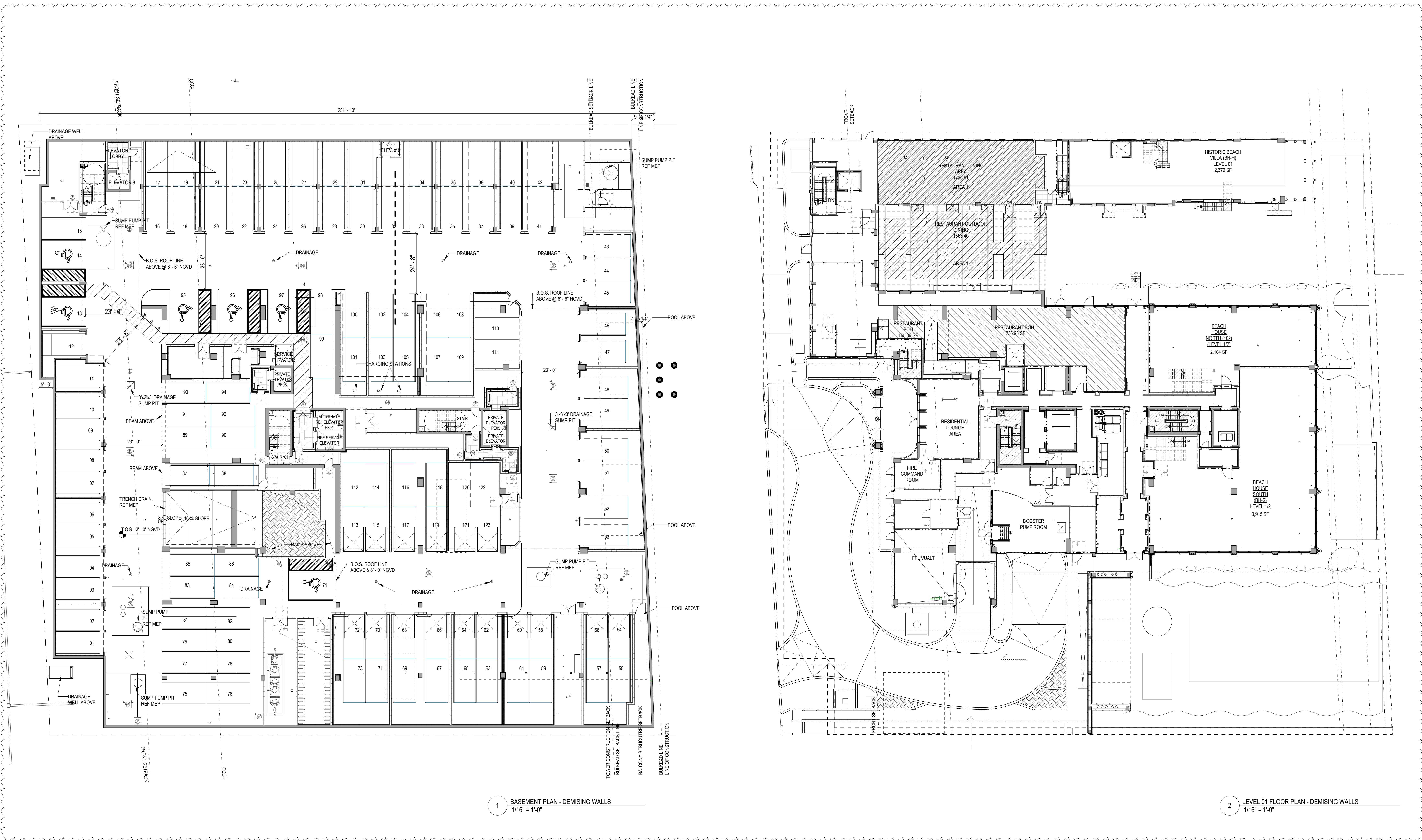
SOUTH WEST
ramp driveway
2th roof deck

SOUTH EAST
12 TH floor
roof deck

SHEET NO. _____

A-031

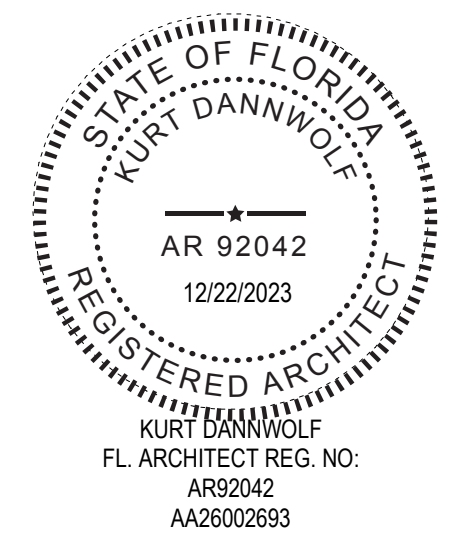




1 BASEMENT PLAN - DEMISING WALLS
1/16" = 1'-0"

2 LEVEL 01 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"

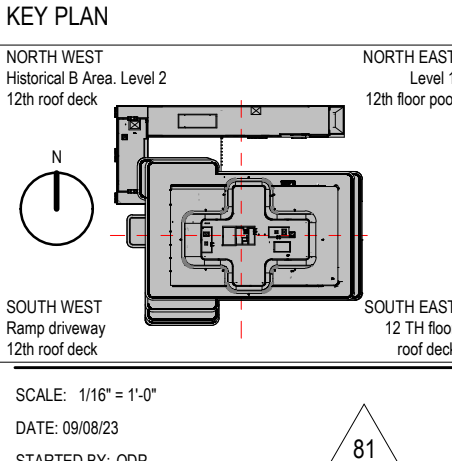
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POOL CONSULTANT
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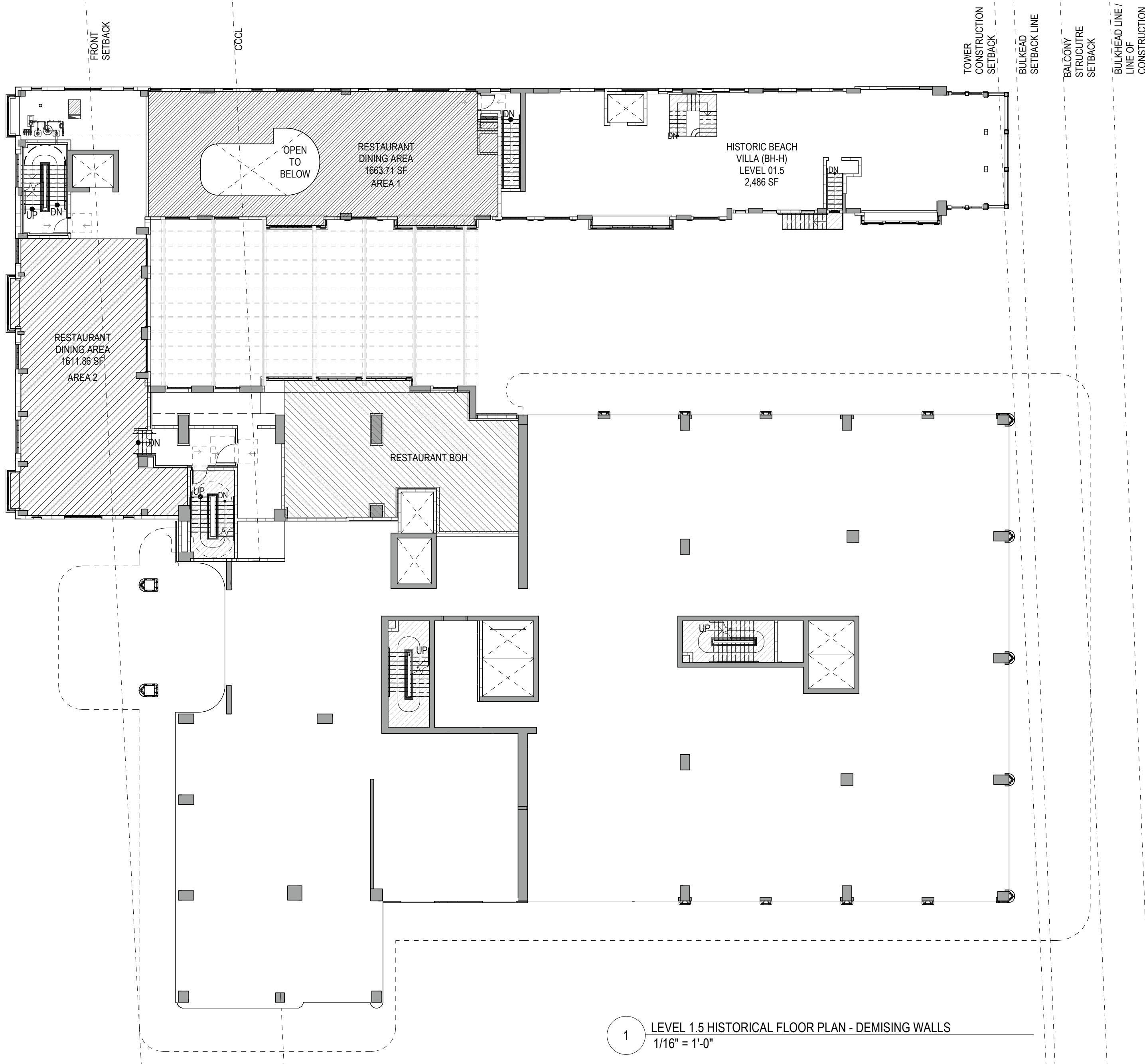
odp
ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
T: 954.518.0833 | F: 954.518.0131
www.odparchitects.com
AA26002693

PROJECT
SEAWAY
9133-9148 COLLINS AVENUE
SUNRISE, FL 33154

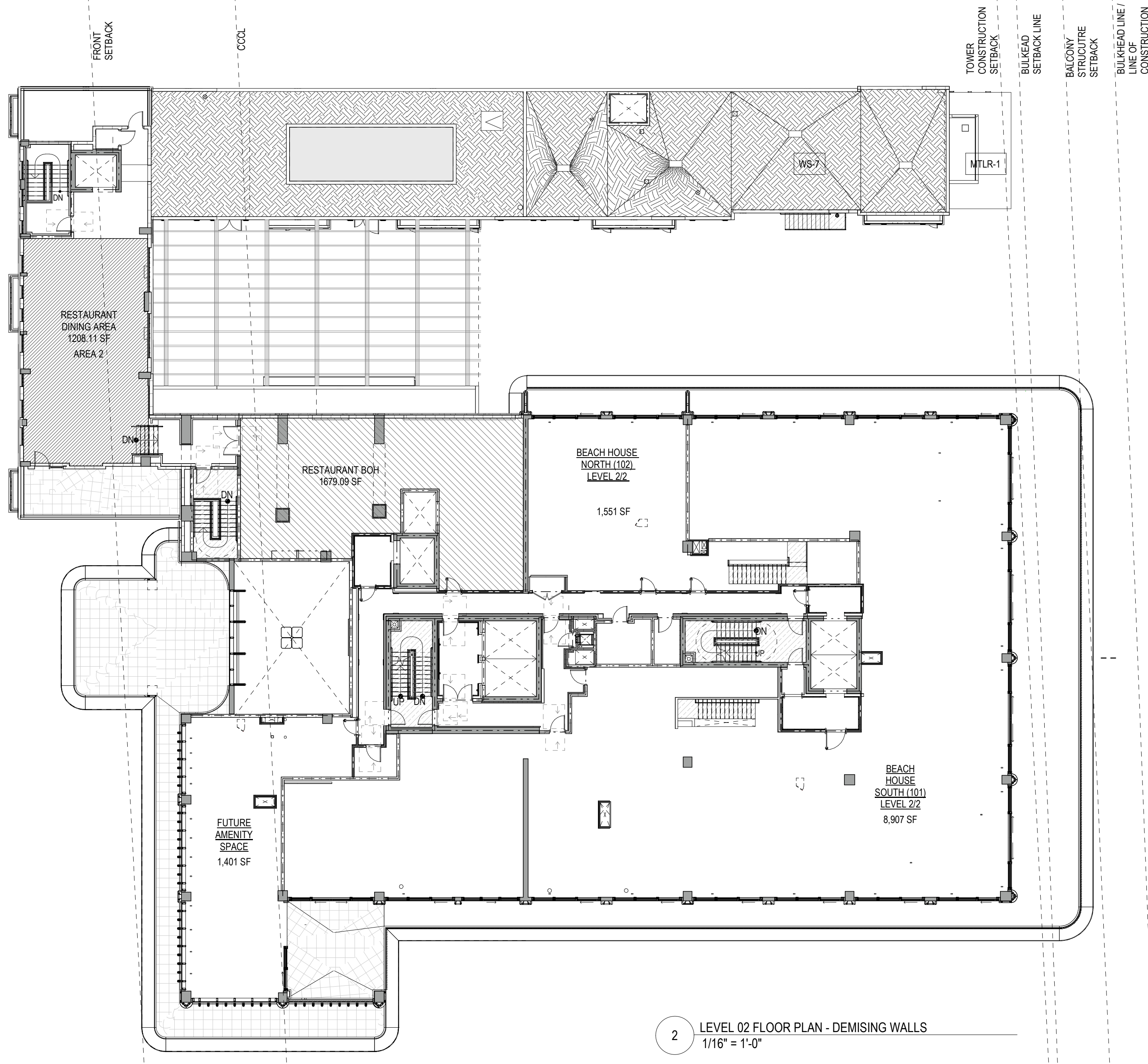
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1	10/12/2022	COORDINATION
2	11/02/2022	AS2 02 - Structural
3	08/12/2022	AS2 22 - REV ASK UPDATES
4	11/01/2022	AS2 27 ASK/CA UPDATES
5	11/29/2022	AS2 30 Historic Beach View Updates
6	08/15/2022	AS2 30 Historic Beach View Updates
7	08/29/2022	Surfside Township Amendment Submission



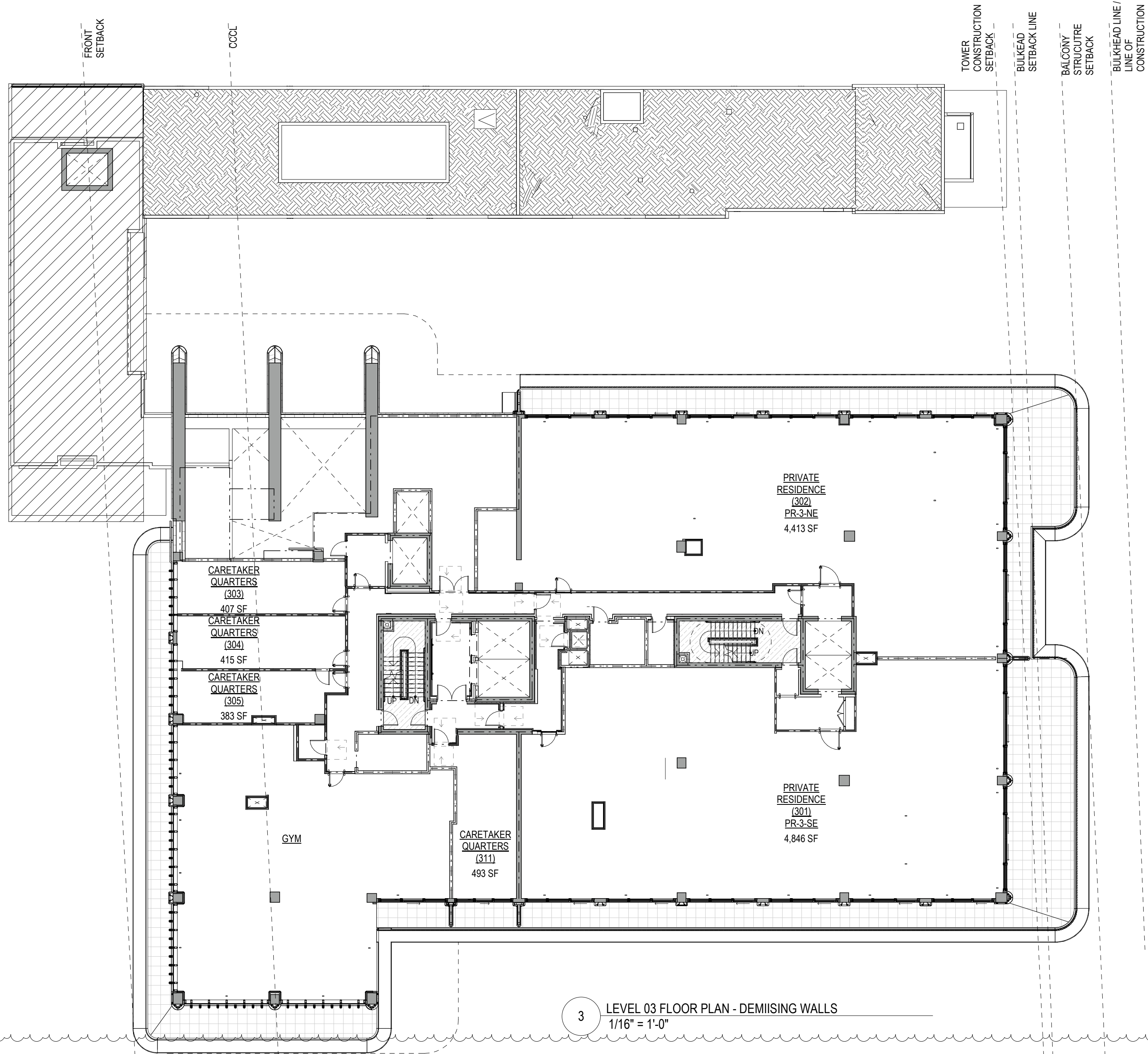
DEMISING WALL
PLANS - BASEMENT -
LEVEL 01
SHEET NO.
A-114A



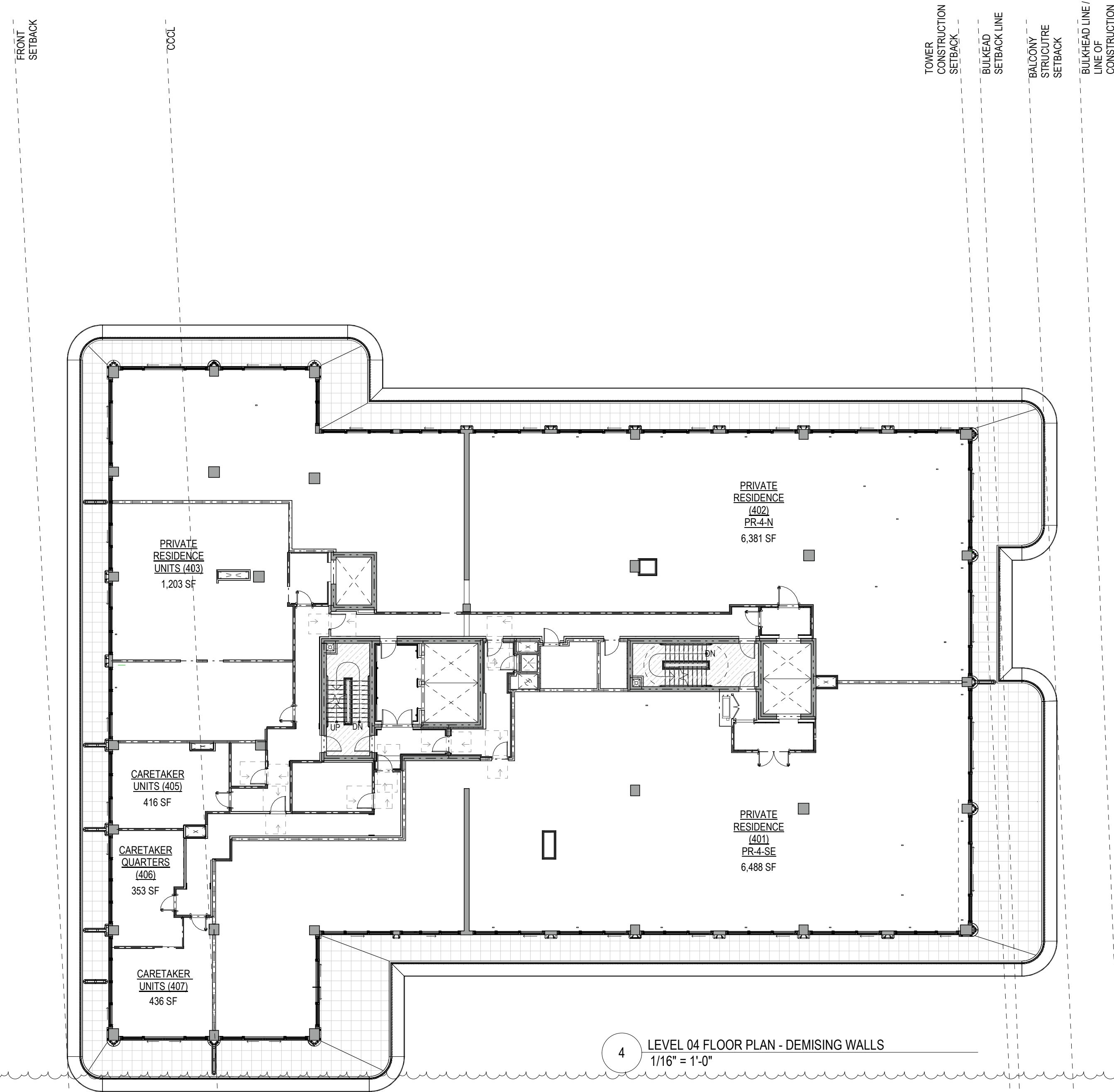
1 LEVEL 1.5 HISTORICAL FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"



2 LEVEL 02 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"

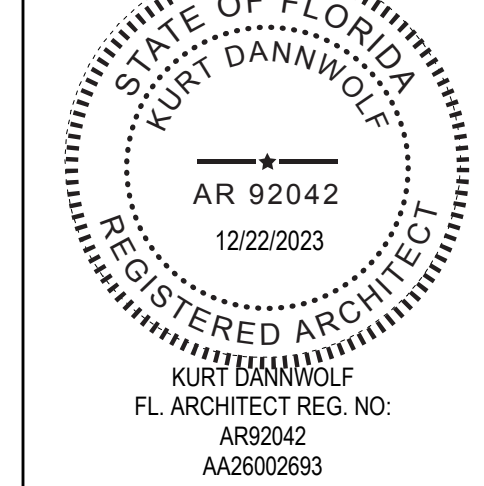


3 LEVEL 03 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"



4 LEVEL 04 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"

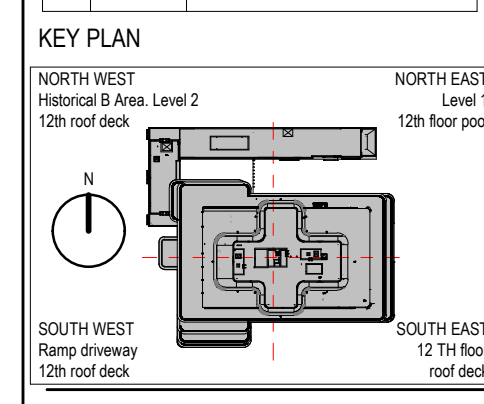
OWNER FORT PARTNER 8011 COLLINS AVE. SUITE 200 FORT LAUDERDALE, FL 33304
ARCHITECT OF RECORD DANNOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954.518.0833
DESIGN CONSULTANT ST. RUIZ SAINT GEORGES 7500 W. 15TH AVE. SUITE 100 FORT LAUDERDALE, FL 33304 T: 954.441.0400
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STRUCTURAL ENGINEER (HISTORICAL) STRUCTURES INTERNATIONAL INC. 7501 WALKER RD., SUITE 100-0 CORAL SPRING, FL 32935 T: 954.227.1512
MEP ENGINEER DESIGN ENGINEERING 360 CENTRAL AVE., STE. 100 ST. PETERSBURG, FL 33701 T: 727.269.4880
LANDSCAPE ARCHITECT WINTER HILL LANDSCAPE ARCHITECTS 8070 N. W. 11TH AVE., SUITE 400 FORT LAUDERDALE, FL 33304 T: 954.571.0000
CIVIL ENGINEER OCEAN ENGINEERING 222 N. W. 11TH AVE., STE. 400 MIAMI, FL 33131
EXTERIOR ENVELOPE DESIGNING CORP. CIVIL ENGINEERING 800 BRICKELL AVENUE, 4TH FLOOR MIAMI, FL 33131 T: 305.461.0750
LEED CONSULTING DESIGN ENGINEERING 175 SE 1ST AVENUE DELAWARE BEACH, FL 33440 T: 954.521.0000
VERTICAL TRANSPORT DESIGN ENGINEERING 1430 BROADWAY, SUITE 900 NEW YORK, NY 10019 T: 212.596.4800
LIGHTING DESIGN OFFICE FOR VISUAL INTERACTION 40 NORTH STREET, SUITE 602 NEW YORK, NY 10013 T: 212.206.8800
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COASTAL CONSTRUCTION CONSULTANT MCFATT & NICHOLS 2937 SW 27 AVE., SUITE 100A MIAMI, FL 33133 T: 786.725.4182
POOL CONSULTANT AQUADYNAMICS 5500 SW 75TH AVENUE, STE. 100 MIAMI, FL 33155 T: 305.887.8915



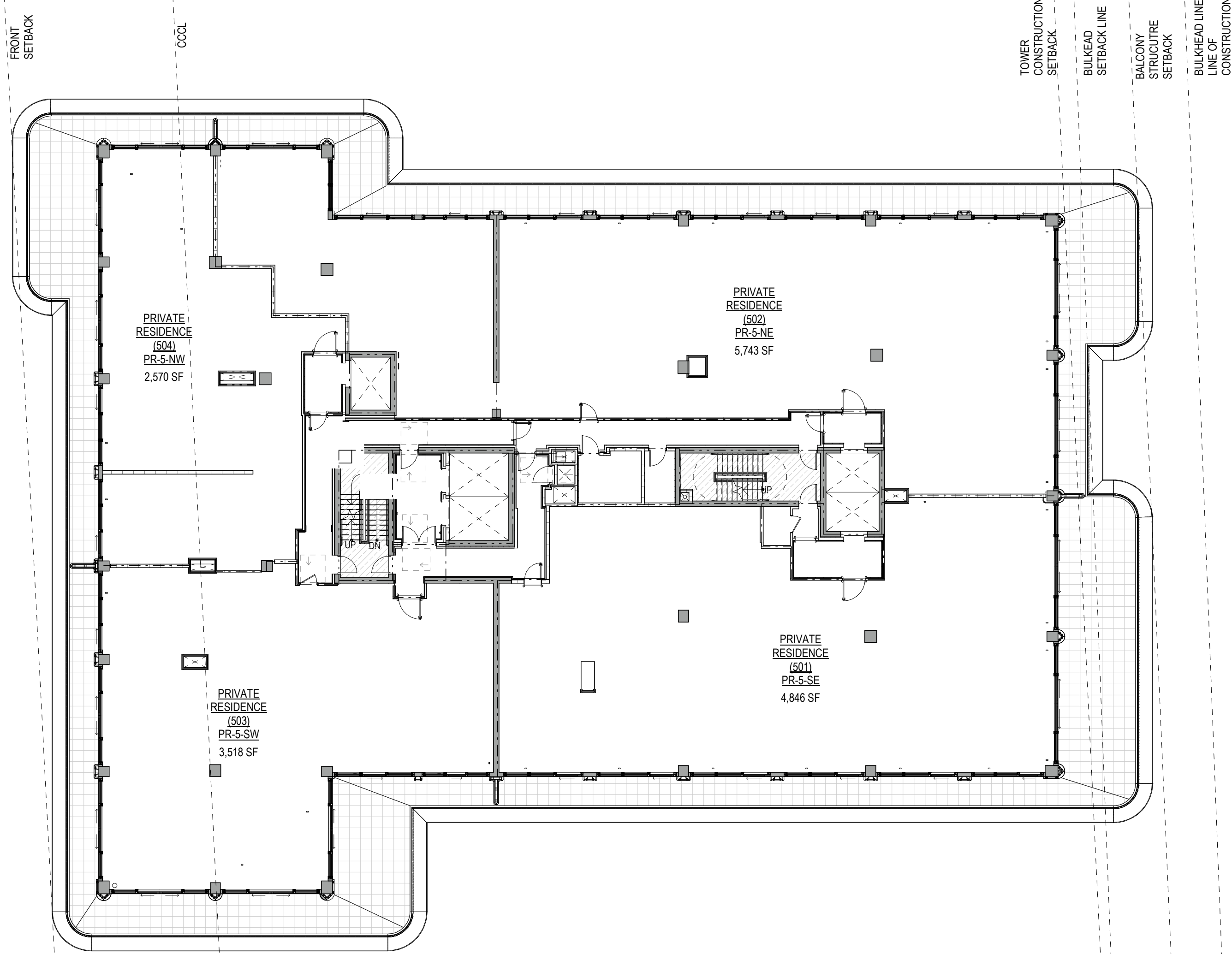
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PROJECT
SEAWAY
9133-9148 COLLINS AVENUE
SUITE 200
FORT LAUDERDALE, FL 33304

