



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.townofsufsidefl.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 31st 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 ¼ inches. The setback increases with additional height becoming 39 feet 11 ½ 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 88th 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 31st 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](#)



Town of Surfside, Florida Development Review

Attachment A



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



Town of Surfside, Florida Development Review

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

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



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September 12, 2023

VIA ELECTRONIC MAIL

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

Re: Loading/Sanitation Plan for 8777 Collins Avenue
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.

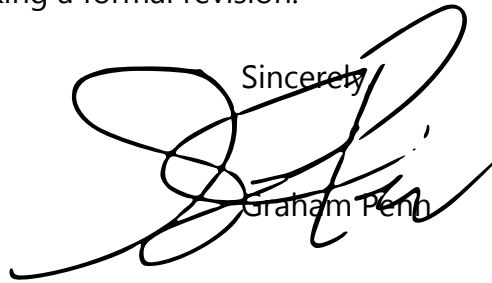
Design of Loading/Sanitation Area. Based on these factors, the Applicant worked with the Town administration on designing a code-compliant loading and sanitation plan for the 8777 Collins development. As a condominium of a maximum of 52 units, the loading and sanitation demands of the development will 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.

Design Opportunity. 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,

Graham Penn

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

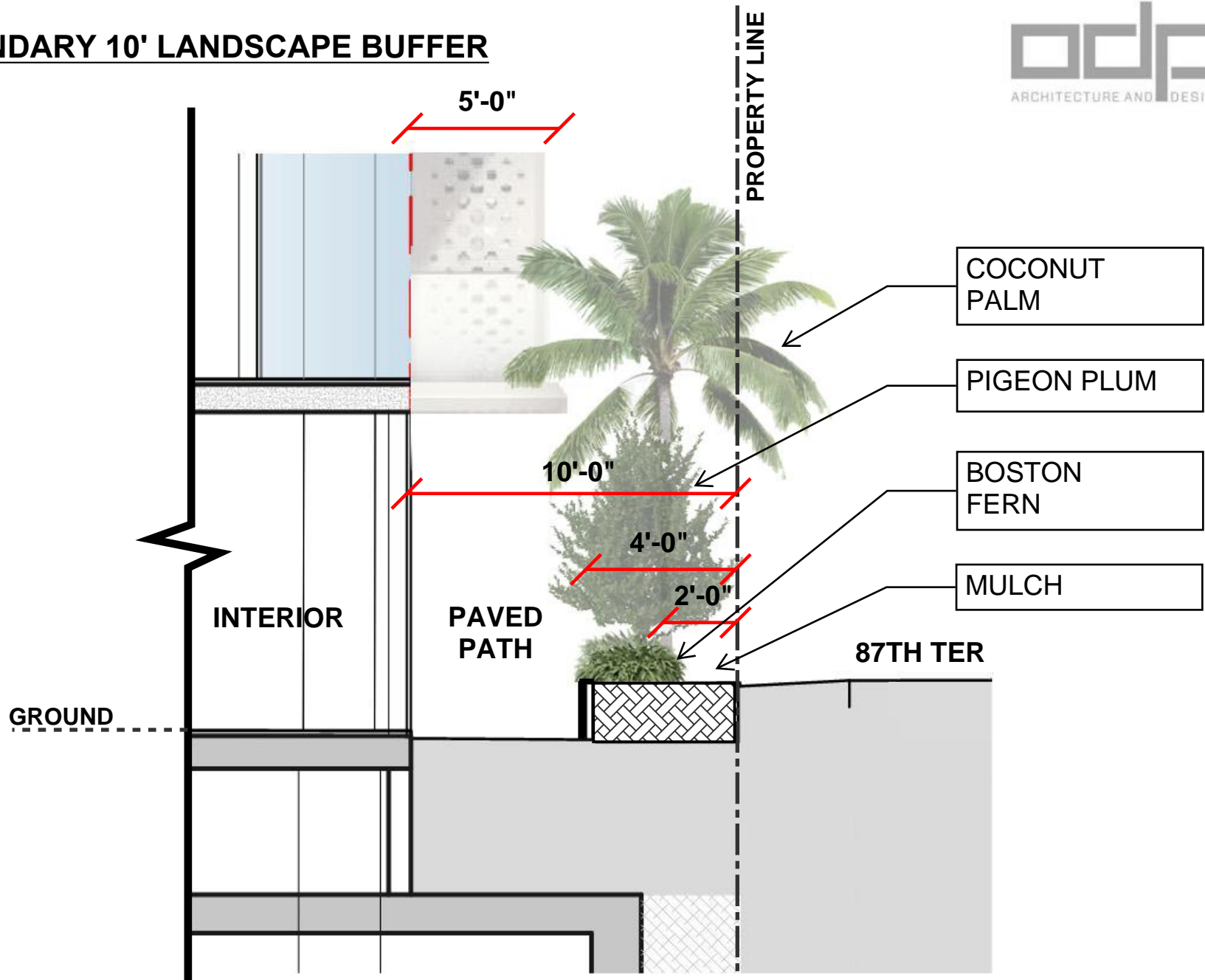
AREA MATRIX



LEVEL	PROGRAM	ENCLOSED AREA (GROSS SF)	AMENITIES AREA (SF)	BOH AREA (SF)	BALANCED ENCLOSED AREA(SF)	BALCONY AREA UNENCLOSED (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
LEVEL 02	RESIDENCES + AMENITIES	26586	7812.87		18773.13	1434.77
LEVEL 01	LOBBY/ WELLNESS + 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

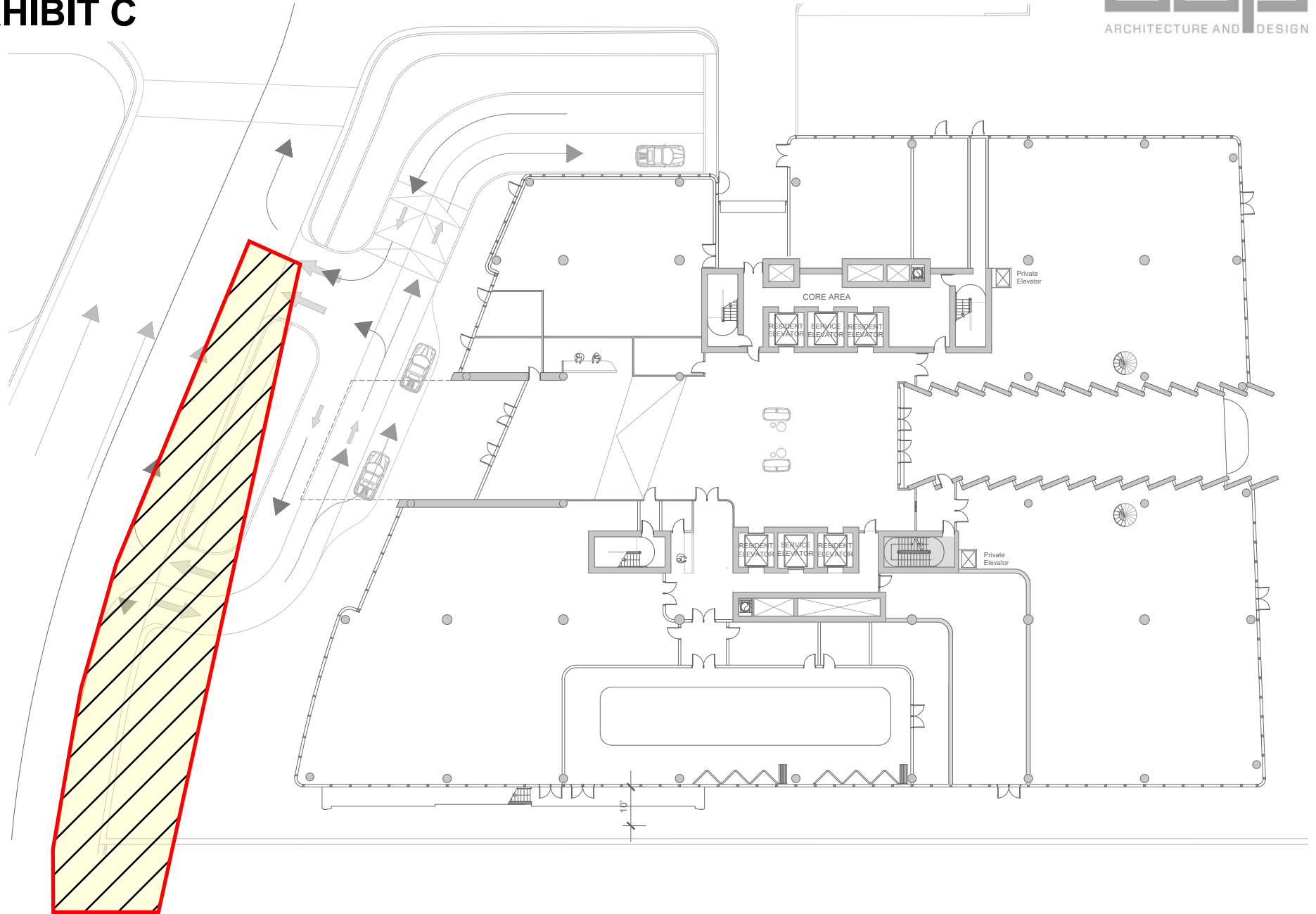
EXHIBIT B

SOUTH BOUNDARY 10' LANDSCAPE BUFFER



FDOT REQUIRED SIGHT TRIANGLE

EXHIBIT C



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.

