

Town of Surfside Special Town Commission - Quasi-Judicial Hearing AGENDA Wednesday, September 27, 2023 6:00 PM

Commission Chambers

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 - Site Plan Application

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 8777 Collins Avenue - New 12-story Multi-family Building - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, [APPROVING/DENYING] A SITE PLAN APPLICATION TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED AT 8777 COLLINS AVENUE, SURFSIDE, FLORIDA, FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF UP TO 52 DWELLING UNITS AND UP TO 148 PARKING SPACES; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachment A: Location Figure 1 and Zoning Table
Attachment B: Letter from Applicant-Sanitation Plan
Attachment C: Comment Responses
8777 Collins Avenue Agenda Packet
Site Plan Resolution - 8777 Collins Avenue

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: September 27, 2023

Subject: 8777 Collins Avenue - New 12-story Multi-family Building

Town Administration Recommendation:

The applicant has applied for site plan review. Development review criteria for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code as follows:

- The development, as proposed, conforms to the Comprehensive Plan and 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 development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;
- 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;
- 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;
- 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,
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Town Administration finds the project conforms to the Town's Comprehensive Plan in that the development of 52 dwelling units is less than the allowable density provided in the Comprehensive Plan, and is otherwise consistent with the allowable uses, development, policies, goals, and objectives of the Comprehensive Plan. Staff also finds the project generally complies with the Zoning Code since the buildings comply with the Town's height requirements, setback requirements, pervious area requirements, and other zoning regulations.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the former development (137 to 52 units) will lessen the water, sewer, solid waste and public education impacts. The developer is proposing to design the project to be LEED Silver certifiable and use best efforts to obtain LEED Silver or its equivalent certification within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.

Impacts to public roadway facilities and transportation are also decreased from the former development due to the decrease in units and the corresponding decrease in projected vehicles. Further, the proposed development divides passenger vehicle access and loading access. Passenger vehicle access is accommodated with the two proposed Collins Avenue driveway curb cuts, subject to FDOT approvals. The internal driveway provides for passenger and or vehicle drop-off for valet parking. The internal driveway connects to 2 underground parking levels. An on-site loading zone connects to the western portion of 88th Street. The loading zone has been located to limit impact to the Memorial Park planned for 88th Street while still providing a safe distance from Collins Avenue. FDOT will review the site plan at such time as a Town approved site plan is submitted to FDOT by the Applicant.

The exterior architecture of the project, featuring the design of a world-renowned architect, is compatible with the community character of the beachside portions of Surfside. The use of Glass Fiber Reinforced Concrete will provide an innovative curved design on the balconies which will match Surfside's beach sand color. The separation of the north and south portions of the buildings' design provides for light and air flow, which allows for the incorporation of the natural elements with the proposed design.

The Development Review Group (DRG) reviewed the Site Plan Application on August 9, 2023. The meeting was held in the Manny Crawford room at 2 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board.

The Planning and Zoning Board reviewed the site plan at their August 31 st meeting. The Applicant presented the proposed development. The Board heard public comments and discussed the proposal prior to voting 4-1 for recommending approval of the site plan.

Town administration recommends that the Town Commission approve the Applicant's Site Plan package subject to the resolution of the following comments:

- Secure FDOT approval of the curb cuts on Collins Avenue prior to building permit. The
 Town reserves the right to re-evaluate the site plan if the number, location, dimensions,
 or configuration of the curb cuts and driveway is altered based on FDOT review and
 approval. If any changes result in operational, traffic, infrastructure, or design impacts
 that are not considered in the site plan approval, the Town Manager may require the
 applicant seek a formal amendment of the site plan to be reviewed by the Town
 Commission after public hearing.
- The appropriate points of connection for water and sewer lines must be identified in cooperation with the Town to avoid any potential infrastructure conflicts. Sheet C-300 of the Civil Engineering Plans is based on the State and County records for water and sewer infrastructure within the right-of-way. The Town's Public Works Department will work with the Applicant to evaluate the existing infrastructure serving the site in order to determine if alternate connections or infrastructure modifications are warranted.
- Applicant shall provide landscaping and hardscape improvements on 88th Street per Town approved drawings and specifications provided by the Town for the Memorial Park.
- 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.
- Applicant to provide a hardpack and dune maintenance easement.
- Applicant to improve resiliency through modifications to dune system east of property in coordination with Town.
- Town reserves the right to provide for other conditions based upon further review.

Town of Surfside Building Official provided the following comments and/or requirements that must be addressed prior to submittal of a building permit application for the site:

- The (new) 8th version of the 2023 Florida Building Code(s) will become effective on January 1, 2024. All building permit applications accepted on or after that date will be constructed under the 2023 FBC.
- The project shall be constructed in strict compliance with the Town of Surfside Ordinance 2022-1720 (codified in Sec. 14-104 of the Town Code) (a/k/a Construction Sites Ordinance).
- Sheet B Z-003.00 of the submitted project plans shows the southwest corner of the structure (buildable area) encroaching into the AE Flood Zone (Special Flood Hazard Area). This encroachment would prohibit construction of the building as currently proposed including but not limited to the use of underground parking in a wholly residential building. However, FEMA'S preliminary maps show this area, and the entire

proposed structure as entirely in the X Zone (Not in the Special Flood Hazard Area). The State of Florida Floodplain Management is unable to provide an effective date for the preliminary maps at this time. As a result, the applicant has filed a Letter of Map Revision (LOMR) with FEMA to amend the current map in accordance with the Preliminary Map. In order for the project to be constructed as proposed, the applicant shall demonstrate that one of the following has occurred, in form and substance acceptable to the Town: (a) FEMA approval of the Letter of Map Revision filed by applicant; or (b) FEMA'S Preliminary Flood Map becomes effective confirming that the proposed structure is entirely in the X Zone, thereby permitting the underground parking for the residential building. Sheet B Z-003.00 should therefore be updated consistent with FEMA's adopted maps prior to building permit.

Background: This application is a request to approve a site plan on the site of the Champlain Towers South condominium building which tragically collapsed in June 2021. The Applicant, East Oceanside Development, LLC, is proposing a 12-story residential building. The property is located at 8777 Collins Avenue in the H120 Zoning District (see Figure 1 in **Attachment A**). The developable portion of the site is located between Collins Avenue on the west, 88th Street on the north, the south Town limit on the south, and the Town of Surfside Bulkhead Line on the east, and totals 1.27± acres. The area east of the Bulkhead line to the Erosion Control Line (ECL) is primarily a private recreation area totaling 0.61± acres, portions of which include the hardpack easement and dune area.

The site plan for this application envisions two 12-story buildings with an atrium on the ground level providing up to 52 residential dwelling units. Subject to FDOT approval, passenger vehicle and primary pedestrian site access will be from Collins Avenue. An internal driveway will connect Collins Avenue to a passenger and vehicle drop-off area. The internal driveway then connects to the two underground parking levels with 148 parking spaces. The setback option utilized for this site plan is the inclined side setback where a 10-foot setback on the south property line increases 1 foot for each 3 feet of height above 30 feet. The setback from Collins Avenue is 40 feet and the setback from 88th Street is 20 feet. The setback on the east from the Town Bulkhead Line is 20 feet. The roof level (above Level 12) includes resident amenities (pool and cabanas), private amenities (pools and cabanas), open terraces, interior AC space, BOH and core uses. The building height as measured from the Wave Crest (18.20 feet NGVD) is 120 feet. Rooftop uses and equipment are limited to a maximum additional increase of 20 feet in height. The project rooftop is 20 feet in height. Site and Zoning Characteristics are provided in Table 1 in **Attachment A**.

The ground floor (Level 1) includes a central atrium which connects the two portions of the building with a reception area and lobby. The south building includes resident amenities, a kids club, an indoor pool and a private cabana which connects to the dwelling unit above. The north building portion includes a mail room, valet, MEP, FPL, main electrical, a loading dock which is accessed from 88th Street and a private cabana which connects to the dwelling unit above. The area east of the Town's Bulkhead Line is primarily a private recreation area with a pool, walkways and landscaping, with the easternmost portions including the hardpack easement and dune area.

Level 2 includes a resident's lounge/kitchen, resident amenities, MEP space, 2 dwelling units in the south portion of the building and 1 dwelling unit in the north portion of the building. Elevator banks are located in both portions of the buildings.

Levels 3 through 6 have 6 residential dwelling units on each floor with 4 large and two smaller central dwelling units. It is possible an owner may combine a larger unit and the adjacent smaller unit which would lower the number of units in the building. The eastern two units on the 5th and 6th floors are increased in size by utilizing the building separation space east of the elevator bank.

Level 7 has 5 residential dwelling units. The smaller unit in the north portion of the building is merged into the eastern residential dwelling unit.

Level 8 through 12 provide 4 residential dwelling units. The eastern two units on Level 12 have access to private pool cabanas on the roof level above.

The building construction utilizes architectural design treatments on the balconies which incorporate Glass Fiber Reinforced Concrete matching the color of Surfside's beach sand. Additionally, the inclined setback on the south property line increases the 10-foot setback 1 foot in for every 3 feet above 30 feet. The setback begins increasing above Level 3. The Level 4 setback is 11 feet 1 $\frac{1}{4}$ inches. The setback increases with additional height becoming 39 feet 11 $\frac{1}{2}$ inches.

The landscape plan has a high percentage of Florida Friendly (FF) species. Ninety one percent (91%) of the 139 trees are FF and 56% of the Palms are FF. The Collins Avenue scheme includes 11 Mahogany trees and 37 Simpson Stopper trees. The landscape theme for 88th Street is 11 Green Malayan Coconut Palms palms. The south property line where there is a 10-foot setback has 23 Green Malayan Coconut Palms palms and 39 Simpson Stopper trees. A wide variety of trees and palms are proposed for the private recreation area. The pervious area for the site plan is primarily provided in the private recreation area and along Collins Avenue since the project has underground parking. The pervious area is 28.9% where the minimum requirement is 20%.

Preliminary comments were provided to the Applicant on August 5, 2023. Many of the main elements of the Site Plan were found to be satisfactory at that time. This included height, setbacks, balcony depth and pervious area. Three areas requiring further analysis and modification were identified:

- Site Access: Needed additional information on how drop-off and traffic flow function
- Landscape: Needed 10-foot landscape buffer on Collins Avenue and 88 th Street
- Stairwell Exit: NE stairwell exit on property line need to be removed from setback.

Initially two different plan sets were submitted by the applicant: one which required a change in the Zoning Code and another consistent with the inclined side setback code provisions on the south property line. Town staff determined that the first option that required a Zoning Code change was not permitted and would therefore did not receive formal review. Town staff proceeded with review of the second option that utilized the inclined side setback.

The Development Review Group (DRG) reviewed the Site Plan Application on August 9, 2023. The meeting took place in the Manny Crawford room in Town Hall at 2 PM. Six Town staff personnel attended in person along with 4 Applicant participants. Two additional Town staff attended via Zoom along with 3 Applicant participants. A detailed presentation was made by James Galvin, Damac Development Vice President and Project Manager. The DRG only reviewed the plan set utilizing the inclined side setback.

At the DRG meeting, James Galvin indicated his project team were working to address the staff concerns identified on August 5th, 2023 and a revised Plan Set would be submitted shortly. After discussion, Town staff were in agreement that the Plan's impacts were adequately considered, and the project should proceed to the Planning and Zoning Board.

The Planning and Zoning Board reviewed the site plan at their August 31 st meeting. The Board discussed the location and use of the loading dock driveway on 88th Street. The Board voted 4-1 for recommending approval of the site plan. After that meeting the applicant sent a letter to the Town indicating their commitment to exclude solid waste activities from the applied uses for the 88th Street loading dock. (See **Attachment B**.) The Applicant shall comply with the location, timing and procedures for solid waste pickup at the Property, as required by the Town and/or other agencies with jurisdiction.

Staff requested additional materials be provided prior to Town Commission review by the Town Commission hearing. These materials were:

- A breakdown of the residential dwelling unit floor area, balcony area and BOH area per floor; and
- Clarification of the landscape scheme in the 10-foot setback area on the south property line; and
- Improvement to the landscape presentation along Collins Avenue to increase the visual impact.

See **Attachment C** for two letters (dated 8/30/23 and 9/19/23) provided by the applicant addressing these materials. The second letter (9/19/23) revises the landscaping shown in the

first (8/30/23) letter.

After the Planning and Zoning Board meeting, Town administration communicated with FDOT regarding their position on loading dock access from Collins Avenue for the Property. FDOT verbally indicated that their applicable general policy is to prohibit vehicles backing out onto a State highway system. Additionally, FDOT reiterated that they only formally review site plans until such time as an approved Town site plan is submitted to FDOT by the applicant.

Applicant Submitted Package: The Applicant submitted a revised site plan package on August 23, 2023. The revised package addressed the 3 areas of concern and also responded to questions raised in the DRG meeting. The Applicant submitted the following items relative to the Site Plan Application: Letter of intent, Site Plan Amendment Application, Architectural Plan Set, Landscape Plans, Civil Engineering Plans, Traffic Study, Photometric Lighting Plan, Demolition Permit plan and survey.

Attachment A: Location Figure 1 and Zoning Table

Attachment B: Letter from Applicant-Sanitation Plan

Attachment C: Comment Responses

8777 Collins Avenue Agenda Packet

Site Plan Resolution - 8777 Collins Avenue

Attachment A



Figure 1 – 8777 Collins Avenue – Site Location from MDC Property Appraiser

Table 1 – 8777 Collins Ave – New Development - Site Characteristics & Zoning

General Location East side of Collins Avenue and southside of 88th Street

Property Size 55,435± SF or 1.27 Net Acres (81,866± SF or 1.88 Ac w/Private Rec Area)

Zoning District H120

Adjacent Zoning Districts H120 north, MU to the west, City of Miami Beach to the south

Future Land Use High Density Residential/Tourist

Units Permitted 109 Dwelling Units (DUs) per Acre x 1.27 acres = 138 DUs

Units Proposed 52 Apartment Units (may end up less with SF expansion of units)

Proposed Parking Spaces

148 pkg spaces - Located in 2 level underground garage with 86,000± SF

Floor Area Detail

Apartments 52 387,388 SF: Levels 1-12 and Roof Level

Level 1 Lobby, Resident Amenities, Indoor Pool, Cabanas

Mechanical, FPL and Electrical Service Room

Level 2 3 Apartments, Residents Lounge, Amenities and MEP

Level 3-4 6 Apartments

Level 5-6 6 Apartments w/Bridge

Levels 8-12 4 Apartments w/Bridge

Rooftop Deck & Pool, 2 Private Decks & Pools (for Level 12)

Residents Lounge & Mechanical Space

Maximum Building Height 120 Feet (from Wave Crest at 18.2 NGVD to the Floor of the Rooftop)

Modification of Height 20 Feet (from the floor of the Rooftop to top of the enclosed space)

Setbacks

Front (40 Feet) 40 Feet.

Side South (10 Feet) 10 Feet

Side North (20 Feet) 20 Feet

Rear Beach (30 Feet) 30 Feet

Platted Bulkhead (20 Feet) 20 Feet

Pervious Area (20% Min) 28.9% (per Applicant)



200 S. Biscayne Boulevard Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office 305.377.6222 fax gpenn@brzoninglaw.com September 12, 2023

VIA ELECTRONIC MAIL

Members of the Commission Town of Surfside 9293 Harding Avenue Surfside, FL 33154

Re: <u>Loading/Sanitation Plan for 8777 Collins Avenue</u> Surfside, Florida

Dear Commission Members:

Our firm represents East Oceanside Development, LLC ("Applicant"), the owner of site at 8777 Collins Avenue. I am writing as a follow up to the discussions at the Planning and Zoning Board regarding the proposed location and operation of the loading and sanitation for the proposed new "8777 Collins" development.

The proposed development will consist of a maximum of fifty-two (52) residential units and was designed by the world-class team of Zaha Hadid Architects from London to be a low-impact, resilient and beautiful addition to the Town.

88 Street. As you know, the Commission, through Resolution 2022-2853, authorized the Town Manager "to take all steps necessary to pursue all governmental approvals necessary to permanently close that portion of 88th Street located in between Collins Avenue on the west and the public beach to the east (the "Street-end") to vehicular traffic for a memorial park and pedestrian plaza honoring the victims of the Champlain Towers South collapse." As provided in the Resolution, "the closure of any portion of 88th Street to vehicular traffic is subject to the maintenance of emergency or governmental vehicular access and any access required to reach property north and south of the Street-end."

The determination of how far east vehicular traffic will need to extend along 88 Street is a complicated one that will necessitate coordination among the Town, Miami-Dade County (which retains general jurisdiction over traffic county-wide), and the Florida Department of Transportation ("FDOT").

Among the issues that need to be balanced with the goal of maximizing the pedestrianization of the street to provide space for the Memorial Park include: (1) the need to protect the "Solara" hotel access, which has its entrance on 88 Street; (2) maintaining Fire truck staging to serve both the Solara building and the 8777 Collins development and maneuverability for all emergency vehicles; (3) serving the sanitation needs of the Solara building and the 8777 Collins development; (4) limits on driveway access that FDOT may apply to the new 8777 Collins development at the time of permitting; and (5) equally important to the above, the need to preserve adequate space for the general public to safely drive in and out of the street end since the intersection of 88 Street and Collins Avenue will need to remain open.

Design of Loading/Sanitation Area. Based on these factors, the Applicant worked with the Town administration on designing a code-compliant loading and sanitation plan for the 8777 Collins development. As a condominium of a maximum of 52 units, the loading and sanitation demands of the development will be small. The Applicant designed the loading and sanitation operation to have as minimal impact as possible. First, the loading area was located as far west as possible while still allowing the City's sanitation trucks to enter and park in a full loading space. Second, a rolling door was designed to shield the loading area from public view except when in use. Third, all trash receptacles will be located in an enclosed, air conditioned room until picked up.

The proposed design reviewed by the Planning and Zoning Board assumed, per then-existing Town policy, that the Town's sanitation trucks would need to enter the site, park in a loading space, and pick up trash from that location. The plan was designed to meet the Town's needs.

Town Policy Change in Sanitation Operations. Based on the Town Manager's comments during the Planning and Zoning Board meeting, we now understand that the Town's sanitation trucks will no longer enter private property for pick up town wide. All sanitation pick up within the Town will instead occur in the right of way. As related to 88 Street, the Manager explained that City trucks will pull off Collins Avenue onto the 88

Street right of way but remain parallel to Collins Avenue. No longer will City sanitation vehicles need to enter the 8777 Collins site and park in a loading space.

<u>Design Opportunity.</u> The revision to the Town's sanitation collection strategy opens the opportunity to relocate the sanitation storage away from 88 Street. Our team is exploring how this can be effected and will revert to the Town Management to discuss possible solutions prior to making a formal revision.

Sincerely



August 30, 2023

To: Judith Frankel AICP, Town Planner, Town of Surfside, FL

In response to the Memorandum (Item 4D) issued for the Planning and Zoning Board meeting on August 31, 2023, we are submitting supplemental information in response to the following comments.

COMMENTS:

"Town staff recommends that the Planning and Zoning Board recommend approval of the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments prior to the Town Commission hearing:"

Comment 1: Provide a breakdown of residential dwelling unit floor area, balcony area and BOH area per floor;

Response: Please see Exhibit A attached.

Comment 2: Clarify the landscape scheme in the 10-foot setback area on the south property line;

Response: Please see Exhibit B attached.

Comment 3: Clarify the water and sewer connection strategy. Sheet C-300 of the Civil Engineering Plans is based on the State and County records for water and sewer infrastructure within the right-of-way. The Town's Public Works Department will work with the Applicant to evaluate the existing infrastructure serving the site in order to determine if alternate connections or infrastructure modifications are warranted. The appropriate points of connection for water and sewer lines will be identified to avoid any potential infrastructure conflicts.

Response: DAMAC is currently working with the Town of Surfside through the Development Order which will address the "appropriate points" of connections for the water and sewer tie-in's.



"Additionally, due to the prominent location of the site adjacent to the future Memorial Park at 88th Street, and its location as a main entry point to the Town of Surfside, it is further recommended that the applicant:"

Comment 4: Coordinate the installation and final design of landscaping and hardscape along 88th Street with the Town Manager to best complement the installation and design of the Memorial Park; and

Response: DAMAC is currently working with the Town of Surfside through the Development Order which may include a provision to have our landscape along 88th Street compliment the future landscape design of the Memorial Park.

Comment 5: Improve the landscape presentation along Collins Avenue to increase the visual impact.

Response: DAMAC is willing to modify the landscape design along Collins according to the Towns recommendations. We are currently in discussions with the Town to include these considerations in the Development Order. The landscape presentation along Collins is influenced by the required clear Sight Triangle regulations of FDOT. Please see Exhibit C attached.

Thank you for your time.

Regards,

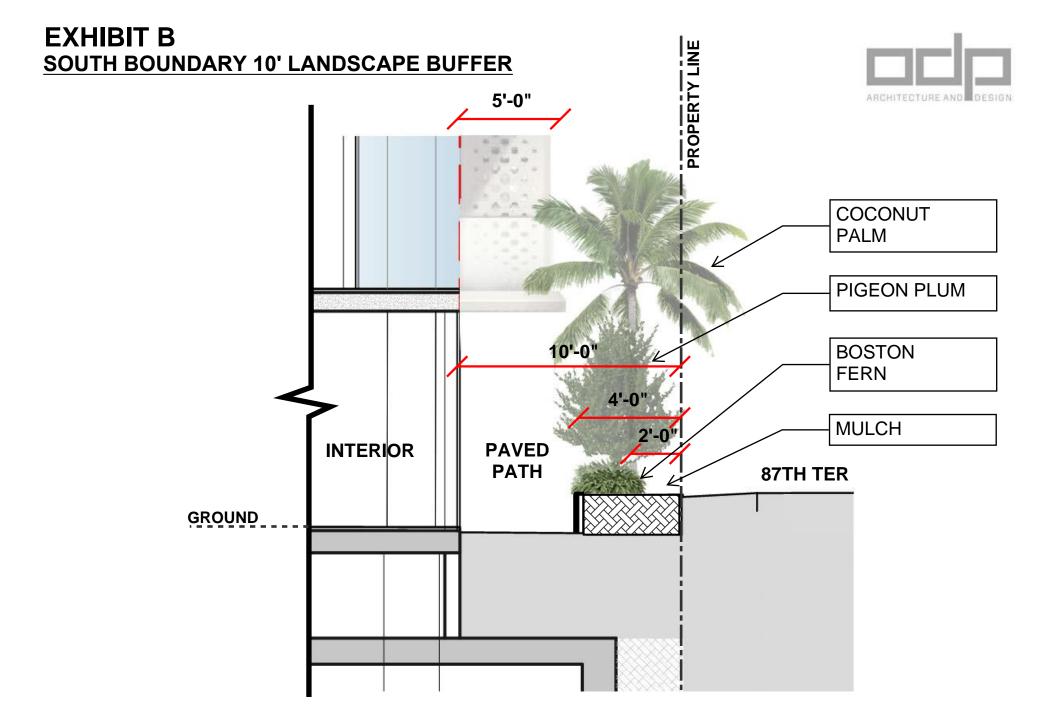
Christian Lopez, Principal

O'Donnell Dannwolf and Partners Architects, Inc.

EXHIBIT A AREA MATRIX

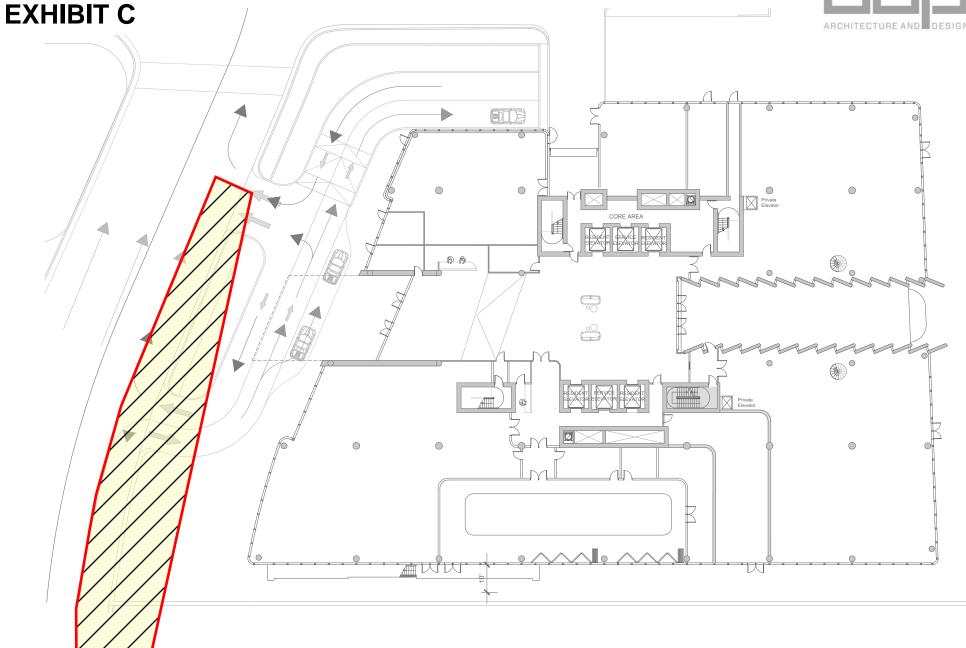


LEVEL	PROGRAM	ENCLOSED AREA	AMENITIES	BOH AREA	BALANCED	BALCONY AREA
		(GROSS SF)	AREA (SF)	(SF)	ENCLOSED	UNENCLOSED
					AREA(SF)	(SF)
ROOF (LEVEL 13)	AMENITIES + MEP	27613	11047	917.38	15648.62	N/A
LEVEL 12	RESIDENCES	27066			27066	5451.81
LEVEL 11	RESIDENCES	27975			27975	5760.36
LEVEL 10	RESIDENCES	28861			28861	5035.97
LEVEL 09	RESIDENCES	29240			29240	5610.9
LEVEL 08	RESIDENCES	30485			30485	4915.79
LEVEL 07	RESIDENCES	31309			31309	5285.71
LEVEL 06	RESIDENCES	31555			31555	5719.96
LEVEL 05	RESIDENCES	32015			32015	5152.7
LEVEL 04	RESIDENCES	30908			30908	5003.52
LEVEL 03	RESIDENCES	30979			30979	4841.15
	RESIDENCES +					
LEVEL 02	AMENITIES	26586	7812.87		18773.13	1434.77
	LOBBY/ WELLNESS					
LEVEL 01	+ AMENITIES	32797	10771.35	4047.98	17977.67	N/A
TOTAL		387,389.00	29,631.22	4,965.36	352,792.42	54,212.64



FDOT REQUIRED SIGHT TRIANGLE





O'DONNELL DANNWOLF & PARTNERS ARCHITECTS INC 2432 Hollywood Boulevard Hollywood Florida 33020 WWW.ODPARCHITECTS.COM 9545180833 AA 26000996

BEND ALONG COLLINS

EXHIBIT C







September 19th, 2023

To: Judith Frankel AICP, Town Planner, Town of Surfside, FL

Please find the attached exhibits entitled "EXHIBIT A" and "EXHIBIT B" as additional material to accompany drawings.

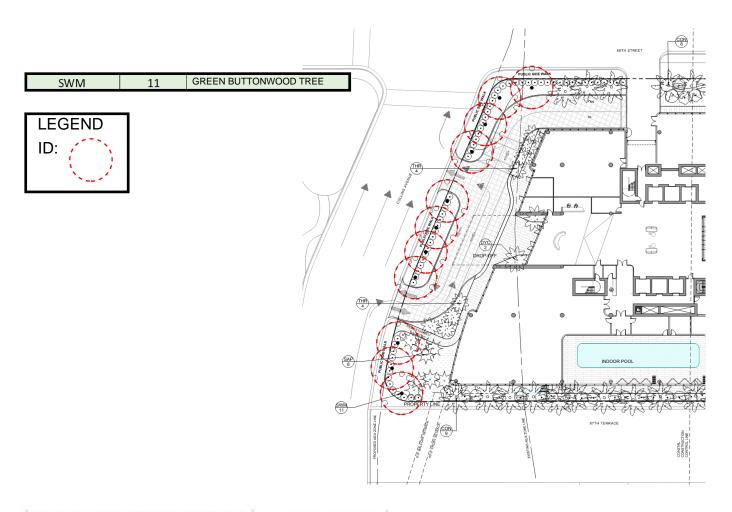
Thank you for your time.

Regards,

Christian Lopez, Principal O'Donnell Dannwolf and Partners Architects, Inc

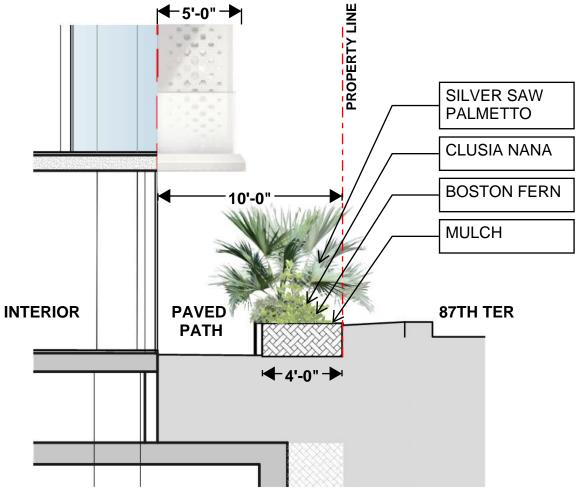
LANDSCAPE PLAN CANOPY ALTERNATIVES





SOUTH BOUNDARY 10' LANDSCAPE BUFFER







DRB Meeting	// 20
Application / Plans Due	/ 20

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" 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.

OWNER'S NAME	East Oceanside Development LLC	
PHONE / FAX / EMAIL	305-407-4898 James.Galvin@Damacgroup.com	
AGENT'S NAME		
ADDRESS PHONE /	3411 Silverside Road, Tatnall, Building #104 Wilmington Deleware, 19810 305-407-4898	
FAX		
PROPERTY ADDRESS	8777 Collins Avenue, Surfside, FL 33154	
ZONING CATEGORY	H-120	
DESCRIPTION OF PROPOSED WORK	New Construction - Multifamily	_
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		_
INTERNAL USE ONLY		
Date Submitted	Project Number 23 - 4060	
Report Completed	Date	_
Fee Paid	\$	
ZONING STANDARDS	Required Provided 55,435 sq. ft.	
Plot Size	14//	1
Setbacks (F/R/S)	40' 30' 10'/20' 40' 152'11" 21'	
Lot Coverage	N/AN/A	
Height	120'120'	
Pervious Area	16,377.2 sq. ft25,170 sq ft.	
- Si nolkaz	grih June c23 6/9/23	_
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE	Ξ
	Town of Surfaide - Multi-Family and Non-Residential Site Plan Application	on

PROJECT INFORMATION



TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

The following is required with each application:

- 1. An email address for contacting the owner and/or agent.
- 2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.
- 3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.
- 4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.
- 5. The applications that fall under the notice requirements are the following.
 - a. Construction of new single-family homes.
 - b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
 - c. An addition of at least 50 percent of the square footage of the existing single-family home.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

Jeffery Rossely, James Galvin	
Graham Penn	6/8/23
NAME OF REPRESENTATIVE	DATE





TOWN OF SURFSIDE SUBMISSION CHECKLIST MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

Project Name 8777 (8777 Collins Avenue) Project Number

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 made out to "Town of Surfside"
- M Ownership Affidavit
- 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)

FOR THE FOLLOWING PLEASE PROVIDE:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format.
- Provided prior to Design Review Board Meeting <u>Two (2) reduced sized sets</u> (11" x 17" sheets) of the complete design development drawings

Please show / provide the following:

- A legal description, including the section, township, and range or subdivision lot and block.
- □ Site boundaries clearly identified, and ties-to-section corners
- Proposed uses
- Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
- Building separations
- □ Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
- Location of all parking and loading areas
- All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
- Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
- Pedestrian circulation system
- Provider of water and wastewater facilities
- Existing and proposed fire hydrant location
- □ The following computations:
 - Gross acreage
 - Net acreage

Cont

Page 1 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

On



- Gross acreage covered by the property excluding road easements and rights-of-way, if any
- Number of dwelling units and density for residential uses only
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces
- Number of parking spaces provided
- o Pervious, impervious and paved surface, in square footage and percentage
- □ Site Plan location sketch, including section, township, and range, showing adjacent property owners
- ☐ Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
- Loading areas and provisions for accessibility to vehicles of the required type
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.
- Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies
- 🛛 Landscape Plan and Irrigation Plan
 - Please show / provide the following:
 - landscape calculations (required and provided)
 - existing tree survey with indication of existing native vegetation that will be preserved
 - proposed and existing landscaping
- Lighting Plan

Please show / provide the following:

- photometric measurements
- Lighting details and spillage onto adjacent properties and rights-of-way
- Sign Plan for all signs which will be on site

Please show / provide the following:

- Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
- Note colors, materials, lighting and dimensions
- □ Show dimensions and square footages (proposed and existing)
- □ Identify materials and colors background, trim/border, and copy
- Show fonts and graphics
- Pavement markings and traffic signing plan
- Schematic water and sewer plan Please show / provide the following:
 - Location and size of all mains and lift stations

Page 2 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

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Cont.

- Paving and drainage plans
 Please show / provide the following:
 - location of all drainage features and retention areas, if any
- Architectural Elevations (Minimum scale of 1/8" = 1')

 Please show / provide the following:
 - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height.
 - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
 - o All exterior materials, colors and finishes, keyed to samples provided
 - Roof slopes and materials including specifications and color
 - o Detail of doors, windows, garage doors
 - Dimensions of structure(s) height, width, and length
 - o Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - o Gutters and eaves
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

Page 3 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

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Affidavit of Ownership

I, Harish Wadkar , am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:
I am the <u>Manager</u> of East Oceanside Development, LLC.
 East Oceanside Development, LLC (the "Owner") is the owner of the property identified by Miami Dade County Folio Number 14-2235-005-0480 (the "Property").
 The Property is located at the southeast corner of Collins Avenue and NE 88 Street within the Town of Surfside.
The Owner is proposing to develop the Property with a new residential development.
FURTHER AFFIANT SAYETH NAUGHT.
Frankas
Signature
Harish Wadkar Name
Manader
Title
STATE OF FLORIDA
STATE OF PLORIDA
COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me, by means of \square physical presence or \square online notarization, this out day of June 2023 by Hansh Wadkar, Manager of East Oceanside Development, LLC, who \square is personally known to me or \square has produced as identification My commission expires 4-16-2-2-7 Notary Public State of Florida
Notary Public - State of Florida Commission # HH 386927 My Comm. Expires Apr 16, 2027 Bonded through National Notary Assn.





Town of Surfside Development Review Group (DRG) Meeting Minutes

August 9, 2023 – 2pm Surfside Town Hall

The Development Review Group (DRG) conducted a meeting on Wednesday at 2:00pm. The purpose of the meeting was to review the site plan application by East Oceanside Development LLC located at 8777 Collins Avenue. The DRG meeting was attended by the following:

In-person Attendees:

Town Staff Participants

- Judith Frankel, Town Planner
- Walt Keller, Consulting Town Planner
- Assistant Police Chief Marciante
- Randy Stokes, Public Works Director
- Tim Milian, Parks and Recreation Director
- James McGuiness, Town Building Official and Floodplain Manager

Applicant Participants

- James Galvin, Damac Development VP
- Christian Steixner, ODP architects
- Saaz Karandikar, ODP architects
- Graham Penn, Bercow Radell -Zoning Attorney for the project

Zoom Attendees:

Town Staff Participants

- Tony Recio, Town Attorney
- John Nelson, Assistant Public Works Director

Applicant Participants

- Darren O'Regan, Damac
- Alyssa Schreger, ODP
- Two additional representatives from ODP

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town. She noted that while two designs were initially submitted to the Town only option B would be reviewed. Option A was shown not to comply with the Town's zoning code and was therefore not a viable proposal.

James Galvin, Vice President of Damac Properties, gave an overview of the project to develop 8777 Collins Avenue. The proposed project is a 12-story multi-family residential building fronting Collins Avenue. The proposal utilizes the Inclined Side Setback option presented in zoning code section 90-48.5. Some of the features of the proposed building that were discussed are:

- 52 units proposed but the number may be reduced to 30-35 units if buyers choose to combine units.
- A revised Level 01 Plan (Sheet B-Z-101.00) was presented which was still being finalized.
 The parking garage ramp along the north property line was moved 10 feet south to provide a landscape buffer. The emergency exit stairs from the basement garage were also moved 10 feet south.
- Main exterior materials will be glass and Glass Fiber Reinforced Concrete (GFRC) formulated to match the Surfside beach sand color. GFRC is an innovative design material that is highly durable.
- The restaurant/ lounge area is for residents and their guests only. It will not be open to the public.
- The bridge connecting the north and south towers begins on the forth floor and continues to the roof level
- o The 12th floor penthouse level connects to the rooftop and private pool and deck.
- There will be an indoor pool on the ground level and an outdoor pool on the roof level that extends across the two wings of the building.

Several possible issues were identified and discussed by the meeting participants. These include the following:

- o Resident pool on the rooftop level.
 - Walt Keller asked the architects to provide greater detail of the roof level to better demonstrate that the maximum allowable aggregate of roof area is complied with

Parking

- Two levels of underground parking
- The parking garage may be widened to have the west wall closer to Collins avenue
- The 12 tandem parking spaces (<u>totaling 24 standard parking spaces</u>) were not included in the total listed number of parking spaces. These spaces are intended for valet use.
- Three spaces have been provided for 43 of the units, and 1 two parking space area in addition to the tandem spots.
- Jim McGuiness reiterated that the site must be wholly in FEMA Zone X to be permitted to have an underground parking garage. Residential buildings in Zone AE may not have underground parking
- The site is almost totally in FEMA Zone X. A small portion of the southeast corner is zone AE, but FEMA flood maps are expected to have the site entirely in zone X. The Applicant has filed a FEMA Map Change to expedite the preliminary Map issuance. (This will be a condition for approval of the site plan.) The developer is in contact with State officials on this concern.
- The applicant has consulted with Miami-Dade County Fire Department and they are requiring 3 staging areas. Two location at the front of the building on Collins and a third location on 88th Street.

- 88th Street Loading area has been moved as far west as possible while still accommodating Fire access.
- o Police and Ambulance access will be necessary through 88th street to the Hard pack.
 - The Surfside memorial space will need to include a travel path in case of an emergency on the beach.
 - James Galvin stated that a turnaround location on the hard pack at the end of Surfside that can accommodate police vehicles and ambulances will be agreed upon with the Town Manager.
 - Assistant Chief Marciante was satisfied with this agreement.
- o Randy Stokes stated that Public Works would ask for trash removal activities to be located on 88th Street so that workers are not in danger on Collins Avenue. Operational hours could be agreed upon to minimize the use of 88th Street.
- FDOT has been consulted with. No preliminary review has been conducted as that is no longer standard for FDOT. In conversation, FDOT has looked at the circulation plan and deemed it likely to be approved. FDOT does not want waste removal or other loading on Collins Avenue.
- Developer will work with the Town Manager on restoration of the dune system to an appropriate height.
- o Construction
 - Tim Milian raised concerns of dust and debris traveling to the tennis center during demolition and construction as happen will 87 Park construction.
 - Jim McGuiness reviewed the Construction Sites Ordinance requirements for the applicant.
 - James Galvin stated that they will fully comply with the ordinance and will utilize spray hoses to minimize dust.

James Galvin indicated an updated package of drawings for the inclined setback option (B drawing set) will be submitted prior to the Planning and Zoning Board Meeting incorporating revisions presented and talked about during the DRG meeting. These revisions should accommodate the required 10-foot landscaping buffer that is necessary on Collins Avenue and 88th Street. Additionally, the fire safety exit stairwell from the garage to the ground level was proposed to be relocated to 10 feet from the north property line to accommodate the required 10-foot landscaping buffer. This change would be acceptable to Staff, but plans must be submitted to provide a full review and response. The architects will aim to provide revised sheets showing the appropriate landscaping buffer and reallocation of the parking garage ramp and drop-off lanes.

The meeting participants did not raise any objection to the general proposal for development of the site at 8777 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



8777 Surfside Entitlement Revision 01

Drawing Issuance Narrative | 08-23-2023

Attention Town of Surfside,

The following is a narrative which addresses the town's comments issued on August 5th 2023:

Comment: Site Access: Need additional information on how drop-off and traffic flow function.

Response: Refer to sheet B_Z-005.00 for site circulation plan. Additionally, the drop-off has been revised to allow for stacking/ cueing of cars coming in from Collins to a designated drop off lane, refer to B Z-101.00 for driveway dimensions.

Landscape: Need 10-foot landscape buffer on Collins Avenue and Comment: 88th Street.

Response: A ten foot landscape buffer has been added to along Collins and 88th street. Please refer to sheets B_Z-101.00 for dimensioned drawing as well as B_L-03 for rendering.

Comment: NE stairwell exit on property line needs to be removed from setback.

Response: The NE stairwell exit has been removed. The use of horizontal exits in coordination with our life safety consultant has allowed for us to use the existing exits from the building cores to schematically exit the building. Refer to B Z-100.00, B Z-101.00, and B_L-03 for revised site plan. B_Z-98.00 and B_Z-99.00 show revised basement (2) means of egress.

Respectfully,

Christian Lopez, RA

ODP Architects





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B_C-500 LIFE SAFETY B_LS-100.01 B_LS-100.02 LANDSCAPE B_L-01 B_L-02 B_L-03 B_L-04 B_L-05 B_L-06 B_L-06 B_L-07 B_L-08 B_L-09 B_L-10 B_L-10 B_L-11	FIRE RESCUE ACCESS ROAD REQUIREMENTS AMBULANCE MANEUVERABILITY STUDY GENERAL NOTES & LANDSCAPE LEGEND TREE MANAGEMENT PLAN LANDSCAPE SITE PLAN HARDSCAPE PLAN HARDSCAPE DETAILS PLANTING PLAN - CANOPY PLANTING IMAGES - CANOPY PLANTING IMAGES - UNDERSTORY PLANTING IMAGES - UNDERSTORY PLANTING DETAILS IRRIGATION DETAILS AND LEGEND	•				

SITE SURVEY PLAN

• | • |

RENDERS TO BE ADJUSTED FOR P & Z PRESENTATION

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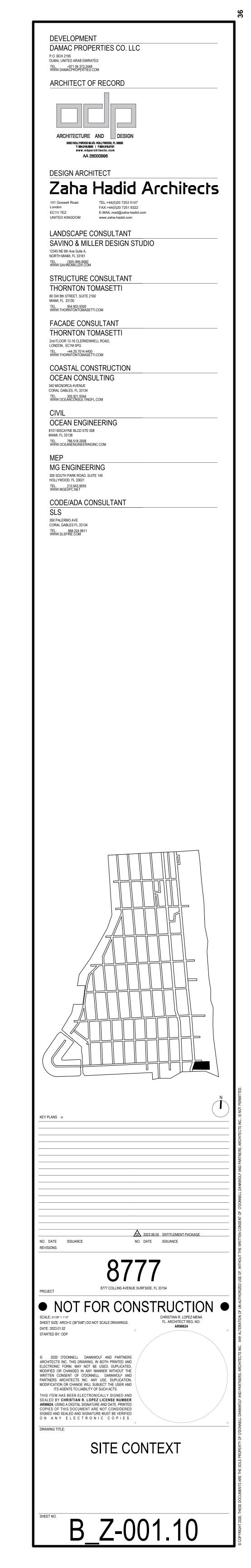
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WWW.SLSFIRE.COM 2023.08.23 REV 01
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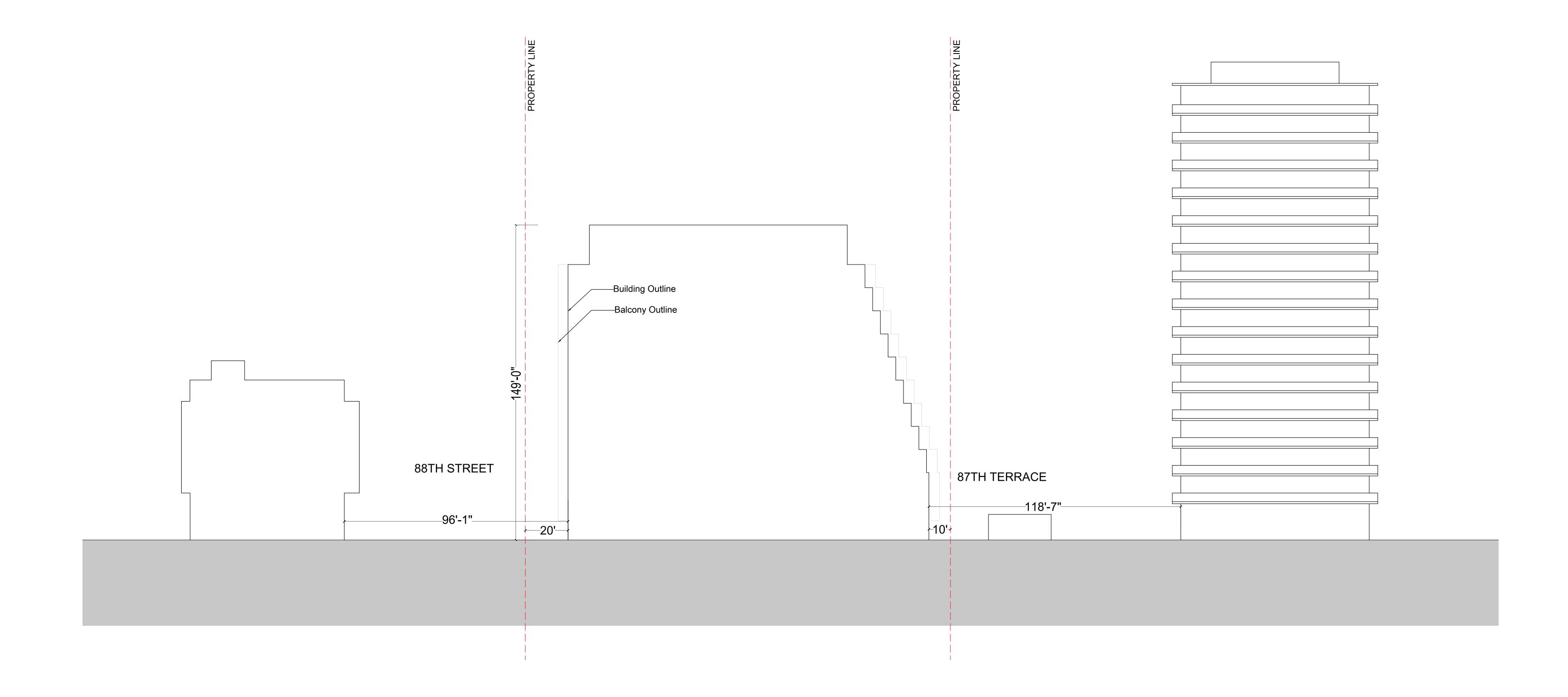
COVER SHEET AND DRAWING INDEX

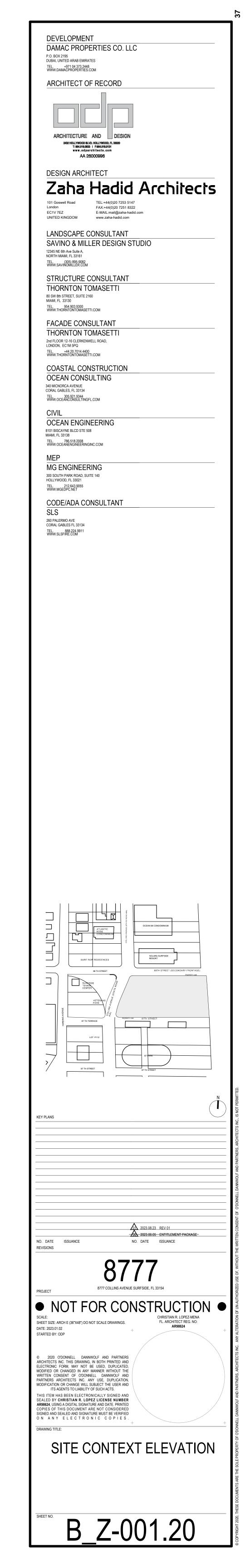
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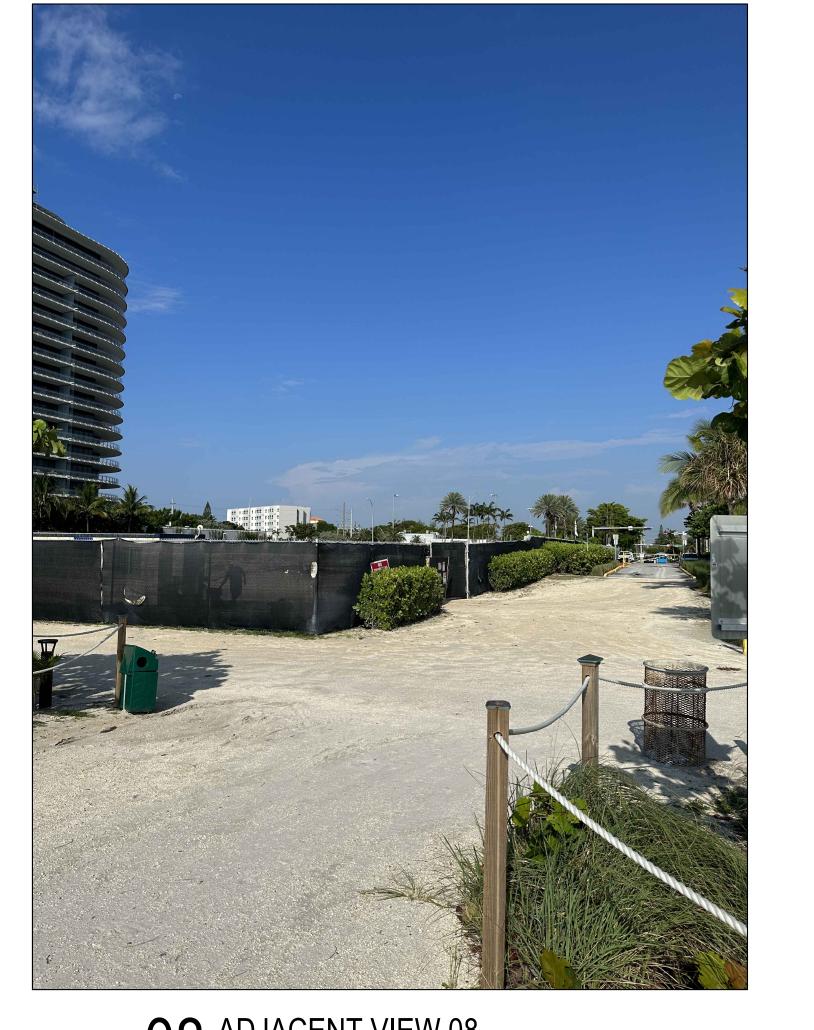