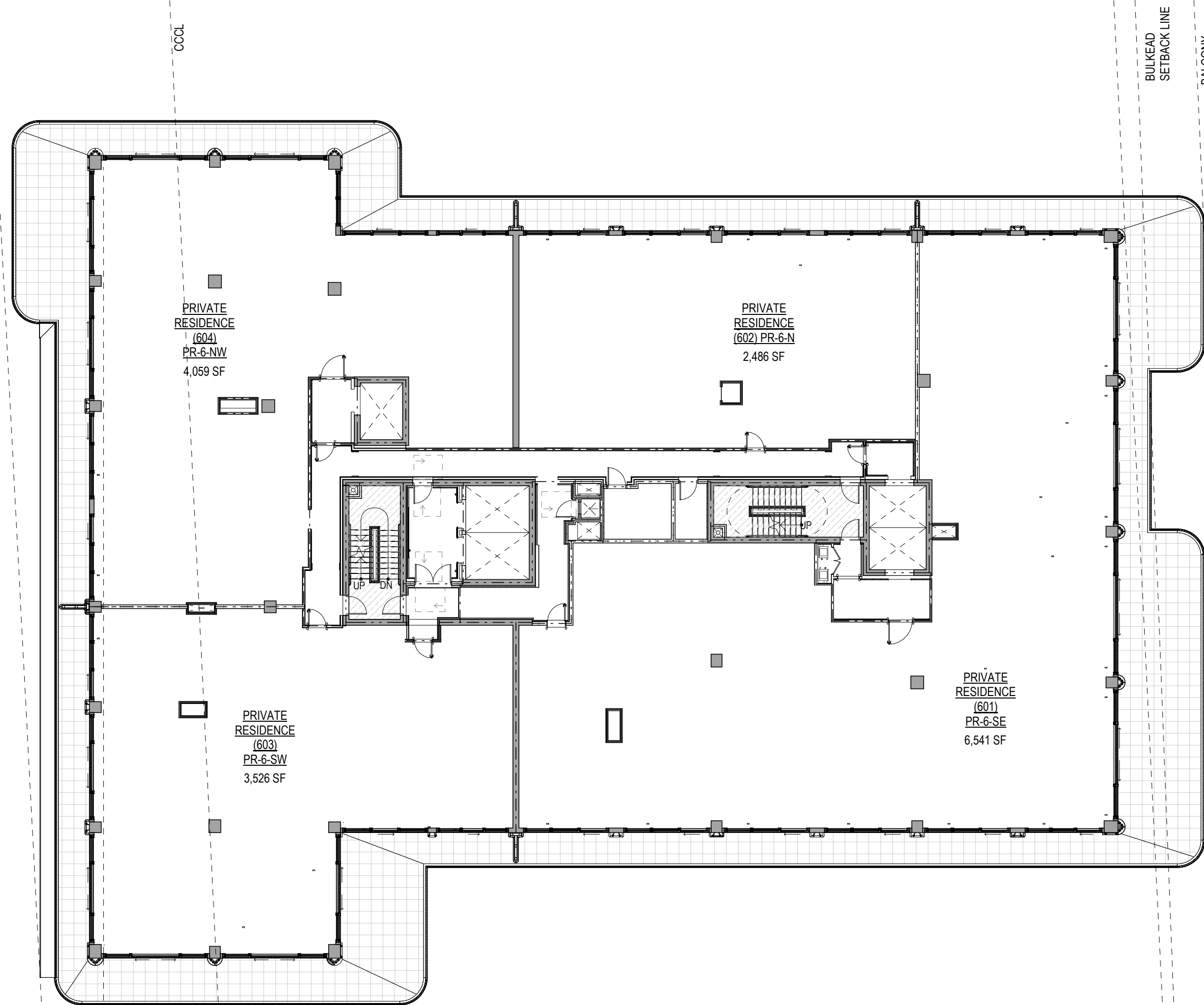
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R-2	07/23/2021	PROPOSAL SET - SOUTH WING
19	06/14/2022	ASB 15- REV ASK UPDATES
25	08/12/2022	ASB 22- REV ASK UPDATES
45	08/14/2022	ASB 43-FH Comments
81	08/29/2023	Surfside Township Amendment Submission



DEMISING WALL PLANS - LEVELS 1.5 - 4
SHEET NO.
A-115A



1 LEVEL 05 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"



2 LEVEL 06 FLOOR PLAN - DEMISING WALLS
1/16" = 1'-0"

OWNER
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8011 COLLINS AVE.
SURFSIDE, FLORIDA 33154

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171 SE 1ST AVENUE
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T: 561-521-0990

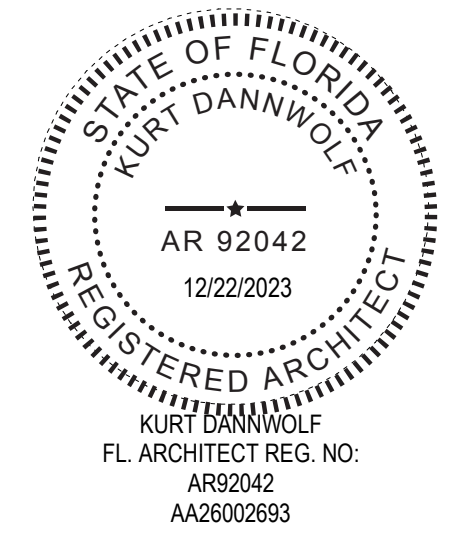
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MIAMI, FL 33155
T: 305-687-8975

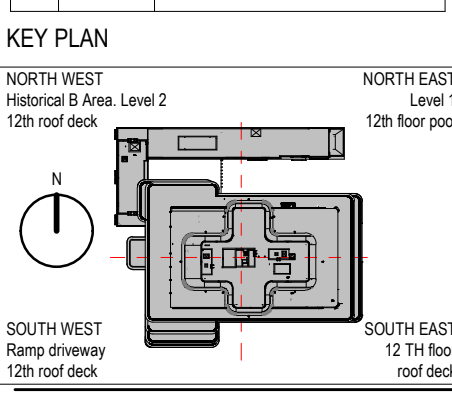


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PROJECT
SEAWAY
9133-9148 COLLINS AVENUE
SURFSIDE, FL 33154

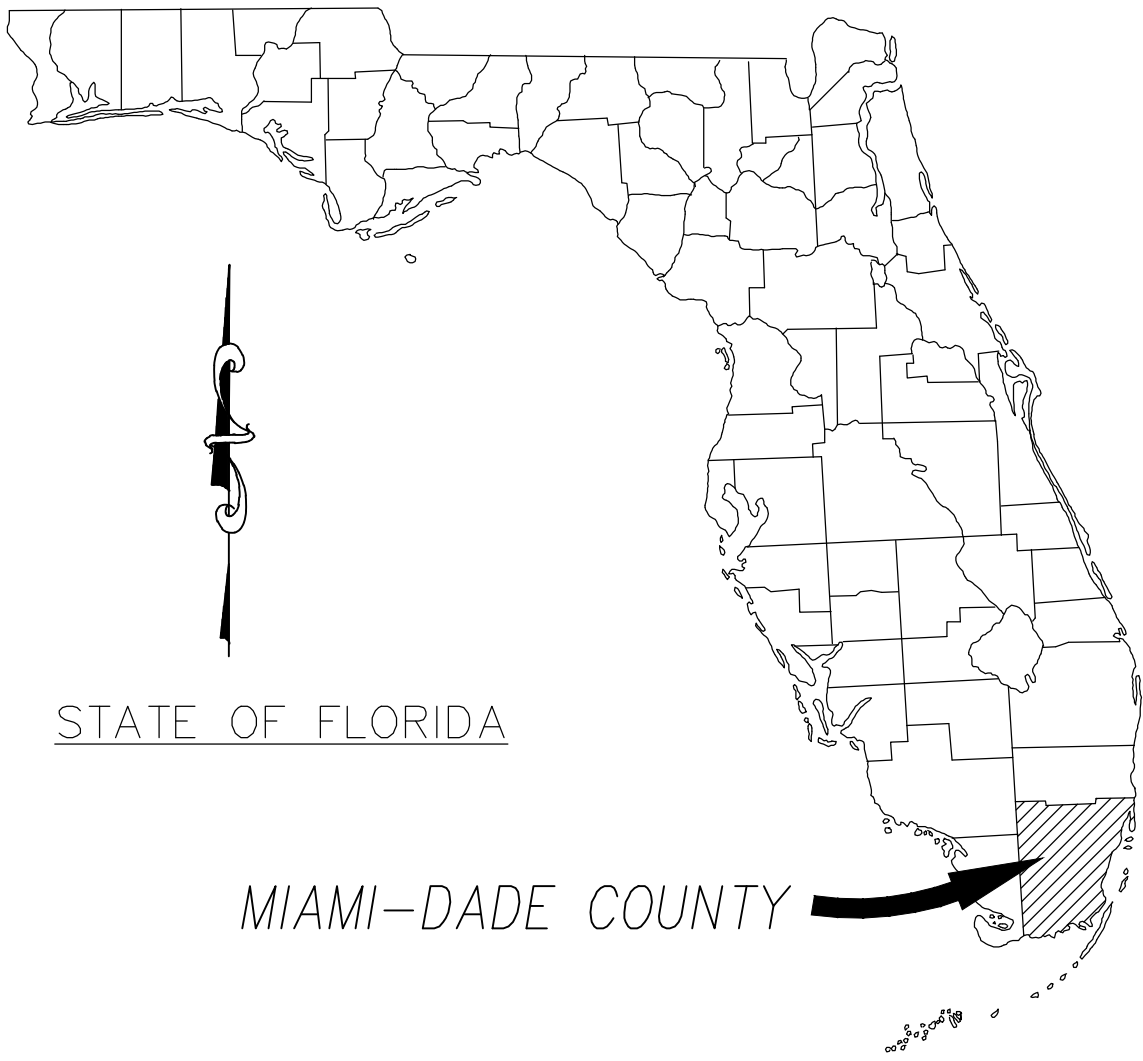
ISSUANCES:

NO	DATE	DESCRIPTION
55	03/24/2023	ASB 50 Line 501 Updates
56	05/31/2023	ASB 43 Line 501 Updates
81	08/29/2023	Surfside Township Amendment Submission



DEMISING WALL PLANS - LEVELS 5 - 6
SHEET NO.
A-116

Plotted By:Rmirez, Erick Sheet Set:SEAWAY Layout:L-000 COVER SHEET August 29, 2023 03:40:34pm K:\WB_URG\143598001--seaway\landscape\CADD\plansheets\L-000 COVER SHEET.dwg
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MIAMI, FL 33133
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POOL CONSULTANT
AQUADYNAMICS
5000 SW 75TH AVENUE, STE 103
MIAMI, FL 33155
PHONE: 305-667-8975

LANDSCAPE ARCHITECTURE
SITE PLAN REVIEW

FOR
SEAWAY

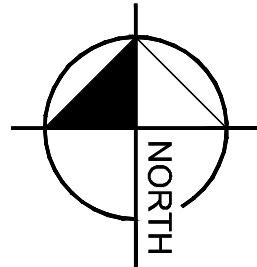
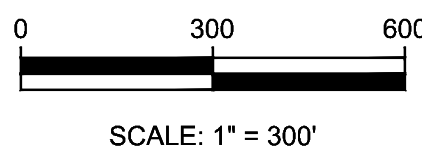
AUGUST 2023

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

PROJECT LOCATION



LOCATION MAP



LANDSCAPE ARCHITECT:

Kimley»Horn

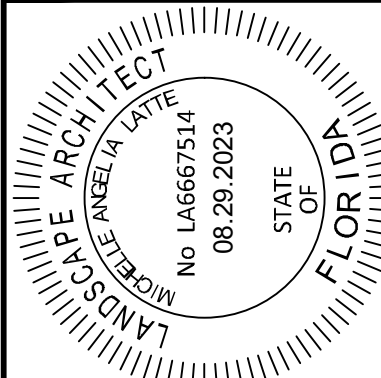
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

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

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
143598001	08/29/2023	AS SHOWN	ML	ER	ML



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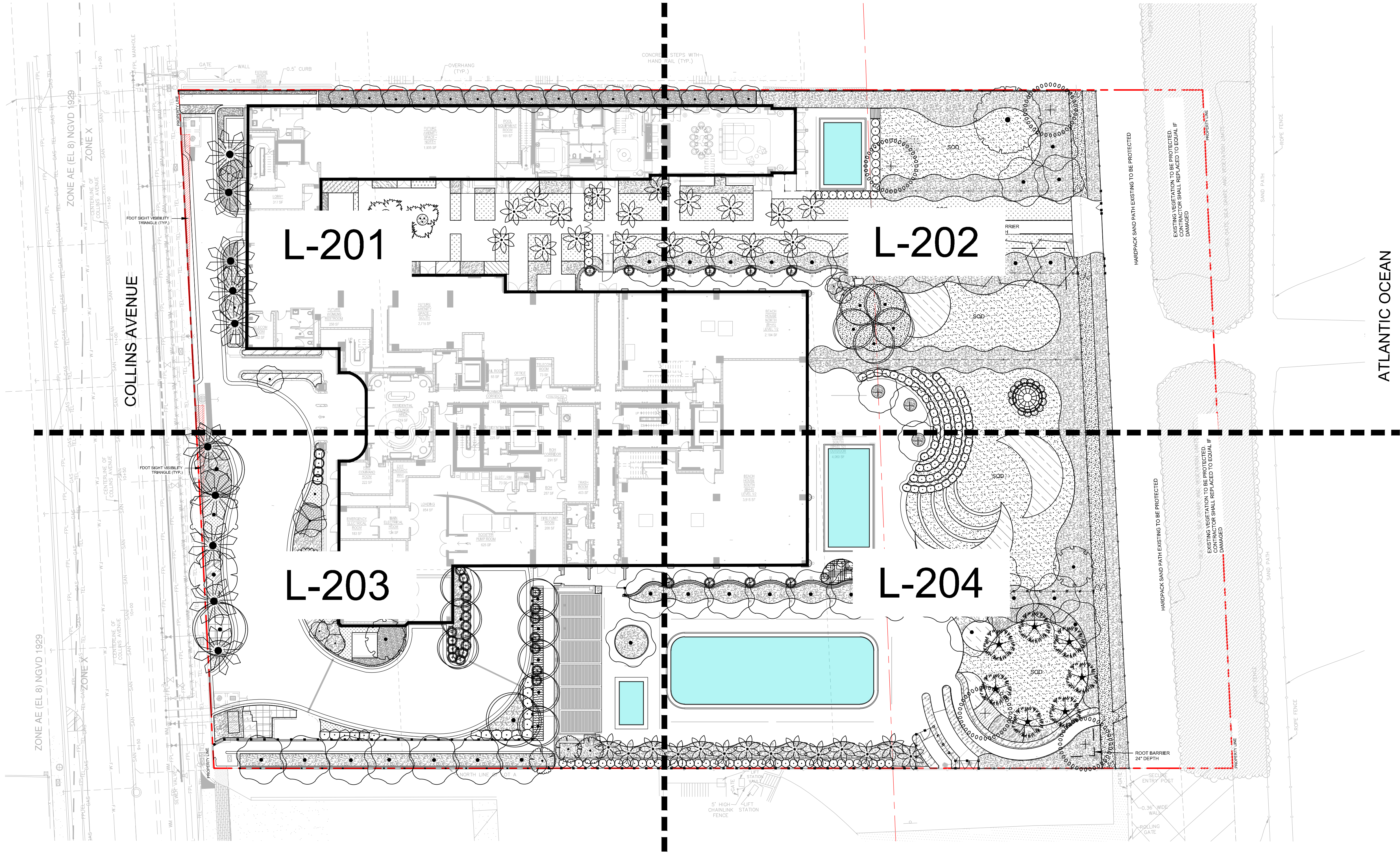
COVER SHEET

SEAWAY
PREPARED FOR
FORT PARTNERS

SHEET NUMBER
L-000

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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!

Plotted By:Romirez, Erick Sheet Set:SEAWAY Layout:L-200 OVERALL LANDSCAPE PLAN August 28, 2023 03:40:59pm K:\WB_URG\143598001-seaway\landscape\CADD\plansheets\L-200 LANDSCAPE.dwg
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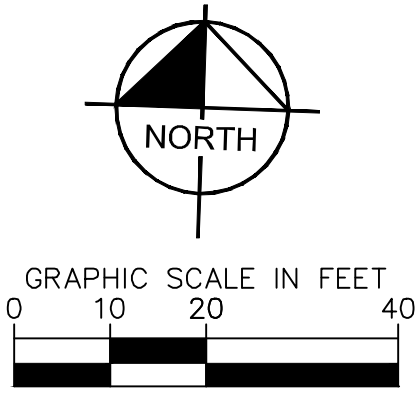


LANDSCAPE / PLANTING GENERAL NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES. THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- 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 (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
- PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPO-TRANSPARATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
- ALL TREES SHALL BE PLACED A MINIMUM OF FOUR (4) FEET FROM UNDERGROUND UTILITIES.
- LANDSCAPING SHALL BE MAINTAINED BELOW 30" HT AND TREES PROPERLY TRIMMED TO MAINTAIN CLEAR VISIBILITY AT ALL SIGHT VISIBILITY TRIANGLES. VEGETATION SHALL BE TRIMMED SO THAT NO FOLIAGE OR LIMBS EXTEND INTO REQUIRED VISIBILITY AREA.
- ALL SHADE TREES INSTALLED WITHIN SIX (6) FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- ALL TREES PLANTED ADJACENT TO WALKWAYS ARE TO HAVE LIMBS NO LESS THAN 6" 8" AFF WHEN LIMBS EXTENDED OVER WALKWAYS
- 4" CLEARANCE FROM BACK OF CURB SHALL BE MAINTAINED FOR ALL STREET TREES ADJACENT TO ROADS.

TREE DISPOSITION NOTE:

- TREE DISPOSITION PLANS AND MITIGATION PLANS WERE SUBMITTED BY OTHER AND APPROVED BY MIAMI DADE COUNTY ON 3/23/2022
- REFER TO THE TREE REMOVAL PERMIT APPROVED: TREE-12497
- TREES HAVE ALREADY BEEN REMOVED PER APPROVED PERMIT
- FOLIO: 14-2235-015-001 & 14-2235-001-0020



Sunshine811
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Check positive response codes before you dig!

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KHA PROJECT 143598001		DATE 08.29.2023		SCALE AS SHOWN		DESIGNED BY ML		DRAWN BY ER		CHECKED BY ML		NO.		REVISIONS		DATE		BY	
KHA PROJECT 143598001		DATE 08.29.2023		SCALE AS SHOWN		DESIGNED BY ML		DRAWN BY ER		CHECKED BY ML		NO.		REVISIONS		DATE		BY	

SEAWAY
PREPARED FOR
FORT PARTNERS

**OVERALL
LANDSCAPE PLAN**

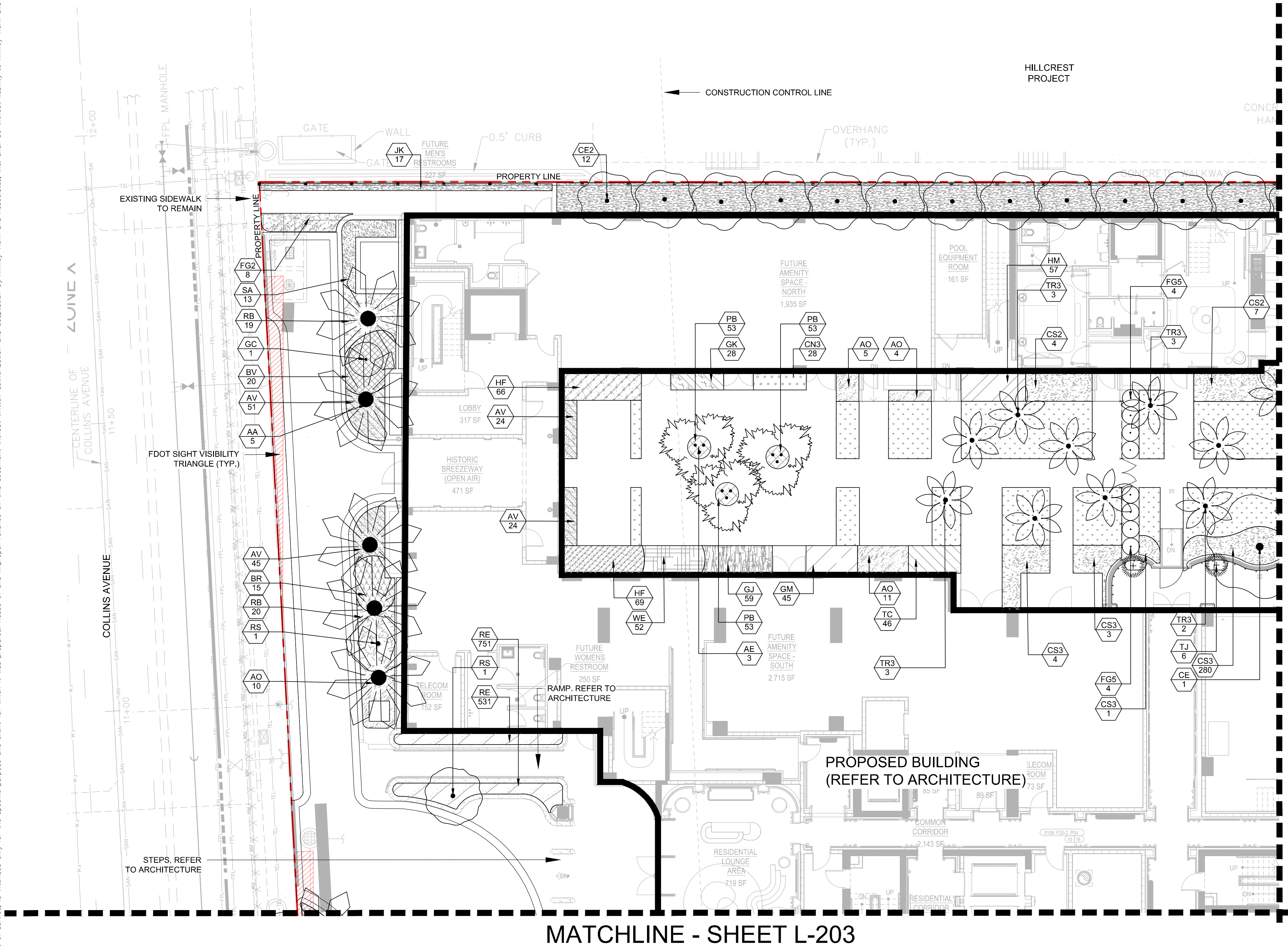
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















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WWW.KIMLEY-HORN.COM CA 00000696






LANDSCAPE ARCHITECT
MICHELLE ANGELA LATTE
No. LA6667514
08.29.2023
STATE OF
FLORIDA
FOR IDA

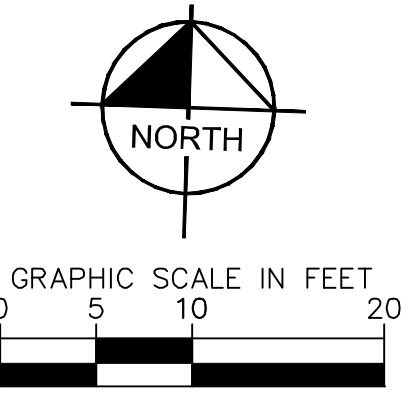
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PLANT KEY

TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACACIA SEYAL CINNAMON BARK CINNAMON BARK
	BB	BAUHINIA X BLAKEANA HONG KONG ORCHID TREE
	CA	CLUSIA ROSEA AUTOGRAPH TREE
	CD3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM
	CE	CONOCARPUS ERECTUS BUTTONWOOD
	CE2	CONOCARPUS ERECTUS BUTTONWOOD
	CE3	CONOCARPUS ERECTUS BUTTONWOOD
	CU	COCCOLOBA UVIFERA SEA GRAPE
	CU2	COCCOLOBA UVIFERA SEA GRAPE
	CU4	COCCOLOBA UVIFERA SEA GRAPE
	CU5	COCCOLOBA UVIFERA SEA GRAPE
	GC	GUAIACUM COULTERI LIGNUM VITAE
	HT	HIBISCUS TILIACEUS HAU
	LS	LYSILOMA SABICU HORSEFLESH MAHOGANY
	ME	MIMUSOPS ELENGI SPANISH CHERRY
	ME2	MIMUSOPS ELENGI SPANISH CHERRY
	ME3	MIMUSOPS ELENGI SPANISH CHERRY
	RS	RADERMACHERA X KUNMING' KUNMING DWARF TREE JASMINE
	TP	THEVETIA PERUVIANA YELLOW OLEANDER
	TR	TABEBUIA ROSEA ROSY TRUMPET TREE
	TR3	THRINAX RADIATA FLORIDA THATCH PALM
	TR3	THRINAX RADIATA FLORIDA THATCH PALM

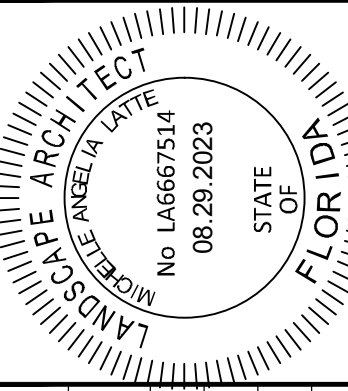
PALM TREES	CODE	BOTANICAL / COMMON NAME
	AA	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALM
	AE	PTYCHOSTERMA ELEGANS ALEXANDER PALM
	SS	SABAL PALMETTO CABBAGE PALMETTO
	TR2	THRINAX RADIATA FLORIDA THATCH PALM
	TR3	THRINAX RADIATA FLORIDA THATCH PALM