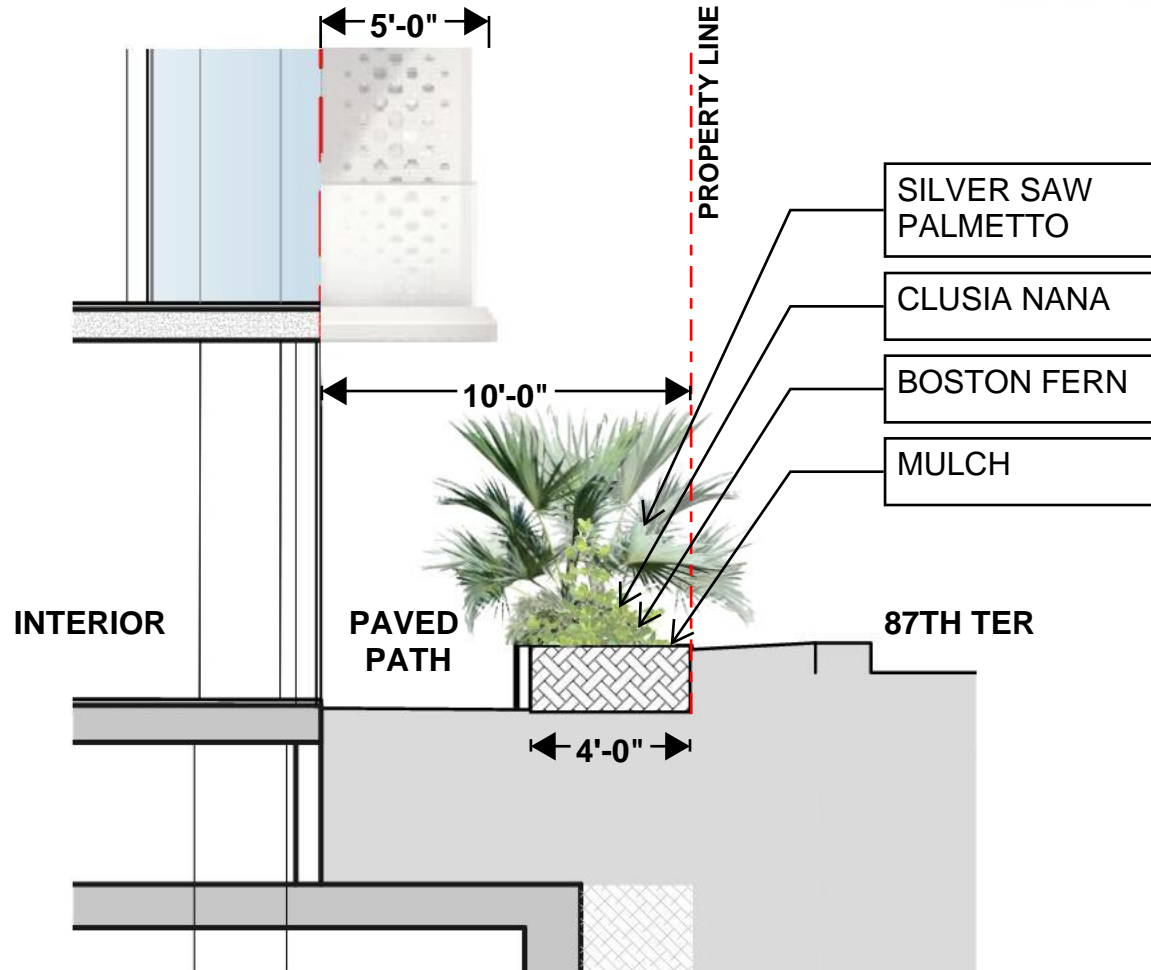
Thank you for your time.

Regards,



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

SOUTH BOUNDARY 10' LANDSCAPE BUFFER





DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

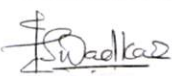
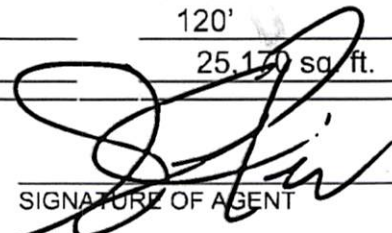
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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.