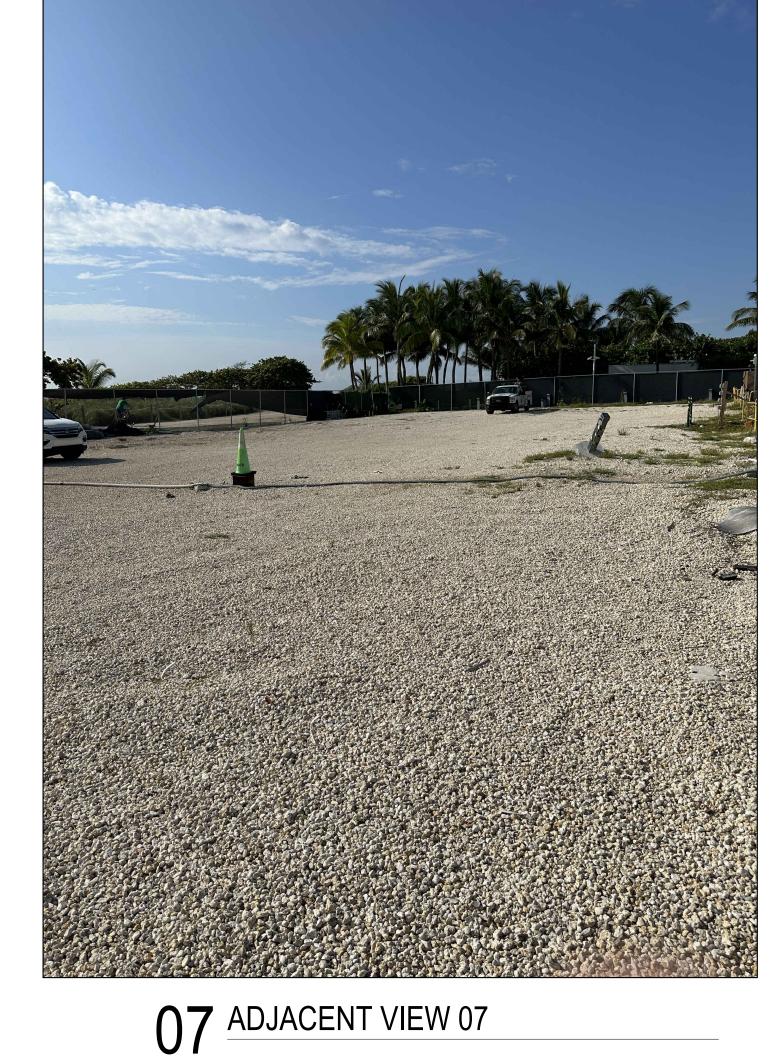


1 SITE CONTEXT

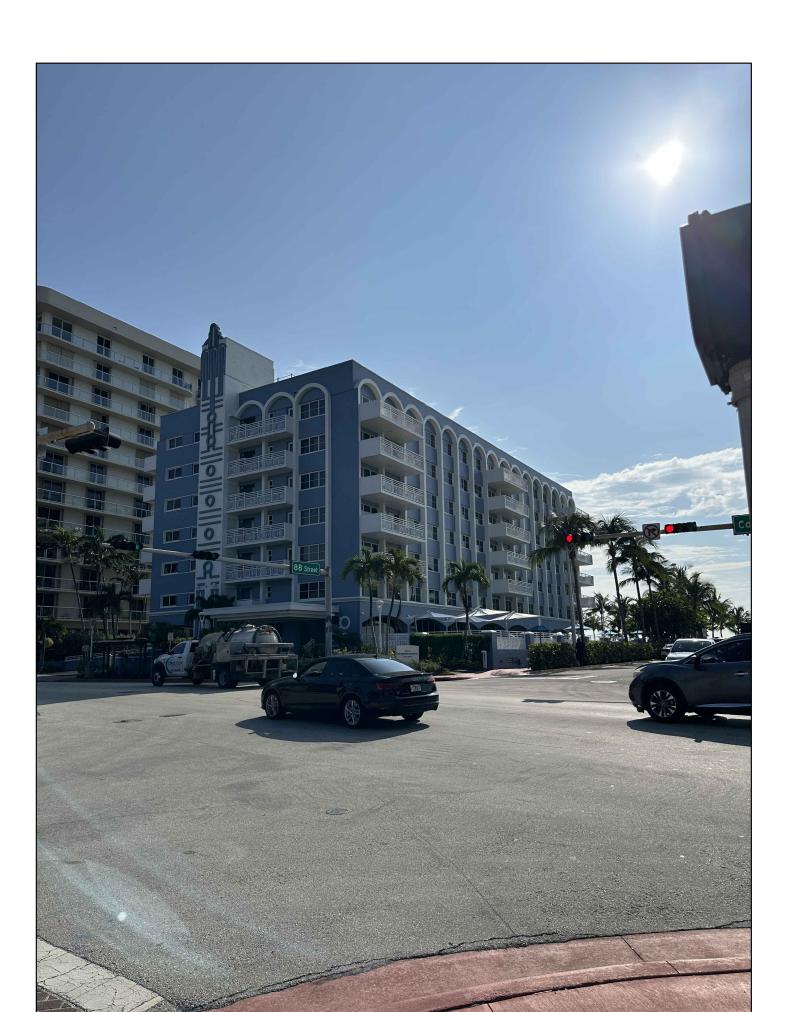








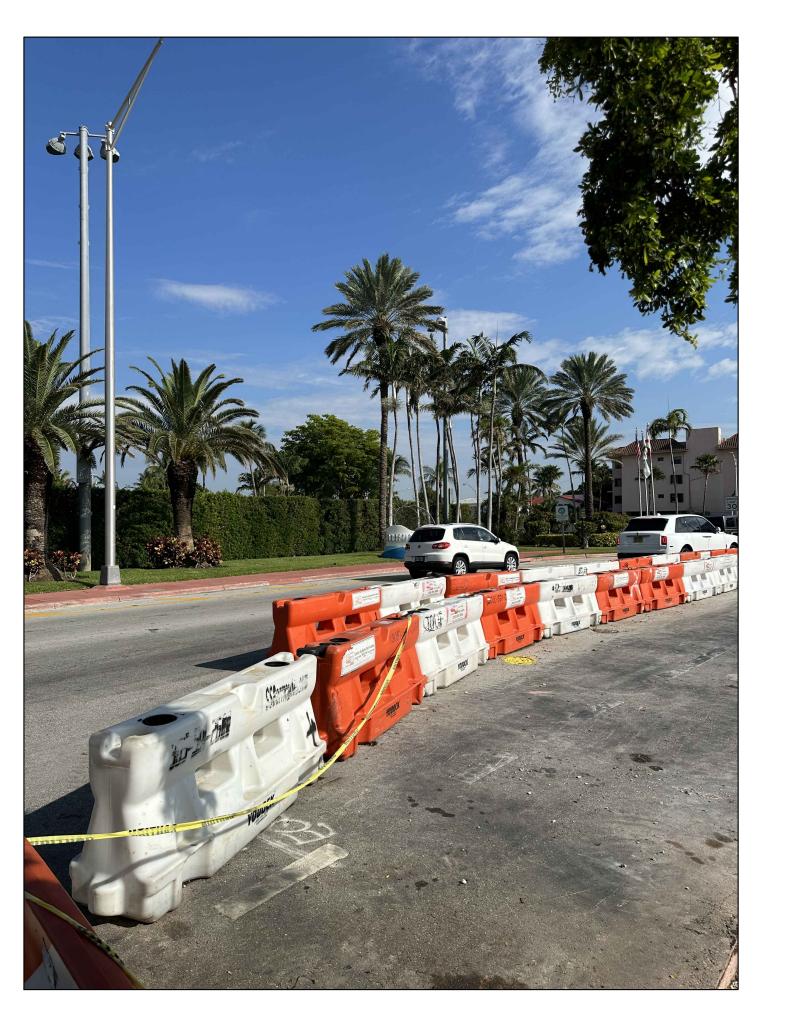


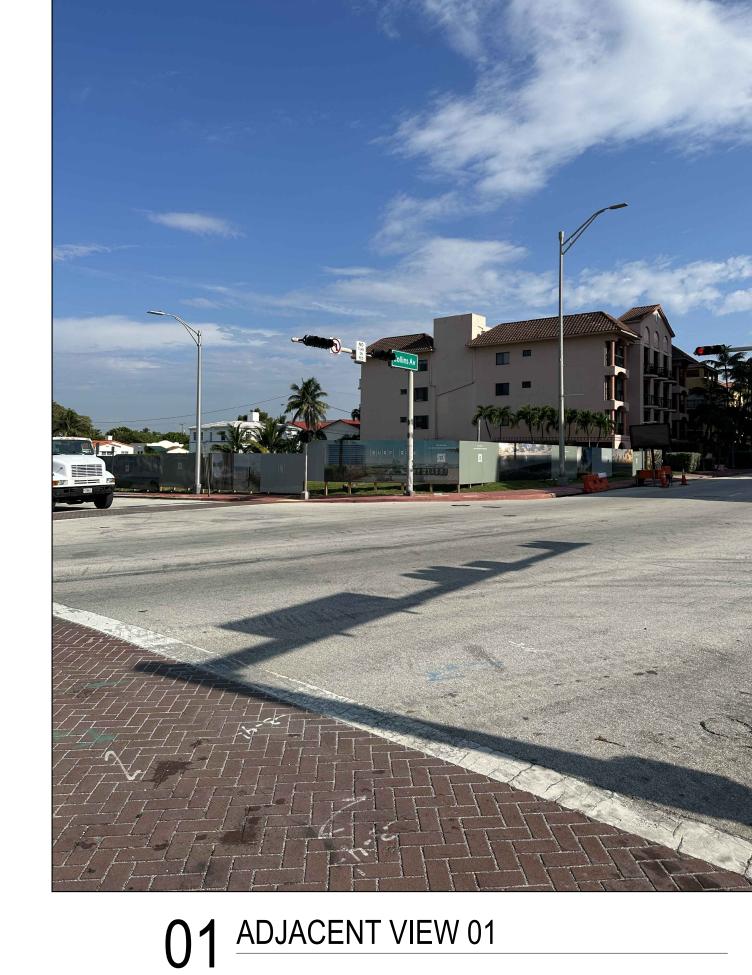


04 ADJACENT VIEW 04



06 ADJACENT VIEW 06





05 ADJACENT VIEW 05

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02 ADJACENT VIEW 02

NO. DATE ISSUANCE SITE PHOTOS B_Z-001.30

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DESIGN ARCHITECT

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340 MICNORCA AVENUE CORAL GABLES, FL 33134 TEL. 305.921.9344 WWW.OCEANCONSULTINGFL.COM

Zaha Hadid Architects

PROPERTY INFORMATION

Wave Crest:

ADDRESS: 8777 Collins Ave, Surfside, Miami, FL

LOT DISTRICT: H-120

Flood Zone: Zone AE & X*

Folio: 14-2235-005-0480

Property Acreage: 1.9226 ACRES (83,750 SQFT) (Per property appraiser)

EL +16.63' (NAVD)(+18.20' NGVD)

Legal Description:

Block 4 of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 16, at page 44, and recorded in the Public Records of Miami-Dade County, Florida; together with that certain parcel of land conveyed by Town of Surfside by Deed dated August 16, 1962, and recorded in Official Records Book 3565 at Page 167 of the Public Records of Miami-Dade County, Florida; and Less and Except that portion of said Block 4 conveyed to Town of Surfside for widening of Collins Avenue by Deed dated June 28, 1962 and recorded in Official Records Book 3565 at page 165 of the Public Records of Miami-Dade

County, Florida

NOTE* FEMA flood map proposed revision 2023 places the site in X zone. Application is lodged. See page B_Z-

006.00 for updated map change.

ZONING INFORMATION

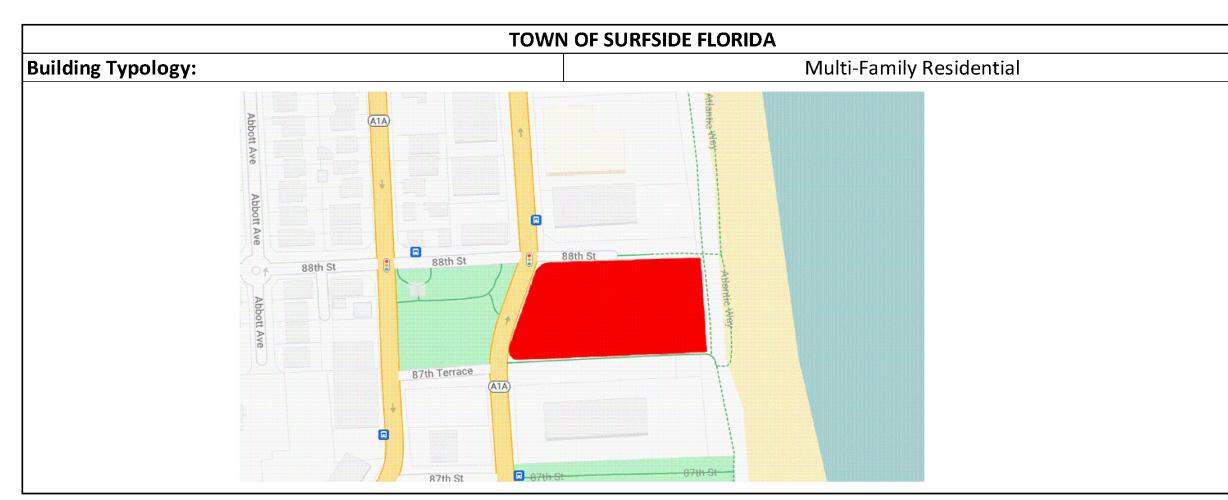
Sec. 90-44.2

Sec. 90-44.3

Sec. 90-2

Article IV

Sec. 90-45



	DIMENSION	AL REQUIREMENTS - BUILD	ING				
	Building Height						
Article V							
Sec. 90-43	Maximum Building Heights						
	Designation		Maximum Height (Feet)				
	H120		120FT				
Sec. 90-44	Modifications of height regulations.						
Sec. 90-44.1	Architectural elements including cupolas, chimneys, flagpo	oles, spires, steeples, stair	accessways, antennas, ventilators, tanks,				
	parapets, trellises, screens and similar not used for humar	parapets, trellises, screens and similar not used for human habitation, may be erected to a reasonable and necessary height,					
	consistent with and not to exceed the following limitation	s:					
	Designation	Maximum Height (Feet)	Maximum Percentage of Aggregate Roof Area				
	H120	20FT	30%				
		Required	Proposed				
	Roof Area	N/A	27,613 sf				
	30% Aggregate Roof Area	8283	8283 sf				
Sec. 90-50.2	Roof Deck Provisions						
Sec. 90-50.2(2) (c)	Roof decks shall provide ten-foot setbacks on the sides and rear of the building. See Architectural Drawings for detail. (Z-113.00)						
Sec. 90-50.2(3) (a)	For properties designated H120 roof decks are limited to a maximum of seventy (70) percent of the aggregate roof area						
		Required	Proposed				
	Roof Area	N/A	27,613 sf				
	70% Aggregate Roof Area	19330	19,330 sf				

Note 1* Mechanical equipment rooms, including elevator shafts, and stair access ways may be allowed to exceed the maximum
height limitations, not to exceed the limitations listed above, provided they shall be of a high architectural quality integral to the
design of the building.
Note 28 to the 11420 district on lete announce or home construction is no related by the Ctate of Florida Construction Code

Note 2* In the H120 district, on lots or parcels where construction is regulated by the State of Florida Coastal Construction Code, maximum height shall be measured from the established elevation determined by the Florida Department of Environmental Protection for the first floor.

	Required	Proposed
N. d. a. viera vera I. l. a. i. a. la. t.	120' Building Height +	1201 - 201
Maximum Height	20'* Roof	120' + 20'
Maximum Stories	12	12
ot Dimensions/ Coverage		
	Required	Proposed
Lot Area **	N/A	55,435 sf
Lot Area acres	N/A	1.27 acre
Lot Width	50' MIN	199'-2"
Lot Coverage	N/A	83,750 sf
Pervious Area 20%	16750	24,192 sf

Note 3**
Lot area: The total horizontal area within the lot lines of the lot. Lot area in the H120 district shall be calculated based on the area
bounded by the west, north, and south lot lines and the bulkhead line on the east. The area between the erosion control line and the
bulkhead line shall not be counted as part of the lot area for calculation of density, lot coverage, or any other zoning calculation.
Lot coverage: The percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory
buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof.

SETBACKS - BUILDING			
	Required	Proposed	
Primary Frontage	40'-0"	40'	
Side Setback	10'-0"	10' (Inclined Side Setback South Side)	
Rear Setback	30'-0"	152'-10"	
Secondary Frontage (Corner Only)	20'-0"	20' (North Side)	

	PERM	ITTED PROJECTIONS		
Article IV				
Sec. 90-47	YARDS GENERALLY, ALLOWABLE PROJECTIONS			
Sec. 90-47.6	In the H120 district, the following projections are permitted.	•		
	(1)open unenclosed balconies may extend into a required primary front or secondary (corner) not more than eight feet, and may extend into a required interior side setback not more than five feet. Open unenclosed balconies may extend from the rear of the building to a point 12 feet west of the bulkhead line. INCLINED SIDE SETBACK (WEDDING CAKE) - OPEN/ UNENCLOSED BALCONIES			
	Allowed Balcony Projection: Primary Frontage	8'-0"		
	Secondary (Corner Only)	8'-0" (North Side)		
	Interior Side	5'-0" (South Side)		
	Rear	12'-0" (West from Bulkhead)		

Article IV

Article VII

90-83.

90-84.1

Article VII

90-77 (c)

FBC Chapter 2

208.2

208.2.4

90-81.1

Sec. 90-41 (d)

AREA PER FLOOR					
LEVELS	PROGRAM	NUMBER OF UNITS	AREA (SF)		
ROOF	AMENITIES/ EXTERIOR BOH		27,613		
LEVEL 12	RESIDENCE	4	27,066		
LEVEL 11	RESIDENCE	4	27,975		
LEVEL 10	RESIDENCE	4	28,861		
LEVEL 09	RESIDENCE	4	29,240		
LEVEL 08	RESIDENCE	4	30,485		
LEVEL 07	RESIDENCE	5	31,309		
LEVEL 06	RESIDENCE	6	31,555		
LEVEL 05	RESIDENCE	6	32,015		
LEVEL 04	RESIDENCE	6	30,908		
LEVEL 03	RESIDENCE	6	30,979		
LEVEL 02	RESIDENCE+ AMENITIES	3	26,586		
LEVEL 01	LOBBY/ WELLNESS +				
(GROUND)	AMENITIES		32,797		
TOTAL:		52	387,388		

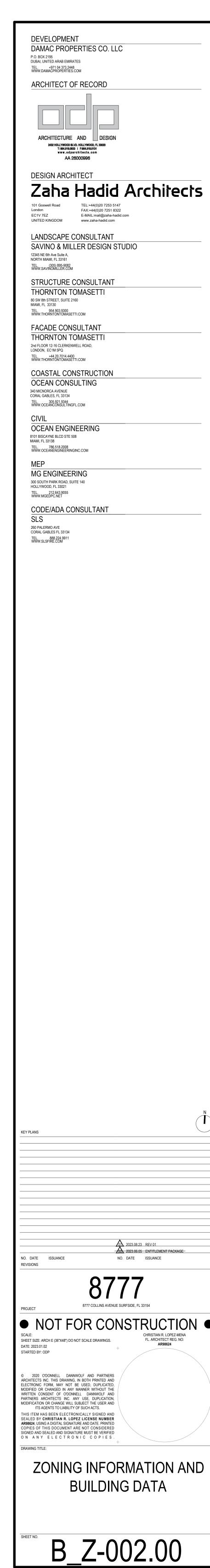
OFF-STREET LOADING REQUIRMENTS			
Interpretation of the chart located in section 90-82: The loading space requirements apply to all districts but do not limit the special			
requirements which may be imposed in connection with other articles of this chapter.			
•	, at imposed in comment that can be an arrived at time shaped.		
•	ourpose of these regulations, a loading space is a space within the main building or on the same lot, providing for		
<i>.</i> <i>Minimum size</i> . For the p			

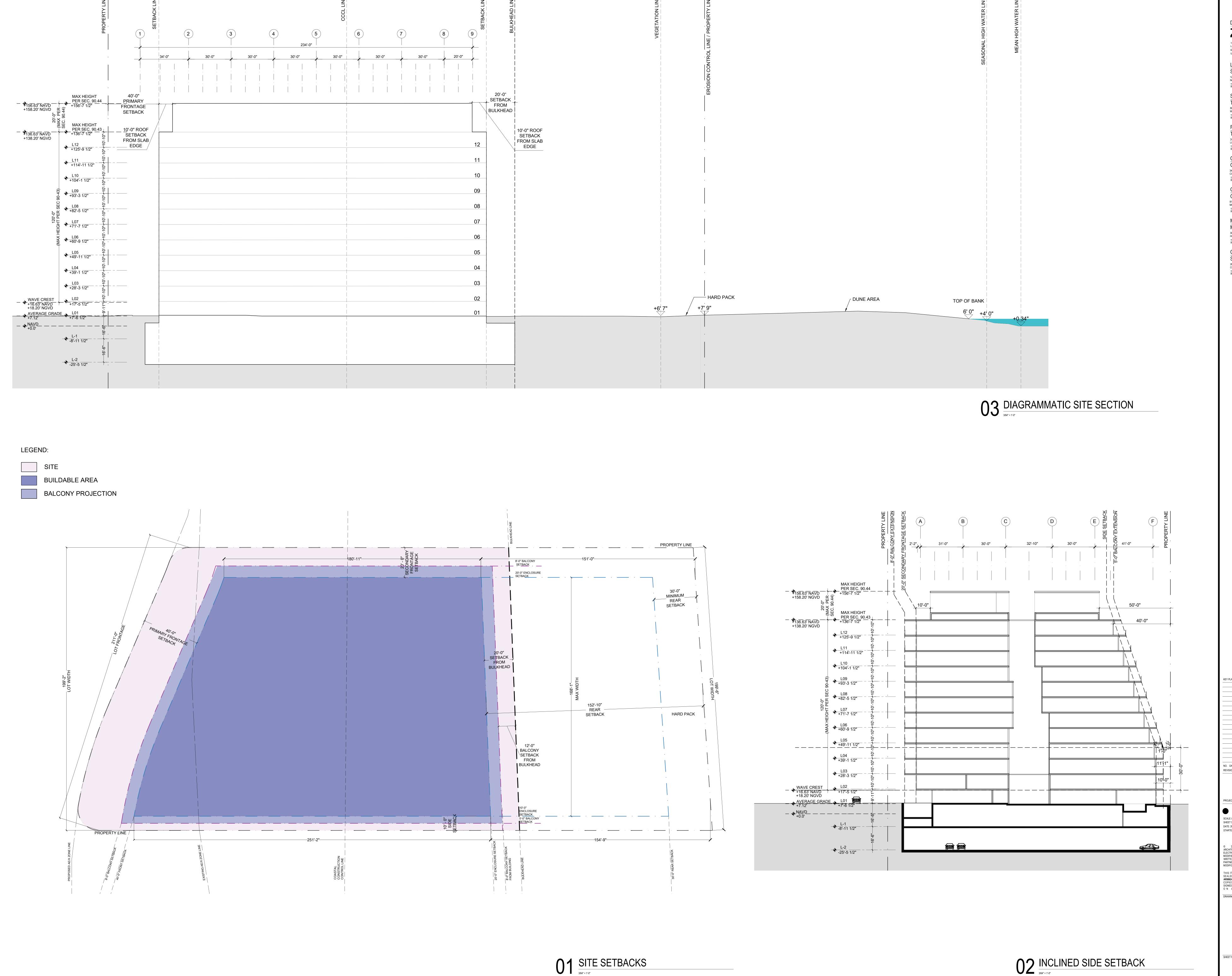
	BASEMEN	IT PARKING REQUIREMENTS			
90-81.1 <i>Minimum area</i> (1)F	For the purpose of these regulat	ions, except as provided below	w, off-street parking spaces shall not be less thar		
9 feet by 18 feet. Aisles shall have 23'-0" clear back up lane. Handicapped parking spaces shall be consistent with Florida Accessibility					
Code requirements. See Arc	chitectural Drawings for Details.	(Z-98.00, Z-99.00)			
***Required parking table.	The number of off-street parkin	g spaces that shall be require	d to serve each building or structure and use		
shall be determined in acco	rdance with -				
TYPE OF RESIDENTIAL MINIMUM SPACE UNIT (Multi Family) REQUIREMENT PER UNIT NO. OF UNITS PROPOSED TOTAL REQUIRED PARKING SPACES					
2 and 3 bedrooms 2 10 20					
l bedrooms or more 2.25 42 95					
TOTAL 52 115					

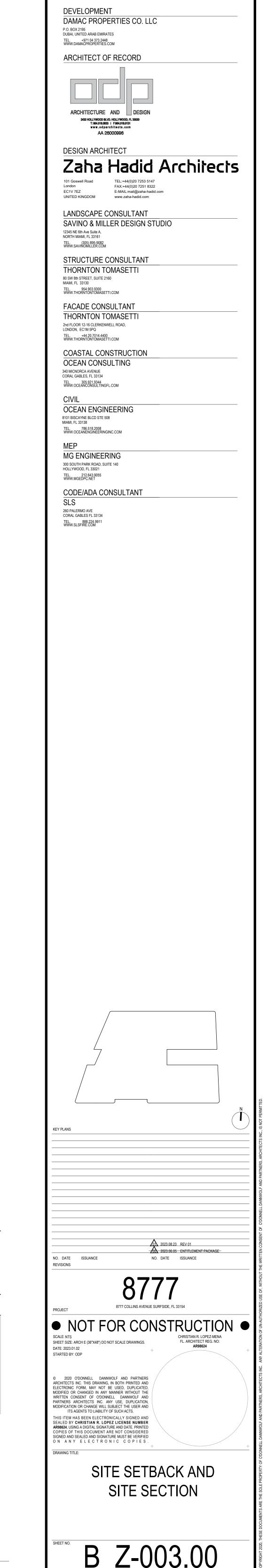
LEVELS PROGRAM	REQUIRED***	PROPOSED	
LEVEL B01 PARKING		68	
LEVEL B02 PARKING		80	
TOTAL	115	148	
	(N.C. D.S.O.I. U.S.) 45-17-6		
	KING REQUIRMENTS		
ADA PARK Minimum Number:	(ING REQUIRMENTS REQUIRED	PROPOSED	
	REQUIRED		
Minimum Number:	<u> </u>	PROPOSED 5	

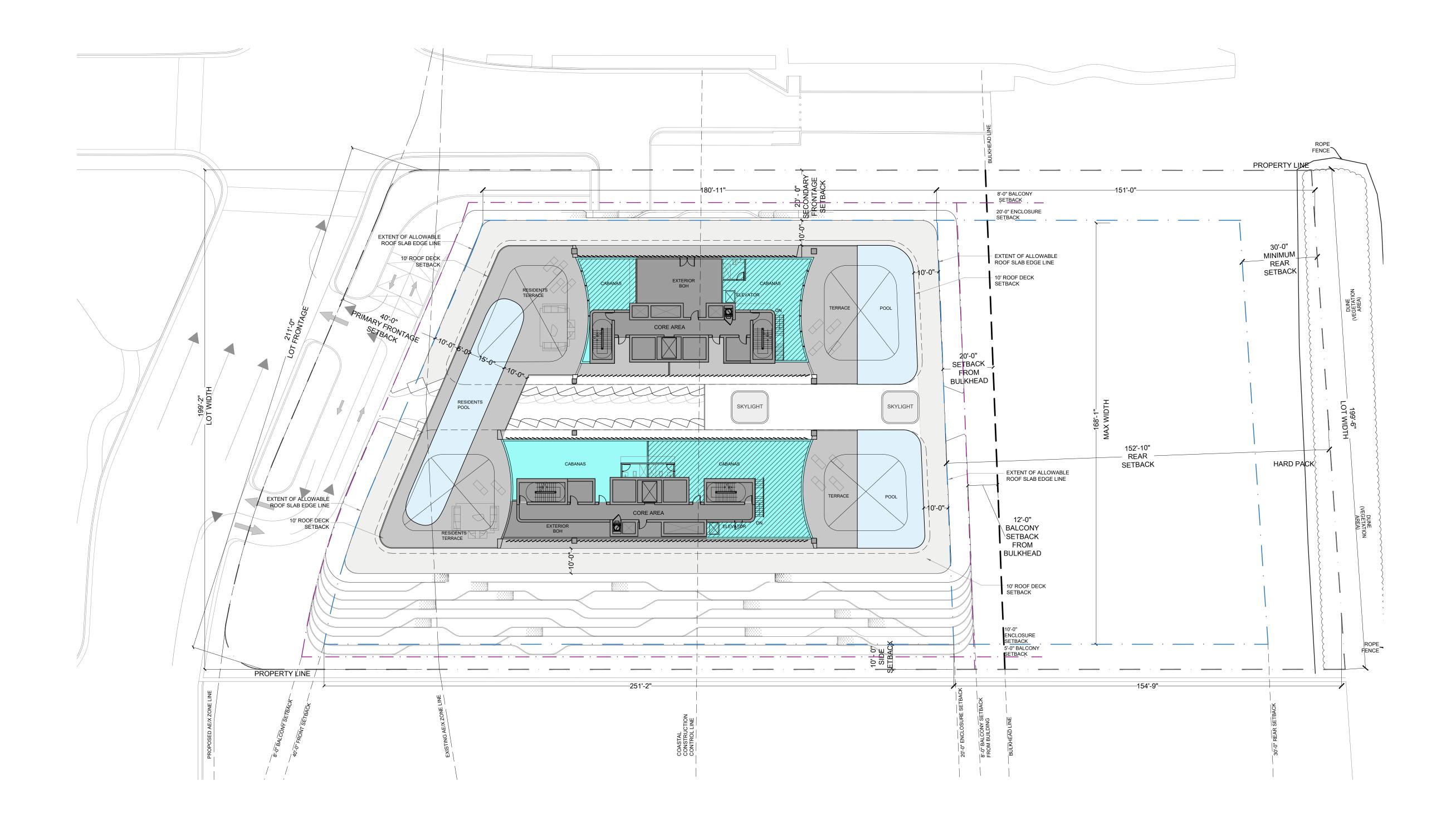
Where van parking is provided, for every six or fraction of

six parking spaces, at least one shall be a van parking space.









		AREA
	TERRACE	7185
	POOLS	3862
	BOH AND CORE	4277
	CABANAS	4006 \$
	TOTAL	19330
	INTERIOR AC SPACE	2761

AGGREGATE STRUCTURAL ROOF SLAB PROVIDED: 27,613 SF

CODE SECTION 90-44: MODIFICATIONS OF HEIGHT REGULATIONS 30% MAXIMUM PERCENTAGE OF AGGREGATE ROOF AREA ABOVE MAXIMUM **BUILDING HEIGHT:**

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01 2023.08.23 REV 01

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DATE: 2023.01.02 STARTED BY: ODP

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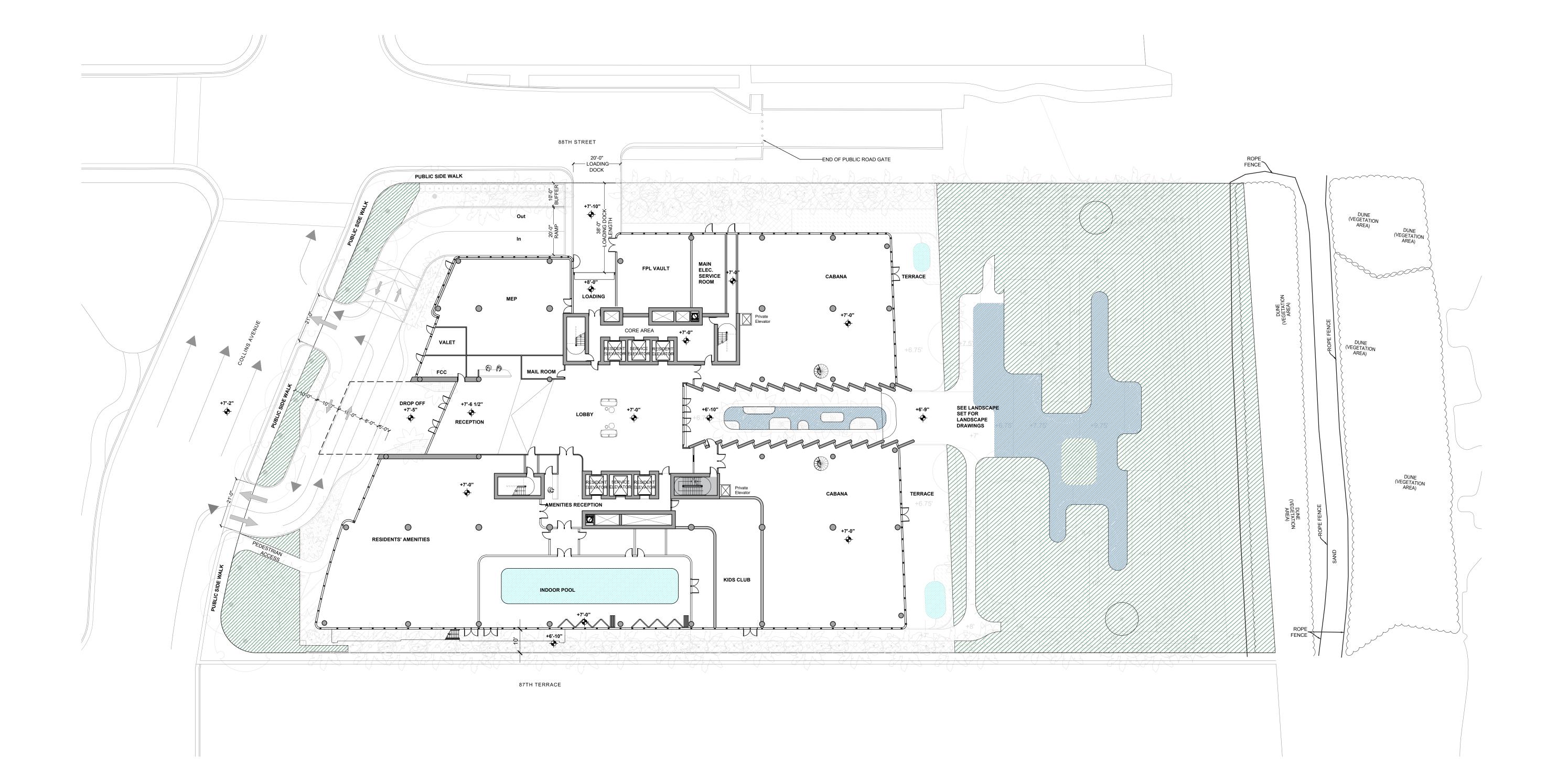
Zaha Hadid Architects

MAXIMUM PERMITTED- 27,613 x 30% = 8,283 SF PROPOSED- 4277 (BOH AND CORE) +4006 (CABANAS) = 8,283 SF (30%)

CODE SECTION 90-50.2(3)a- ROOF DECK PROVISIONS: MAXIMUM 70% OF AGGREGATE ROOF AREA MAXIMUM PERMITTED- 27,613 x 70% = 19,330 SF PROPOSED- 19,330 SF (70%)

TOTAL ROOF AREA PROPOSED FOR INTERIOR AC SPACE AREA PROPOSED- 2,761 SF (10%)

02 ROOF AREA DIAGRAM



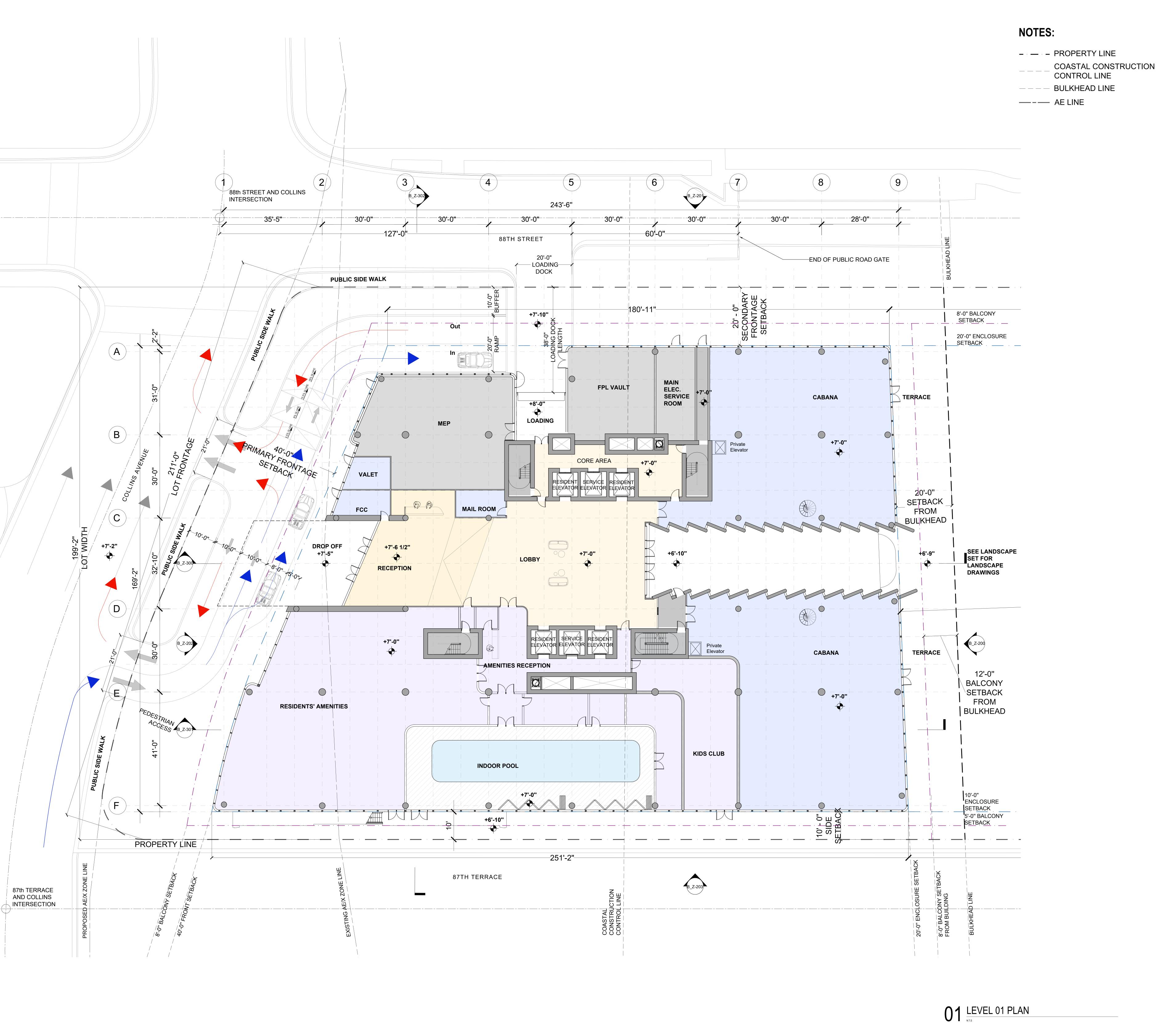
PERVIOUS AREA

CODE SECTION 90-49: LOT STANDARDS

MINIMUM PERVIOUS AREA FOR H120 = 20% REQUIRED- $83,750 \times 20\% = 16,750 \text{ SF}$ PROPOSED- 24,192 SF (28.88%)

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01 PERVIOUS AREA DIAGRAM
3/64" = 1'-0"



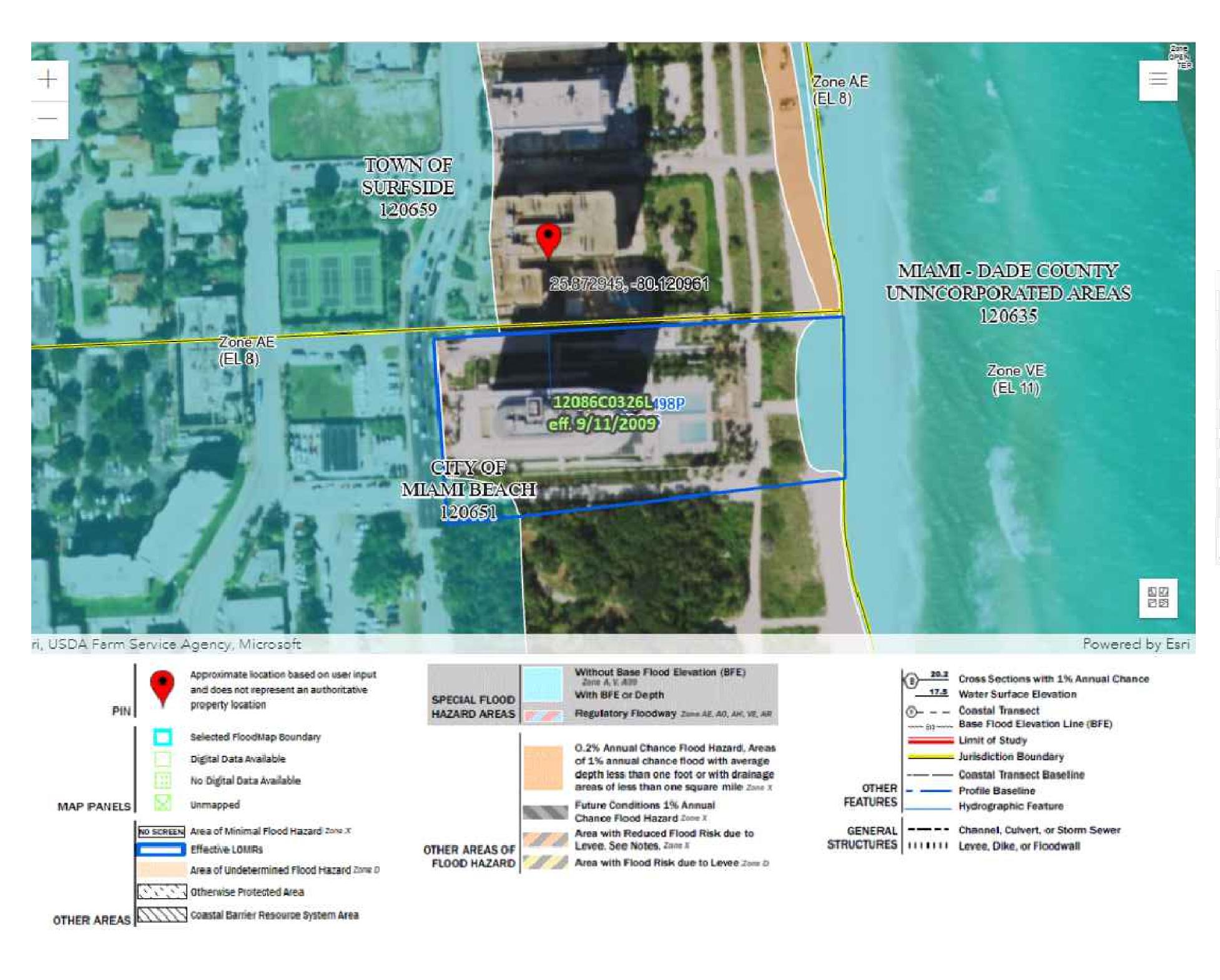
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0307

0309

01 EXISTING FEMA MAP

Area of Minimal Flood Hazard Zone X

- Channel, Culvert, or Storm Sewer

E Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

--------- Coastal Transect Baseline

Base Flood Elevation Line (BFE)