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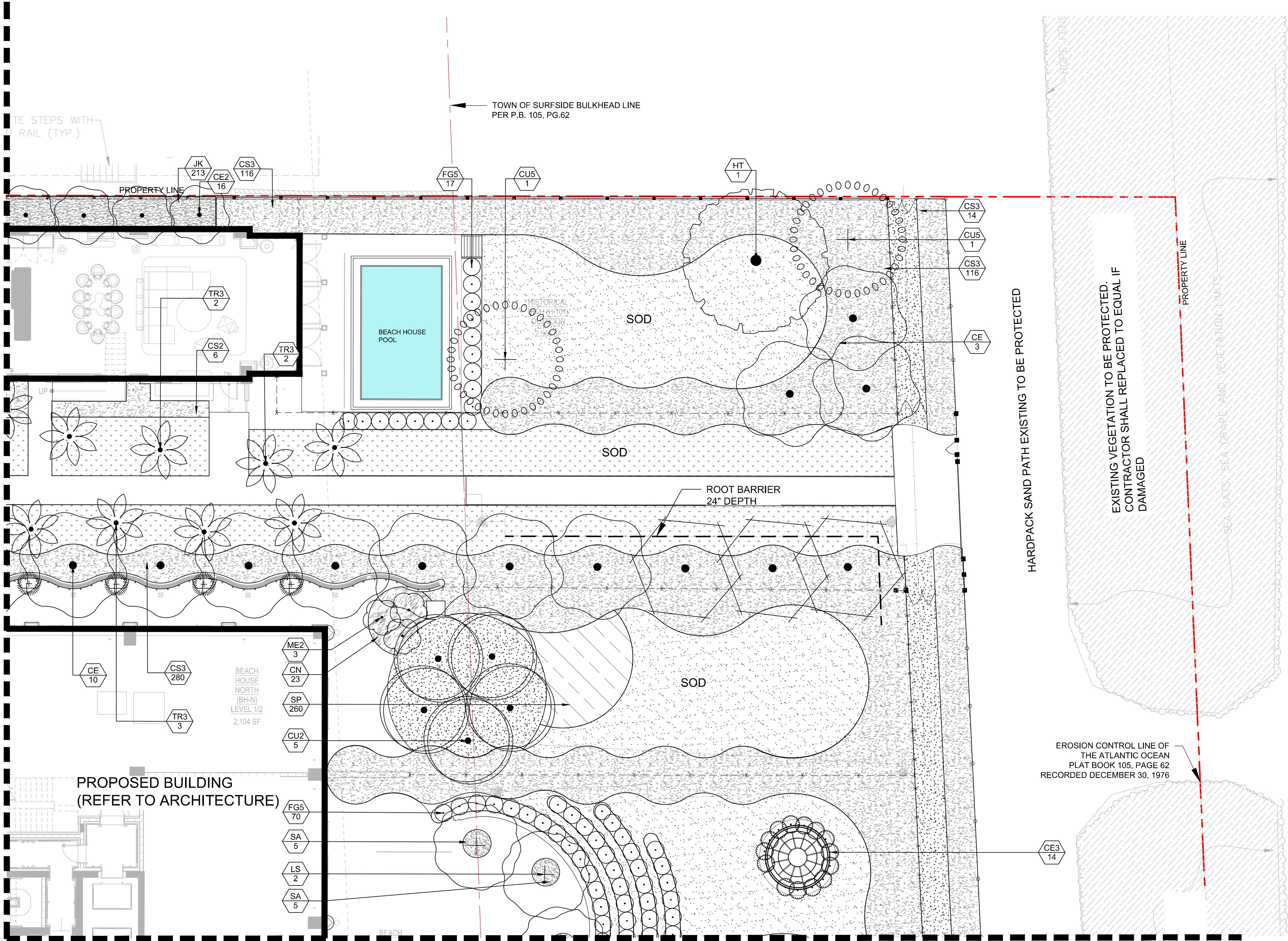
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
143598001	08/29/2023	AS SHOWN	ML	ER	ML

LANDSCAPE PLAN
SEAWAY
PREPARED FOR
FORT PARTNERS
CITY OF SURFSIDE

SHEET NUMBER	DATE	BY
L-201		

Plotted By: Ramirez, Erick Sheet Set: SEAWAY Layout: L-202 LANDSCAPE PLAN August 29, 2023 03:41:14pm K:\MIB_LURG\143598001-seaway\landscape\CADD\plansheets\L-200 LANDSCAPE.dwg
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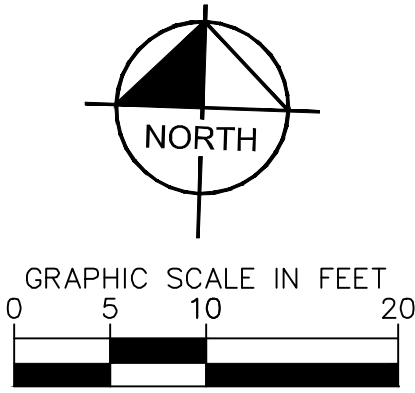
MATCHLINE - SHEET L-201



MATCHLINE - SHEET L-204

PLANT KEY

TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACACIA SEYAL CINNAMON BARK CINNAMON BARK
	BB	BAUHINIA X BLAKEANA HONG KONG ORCHID TREE
	CA	CLUSIA ROSEA AUTOGRAPH TREE
	CD3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM
	CE	CONOCARPUS ERECTUS BUTTOWOOD
	CE2	CONOCARPUS ERECTUS BUTTOWOOD
	CE3	CONOCARPUS ERECTUS BUTTOWOOD
	CU	COCCOLOBA UVIFERA SEA GRAPE
	CU2	COCCOLOBA UVIFERA SEA GRAPE
	CU4	COCCOLOBA UVIFERA SEA GRAPE
	CU5	COCCOLOBA UVIFERA SEA GRAPE
	GC	GUAIACUM COULTERI LIGNUM VITAE
	HT	HIBISCUS TILIACEUS HAU
	LS	LYSILOMA SABICU HORSEFLUSH MAHOGANY
	ME	MIMUSOPS ELENGI SPANISH CHERRY
	ME2	MIMUSOPS ELENGI SPANISH CHERRY
	ME3	MIMUSOPS ELENGI SPANISH CHERRY
	RS	RADERMACHERA X KUNMING' KUNMING DWARF TREE JASMINE
	TP	THEVETIA PERUVIANA YELLOW OLEANDER
	TR	TABEBUIA ROSEA ROSY TRUMPET TREE
PALM TREES	CODE	BOTANICAL / COMMON NAME
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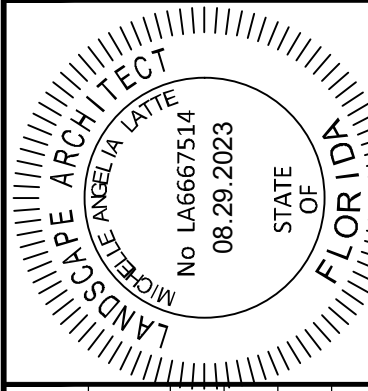


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KHA PROJECT 143598001	DATE 08/29/2023	SCALE AS SHOWN	DESIGNED BY ML	ER ER	CHECKED BY ML
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LANDSCAPE PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

SHEET NUMBER
L-202

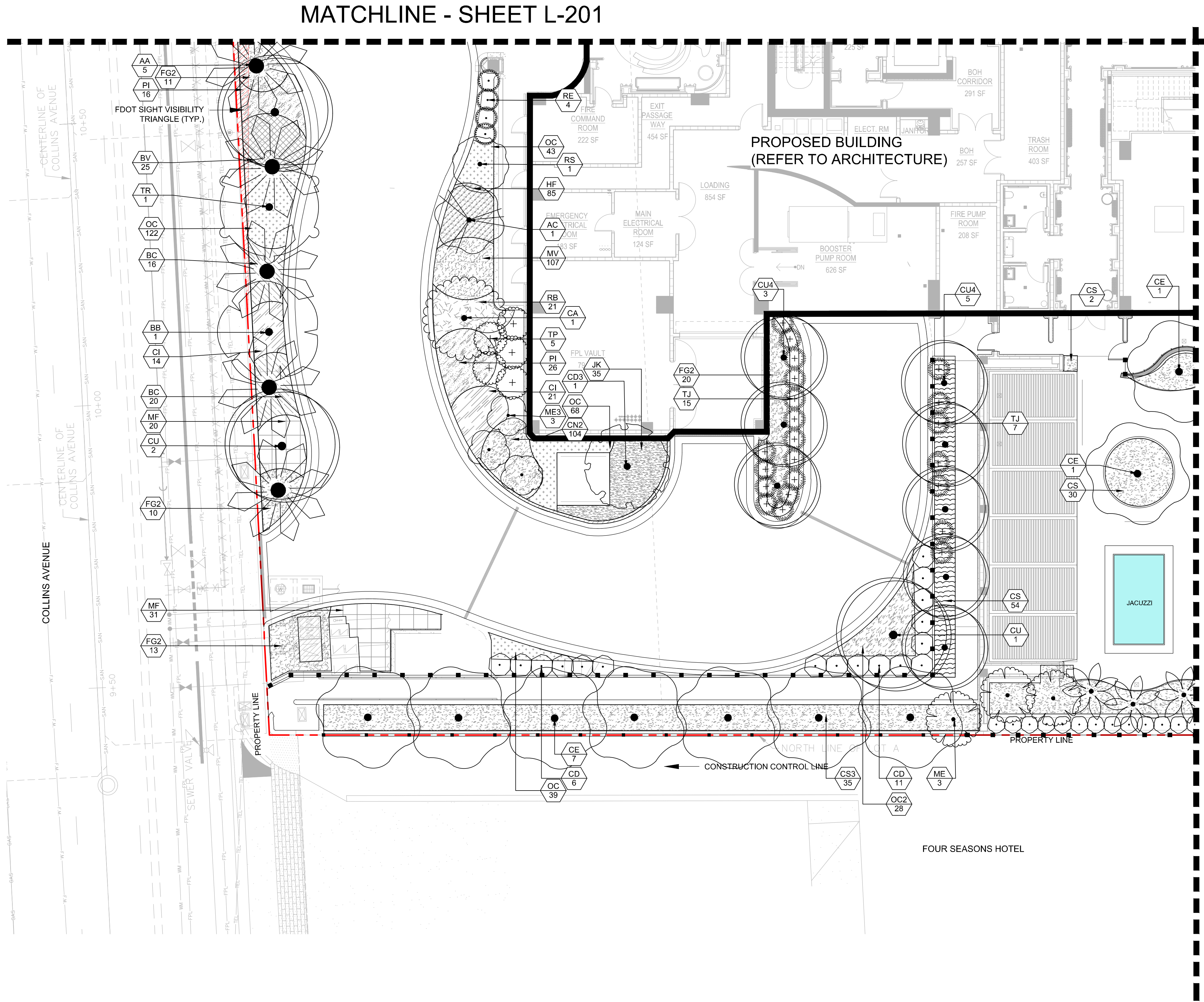
CITY OF SURFSIDE

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REVISIONS

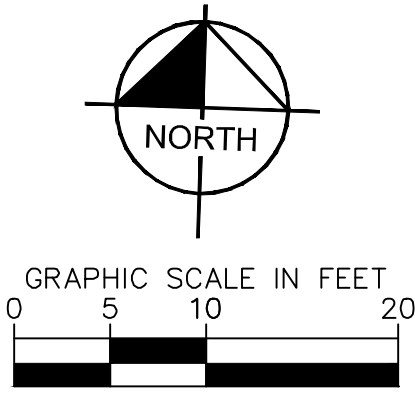
No.	DATE	BY

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MATCHLINE - SHEET L-201

MATCHLINE - SHEET L-204



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PLANT KEY

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LANDSCAPE ARCHITECT
MICHELLE ANGELA LATTE
No. L6667514
08.29.2023
STATE OF
FLORIDA
FOR IDA

KHA PROJECT	143598001
DATE	08.29.2023
SCALE	AS SHOWN
DESIGNED BY	ML
DRAWN BY	ER
CHECKED BY	ML

REVISIONS

No.	DATE	BY

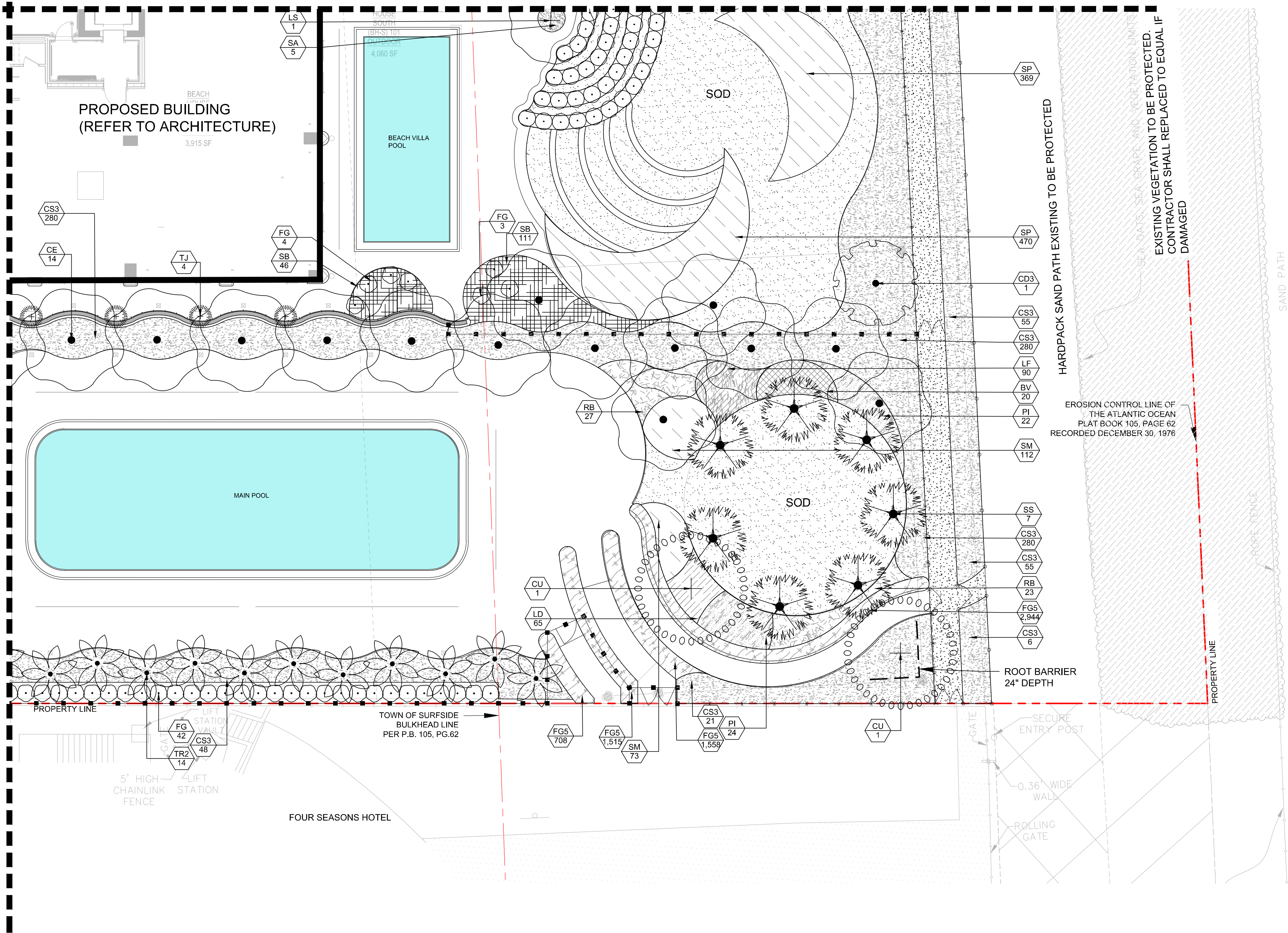
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CITY OF SURFSIDE


























LANDSCAPE PLAN

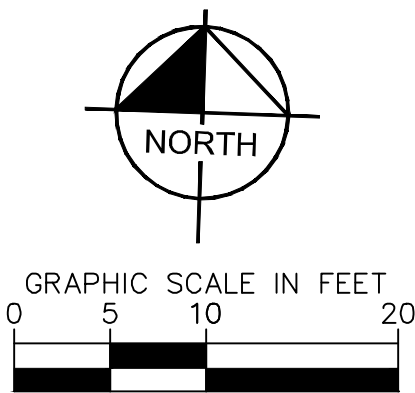
SHEET NUMBER
L-203

MATCHLINE - SHEET L-203



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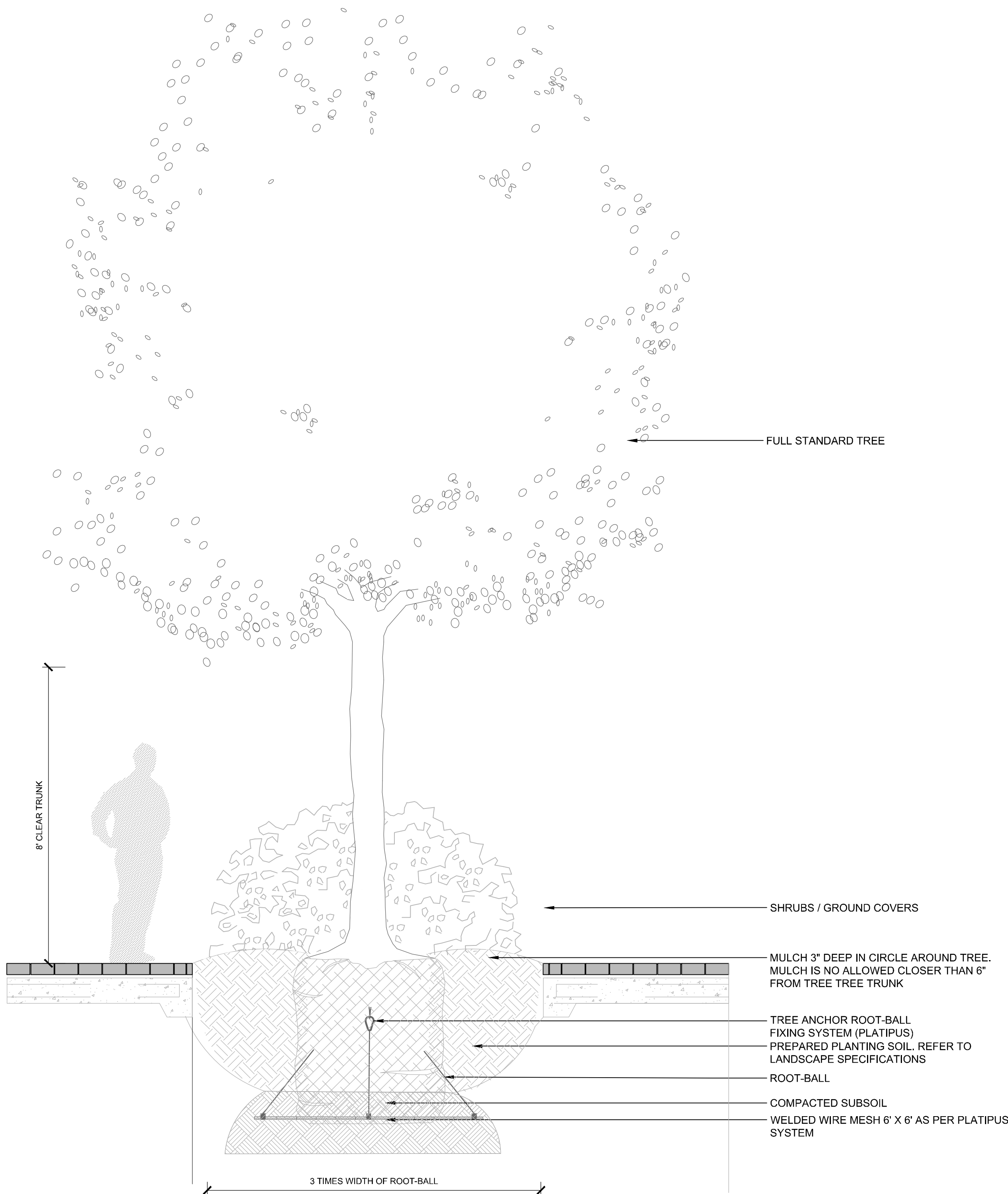
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LANDSCAPE PLAN

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[illegible]



2 TREE AND SHRUB PLANTING DETAIL
1/2" = 1'-0"

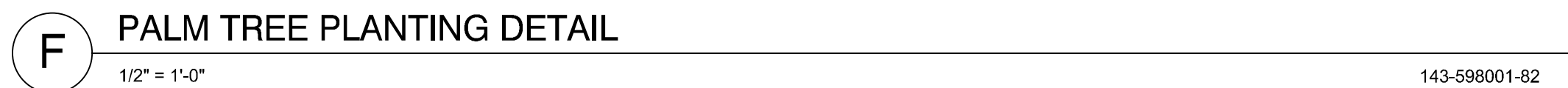
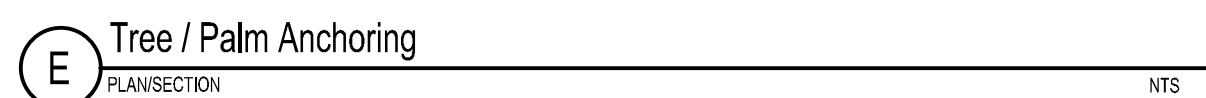
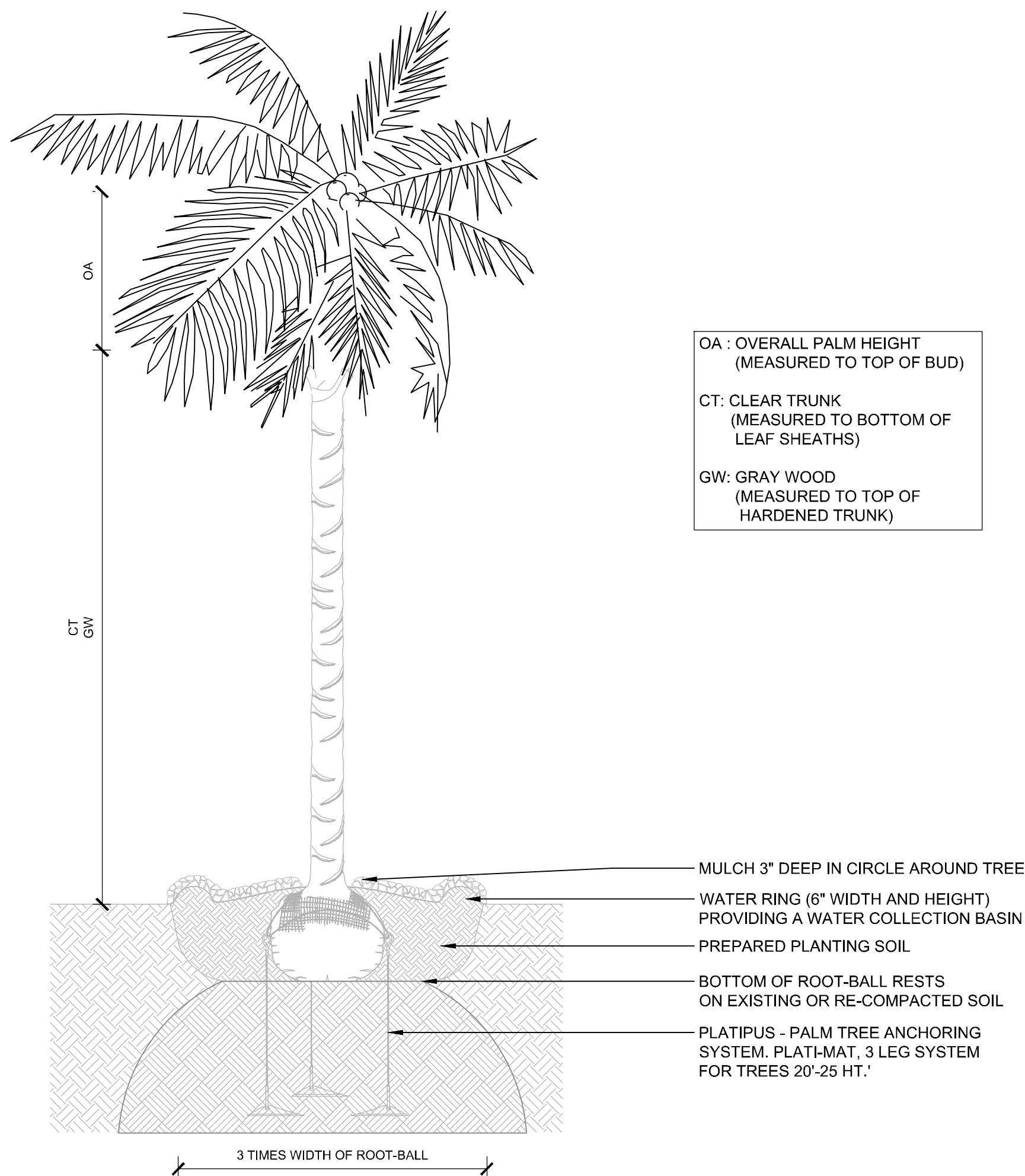
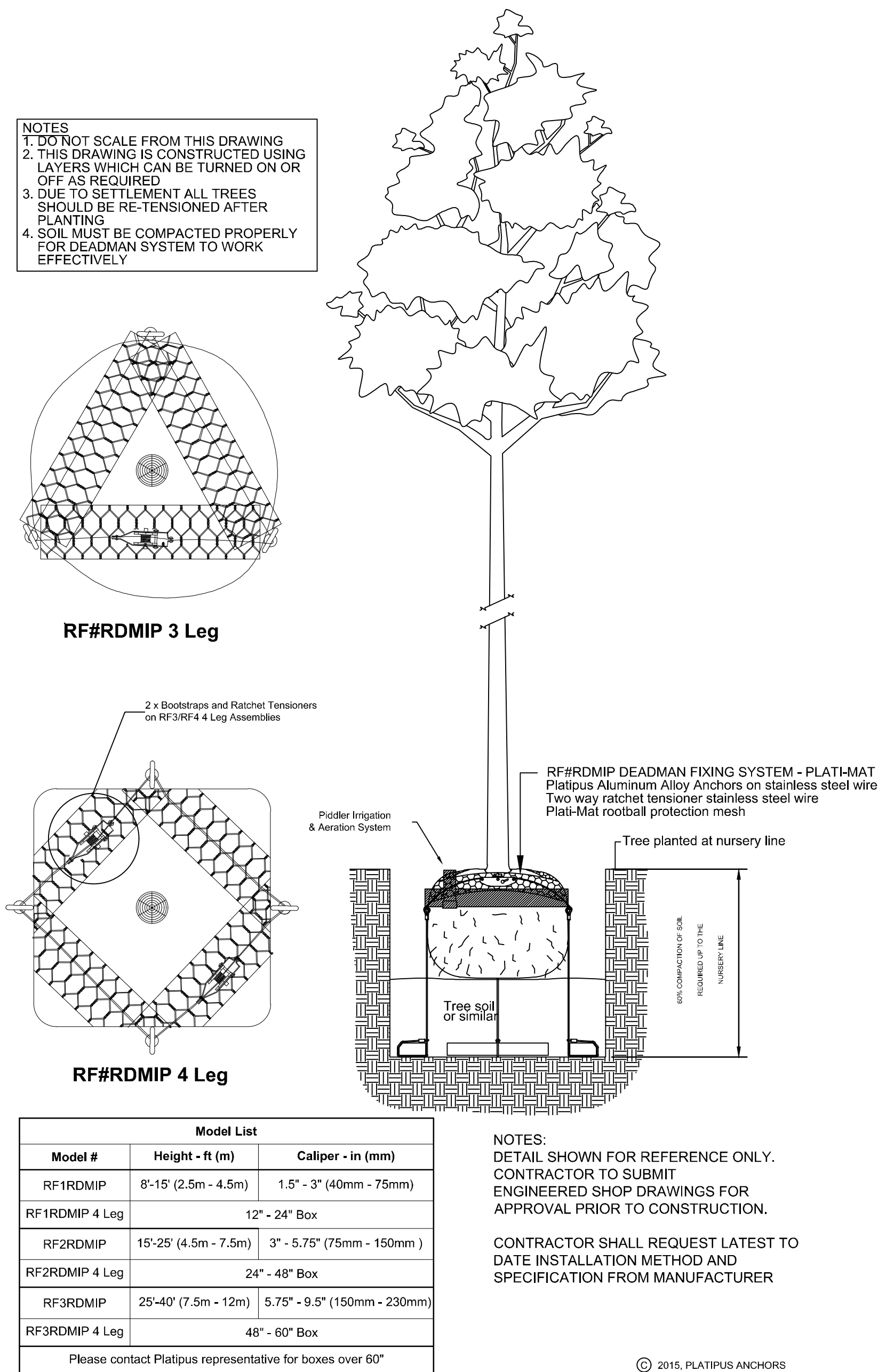
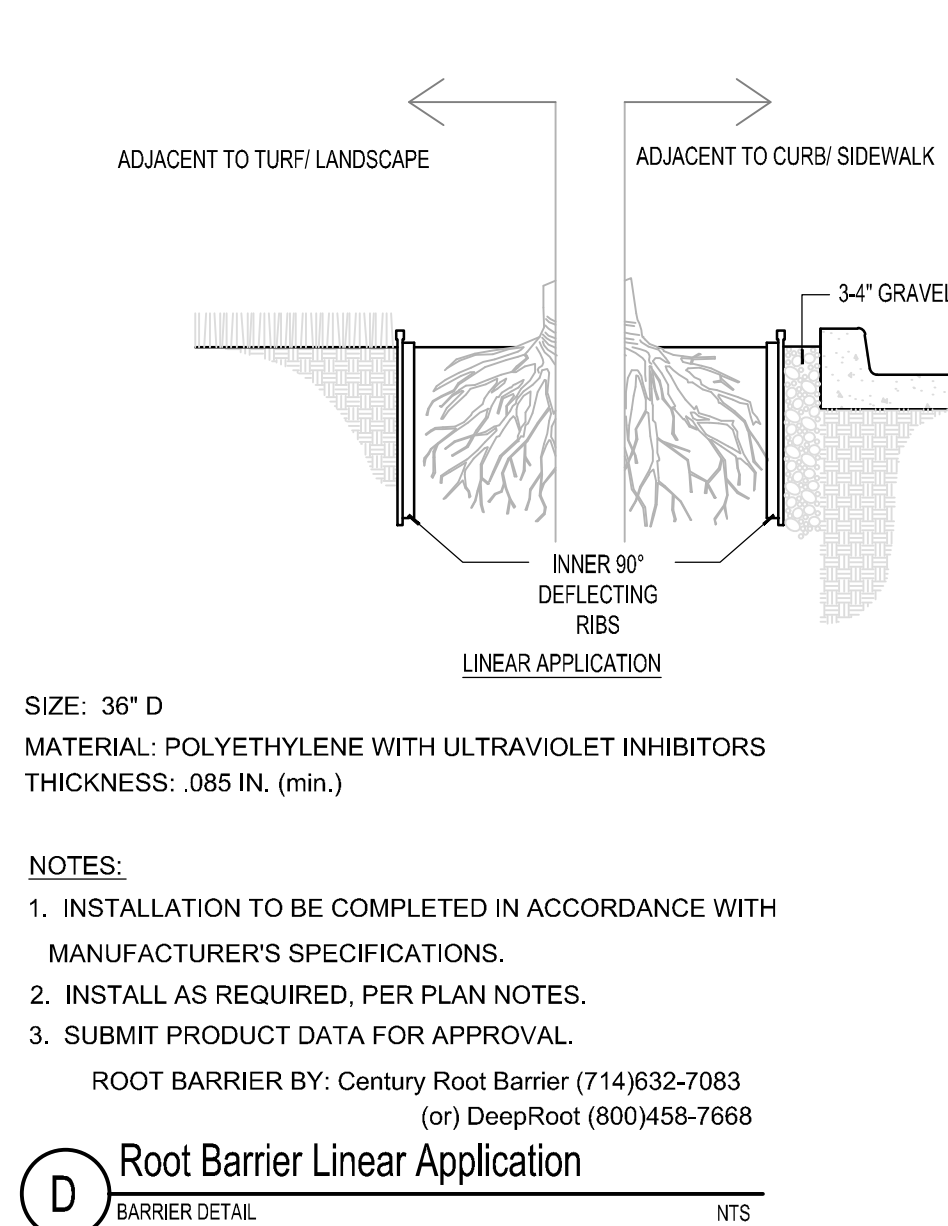
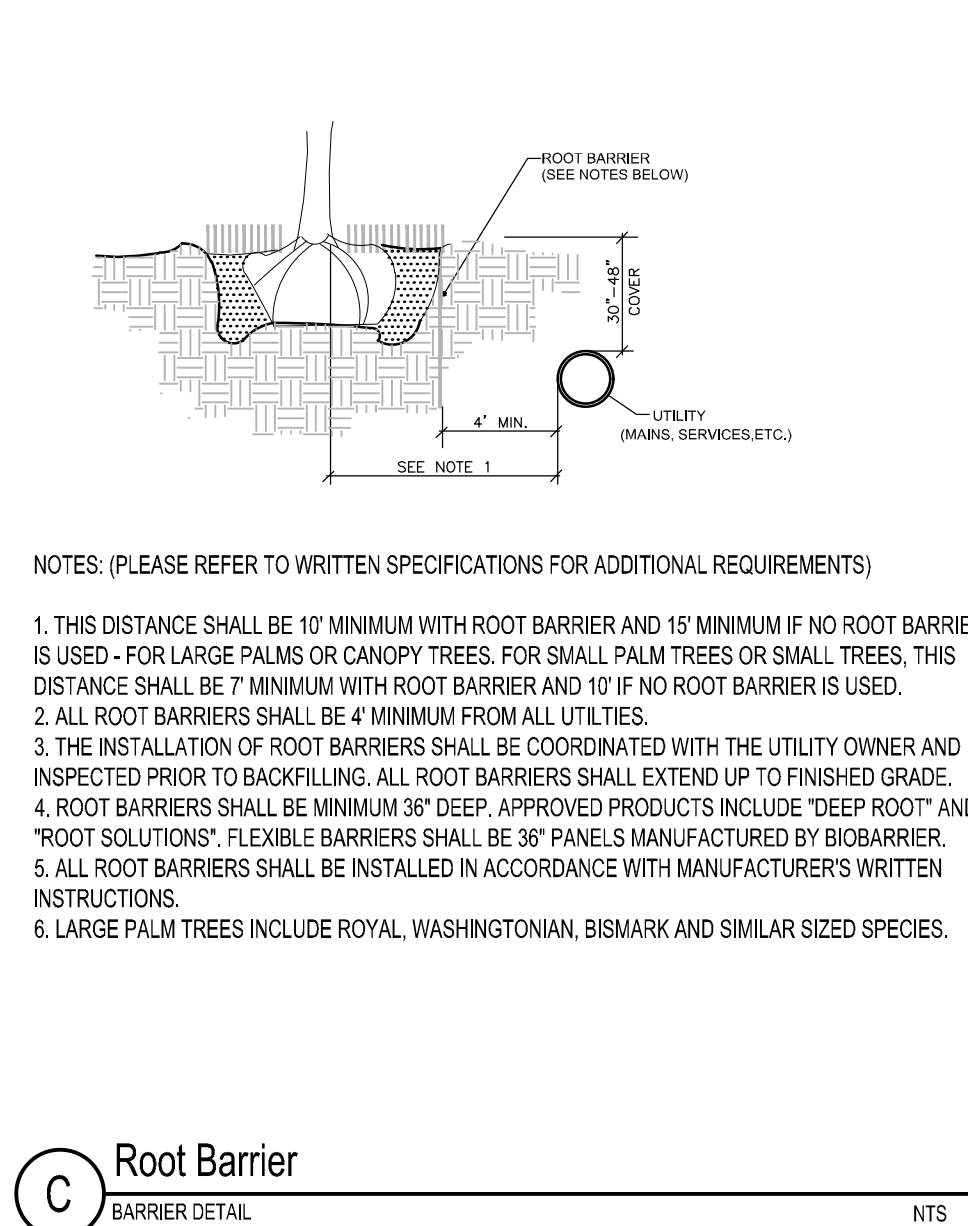
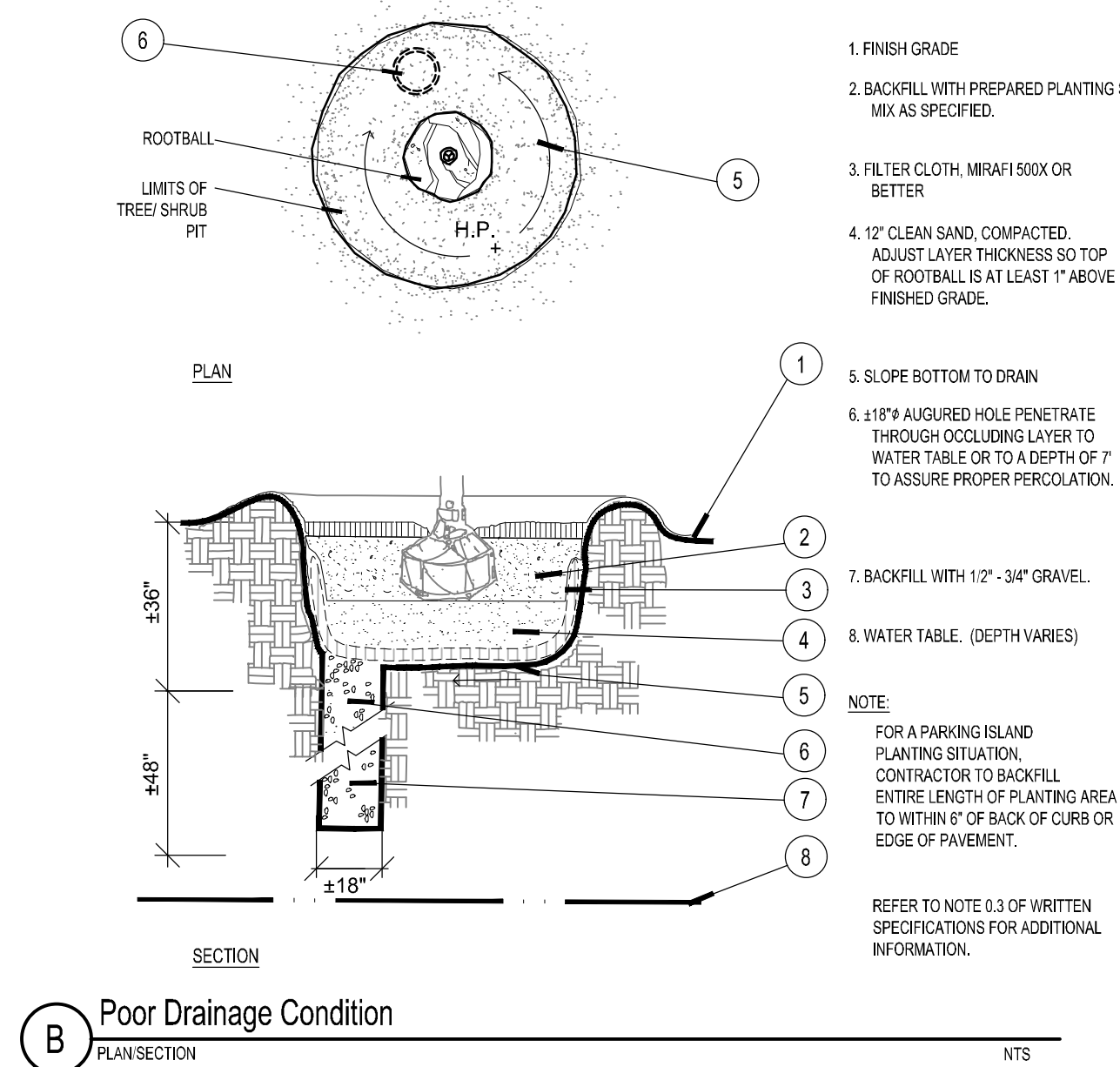
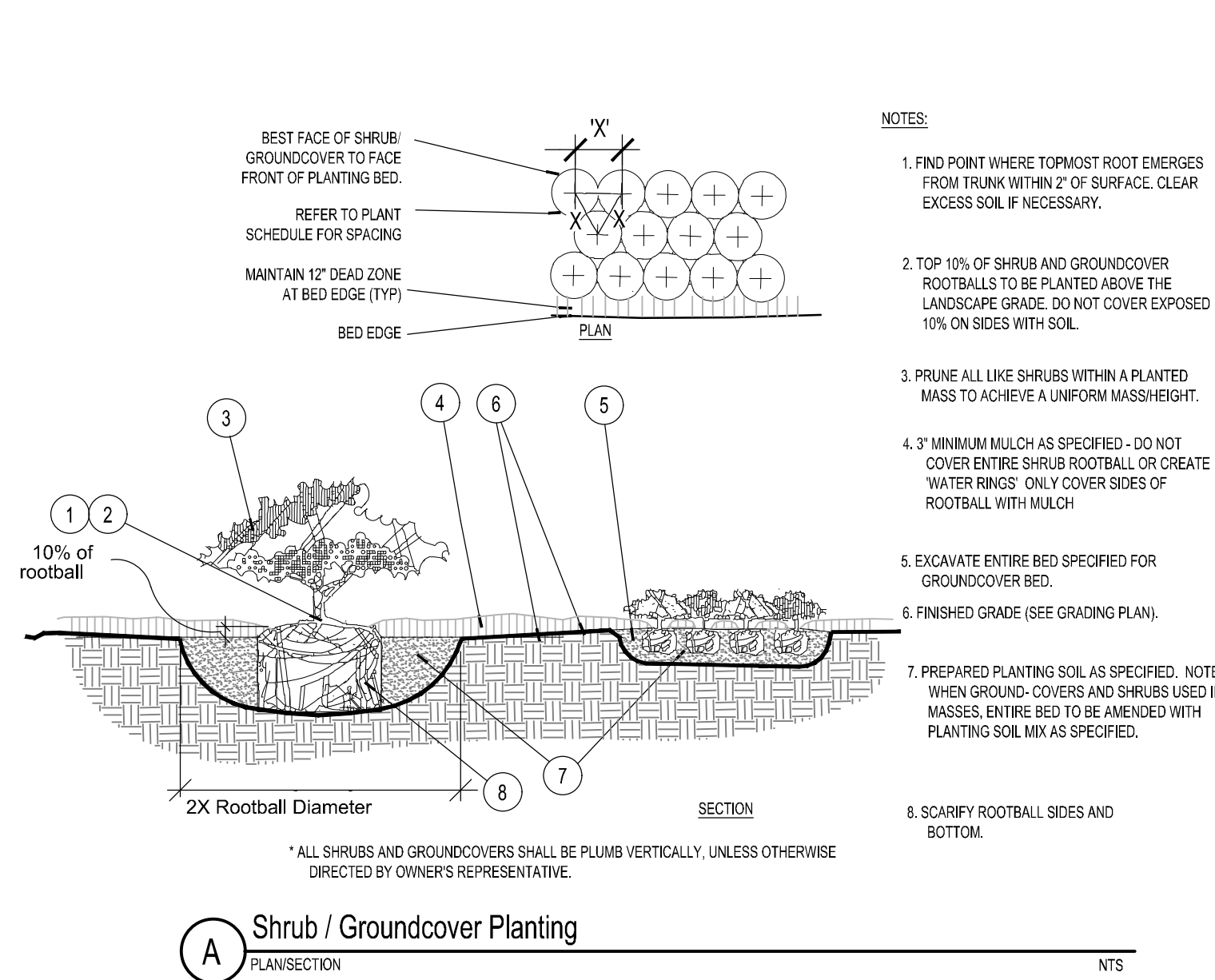
CITY OF SURFSIDE

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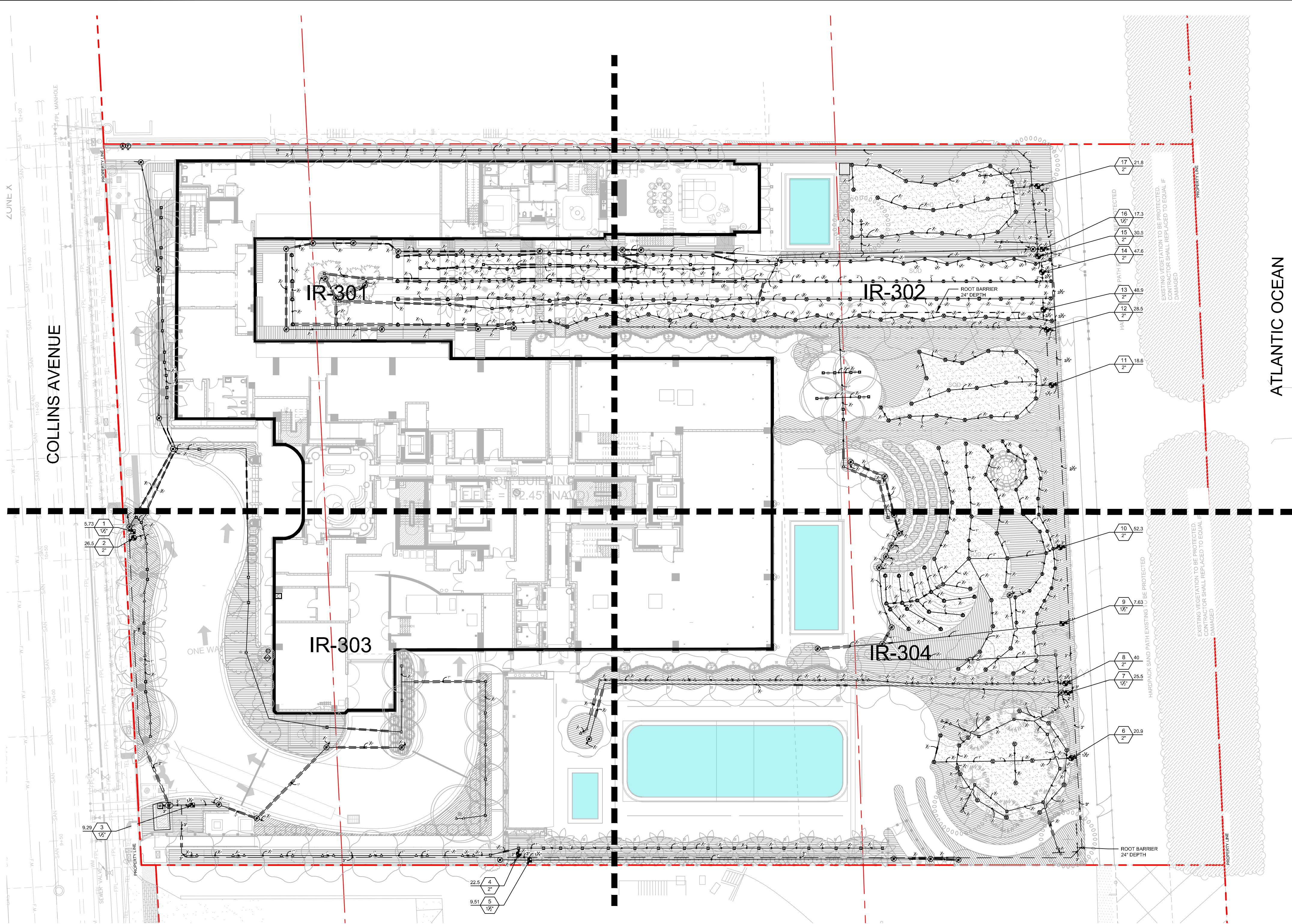
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SHEET NUMBER		L-251		CITY OF SURFSIDE		FL		LANDSCAPE DETAILS		KHA PROJECT 14.598001 DATE 08.29.2023 SCALE AS SHOWN DESIGNED BY ML DRAWN BY ER CHECKED BY ML				Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 0000696		No. _____ DATE _____ REVISIONS _____ BY _____	
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Plotted By: Ramirez, Erick Sheet Set: SEAWAY Layout: IR-300 OVERALL IRRIGATION PLAN August 28, 2023 03:41:58pm K:\MIB_URG\143598001-seaway\landscape\CADD\plansheets\IR-300 IRRIGATION.dwg
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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
	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
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XC2-150-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	
	PIPE TRANSITION POINT IN DRIP BOX	43	
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	1	
	RAIN BIRD 1404 DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1	
	RAIN BIRD ARV50 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	
	RAIN BIRD XFS-06-16 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	QTY	
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
	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, PAGE 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	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	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	
	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 # Valve Flow # Valve Size		

IRRIGATION SYSTEM NOTES

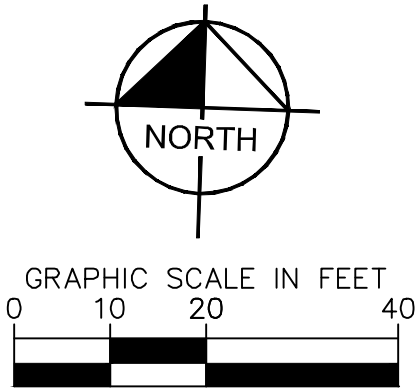
- AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED THAT WILL PROVIDE 100% COVERAGE WITH 50% OVERLAP WHICH WILL CONFORM TO CURRENT CODE REQUIREMENTS, INCLUDING A MAIN SWITCH, AND WHICH WILL NOT SPRAY ON PAVEMENT INCLUDING SIDEWALKS.
- CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES 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.
- 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.
- 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

SLEEVE SIZE SCHEDULE (SCH 40)	
PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/2"	4"
2"	4"
2 1/2"	6"
3", 4"	6"
5", 6"	8"
7", 8"	10"

*CONTRACTOR SHALL USE THE ABOVE SCHEDULE TO SIZE SLEEVES. THE PIPE SIZE IN THE ABOVE SCHEDULE SHALL REFLECT THE CUMULATIVE VALUE OF ALL PIPES GRAPHICALLY SHOWN THROUGH SLEEVE.
*SLEEVING SHALL BE DOUBLE WHEN SLEEVING THROUGH ANY DRIVING ISLE OR VEHICULAR SURFACE



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KHA PROJECT	143598001
DATE	08.29.2023
SCALE	AS SHOWN
DESIGNED BY	ML
DRAWN BY	ER
CHECKED BY	ML

LANDSCAPE ARCHITECT
MICHELLE ANGELA LATTE
No. L4667514
08.29.2023
STATE OF
FLORIDA
FOR IDA

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REVISIONS

No.	DATE	BY

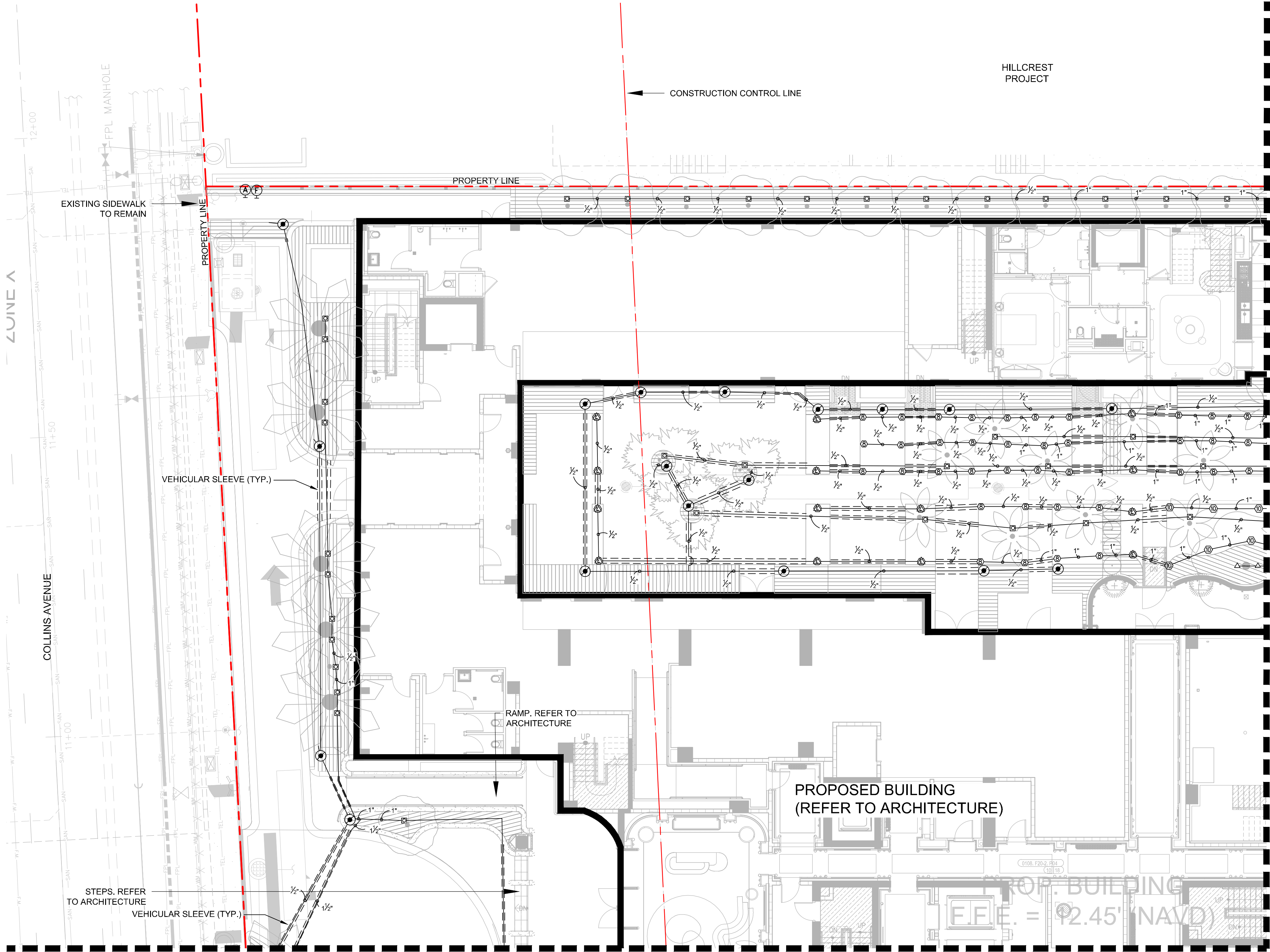
OVERALL IRRIGATION PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

CITY OF SURFSIDE

SHEET NUMBER
IR-300

Plotted By:Romirez, Erick Sheet Set:SEAWAY Layout:IR-301 IRRIGATION PLAN August 29, 2023 03:42:09pm K:\MIB-URG\143598001-seaway\landscapa\CADD\plansheets\IR-301 IRRIGATION.dwg
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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
	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
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6 IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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	
	RAIN BIRD MDC3P DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	43	
	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (S&B 7X8 EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	1	
	RAIN BIRD XFS-06-16 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	QTY	
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
	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-TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	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	
	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 Valve Flow Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
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	26.6	38.3	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	46.88	671.2	38.0	54.5	2.73 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	47.68	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			