STRUCTURES Levee, Dike, or Floodwall

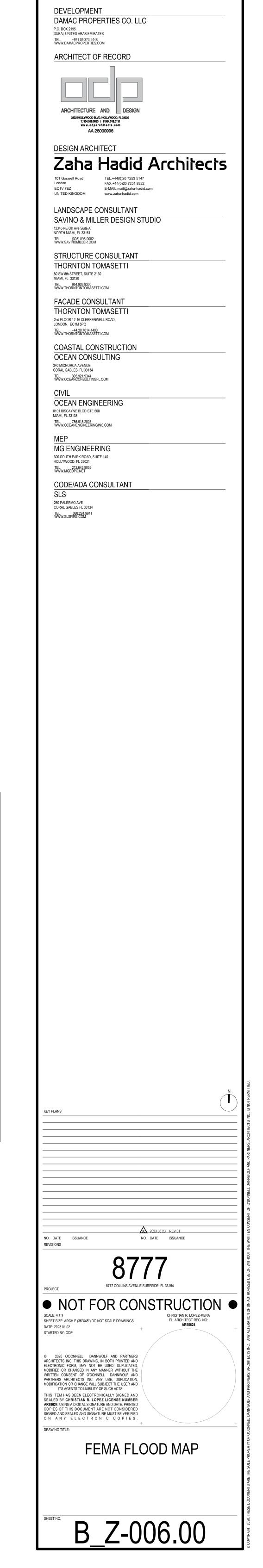
8 ---- Coastal Transect

Limit of Study

FEATURES

Jurisdiction Boundary

Area of Undetermined Flood Hazard Zone D



PRELIMINARY

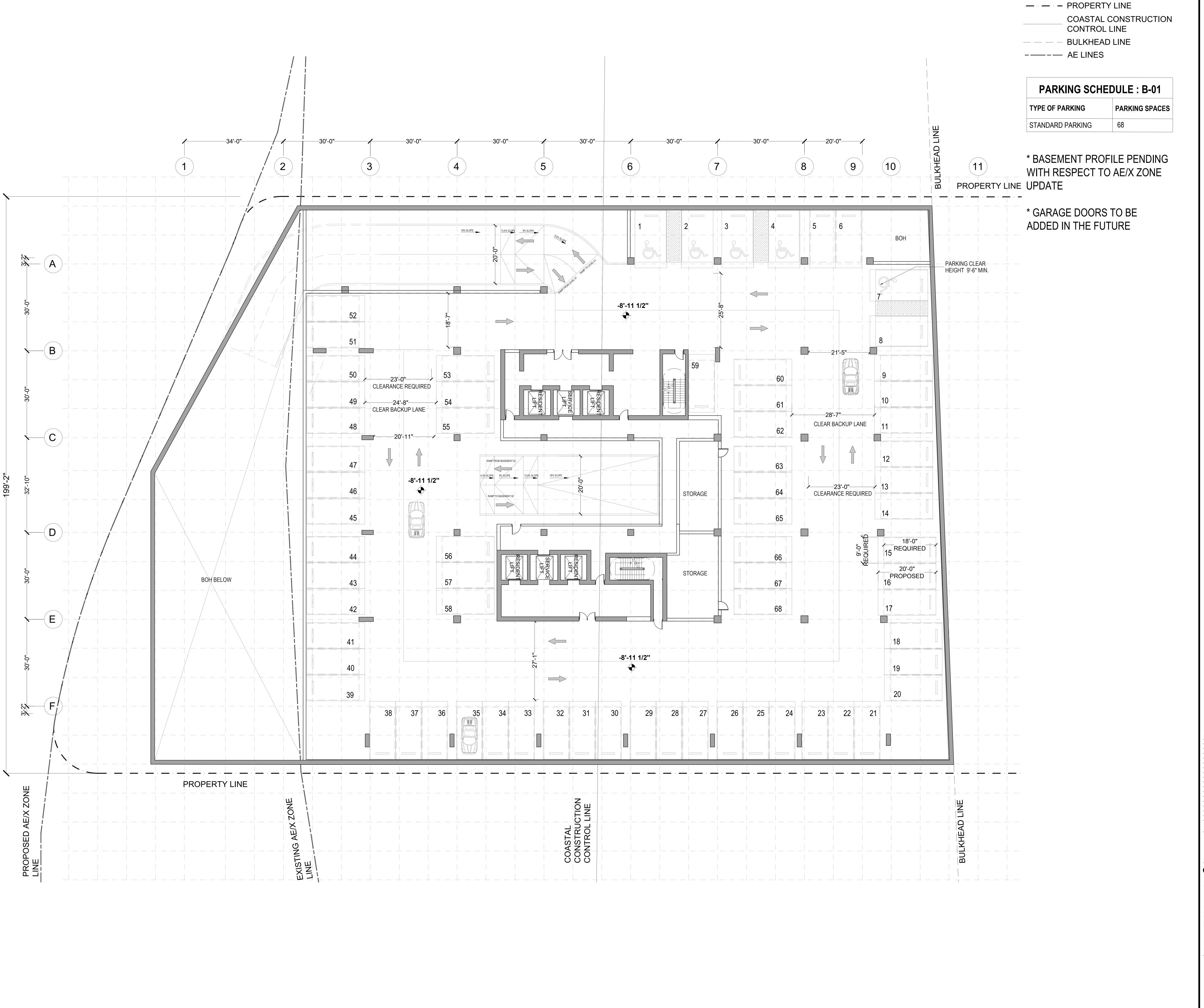
2/25/2021

VERSION NUMBER

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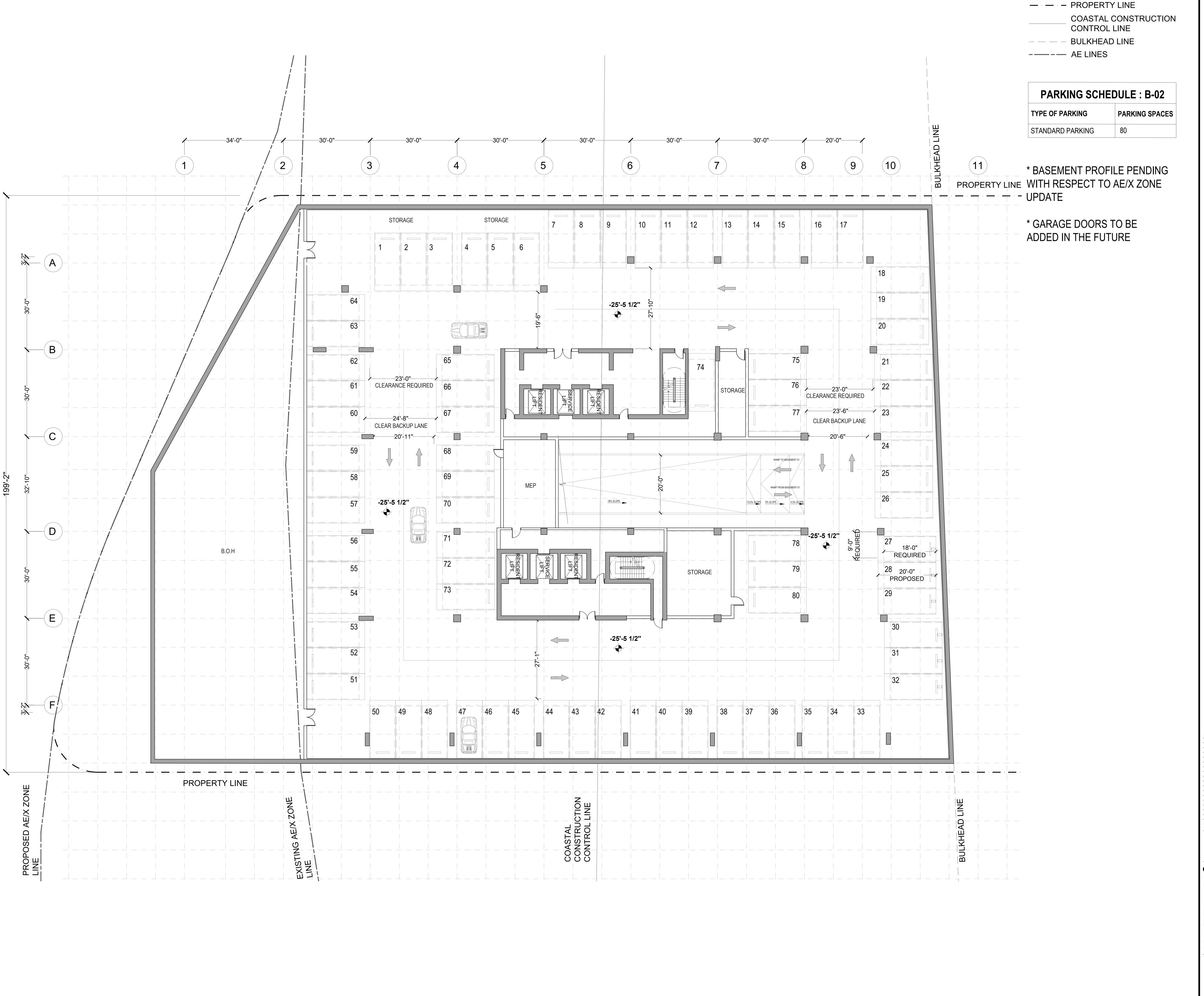
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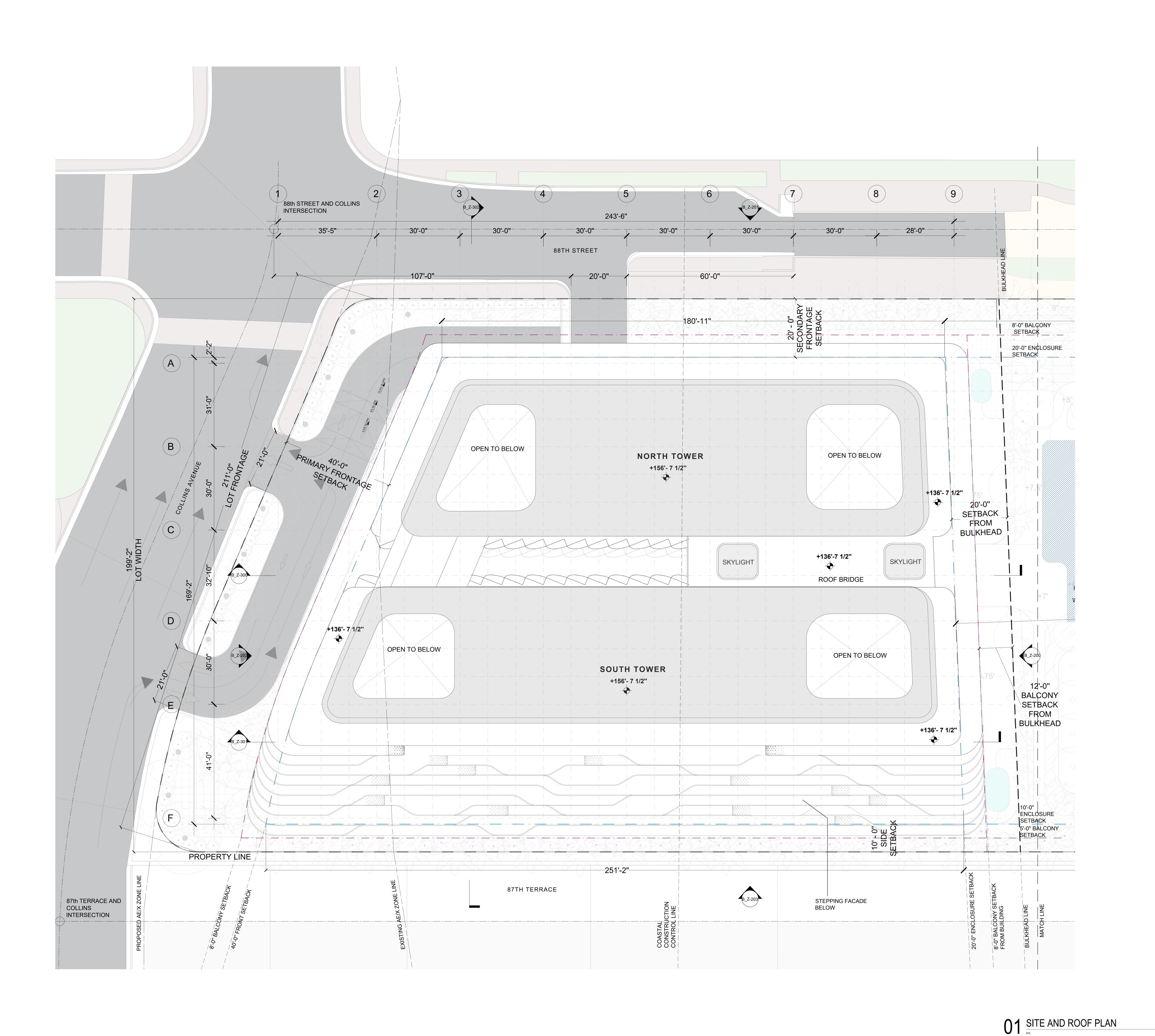
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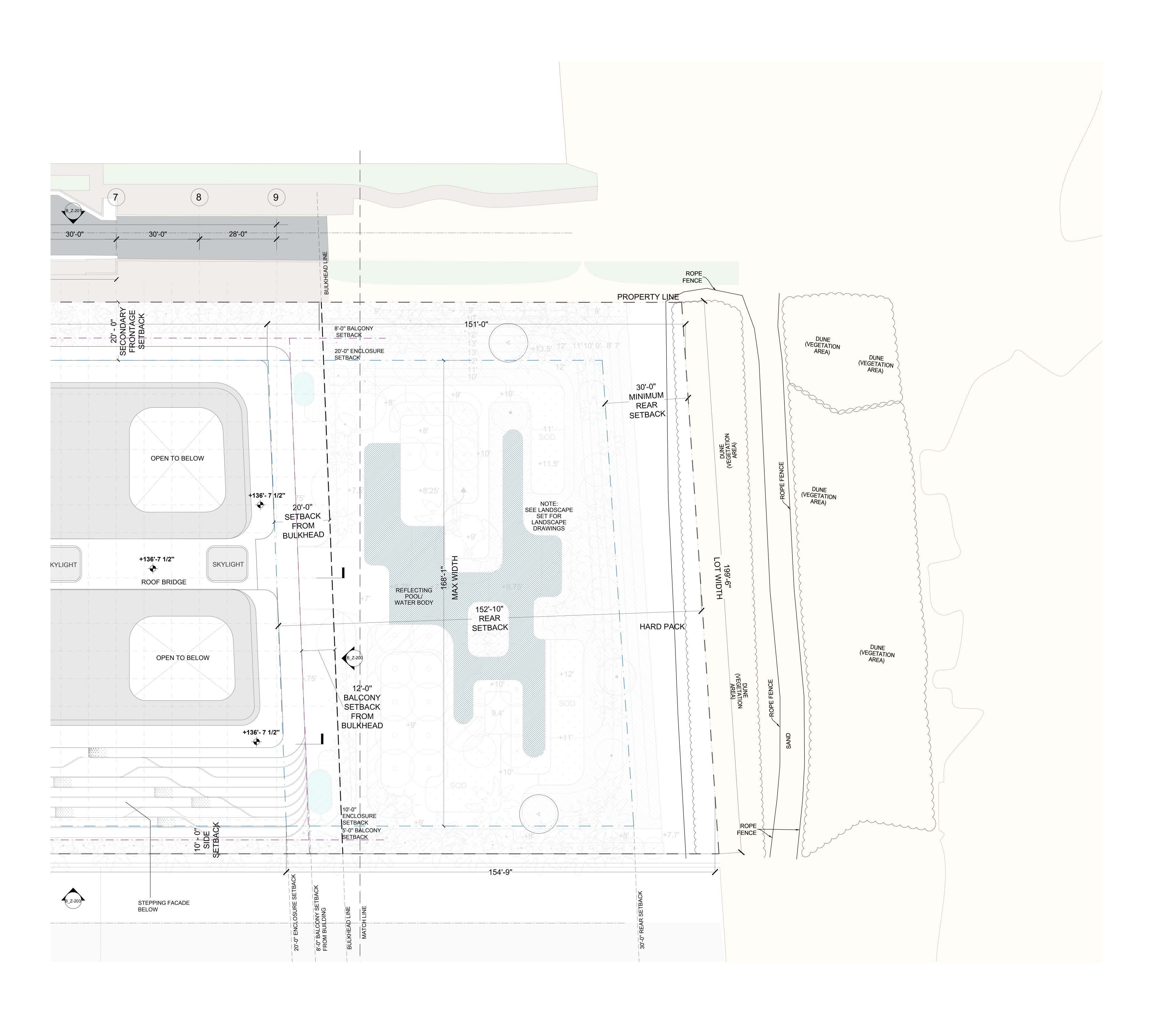
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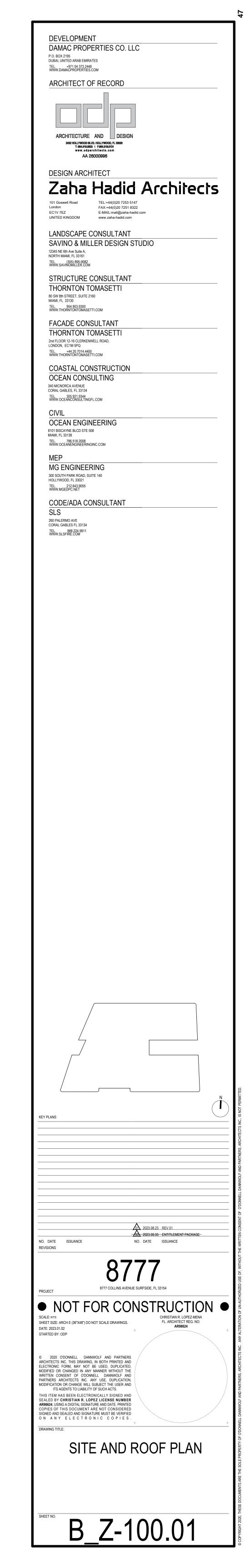
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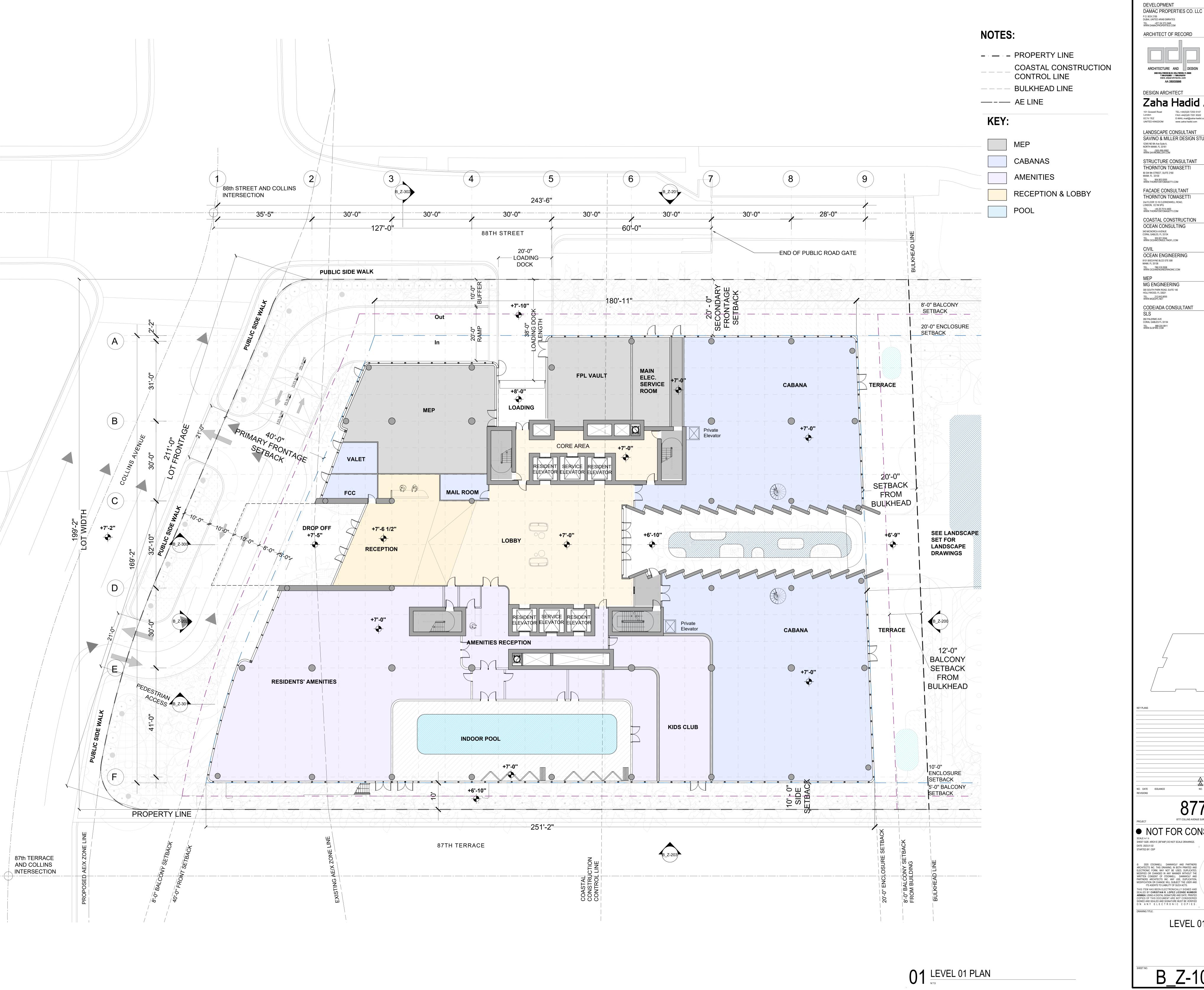
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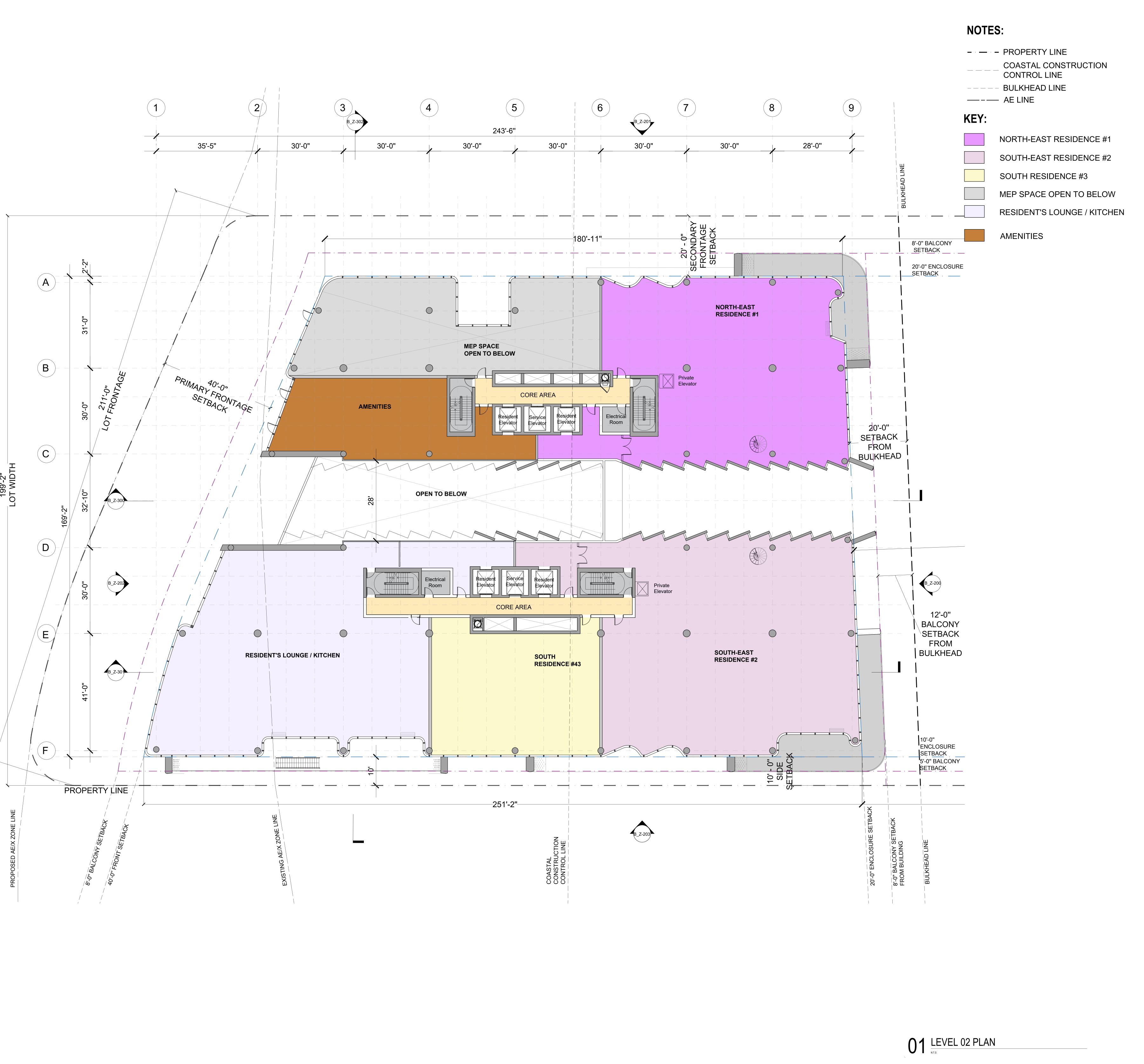
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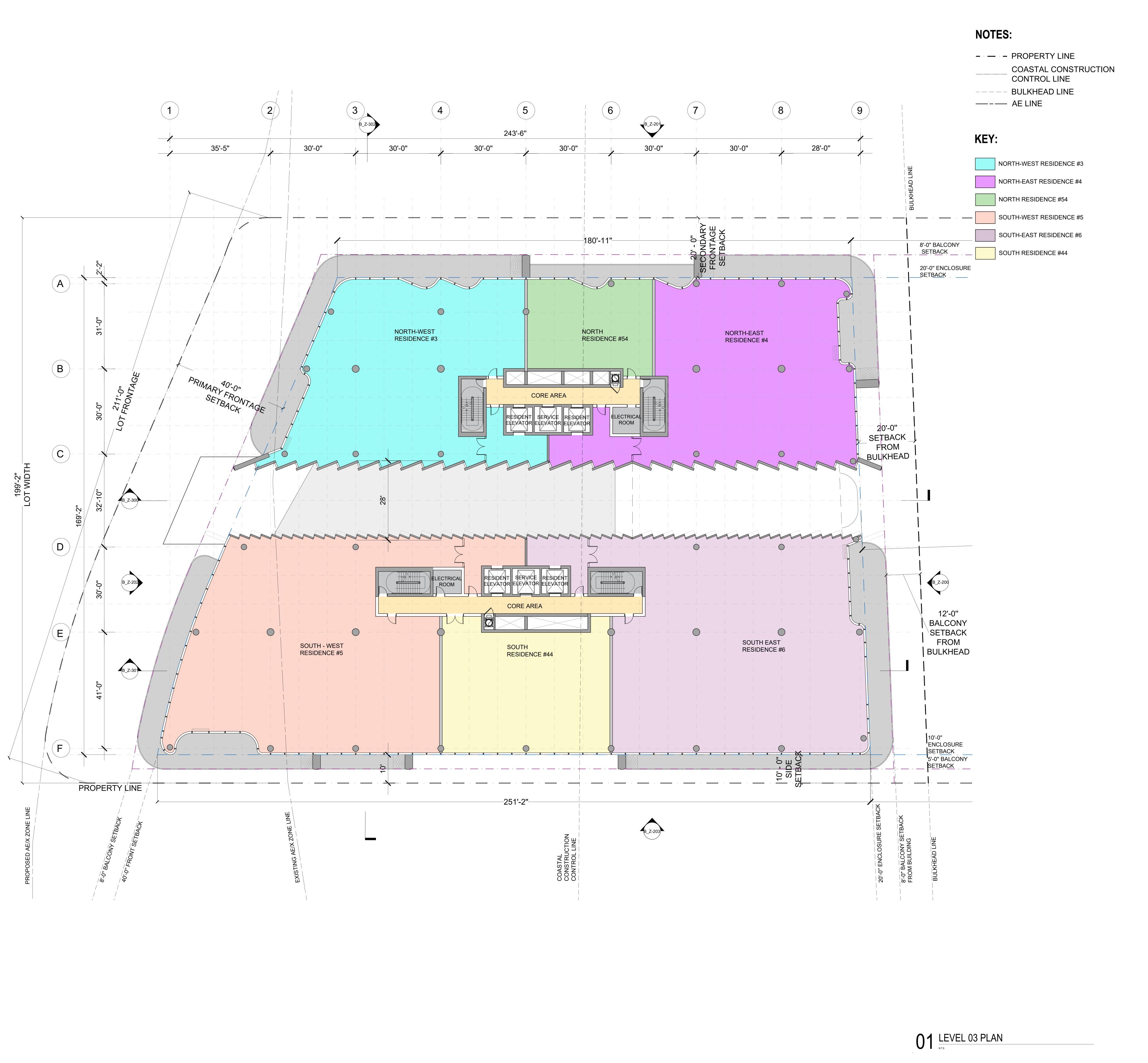
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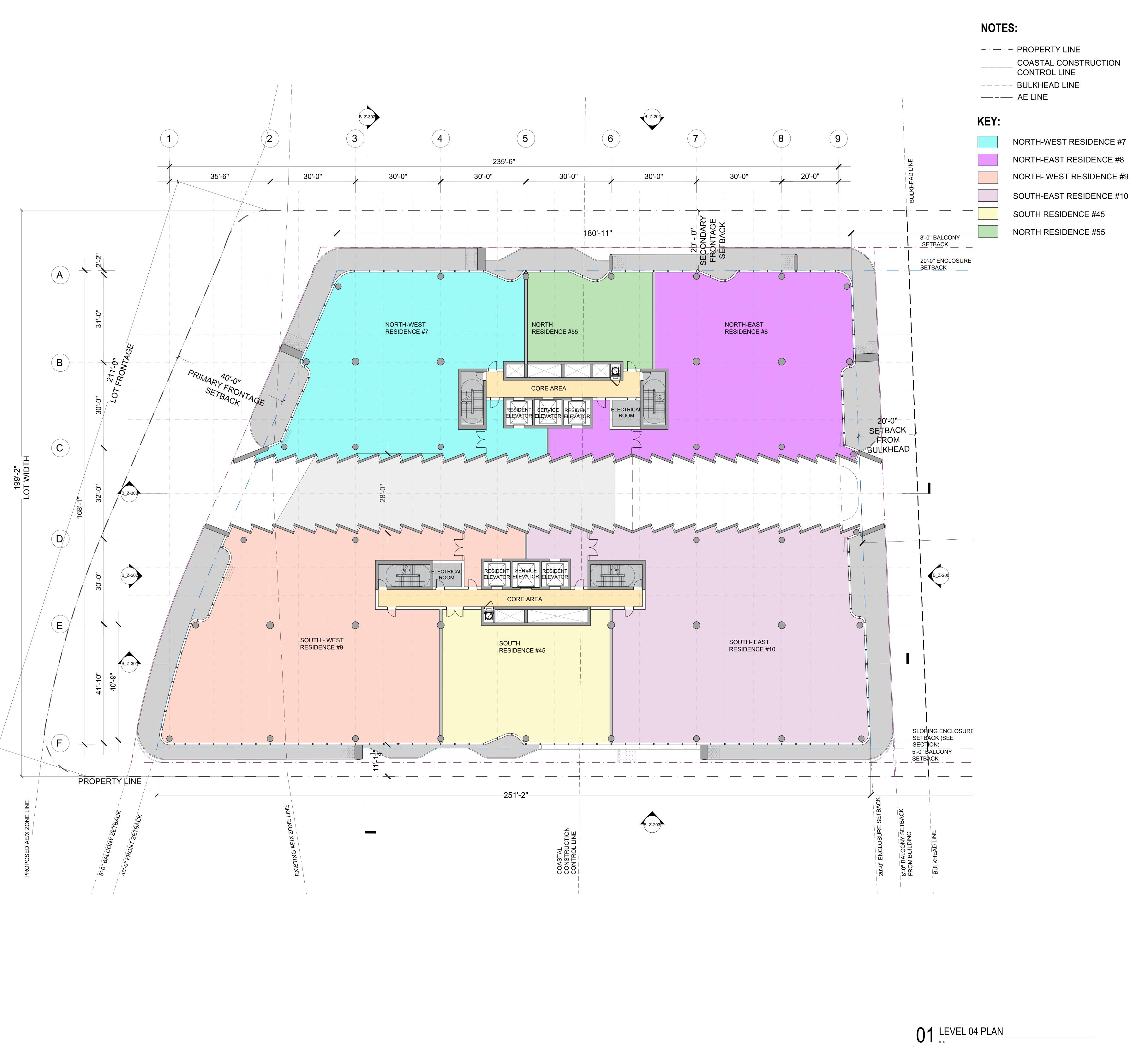
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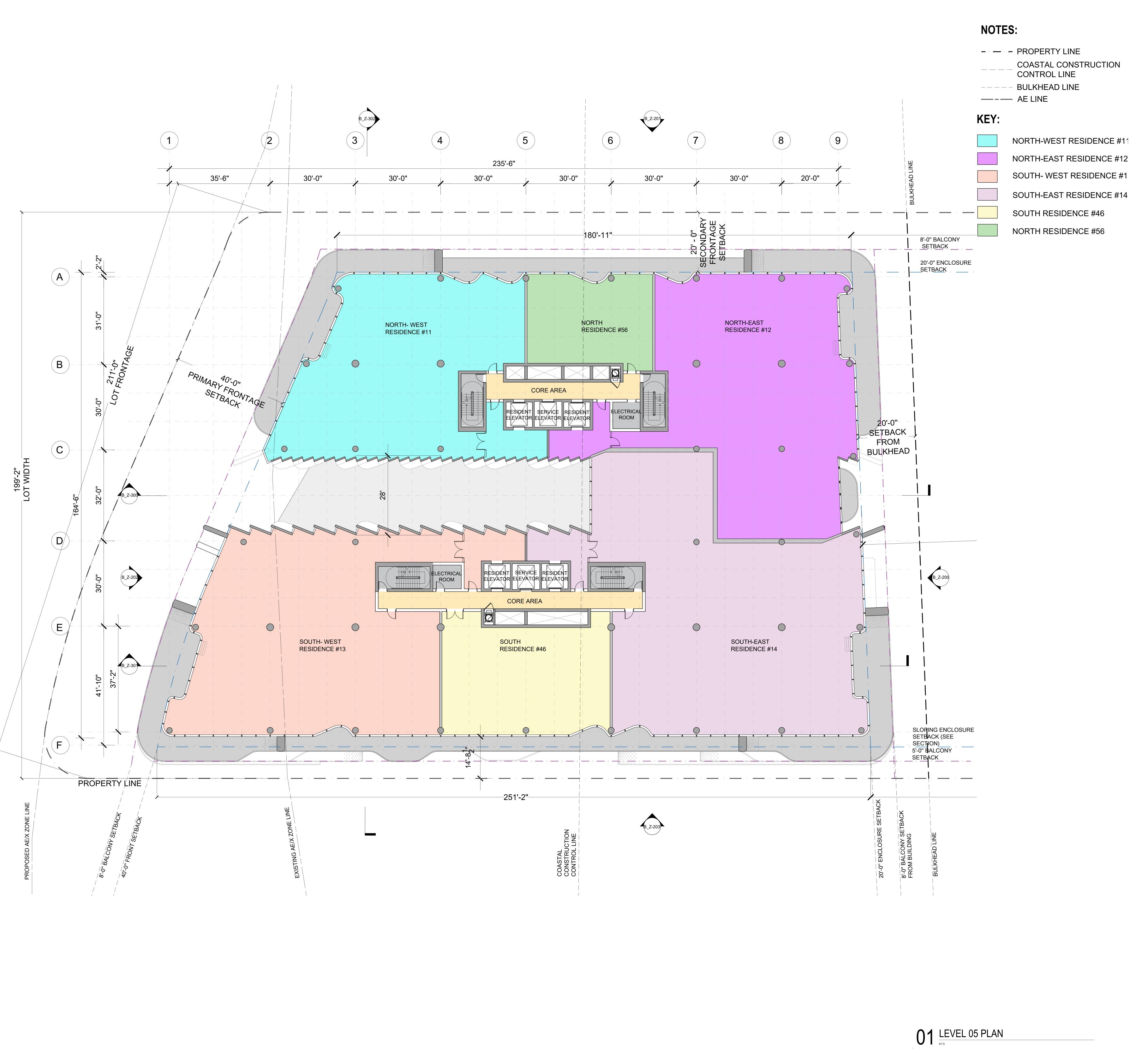
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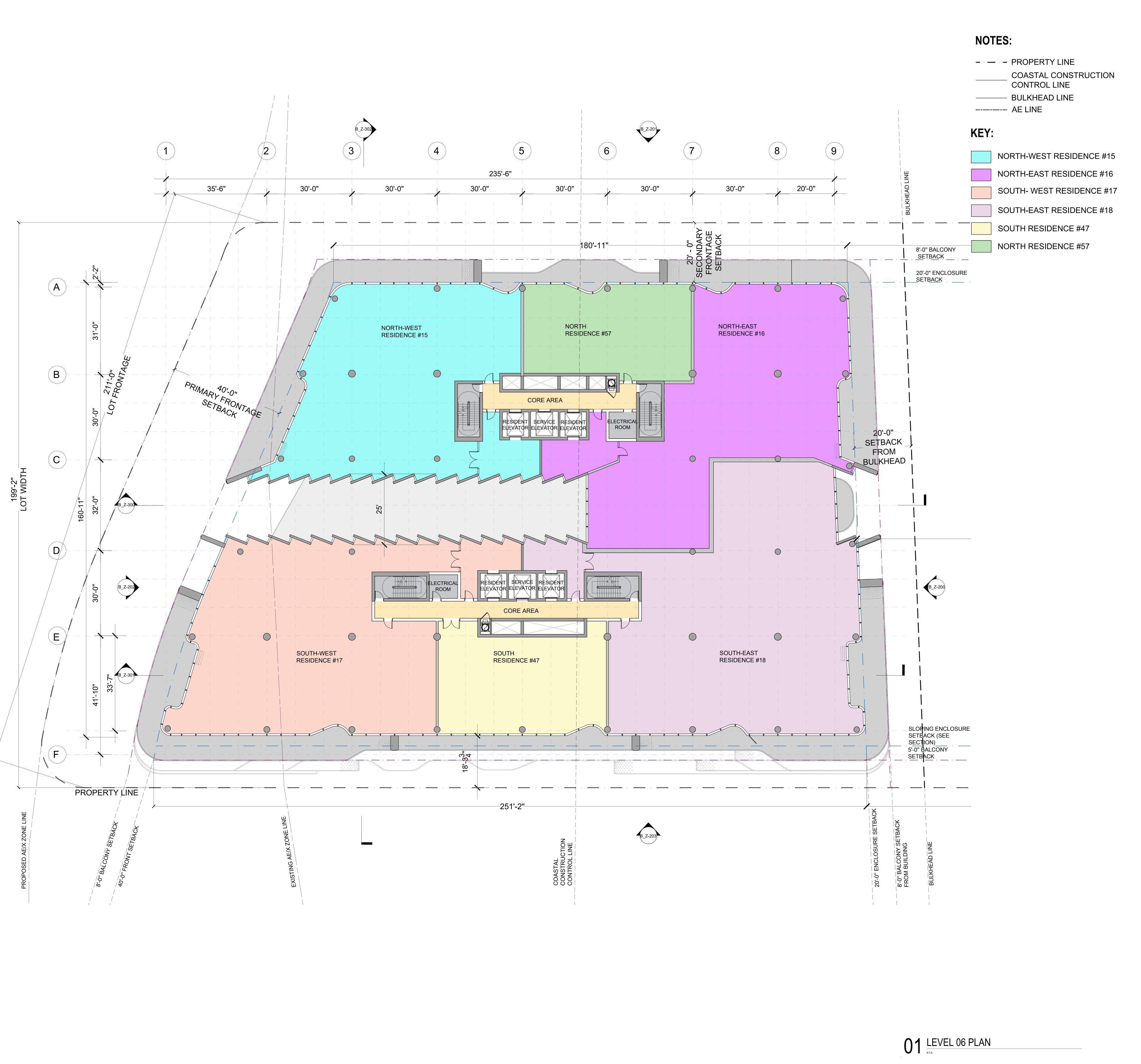
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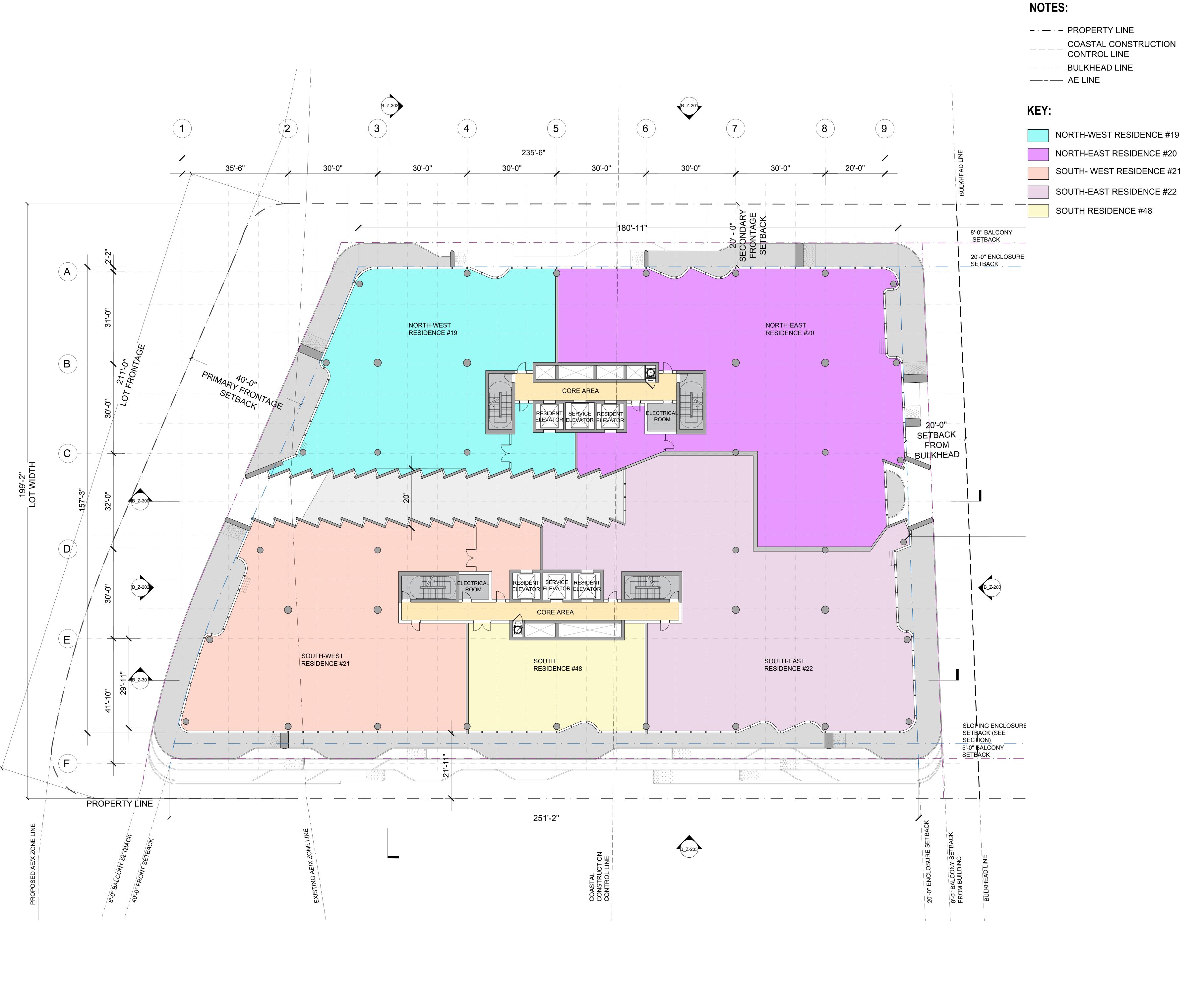
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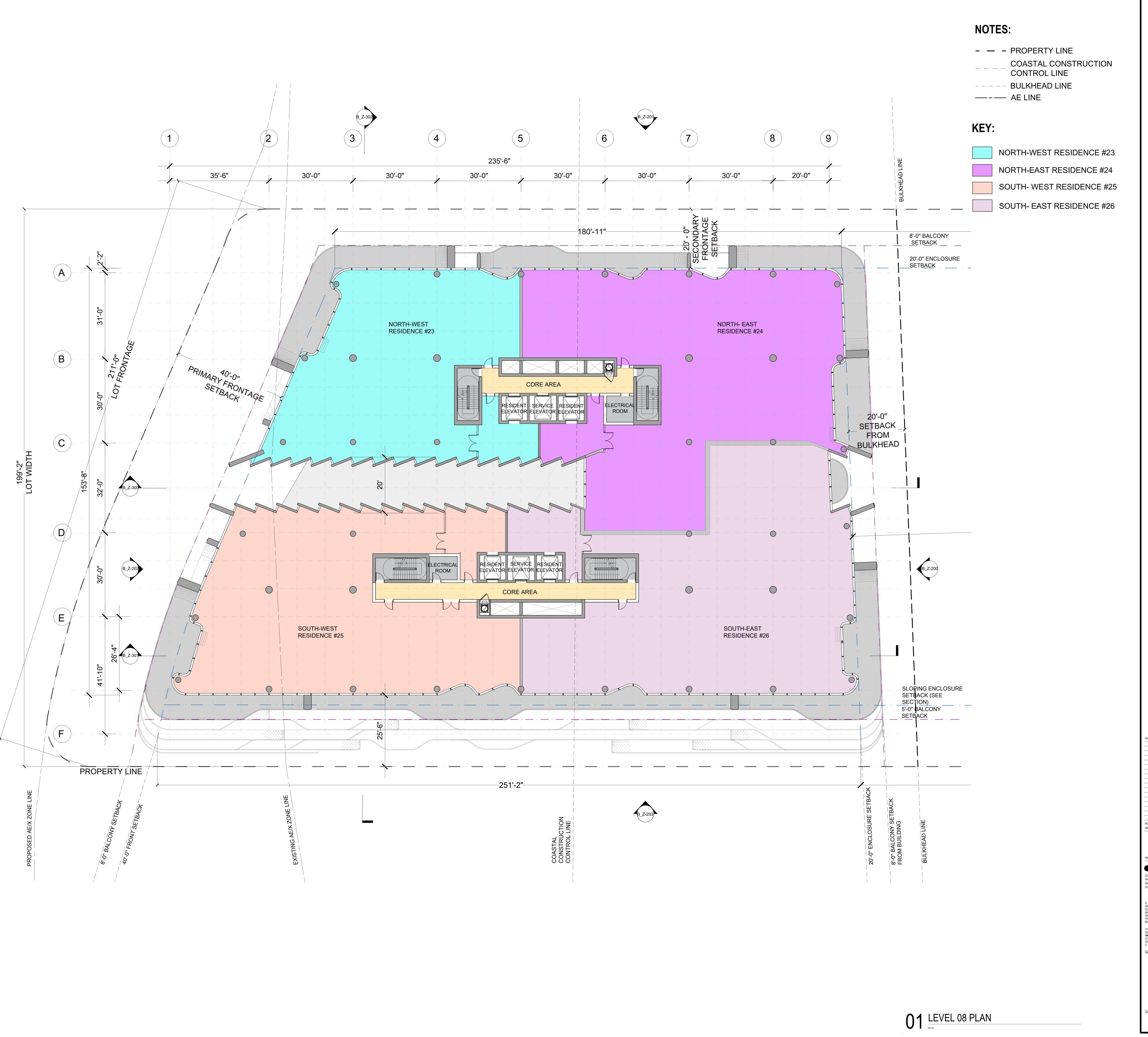
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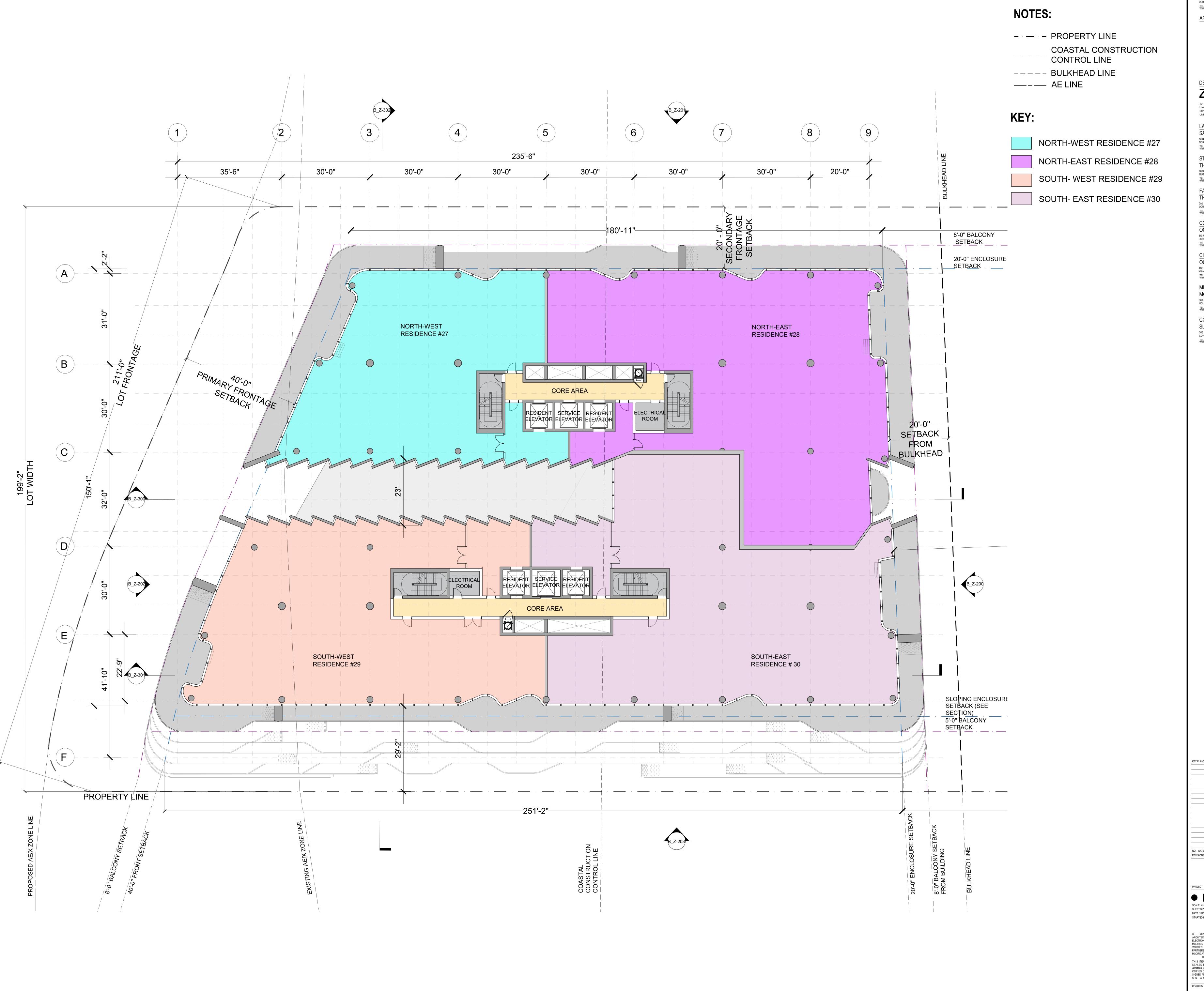
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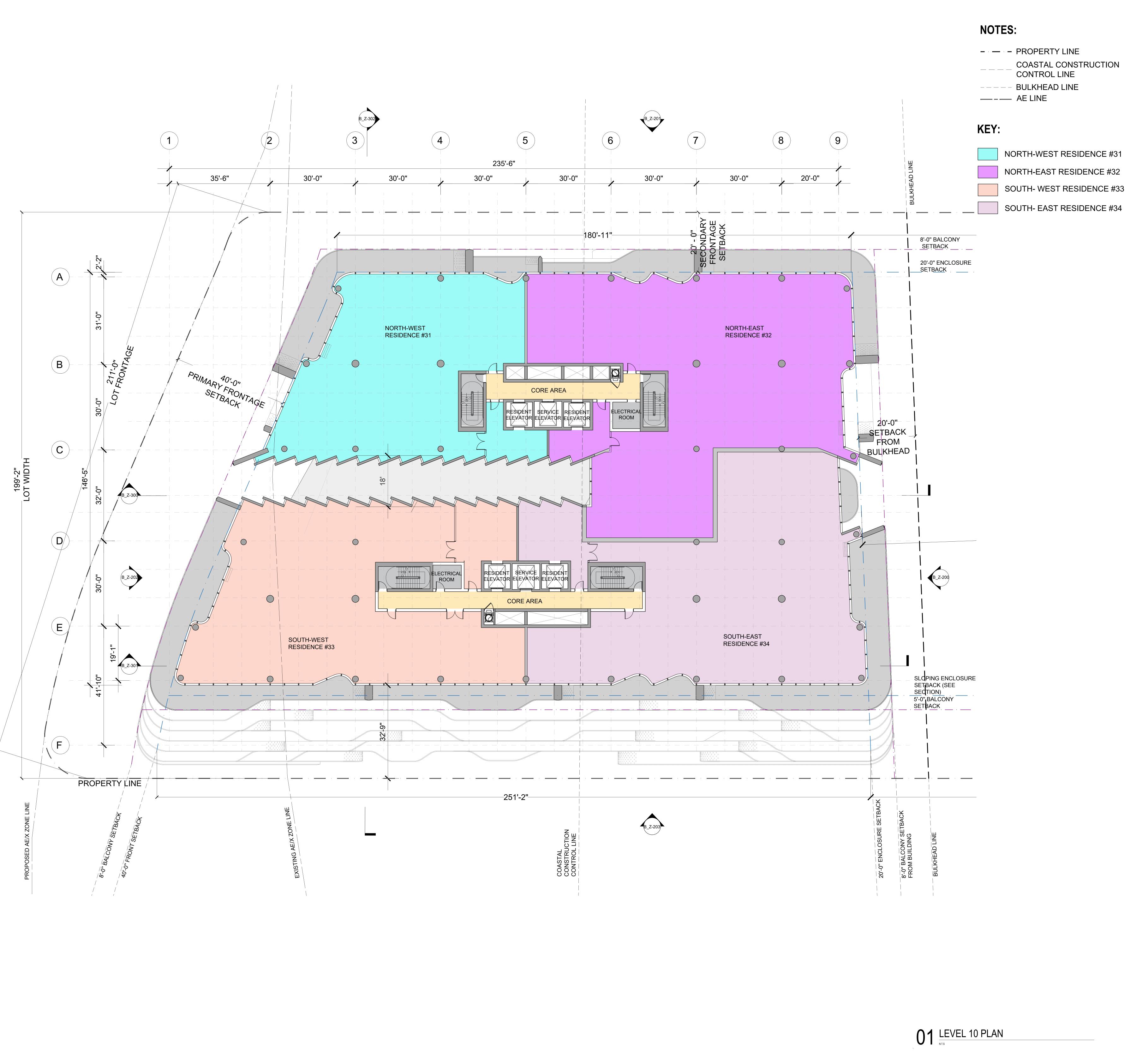
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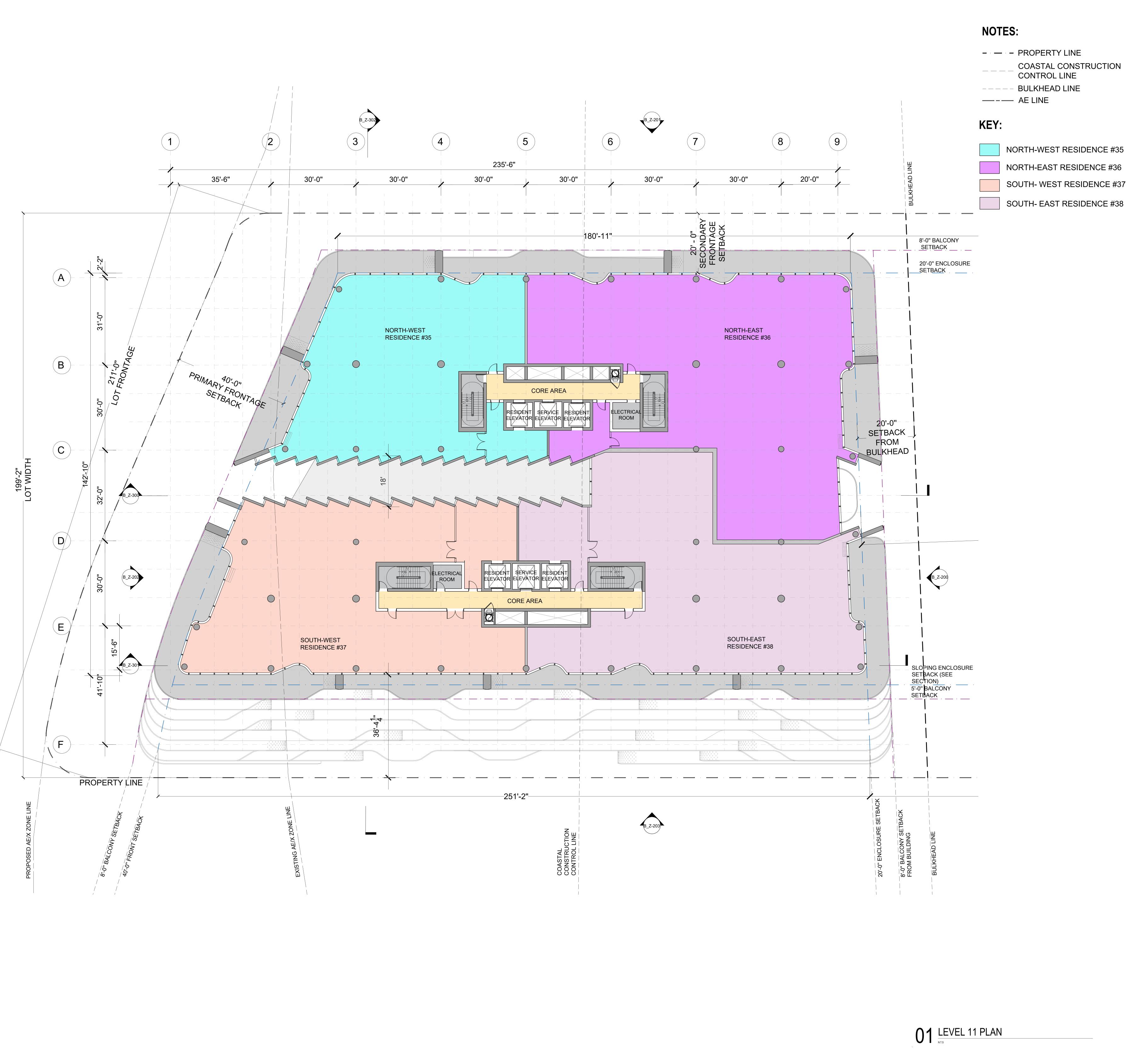
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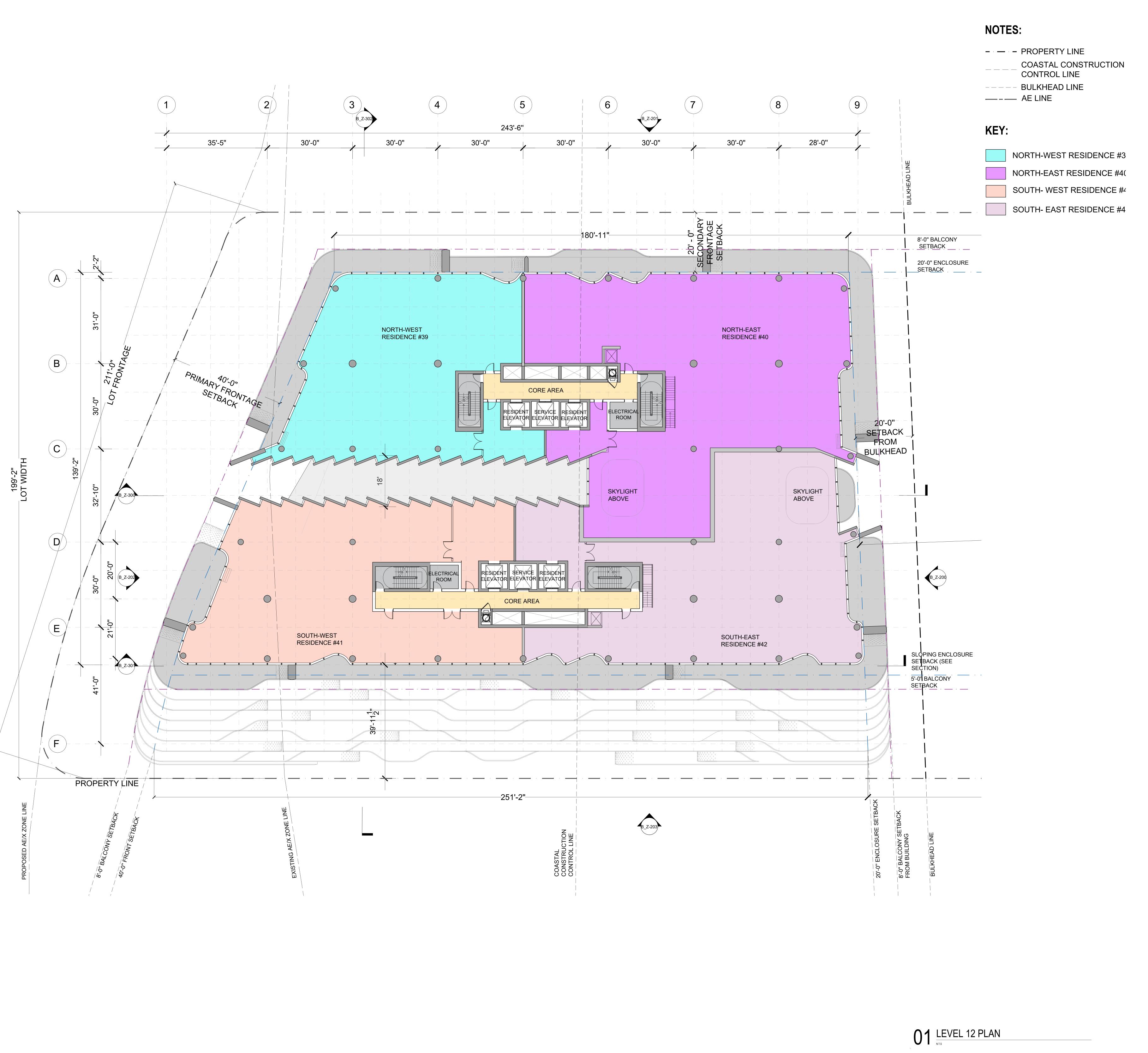
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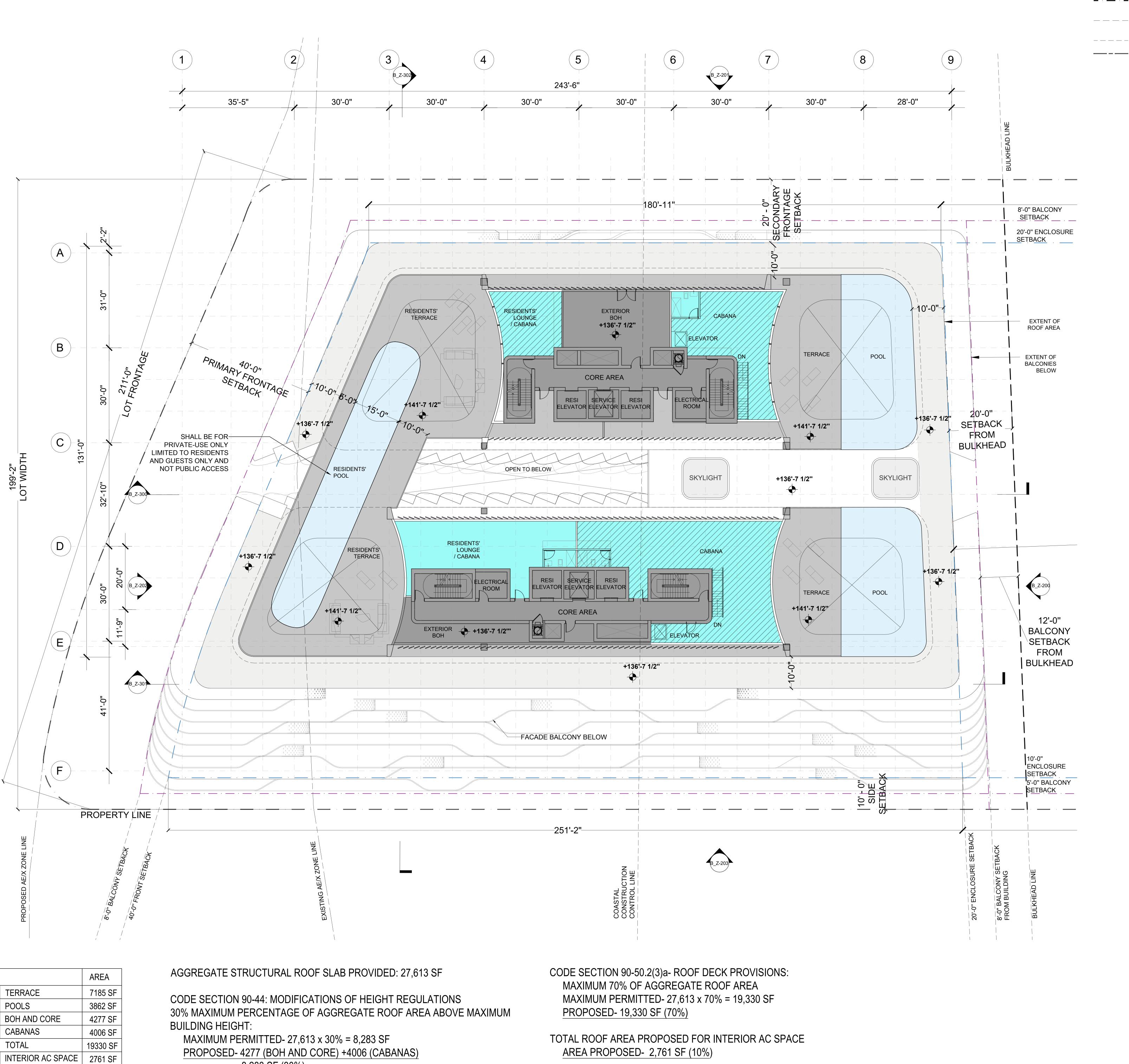
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= 8,283 SF (30%)

NOTES:

01 LEVEL 13 PLAN

- - - PROPERTY LINE

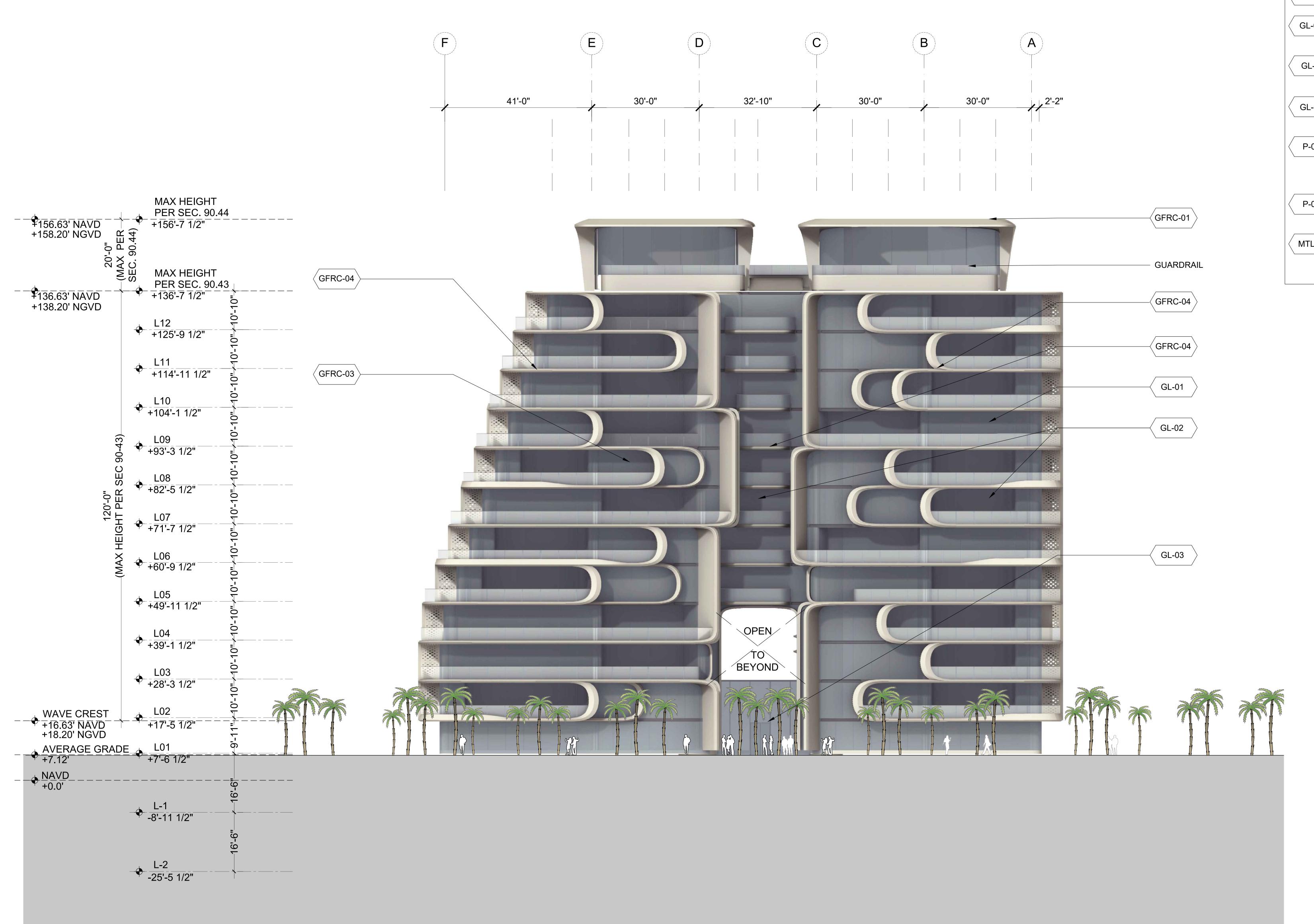
COASTAL CONSTRUCTION

CONTROL LINE
---- BULKHEAD LINE

—-— AE LINE

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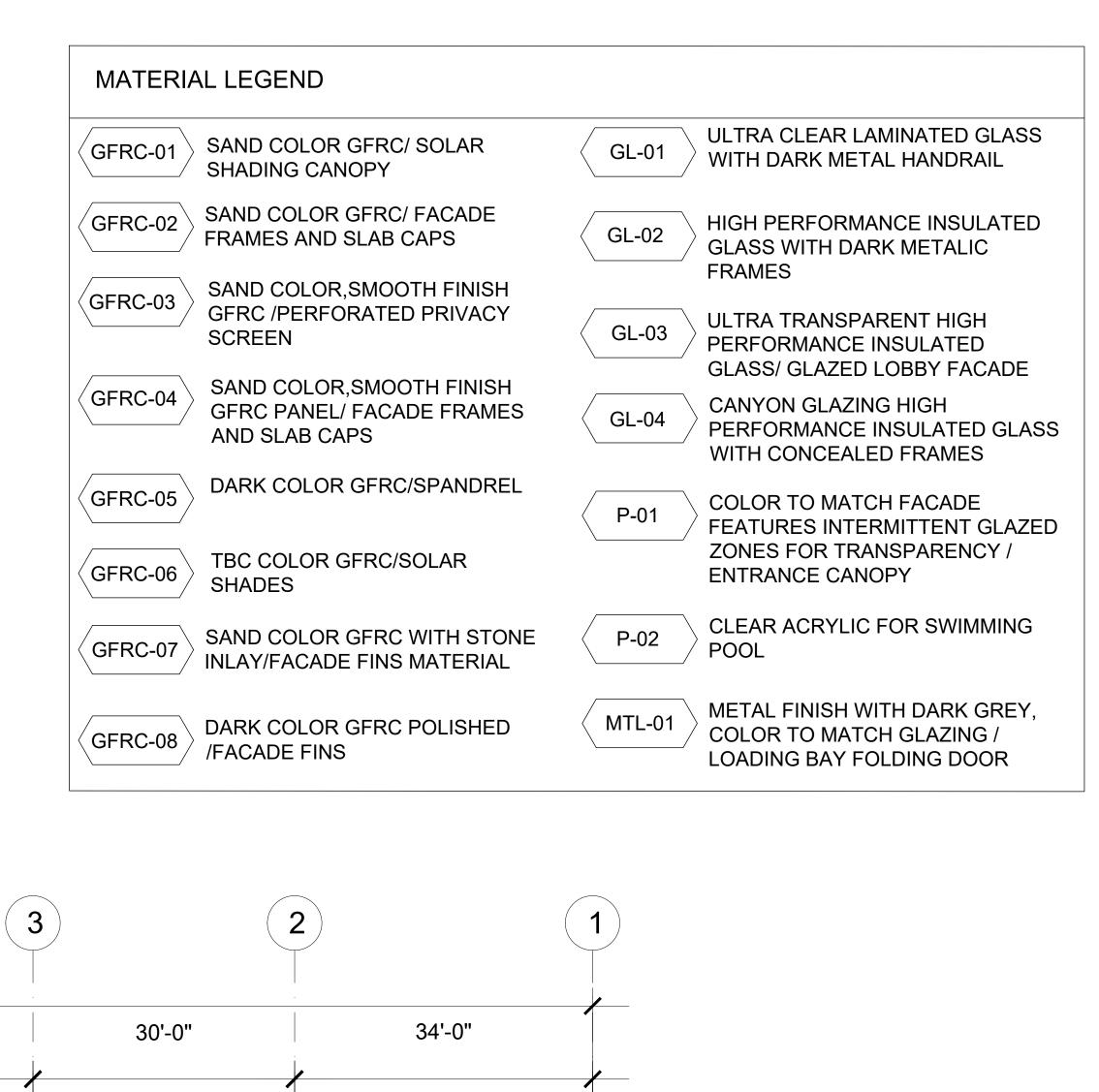
MATERIAL LEGEND SAND COLOR GFRC/ SOLAR SHADING CANOPY SAND COLOR GFRC/ FACADE FRAMES AND SLAB CAPS SAND COLOR, SMOOTH FINISH GFRC /PERFORATED PRIVACY SAND COLOR, SMOOTH FINISH GFRC PANEL/ FACADE FRAMES AND SLAB CAPS DARK COLOR GFRC/SPANDREL TBC COLOR GFRC/SOLAR SAND COLOR GFRC WITH STONE INLAY/FACADE FINS MATERIAL DARK COLOR GFRC POLISHED /FACADE FINS ULTRA CLEAR LAMINATED GLASS WITH DARK METAL HANDRAIL HIGH PERFORMANCE INSULATED GLASS WITH DARK METALIC **FRAMES** ULTRA TRANSPARENT HIGH PERFORMANCE INSULATED GLASS/ GLAZED LOBBY FACADE CANYON GLAZING HIGH PERFORMANCE INSULATED GLASS WITH CONCEALED FRAMES COLOR TO MATCH FACADE FEATURES INTERMITTENT GLAZED
ZONES FOR
TRANSPARENCY/ENTRANCE
CANOPY CLEAR ACRYLIC FOR SWIMMING POOL METAL FINISH WITH DARK GREY, COLOR TO MATCH GLAZING / LOADING BAY FOLDING DOOR

DEVELOPMENT DAMAC PROPERTIES CO. LLC P.O. BOX 2195 DUBAI, UNITED ARAB EMIRATES TEL. +971 04 373.2448 WWW.DAMACPROPERTIES.COM ARCHITECT OF RECORD ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954.518.0833 | F:954.518.0131 www.odparchitects.com AA 26000996 DESIGN ARCHITECT Zaha Hadid Architects 101 Goswell Road London EC1V 7EZ TEL:+44(0)20 7253 5147 FAX:+44(0)20 7251 8322 E-MAIL:mail@zaha-hadid.com UNITED KINGDOM www.zaha-hadid.com LANDSCAPE CONSULTANT SAVINO & MILLER DESIGN STUDIO 12345 NE 6th Ave Suite A, NORTH MIAMI, FL 33161 TEL. (305) 895-9082 WWW.SAVINOMILLER.COM STRUCTURE CONSULTANT THORNTON TOMASETTI 80 SW 8th STREET, SUITE 2160 MIAMI, FL 33130 TEL. 954.903.9300 WWW.THORNTONTOMASETTI.COM FACADE CONSULTANT THORNTON TOMASETTI 2nd FLOOR 12-16 CLERKENWELL ROAD, LONDON, EC1M 5PQ TEL. +44.20.7014.4400 WWW.THORNTONTOMASETTI.COM COASTAL CONSTRUCTION OCEAN CONSULTING 340 MICNORCA AVENUE CORAL GABLES, FL 33134 TEL. 305.921.9344 WWW.OCEANCONSULTINGFL.COM CIVIL OCEAN ENGINEERING 8101 BISCAYNE BLCD STE 508 MIAMI, FL 33138 TEL. 786.518.2008 WWW.OCEANENGINEERINGINC.COM MG ENGINEERING 300 SOUTH PARK ROAD, SUITE 140 HOLLYWOOD, FL 33021 TEL. 212.643.9055 WWW.MGEDPC.NET CODE/ADA CONSULTANT SLS 260 PALERMO AVE CORAL GABLES FL 33134 TEL. 888.224.9911 WWW.SLSFIRE.COM 01 2023.08.23 REV 01 2023.06.05 ENTITLEMENT PACKAGE DATE: 2023.01.02 STARTED BY: ODP © 2020 O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. THIS DRAWING, IN BOTH PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS.

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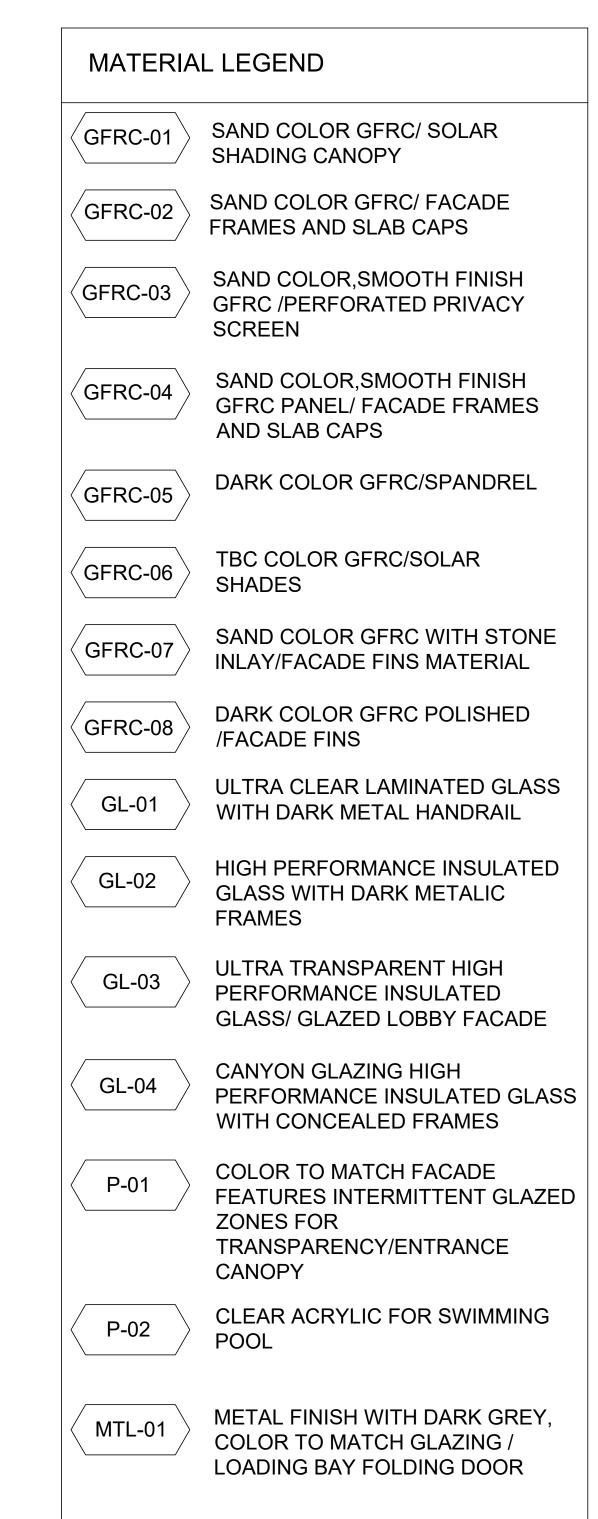
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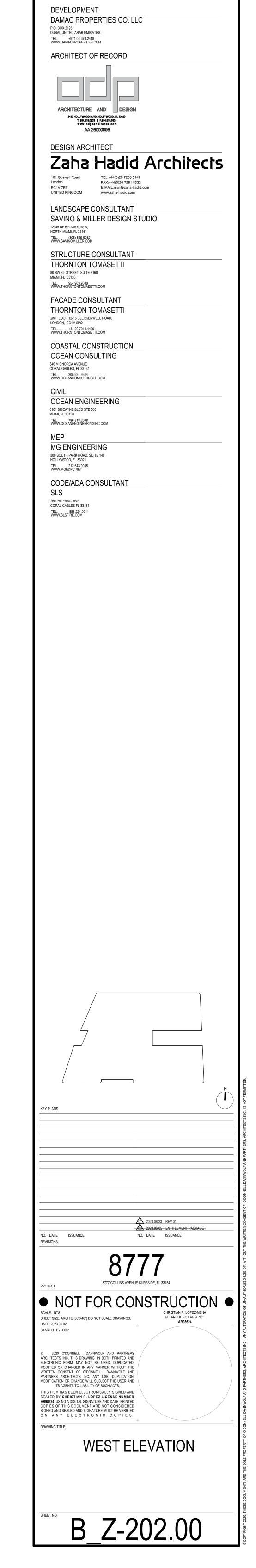


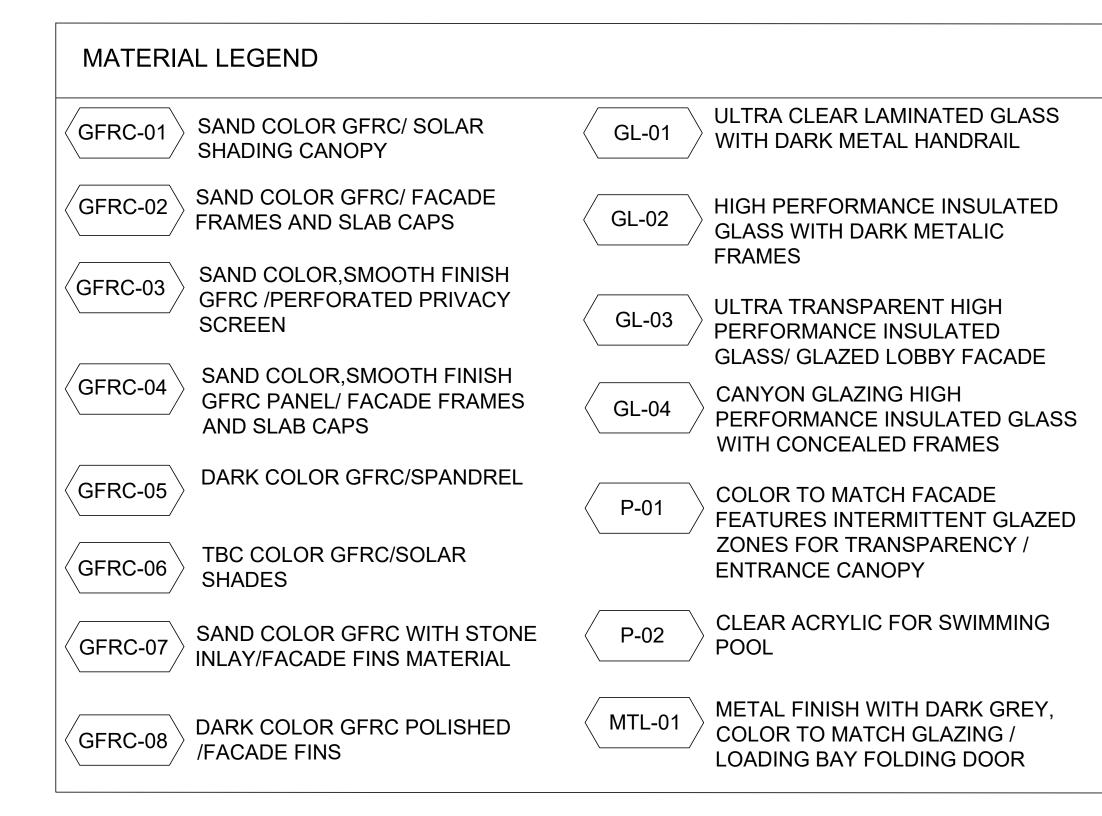


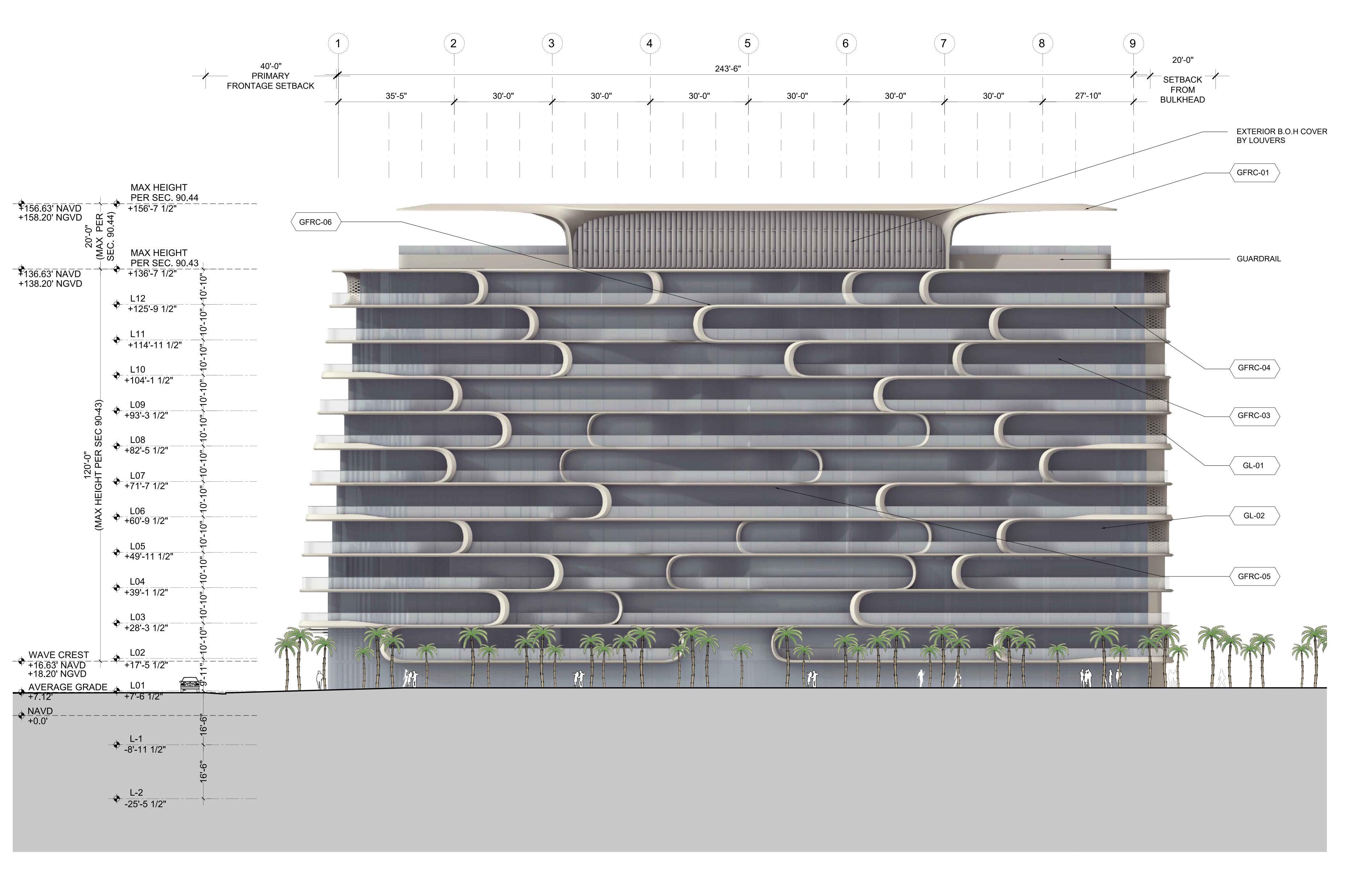
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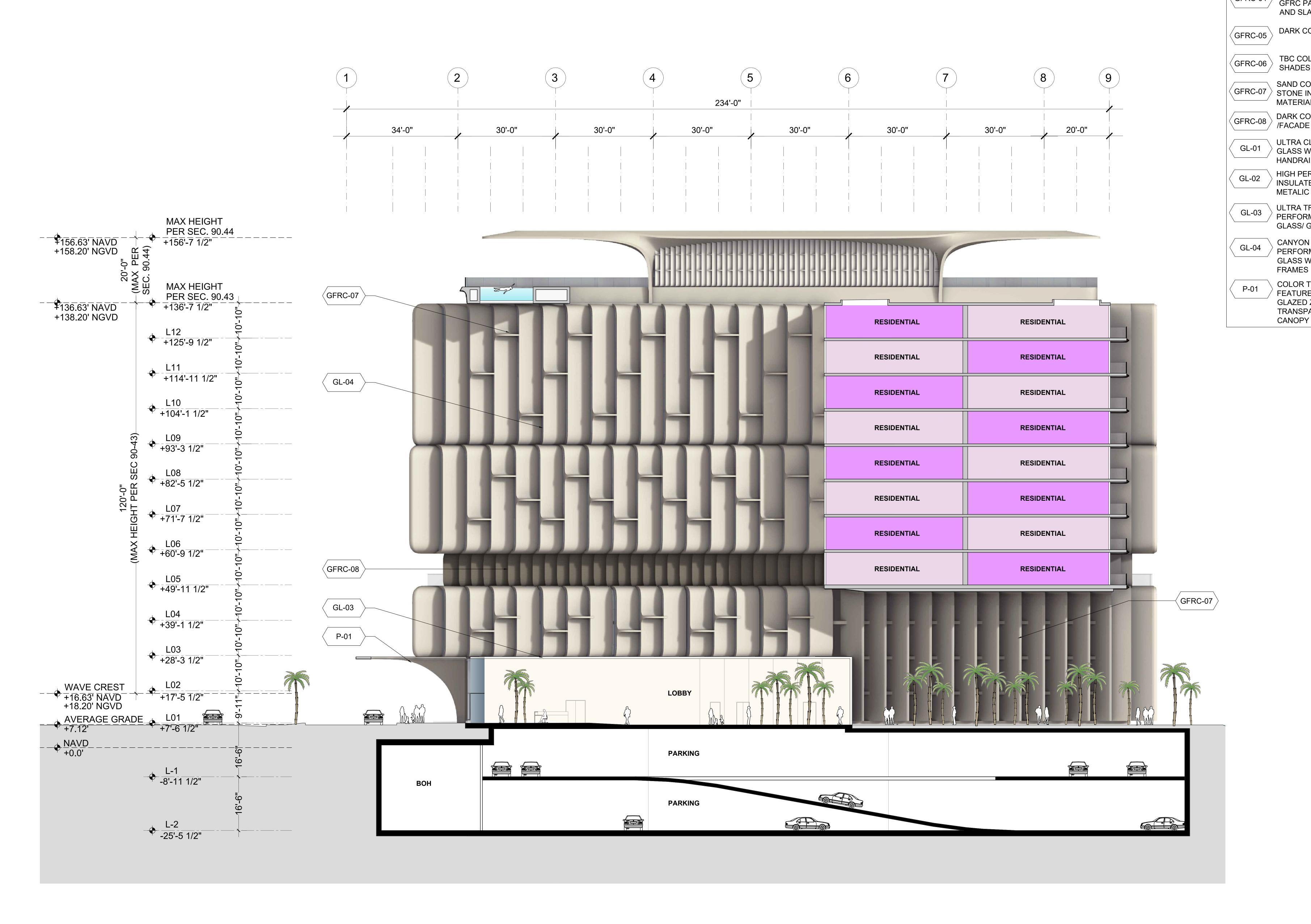


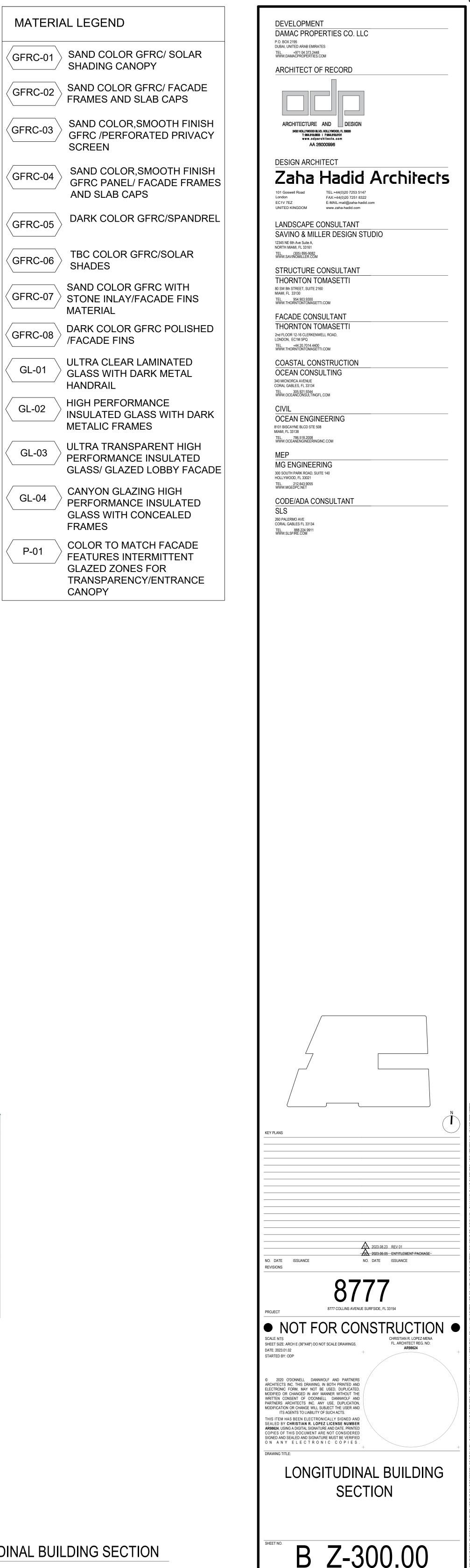


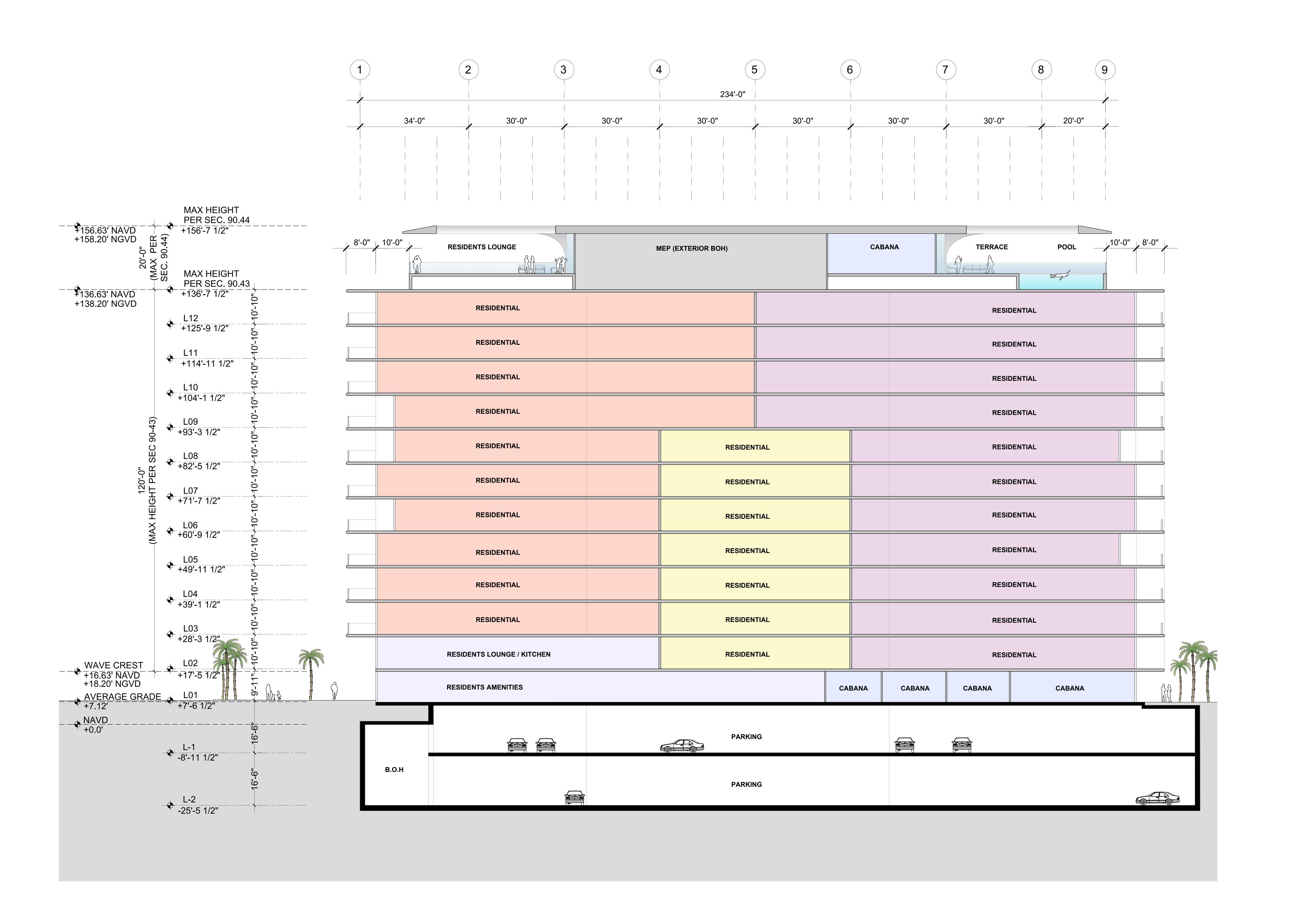








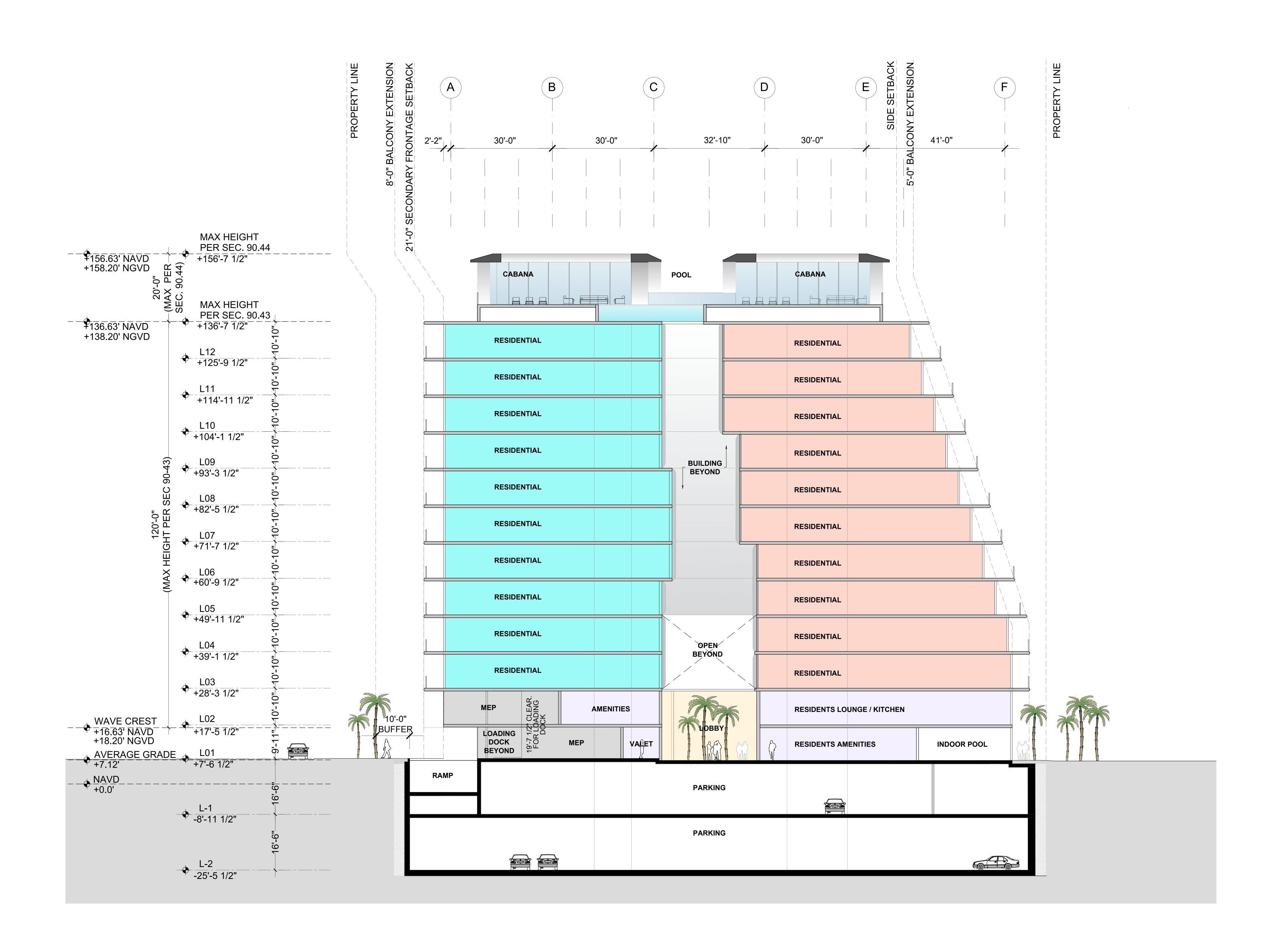


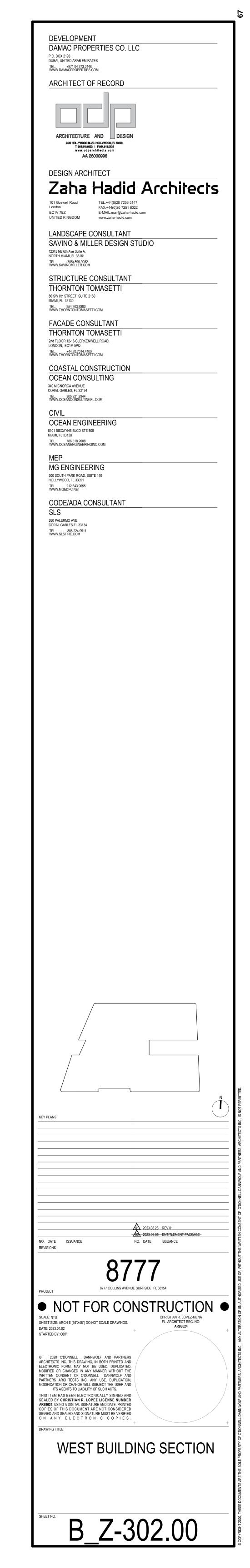


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01 SOUTH BUILDING SECTION







04 AERIAL VIEW



03 BEACH VIEW



02 STREET VIEW 02



01 STREET VIEW 01

RENDERS TO BE ADJUSTED FOR P & Z PRESENTATION

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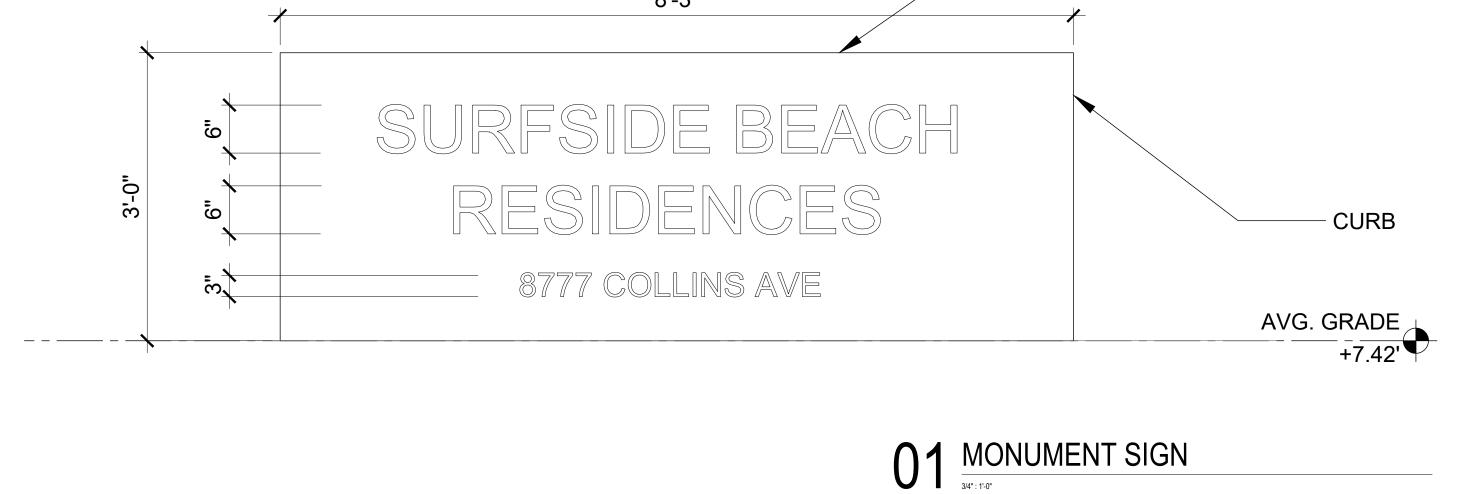
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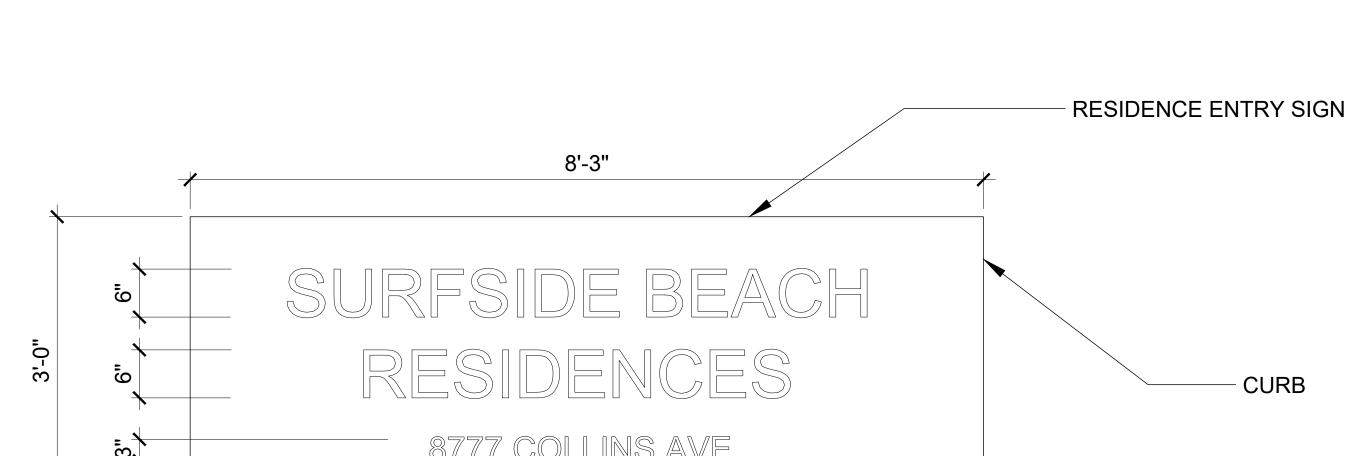
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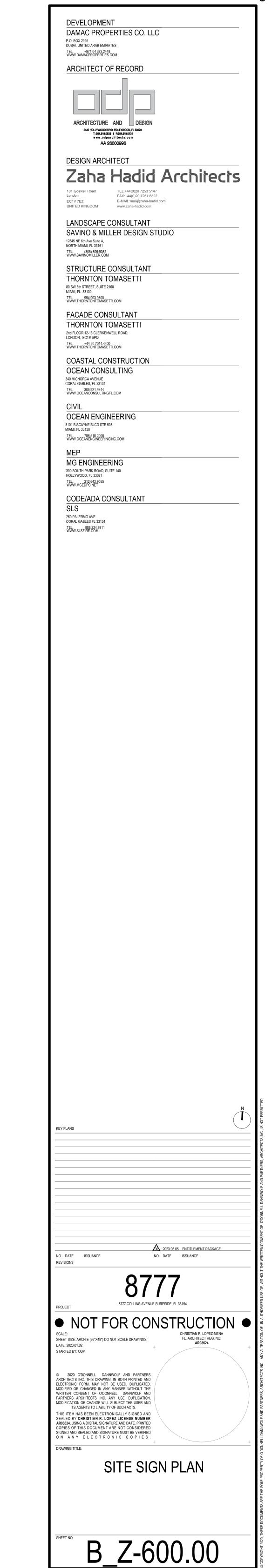
NOTE: NAME OF THE PROJECT

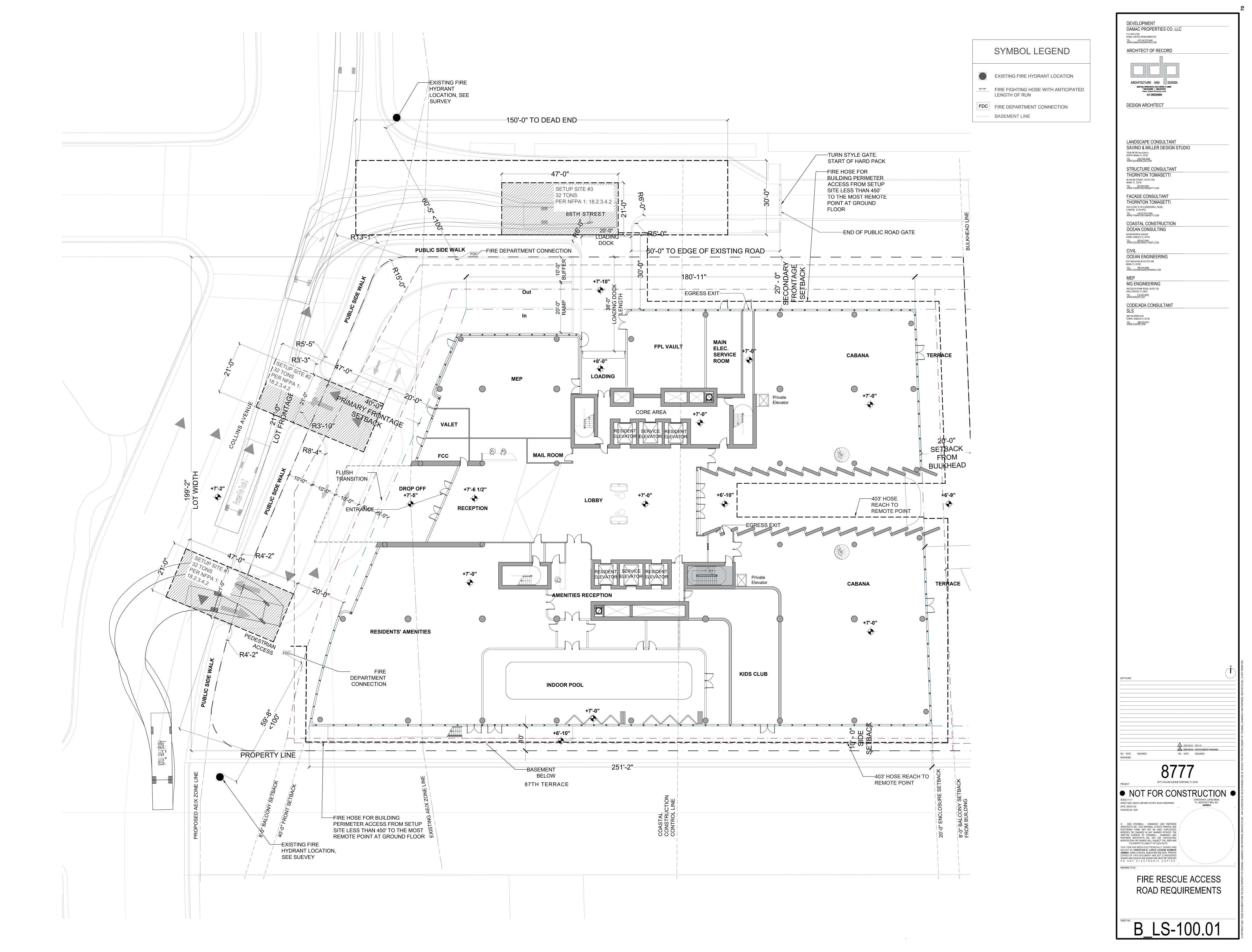
IS A PLACEHOLDER

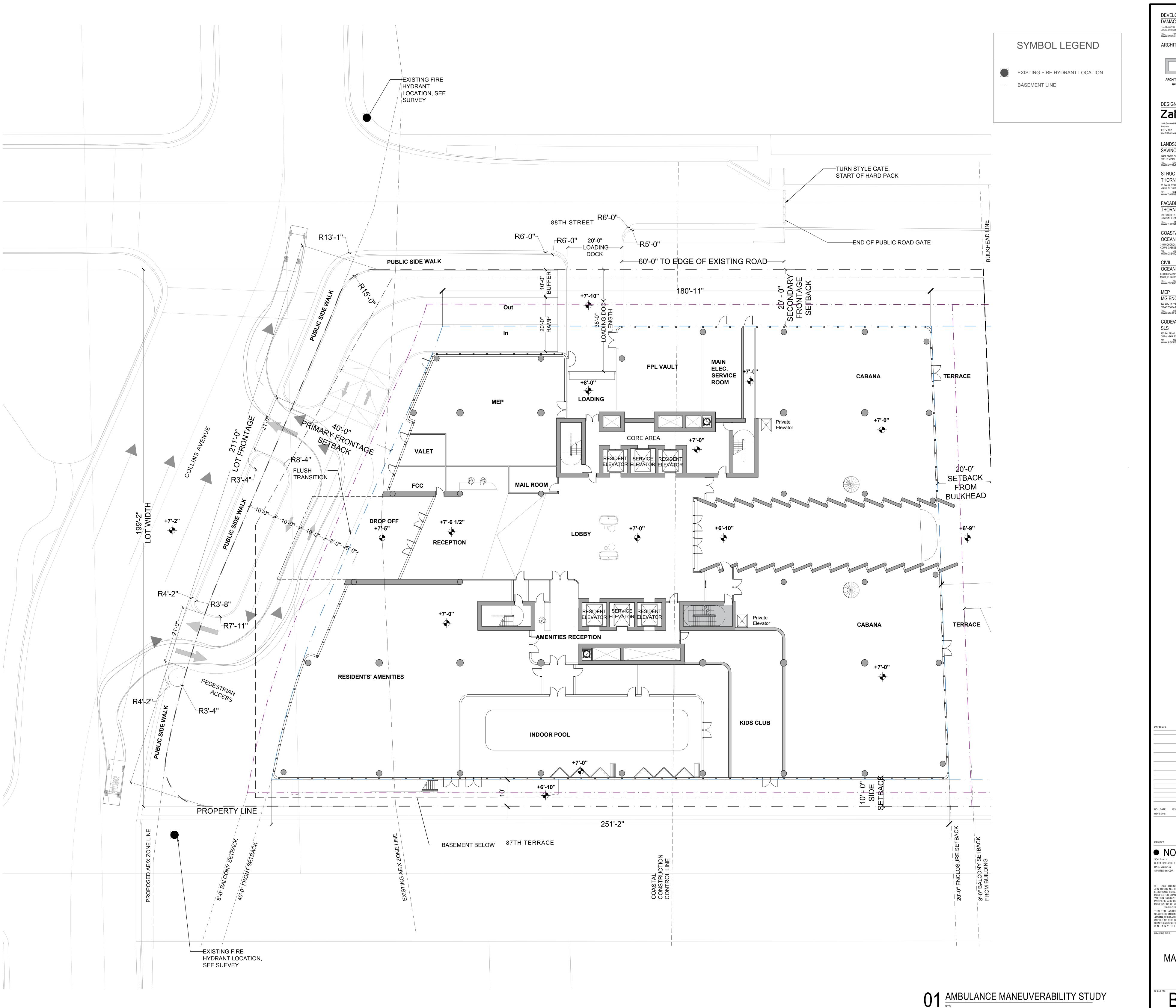


- WALL MOUNTED 02 SUPPLEMENTAL SIGN

NOTE: NAME OF THE PROJECT IS A PLACEHOLDER SURFSIDE BEACH RESIDENCES 8777 COLLINS **AVENUE** MOUNTING HT +4'-6" _ - _ _ _ - _ _ _ - _ _ - _ _ - _ _ - _ _ - _ _ - _ _ - _ _ - _ _ - _ _ - _ _ ---WEATHERPROOF AND REFLECTIVE SIGN MATERIAL - AVG. GRADE +3'-10"







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GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF SURFSIDE AND COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE. 6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE

2.) SANITARY SEWER 3.) WATER SYSTEM SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.

4.) LIMEROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. 5.) ASPHALTIC CONCRETE

6.) FINAL WALK-TRROUGH INSPECTION 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

IF APPLICABLE.

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION. B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES,

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE. 2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT. B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF SURFSIDE PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT: 1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

A. DURING THE DAILY PROGRESS OF THE JOB. THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS. B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT. SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR

REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES

SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER. 4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

CLEAN AND NEAT CONDITION.

3. PROJECT RECORD DOCUMENTS

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE TOWN OF SURFSIDE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE TOWN OF SURFSIDE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER THE TOWN OF SURFSIDE STANDARD

DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT. E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE TOWN OF SURFSIDE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS. B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.



MG ENGINEERING

300 SOUTH PARK ROAD, SUITE 140 HOLLYWOOD, FL 33021

CODE/ADA CONSULTANT

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DEVELOPMENT

DUBAI, UNITED ARAB EMIRATES TEL. +971 04 373.2448 WWW.DAMACPROPERTIES.COM

DAMAC PROPERTIES CO. LLC

ARCHITECT OF RECORD

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■ NOT FOR CONSTRUCTION DATE: 2023.01.02





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GENERAL NOTES AND

SPECIFICATIONS

B_C-100

NOT PART OF M-DWASD NOTES NOR APPROVAL

MIAMI-DADE COUNTY **RER-DERM WATER-SEWER GENERAL NOTES**

- 1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following
- a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi. b) The sewer is encased in a watertight carrier pipe or concrete.
- c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
- 2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
- a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi. b) The sewer is encased in a watertight carrier pipe or concrete.
- 3. Air release valves shall be provided at high points of new force main sanitary sewers.
- 4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be: a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having
- a minimum of two (2) feet of positive head above the crown of the pipe. b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
- 5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even
- when the total leakage is below that allowed. 6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
- 7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be: a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard
- (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours. b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi
- for a duration of not less than two (2) hours. c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
- 8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction. 9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe
- except where they cross. 10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall
- a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the
- appropriate agencies. b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305)
- c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste
- Management at (305) 594-6666 for information. d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
- 11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
- 12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
- 13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
- Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.
- p:\pollution regulation\delegated env permitting\ww-conv_extensions\sewer extensions\forms and package\se application package\se permit package\package march-2017\rer-derm-notes official last one-revised(2018-0429).doc

GENERAL NOTES FOR CONSTRUCTION: (NOT PART OF M-DWASD NOTES NOR APPROVAL)

- 1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.
- 2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA (1-800-432-4770). CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.
- 3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.
- 4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.
- OF MIAMI PUBLIC WORKS STANDARDS. 6. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL

5. PAVEMENT DISTURBED BY UTILITY INSTALLATION SHALL BE RESTORED PER CITY

BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER. 7. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (MDWASD) STANDARDS.

- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
- 2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
- 3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
- 4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
- 5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
- 6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
- 7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE
- DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS. 8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO
- 9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF
- THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS. 10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE
- a. EASEMENTS, IF REQUIRED b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
- c. ABSOLUTE BILL OF SALE d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
- ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
- e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
- f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY
- 11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
- 12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
- 13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND

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HEALTH DEPARTMENT NOTES NOT PART OF M-DWASD NOTES NOR APPROVAL

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, <u>SHALL BE 3 FT MINIMUM</u>.

- BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT.
- AND AT LEAST 3 FT. MINIMUM. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS
- BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT <u>LEAST 12 INCHES ABOVE OR</u>

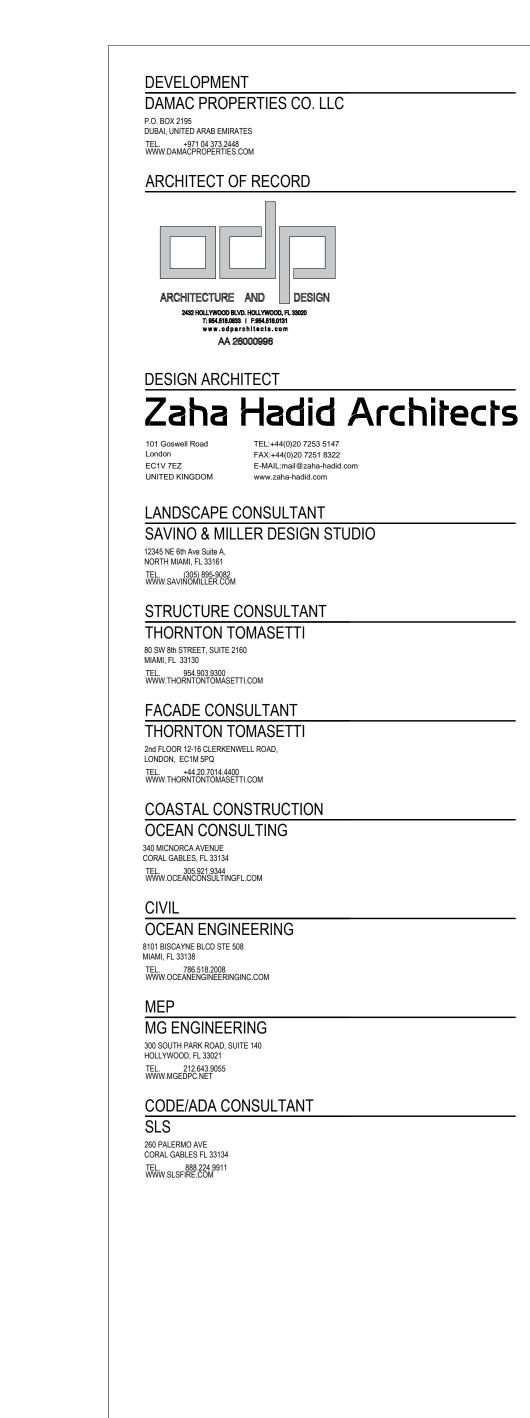
* NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS. WASTEWATER FORCE MAINS OR RECLAIMED WATER.