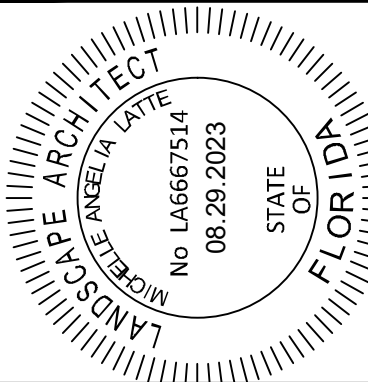


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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT
143598001
DATE
08/29/2023
SCALE AS SHOWN
DESIGNED BY ML
DRAWN BY ER
CHECKED BY ML

IRRIGATION PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

SHEET NUMBER
IR-301

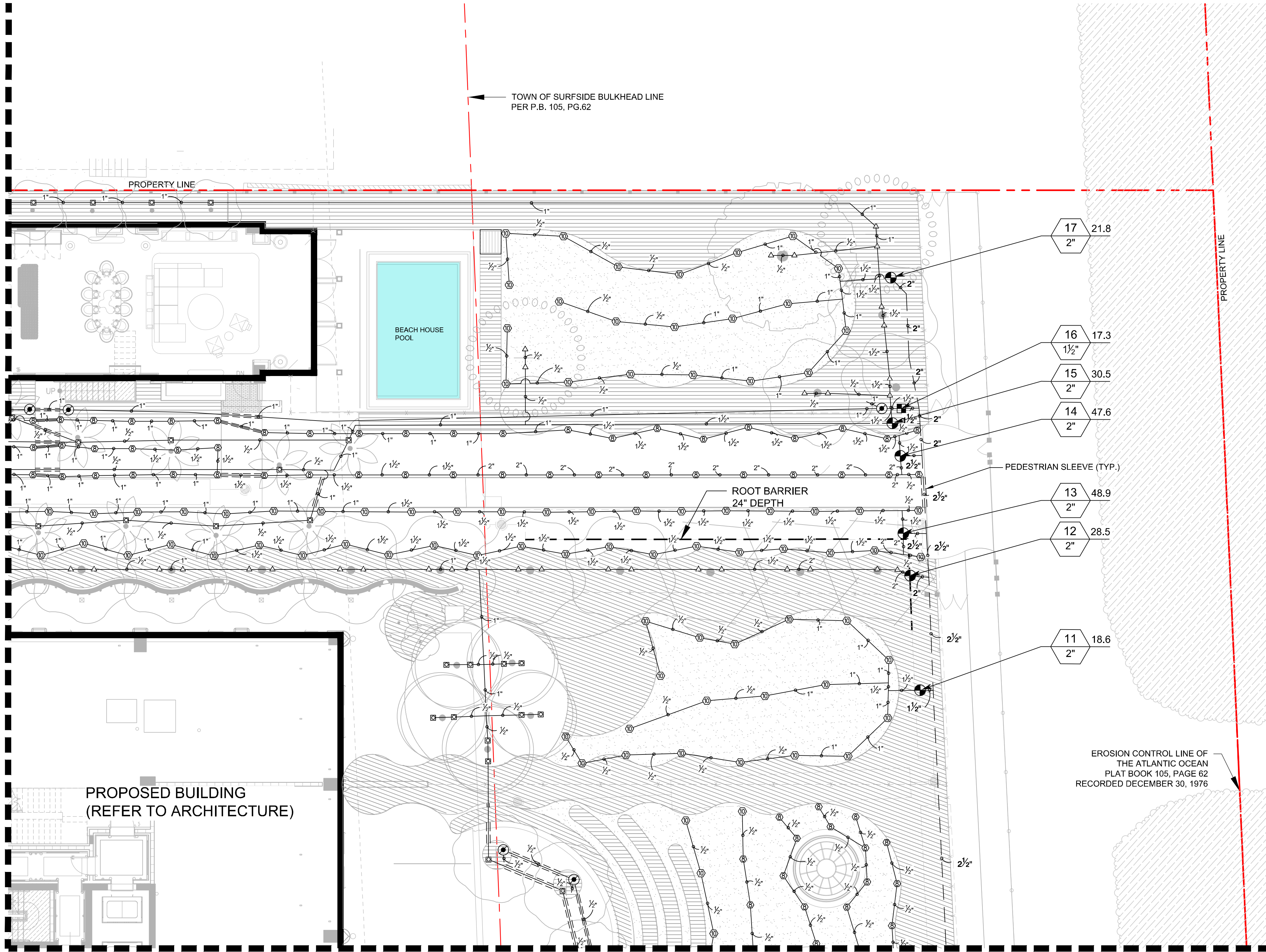
CITY OF SURFSIDE

REVISIONS

No. DATE

Plotted By: Ramirez, Erick Sheet Set: SEAWAY Layout: IR-302 IRRIGATION PLAN August 29, 2023 03:42:14pm K:\MIB_URG\143598001--seaway\landscapa\CADD\plansheets\IR-302 IRRIGATION.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SHEET IR-301



MATCHLINE - SHEET IR-303

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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
	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
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6 IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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	
	PIPE TRANSITION POINT IN DRIP BOX	43	
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	1	
	RAIN BIRD MDC2 CAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1	
	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-06-16 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	QTY	
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
	BACK FLOW PREVENTER 2" REFER TO CIVIL DWG.	1	
	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	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	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	
	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		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
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
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13	RAIN BIRD PEB	2"	TURF SPRAY	46.88	671.2	36.0	54.5	2.73 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	47.68	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
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17	RAIN BIRD PEB	2"	TURF SPRAY	21.79	711.4	35.8	49.6	1.62 in/h
	Common Wire				706.2			

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WWW.KIMLEY-HORN.COM CA 00000696

LANDSCAPE ARCHITECT
MICHELLE ANGELA LATTE
No. L4667514
08-29-2023
STATE OF
FLORIDA
FOR IDA

KHA PROJECT
143598001
DATE
08/29/2023
SCALE AS SHOWN
DESIGNED BY ML
DRAWN BY ER
CHECKED BY ML

IRRIGATION PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

SHEET NUMBER
IR-302

CITY OF SURFSIDE

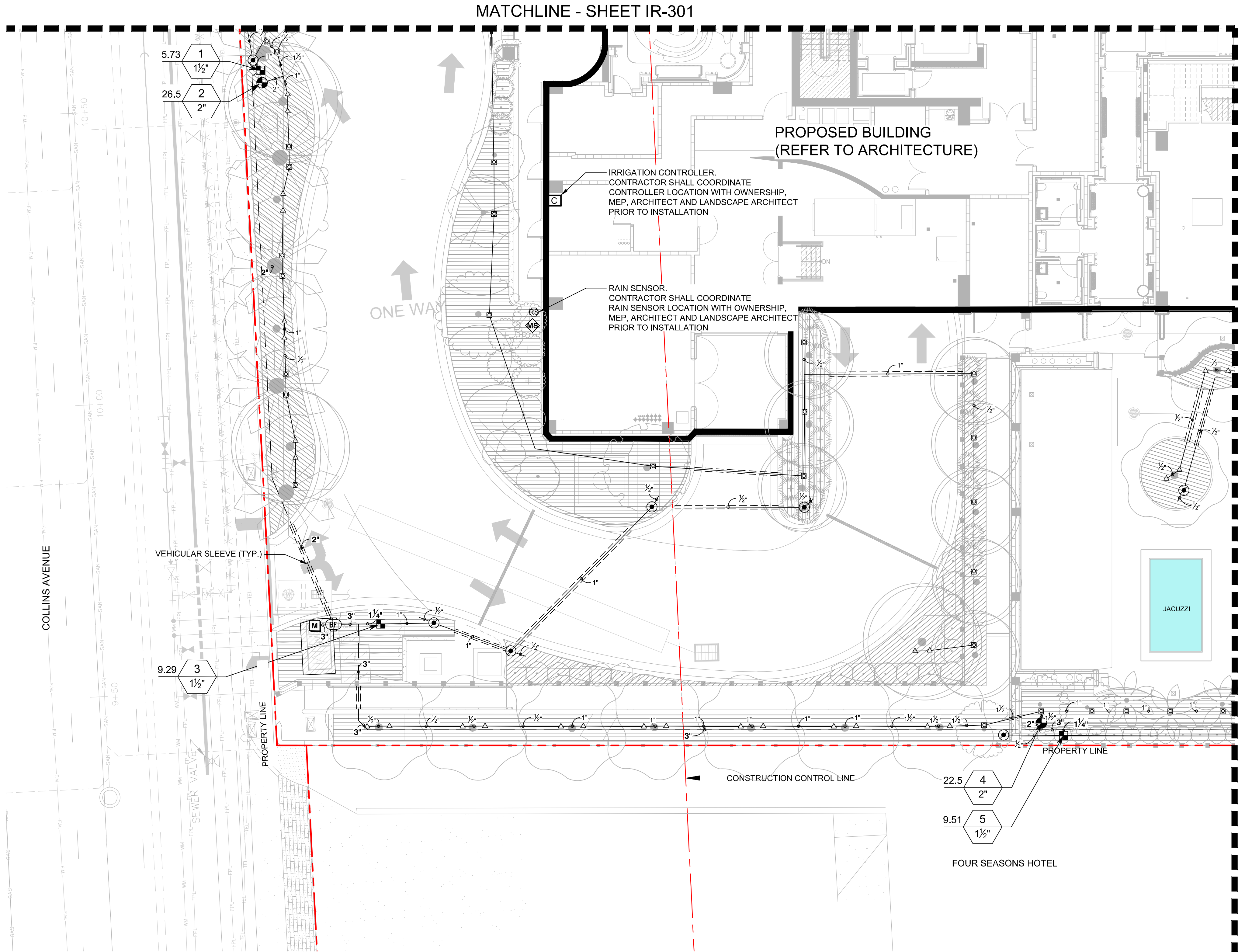
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Plotted By: Ramirez, Erick Sheet Set: SEAWAY Layout: IR-303 IRRIGATION PLAN August 29, 2023 03:42:20pm K:\MIL-LURE\143598001-seaway\landscape\CADD\plansheets\IR-303 IRRIGATION.dwg
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IRRIGATION SCHEDULE

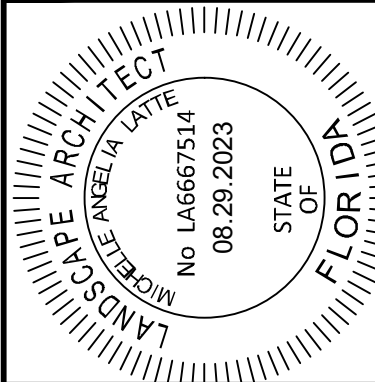
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-U 15 STRIP SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	30	30
	RAIN BIRD 1806-U HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	244	30
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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	
	PIPE TRANSITION POINT IN DRIP BOX	43	
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	1	
	RAIN BIRD MDCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1	
	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7X8 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	QTY	
	RAIN BIRD PEB 1IN. 1-1/2IN. 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
	BACK FLOW PREVENTER 2" REFER TO CIVIL DWG.	1	
	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 P70720 & 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	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT. 24VAC @ 50/60 HZ. OPERATING TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F. UL, CUL, C-TICK CERTIFICATIONS.	1	
	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		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
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
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8	RAIN BIRD PEB	2"	BUBBLER	40	539.9	36.7	51.5	3.52 in/h
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12	RAIN BIRD PEB	2"	BUBBLER	28.5	663.1	36.6		3.17 in/h
13	RAIN BIRD PEB	2"	TURF SPRAY	46.88	671.2	38.0	54.5	2.73 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	47.68	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		

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WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	143598001
DATE	08/29/2023
SCALE	AS SHOWN
DESIGNED BY	ML
DRAWN BY	ER
CHECKED BY	ML

IRRIGATION PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

FL

CITY OF SURFSIDE

SHEET NUMBER
IR-303

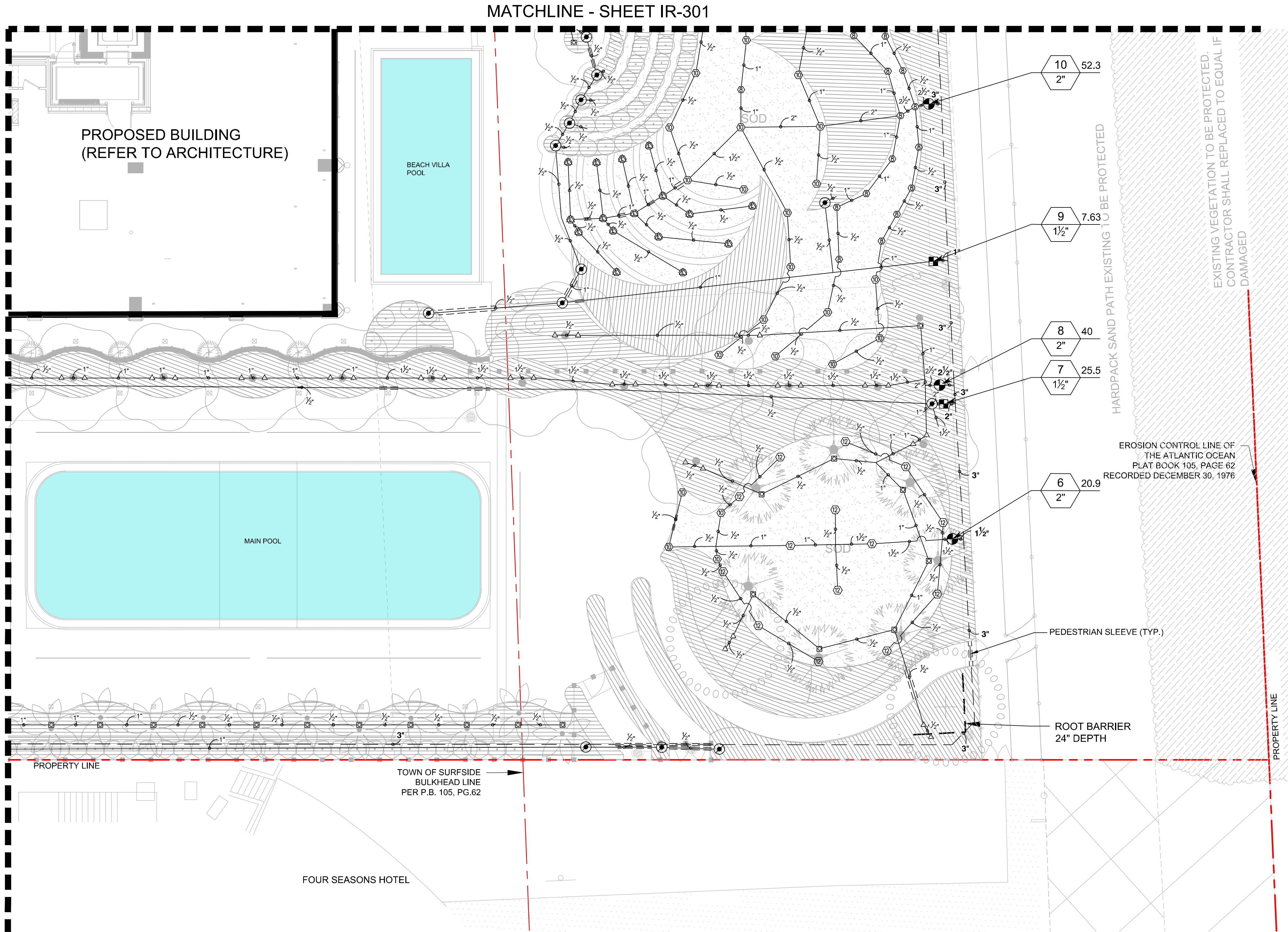


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MATCHLINE - SHEET IR-303



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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
8HE-VAN 12HE-VAN 10HE-VAN 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
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	202	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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	
	PIPE TRANSITION POINT IN DRIP BOX	43	
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	1	
	RAIN BIRD MDCCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	1	
	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	16,780 S.F.	
	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.		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1IN. 1-1/2IN. 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11	
	BACK FLOW PREVENTER 2\" REFER TO CIVIL DWG.	1	
	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-1T TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	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	
	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		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
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	26.6	38.3	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	686.9	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	46.88	671.2	36.0	54.5	2.73 in/h
14	RAIN BIRD PEB	2"	TURF SPRAY	47.68	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			

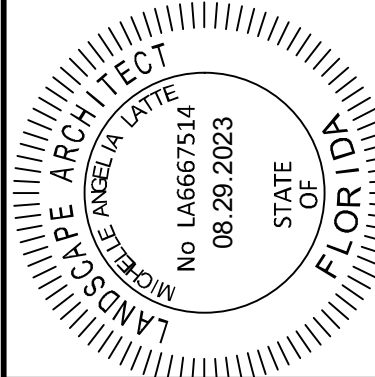


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
143598001	08/29/2023	AS SHOWN	ML	ER	ML

IRRIGATION PLAN

SEAWAY
PREPARED FOR
FORT PARTNERS

SHEET NUMBER
IR-304

CITY OF SURFSIDE

FL

REVISIONS

No.	DATE	BY

1 THRUST BLOCKING DETAIL-FILE

2 TRENCHING DETAIL

NOT TO SCALE 32 8409.76-0

3 ELECTRIC REMOTE CONTROL VALVE

4 RAIN SENSOR

- ① RAIN SENSOR: RAIN BIRD WR2 WIRELESS
- ② FEMALE ADAPTER (SLIP X FIPT)
- ③ GALVANIZED 90° EL (1 OF 2)
- ④ 3/4-INCH GALVANIZED PIPE
- ⑤ FINISHED GRADE
- ⑥ CONCRETE BASE
- ⑦ EXTERIOR WALL (SEE NOTES BELOW)

NOTES:

MOUNT SENSOR ON SURFACE
WHERE IT WILL BE EXPOSED
TO UNOBSTRUCTED RAINFALL,
BUT NOT IN PATH OF
SPRINKLER SPRAY. COORDINATE MOUNTING
WITH OWNER AND ARCHITECT.

PAINT PIPE SEMI GLOSS BLACK AND
SISTER THE PIPE TO A LIFT STATION
FENCE POST WITH SS PIPE CLAMPS

5 WIRE BUNDLE JUNCTION BOX

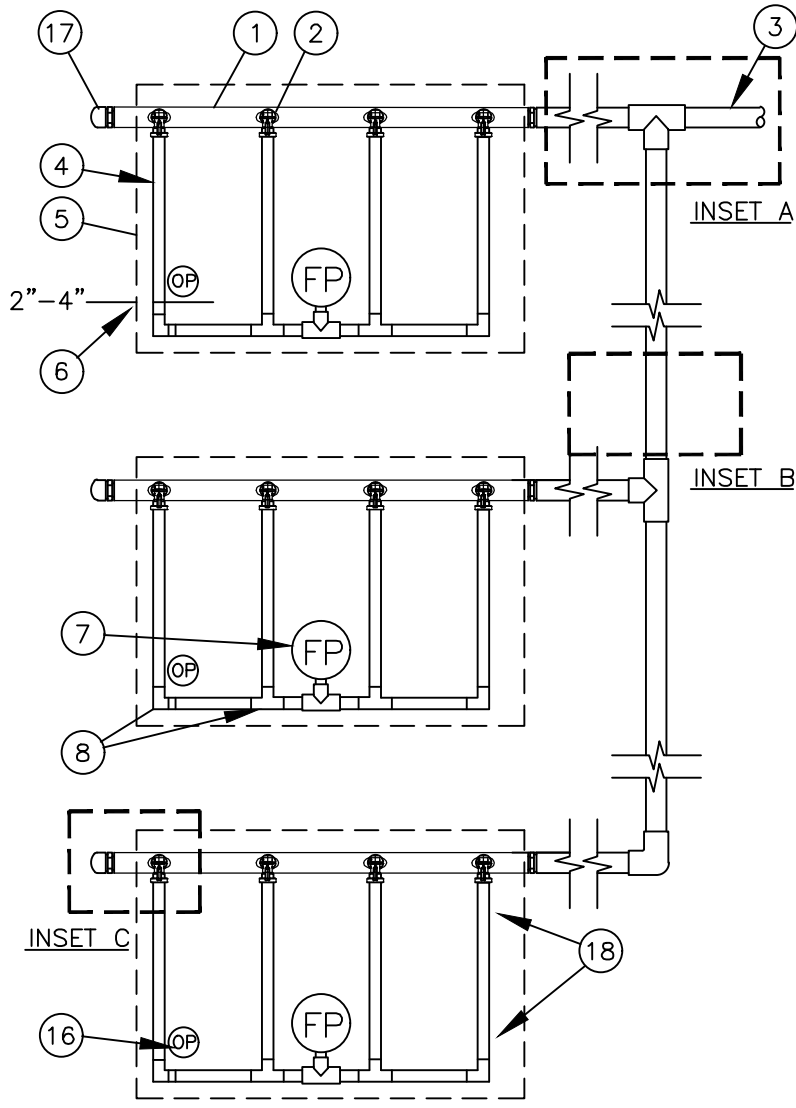
1 1/2" = 1'-0" DETAIL-FILE

6 BUBBLER ON FLEX HOSE RISER

3" = 1'-0" DETAIL-FILE

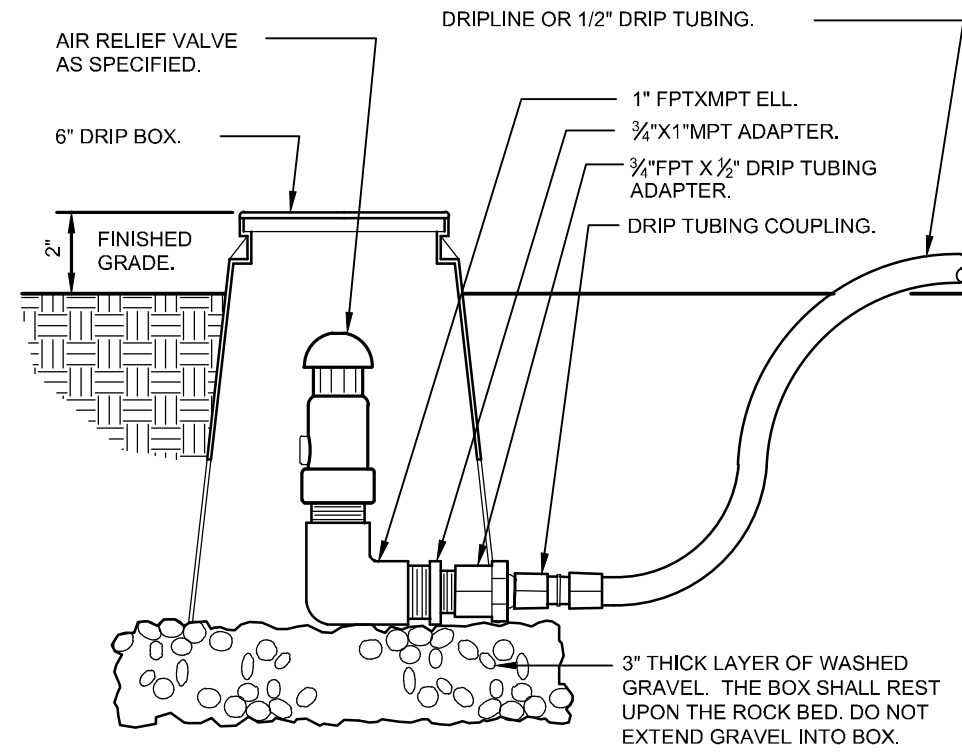
7 WALL MOUNT CONTROLLER 1" = 1'-0" 328409,13-02

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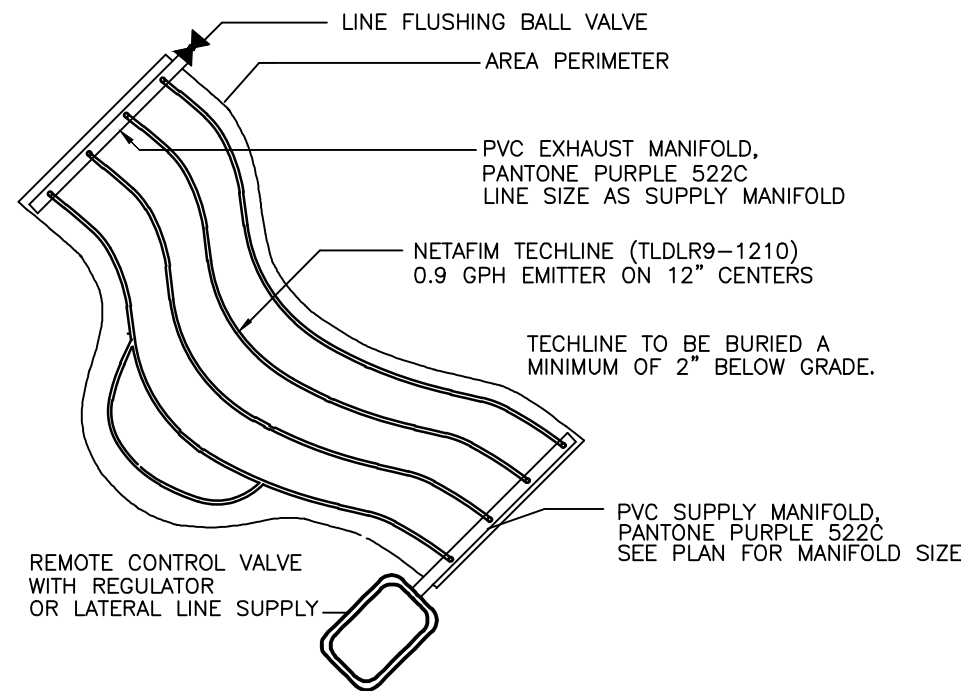