1.	AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
	a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2.	"RECORD DRAWING" FORMAT:

- a. 24"x 36" PRINTS
- b. PDF FILE c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST
- d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
- f. Preferred scale to be 1"= 40' Horizontally and 1"= 4' Vertically*
- g. STREET NOMENCLATURE h. Separate record drawings for water and sewer
- i. SEPARATE WATER AND SEWER PROFILE j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ♠, ₤, ETC.) OR AS SHOWN ON
- DESIGN PERMIT PLANS. AND TO RUN CONTINUOUSLY TO END OF MAIN k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
- I. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.) m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION
- REFLECTED IN DRAWINGS
- 3. WATER "RECORD DRAWINGS" MUST INCLUDE:
- a. Plans showing pipe size, material and offset of main, deflections (if any), station of services, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
- b. Profile showing top of ground and top of pipe elevations at every 100' station and at any CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
- 4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
- a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
- b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
- c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
- 5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
- 6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

				ITEM	CROSS REF.	SPEC. REF.
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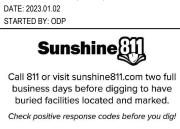
FAX:+44(0)20 7251 8322

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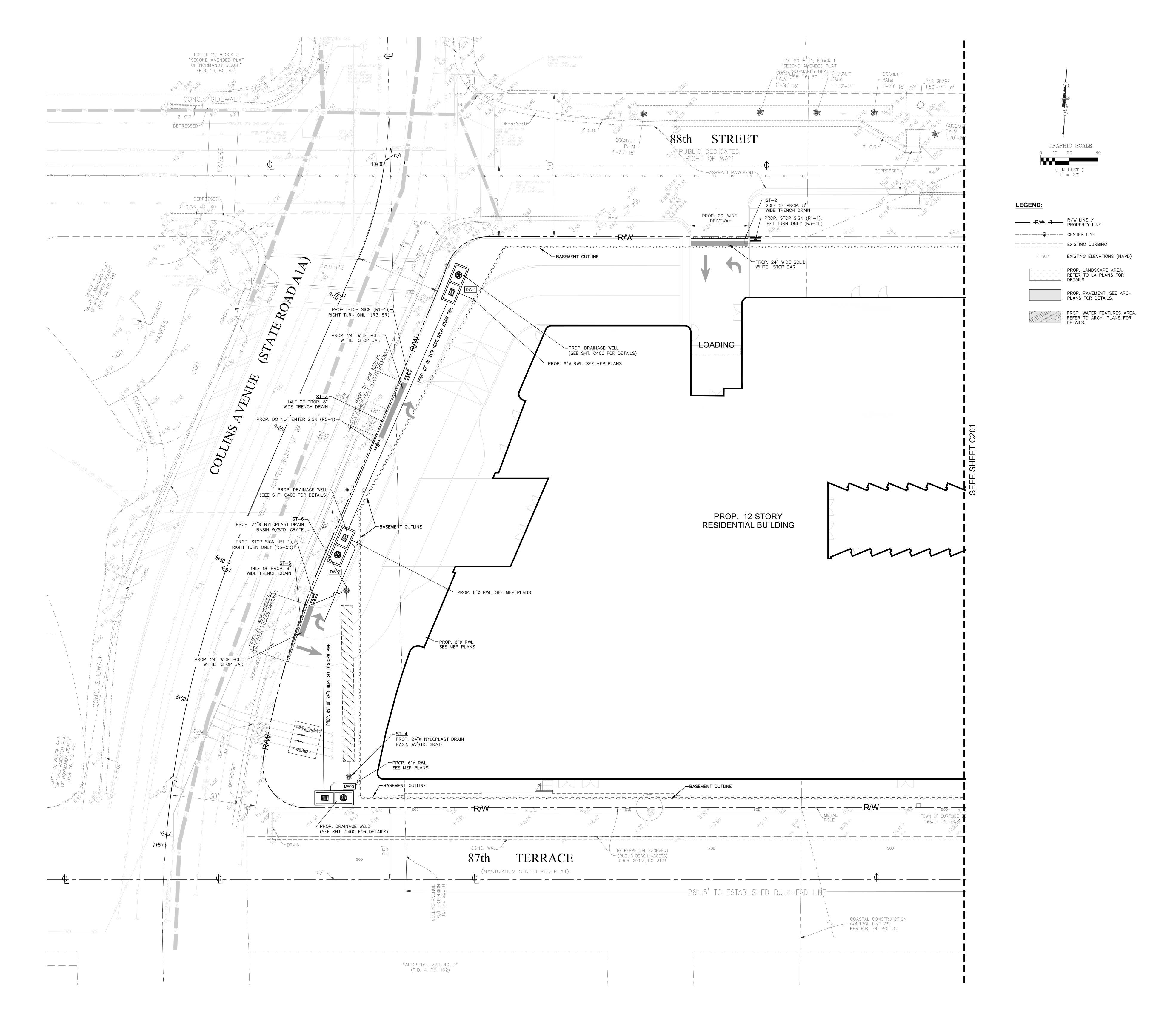
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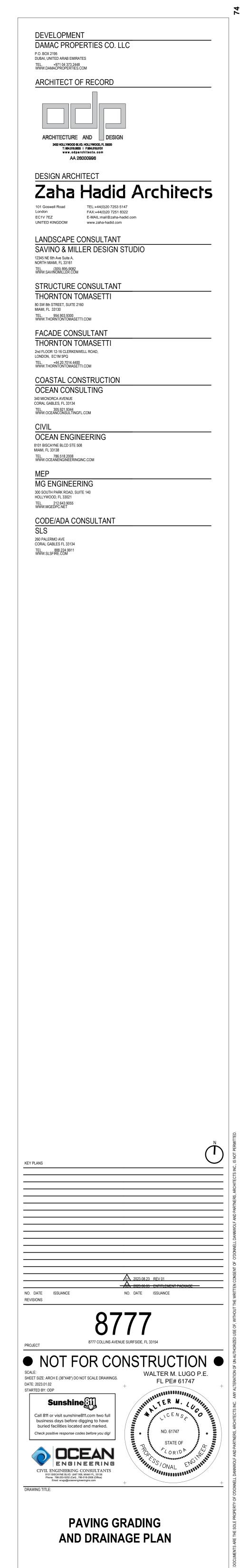
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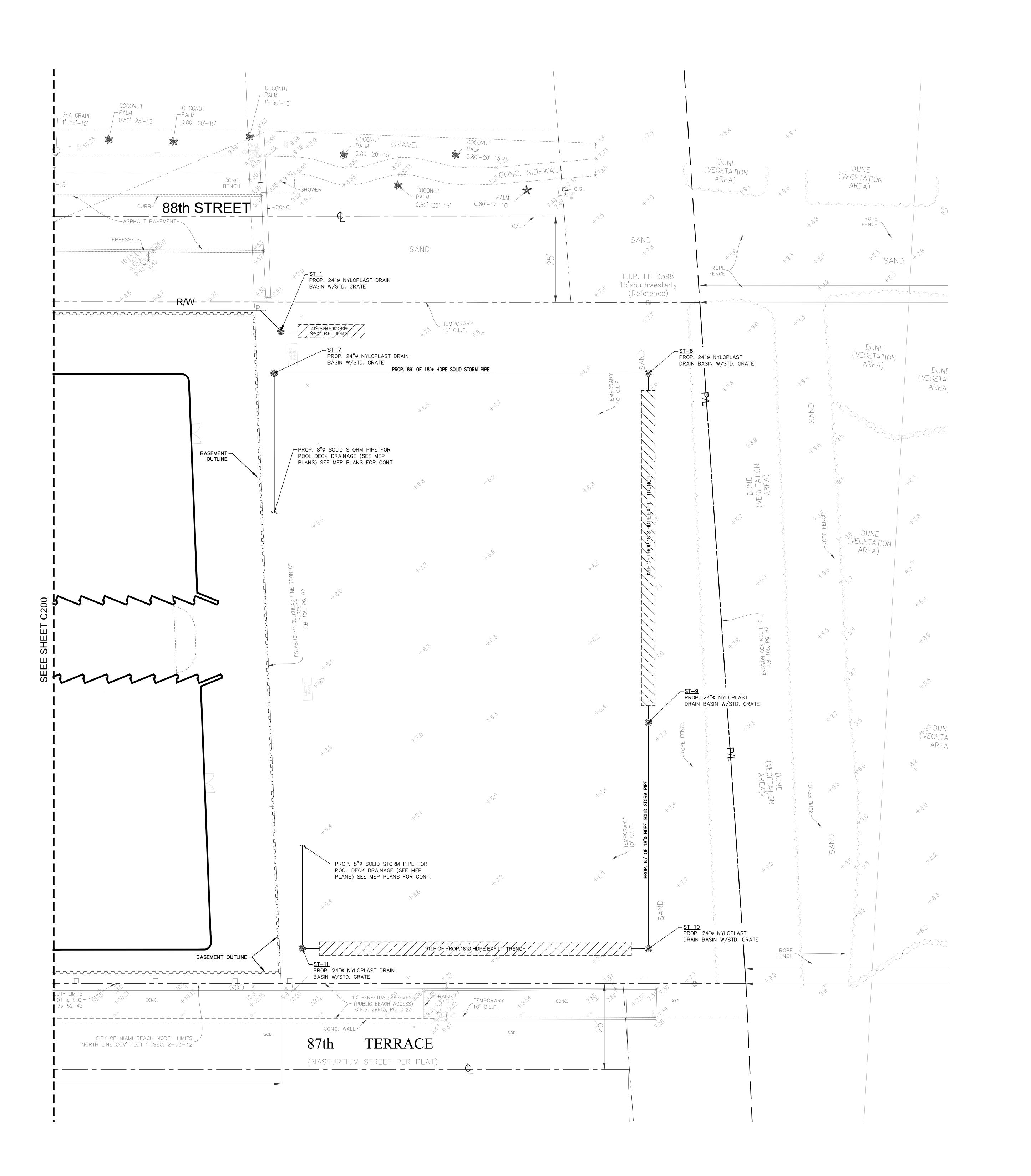


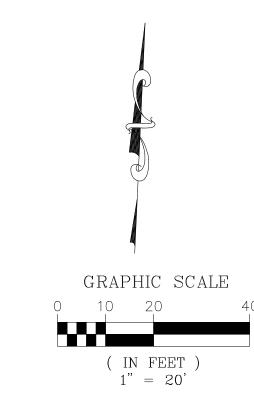


WATER AND SEWER NOTES



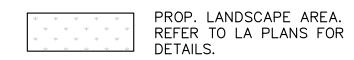


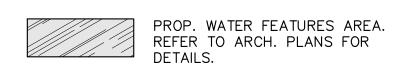




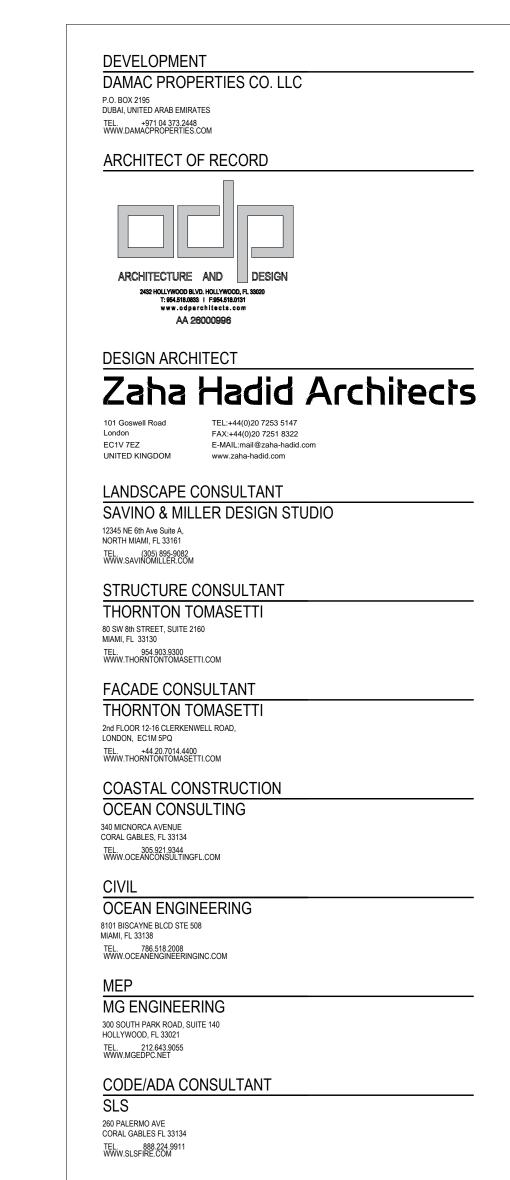
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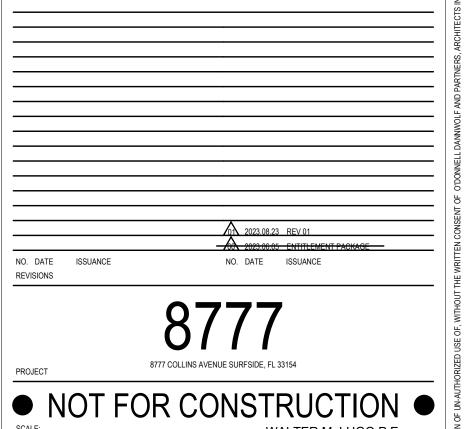
	R/W LINE / PROPERTY LINE
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PROP. PAVEMENT. SEE ARCH PLANS FOR DETAILS.





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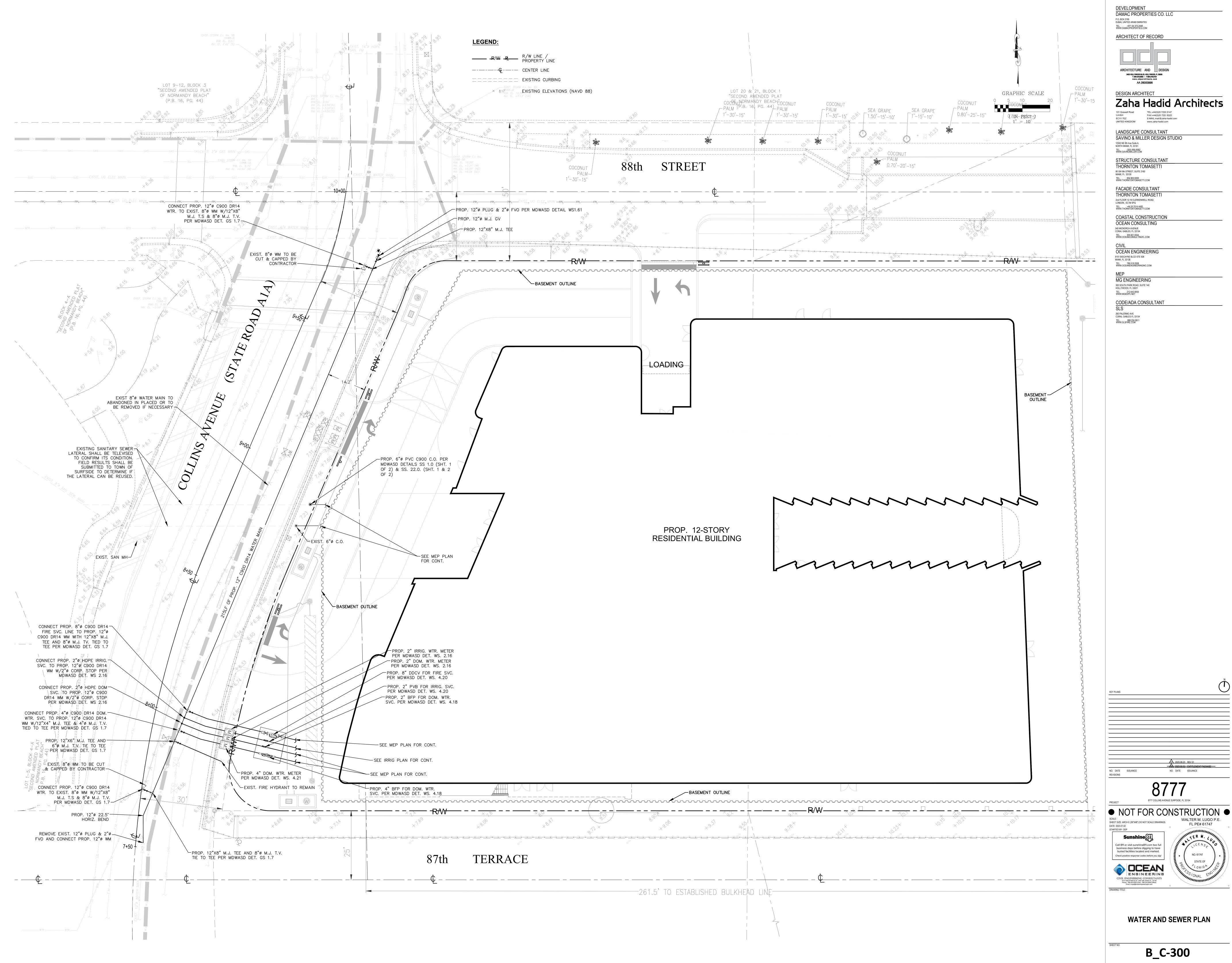


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PAVING GRADING AND DRAINAGE PLAN



■ NOT FOR CONSTRUCTION

DRAINAGE STRUCTURES STRUCTURAL NOTES:

<u>DESIGN CRITERIA:</u> DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

<u>DESIGN LIVE LOADS:</u> THE TOP SLAB OF DRAINAGE STRUCTURE WITHIN TRAFFIC AREAS SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.

MORTAR: MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX

THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED

ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE

CONSTRUCTION OF STRUCTURE.

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.

SLAB AND WALL THICKNESS: ALL DRAINAGE WELLS LOCATED WITHIN THE DESIGNATED FIRE TRUCK STAGING AREAS WILL BE DESIGNED WITH 12-INCH THICK TOP AND BOTTOM SLABS AND 8-INCH THICK WALLS. ALL OTHER WELLS OUTSIDE OF THE DESIGNATED FIRE TRUCK STAGING AREAS WILL BE DESIGNED WITH 8-INCH TOP AND BOTTOM SLABS AND 6-INCH WALLS. REFER TO ARCHITECTURAL SHEET A-2.00A FIRE TRUCK ACESS SITE PLAN TO LOCATE THESE AREAS.

NOTES FOR DRAINAGE WELL

ADJACENT WELL BOX.

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ...".

2.BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. THE INJECTION WELL SHALL HAVE A MINIMUM CASING LENGTH OF 60-FEET WITH A MAXIMUM CASING LENGTH OF 100-FEET, AND A MINIMUM OPEN HOLE OF 40-FEET. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.

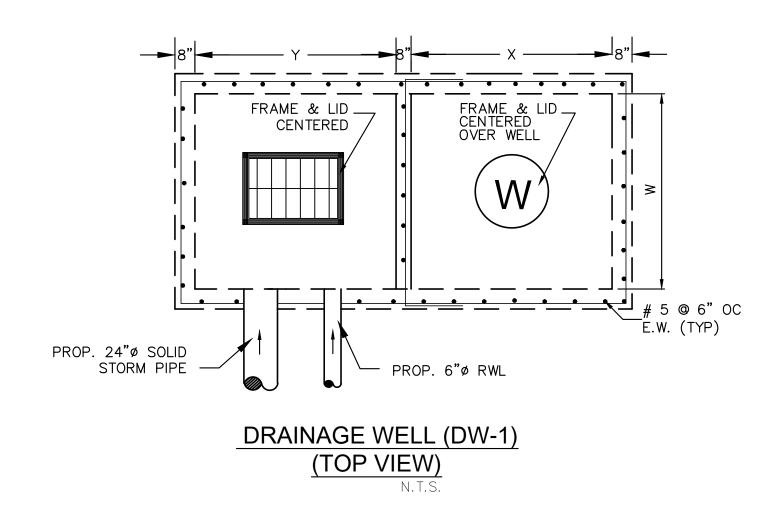
3.UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED WELL RECHARGE RATE OF 500 GPM/FT OF HEAD CANNOT BE ACHIEVED WITH THE AFOREMENTIONED CASING REQUIREMENTS, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.

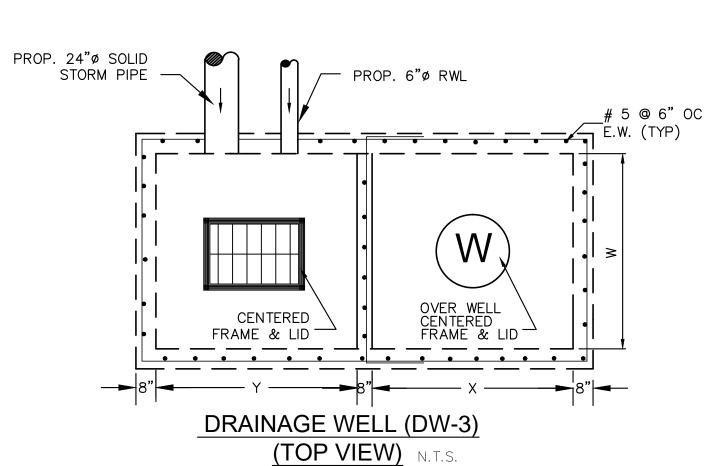
4.NOTE ANY INJECTION WELL INSTALLED BY THE CONTRACTOR THAT DOES NOT MEET THE REQUIRED FLOW AND CASING REQUIREMENTS WILL NOT BE ACCEPTED AND WOULD NEED TO BE IMMEDIATELY REPLACED WITH A NEW WELL MEETING THE AFOREMENTIONED CASING AND FLOW REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

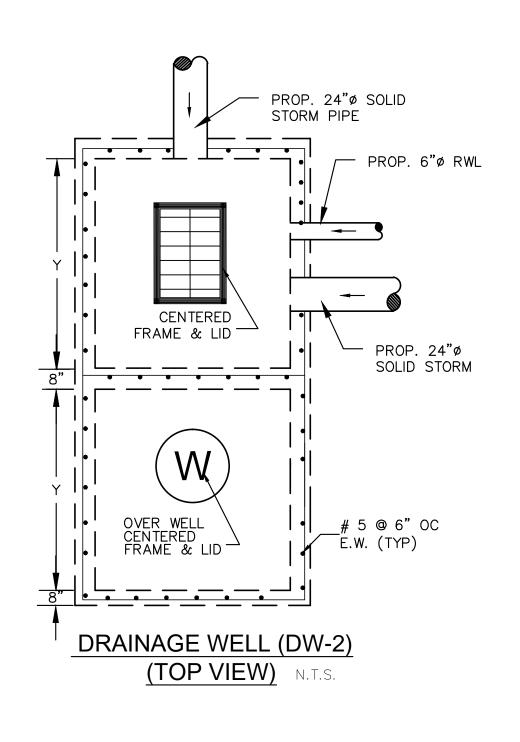
5.STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT

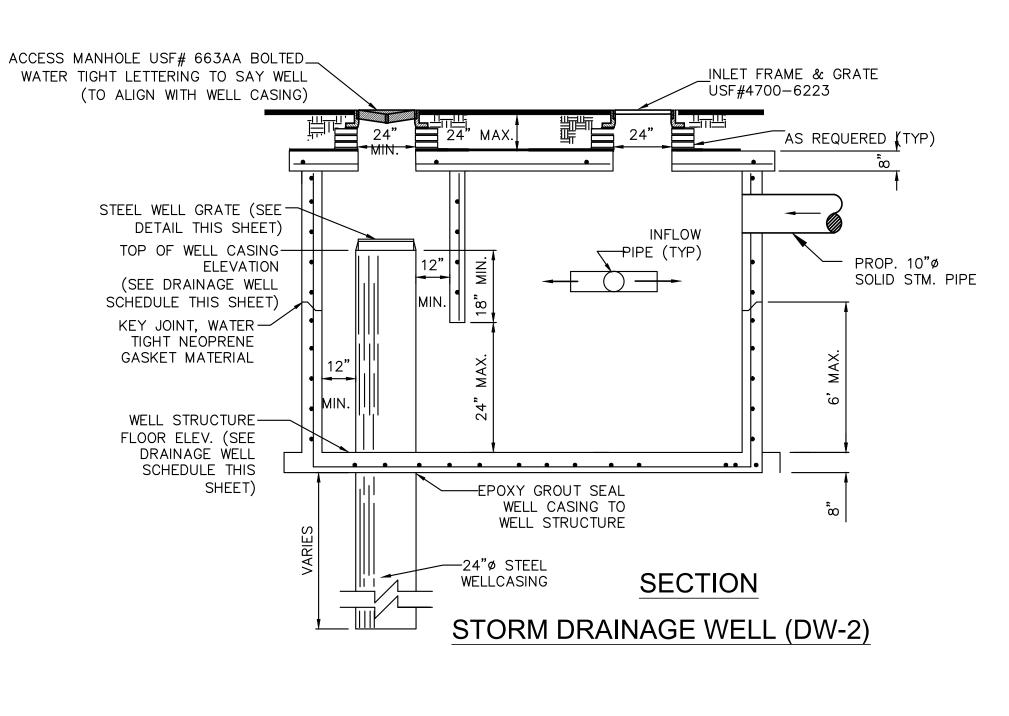
DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF

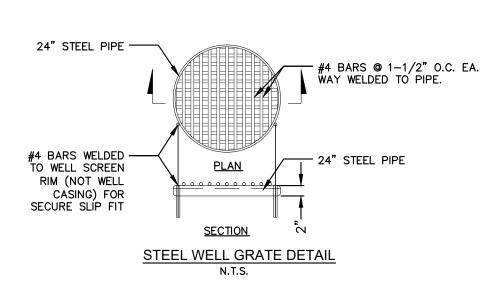
6.ALL WELL OVERFLOW PIPING SHALL LEAD DIRECTLY INTO THE RETENTION CHAMBER OF THE ADJACENT WELL BOX PRIOR TO DISCHARGE INTO THE PROPOSED WELL. NO OVERFLOW PIPING SHALL BE DIRECTLY CONNECTED INTO THE WELL CHAMBER OF THE







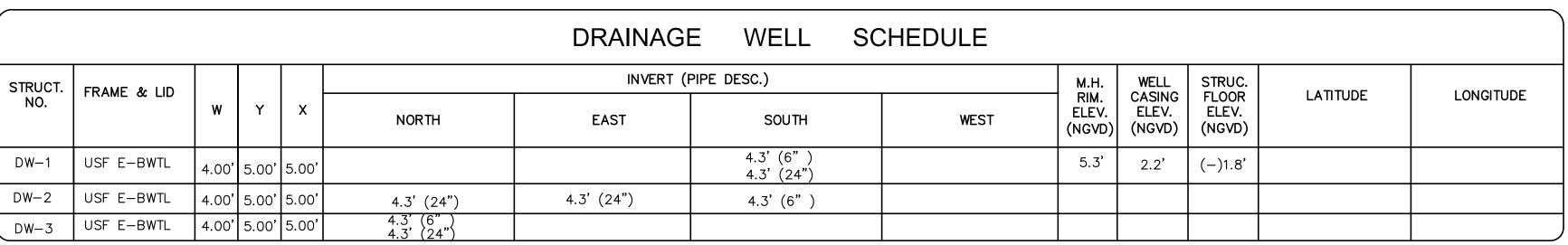




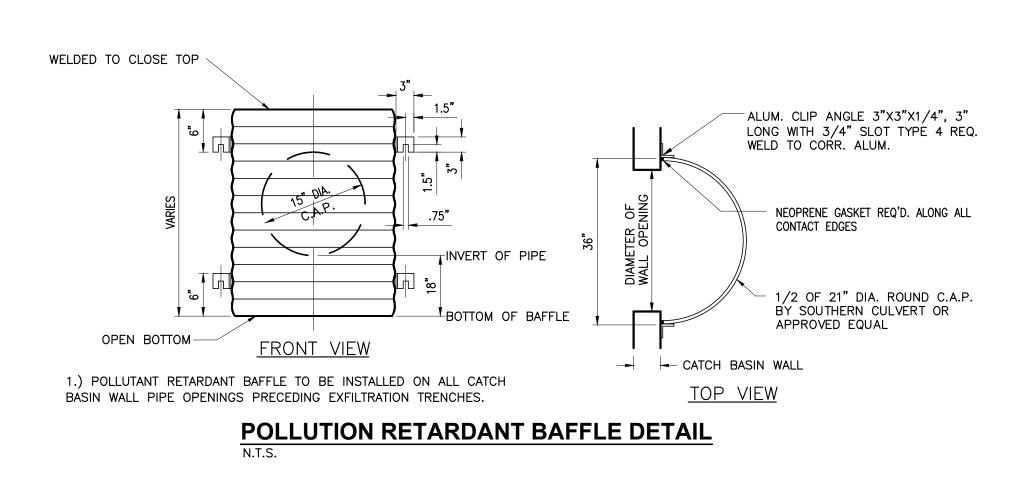
PROPOSED RIM ELEVATION DENOTES THE ELEVATIONS BENEATH THE PAVEMENT MATERIAL.
PROP. PEDESTRIAN RATED PAVER SYSTEM. REFER TO ARCH/L.A PLANS FOR DETAILS.—
PROP. PEDESTRIAN RATED RECESSED TRAY COVER FOR MANHOLES. REFER TO WELL DETAIL.
CONCEALED / RECESSED

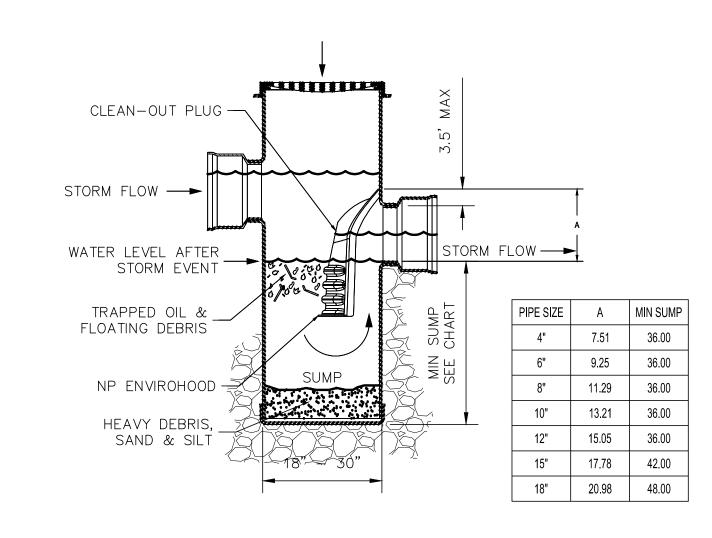
MANHOLE COVER FOR

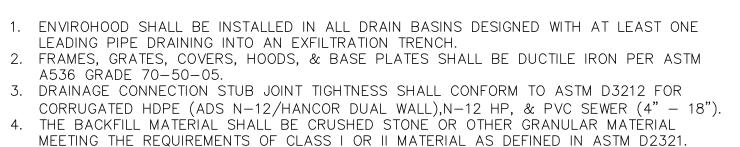
DRAINAGE WELL



THE FOLLOWING:







BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

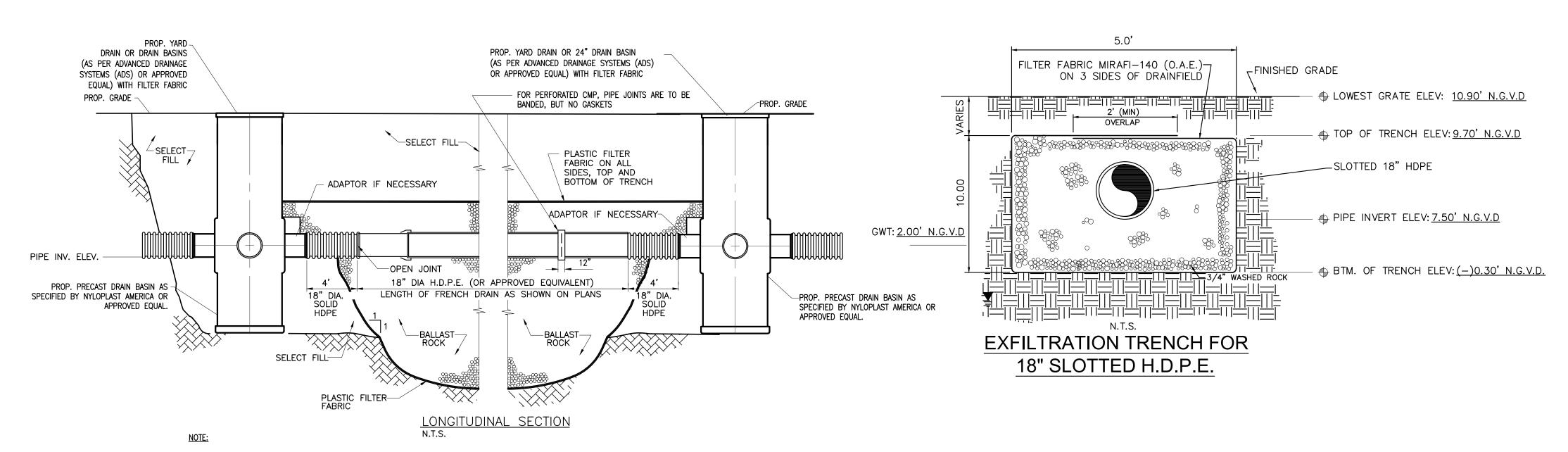
5. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.

6. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO

A. DEBRIS IN SUMP — 18" MAX
 B. FLOATABLE DEBRIS — 6" MAX
 7. THE PROPOSED DRAIN BASIN SHOULD BE INSPECTED ONCE PER MONTH FOR THE FIRST YEAR TO DETERMINE A PROPER CLEANING CYCLE.

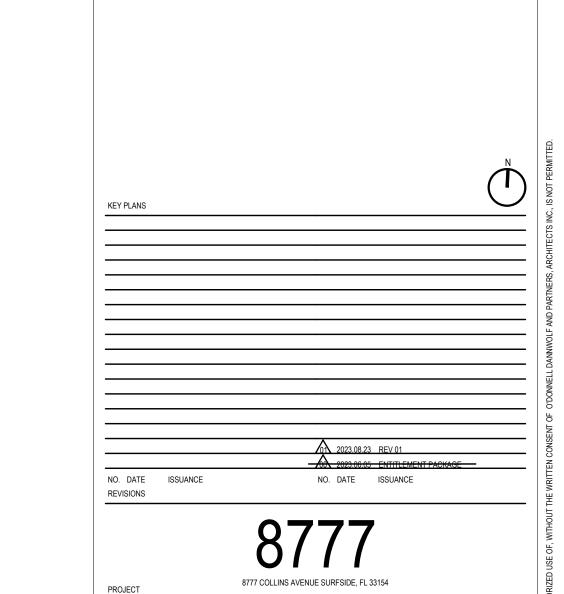
NYLOPLAST DRAIN BASIN WITH ENVIROHOOD

8. CLEANING CYCLE SHALL INCLUDE REMOVAL OF DEBRIS AND RINSING OF BASIN.



AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



DEVELOPMENT

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ARCHITECTURE AND DESIGN

AA 26000996

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STRUCTURE CONSULTANT

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PROP. RECESSED

MANHOLE COVER.

SAVINO & MILLER DESIGN STUDIO

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DESIGN ARCHITECT

EC1V 7EZ

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80 SW 8th STREET, SUITE 2160 MIAMI, FL 33130

TEL. 954.903.9300 WWW.THORNTONTOMASETTI.COM

ARCHITECT OF RECORD

SCALE:
SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWINGS.
DATE: 2023.01.02
STARTED BY: ODP

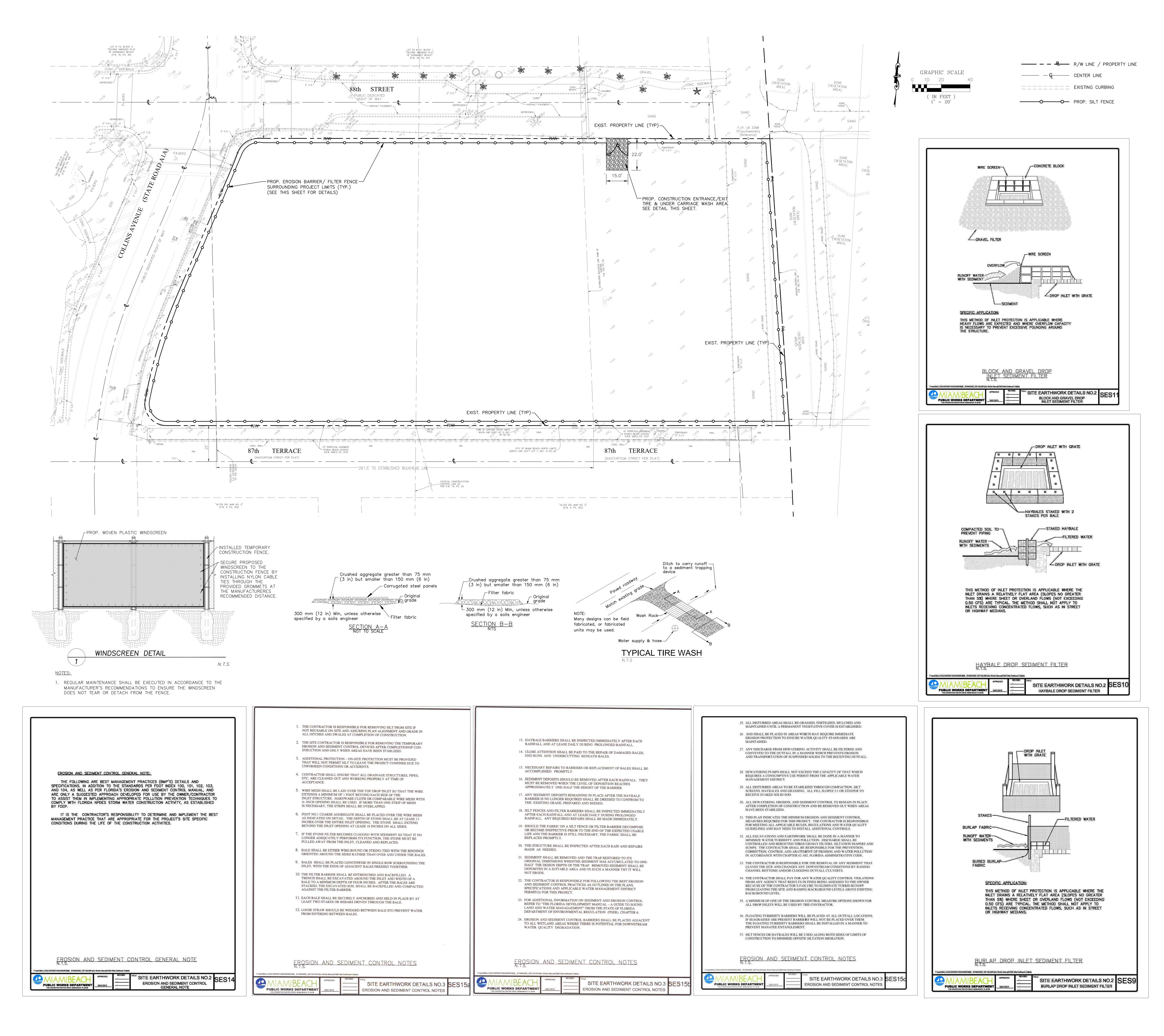
WALTER M. LUGO P.E.
FL PE# 61747

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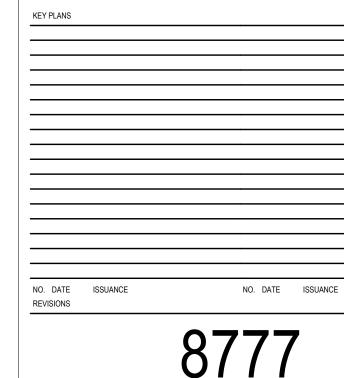
NEERING
CONSULTANTS
606, MIAMI FL, 33138
785-518-2008 (Office)
inneeringinc.com +

DRAINAGE DETAILS





TEL. 888.224.9911 WWW.SLSFIRE.COM



8777 COLLINS AVENUE SURFSIDE, FL 33154

FOR CONSTRUCTIO

STATE OF

SCALE:
SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWINGS.
DATE: 2023.01.02

WALTER M. LUGO P.E.
FL PE# 61747

2023.06.09_ENTITLEMENT

SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWING DATE: 2023.01.02
STARTED BY: ODP

Sunshine

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

buried facilities located and marked.

Check positive response codes before you dig!

CIVIL ENGINEERING

CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIANI FL, 33138
Phone: 786-225-2222 (Call), 786-018-2208 (Office)

Email: wtgp@coentergine.com

SEDIMENTATION AND ERSOSION CONTROL

B_C-500

PLAN AND DETAILS

SITE GENERAL NOTES

- 1. All work and material shall comply with the current edition of the Florida Building Code, and all other applicable codes.
- 2. The Contractor shall acquaint himself with the existing conditions of the site prior to construction.
- 3. Contractor to verify all dimensions and conditions before proceeding with work. Any discrepancies between existing conditions, improvements shown on the drawings and specifications, etc. should be identified and communicated in writing for resolution by the Owner, before work commences. Written dimensions govern over plan scales or unwritten dimensions. DO NOT SCALE DRAWINGS.
- 4. Coordinate all work with all subcontractors for verification of locations and dimensions of all work requirements to avoid interference with progress of construction.
- 5. The Landscape Architect is not responsible or liable for the integrity or correctness of the existing conditions and its components. Project is based on plans and surveys provided by the Owner.
- 6. The Contractor will secure and close all existing and new openings at the site perimeter at the end of each day's work.
- 7. The contractor will provide adequate protection to all existing work, furnishings and fixtures that are to be retained so that they will not be damaged. Any on-site existing trees or palms specified for preservation or transplanting which are damaged or destroyed shall be replaced by GC.
- 8. Contractor to verify existing grades shown on the survey to coordinate work shown on the drawings.
- 9. All existing planting and other site features identified to remain or be preserved shall be properly protected during the construction process, including plant canopy and root zones. Additionally, existing planting to be retained shall be watered regularly in case of drought conditions or if plants indicate they are being stressed due to lack of water.
- 10. All workmanship of Contractor shall be neat, clean, true, and correct.
- 11. All existing utilities (plumbing, gas, electrical) not reused shall be properly removed, capped and/or
- 12. Contractor shall obtain written approval for substitutions made in specified equipment, planting, materials and colors.
- 13. All materials shall be new and shall bear Underwriters and Union labels where applicable.
- 14. Submit shop drawings for Owner's approval of all items requiring fabrication. Do not fabricate until approved.
- 15. Contractor is responsible to secure all construction materials stored at the job site.
- 16. Storage of material: Contractor shall obtain owner approval for storing materials on the job site during construction.
- 17. Insurance: Contractor shall keep full liability and workmen's compensation insurance for the project at all times during the progress of work.
- 18. The Landscape Architect shall not have control of, charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any item to carry out the work in
- 19. Testing of material: All the required tests shall be performed at the expense of the contractor and by an approved testing laboratory. The test results are to be submitted to the engineer.
- 20. Trash: Contractor to remove all dust, trash, debris resulting from construction from the premises and restore the premises to a clean condition.

HARDSCAPE GENERAL NOTES

accordance with the contract documents.

- 1. The Owner's Engineer will be responsible for insuring the structural integrity and compliance with all local codes for all elements designed on this sheet.
- 2. See Civil Drawings for all exterior finished grades at curbing, streets, driveways, utilities, amenity levels, roof levels and drainage structures.
- 3. Contractor shall verify all dimensions and elevations on site prior to beginning construction, and any discrepancies shall be brought to the immediate
- attention of the Owner and Landscape Architect. 4. Contractor shall stake the layout plan (or retain a registered surveyor, if required) in the field and have such staking approved by the Owner and Landscape Architect prior to proceeding with construction. The building contractor shall report all layout discrepancies immediately to the Owner and
- 5. Contractor is responsible for location and protection of all existing underground and aboveground utilities, asphalt, curbs, walks, above ground structures and vegetation as noted on the landscape plans.
- **6.** All dimensions are to face of curb unless otherwise noted.
- 7. All planters are flush to paving surface unless otherwise noted.
- 8. All Planter dimensions indicate open planting zone, and do not include structural planter walls.
- 9. All angles are 90 degrees unless otherwise noted.

Landscape Architect for decision.

- 10. All subbase and compacted Limerock requirements shall be per Miami Dade County Requirements.
- 11. SAMPLE PAVING PANEL: At a location to be approved by the Landscape Architect, the Contractor shall construct a sample panel no less than 8' x 8' and large enough to demonstrate proposed concrete colors and finishes for the final installation. For accurate color, the quantity of colored concrete mixed should not be less than one-third of the capacity of the mixing drum and should always be in full yard increments.

LANDSCAPE GENERAL NOTES

- All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
- 2. All shrubs and groundcovers shall be guaranteed for 6 months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantee as initial planting.
- 3. Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or
- 4. Any substitution in size and/or plant material must be approved by the Landscape Architect in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin. Contractor shall submit color photos of all plant materials for review & approval by Landscape Architect.
- All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
- 6. All plants shall be watered immediately after planting.
- Planting soil shall be weed-free, and consist of 70% clean, coarse, sharp, FDOT #3 coarse silica sand (alternate: Ortona Sand) and 30% Everglades muck mixed with the approved, native, soil in a ONE-ONE (1/1) ratio of planting soil.

FDOT #3 particle size distribution Screen Size #16/1-18 mm #30/.60 mm #50/.30 mm #100/.15 mm #200/.75 mm 2.42

- 8. A four inch (4") Sod Soil Blanket to be installed beneath all Sod areas. 90% clean, coarse, sharp, Lake Wales Silica Sand (alternate FDOT #3 coarse silica sand) and 10% Everglades Muck. The sod soil blanket shall be natural, friable, and free from rocks larger than ½" diameter, weeds, stumps, plant tissue, litter, toxic substances, or any other deleterious materials.
- 9. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
- 10. Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
- 11. Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
- 12. All trees and palms shall be staked as shown in the plans. No nail staking permitted.
- 13. Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
- 14. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and
- 15. All trees shall be fertilized at installation with "Agriform Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
- 16. All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-2-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
- 17. Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.
- 18. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
- 19. A fully automatic, zoned irrigation system, equipped with an approved rain sensor and providing 100% coverage of planted areas with minimum 50% overlap, shall be installed by the Contractor. Adjust irrigation nozzle spray to avoid overspray onto adjacent sidewalks, asphalt paving, and properties.
- 20. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
- 21. General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger
- 22. Loss of branches 4" or greater due to transport and install are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.
- 23. All plans with reference to outdoor improvements, such as Civil, MEP, Structural, etc. shall be provided to the Landscape Architect in CAD format for review a minimum of 2 weeks before final Construction Document submission for bidding.
- 24. Remove all nursery stakes, supports, braces, tape and labels at time of planting.
- 25. Keep mulch 3"-4" away from trunk.

unless otherwise specified.

included in the specifications.

26. Remove container and cut circling roots if container- grown, or as much burlap as possible if field grown.

LANDSCAPE SHEET LIST

- General Notes & Landscape Legend
- B_L-02 Tree Management Plan
- B L-03 Landscape Site Plan B L-04 Hardscape Plan
- B L-05 Hardscape Details
- B L-06 Planting Plan - Canopy
- Planting Images Canopy
- Planting Plan Understory Planting Images - Understory
- Planting Details
- Irrigation Details & Legend
- Irrigation Plan
- Landscape Lighting

LANDSCAPE LEGEND

	Transect Zone: H-120 Lot Area (Acres): 1.27 L	ot Area (Square feet)	<u>55,43</u>	<u> </u>
	PERVIOUS SPACE	Requ Allo		PROVIDED
A.	Square feet of required Pervious Space, as indicated on site plan: Required $\underline{20\%}$ of Lot Area	<u>16,75</u>	<u>0 sf</u>	24,707 sf
	LAWN AREA			
A.	Maximum lawn area (sod) permitted = 80 % x 24,707 s.f.	19,76	<u>66 sf</u>	2,903 sf
	TREES			
A.	Number of trees required per net lot acre (1 tree per 1,000 sf)	_55		139
В.	Number of Florida Friendly Trees required	_56		91
	(40% of <u>139</u> provided trees)			
C.	Number of Native Trees required	_69		139
	(50% of <u>139</u> provided trees)			
D.	Street Trees			
	(One shade tree / palm per every 20 linear feet of street frontage) 211 linear feet along Collins Ave / 20 =	<u>11</u>		11
	160 linear feet along 88th St / 20 =			
		8	8	
	SHRUBS			
A.	Number of shrubs required: 10 shrubs per 1,000 sf =	555		2,185
		874		1,664
B.	Number of Florida Friendly Shrubs required	074		1,004
	(40% of <u>2,185</u> provided shrubs)			
C.	Number of Native Shrubs required	_1,093	<u>}</u>	1,648
	(50% of <u>2,185</u> provided shrubs)			

DEVELOPMENT DAMAC PROPERTIES CO. LLC P.O. BOX 2195 DUBAI, UNITED ARAB EMIRATES TEL. +971 04 373.2448 WWW.DAMACPROPERTIES.COM ARCHITECT OF RECORD DESIGN ARCHITECT FAX:+44(0)20 7251 8322 UNITED KINGDOM www.zaha-hadid.com LANDSCAPE CONSULTANT

Zaha Hadid Architects

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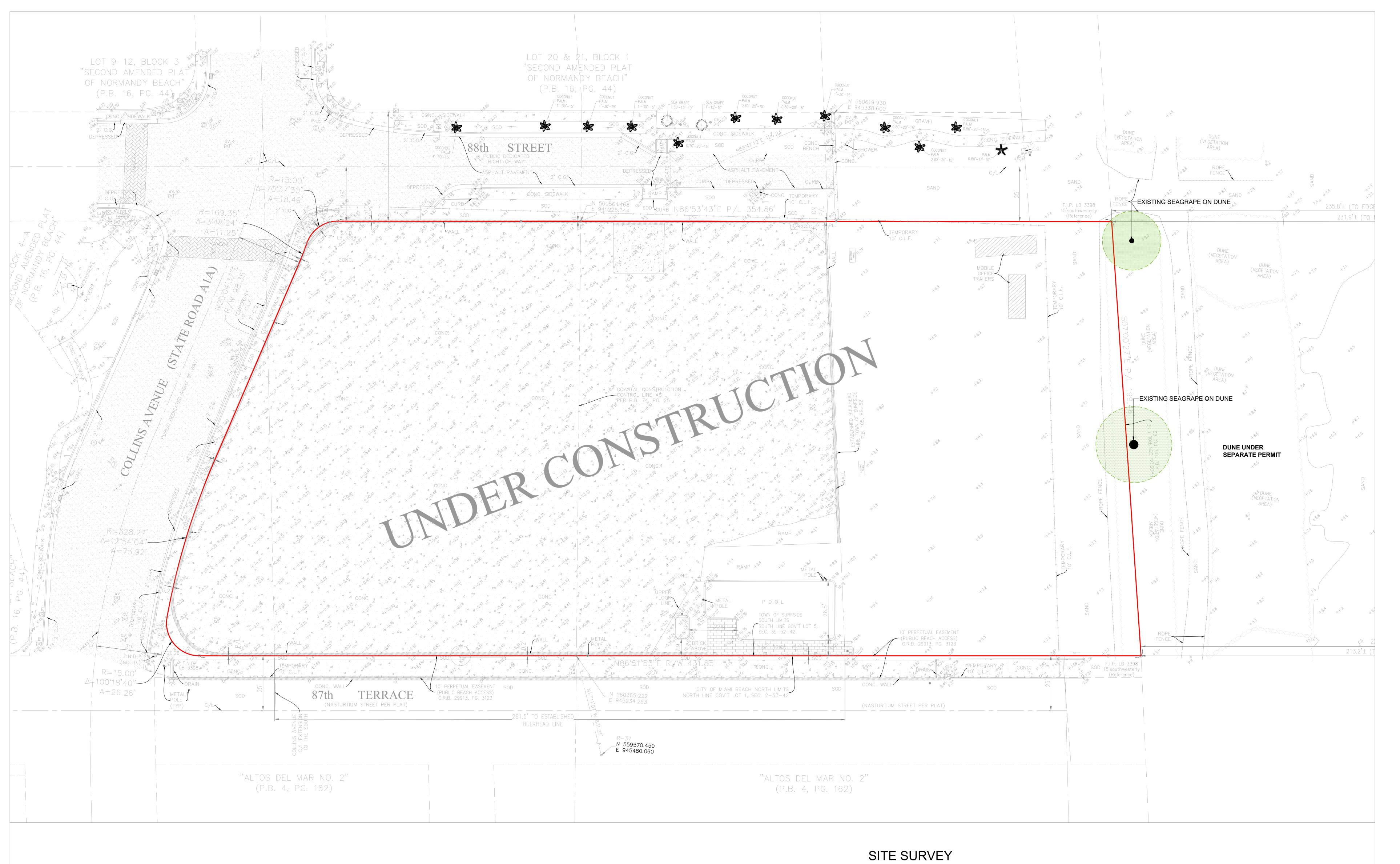
260 PALERMO AVE CORAL GABLES FL 33134 TEL. 888.224.9911 WWW.SLSFIRE.COM

NOT FOR CONSTRUCTION PLANS NOT COMPLETE WITHOUT WRITTEN SPECIFICATIONS

01 2023.08.23 REV 01 2023.06.09 ENTITLEMENT PACKAGE NO. DATE ISSUANCE 8777 COLLINS AVENUE SURFSIDE, FL 33154 NOT FOR CONSTRUCTION SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWINGS. STARTED BY: SMDS © 2020 O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. THIS DRAWING, IN BOTH PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, DUPLICATED MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND STATE ITS AGENTS TO LIABILITY OF SUCH ACTS. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTIAN R. LOPEZ LICENSE NUMBER AR98624, USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES & LANDSCAPE LEGEND

B L-01



NOTE: THERE ARE NO EXISTING TREES ON SITE WITHIN THE PROPERTY LINE. NO MITIGATION IS REQUIRED

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

NOT FOR CONSTRUCTION PLANS NOT COMPLETE WITHOUT WRITTEN SPECIFICATIONS

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TREE MANAGEMENT PLAN

8777 COLLINS AVENUE SURFSIDE, FL 33154

NOT FOR CONSTRUCTION

SCALE: SEE SCALE ON SHEET
SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWINGS.

BARRY R. MILLER - LIC. # LA0000866
SAVINO & MILLER DESIGN STUDIO, PA

DATE: 0000000000

DATE: 2023.06.09 STARTED BY: SMDS

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2023.06.09 ENTITLEMENT PACKAGE

B L-02



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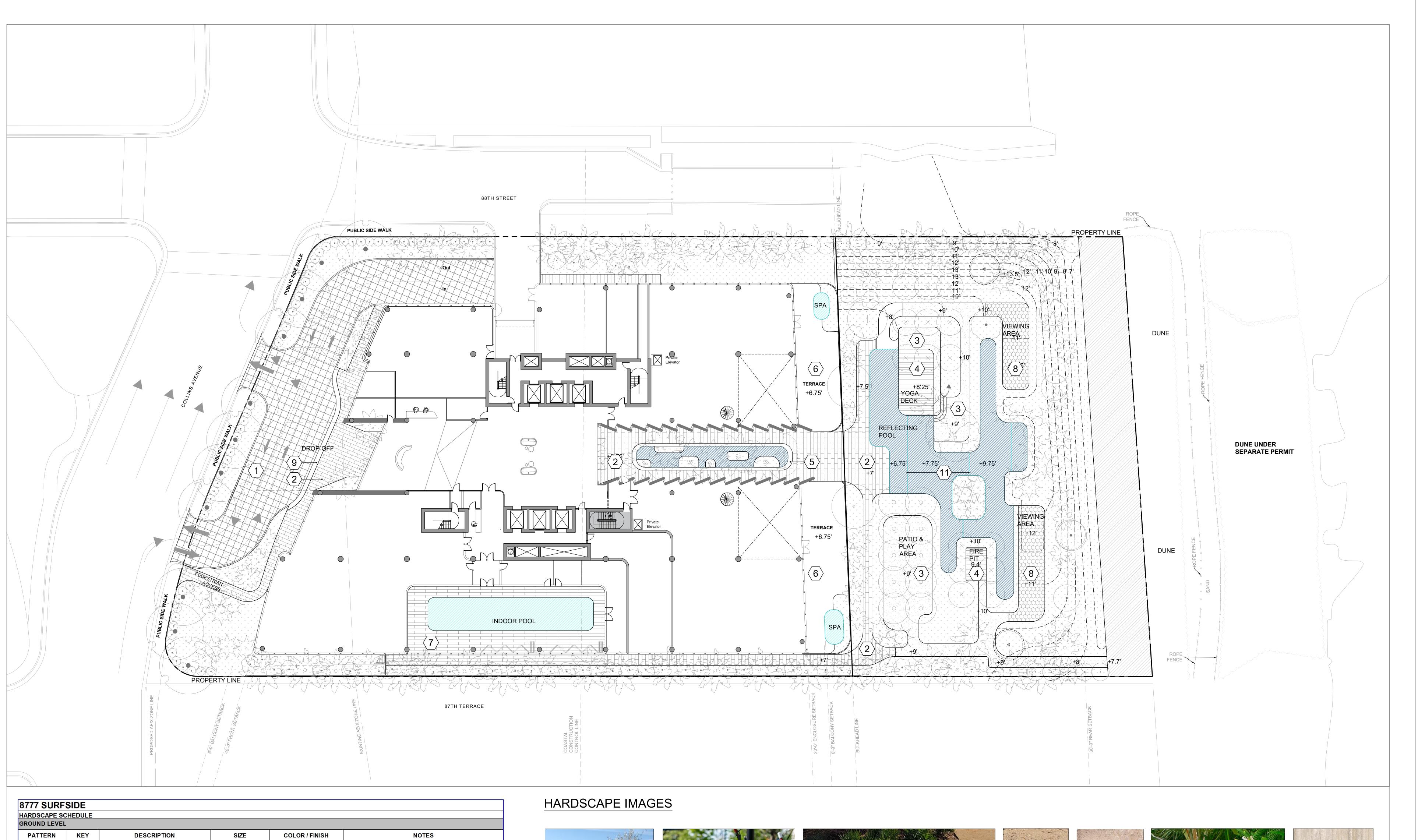
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260 PALERMO AVE CORAL GABLES FL 33134 TEL. 888.224.9911 WWW.SLSFIRE.COM

LANDSCAPE SITE PLAN

8777 COLLINS AVENUE SURFSIDE, FL 33154

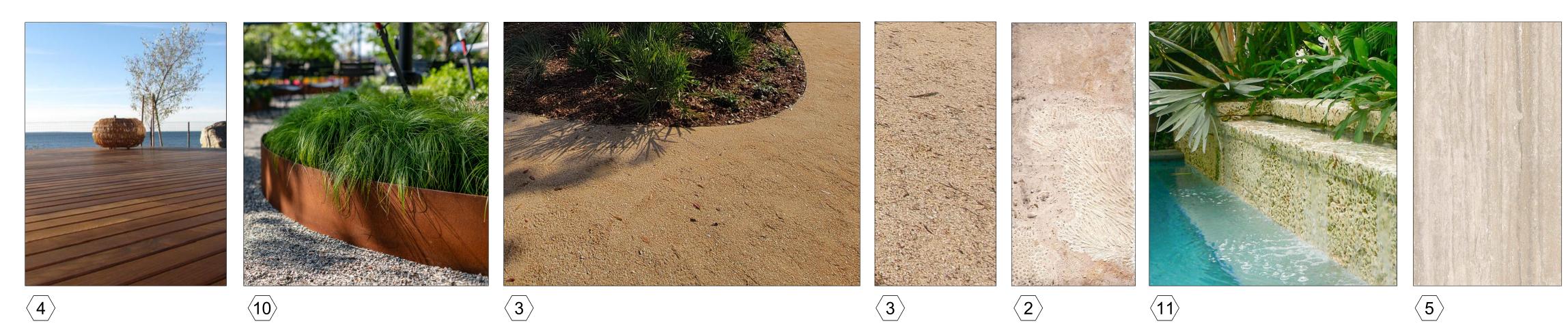
B_L-03



TO BE COORDINATED (1) VEHICULAR STONE PAVERS WITH ARCHITECTURE LOCATION: VEHICULAR ENTRY DRIVE SAND SET EAST OF BULKHEAD LINE, MUD SET TO BE COORDINATED **ELSEWHERE** TBD **2** STONE PAVERS WITH ARCHITECTURE LOCATION: PEDESTRIAN AREAS & PATHS NATURAL COQUINA 3 STABILIZED COQUINA SAND SHELL SAND LOCATION: OUTDOOR PATHS THERMALLY MODIFI' WOOD DECKING THERMALLY MODIFIED NATURAL LOCATION: YOGA DECK AND FIRE PIT AREA TO BE COORDINATED 5 TRAVERTINE TBD WITH ARCHITECTURE LOCATION: WATER FEATURES AND SEATWALL 6 STONE PAVERS TO BE COORDINATED TBD WITH ARCHITECTURE LOCATION: OUTDOOR PRIVATE TERRACES SLIP RESISTANT TO BE COORDINATED (7) STONE PAVERS TBD WITH ARCHITECTURE LOCATION: POOL DECK SOD STABILIZER - ADA ACCESSIBLE **8** GRASSPAVE **GREEN** LOCATION: VIEWING AREAS NEAR DUNE TO BE COORDINATED 9 DETECTABLE PAVING WITH ARCHITECTURE LOCATION: DROP-OFF AT ENTRY DRIVE (10) METAL EDGER CORTEN STEEL OR **ALUMINUM** LOCATION: AROUND COQUINA AND PLANTING AREAS

LOCATION: REFLECTING POOL

(11) OOLITE ROCK



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

NOT FOR CONSTRUCTION PLANS NOT COMPLETE WITHOUT WRITTEN SPECIFICATIONS

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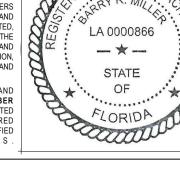
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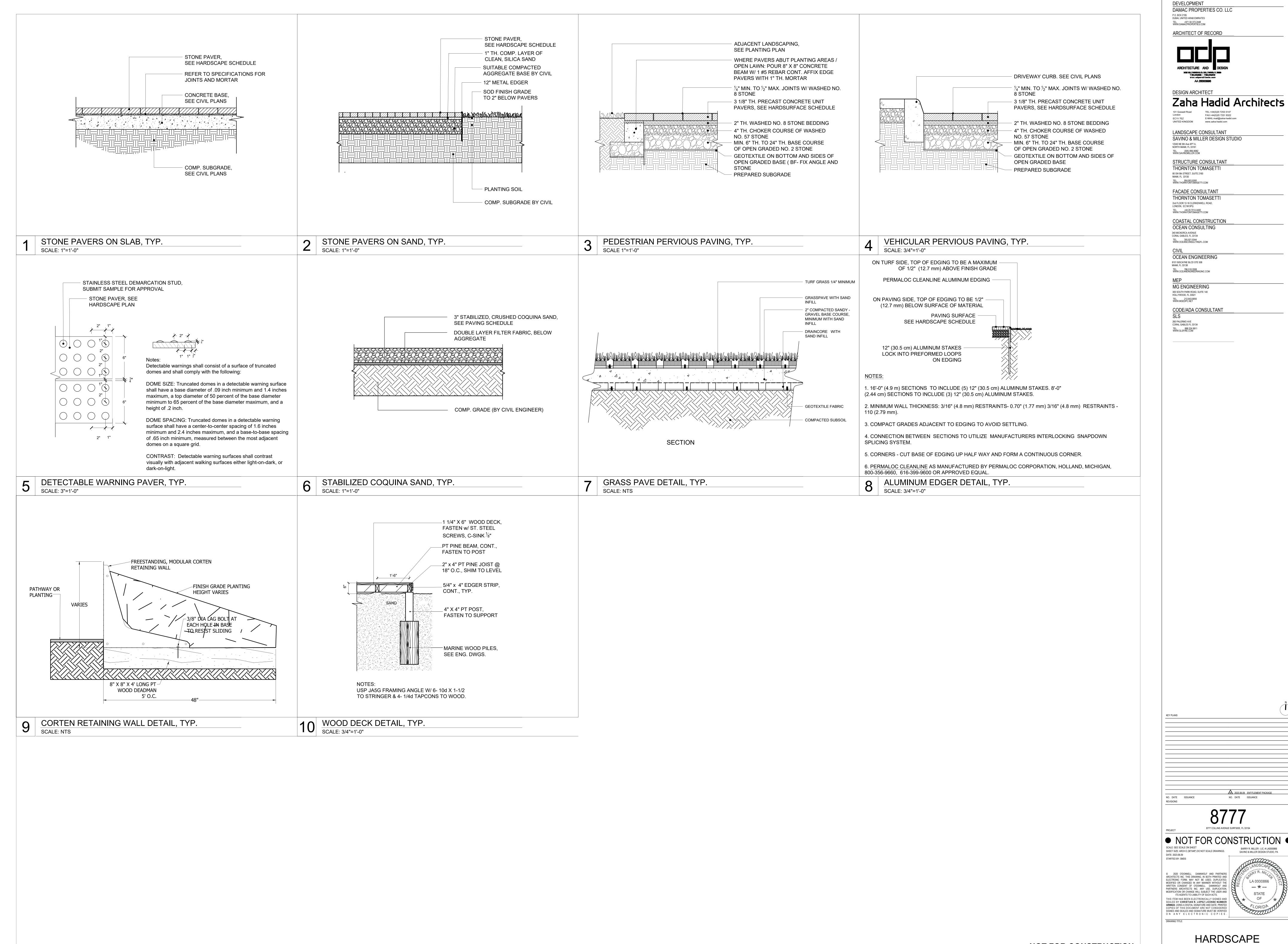
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HARDSCAPE PLAN

B_L-04



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B L-05

HARDSCAPE

DETAILS

8777 COLLINS AVENUE SURFSIDE, FL 33154

00 2023.06.09 ENTITLEMENT PACKAGE

STATE

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TREES	Quantity	Botanical/Common	Cont	DBH	Height	Spread	Remarks	Native	Florida Friendly	Salt Tolerance	Drought Tol.	Wildlife
CLR	1	Clusia rosea / Pitch Apple	B&B	3"	16'-18' Ht.	12'-14' Spr.	Specimen character	N		High	High	В
COU	33	Coccoloba uvifera / Seagrape	B&B		7'-8' Ht.	6'-7' Spr.	Bush form	N		High	High	B,BF
COU2	2	Coccoloba uvifera / Seagrape	B&B		20'-22' Ht. 16'-18' Spr. Collected Specimen N High		High	High	B,BF			
COU3	2	Coccoloba uvifera / Seagrape	B&B		12'-14' Ht.	10'-12' Spr.	Pollarded	N	N		High	B,BF
COE	1	Conocarpus erectus / Green Buttonwood	B&B	3"	20'-22' Ht.	18' - 20' Spr.	Multi-Trunk Tree Form. Collected Specimen.	N		High	High	BE,BF,C
COE-S	19	Conocarpus erectus 'sericeus' / Silver Buttonwood	B&B		14'-16' Ht.	10'- 12' Spr.	Multi-Trunk Tree Form	N	FF	High	High	BF,C
cos	1	Cordia sebestena / Orange Geiger Tree	B&B	3"	10'-12' Ht.	6'-7' Spr.	Single Leader, 3.5' C.T.	N	FF	Medium	High	B,BF
GEC	1	Genipa clusifolia / Seven Year Apple	25 Gal.		7'-8' Ht.	5'-6' Spr.		N				
GUO	10	Guaiacum officinale / Lignum Officinale	300 Gal.	4"	12'-14' Ht.	10'-12' Spr.		Ν		High	Medium	B,C
KRF	1	Krugiodendron ferreum / Black Ironwood	25 Gal.	2.5"	6'-7' Ht.	5'-6' Spr.	Single Leader, 2' C.T.	N		High	High	В
MYF	57	Myrcianthes fragans / Simpson Stopper	25 Gal.	1.5"	7`-8` Ht.	4'-5' Spr.	Multi trunk	N	FF	Medium	High	B,BE,BF,C
SWM	11	Swietenia mahogani / Mahogany	B&B	4"	20'-22' Ht.	16'-18' Spr.	7' Clear Trunk	N	FF	High	High	BF
Total	139								- 1 · 1			
PALMS	Quantity	Botanical/Common	Cont	DBH	Size	Spr	Remarks	Native	Florida Friendly	Salt Tolerance	Drought Tol.	Wildlife
COM	10	Coccothrinax argentata / Silver Palm	25 Gal		5' - 6' OA Ht.		Alt.Bailey Copernicia	N	FF	High	High	В
CON	38	Cocos nucifera / Coconut Palm 'Green Malayan'	B&B		35' - 38' OA Ht							
CON2	1	Cocos nucifera / Coconut Palm 'Green Malayan'	B&B		20' - 24' OA Ht		Curved Trunk, Specimen Character					
DIA	6	Dictyosperma album / Hurricane Palm	B&B		14' - 16' OA Ht.		Alt Solitaire Palm					
DYC	2	Dypsis cabadae / Cabada Palm	45 Gal		15' -16' Ht.		multi-trunk, specimen					
SAM	6	Sabal minor / Dwarf Cabbage Palm	25 Gal.		5' - 8' OA Ht.			N	FF	Medium	High	B,BF
SAP	37	Sabal palmetto / Sabal Palm	B&B		12' - 28' OA Ht		50 % booted trunks w/ Regenerated heads	N	FF	High	High	B,BF
	8	Thrinax radiata / Florida Thatch palm	B&B		8' - 16' OA Ht.			N	FF	High	High	В
THR					i .	I			1			1
THR	108											

NOTE: PLANTING QUANTITY SHALL BE 40% MINIMUM FLORIDA FRIENDLY PLANTS SEE LANDSCAPE LEGEND ON COVER SHEET

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

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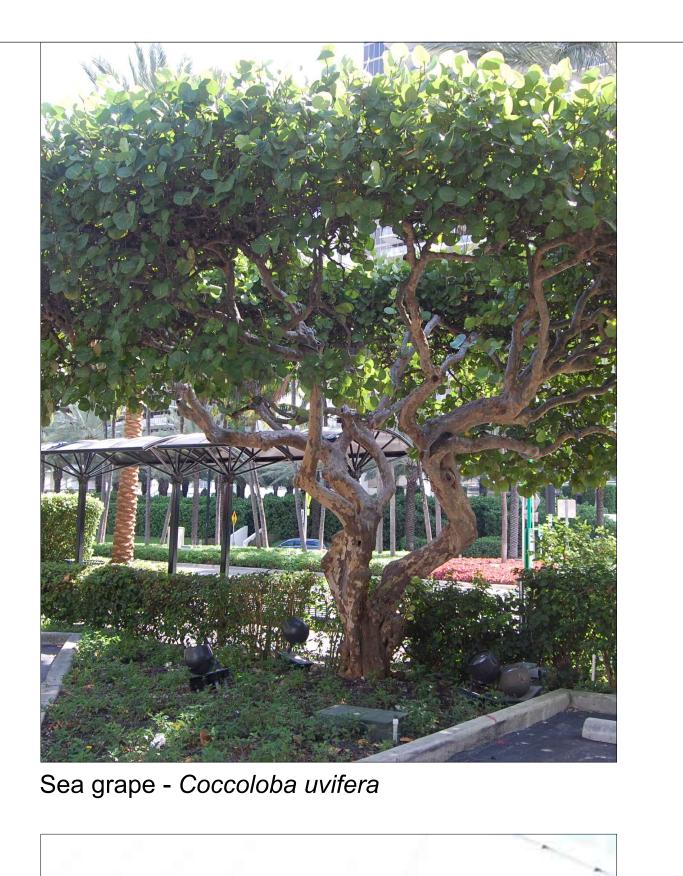
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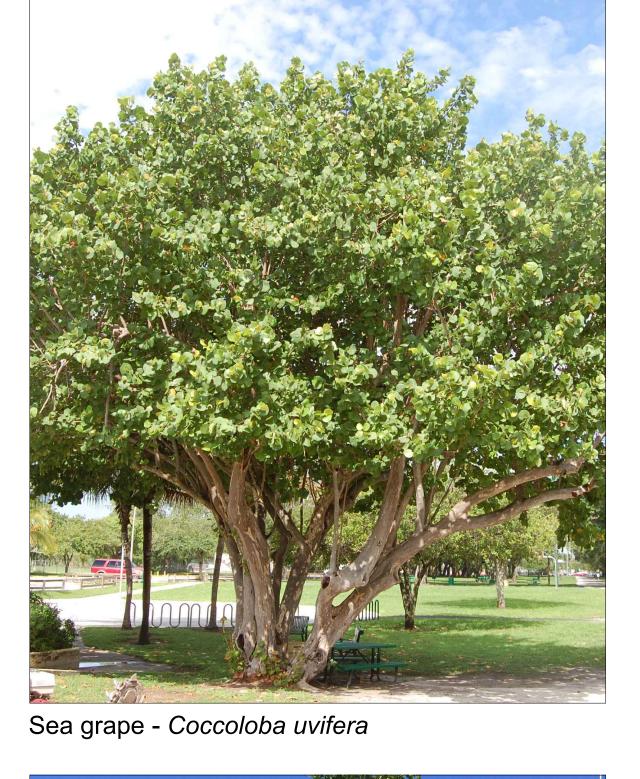
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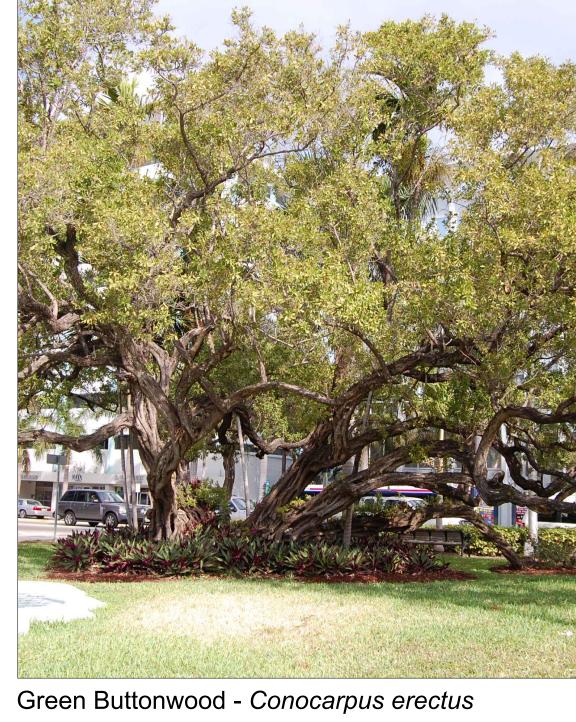
> LANDSCAPE PLAN CANOPY

> > B_L-06





Lignum Officinale - Guaiacum officinale





Silver Buttonwood - Conocarpus erectus 'sericeus'



Orange Geiger - Cordia sebestena



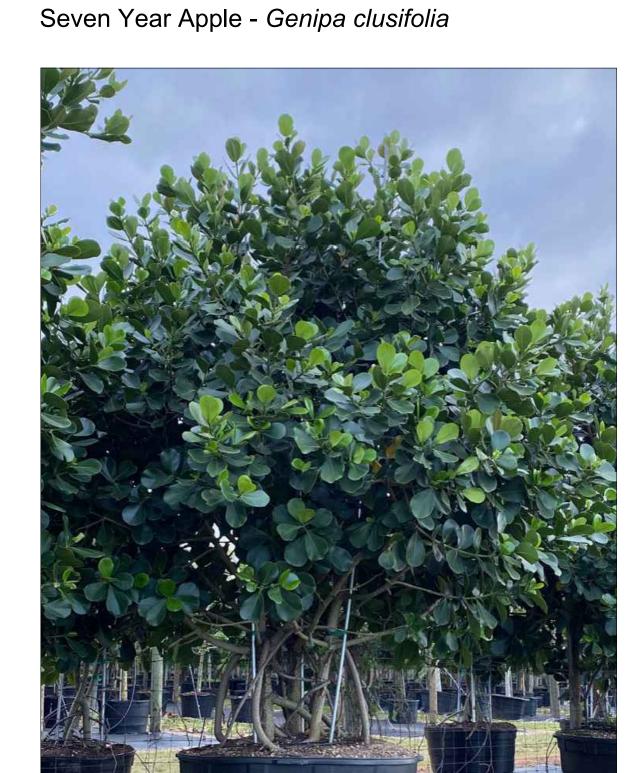
Simpson Stopper - Myrcianthes fragans



Mahogany - Swietenia mahogany



Cinnamon Bark - Canella winterana



Pitch Apple - Clusia rosea



Coconut Palm 'Green Malayan' - Cocos nucifera



Cabada Palm - *Dypsis cabadae*



Solitaire Palm - Ptychosperma elegans



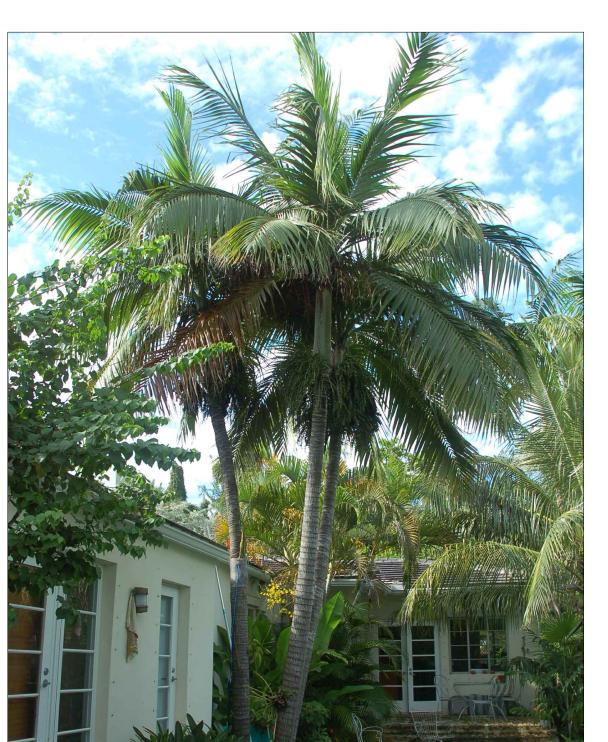
Sabal Palm - Sabal palmetto



Florida Thatch Palm - Thrinax radiata



Bailey Palm - Copernicia baileyana



Hurricane Palm - Dictyosperma album



Silver Palm - Coccothrinax argentata

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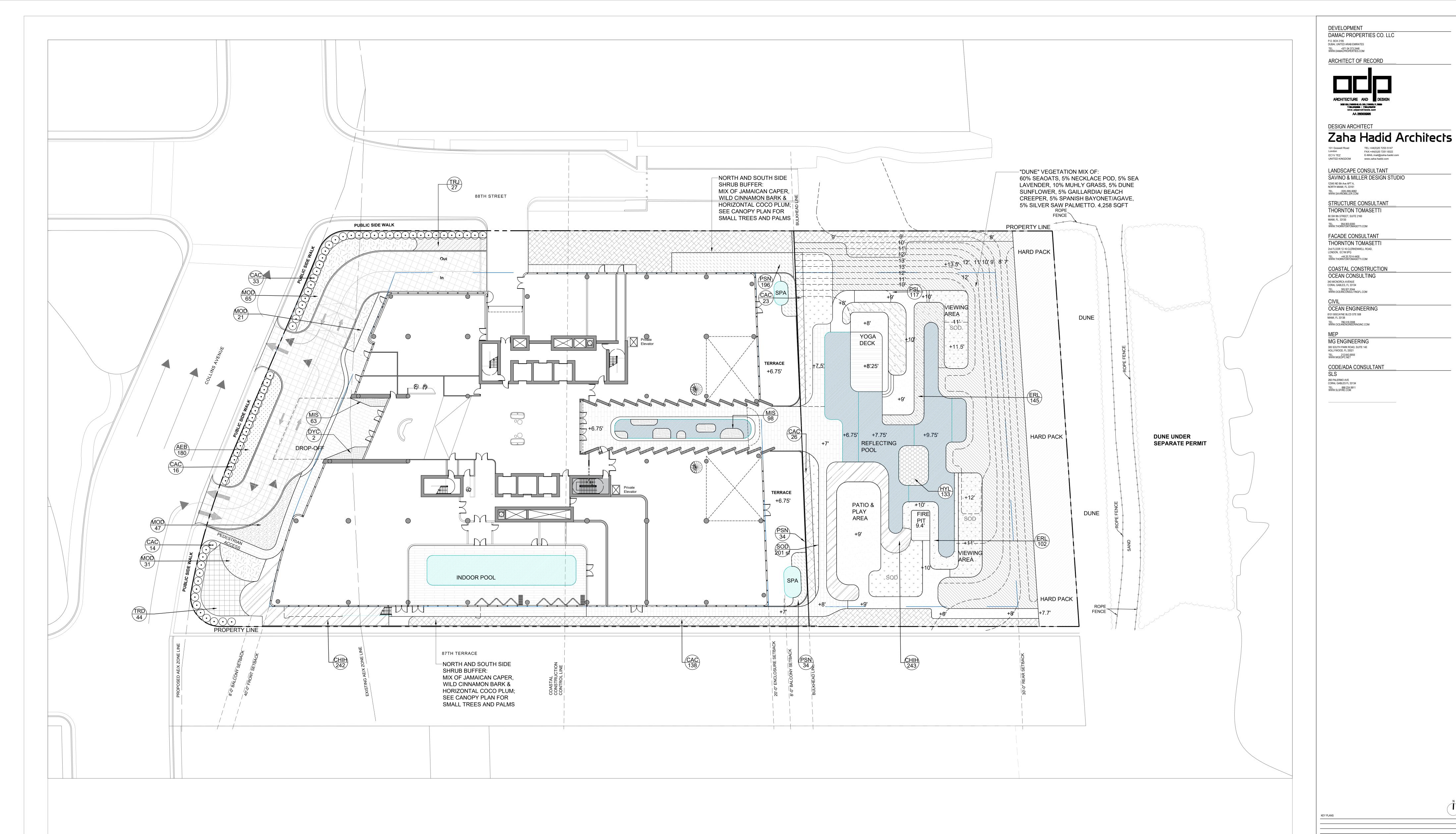
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Zaha Hadid Architects

B_L-07

CANOPY & PALMS



SHRUBS	Quantity	Botanical/Common	Cont	DBH	Size	Spacing	Remarks	Native	Florida Friendly	Salt Tolerance	Drought Tol.	Wildlife
AEB	180	Aechmea 'Blue Tango' / Blue Tango Bromeliad	3 Gal.		15"-18" OA Ht.	18" O.C.						\$20.0
CAC	407	Capparis cynophallophora / Jamaica Caper	15 Gal.		4'-5' Ht.	42" O.C.		N	FF	High	High	B,BE,BF,C
CHIh	485	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 Gal.		18"-24" OA Ht.	24" O.C.	Full	N	FF	High	Medium	B,BF
ERL	247	Ernodea littoralis / Golden Creeper	3 Gal.		12"-18" OA Ht.	24" O.C.		N	FF	High	High	B, BF
HYL	133	Hymenocallis latifolia / Spider Lily	3 Gal.		18"-24" OA Ht.	18" O.C.		N	FF	High	Medium	BF,C
MIS	161	Microsorum scolopendria / Wart Fern	1 Gal.		12"-18" OA Ht.	18" O.C.						\$6.0
MOD	164	Monstera deliciosa / Monstera	3 Gal.		18"-24" OA Ht.	36" O.C.				Low		
TRD	44	Tripsacum dactyloides / Fakahatchee Grass	3 Gal.		24"-30" OA Ht.	36" O.C.		N	FF	Medium	Medium	B,C
TRJ	27	Trachelospermum jasminoides / Confederate Jasmine	3 Gal.		12"-18" OA Ht.	36" O.C.	6 Leaders Minimum					
Total	1848											
DUNE AREA	PERCENT	Botanical/Common	Cont	DBH	Size	Spacing	Remarks	Native	Florida Friendly	Salt Tolerance	Drought Tol.	Wildlife
AGN	5	Argusia gnaphalodes / Sea Lavender					See plan for %	N				
GAP	5	Gaillardia pulchella / Indian Blanket Flower	1 Gal.		9"-12" OA Ht.	18" O.C.				High	High	B,BE,BF
ERL	247	Ernodea littoralis / Golden Creeper	3 Gal.		13" 10" O A LI+	2411.0.6	6 1 6 0/	2.1				B, BF
			J Gai.		12"-18" OA Ht.	24" O.C.	See plan for %	N	FF	High	High	- /
HED	5	Helianthus debilis / Dune Sunflower	3 Gal.		12"-18" OA Ht.	18" O.C.	See plan for % See plan for %	N	FF	High High	High High	BE,BF
HED MUC	5 10	· · · · · · · · · · · · · · · · · · ·					<u>'</u>		FF FF			· ·
		Helianthus debilis / Dune Sunflower	3 Gal.		12"-15" OA Ht.	18" O.C.	See plan for %	N		High	High	· ·
MUC	10	Helianthus debilis / Dune Sunflower Muhlenbergia capillaris / Pink Muhly Grass	3 Gal. 3 Gal.		12"-15" OA Ht. 18"-24" OA Ht.	18" O.C. 30" O.C.	See plan for % See plan for %	N N	FF	High Medium	High Medium	BE,BF
MUC SRS	10	Helianthus debilis / Dune Sunflower Muhlenbergia capillaris / Pink Muhly Grass Serenoa repens 'Silver' / Silver Saw Palmetto	3 Gal. 3 Gal. 3 Gal.		12"-15" OA Ht. 18"-24" OA Ht. 12"-18" OA Ht.	18" O.C. 30" O.C. 36" O.C.	See plan for % See plan for % See plan for %	N N N	FF FF	High Medium Medium	High Medium High	BE,BF B,BF,C
MUC SRS SOT	10 5 5	Helianthus debilis / Dune Sunflower Muhlenbergia capillaris / Pink Muhly Grass Serenoa repens 'Silver' / Silver Saw Palmetto Sophora tomentosa / Necklace Pod	3 Gal. 3 Gal. 3 Gal. 3 Gal.		12"-15" OA Ht. 18"-24" OA Ht. 12"-18" OA Ht. 24"-30" OA Ht.	18" O.C. 30" O.C. 36" O.C. 30" O.C.	See plan for % See plan for % See plan for % See plan for %	N N N	FF FF	High Medium Medium High	High Medium High High	BE,BF B,BF,C B,BE,BF,C
MUC SRS SOT UNP	10 5 5 5	Helianthus debilis / Dune Sunflower Muhlenbergia capillaris / Pink Muhly Grass Serenoa repens 'Silver' / Silver Saw Palmetto Sophora tomentosa / Necklace Pod Uniola paniculata / Sea Oats	3 Gal. 3 Gal. 3 Gal. 3 Gal. 1 Gal.		12"-15" OA Ht. 18"-24" OA Ht. 12"-18" OA Ht. 24"-30" OA Ht.	18" O.C. 30" O.C. 36" O.C. 30" O.C.	See plan for %	N N N N	FF FF	High Medium Medium High High	High Medium High High High	BE,BF B,BF,C B,BE,BF,C B
MUC SRS SOT UNP YUA	10 5 5 5 50 5	Helianthus debilis / Dune Sunflower Muhlenbergia capillaris / Pink Muhly Grass Serenoa repens 'Silver' / Silver Saw Palmetto Sophora tomentosa / Necklace Pod Uniola paniculata / Sea Oats	3 Gal. 3 Gal. 3 Gal. 3 Gal. 1 Gal.		12"-15" OA Ht. 18"-24" OA Ht. 12"-18" OA Ht. 24"-30" OA Ht.	18" O.C. 30" O.C. 36" O.C. 30" O.C.	See plan for %	N N N N	FF FF	High Medium Medium High High	High Medium High High High	BE,BF B,BF,C B,BE,BF,C B

NOTE:
PLANTING QUANTITY SHALL BE 40%
MINIMUM FLORIDA FRIENDLY PLANTS
SEE LANDSCAPE LEGEND ON COVER
SHEET

0 8' 16' 32' SCALE: 1/16" = 1'-0"

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A 2023.08.22 REV.01

A 2023.08.22 REV.01

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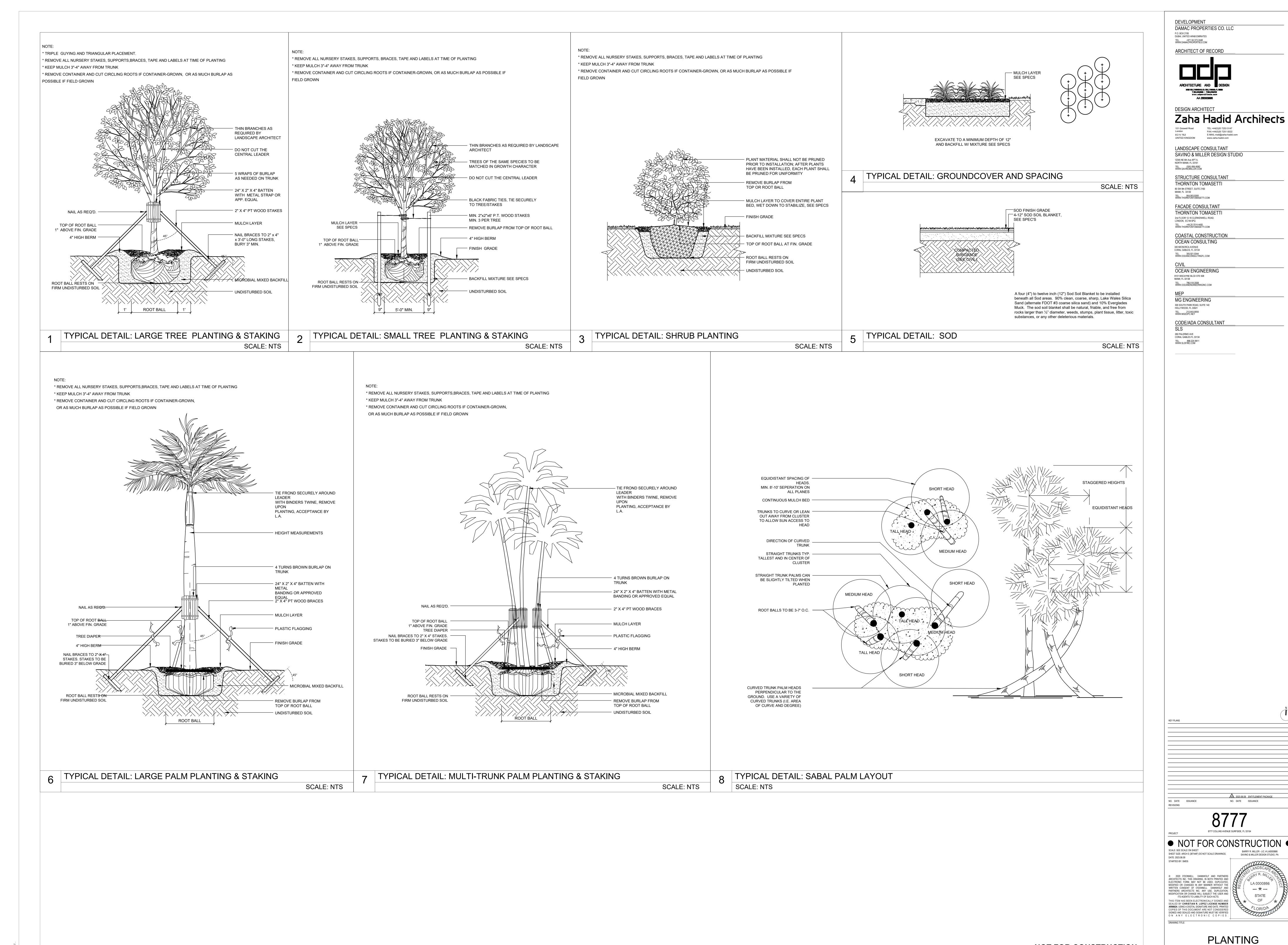
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LEGEND

P.O.C. = 1 1/2" IRRIGATION METER CAPABLE OF 30 GPM AT 56 PSI METER LOSS AT 30 GPM = 1.8 PSI LOSS

 $1 \frac{1}{2}$ " GATE VALVE AT 30 GPM = 0.04 PSI LOSS1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER AT 30 GPM = 13.0 PSI

 $30' \text{ OF } 1 \frac{1}{2}" \text{ MAINLINE AT } 30 \text{ GPM} = (0.3)(1.5) = 0.45 \text{ PSI LOSS}$ 1190' OF 1 1/2" LOOPLINE AT 15 GPM = (11.9)(0.47) = 5.59 PSI 1 1/2" ELECTRIC VALVE AT 30 GPM = 1.6 PSI LOSS LATERAL PIPE AND FITTINGS = 3.0 PSI LOSS $TOTAL\ LOSS = 25.48\ PSI$

DESIGN PRESSURE AT BASE OF DISTAL SPRINKLER = 30 PSI SYSTEM REQUIREMENT = 20 GPM AT 56 PSI

RAINBIRD PEB-150-S 1 1/2" 200 PSI SELF SCRUBBING ELECTRIC VALVE WITH FLOW CONTROL

HUNTER I-CORE-1800-PL 24 STATION PEDASTAL CONTROLLER WITH ROAM KIT AND DYNAMAX GP-1 DATA LOGGER WITH SM-150 MOISTURE SENSOR

	NOZZLE	PSI GPM	RAD	SPAC	PRECIPITAT	TION RATE	
F	RAINBIRD	15F	30	3.7	15'	15'	1.6 INCHES/HOUR
TQ	RAINBIRD	15TQ	30	2.8	15'	15'	1.6 INCHES/HOUR
H	RAINBIRD	15H	30	1.7	15'	15'	1.6 INCHES/HOUR
Q	RAINBIRD	15Q	30	1.0	15'	15'	1.6 INCHES/HOUR
À	RAINBIRD	15A	30		15'	15'	1.6 INCHES/HOUR
9	RAINBIRD	9SST	30	1.2	9'x18'	10'	1.4 INCHES/HOUR
S	RAINBIRD	4SST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
C	RAINBIRD	4CST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
E	RAINBIRD	4EST	30	0.6	4'x15'	15'	1.4 INCHES/HOUR
12F	RAINBIRD	12F	30	2.6	12'	12'	1.7 INCHES/HOUR
12TQ	RAINBIRD	12TQ	30	2.0	12'	12'	1.7 INCHES/HOUR
12H	RAINBIRD	12H	30	1.3	12'	12'	1.7 INCHES/HOUR
12Q	RAINBIRD	12Q	30	0.7	12'	12'	1.7 INCHES/HOUR
12Å	RAINBIRD	12A	30		12'	12'	1.7 INCHES/HOUR
10F	RAINBIRD	10F	30	1.6	10'	10'	1.5 INCHES/HOUR
10H	RAINBIRD	10H	30	0.8	10'	10'	1.5 INCHES/HOUR
10T	RAINBIRD	10T	30	0.6	10'	10'	1.5 INCHES/HOUR
10Q	RAINBIRD	10Q	30	0.4	10'	10'	1.5 INCHES/HOUR
8F	RAINBIRD	8F	30	1.6	8'	8'	
8H	RAINBIRD	8H	30	0.8	8'	8'	
8Q	RAINBIRD	8Q	30	0.4	8'	8'	
F	RAINBIRD	B-5F	30	1.5	5'	5'	
Н	RAINBIRD	B-5H	30	1.0	5'	5'	
Q	RAINBIRD	B-5Q	30	0.5	5'	5'	
Ĉ	RAINBIRD	B-5C	30	0.5	5'	5'	
4	RAINBIRD	B1408	30	2.0			
3	RAINBIRD	B1404	30	1.0			
2	RAINBIRD	B1402	30	0.5			

BODY TYPE

12" POP-UP SPRAY IN PLACE OF 4" POP UP IN GROUND COVER AREAS

- 4" PRESSURE REGULATING POP-UP SPRAY
- BUBBLER MOUNTED ON 4" PRESSURE REGULATING POP-UP BODY
- ■ 1 1/2" PR-160 PVC MAINLINE, INSTALLED IN SOIL AREAS
- ■ 1 1/2" PR-160 PVC LOOPLINE, INSTALLED IN SOIL AREAS
- **= = 3**" SCHEDULE 40 SLEEVING

WATERING SCHEDULE

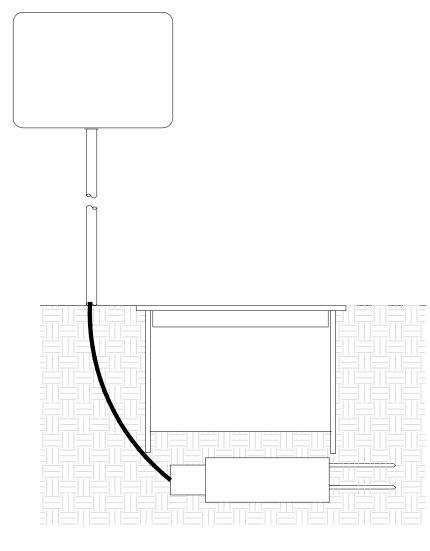
ZONE GPM PRECIP. RATE TIMING MIN. WATER @ 75% EFFICIENCY

1	30	1.5 INCHES/HR	28 MIN	1/2 INCE
2	28	1.5 INCHES/HR	28 MIN	1/2 INCH
3	30	1.5 INCHES/HR	28 MIN	1/2 INCE
4	30	1.5 INCHES/HR	28 MIN	1/2 INCE
5	30	1.5 INCHES/HR	28 MIN	1/2 INCH
6	30	1.5 INCHES/HR	28 MIN	1/2 INCH
7	30	1.5 INCHES/HR	28 MIN	1/2 INCH
8	30	1.5 INCHES/HR	28 MIN	1/2 INCH
9	30	1.5 INCHES/HR	28 MIN	1/2 INCH
10	30	1.5 INCHES/HR	28 MIN	1/2 INCE
11	29	1.5 INCHES/HR	28 MIN	1/2 INCE
12	30	1.5 INCHES/HR	28 MIN	1/2 INCE
13	24	1.5 INCHES/HR	28 MIN	1/2 INCH
14	24	1.5 INCHES/HR	28 MIN	1/2 INCE
15	29	1.5 INCHES/HR	28 MIN	1/2 INCE
16	29	1.5 INCHES/HR	28 MIN	1/2 INCH
17	30	1.5 INCHES/HR	28 MIN	1/2 INCE
18	30	1.5 INCHES/HR	28 MIN	1/2 INCE

TOTAL WATERING TIME: 8 HOURS 24 MINUTES UNDER NO RAIN CONDITIONS, WATER: NOV - FEB = 1 DAYS/WEEKMAR - APR & SEP - OCT = 2 DAYS/WEEKMAY - AUG = 3 DAYS/WEEKRECOMMENDED WATERING TIME: 10:00 PM -6:24 AM

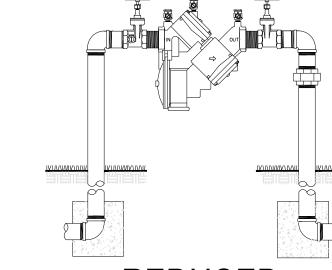
IRRIGATION COVERAGE = 100% IRRIGATION UNIFORMITY APPROXIMATELY 75%

- THIS IRRIGATION PLAN HAS BEEN DESIGNED BY A CERTIFIED IRRIGATION
- DESIGNER, AND COMPLIES WITH THE STANDARDS AND SPECIFICATIONS OF THE IRRIGATION ASSOCIATION AND THE FLORIDA IRRIGATION SOCIETY
- *DESIGNER IS NOT RESPONSIBLE FOR ANY LANDSCAPE MATERIAL LOST WHEN LESS WATER IS APPLIED THAN REQUIRED BY THE LOCAL SOIL: 1 1/2" PER WEEK (3 DAYS PER WEEK) DURING MAY THROUGH AUGUST 1" PER WEEK (2 DAYS PER WEEK) IN MARCH, APRIL, SEPTEMBER, AND OCTOBER 1/2 INCH PER WEEK (1 DAY PER WEEK) FROM NOVEMBER THROUGH FEBRUARY

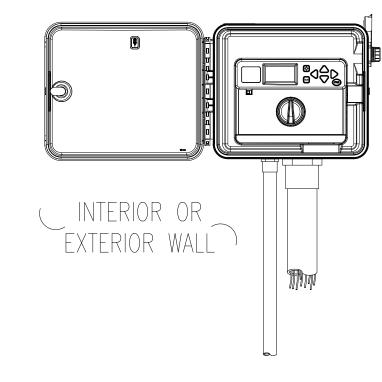


DYNAMAX GP-1 DATA LOGGER WITH SM-150 MOISTURE SENSOR



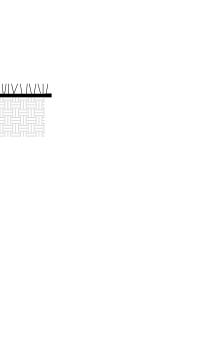


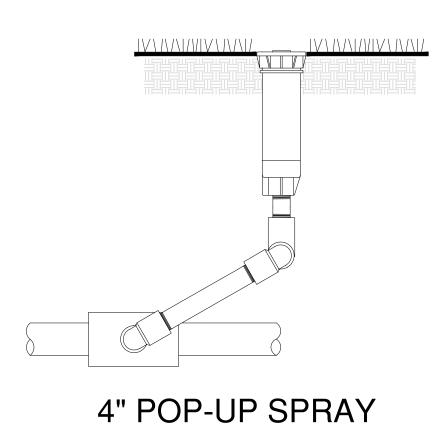
REDUCED PRESSURE **BACKFLOW** PREVENTER



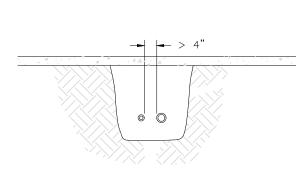
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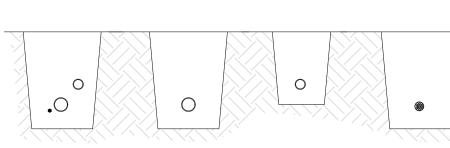
CONTROLLER

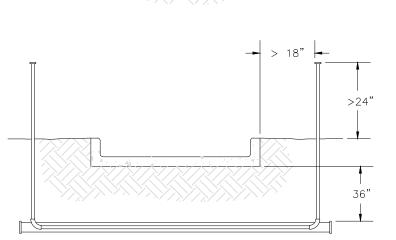


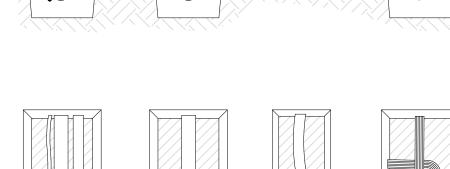


12" POP-UP SPRAY









PIPE & MAINLINE LATERAL WIRE

SLEEVING

PIPE PIPE TRENCHING

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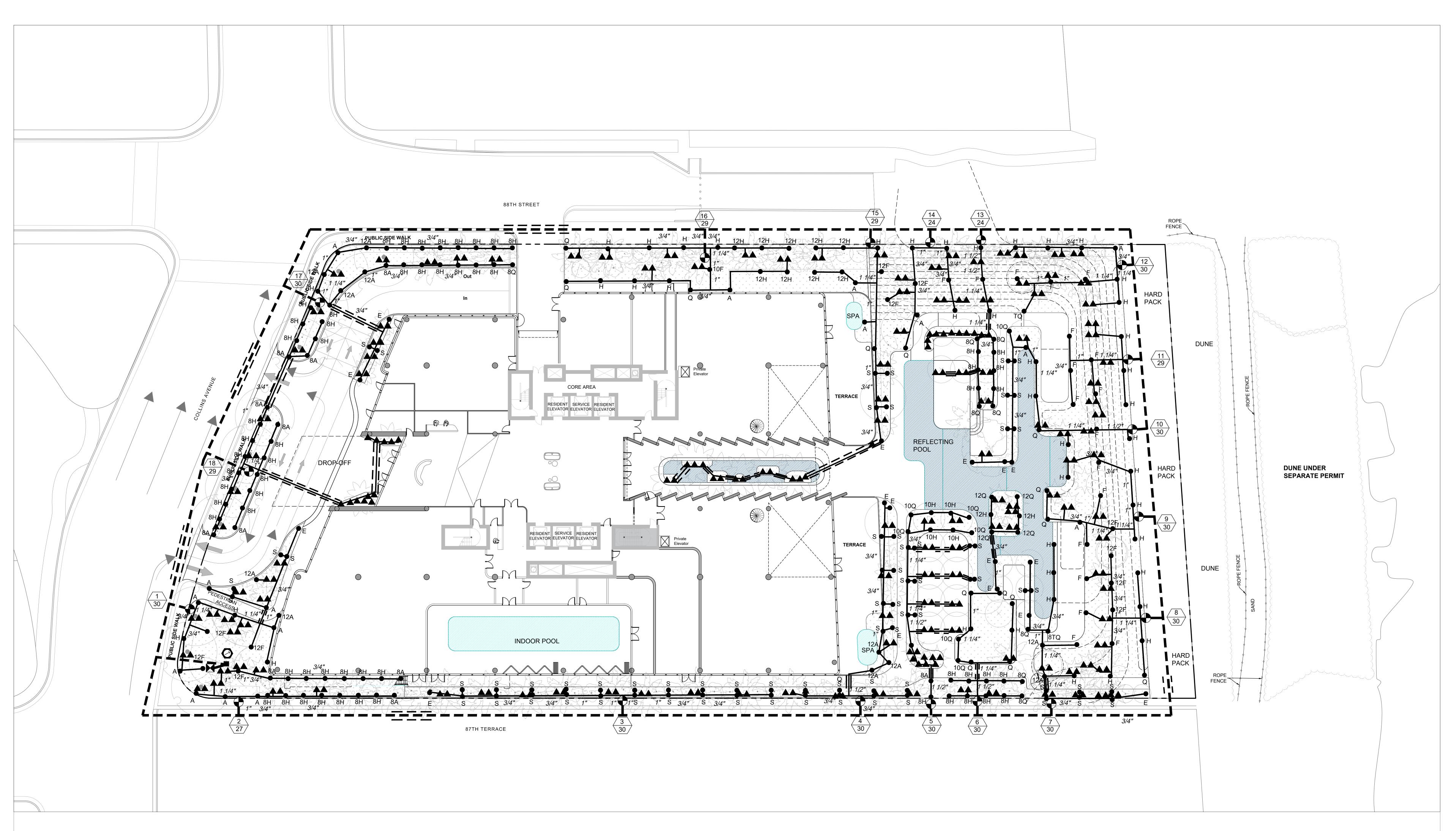
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IRRIGATION LEGEND &DETAILS

B L-11



LEGEND

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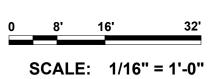
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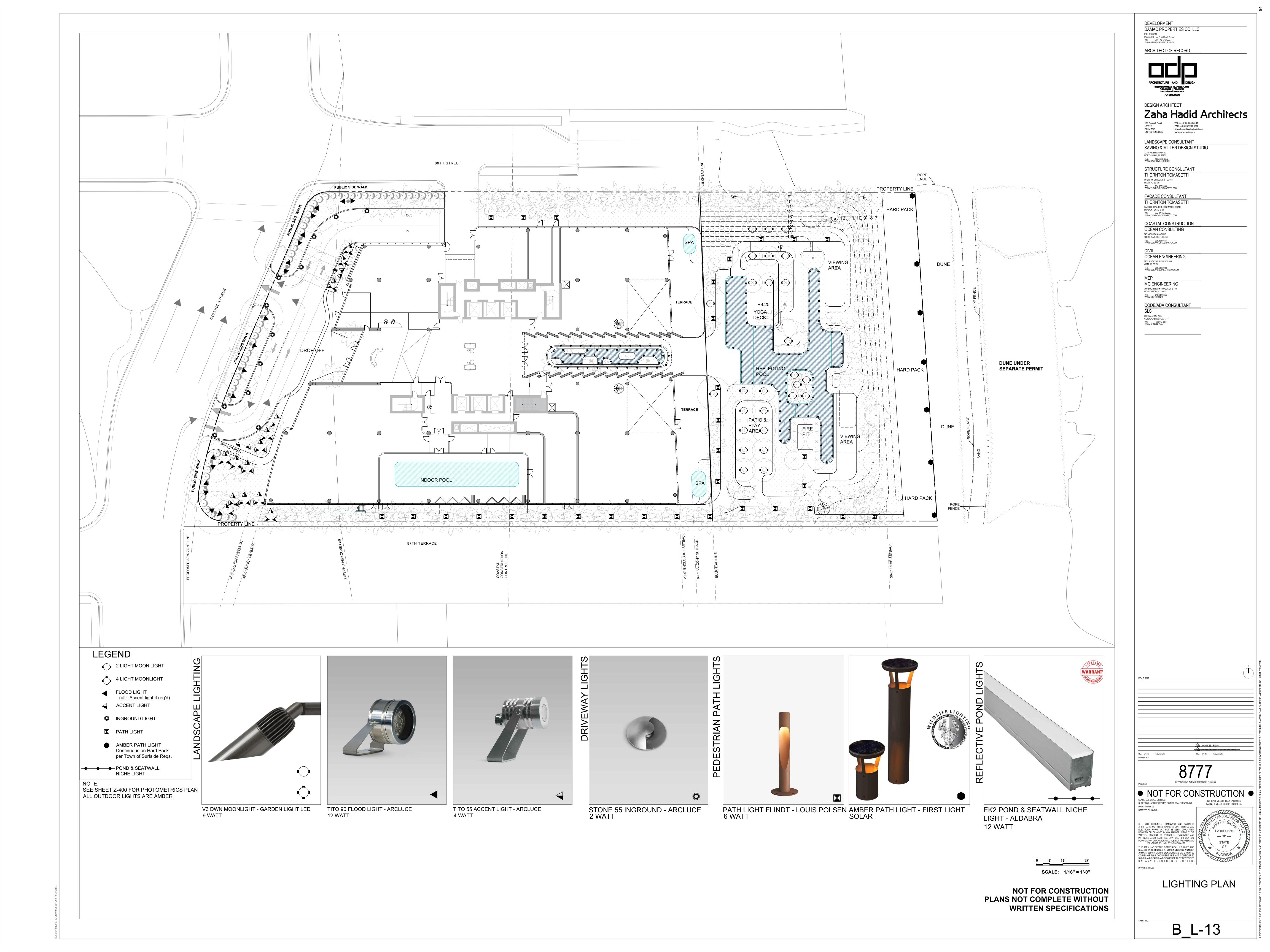
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IRRIGATION PLAN

B L-12



8777

8777 Collins Avenue Surfside, Florida

TRAFFIC STATEMENT

prepared for: **DAMAC Properties**

KBP CONSULTING, INC.