1 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
NOT TO SCALE

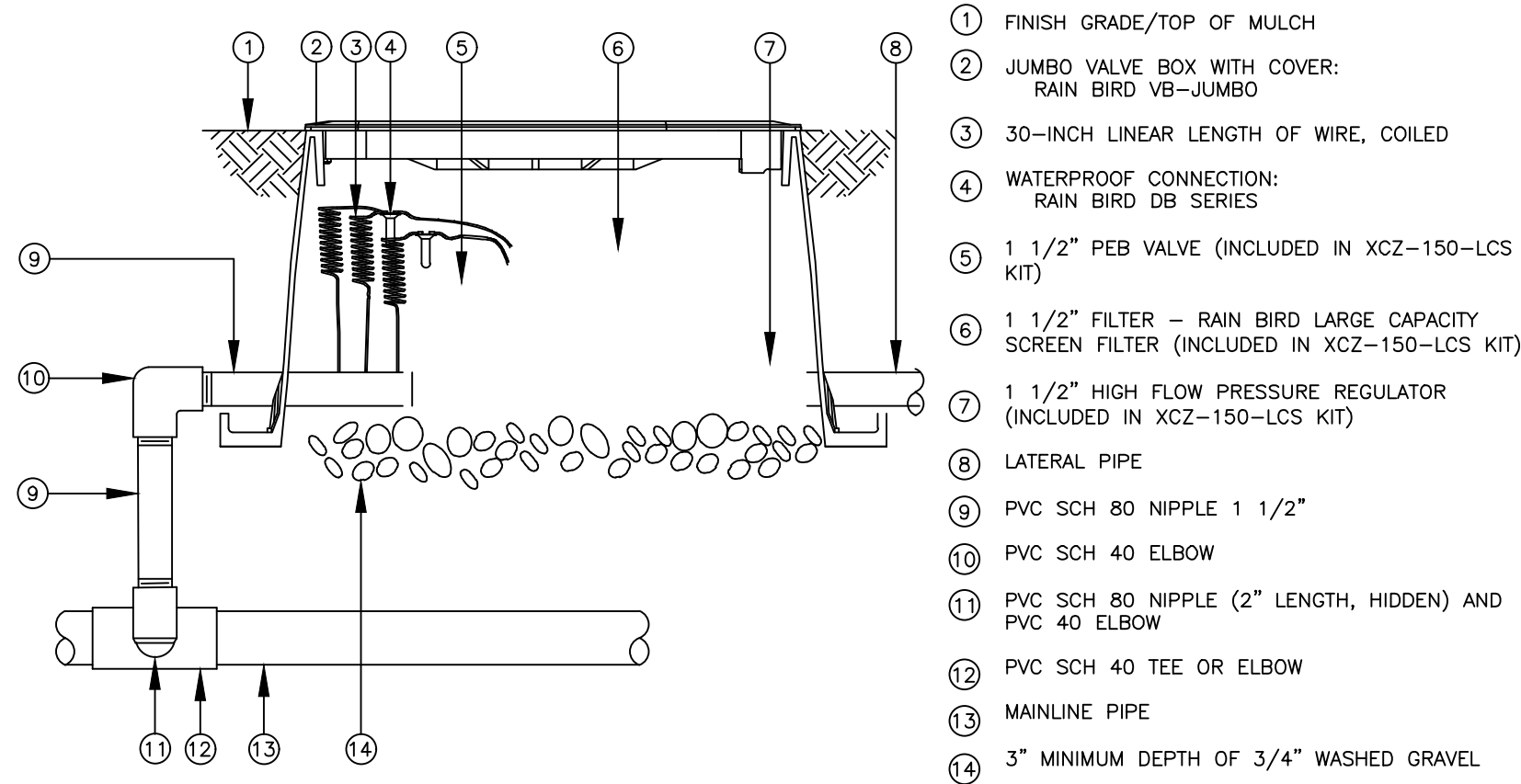
DETAIL-FILE



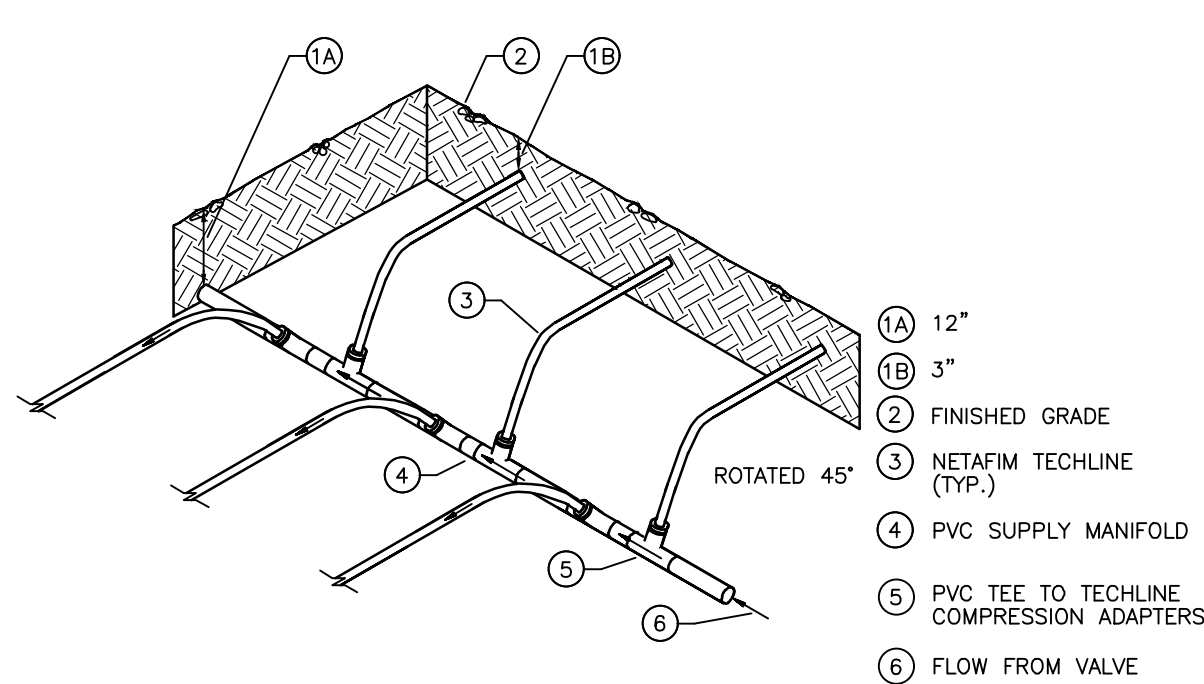
2 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0" 32 8413.53-03



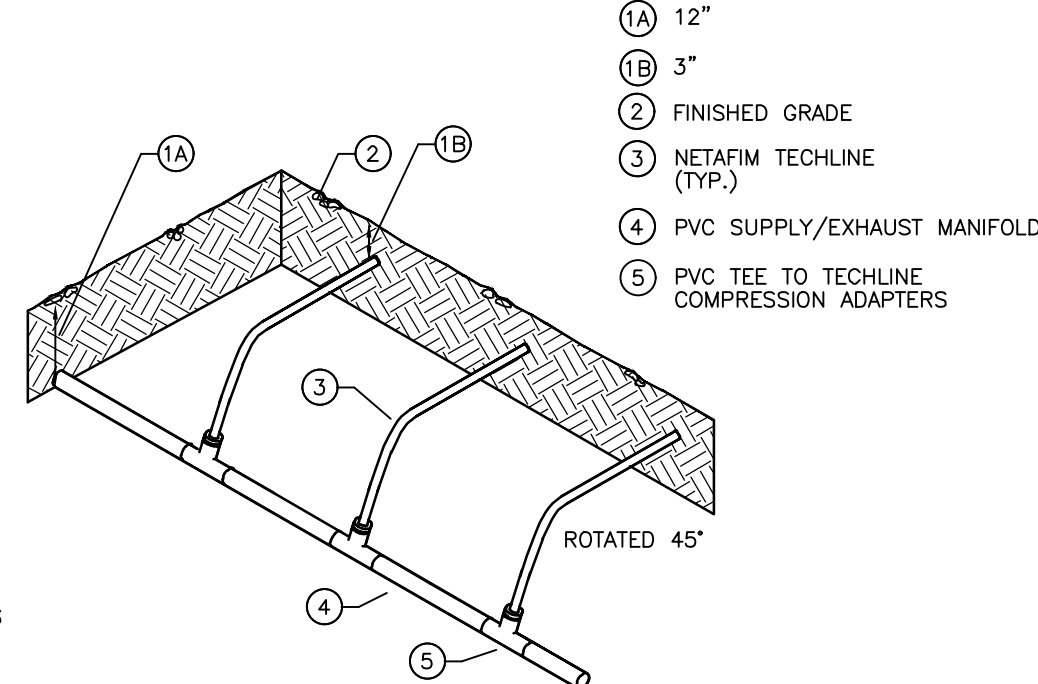
3 IRREGULAR AREAS
NOT TO SCALE



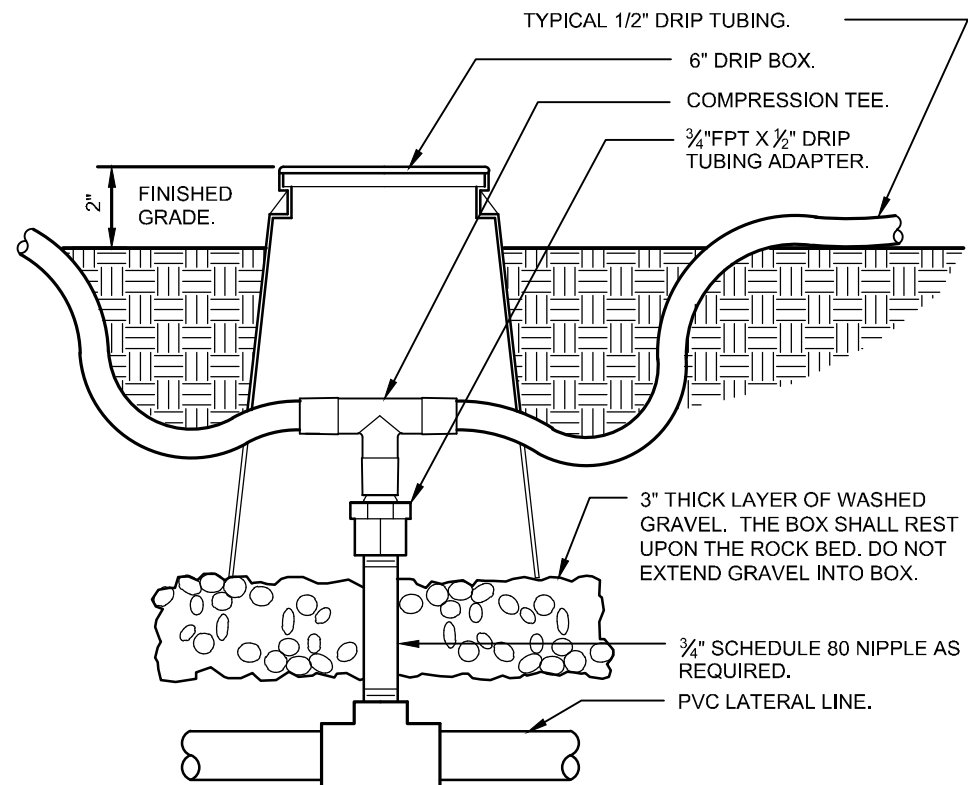
4 DRIP ZONE CONTROL VALVE KIT IN JUMBO VALVE BOX



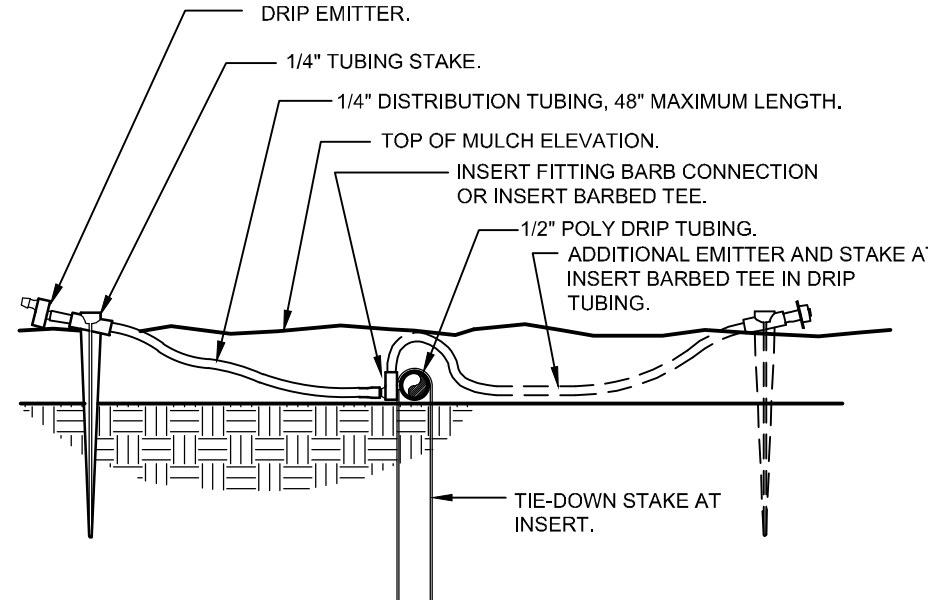
CENTER FEED SUPPLY MANIFOLD



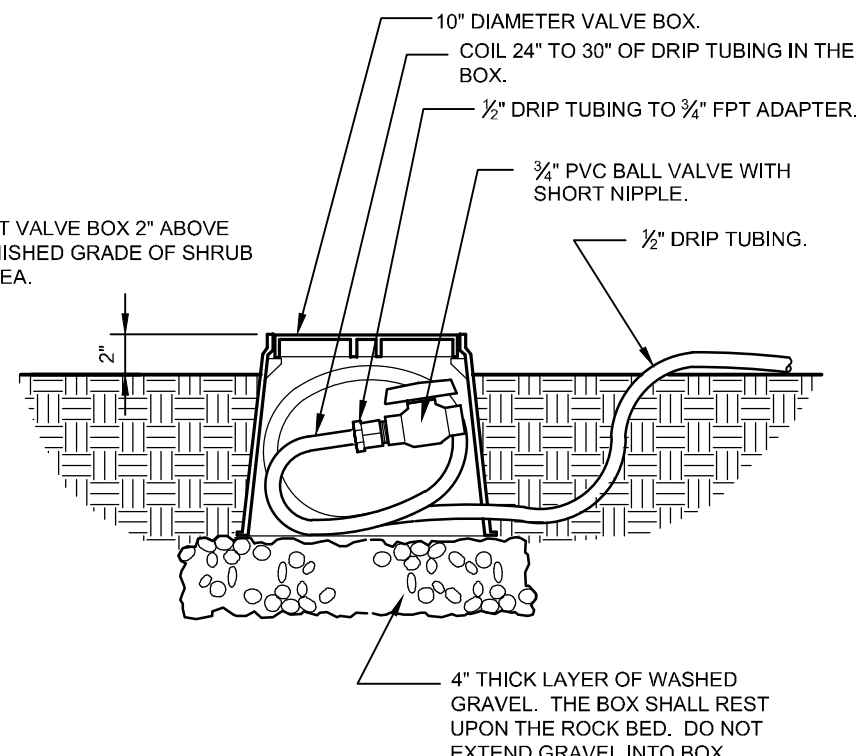
SUPPLY/EXHAUST MANIFOLD



6 ZONE CONTROL
3" = 1'-0" 32 8413.46-03



7 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 32 8413.13-13



8 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03

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PHONE: 305-673-2025
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LANDSCAPE ARCHITECT
MICHELLE ANGELIA LATTE
No. L46667514
08.29.2023
STATE OF FLORIDA

KHA PROJECT
143598001
DATE
08.29.2023
SCALE AS SHOWN
DESIGNED BY ML
DRAWN BY ER
CHECKED BY ML

IRRIGATION DETAILS
AND SPECIFICATIONS

SEAWAY
PREPARED FOR
FORT PARTNERS

CITY OF SURFSIDE

SHEET NUMBER
IR-351

Sunshine811

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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.
- F. 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.

- J. 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 Contractor.

- 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 reproducible, 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.

- W. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

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) Approval
 - o 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 belled end. Pipe joints for gasketed 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

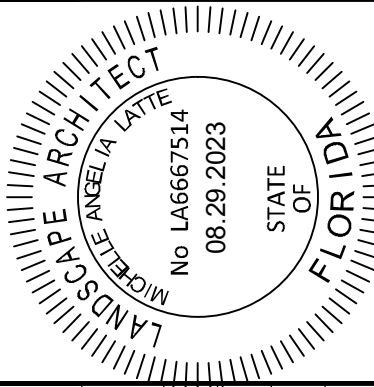
- A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cylolac. A filter screen shall be in the nozzle piston. 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.

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IRRIGATION DETAILS
AND SPECIFICATIONS

SEAWAY
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CITY OF SURFSIDE

SHEET NUMBER
IR-352



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!

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] 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.

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 29th, 2023 and consist of the following sheets: L-000, L-200, L-201, L-202, L-203, L-204, L-205, L-206, 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.

1. 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:
 - a. 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:**

- a. 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. 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.

PASSED AND ADOPTED this ____ day of _____, _____.

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION

Commissioner Fred Landsman	_____
Commissioner Marianne Meisch	_____
Commissioner Nelly Velazquez	_____
Vice Mayor Jeffrey Rose	_____
Mayor Shlomo Danzinger	_____

Shlomo Danzinger, Mayor

ATTEST:

Sandra N. McCready, MMC, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:**

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

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 Commission at its meeting held on the ____ day of _____, 2024.

Issued: _____

Sandra McCready, MMC
Town Clerk

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](#)

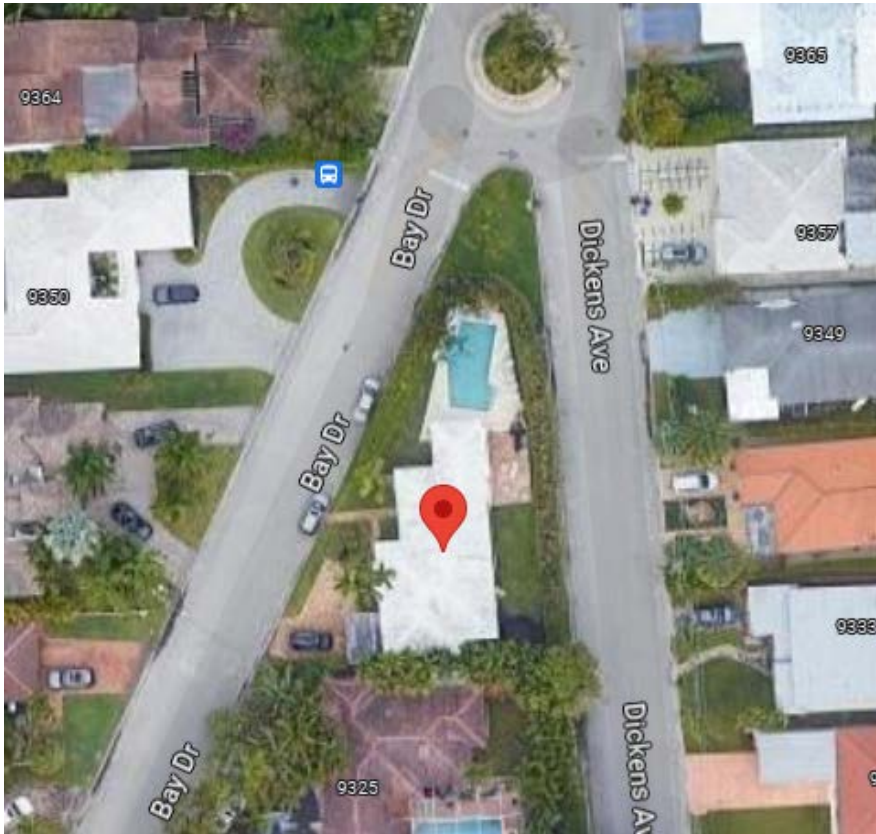
[9341 Bay MDC Property Appraiser summary](#)

[Variance Resolution - 9341 Bay Drive](#)



Town of Surfside, Florida Development Review

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



Town of Surfside, Florida Development Review

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, Florida Development Review

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

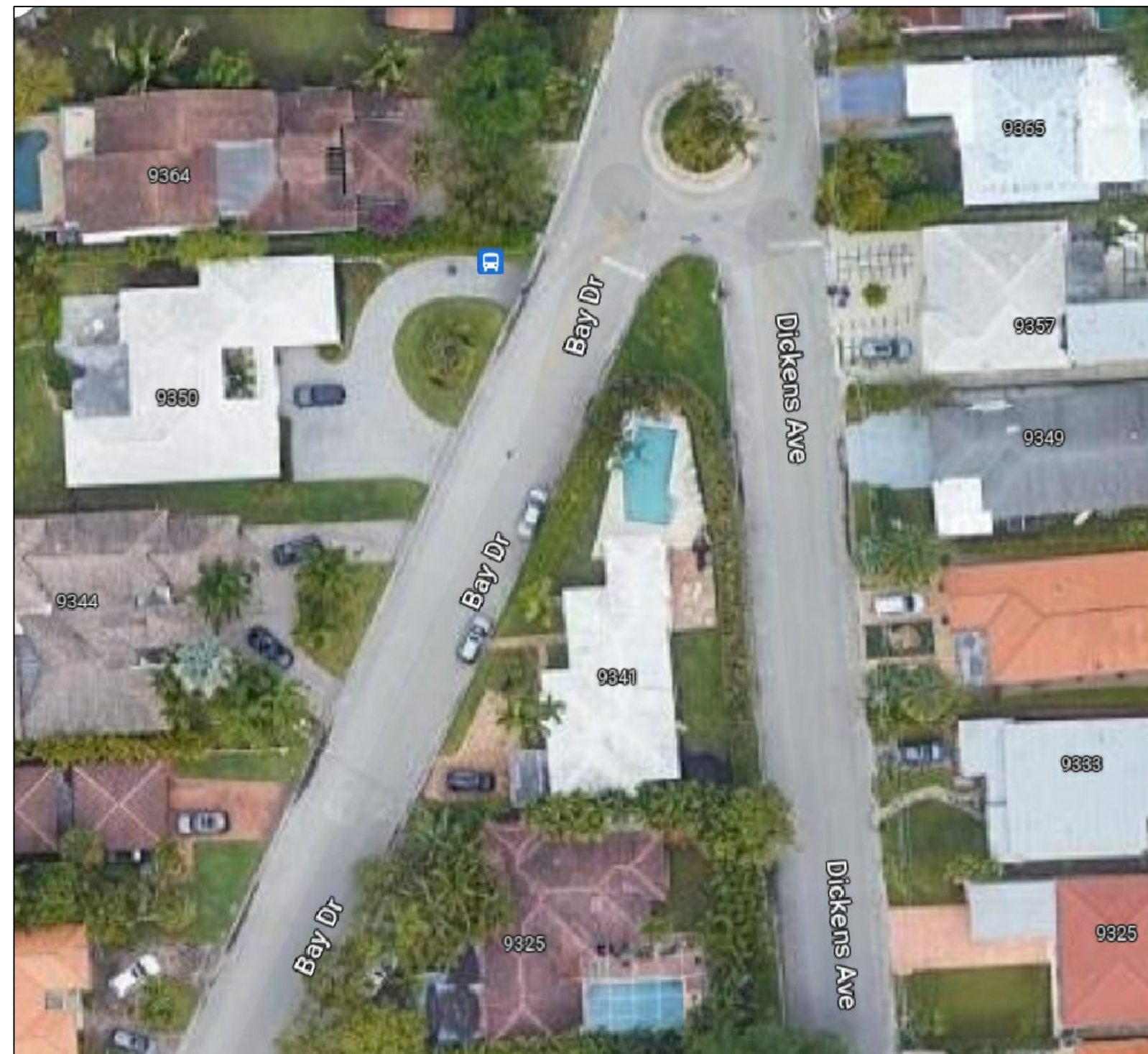
9341 BAY DRIVE
SURFSIDE, FLORIDA 33154
FOLIO NUMBER: 14-2235-006-2630

VARIANCE REQUESTED SET



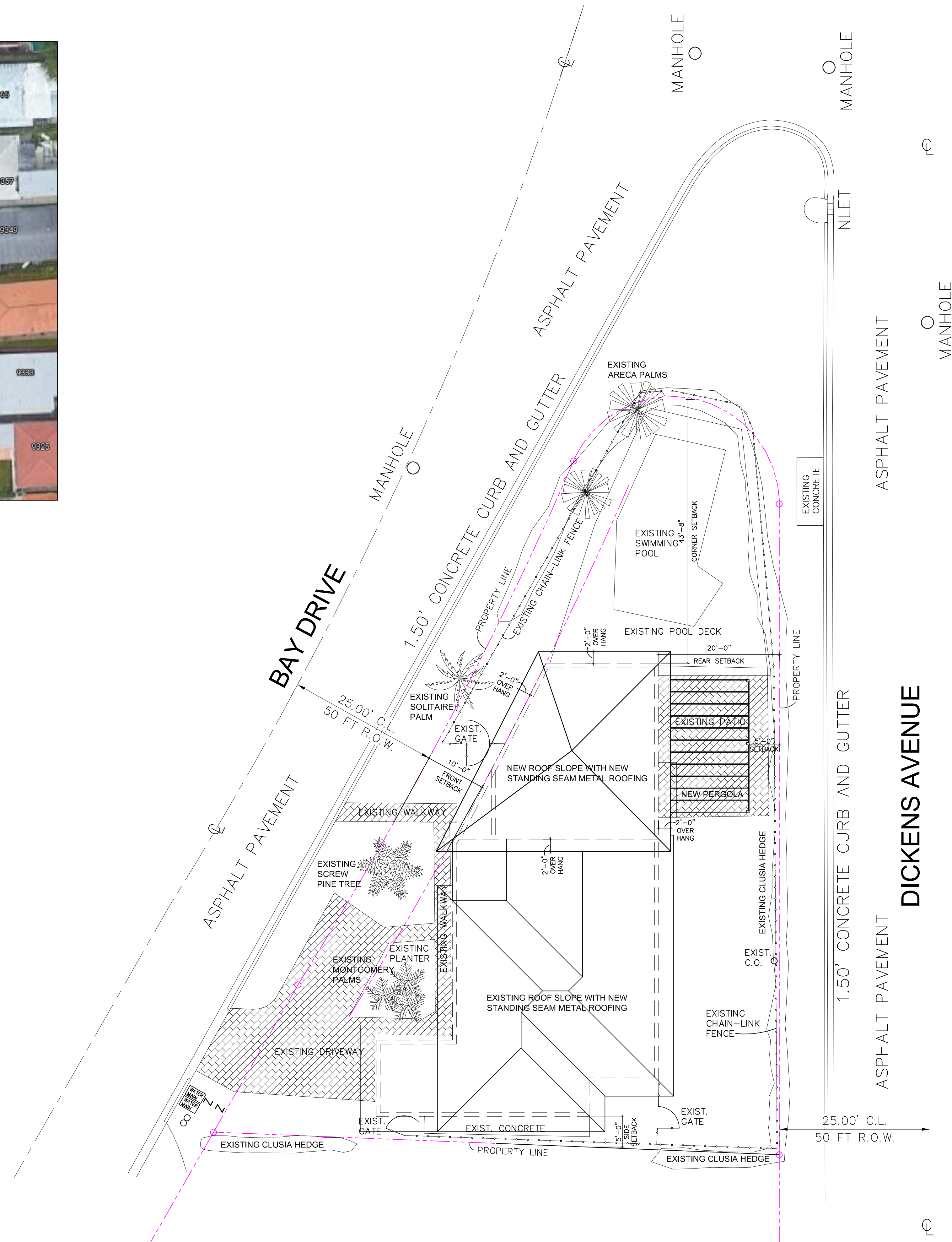
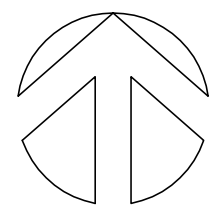
ARCHITECTURE URBANISM INTERIORS

ARCHITECT:
SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Email: jaime@schapiroassociates.com



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

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%, $7380 \times 0.40 = 2,952$ 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
MAXIMUM HEIGHT: 30 FT.	PROPOSED HEIGHT: 18 FT 2 IN.