August 2023

8777

8777 Collins Avenue Surfside, Florida

Traffic Statement

August 2023

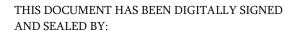
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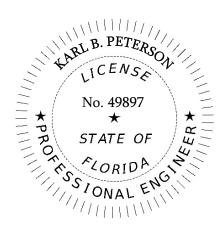
DAMAC Properties

Prepared by:

KBP Consulting, Inc.

APPROVED BY:





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KBP CONSULTING, INC. 8400 N. UNIVERSITY DRIVE, SUITE 309 TAMARAC, FLORIDA 33321 PH: 954-560-7103 KARL B. PETERSON, P.E. NO. 49897

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INTRODUCTION

8777 is a proposed high-rise multifamily residential building to be located on the east side of Collins Avenue (State Road A1A) between 87th Terrace and 88th Street in Surfside, Miami-Dade County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by DAMAC Properties to prepare a traffic statement in connection with the proposed residential development. This study addresses the vehicular traffic volumes estimated to be generated by this development and the projected turning movement volumes at the project driveways on Collins Avenue (State Road A1A).

This traffic study is divided into four (4) sections, as listed below:

- 1. Inventory
- 2. Trip Generation
- 3. Trip Distribution and Driveway Assignment
- 4. Summary & Conclusions



KBP CONSULTING, INC.

Project Location Map

FIGURE 1 8777 Surfside, Florida

INVENTORY

Existing Land Use and Access

The proposed location for the 8777 development is currently vacant and is the former site of the Champlain Towers South residential condominium development. The former 12-story condominium building consisted of 136 dwelling units with one (1) inbound only driveway and one (1) outbound only driveway on Collins Avenue. On 88th Street the previous vehicular access consisted of three (3) driveways – two (2) ramp connections to the parking garage and a loading zone. A survey of the subject site is presented in Appendix A.

Proposed Land Use and Access

The proposed development on this site will consist of 52 multifamily residential dwelling units in a high-rise (12-story) format. Vehicular access to the site will be provided by one (1) right-turn in / right-turn out only driveway and one (1) right-turn out only driveway both located on Collins Avenue (generally in the same location as the current driveway access points that previously served the Champlain Towers South building). A loading zone entrance will also be provided on 88th Street. No other vehicular access is proposed on 88th Street. Appendix B contains the site plan, building data, and floor plan for the proposed development.

Roadway System

Collins Avenue (State Road A1A) is located along the west side of the project site. All vehicular access is provided along this one-way (northbound only), three-lane arterial roadway. (A loading zone is proposed to be located on the north side of the property along 88th Street.) The posted speed limit along this section of Collins Avenue is 30 miles per hour (mph) and the Florida Department of Transportation (FDOT) access classification is "7".

Transit Service

Miami-Dade Transit provides bus service along the Collins Avenue corridor via Routes 115 (Mid-North Beach Connection) and 120 (Beach MAX). The nearest bus stops to the site are located along Collins Avenue at 88th Street to the north, along 88th Street east of Harding Avenue and along Harding Avenue between 87th Terrace and 87th Street.

TRIP GENERATION

A trip generation analysis has been conducted for the previous and proposed residential development on the subject site. The analysis was performed utilizing the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM, and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use categories and corresponding trip generation rates for the subject development are as follows:

<u>ITE Land Use #222 – Multifamily Housing (High-Rise)</u>

Weekday: T = 4.54 (X)where T = number of trips and X = number of dwelling units

 \Box AM Peak Hour: T = 0.27 (X) (34% in / 66% out)

PM Peak Hour: T = 0.32 (X) (56% in / 44% out)

Utilizing the above-listed trip generation rates from the referenced ITE document, a trip generation analysis was undertaken for the 8777 residential development. The results of this effort are documented in Table 1 below. Relevant excerpts from the ITE manual are presented in Appendix C.

Table 1 8777											
Trip Generation Summary											
	1	Surfside	, Florida			1					
Daily AM Peak Hour Trips PM Peak Hour Trips											
Land Use	Size	Trips	In	Out	Total	In	Out	Total			
Previous Multifamily Housing (High-Rise)	136 DU	617	13	24	37	25	19	44			
Proposed Multifamily Housing (High-Rise)	236	5	9	14	10	7	17				
Difference (Proposed - Previous	Difference (Proposed - Previous) (381) (8) (15) (23) (15) (12) (27)										

Compiled by: KBP Consulting, Inc. (August 2023).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

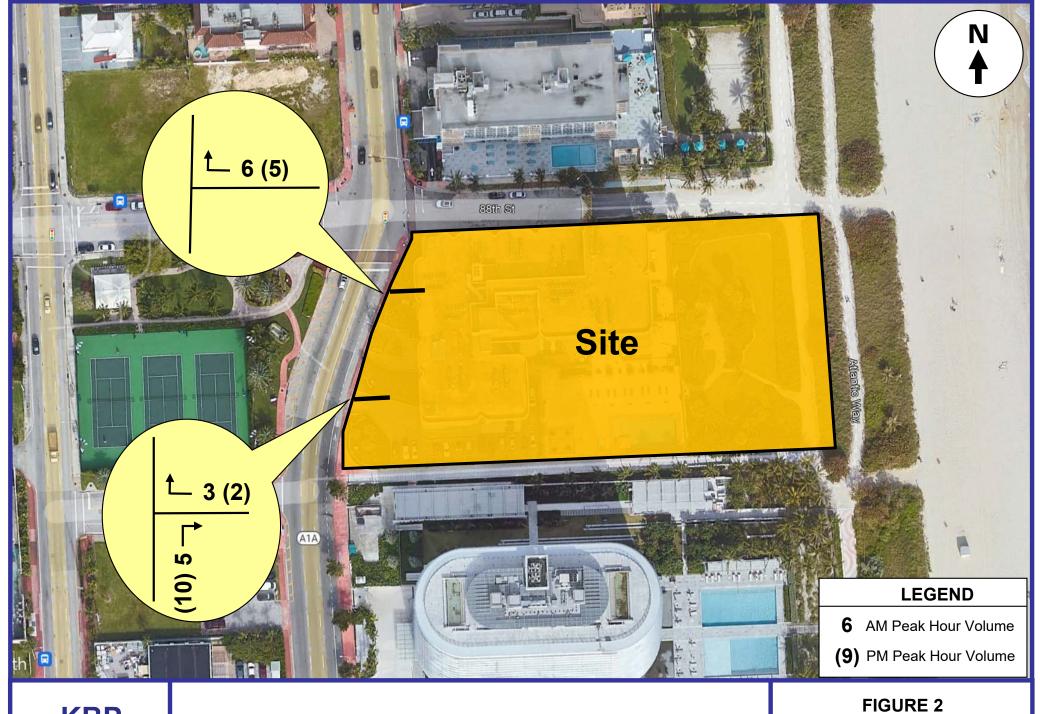
As indicated in Table 1 on the previous page, the 8777 residential development is estimated to generate 236 daily vehicle trips, 14 AM peak hour vehicle trips (5 inbound and 9 outbound), and 17 vehicle trips (10 inbound and 7 outbound) during the typical afternoon peak hour. When compared with the previous development on this site this represents a decrease of 381 daily vehicle trips, a decrease of 23 AM peak hour vehicle trips, and a decrease of 27 PM peak hour vehicle trips.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

All entering and exiting vehicular traffic will utilize the driveways on Collins Avenue. Figure 2 on the following page presents the AM and PM peak hour driveway volumes at both of the proposed driveways on Collins Avenue. Since Collins Avenue is a one-way northbound only roadway, all inbound movements will be right-turns in, and all outbound movements will be right-turns out.

8777

6



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Project Driveway Volumes

FIGURE 2 8777 Surfside, Florida

SUMMARY & CONCLUSIONS

8777 is a proposed high-rise multifamily residential building to be located on the east side of Collins Avenue (State Road A1A) between 87th Terrace and 88th Street in Surfside, Miami-Dade County, Florida. The proposed development on this site will consist of 52 multifamily residential dwelling units in a high-rise (12-story) format. Vehicular access to the site will be provided by one (1) right-turn in / right-turn out only driveway and one (1) right-turn out only driveway both located on Collins Avenue.

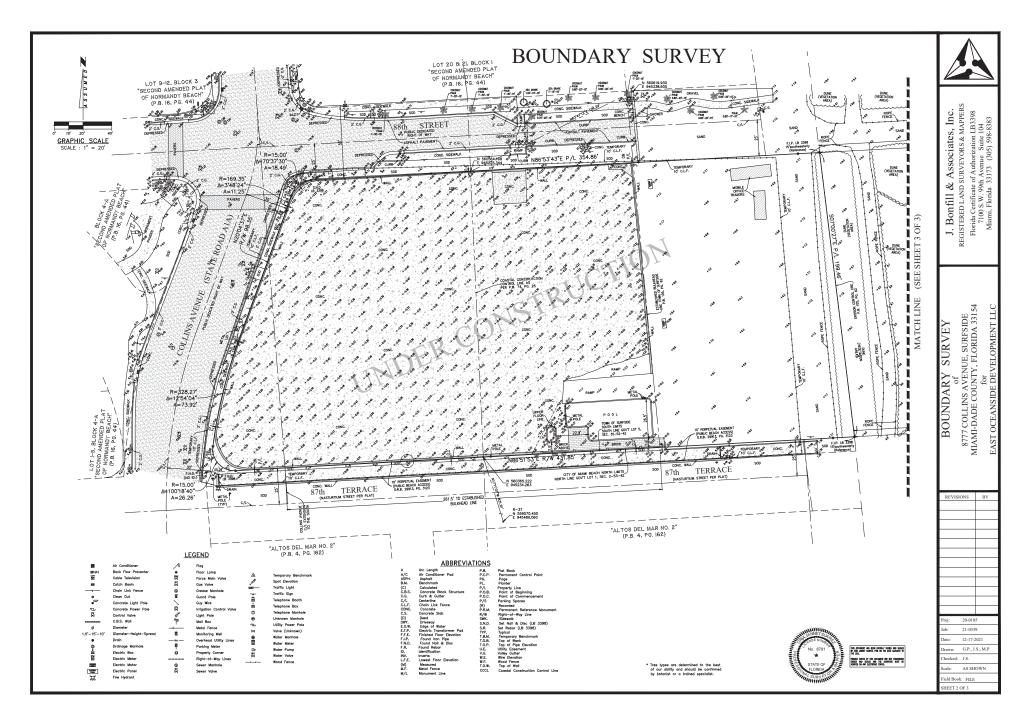
The 8777 residential development is estimated to generate 236 daily vehicle trips, 14 AM peak hour vehicle trips (5 inbound and 9 outbound), and 17 vehicle trips (10 inbound and 7 outbound) during the typical afternoon peak hour. When compared with the previous development on this site this represents a decrease of 381 daily vehicle trips, a decrease of 23 AM peak hour vehicle trips, and a decrease of 27 PM peak hour vehicle trips.

8777 Surfside, Florida

Appendix A

8777 – Surfside, Florida

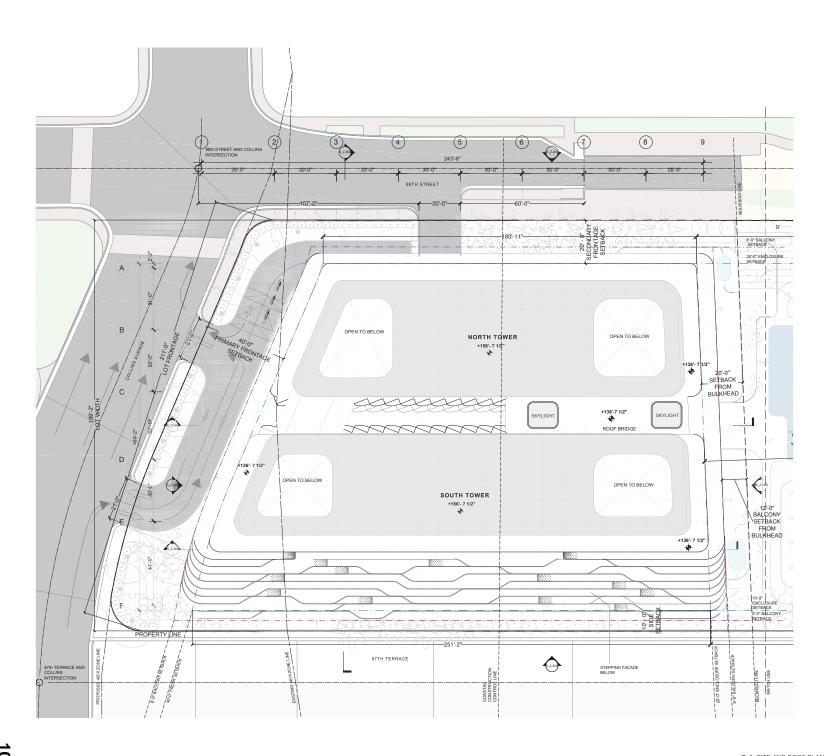
Site Survey

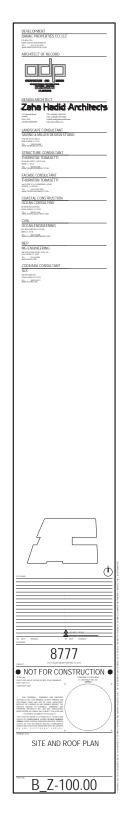


Appendix B

8777 – Surfside, Florida

Site Plan, Building Data, and Floor Plan





PROPERTY INFORMATION

8777 Collins Ave, Surfside, Miami, FL

LOT DISTRICT: Flood Zone

Zone AE & X EL +16.63' (NAVD)(+18.20' NGVD) Wave Crest: 14-2235-005-0480

Property Acreage:

Legal Description:

19226 ACRES (83,750 SOFT) (Per property appraiser)
Block 4 of SECOND AMENDED PLAT OF MORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 16, at page 44, and recorded in the Public Records of Milami-Dade County, Florida; together with that certain percel of land conveyed by Town of Surfside by Deed dated August 16, 1962, and recorded in Official Records Book 3565 at Page 167 of the Public Records of Miami-Dade County, Florida; and Less and Except 28, 1962 and recorded in Official Records flook 3565 at page 165 of the Public Records of Miami-Dade

ZONING INFORMATION



Sec. 90-47 Sec. 90-47.6

Article IV

Article VII

90-77 (c)

FBC Chapter 2

Sec. 90-41 (d)

PERMIT	TTED PROJECTIONS
YARDS GENERALLY, ALLOWABLE PROJECTIONS	
In the H120 district, the following projections are permitted.	
	any front or secondary (corner) not more than eight feet, and may extend en unenclosed balconies may extend from the rear of the building to a FD RALCONIES.
Allowed Balcony Projection:	
Primary Frontage	8'-0"
Secondary (Corner Only)	8'-0" (North Side)
Interior Side	5'-0" (South Side)
Rear	12'-0" (West from Bulkhead)

Article V Sec. 90-44.1

Ser 90.50 2

Sec. 90-44.2

Sec 90-44.3

Sec. 90-2

Maximum Height (Feet) Designation lodifications of height regulations. Architectural elements including cupolas, chimneys, flagpoles, spires, steeples, stair accessways, antennas, ventilators, tanks, parapets, trellises, screens and similar not used for human habitation, may be erected to a reasonable and necessary height,

DIMENSIONAL REQUIREMENTS - BUILDING

Designation	Maximum Height (Feet)	Maximum Percentage of Aggregate Roof Area
H120	20FT	30%
	Required	Proposed
Roof Area	N/A	27,613 sf
30% Aggregate Roof Area	8283	8283 sf

Roof Deck Provisions

onsistent with and not to exceed the following limitations:

Building Height

Sec. 90-50.2(2) (c) Roof decks shall provide ten-foot setbacks on the sides and rear of the building. See Architectural Drawings for detail. (Z-113.00) Sec. 90-50.2(3) (a) Fo

	Required	Proposed
Roof Area	N/A	27,613 sf
70% Aggregate Roof Area	19330	19,330 sf

Note 1° Mechanical equipment rooms, including elevator shafts, and stair access ways may be allowed to exceed the maximum height limitations, not to exceed the limitations listed above, provided they shall be of a high architectural quality integral to the design of the building.

Note 2* In the H120 district, on lots or parcels where construction is regulated by the State of Florida Coastal Construction Code, maximum height shall be measured from the established elevation determined by the Florida Department of Environmental Protection for the first floor.

	Kequired	Proposed	
Maximum Height	120' Building Height + 20'* Roof	120" + 20"	
Maximum Stories	12	12	
Lot Dimensions/ Coverage			
	Required	Proposed	
Lot Area **	N/A	55,435 sf	
Lot Area acres	N/A	1.27 acre	
Lot Width	50° MIN	199'-2"	
Lot Coverage	N/A	83,750 sf	
Pervious Area 20%	16750	24,786 sf	
Note 3**			

Lot area: The total horizontal area within the lot lines of the lot Lot area in the H120 district shall be calculated based on the area bounded by the west, north, and south lot lines and the bulkhead line on the east. The area between the erosion control line and the bulkhead line shall not be counted as part of the lot area for calculation of density, lot coverage, or any other zoning calculation. Lot coverage: The percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accibulidings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof.

Article IV	SETBACKS - BUILDING		
Sec. 90-45	=15 Vr	Required	Proposed
10,100,000	Primary Frontage	40'-0"	40'
	Side Setback	10'-0"	10' (Inclined Side Setback South Side
	Rear Setback	30'-0"	152"-10"
	Secondary Frontage (Corner Only)	20"-0"	28' (North Side)

LEVELS	PROGRAM	NUMBER OF UNITS	AREA (SF)
ROOF	AMENITIES/ EXTERIOR BOH		27,613
LEVEL 12	RESIDENCE	4	27,066
LEVEL 11	RESIDENCE	4	27,975
LEVEL 10	RESIDENCE	4	28,861
LEVEL 09	RESIDENCE	4.	29,240
LEVEL 08	RESIDENCE	4	30,485
LEVEL 07	RESIDENCE	5	31,309
LEVEL 06	RESIDENCE	6	31,555
LEVEL 05	RESIDENCE	6	32,015
LEVEL 04	RESIDENCE	6	30,908
LEVEL 03	RESIDENCE	6	30,979
LEVEL 02	RESIDENCE+ AMENITIES	3	26,586
(GROUND)	LOBBY/ WELLNESS + AMENITIES		32,797
TOTAL:		52	387,388

AREA PER FLOOR

Article VII OFF-STREET LOADING REQUIRMENTS 90-83. nterpretation of the chart located in section 90-82. The loading space requirements apply to all districts but do not limit the special equirements which may be imposed in connection with other articles of this chapter. 90-84.1

Minimum size. For the purpose of these regulations, a loading space is a space within the main building or on the same lot, providing for the standing, loading or unloading of truck), swing a minimum bit of 12 feet, a minimum depth of 30 feet, and a vertical clearance of at least 14 feet feet. See Architectural Drawings for details, 120,100,7, 302,000.

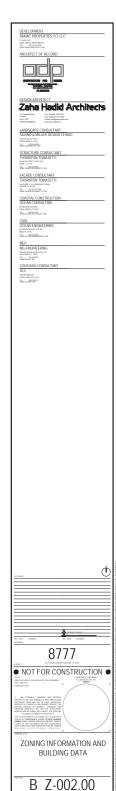
BASEMENT PARKING REQUIREMENTS

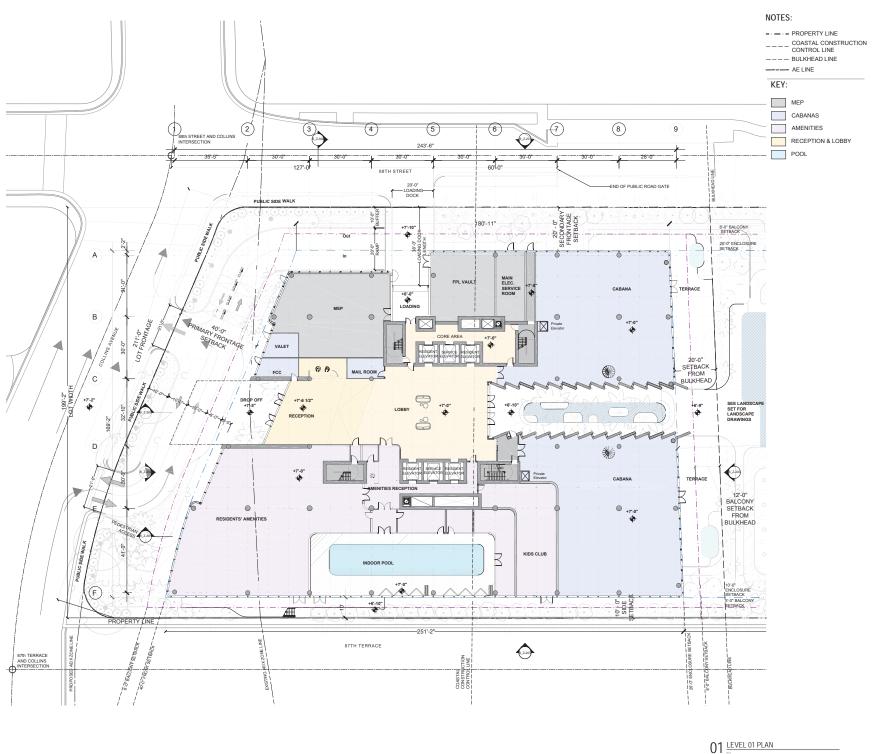
90-81.1 Minimum area (1) for the purpose of these regulations, except as provided below, off-street parking spaces shall not be less than
9 feet by 18 feet. Asiles shall have 23°0° clear back up that elandicapped parking spaces shall be consistent with Florida Access billing irements. See Architectural Drawings for Details. (Z-98.00, Z-99.00) **Required parking table. The number of off-street parking spaces that shall be required to serve each building or structure and use hall be determined in accordance with -

TYPE OF RESIDENTIAL MINIMUM SPACE NO. OF UNITS PROPOSED TOTAL REQUIRED PARKING SPACES UNIT (Multi Family) REQUIREMENT PER UNIT and 3 bedrooms 115 LEVELS REQUIRED*** LEVEL BOX PARKING

115

ADA PARKING REQUIRMENTS			
Minimum Number:	REQUIRED	PROPOSED	
Total Number of Parking Spaces Provided in Parking Facility 101-150	5	5	
Van Parking Spaces:			
Where van parking is provided, for every six or fraction of six parking spaces, at least one shall be a van parking space.	1	1	







Appendix C

8777 – Surfside, Florida

Relevant Excerpts from the

ITE Trip Generation Manual (11th Edition)

Land Use: 222 **Multifamily Housing (High-Rise)**

Description

High-rise multifamily housing includes apartments, townhouses, and condominiums. Each building has more than 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevators, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), offcampus student apartment (high-rise) (Land Use 227), and high-rise residential with ground-floor commercial (Land Use 232) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the 12 sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 1.6 residents per occupied dwelling unit.

For the 26 sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the 12 sites for which data were provided for both occupied dwelling units and residents, there was an average of 1.6 residents per occupied dwelling unit.

For the 26 sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98 percent of the units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, District of Columbia, Maryland, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, and Virginia.

Source Numbers

105, 168, 169, 237, 321, 356, 818, 862, 901, 910, 949, 963, 964, 966, 967, 1056, 1057, 1076, 1077



110

Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

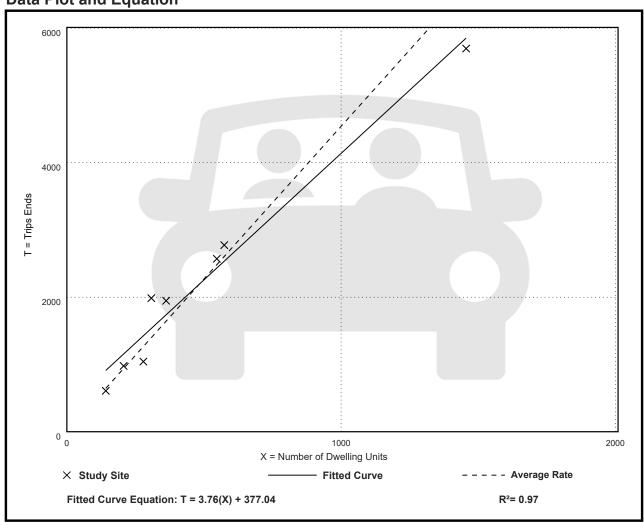
Number of Studies: 8
Avg. Num. of Dwelling Units: 484

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.74 - 6.45	0.81

Data Plot and Equation



Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

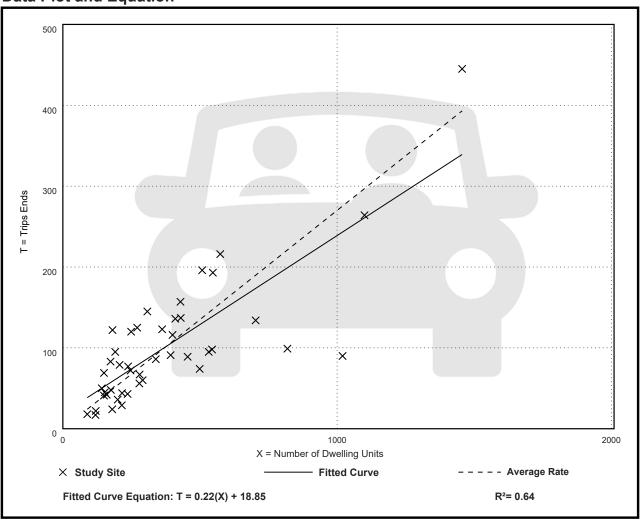
Number of Studies: 45 Avg. Num. of Dwelling Units: 372

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.27	0.09 - 0.67	0.11

Data Plot and Equation





Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

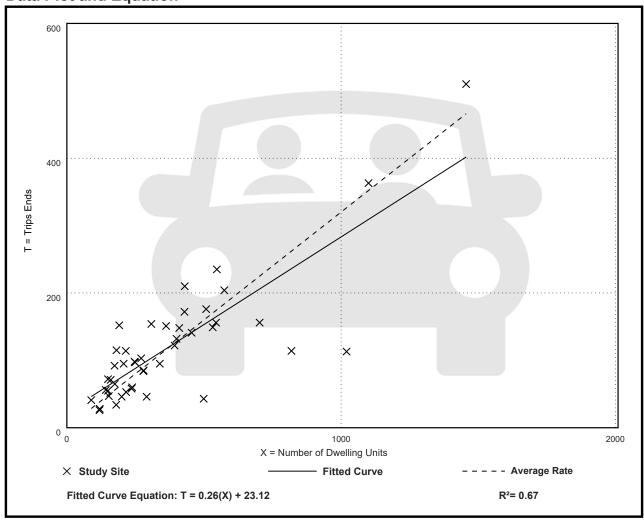
Number of Studies: 45 Avg. Num. of Dwelling Units: 372

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.09 - 0.80	0.13

Data Plot and Equation





BOUNDARY SURVEY

of

8777 COLLINS AVENUE, SURFSIDE MIAMI-DADE COUNTY, FLORIDA 33154 for EAST OCEANSIDE DEVELOPMENT LLC

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: June 8th, 2023.

2. LEGAL DESCRIPTION:

Block Four (4) of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 16, at Page 44, and recorded in the Public Records of Miami—Dade County, Florida; together with that certain parcel of land conveyed by Town of Surfside by Deed dated August 16, 1962, and recorded in Official Records Book 3565 at Page 167 of the Public Records of Miami—Dade County, Florida; and Less and Except that portion of said Block 4 conveyed to Town of Surfside for widening of Collins Avenue by Deed dated June 28, 1962 and recorded in Official Records Book 3565 at page 165 of the Public Records of Miami—Dade County, Florida.

Containing 81,886 Square feet or 1.88 Acres, more or less, by calculation.

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

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE and X, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120659, Map No. 12086C0326, Suffix L, Revised Date: 09—11—2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami—Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

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

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

Benchmarks used:

Miami Dade County Benchmark Y-313-RESET Elevation=8.70' (Adjusted to NAVD88) Location: 88th Street --- 22' North of C/L.

Hawthorne Avenue --- 190' West of C/L.

Miami Dade County Benchmark T-243 Elevation=11.47' (Adjusted to NAVD88) Location: Surfside Boulevard ---

Bay Drive --21' West of West wall of guard house.

33' West of manhole cover.

MEAN HIGH WATER LINE INFORMATION

The Mean High Water line as shown is based on Florida Department of Environmental Protection Mean High Water Procedure Approval letter, Dated August 8, 2020. The elevation of Mean High Water as provided to be used at this project site for boundary purposes was established as 0.34 feet (N.A.V.D.1988).

AS TO HORIZONTAL CONTROL:

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

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

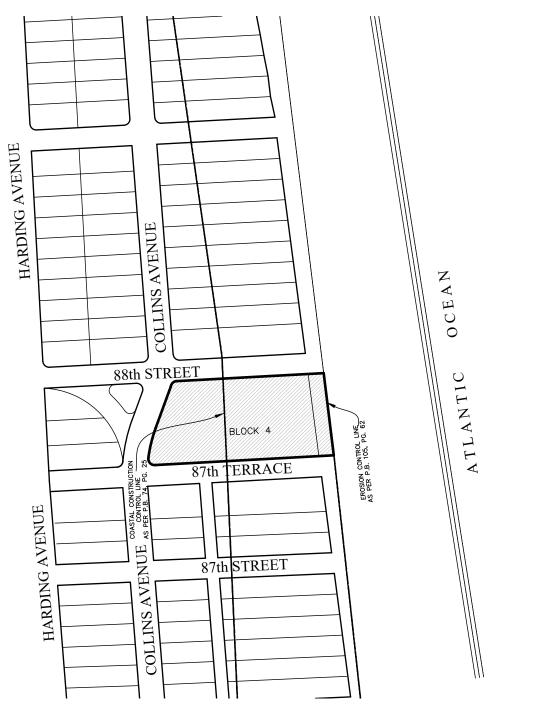
Monument Identification: HUDSON Northing: 565273.154 feet Easting: 939212.954 feet Elevation: 3.645 feet (NGVD29)

Located just south of the east end of the Broad Causeway on 96 St. The mark is a concrete monument with a METRO-DADE GPS CONTROL PT. brass disk and is stamped "HUDSON".

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

-Erosion Control Line shown hereon as per Plat Book 105, Page 62, Public Records of Miami-Dade County, Florida.

-Right of Way Map State Road A1A, Section 87060.



SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST SURFSIDE, MIAMI-DADE COUNTY, FLORIDA

LOCATION SKETCH

NOT TO SCALE

4. ACCURACY:

Horizontal Accura

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

Vertical Accuracy:

The elevations as shown are based on a closed level loop to the benchmarks noted above and meets or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles, a commonly accepted value in the Construction and Surveying Industry.

5. LIMITATIONS:

This SKETCH OF BOUNDARY SURVEY does not represent a Mean High Water Line Survey as defined under Chapter 5J-17.050(g) Florida Administrative Code nor does this Survey purport to determine the nature and/or limit of ownership interests to the submerged lands adjacent to the subject property. The Subject Property lies adjacent to a beach restoration, beach nourishment beach West of the "Dune Line" as shown, where the Erosion Control Line supplants the Mean High Water Line in authority, pursuant to Chapter 161.191, Florida Statutes. The Erosion Control Line as shown is based on the Legal Description as described on the Plat of the ESTABLISHMENT OF THE EROSION CONTROL LINE recorded in Plat Book 105 at Page 62 approved by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 15, 1976.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami—Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J—17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1—800—432—4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

CERTIFY TO:

-Kapp Morrison LLP

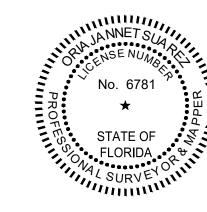
-First American Title Insurance Company

-East Oceanside Development, LLC, a Delaware limited liability company

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.Florida Certificate of Authorization Number LB 3398



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Oria Jannet Suarez, P.S.M. for the firm Professional Surveyor and Mapper No. 6781
State of Florida

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

J. Bontill & Associates, Inc EGISTERED LAND SURVEYORS & MAPP Florida Certificate of Authorization LB339 7100 S.W. 99th Avenue Suite 104

BOUNDARY SURVEY
of
8777 COLLINS AVENUE, SURFSIDE
MIAMI-DADE COUNTY, FLORIDA 33154
for

Proj: 20-0185

Job: 23-0089

Date: 06-08-2023

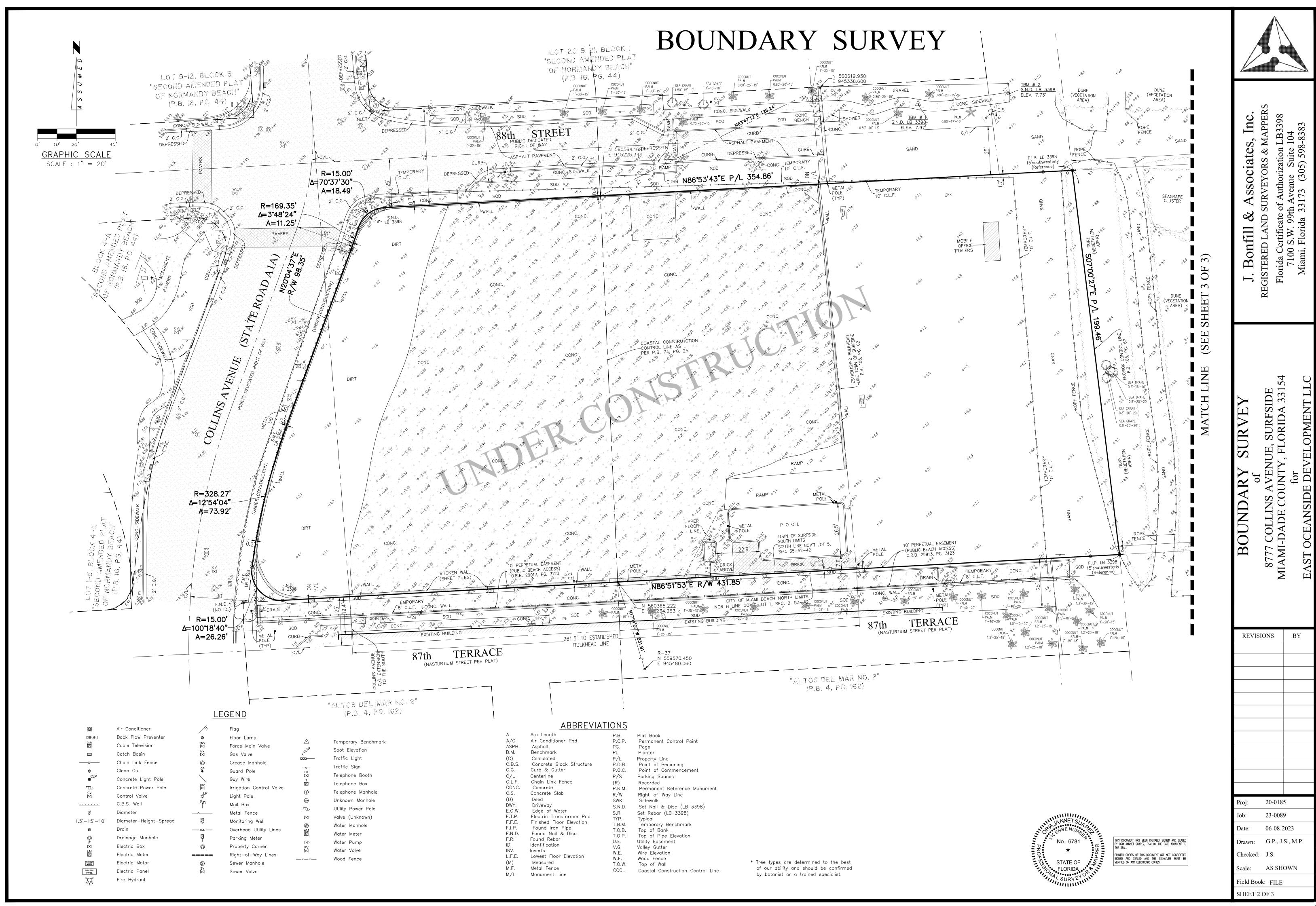
Drawn: G.P., J.S., M.P.

Checked: J.S.

Scale: AS SHOWN

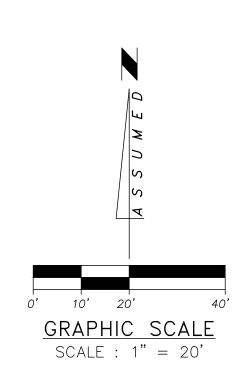
Field Book: FILE

SHEET 1 OF 3



BOUNDARY SURVEY

of
8777 COLLINS AVENUE, SURFSIDE
MIAMI-DADE COUNTY, FLORIDA 33154
for
EAST OCEANSIDE DEVELOPMENT LLC



<u>LEGEND</u>

Air Conditioner

ANN
Back Flow Preventer
Catv
Cable Television

Catch Basin

Chain Link Fence
Clean Out
ClP
Concrete Light Pole
Concrete Power Pole
CV
Control Valve
C.B.S. Wall
Diameter

5'-15'-10'
Diameter-Height-Spread

Drain
Drain
Drainage Manhole
Electric Box
Electric Meter
Electric Motor
Electric Panel
Fire Hydrant
Flag
Floor Lamp
FMY
Force Main Valve
CV
Gas Valve
G
Grease Manhole
Guard Pole
Guard Pole
Guy Wire

Irrigation Control Valve

Overhead Utility Lines

Temporary Benchmark

Light Pole Mail Box

Metal Fence Monitoring Well

Parking Meter

Spot Elevation

Valve (Unknown)
Water Manhole
Water Meter
Water Pump
Water Valve
Wood Fence

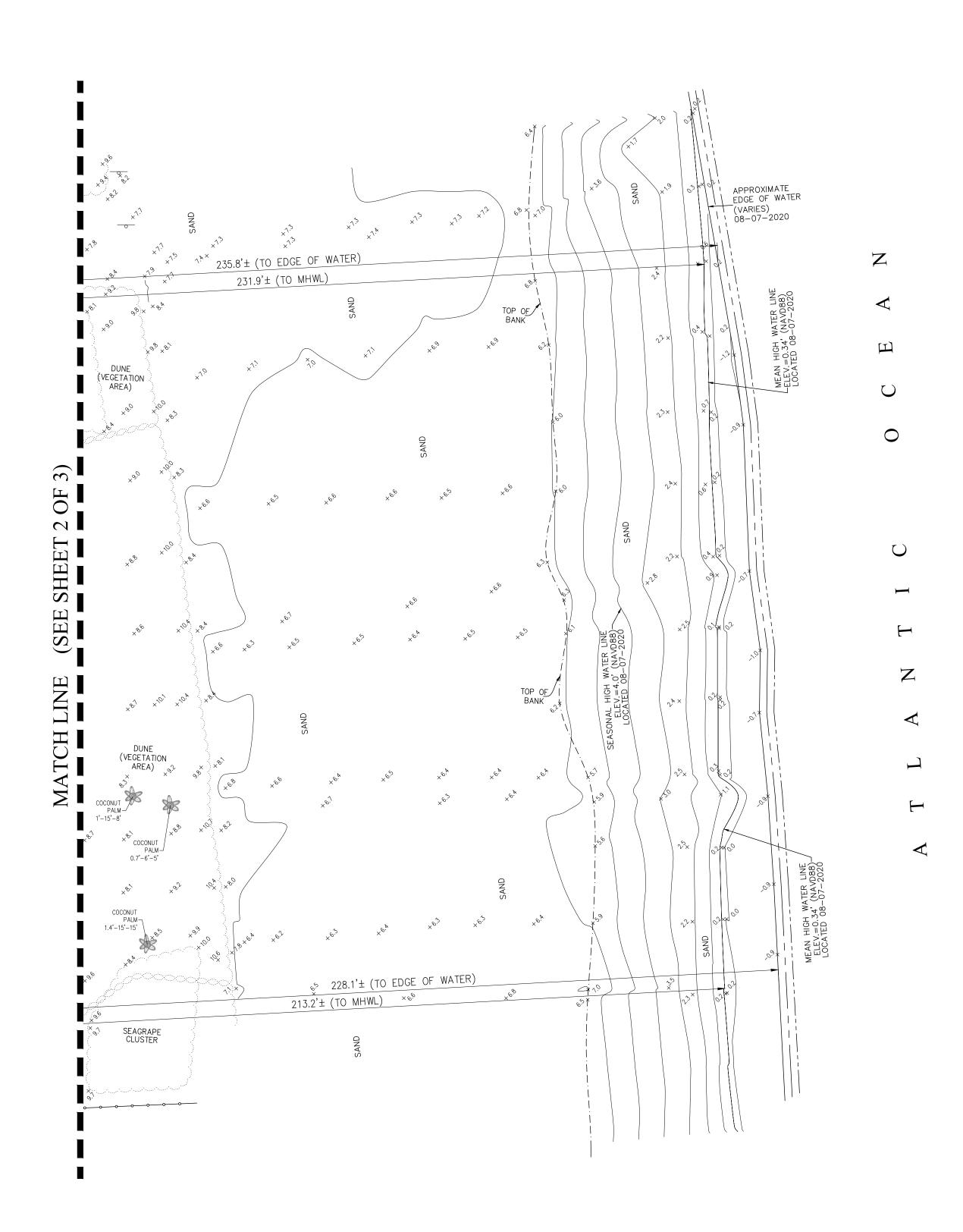
Traffic Light
Traffic Sign
Telephone Booth
Telephone Box
Telephone Manhole
Unknown Manhole
Utility Power Pole

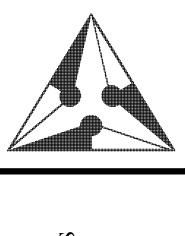
Property Corner
Right—of—Way Lines
Sewer Manhole

Air Conditioner Pad Benchmark Calculated Concrete Block Structure Centerline Concrete Finished Floor Elevation F.I.P. F.N.D. Found Iron Pipe F.R. Found Rebar INV. Inverts Lowest Floor Elevation Measured Metal Fence Monument Line Plat Book P.C.P. Permanent Control Point Planter Property Line P.O.B. Point of Beginning P.O.C. Point of Commencement P/S Parking Spaces Recorded P.R.M. Permanent Reference Monument Right-of-Way Line Sidewalk S.N.D. Set Nail & Disc (LB 3398) Set Rebar (LB 3398) T.B.M. Temporary Benchmark Top of Pipe Elevation Utility Easement Wire Elevation Wood Fence T.O.W. Top of Wall

CCCL Coastal Construction Control Line

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.





J. Bonfill & Associates, Inc REGISTERED LAND SURVEYORS & MAPPE Florida Certificate of Authorization LB3399 7100 S.W. 99th Avenue Suite 104

> of 8777 COLLINS AVENUE, SURFSIDE MIAMI-DADE COUNTY, FLORIDA 33154 for

REVISI	ONS	BY
Proj:	20-018	5
Job:	23-0089	

Date: 06-08-2023

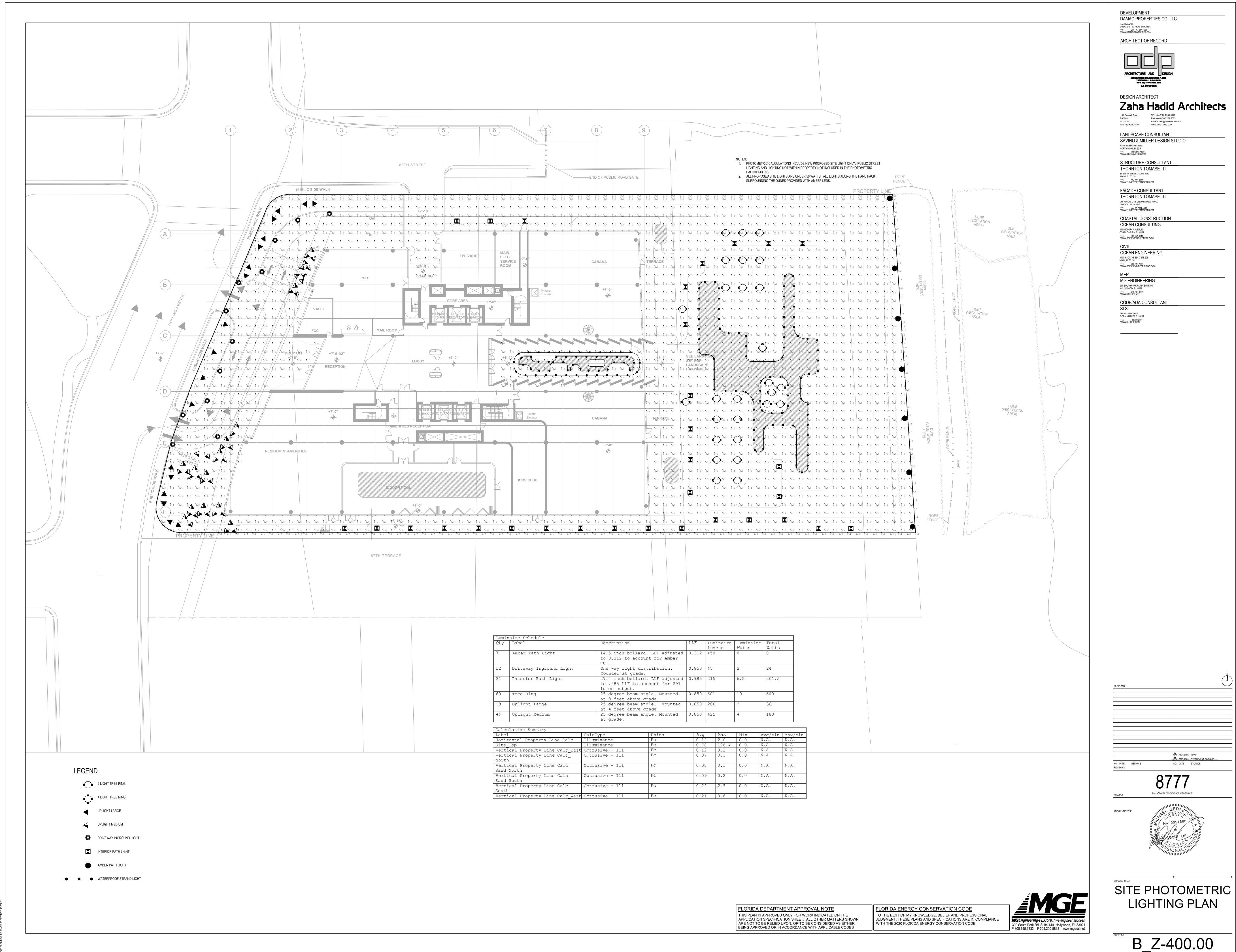
Checked: J.S.

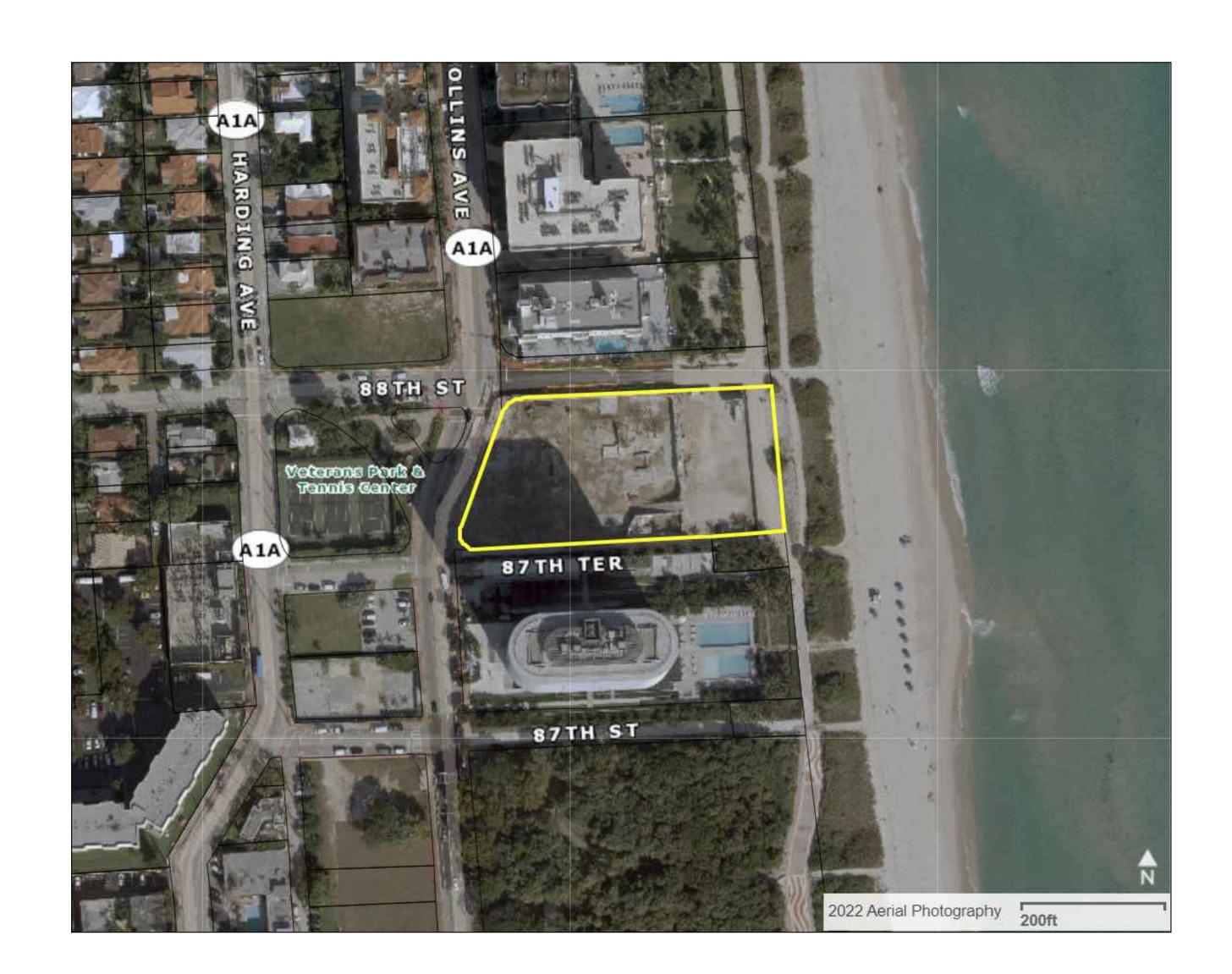
Field Book: FILE

SHEET 3 OF 3

Drawn: G.P., J.S., M.P.

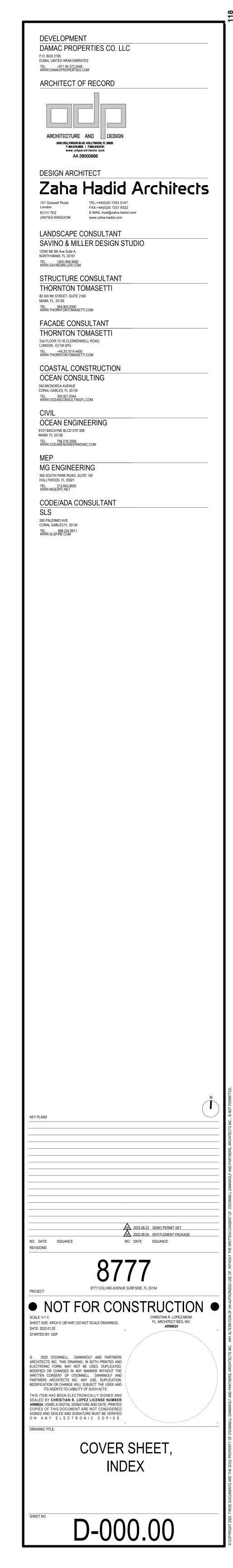
Scale: AS SHOWN





8777 COLLINS AVE, SURFSIDE, FL, 33154

DEMOLITION PERMIT JUNE 23RD, 2023



ABBREVIATIONS

< ANGLE A/C AIR CONDITIONING ACT ACOUSTIC CEILING TILE AD AREA DRAIN ADDL ADDITIONAL ADJT ADJUSTABLE ADJ ADJACENT AFC ABOVE FINISHED CEILING AFF ABOVE FINISHED FLOOR ALUM ALUMINUM ALT ALTERNATE, AMP AMPERE APPRX APPROXIMATE APT APARTMENT ARCH ARCHITECT ARCTR ARCHITECTURAL ASSY ASSEMBLY AWG AMERICAN WIRE GAUGE BD BOARD BFE BASE FLOOD ELEVATION BR BEDROOM

BD BOARD

BFE BASE FLOOD ELEVATION

BR BEDROOM

BITUM BITUMINOUS

BLDG BUILDING

BLK BLOCK

BLKG BLOCKING

BM BEAM

BO BY OTHERS

BOH BACK OF HOUSE

BOM BOTTOM OF MULLION

BOS BOTTOM OF SLAB

BOT BOTTOM

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BSMT BASEMENT
BTU BRITISH THERMAL UNIT
BTWN BETWEEN

C CHANNEL
CAB CABINET
CANT CANTILEVER
CE COMBINATION ELEVATOR
CER CERAMIC
CFM CUBIC FEET PER MINUTE
CH CEILING HEIGHT
CJ CONTROL JOINT
CL CENTERLINE
CM CONSTRUCTION MANAGER
CT CARPET TILE
CMU CONCRETE MASONRY UNIT
CLG CEILING
CLDG CLADDING
CLKG CAULKING
CL CLOSET
CLR CLEAR CLEARANCE

CLDG CLADDING CLKG CAULKING CL CLOSET CLR CLEAR, CLEARANCE COL COLUMN COMPST COMPOSITE CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS COORD COORDINATE CORR CORRIDOR COVG COVERING CPT CARPET CSK COUNTERSINK CTR CENTER CTRL CONTROL CU FT CUBIC FEET CU IN CUBIC INCH CU YD CUBIC YARD

D DEPTH DAT DATUM DB DECIBEL DBL DOUBLE DEPT DEPARTMENT DEMO DEMOLITION DFE DESIGN FLOOD ELEVATION DTL DETAIL DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIV DIVISION DN DOWN DP DIMENSION POINT DR(S) DOOR(S) DW DISHWASHER DWG DRAWING

E EAST EA EACH EL ELEVATION EJ EXPANSION JOINT ELEV ELEVATOR ELEC ELECTRICAL EMR ELEVATOR MACHINE ROOM ENCL ENCLOSURE ENAM ENAMEL ENGR ENGINEER EOS EDGE OF SLAB EQ EQUAL EQUIP EQUIPMENT EQUIV EQUIVALENT ETC AND SO FORTH EXH EXHAUST EXIST EXISTING EXP EXPOSED EXT EXTERIOR EXTN EXTENSION EXTR EXTRUDED

FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FINISH FLOOR
CEILING TILE
FIN GR FINISHED GRADE
FH FULL HEIGHT
FIN FINISH
BLE
FLR FLOOR
FT FOOT
ISHED CEILING
SHED FLOOR
FO FACE OF
FOH FRONT OF HOUSE
FP FIRE PROTECTION
KIMATE
FRAME
FPSC FIREPROOF
FOR FORF

FON FRONT OF HOUSE
E FP FIRE PROTECTION
PROXIMATE FR FRAME
MENT FPSC FIREPROOF SELF CLOSING
HITECT FPRF FIREPROOF
CHITECTURAL FSP FIRE STAND PIPE
MBLY FIX FIXTURE
HICAN WIRE GAUGE FIXT FIXTURE

GA GAUGE
LOOD ELEVATION GAL GALLON
M GALV GALVANIZED
MINOUS GC GENERAL CONTRACTOR
DING GL GLASS
GWB GYPSUM WALL BOARD
KING HDWR HARDWARE
H HEIGHT

GWB GYPSUM WALL BOARD
HDWR HARDWARE
H HEIGHT
HC HOLLOW CORE
HCP HANDICAP
HDR HEADER
HDWD HARDWOOD
HM HOLLOW METAL
HO HOLD OPEN
HOR HORIZONTAL
HP HIGH POINT
HR HANDRAIL
HNDRL HANDRAIL
HW HOT WATER
HVAC HEATING, VENTILATING &
AIR CONDITIONING

ID INSIDE DIAMETER
IN INCH

RQ'D REQUIRED RM(S) ROOM(S)REINF REINFORCEMENT INCL INCLUDE/INCLUDING RWB RESILIENT WALL BASE INFO INFORMATION INSUL INSULATE, INSULATING, INSULATION S/S STAINLESS STEEL INT INTERIOR SCHED SCHEDULE INTM INTERMEDIATE C SOLID CORE IGU INSULATING GLASS UNIT SD SMOKE DETECTOR SE SERVICE ELEVATOR JAN JANITOR F SQUARE FOOT JAN CLO JANITOR'S CLOSET DL SADDLE JT JOINT SGL SINGLE KD KNOCK DOWN SHT MTL SHEET METAL KO KNOCK OUT

PA PUBLIC ADDRESS

PERM PERMANENT

PH PAPER HOLDER

PLAS PLASTER

PLRG PLUMBING

PLYWD PLYWOOD

PNL PANEL

POS POSITIVE

PROD PRODUCTION

PSF POUNDS PER SQUARE FOOT

PSI POUNDS PER SQUARE INCH

PROP PROPERTY

PTN PARTITION

QUAL QUALITY

QTY QUANTITY

R RADIUS

R RISERS

RAD RADIUS

RD ROOF DRAIN

RLG RAILING

RL ROOF LEADER

RO ROUGH OPENING

RECP RECEPTACLE

REF REFRIGERATOR

RHR RIGHT HAND REVERSE

REQD REQUIRED

RH RIGHT HAND

STR STORAGE

STRC STRUCTURE

STRUCT STRUCTURAL

SUSP SUSPENDED

TBD TO BE DETERMINED

THK THICK/THICKNESS

TOM TOP OF MULLION

TOP TOP OF PARAPET

TOS TOP OF SLAB

TOST TOP OF STEEL

UON UNLESS OTHERWISE NOTED

TOW TOP OF WALL

TYP TYPICAL

UR URINAL

VAR VARIES

VENT VENTILATION

VERT VERTICAL

VEST VESTIBULE

VIF VERIFY IN FIELD

VTR VENT THROUGH ROOF

VTW VENT THROUGH WALL

VNR VENEER

VRFY VERIFY VS VERSUS

VOL VOLUME

W WEST

WI WIDTH

WD WOOD WKRM WORKROOM W/O WITHOUT

WDW WINDOW WP WATER PROOF

WC WATER CLOSET WCV WALL COVERING

W/ WITH

C TERRA COTTA

TEL TELEPHONE

T TREADS

RCP REFLECTED CEILING PLAN

QT QUARRY TILE

PR PAIR

PT(D) PAINT(ED)

PERP PERPENDICULAR

PL LAM PLASTIC LAMINATE

PCF POUNDS PER CUBIC FOOT

PE PASSENGER ELEVATOR

PAR PARTIAL

PH PHASE

PL PLATE

SHTHG SHEATHING KW KILOWATT SCP SCUPPER SECT SECTION L LENGTH SEP SEPARATE LAM LAMINATE SIM SIMILAR LDG LANDING SPEC(S) SPECIFICATION (S) LDR LEADER LAV LAVATORY SPKLR SPRINKLER LB POUND SK SKETCH LP LOW POINT SKLT SKYLIGHT LH LEFT HAND SQ SQUARE LHR LEFT HAND REVERSE SR SENIOR LIN LINEAR SRV SERVICE LKRM LOCKER ROOM SSP STAINLESS STEEL PIPE LT GA LIGHT GUAGE STAG STAGGERED STD STANDARD

LTG LIGHTING LVR LOUVER MAX MAXIMUM MECH MECHANICAL MED MEDIUM MEZZ MEZZANINE MIN MINIMUM MISC MISCELLANEOUS MNGR MANAGER MTL METAL MFR MANUFACTURER MFRS REC MANUFACTURER'S RECOMMENDATION MID MIDDLE MO MASONRY OPENING MR MOISTURE RESISTANT

MRS MARBLE SADDLE

MTD MOUNTED

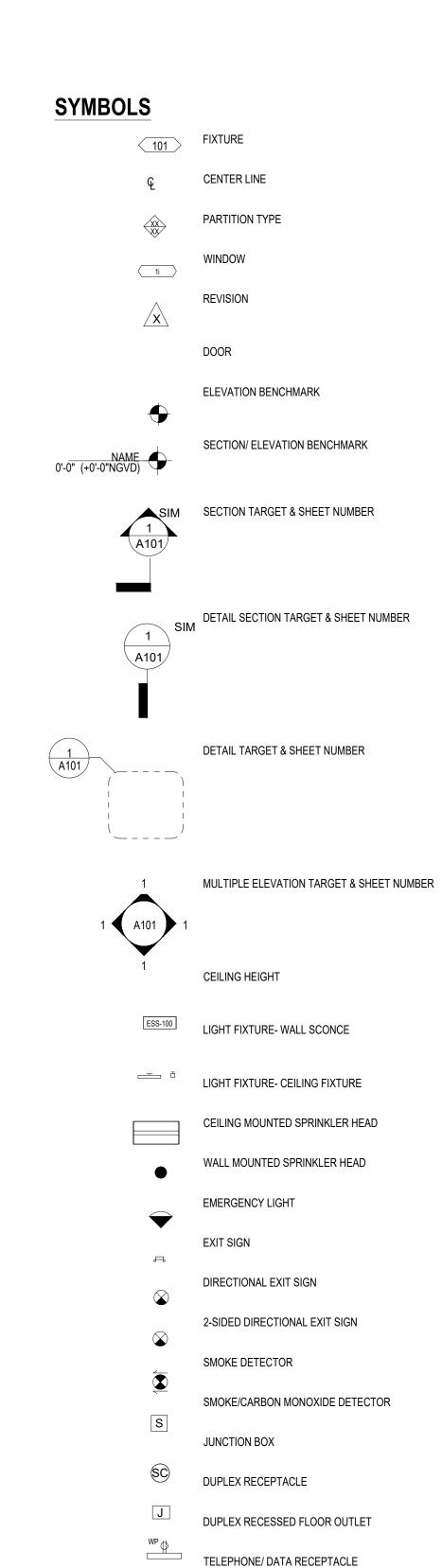
N NORTH
NIC NOT IN CONTRACT
NO NUMBER
NTS NOT TO SCALE

OAD OVERALL DIMENSION
OC ON CENTER
OD OUTSIDE DIAMETER
OFF OFFICE
OH OVERHANG
OH DR OVERHEAD (COILING DOOR)
ORD OVERFLOW ROOF DRAIN
OPNG OPENING
OPP OPPOSITE
ORCH ORCHESTRA

WR WATER RESISTANT
WSCT WAINSCOT
WT WEIGHT

XSECT CROSS SECTION
X BRACE CROSS BRACE

YD YARD



CEILING ACCESS DOOR

CEILING SUPPLY REGISTER

LINEAR RETURN REGISTER

HOSE BIB

ROOF DRAIN

FLOOR DRAIN

CEILING EXHAUST REGISTER

WALL EXHAUST REGISTER

LINEAR SUPPLY DIFFUSER

GENERAL DEMOLITION NOTES

-CONTRACTOR SHALL FURNISH ALL PERMITS, LABOR, MATERIALS, EQUIPMENTS AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK SHOWN, CONTRACTED, INFERRED, OR CALLED FOR BY THE DEMOLITION DOCUMENTS UNLESS OTHERWISE NOTED.

-PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING

-PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/ CONSTRUCTION AREA ONTO ADJACENT SITES OR ROADWAY.

-IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

-CONTRACTOR TO DISPOSE OF ALL DEMOLITION MATERIALS AND DEBRIS (COORDINATE WITH OWNER FOR FINAL DISPOSITIONS). AT COMPLETION OF DEMOLITION WORK, ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED. CONSULT WITH OWNER BEFORE REMOVAL OF ANY AND ALL DEMOLISHED ITEMS SHOULD ANYTHING OF VALUE BE DISCOVERED. AS THIS IS OWNER PROPERTY, OWNER SHALL BE NOTIFIED OF THEIR DISCOVERED AND PROPERTY RETURNED.

-DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN

ACCORDANCE WITH THE CONTRACT DRAWINGS.

-CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION FOR USE OF ALL TRADES. ENSURE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATION OF ALL WORK.

-SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.

-SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSTRUCTION STANDARD.

-ARRANGE FOR EACH TRADE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION

OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE

-ALL STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING, DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.

AND CONDITIONS AFFECTING EXECUTION OF THE WORK.

BY THE CONTRACTOR.

-MATERIALS, DIMENSIONS AND OTHER CONDITIONS NOT OTHERWISE INDICATE IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.

-CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER. ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.

-REMOVE ALL UTILITIES IN AREA OF SITE EXCEPT WHERE NOTED AND PROPERLY DISCONNECT AT PROPERTY LINE. DO NOT DISTURB ANY EXISTING UNDERGROUND UTILITIES BEYOND THE LIMITS OF THE AREA OF WORK AS DESCRIBED IN THE DRAWINGS.

-THE GENERAL CONTRACTOR FOR THIS WORK SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS IN INCLUDING THE EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS. THEY SHALL NOTIFY THE ARCHITECT, IN WRITING,

CONDITIONS SHALL NOT RELIEVE THE CONTRACTOR OF ANY EXPENSES OR RESPONSIBILITIES RESULTING FROM FAILURE TO INSPECT THE JOB SITE.

-ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY WITH ALL ITS APPURTENANCES. ALL OBSTRUCTIONS OR RELATED ITEMS SHALL BE REMOVED AND FIELD VERIFIED

IMMEDIATELY IF ANY DISCREPANCIES OR INCONSISTENCIES EXIST. FAILURE TO VERIFY THE EXISTING

-DUE TO THE NATURE OF THE WORK INVOLVED IN DEMOLITION, UNFORESEEABLE CONDITIONS MAY ARISE DURING DEMOLITION. ANY UNFORESEEN CONDITION THAT AFFECTS THE PROGRESS OF THE WORK SHALL BE REPORTED IMMEDIATELY TO THE OWNER FOR REVIEW.

-CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, REGULATIONS, AND BEST STANDARDS OF SAFETY.

-ALL DEMOLITION SHALL COMPLY WITH THE TOWN OF SURFSIDE. MIAMI-DADE COUNTY. FLORIDA

DEPARTMENT OF TRANSPORTATION AND STATE OF FLORIDA REQUIREMENTS & SPECIFICATIONS.

-EXISTING CONDITIONS HAVE BEEN DRAWN FROM EXISTING BUILDING SURVEY. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

-CONTRACTOR SHALL CLEAR PROJECT SITE OF ALL TRASH, RUBBISH AND DEBRIS, AND REDIRECT ALL RECYCLED MATERIALS IN A LEGAL MANNER IN ACCORDANCE WITH PERTINENT CODES. USE OF BUILDING TRASH DUMPSTER IS NOT PERMITTED. CONTRACTOR SHALL SUPPLY HIS OWN DUMPSTER AT LOCATION AS DIRECTED BY OWNER OR PROVIDE OTHER MEANS FOR STORAGE & REMOVAL OF WASTE MATERIALS PER THE REQUIREMENTS OF THE TOWN OF SURFSIDE, MIAMI-DADE COUNTY,

-THE CONTRACTOR SHALL PROVIDE ALL LABOR FOR THE COMPLETE DEMOLION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL SYSTEMS

-THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES, WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.

-THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF ADJACENT PROPERTIES TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

-EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK. DAMAGED BY THE CONTRACTOR SHALL BE REPORTED TO THE OWNER IMMEDIATELY.

-PROTECT EXISTING SIDEWALK, ROADS, ETC. THAT ARE TO REMAIN.

CONSIDERED NECESSARY FOR COMPLETION OF THE WORK IN THE PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.

-CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF PHASING OF DEMOLITION.

-THE GC IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, M.O.T. AND

-ANY WORK NOT SHOWN OR SPECIFICALLY MENTIONED ON PLANS AND OR SPECIFICATIONS BUT

SAFETY PROCEDURES.GC SHALL CONFORM WITH TOWN OF SURFSIDE DEMOLITION REQUIREMENTS

CONSTRUCTION TO TOWN OF SURFSIDE.GC SHALL SUBMIT CONSTRUCTION SITE CIRCULATION AND

AND APPLICABLE LAWS. GC SHALL SUBMIT AN OFF-STREET PARKING PLAN FOR DURATION OF

STAGING PLAN TO TOWN OF SURFSIDE.

-WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE CLOSED FOR FILLED LEVEL AND FLUSH.

-GC TO PROVIDE ENGINEERED SHOP DRAWINGS FOR PERIMETER FENCE AND GATE.

-DURING DEMO SITE CONSTRUCTION ENTRY GATES SHALL NOT OPEN ONTO THE RIGHT OF WAY AND SHALL BE SECURED TO PREVENT SWINGING OUT TO THE STREET.

-WHERE DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM, OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES AND/ OR COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY AND ALL WORK DONE UNDER THEIR SUPERVISION AND ESTABLISHED STANDARDS.

-ALL UTILITIES SHALL BE TERMINATED PRIOR TO BUILDING DEMOLITION. COORDINATE SERVICE TERMINATION WITH APPROPRIATE SERVICE PROVIDERS & GOVERNMENT AGENCIES AS REQUIRED.

-CAP END OF EXISTING UTILITY LINES WITHIN 10 FEET OF PROPERTY LINE.

-AFTER DEMOLITION PROCESS IS COMPLETE THE DEMOLITION AREAS SHALL BE GRADED, LEVELED, COMPACTED AND FILLED WITH CLEAN FILL. THIS REQUIREMENT APPLIES TO ANY AND ALL

EXCAVATIONS MADE DURING DEMOLITION.

-EXISTING SANITARY SEWER LATERAL WITHIN THE PROPERTY TO BE DISCONNECTED AND REMOVED TO WITHIN 5 FEET OF THE PROPERTY LINES. SANITARY SEWER LATERALS TO BE CAPPED IN PLACE WITHIN 5 FEET OF PROPERTY LINE AND/OR RIGHT WAY LINE.

-EXISTING STORM DRAINAGE PIPES, CATCH BASINS AND DRAINAGE MAINTENANCE ACCESS STRUCTURES WITHIN SITE TO BE REMOVED. CAP END OF EXISTING DRAINAGE LINES TO ALLOW FOR FUTURE CONNECTION. DRAINAGE PIPES CATCH BASINS AND "MAINTENANCE ACCESS STRUCTURES" BEYOND SITE BOUNDARIES TO REMAIN.

-COORDINATE WITH FPL TO DE-ENERGIZE THE EXISTING ELECTRICAL DUCT BANKS AND TRANSFORMERS WITHIN THE PROPERTY. PROPERLY DISCONNECT AND REMOVE ELECTRIC PANELS, METERS, PULL BOXES AND ENCLOSED ELECTRICAL SWITCHES & EQUIPMENT IN THEIR ENTIRETY. CONTRACTOR TO COORDINATE TEMPORARY POWER REQUIREMENTS, IF APPLICABLE. COORDINATE REMOVAL OF ITEMS WITH FPL.

-PROPERLY DISCONNECT AND REMOVE EXISTING AIR HANDLING UNITS FROM SITE.

-PROPERLY DISCONNECT AND REMOVE EXISTING AIR HANDLING UNITS FROM SITE.

-EXISTING DETECTOR CHECK VALVES AND FIRE SERVICE LINES WITHIN THE PROPERTY TO BE DISCONNECTED AND REMOVED PER MIAMI-DADE WATER AND SEWER DEPARTMENT REQUIREMENTS.

-CONTRACTOR TO DETERMINE TYPE OF EXISTING UTILITY HANDHOLES AND COORDINATE WITH OWNER OF UTILITY FOR REMOVAL UNLESS OTHERWISE SHOWN TO REMAIN.

-UTILITY POLE, TRANSFORMERS, TELEPHONE BOXES, RISERS AND OVERHEAD LINES, IF ANY, TO BE REMOVED BY FPL, BELLSOUTH/ AT&T AND COMCAST AS APPLICABLE. COORDINATE WITH ALL UTILITIES, CONTACT 1-800-432-4770 PRIOR TO DIGGING.

-EXISTING GAS METERS AND FEED LINES WITHIN THE PROPERTY TO BE CUT AND CAPPED AT RIGHT OF WAY LINE BY THE GAS COMPANY, IF APPLICABLE.

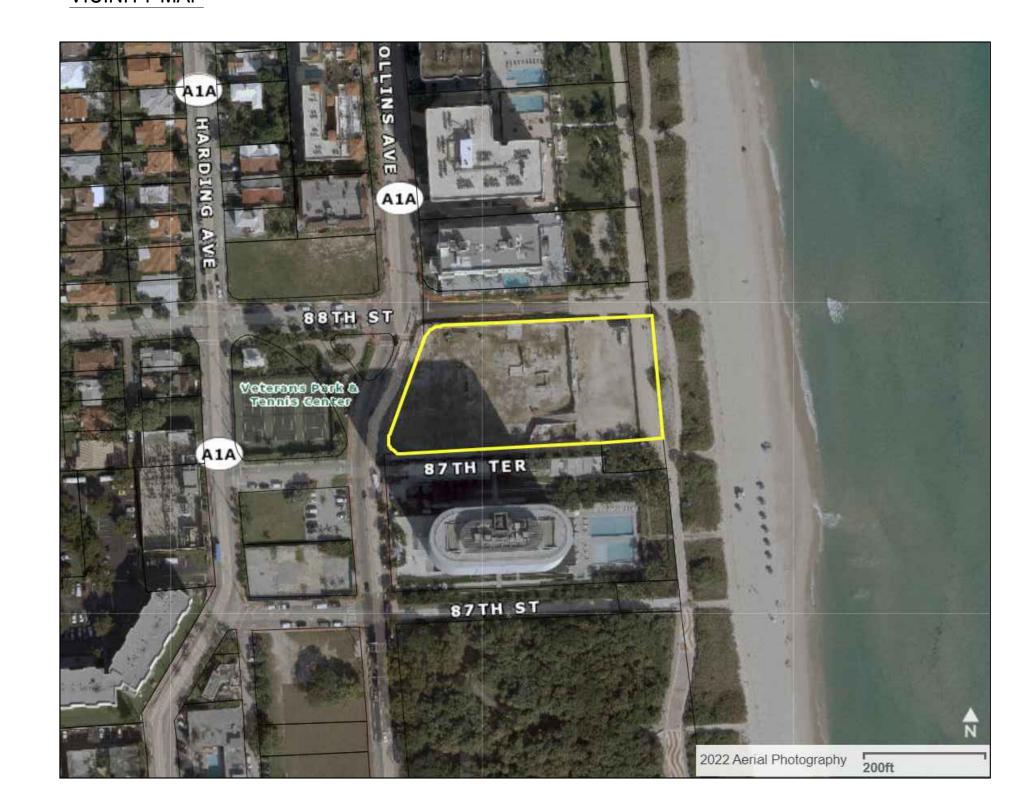
-REMOVE ALL UNDERGROUND WATER LINES LOCATED WITHIN SITE BOUNDARIES. PROPERLY CAP

LINES AT THE MAIN AS REQUIRED FOR FUTURE (NEW) CONNECTION.

-ASBESTOS ABATEMENT SHALL BE SAFELY PERFORMED. ALL ASBESTOS AND HAZARDOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM SITE. ASBESTOS INSPECTION HAS BEEN DONE & REPORT IS AVAILABLE UPON REQUEST.

-CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE COMPLETE

VICINITY MAP



PROPERTY INFORMATION AND DATA

LEGAL DESCRIPTION:

PROPERTY ADDRESS: 8777 COLLINS AVE SURFSIDE, FL, 33154

FOLIO NUMBER: 14-2235-005-0480

SUB DIVISION: SECOND AND DI AT

SUB-DIVISION: SECOND AMD PLAT OF NORMANDY BEACH

according to the Plat thereof, as recorded in Plat Book 16, at page 44, and recorded in the Public Records of Miami-Dade County, Florida; together with that certain parcel of land conveyed by Town of Surfside by Deed dated August 16, 1962, and recorded in Official Records Book 3565 at Page 167 of the Public Records of Miami-Dade County, Florida; and Less and Except that portion of said Block 4 conveyed to Town of Surfside for widening of Collins Avenue by Deed dated June 28, 1962 and recorded in Official Records Book 3565 at page 165 of the Public Records of

Miami-Dade County, Florida

Block 4 of SECOND AMENDED PLAT OF NORMANDY BEACH,

ZONING DISTRICT: H120
FLOOD ZONE: ZONE 'AE' & 'X'

ARCHITECTURE AND DESIGN 2432 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020 T: 954.518.0833 | F:954.518.0131 www.odparchitects.com AA 26000996 DESIGN ARCHITECT Zaha Hadid Architects FAX:+44(0)20 7251 8322 E-MAIL:mail@zaha-hadid.com UNITED KINGDOM www.zaha-hadid.com LANDSCAPE CONSULTANT SAVINO & MILLER DESIGN STUDIO TEL. (305) 895-9082 WWW.SAVINOMILLER.COM STRUCTURE CONSULTANT THORNTON TOMASETTI 80 SW 8th STREET, SUITE 2160 TEL. 954.903.9300 WWW.THORNTONTOMASETTI.COM FACADE CONSULTANT THORNTON TOMASETTI 2nd FLOOR 12-16 CLERKENWELL ROAD, LONDON, EC1M 5PQ TEL. +44.20.7014.4400 WWW.THORNTONTOMASETTI.COM

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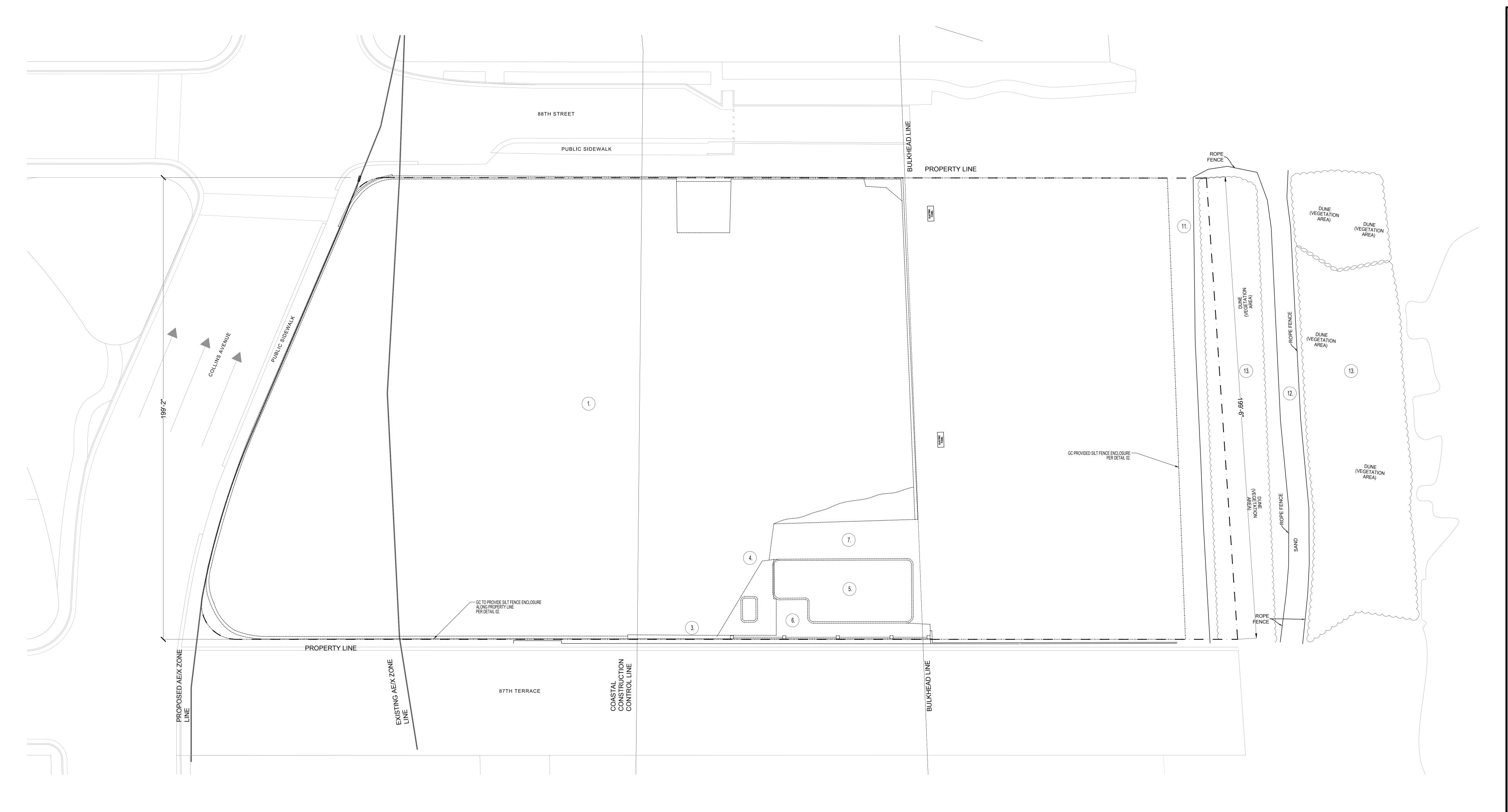
HOLLYWOOD, FL 33021
TEL. 212,643,9055
WWW.MGEDPC.NET

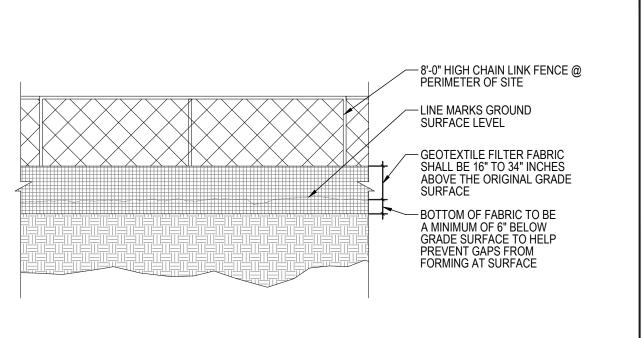
CODE/ADA CONSULTANT

SLS
260 PALERMO AVE
CORAL GABLES FL 33134
TEL
WWW.SLSFIRE.COM

00 2023.06.23 DEMO PERMIT SET 2023.06.05 ENTITLEMENT PACKAGE NO. DATE ISSUANCE 8777 COLLINS AVENUE SURFSIDE, FL 33154 SHEET SIZE: ARCH E (36"X48") DO NOT SCALE DRAWINGS. DATE: 2023.01.02 STARTED BY: ODP © 2020 O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. THIS DRAWING, IN BOTH PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, DUPLICATED MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND EALED BY CHRISTIAN R. LOPEZ LICENSE NUMBER AR98624, USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED ON ANY ELECTRONIC COPIES GENERAL NOTES, SYMBOLS, **ABBREVIATIONS**

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02 SILT FENCE ENCLOSURE (TYP) SCALE=NTS

EROSION / SEDIMENTATION NOTES:

WATER WAYS.

- 1. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT DEMOLITION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR COMPLIES WITH ALL LOCAL, STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT DEMOLITION.
- 2. DURING DEMOLITION ALL CHAIN LINK FENCES SHALL RECEIVE GEOTEXTILE FILTER FABRIC ATTACHED WITH WOODEN STAKES SPACED AT A MAXIMUM OF 6 FT APART. FILTER FABRIC SHOULD BE ENTRENCHED IN THE GROUND BETWEEN THE SUPPORT STAKES TO PREVENT SOIL SEDIMENT THROUGH THE FENCE.
- 3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS OR OF SITE AREAS. 4. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN PUT IN PLACE.
- 5. PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. 6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL
- ORDINANCES THAT APPLY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION. 8. CONTRACTORS IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR FILTER FABRIC CURTAIN TO PREVENT

SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND

DEMOLITION SHEET NOTES:

INDEX DESCRIPTION

- EXISTING BASEMENT TO BE DEMOLISHED ALL EXISTING FENCING TO BE DEMOLISHED 3. ALL EXISTING WALLS TO BE DEMOLISHED
- 4. ALL EXISTING METAL POLES TO BE DEMOLISHED EXISTING POOL AND SPA TO BE DEMOLISHED EXISTING PAVERS TO BE DEMOLISHED EXISTING CONCRETE RAMP TO BE DEMOLISHED 8. COORDINATE ELECTRICAL SERVICE SHUT-OFF AT POINT OF SERVICE
- 9. COORDINATE UNDERGROUND GAS SERVICE SHUT-OFF AT POINT OF SERVICE 10. COORDINATE WATER & SEWER SERVICE SHUT-OFF AT POINT OF SERVICE
- 11. ROPE FENCE TO REMAIN 12. HARD PACK TO REMAIN 13. DUNE TO REMAIN TO BE PROTECTED

DEMOLITION PLAN LEGEND

BASEMENT TO BE REMOVED IN ITS ENTIRETY. REMOVAL IS ALSO APPLICABLE, BUT NOT LIMITED TO: ALL MATERIALS WITHIN BASEMENT INCLUDING CONTENTS, BUILDING STRUCTURE, AND FOUNDATION. IN ADDITION TO THE ABOVE ALL EXISTING UTILITIES IN AND UNDER THE BASEMENT SHALL BE PROPERLY DISCONNECTED AND TERMINATED. SEE REQUIREMENT IN GENERAL NOTES.

THERE ARE NO EXISTING TREES ON SITE TO REMOVE OR

N.I.C NOT IN CONTRACT ----- DEMOLITION LINES

GC SHALL PROVIDE CONSTRUCTION CHAIN LINK FENCE AROUND SITE PRIOR TO BEGINNING DEMOLITION WORK. SEE REQUIREMENTS IN GENERAL NOTES.

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DRAWING TITLE:

EXISTING DEMOLITION

RESOLUTION NO. 2023 - ____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, [APPROVING/DENYING] SITE **PLAN** APPLICATION TO **PERMIT** DEVELOPMENT OF PROPERTY LOCATED AT 8777 AVENUE, COLLINS SURFSIDE, FLORIDA, FOR **MULTIFAMILY** RESIDENTIAL DEVELOPMENT CONSISTING OF UP TO 52 DWELLING UNITS AND UP TO 148 PARKING SPACES: PROVIDING FOR CONDITIONS: **PROVIDING** VIOLATION **CONDITIONS: FOR** OF PROVIDING FOR A SEVERABILITY CLAUSE: AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, East Oceanside Development, LLC ("Applicant"), fee simple owner of the property located at 8777 Collins Avenue, Surfside, FL 33154 and legally described in Exhibit "A" attached hereto (the "Property"), submitted an "Application" on June 12th, 2023, requesting site plan approval from the Town of Surfside ("Town") for a 52-dwelling unit multifamily residential development with 148 parking spaces; and

WHEREAS, the Property is the former site of the Champlain Towers South development that collapsed on June 24, 2021, leaving 98 dead, and shocking the nation, state, and the Town, and leaving the surviving residents of the building, property owners, and family of the victims with emotional trauma and limited options for financial recourse; and

WHEREAS, the Property was the subject of *In Re: Champlain Towers South Collapse Litigation*, Miami-Dade Circuit Court Case No. 2021-015089-CA-01 (the "Litigation"), before Judge Michael Hanzman, which litigation included multiple classes of plaintiffs and defendants, including defendant members of the building's Condominium Association which were referred to as the "Property Owner Class;" and

WHEREAS, the Property was acquired by the Applicant after court-administered auction process in order to generate funds for a potential settlement of the Litigation; and

WHEREAS, in connection with the sale of the Property, and in order to ensure it had the highest potential value to serve the interests of settlement, the Court provided its clear direction that the Property be permitted to be developed to at least the same level as it had been before the collapse; and

WHEREAS, in a historic settlement, the Court confirmed the settlement on May 28, 2022 (subject to later agreements amongst the parties), with proceeds from the sale of the Property making up approximately 10% of the total settlement amount; and

WHEREAS, the Application was reviewed by the Town's Design Review Group on August 9th, 2023, and all Town officials or departments raised their concerns but had no objection to the Application going forward for consideration at public hearings provided adequate conditions were implemented; and

WHEREAS, on August 31, 2022, 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/approval with conditions/denial]; and

WHEREAS, on September 27, 2023, 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:

<u>SECTION 1. RECITALS AND FINDINGS OF FACT.</u>

- **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.
- **SECTION 2. SITE PLAN [APPROVAL/DENIAL].** The request to approve a site plan is hereby [approved/denied] based on the plans submitted to the Planning Department as part of the Application title "8777" prepared by ODP Architecture and Design (Architect of Record) with Zaha Hadid Architects (the Design Architect) for East Oceanside Development, LLC. Plans are dated August 23rd, 2023, and consisting of the

following sheets: B_Z-000.00, B_Z-001.10, B_Z-001.20, B_Z-001.30, B_Z-002.00, B_Z-003.00, B_Z-004.00, B_Z-005.00, B_Z-006.00, B_Z-98.00, B_Z-99.00, B_Z-100.00, B_Z-100.01, B_Z-101.00, B_Z-102.00, B_Z-103.00, B_Z-104.00, B_Z-105.00, B_Z-106.00, B_Z-107.00, B_Z-108.00, B_Z-109.00, B_Z-110.00, B_Z-111.00, B_Z-112.00, B_Z-113.00, B_Z-200.00, B_Z-201.00, B_Z-202.00, B_Z-203.00, B_Z-300.00, B_Z-301.00, B_Z-302.00, B_Z-500.00, B_Z-600.00, B_LS-100.01, B_LS-100.02, B_C-100, B_C-101, B_C-200, B_C-201, B_C-300, B_C-400, B_C-500, B_L-01, B_L-02, B_L-03, B_L-04, B_L-05, B_L-06, B_L-07, B_L-08, B_L-09, B_L-10, B_L-11, B_L-12, and B_L-13

SECTION 3. CONDITIONS. [PROVIDED ONLY IF THE SITE PLAN IS APPROVED] The approval granted herein is subject to the following conditions:

A. Special Conditions.

1. Required Improvements.

- a. Exclusive of and in addition to any financial proffers, remove or abandon in place the existing 8-inch water main and install a new C-900 12-inch water main, to the Town standard, subject to Town approval of the final design details, but in the most costly scenario, commencing at the terminal loop point within Harding Avenue at 87th Street, then easterly within 87th Street to Collins Avenue, thence northerly within Collins Avenue for the entire width of the Property to tie in to the existing 12-inch water main at the intersection of Collins Avenue and 88th Street. All drawings to be reviewed and permitted by the Town and State.
- b. Redesign and install sewer connections to reroute existing sewer main at the intersection of Harding Avenue and 88th Street to the Property so that it avoids non-right-of-way property and is maintained solely within rights-of-way approved by Public Works and the Florida Department of Transportation ("FDOT"). Install a new manhole at terminal point in accordance with plans approved by the Public Works Director. Applicant shall obtain Town Right-of-Way Permit and execute Right-of-Way Encroachment Agreement, where applicable and as required by Town Code.
- c. Mill and resurface all disturbed extents of all rights-of-way impacted by the construction of the project, and restore all other adjacent roadways damaged by construction to Town of Surfside and FDOT standards.
- d. Connect to the Town's existing water/sewer infrastructure without damaging the infrastructure or degrading service.
- e. Any damage to the existing sewer main or adjacent water main caused by the Applicant's development activities will be restored by the Applicant to the satisfaction of the Town's Public Works Department.

- f. Develop and implement dune system improvement plan to increase the elevation of the crown of the entire dune system east of the Property to meet the Town's planned improvements to the dune system to the north, with plans to be reviewed and approved by Town Manager. The dune system work shall provide for the following:
 - 1. Preserve or relocate existing sea grapes and other protected species.
 - 2. Remove all invasive species and replant dune with 6-gallon sea oats or approved equivalent.
 - 3. Permit applications, including existing conditions plan, grading plan, tree disposition plan, and landscape plan, shall be submitted for approval by the Florida Department of Environmental Protection ("FDEP") and the Town's Public Works Department prior to commencement of the work. Existing trees may be relocated as approved by FDEP and the Town.
 - 4. Provide for adequate turn-around for Town vehicles or access to turn-around space for Hardpack.
 - 5. Purchase and install eight (8) bollards with upgraded lighting within Hardpack, with product selected by the Town and per approved Town plans.
- 2. <u>Voluntary Proffers.</u> Provide the Town with the Applicant's voluntary proffer of \$2,500,000 in money and/or improvements. The proffer consists of the following elements:
 - a. \$400,000 for design, engineering, planning, permitting, installation and construction observation or for any costs related to the planning, design, development, and implementation of and parks and recreation facilities, at the Town's discretion.
 - b. In-kind services for the Memorial Park, for up to \$1,500,000 of cost estimated by Town, as follows:
 - 1. Demolish existing condition of 88th Street.
 - 2. Construction of 88th Street from Collins Avenue to the Hardpack, at its sole cost, including the Memorial Park Improvements, consisting of hardscape and landscape improvements, per Town-approved drawings and specifications to be provided by the Town. The Town anticipates providing plans and specifications to Applicant within 16 months of the adoption of this Resolution. The Town-approved plans shall include custom sidewalk material

- and pattern as reviewed and approved by Public Works, and a Right-of-Way Agreement with the Town. The Memorial Park improvements to be made by the Applicant will not include the Memorial structure itself (which will be manufactured and installed/constructed at the Town's sole expense and direction).
- 3. The Applicant understands and agrees that but for the Memorial Park improvements, Applicant would be required to mill and resurface, install/repair sidewalks, and install landscaping for 88th Street, and its proffer is therefore the difference between the costs of regular improvements to 88th Street and the cost of the special improvements for the Memorial Park described above. Applicant's contribution towards the Memorial Park Improvements shall not exceed \$1,500,000.
- c. \$400,000 for design, engineering, planning, permitting, installation and construction observation or for any costs related to the planning, design, development, and implementation of any resiliency strategies, at the Town's discretion.
- d. \$100,000 for stormwater impacts from the date of ownership of the Property (July 27, 2022) on the Town's stormwater infrastructure. The funds shall be spent by the Town for repairs and improvements to account for the additional impacts to the system caused by the Property.
- e. \$100,000 contribution to the Town's solid waste fund for future capital outlays for solid waste operations and mitigation of impacts to 88th Street.

3. Prior to demolition permit and throughout demolition and construction, the Applicant shall:

- a. 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.
- b. Comply with Section 14-32 of the Town Code regarding construction hours and noise.
- c. Take all measures necessary, as determined by the Town Manager, to prevent off-site carry and drift of any dust, particulates or other airborne demolition and construction materials, including, but not limited to, constructing a minimum 16-foot tall construction barrier on the north side of the Property, acceptable to the Town Manager or his designee.

- d. Prepare and submit a hardpack management plan to address the use, maintenance and repair and restoration of the hardpack area to be temporarily used for construction related access and transport of materials and equipment to the Property, subject to the Town Manager's and Public Works Director's approval ("Hardpack Management Plan").
- e. Dedicate a hardpack easement to the Town in form and substance acceptable to the Town Attorney, and in compliance with Section 90-60.1(5) of the Town Code, with specific provisions for dune maintenance.

4. Prior to Obtaining a Building Permit for New Construction, the Applicant shall:

- a. Provide the Town with the contributions listed in the Applicant's voluntary proffer described in sub-conditions a, c, d, and e of Condition 2 above.
- b. To the extent permitted by applicable law, the Town reserves the right, in its sole discretion, to waive building permit fees and accept a payment-in-lieu of building permit fees from the Applicant to be deposited into the Town' General Fund, for all or any portion of such fees that would otherwise be due for the Project. The Applicant, for itself and on behalf of any successors and/or assigns, waives any claim against the Town in connection with said payment-in-lieu of building permit fees based in whole or in part on the manner, time, or purpose for which these monies are expended or utilized by the Town, and the Town reserves the right to use these funds to address public purposes as it determines, in its sole and absolute discretion; provided, that, if a court of competent jurisdiction finds the payment-in-lieu of building permit fees to be unlawful, then any payments made pursuant to this condition shall be reclassified as building permit fees and expended by the Town in accordance with applicable law.
- c. Demonstrate compliance with Section 14-30 of the Town Code regarding the required bond for damage to Town property.
- d. Comply with calculating the cost of construction and auditing procedures pursuant to Town of Surfside Ordinance No. 16-1656 (Section 14-29 of the Town Code).
- e. Provide water/sewer fees to the Town of Surfside in the amount prescribed in Town Code Section 78-83 and calculated using all fixtures in the buildings. Said fee shall be paid prior to the issuance of a Building Permit and there shall be no offset for existing fixtures if such offset is prohibited by law.
- f. Sheet B Z-003.00 of the submitted project plans shows the southwest corner of the structure (buildable area) encroaching into the AE Flood

Zone (Special Flood Hazard Area). This encroachment would prohibit construction of the building as currently proposed including but not limited to the use of underground parking in a wholly residential building. However, FEMA'S preliminary maps show this area, and the entire proposed structure as entirely in the X Zone (Not in the Special Flood Hazard Area). The State of Florida Floodplain Management is unable to provide an effective date for the preliminary maps at this time. As a result, the applicant has filed a Letter of Map Revision (LOMR) with FEMA to amend the current map in accordance with the Preliminary Map. In order for the project to be constructed as proposed, the applicant shall demonstrate that one of the following has occurred, in form and substance acceptable to the Town: (a) FEMA approval of the Letter of Map Revision filed by applicant; or (b) FEMA'S Preliminary Flood Map becomes effective confirming that the proposed structure is entirely in the X Zone, thereby permitting the underground parking for the residential building. Sheet B Z-003.00 should therefore be updated consistent with FEMA's adopted maps prior to building permit.

- g. Applicant shall provide details for LEED Silver, or its equivalent, design and a plan for compliance with the requirements for LEED Silver, or its equivalent.
- h. All lighting visible from public property subject to Town Planner review to ensure it meets the requirements of Town Code and the Florida Department of Environmental Protection, and is not otherwise unduly distracting to motorists or pedestrians.
- i. Applicant shall provide operational details of solid waste pick up for review and approval by Town Manager and/or designee.

5. Prior to Temporary Certificate of Occupancy, or Permanent Certificate of Occupancy if a Temporary Certificate of Occupancy is not granted, the Applicant shall:

a. Applicant shall construct the Memorial Park improvements, to the Town Manager's satisfaction, as contemplated in sub-condition b of Condition No. 2, provided the Town has provided Town-approved drawings and specifications within 16 months of the adoption of this Resolution (the "Town Plans Period"). If the Town does not provide Town-approved drawings and specifications within the Town Plans Period, the Applicant may obtain a Temporary Certificate of Occupancy prior to completion of the Memorial Park improvements so long as the Applicant's work is completed on the Memorial Park improvements within 120 days of the issuance of a Temporary Certificate of Occupancy (the "Allowed TCO")

- Period"). For every 30-day period after the Town Plans Period that the Town does not provide the Town-approved drawings and specifications to the Applicant, the Applicant may extend the Allowed TCO Period by 30 days.
- b. Applicant to coordinate the installation and final design of landscaping and hardscape within the Property along 88th Street with the Town Manager to best compliment the installation and design of the Memorial Park.
- c. The Applicant shall provide at least 1,000 square feet of replacement custom sidewalk material to the Town for future maintenance of custom sidewalk material.
- d. Install water and sewer upgrades, and make repairs of any damage to existing infrastructure, as described in Condition No. 1 above.
- e. Mill and resurface all disturbed extents all rights-of-way impacted by the construction of the project, and restore all other adjacent roadways damaged by construction to Town of Surfside and FDOT standards as described in Condition No. 1 above.
- f. Improve dune system and hardpack as described in Condition No. 1 above.
- g. Post a bond in the amount and duration determined by the Town Manager or designee to ensure the survival of landscaping material installed on the Property for three years after the Certificate of Occupancy is issued.
- h. The Applicant shall meet all requirements of the Town Public Works Department, Miami-Dade County, and the Florida Department of Transportation for storm drainage.

6. General Conditions:

- a. All utilities shall be installed underground.
- b. All voluntary proffers and commitments made to the Town of Surfside pursuant to this Resolution, including but not limited to, those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.

- c. 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.
- d. In the event the Applicant obtains a building permit and the permit expires, it shall be required to comply with Section 14-55 entitled "Vacant lots or buildings" of the Town of Surfside Code, including but not limited to, the posting of a bond to defray the cost the Town may incur if required to secure and maintain the site, if necessary, and as may be required by the Building Official. The Applicant for this purpose shall provide a bond in the amount of \$250,000.00, as required by the Building Official. These funds shall be used to secure the Property and the construction site in the event construction is abandoned or ceases prior to completion.
- e. The Applicant shall design the project to be LEED silver certifiable and obtain LEED Silver or its equivalent certification from the Florida Green Building Coalition level Silver for High-Rise construction within 12 months of issuance of the Temporary Certificate of Occupancy and maintain such certification thereafter. Compliance with this requirement shall be included as a condition on the final Certificate of Occupancy.
- f. 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.
- g. 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.
- h. If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
- i. 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.

- j. Consistent with Section 90-44.1 of the Town of Surfside Code, all structures above the structural roof shall be constructed as non-habitable spaces and shall be used and maintained in such non-habitable condition.
- k. The Applicant may, subject to the issuance of the necessary permits, locate no more than two temporary trailers within the portion of the Property west of the hard pack area to serve as construction and sales offices during the duration of the redevelopment process. No structures, materials, or equipment may be located in the hard pack area.
- I. 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.
- m. 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.

7. Ongoing Operational Conditions required for the duration of the Certificate of Occupancy:

- a. The rooftop deck shall not have live music. Recorded music, over a distributive sound system, no greater than 75 dba measured 1 meter from any speaker, is permitted only between the hours of 7 am to 11 pm. No music is permitted prior to 7 am or after 11 pm.
- b. The rooftop deck and pools shall not be used for organized events or activities after dusk.
- c. All lighting on the rooftop deck shall be internally focused.
- d. To the extent that a valet parking operation is used to service the building, 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 stacking.
- e. All employees shall be required to park on private property.
- f. All solid waste shall be stored in a fully enclosed air-conditioned room on the Property. Solid waste pick up and operations shall be as approved by the Town Manager and/or designee.
- g. All deliveries and loading after Certificate of Occupancy shall occur onsite and shall not block the street, sidewalk or any right-of-way.
- h. Except during active loading and unloading, no materials may be stored within the outdoor loading area on the north side of the Property.

- i. In order to limit vehicular use of 88th Street for loading operations, Applicant has agreed to the following voluntary operational limits on the use of the proposed loading area on the north side of the Property:
 - Aside from large-scale delivery of furniture and similar bulky items, daily deliveries by providers such as FedEx and Amazon shall be conducted from the driveway along Collins Avenue.
 - The outdoor loading area shall be visually screened from 88th Street subject to the approval of the Town Manager and/or designee
 - 3. Loading area within the building shall be fully enclosed with a rolling door, which shall be open only when the area is in use.
 - 4. Use of the loading area shall be limited as follows:
 - a. "Move in" and "move out" for residents shall occur only on Monday, Wednesday, and Friday between 9:00 AM and 5:00 PM.
 - b. Except for bona fide emergencies, all other deliveries shall be limited to the period between 9:00 AM and 5:00 PM, Monday to Friday.
 - 5. No delivery or moving truck servicing the Property may be larger than a single unit truck.
 - Except for bona fide emergencies, no loading activity may occur between 9:00 AM on June 22nd and 9:00 AM on June 25th or during any Town-sanctioned event that utilizes the 88th Street.
- j. Maintain all landscaping materials on the Property in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times.
- k. Comply with Section 34-84 of the Town Code for turtle-friendly lighting.

8. Revisions to Plans:

- A reduction in the total number of units, with no other exterior or operational changes, shall not require formal amendment of this site plan approval.
- b. Landscape revisions are subject to Town approval and shall not require formal amendment of this site plan approval.
- c. Any other changes to the approved site plan, including, but not limited to, changes to lot coverage, volume, height, or massing of the building, shall require a formal site plan amendment.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this	day of	, 2023.
Motion by:		
Second by:		
FINAL VOTE ON ADOPTION		
Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velazquez Vice Mayor Jeffrey Rose Mayor Shlomo Danzinger		
		Shlomo Danzinger, Mayor

ATTEST:					
Sand	Sandra N. McCready, MMC, Town Clerk				
	PROVED AS TO FORM AND LEGAL SU R THE TOWN OF SURFSIDE ONLY:	FFICIENCY			
	iss Serota Helfman Cole & Bierman, P.L. vn Attorney				
	STATE OF FLORIDA) COUNTY OF MIAMI-DADE)				
	certify that the above and foregoing is	of the Town of Surfside, Florida, do hereby a true and correct copy of Resolution No ssion at its meeting held on the day or			
	Issued:				
		Sandra McCready, MMC Town Clerk			

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Block Four (4) of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 16, at Page 44, and recorded in the Public Records of Miami—Dade County, Florida; together with that certain parcel of land conveyed by Town of Surfside by Deed dated August 16, 1962, and recorded in Official Records Book 3565 at Page 167 of the Public Records of Miami—Dade County, Florida; and Less and Except that portion of said Block 4 conveyed to Town of Surfside for widening of Collins Avenue by Deed dated June 28, 1962 and recorded in Official Records Book 3565 at page 165 of the Public Records of Miami—Dade County, Florida.