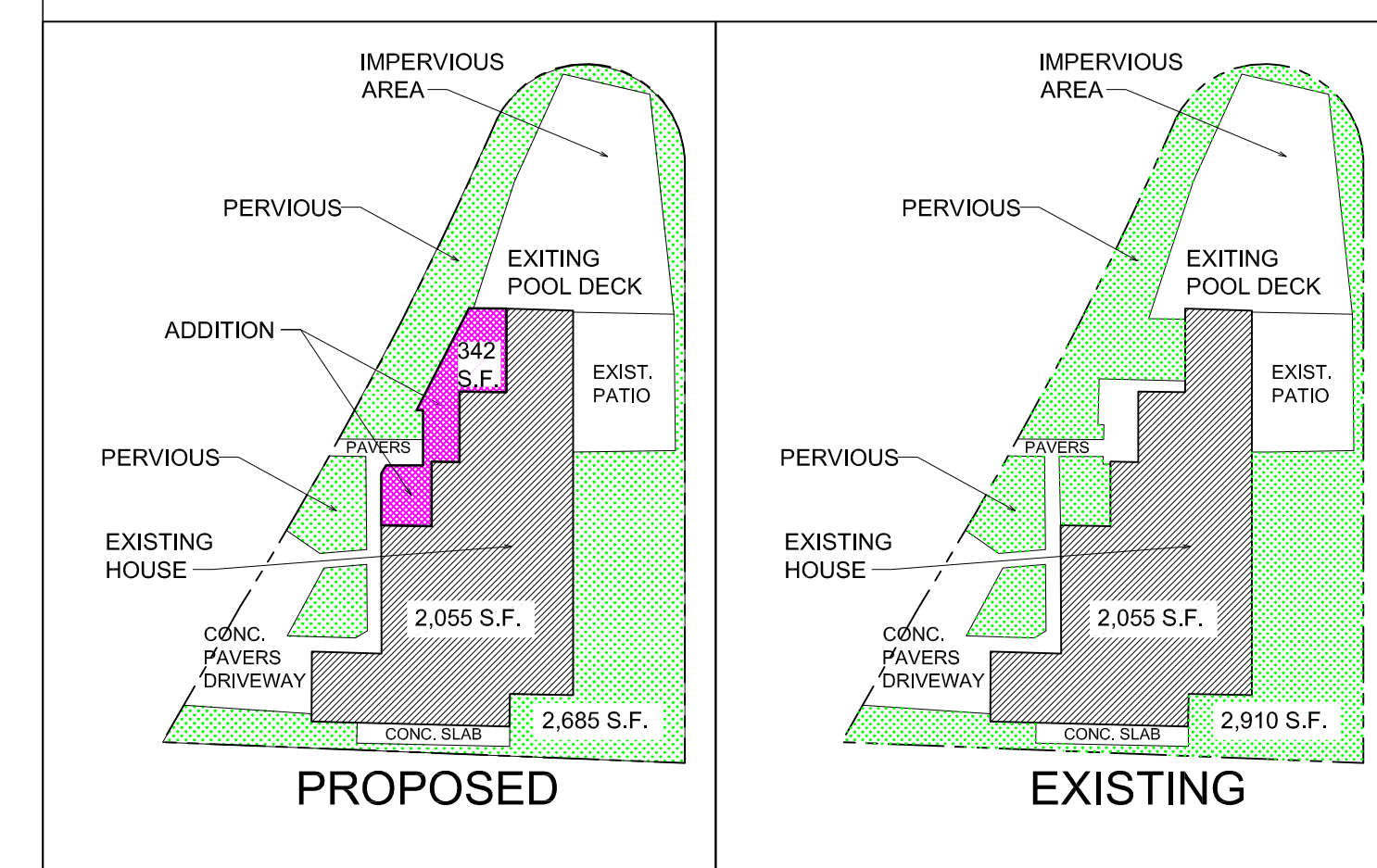
SETBACKS - YARD REQUIREMENTS

	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT YARD	20 FT	10 FT
SIDE YARD	5 FT	5 FT
CORNER	10 FT	43 FT 8-1/2 IN
REAR	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



SCHAPIRO
ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

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Jaime Schapiro AR0006823
jaime@schapiroassociates.com

RUBINOVICH RESIDENCE

9341 BAY DRIVE
SURFSIDE, FLORIDA 33154
FOLIO NUMBER: 14-2235-006-20

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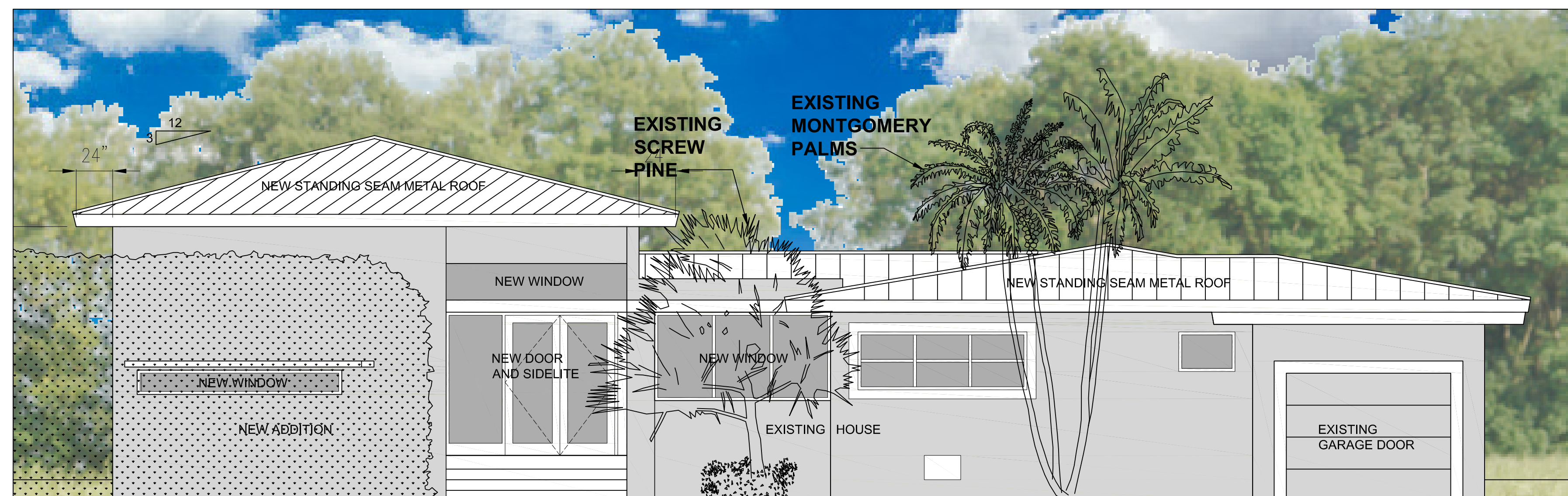
PROPOSED SITE PLAN

SHEET No.:

A-1

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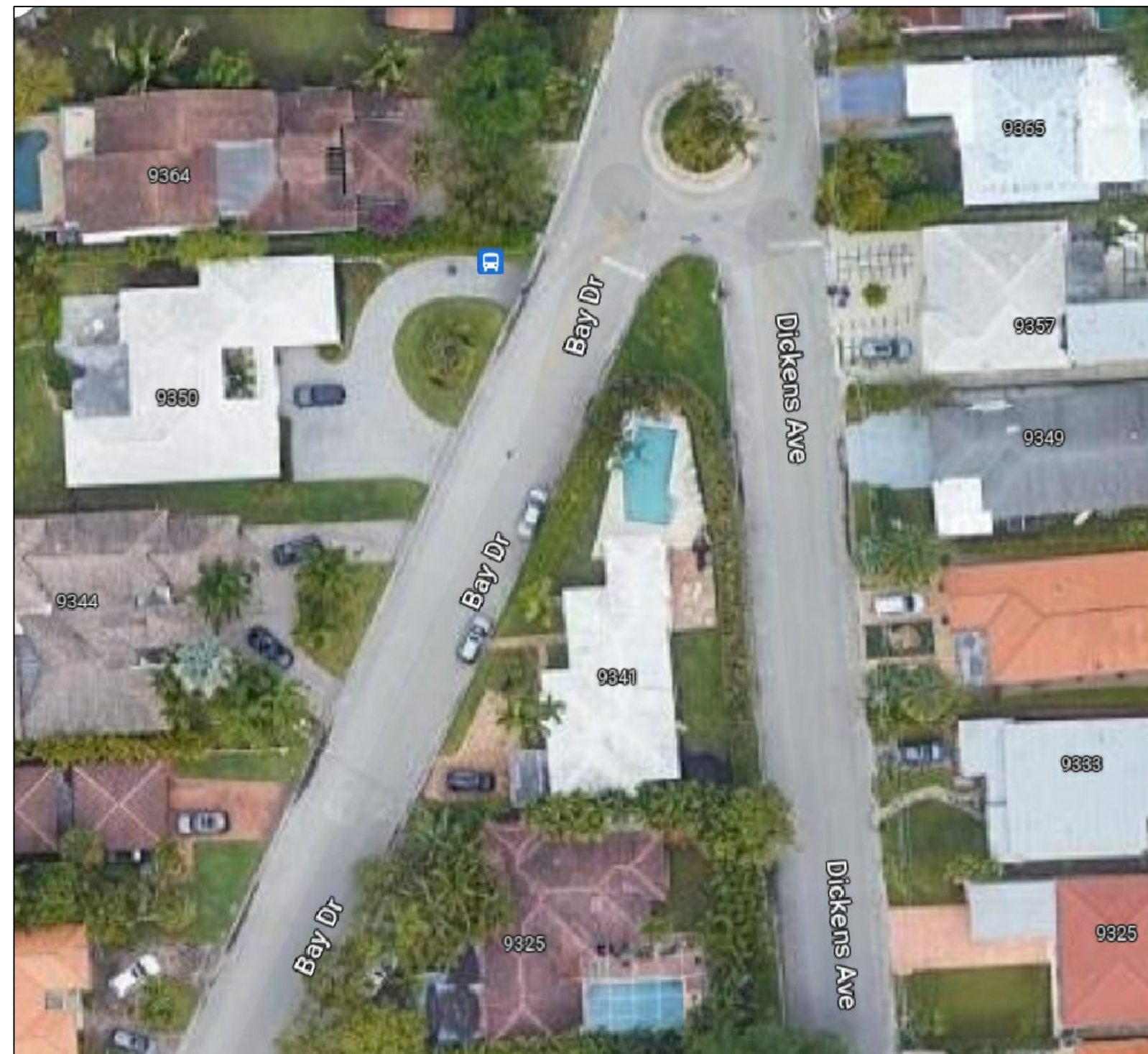
9341 BAY DRIVE
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PLANNING AND ZONING SET

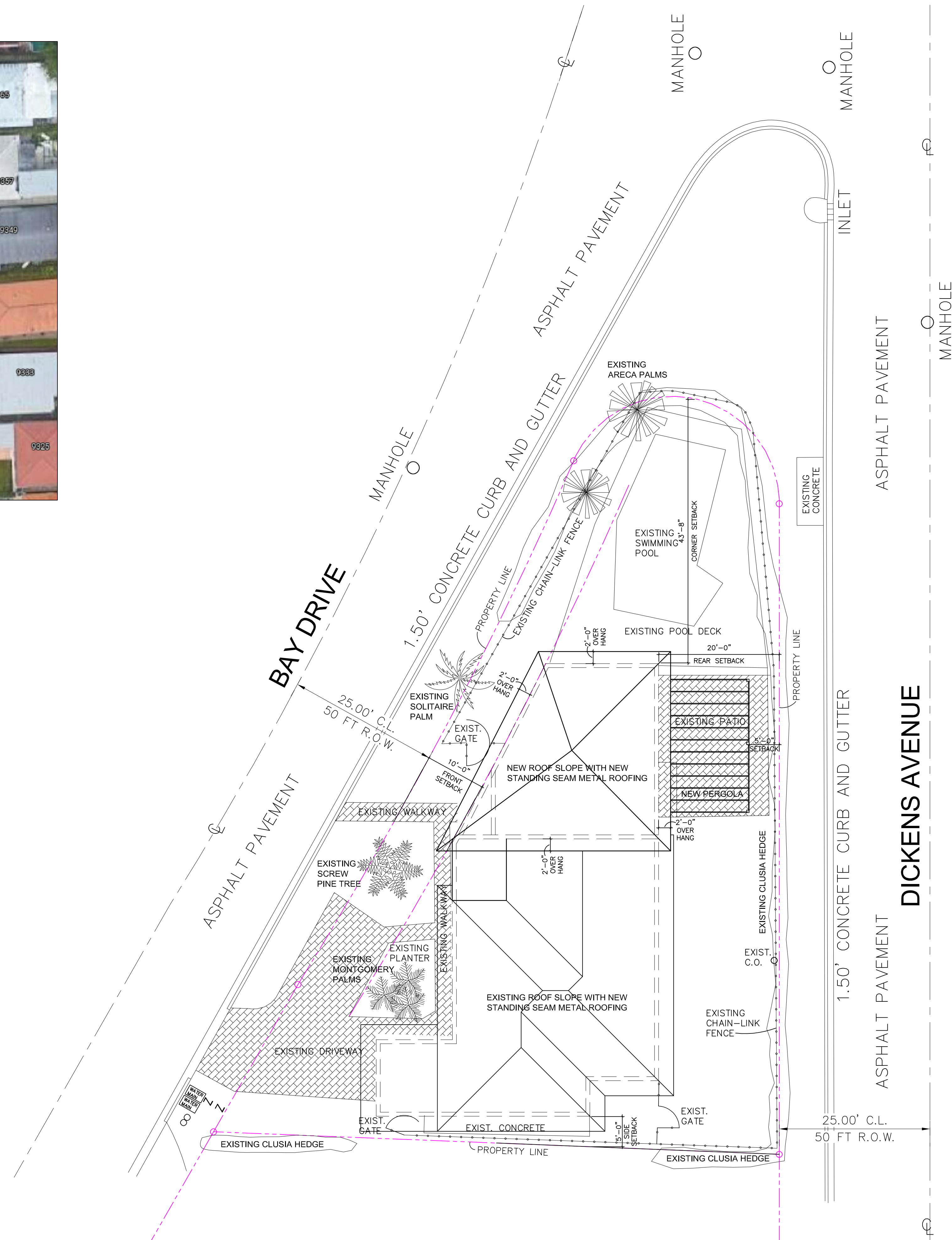
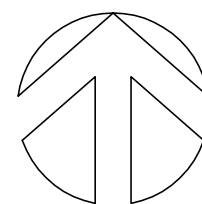


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SCALE: N.T.S.



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A-3	PROPOSED FLOOR PLAN
A-4	EXISTING ELEVATIONS
A-5	PROPOSED ELEVATIONS

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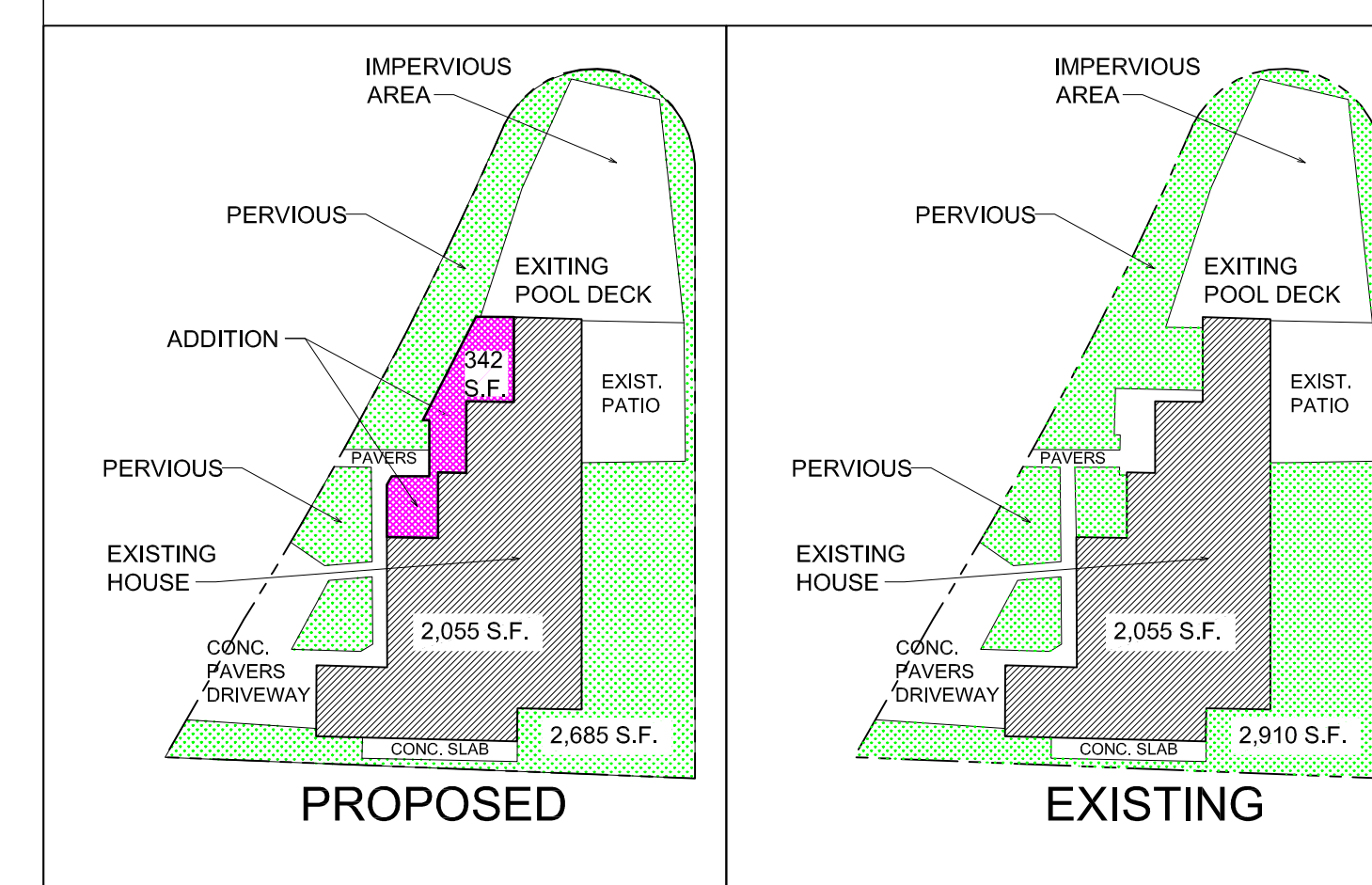
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PERVIOUS CALCULATION



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RUBINOVICH RESIDENCE
6044 DAY DRIVE

9341 BAY DRIVE
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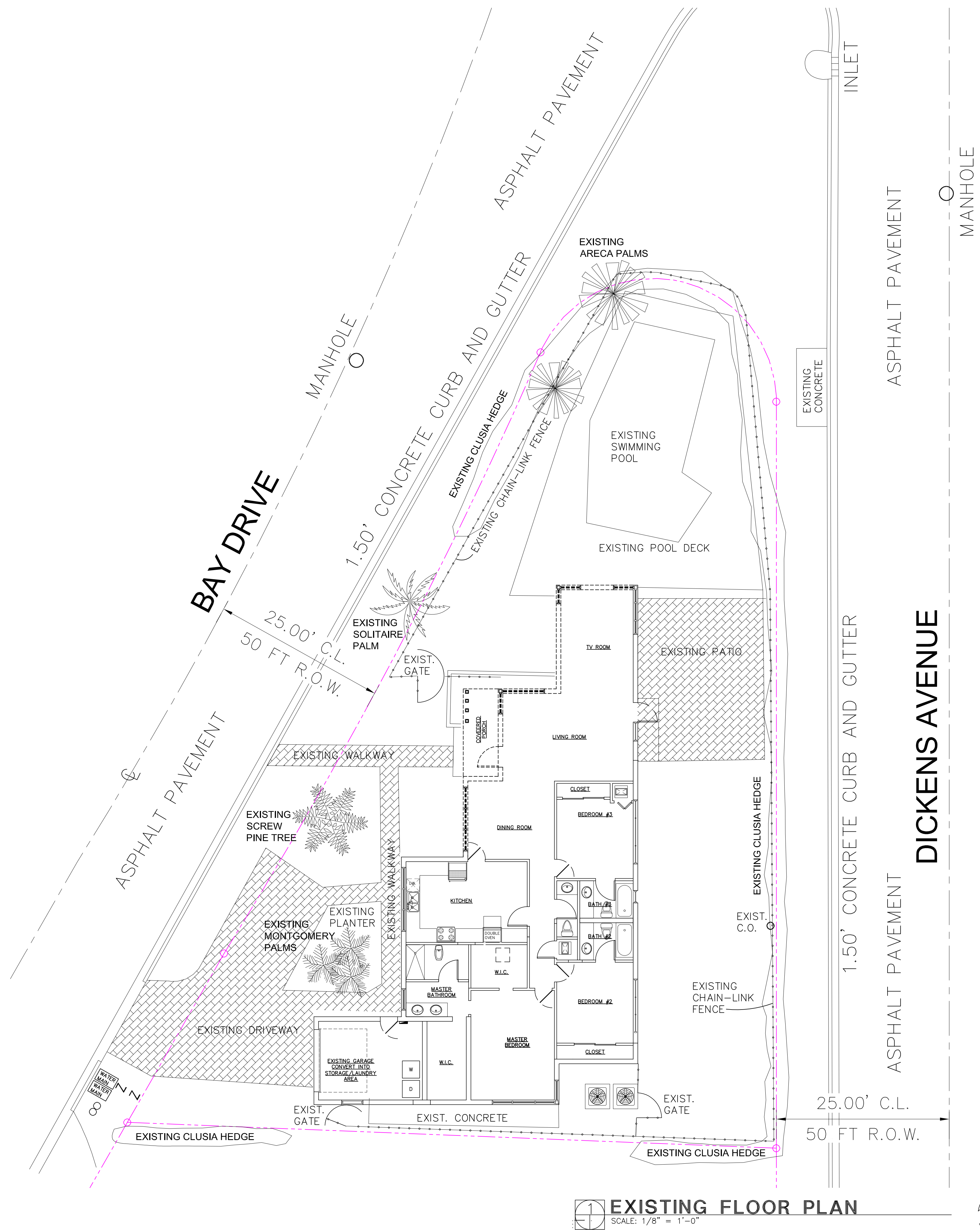
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DRAWING:

PROPOSED SITE PLAN

SHEET No.:

A-1



RUBINOVICH RESIDENCE

9341 BAY DRIVE
SURFSIDE, FLORIDA 33154
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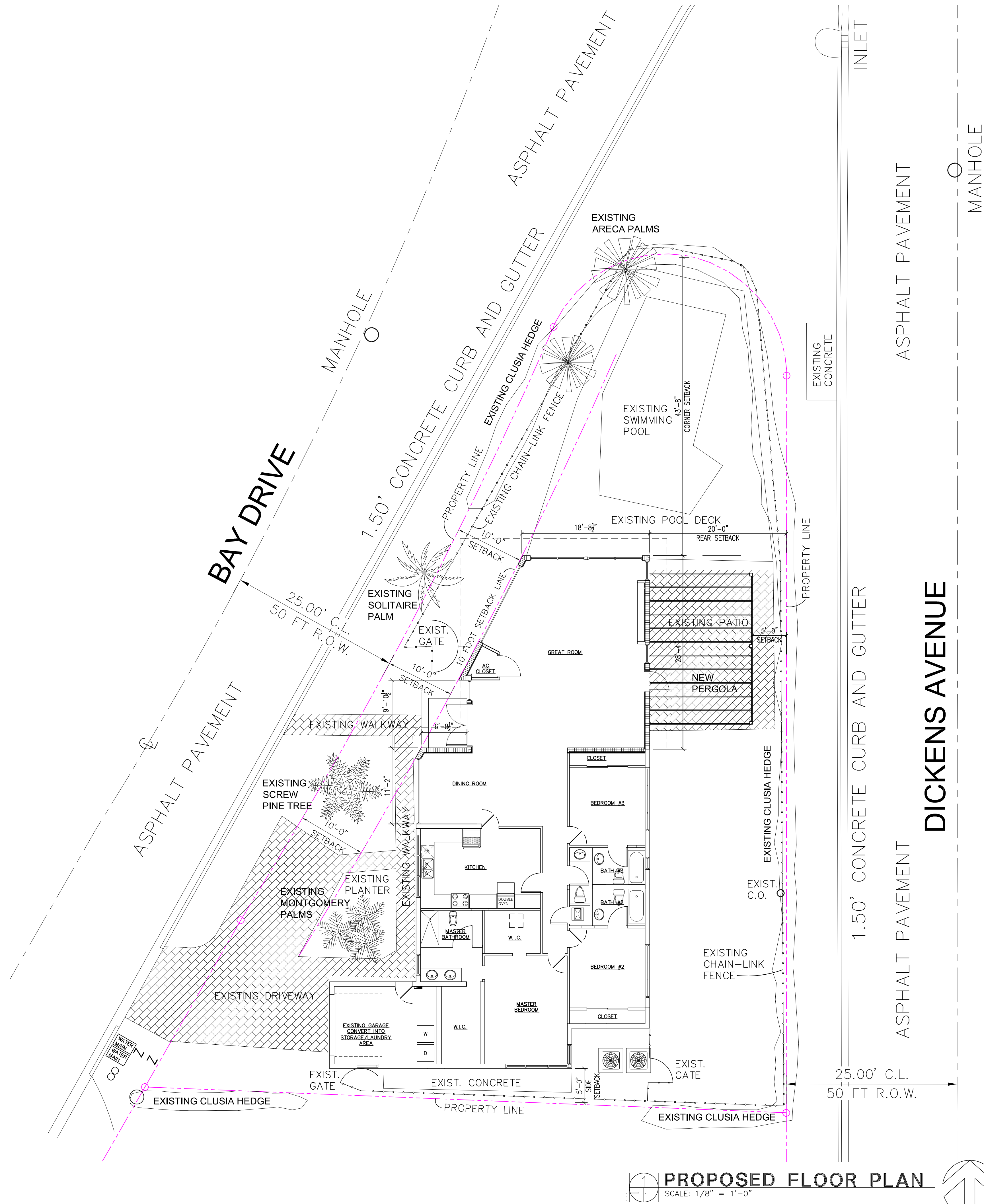
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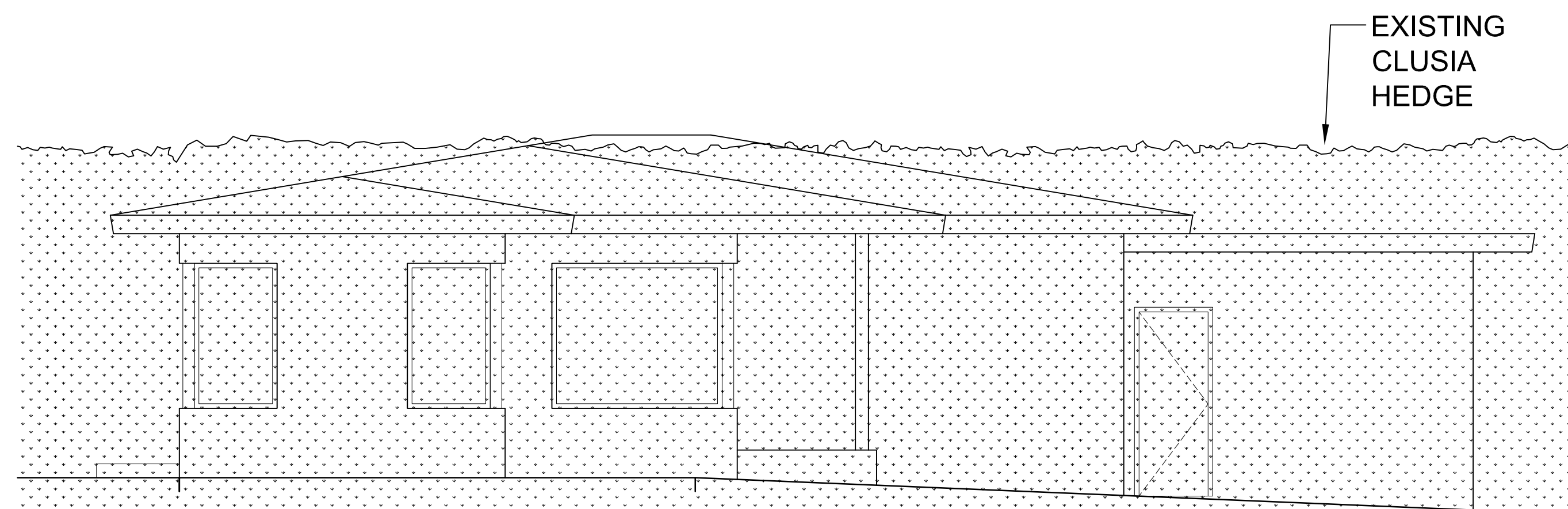
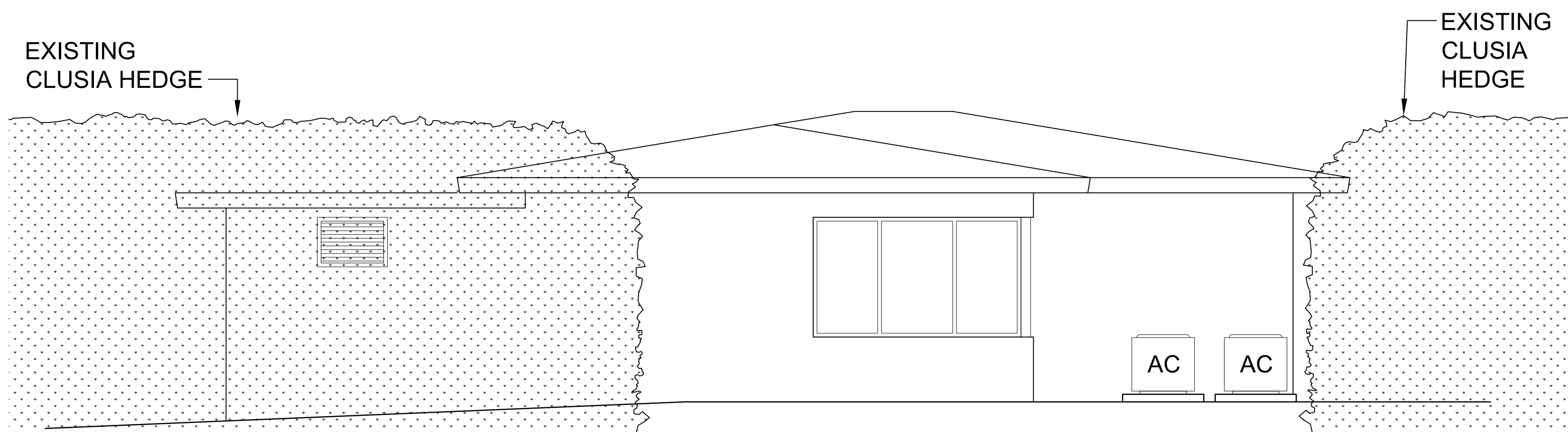
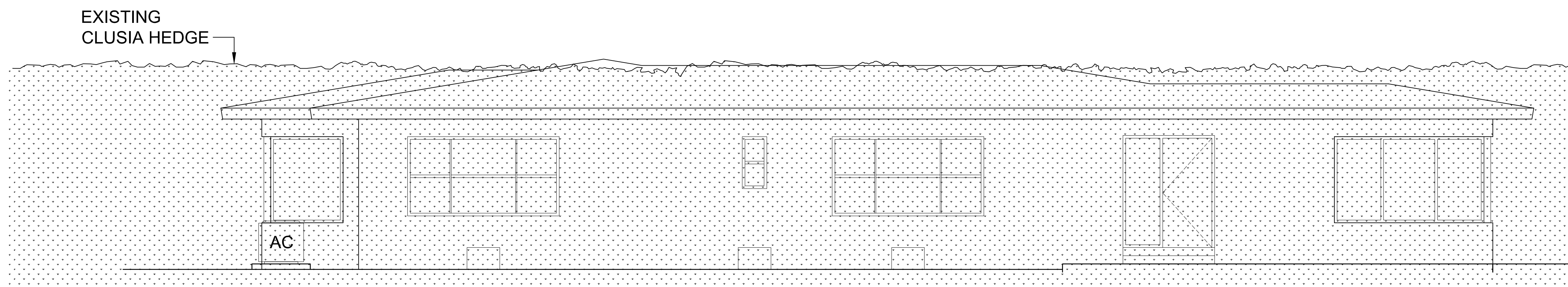
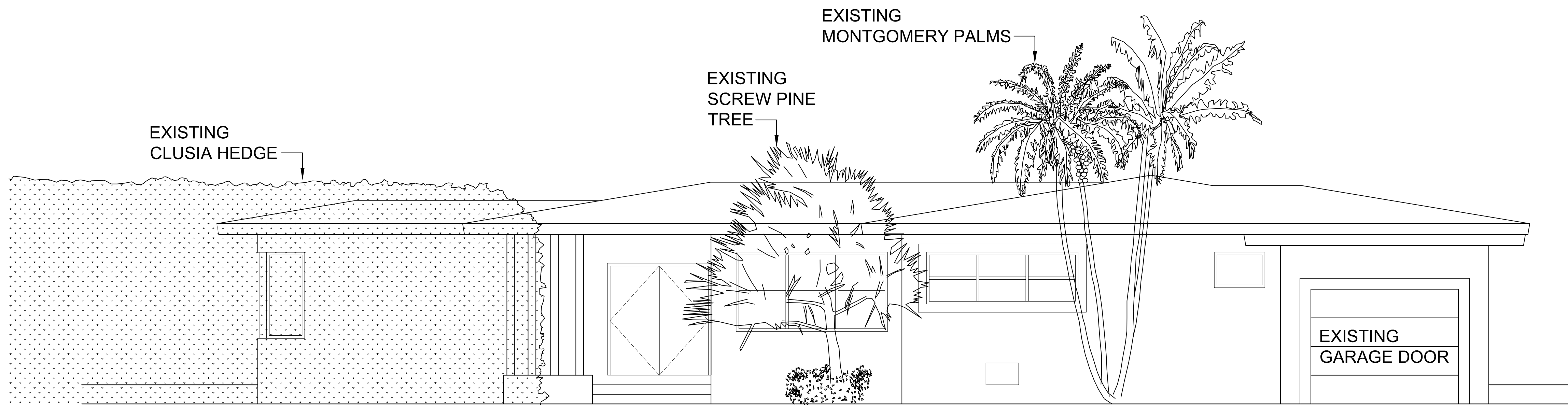
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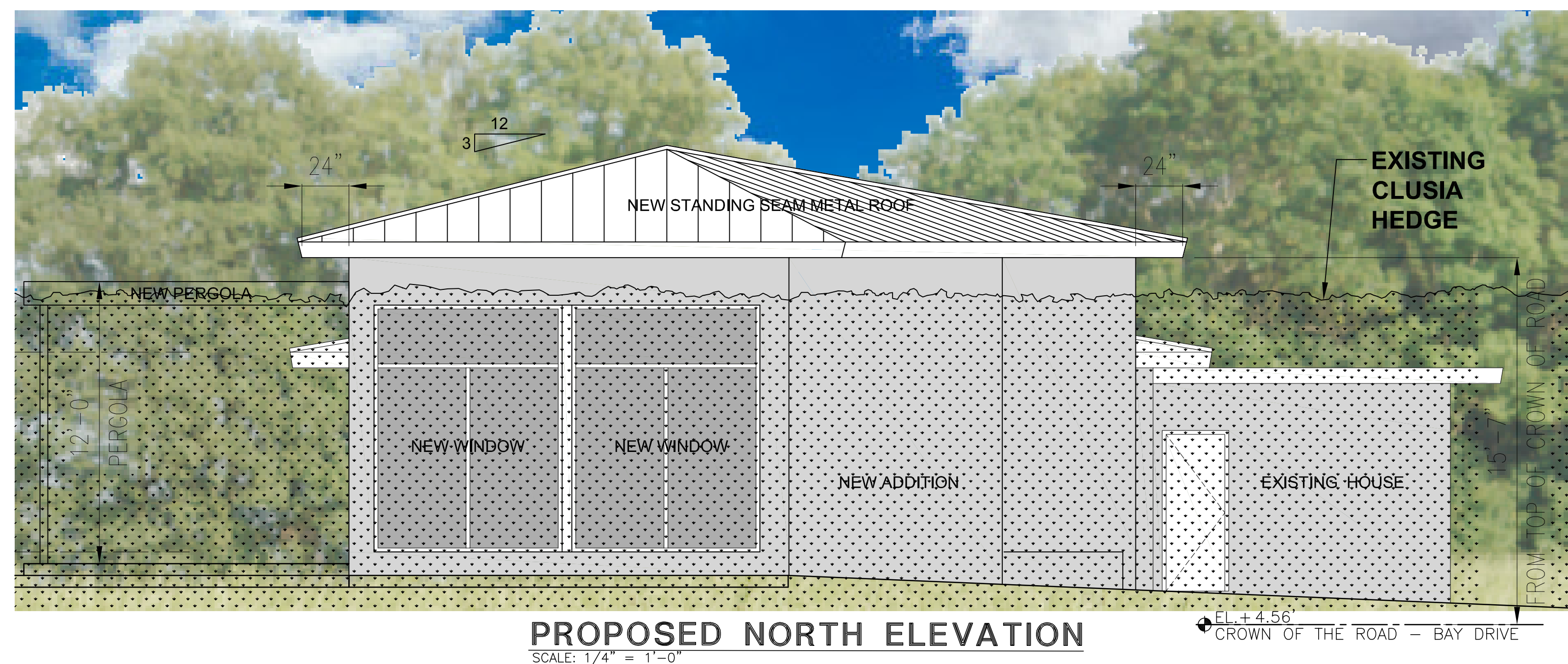
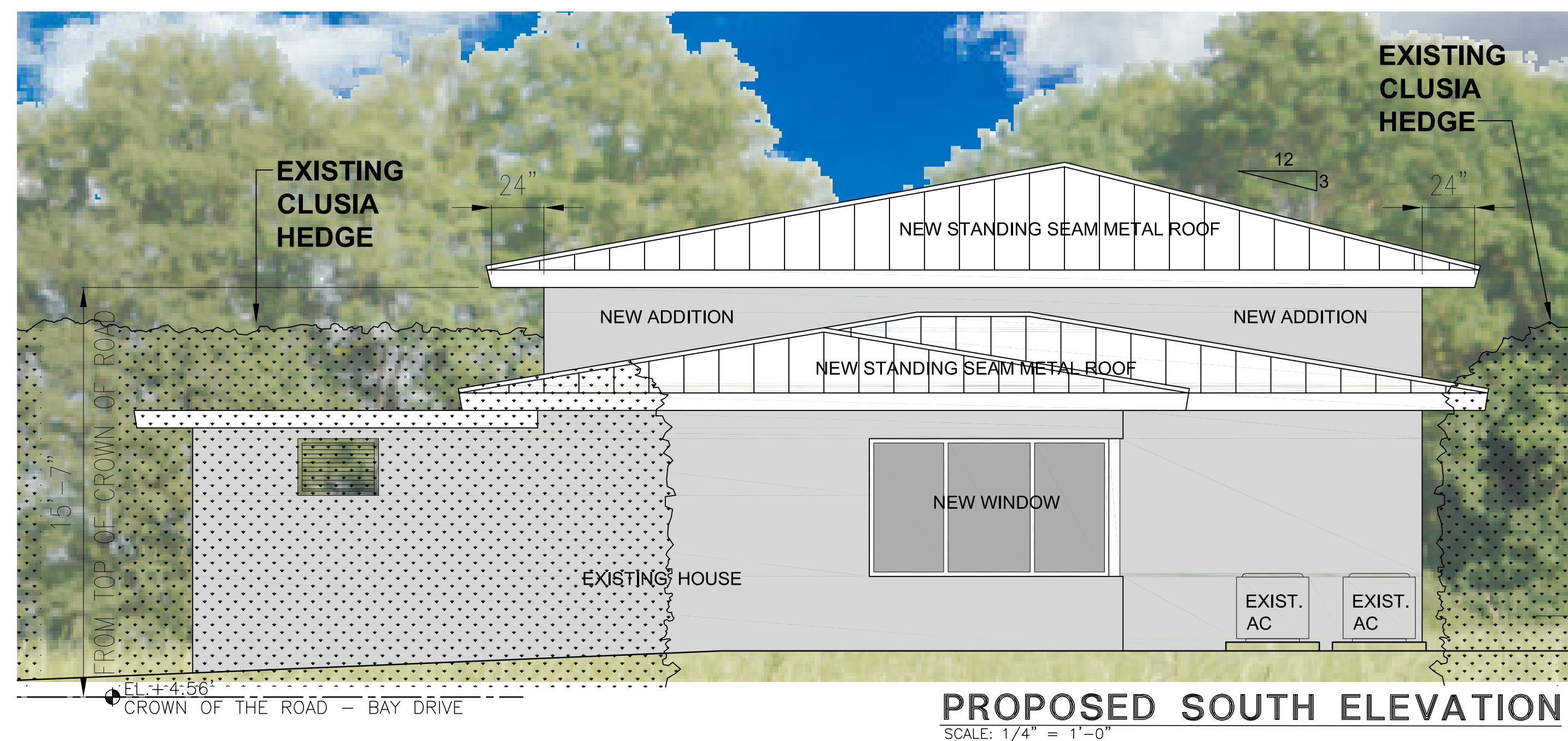
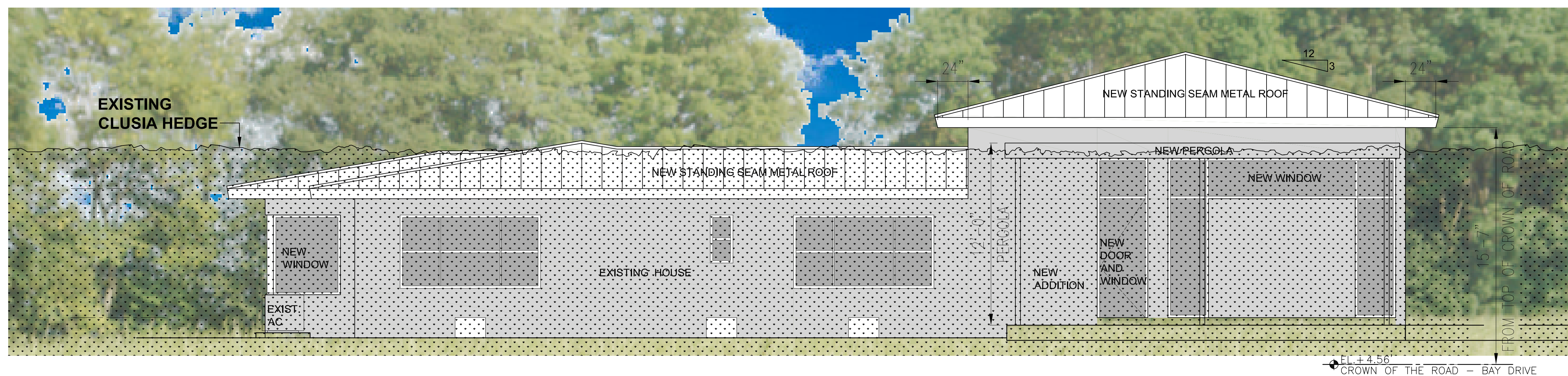
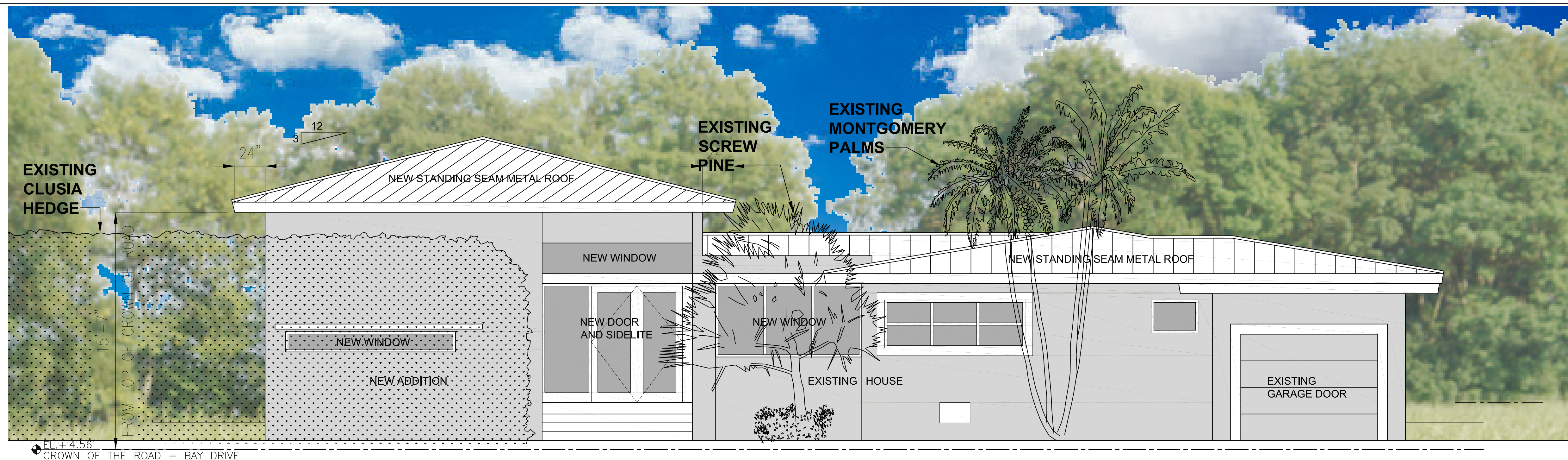
PROPOSED FLOOR PLAN

SHEET No.:

A-3









**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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	ARIEL RUBINOVICH
PHONE / FAX	786.312.9218
AGENT'S NAME	JAIME SCHAPIO
ADDRESS	1150 KANE CONCOURSE 3 rd FLOOR, BHI 33154
PHONE / FAX	305.965.0845
PROPERTY ADDRESS	9341 BAY DRIVE, SURFSIDE FL 33154
ZONING CATEGORY	RS-2 SINGLE FAMILY
DESCRIPTION OF VARIANCE REQUESTED (please use separate sheet)	10' Ft front setbacks from existing 15.2 Ft to 10' Ft

<u>INTERNAL USE ONLY</u>	
Date Submitted _____	Project Number <u>23-4787</u>
Report Completed _____	Date _____
Comments _____	

<u>ZONING STANDARDS</u>	Required	Provided
Lot Coverage	40 %	32.4 %
Dimension of yards		
Setbacks (F/R/S)	20/20/5	10/20/5
Parking	N/A	N/A
Loading	N/A	N/A
Pervious Area	35 %	36.3 %

SIGNATURE OF OWNER

10/25/2023
DATE

SIGNATURE OF AGENT

10/25/23
DATE



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
GENERAL VARIANCE APPLICATION

Project Name ROBINOVICH Residence . Project Number _____
Review Date _____

SUBMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been submitted):

- ☐ 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, and erosion control features
Location of all existing and proposed trees, vegetation, palms and note tree species
Locations and dimensions of parking spaces and lot layout



- ☐ A map indicating the general location of the property.
- ☐ **Written Narrative of request that addresses each of the following standards of review:**
 1. 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;
 3. 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;
 4. 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 describe and evaluate the particular proposed plan.

Tenant or Owner Affidavit

I, Sandra Soust, being first duly sworn, depose and say that I am the owner/tenant of the 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 best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. In the event that I or any 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.

Sandra Soust
Print Name of Petitioner

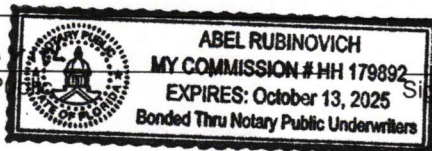
[Signature]
Signature of Petitioner

STATE OF Florida

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 23 day of September, 20 23, by Sandra Soust who is personally known to me or who has produced as identification and who (did) (did not) take an oath.

Abel Rubino
Printed Name of Notary Public



[Signature]
Signature of Notary Public

My Commission Expires:
Attorney Affidavit

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the 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 this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf 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 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 _____, 20 _____, 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:

Tenant or Owner Affidavit

I, ARIEL RUBINOVICH, being first duly sworn, depose and say that I am the owner/tenant of the 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 best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. In the event that I or any 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

ARIEL RUBINOVICH

Print Name of Petitioner

[Signature]
Signature of Petitioner

STATE OF FLORIDA

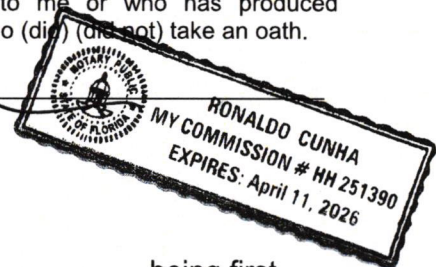
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 26 day of OCTOBER, 20 23, by ARIEL RUBINOVICH who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who (did) (did not) take an oath.

RONALDO CUNHA

Printed Name of Notary Public

[Signature]
Signature of Notary Public



My Commission Expires:

Attorney Affidavit

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the 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 this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf 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 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 _____, 20 _____, 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:

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 owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary (ies) consist of corporation (s), another trust(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.]

Trust Name

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners, and the percentage of ownership held by each. [Note: where the partners(s) consist of another partnership(s), corporation(s), trust(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.]

Partnership of Limited Partnership Name

Name, Address

Percentage of Ownership

_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, 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 contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed. The above is full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature of Applicant	Print Name of Applicant
State of	County of

The foregoing instrument was Sworn to and Subscribed before me this _____ day of _____, 200__ by _____ who is personally known to me or who has produced _____ as 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.

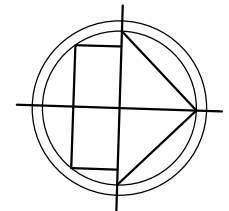
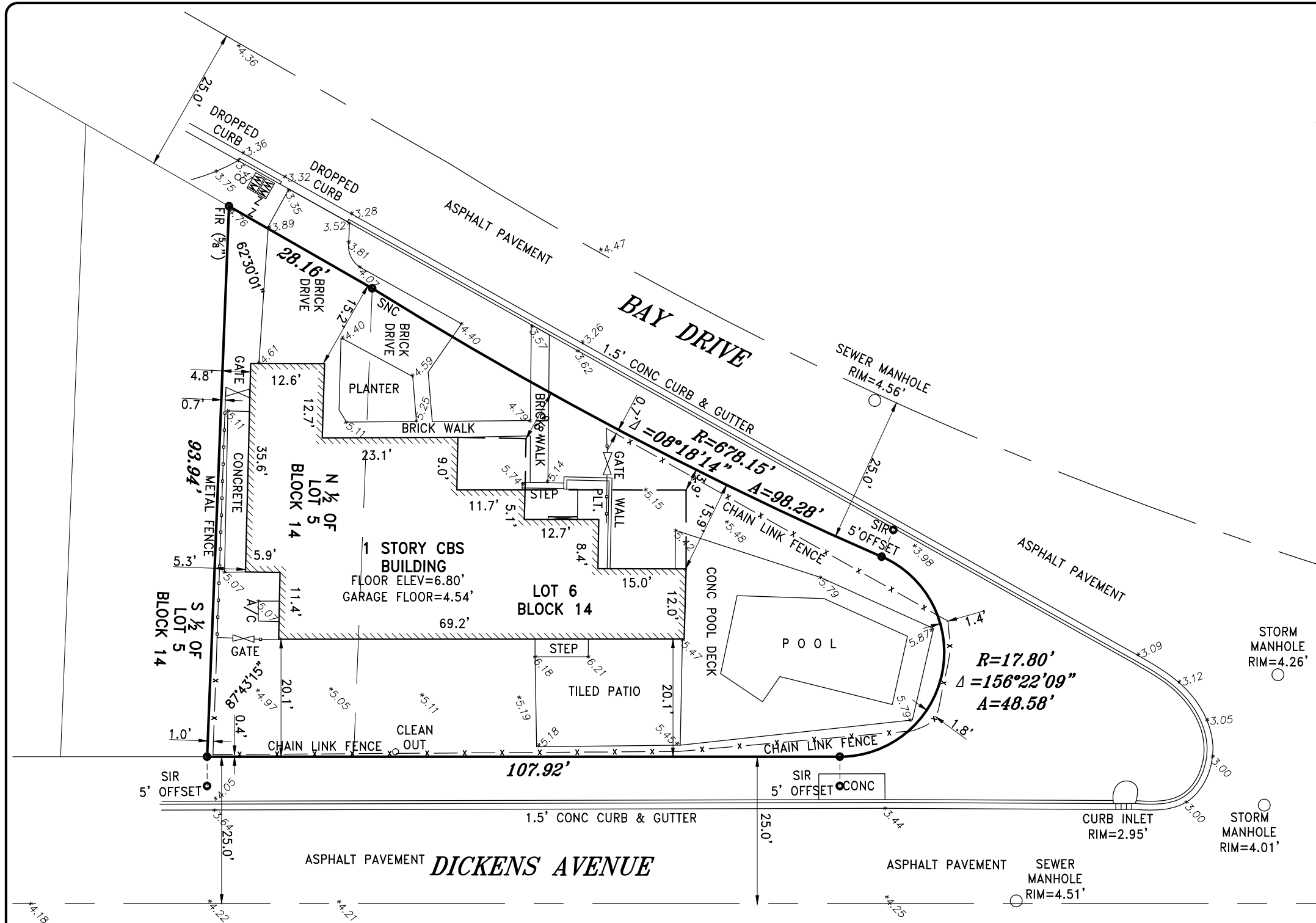
I understand that the setback requirement is intended to preserve the aesthetic and functional quality of Surfside, and I respect that. However, I believe that granting me this variance would not cause any harm or inconvenience to my neighbors or the public.

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.

The image shows two handwritten signatures in dark ink. The signature on the left is a stylized, cursive 'A' followed by a series of loops and a long horizontal stroke. The signature on the right is a more compact, cursive 'S' followed by a series of loops and a long horizontal stroke. Both signatures are written on a light-colored background.



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - 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
 - X- CHAIN LINK/ WOOD FENCE
 - WPP WOOD POWER POLE
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - WM WATER METER
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE

- NOTES :
- 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.
 - 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.

SKETCH OF SURVEY

LAND DESCRIPTION :

ALL OF LOT 6 AND THE NORTH ONE HALF (N½) OF LOT 5, BLOCK 14, "ALTOS DEL MAR N°5", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 92 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/24/23

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10071-23

CLIENT :
ARIEL RUBINOVICH

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER 120659

PANEL NUMBER 0144 L

ZONE AE

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	Type	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	28511-3590	Corrective, tax or QCD; min consideration
10/19/2012	\$400,500	28348-3847	Qual by exam of deed
04/28/2008	\$100	28348-3844	Sales which are disqualified as a result of examination of the deed
08/01/1998	\$240,000	18252-0257	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 <http://www.miamidade.gov/info/disclaimer.asp>

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 Meischoid	_____
Commissioner Nelly Velazquez	_____
Vice Mayor Jeffrey Rose	_____

Mayor Shlomo Danzinger _____

Shlomo Danzinger, Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:**

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra 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.
2024-____ adopted by the Town Commission at its meeting held on the ____ day
of _____, 2024.

Issued: _____

Sandra McMcready, MMC
Town Clerk