PROJECT INFORMATION	
OWNER'S NAME	East Oceanside Development LLC
PHONE / FAX / EMAIL	305-407-4898 James.Galvin@Damacgroup.com
AGENT'S NAME	
ADDRESS PHONE / FAX	3411 Silverside Road, Tainall, Building #104 Wilmington Delaware, 19810 305-407-4898
PROPERTY ADDRESS	8777 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	New Construction - Multifamily

INTERNAL USE ONLY	
Date Submitted	Project Number <u>23-4060</u>
Report Completed	Date
Fee Paid	\$

ZONING STANDARDS	Required	Provided
Plot Size	N/A	55,435 sq. ft.
Setbacks (F/R/S)	40' 30' 10'/20'	40' 152'11" 21'
Lot Coverage	N/A	N/A
Height	120'	120'
Pervious Area	16,377.2 sq. ft.	25,170 sq. ft.

SIGNATURE OF OWNER _____ DATE June '23 SIGNATURE OF AGENT _____ DATE 6/9/23

Town of Surfside - Multi-Family and Non-Residential Site Plan Application

20



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

JR



**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"
- 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 - Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').
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.



- 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
 - 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

Pa



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:
 - All exterior materials, colors and finishes, keyed to samples provided
 - Roof slopes and materials including specifications and color
 - Detail of doors, windows, garage doors
 - Dimensions of structure(s) - height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - 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

For

Affidavit of Ownership

I, Harish Wadkar, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

- 1. I am the Manager of East Oceanside Development, LLC.
- 1. 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").
- 2. The Property is located at the southeast corner of Collins Avenue and NE 88 Street within the Town of Surfside.
- 3. The Owner is proposing to develop the Property with a new residential development.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

Signature

Harish Wadkar

Name

Manager

Title

STATE OF FLORIDA

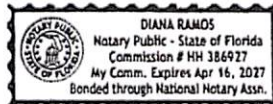
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 01 day of June, 2023, by Harish Wadkar, Manager of East Oceanside Development, LLC, who is personally known to me or has produced _____ as identification

[Signature]

My commission expires 4.16.2027

Notary Public, State of Florida



[Handwritten mark]



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 that 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 fourth floor and continues to the roof level
- 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:

- 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 (totaling 24 standard parking spaces) 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 McGuinness 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.
- 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.
- 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.
- 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 McGuinness 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.

Comment: Landscape: Need 10-foot landscape buffer on Collins Avenue and 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





RENDERS TO BE ADJUSTED FOR P & Z PRESENTATION

SURFSIDE 8777						
DRAWING INDEX						
		06.09.23_ZONING SUB	08.23.23_REV.01	REV # 2_DATE	REV # 3_DATE	REV # 4_DATE
ARCHITECTURE						
B_Z-000.00	COVER SHEET AND DRAWING INDEX	•	•			
B_Z-001.10	SITE CONTEXT	•				
B_Z-001.20	SITE CONTEXT ELEVATION	•	•			
B_Z-001.30	SITE PHOTOS	•				
B_Z-002.00	ZONING INFORMATION & BUILDING DATA	•	•			
B_Z-003.00	SITE SETBACKS AND SITE SECTION	•	•			
B_Z-004.00	ROOF SETBACK ANALYSIS, PERVIOUS AND IMPERVIOUS AREA ANALYSIS	•	•			
B_Z-005.00	SITE CIRCULATION DIAGRAM	•				
B_Z-006.00	FEMA MAP	•				
B_Z-98.00	BASEMENT 01 PLAN	•	•			
B_Z-99.00	BASEMENT 02 PLAN	•	•			
B_Z-100.00	SITE AND ROOF PLAN	•	•			
B_Z-100.01	SITE AND ROOF PLAN	•	•			
B_Z-101.00	LEVEL 01 PLAN	•	•			
B_Z-102.00	LEVEL 02 PLAN	•	•			
B_Z-103.00	LEVEL 03 PLAN	•	•			
B_Z-104.00	LEVEL 04 PLAN	•	•			
B_Z-105.00	LEVEL 05 PLAN	•	•			
B_Z-106.00	LEVEL 06 PLAN	•	•			
B_Z-107.00	LEVEL 07 PLAN	•	•			
B_Z-108.00	LEVEL 08 PLAN	•	•			
B_Z-109.00	LEVEL 09 PLAN	•	•			
B_Z-110.00	LEVEL 10 PLAN	•	•			
B_Z-111.00	LEVEL 11 PLAN	•	•			
B_Z-112.00	LEVEL 12 PLAN	•	•			
B_Z-113.00	LEVEL 13 PLAN	•	•			
B_Z-200.00	EAST ELEVATION	•	•			
B_Z-201.00	NORTH ELEVATION	•	•			
B_Z-202.00	WEST ELEVATION	•	•			
B_Z-203.00	SOUTH ELEVATION	•	•			
B_Z-300.00	LONGITUDINAL BUILDING SECTION	•	•			
B_Z-301.00	SOUTH BUILDING SECTION	•	•			
B_Z-302.00	WEST BUILDING SECTION	•	•			
B_Z-400.00	LIGHTING PLAN	•	•			
B_Z-500.00	BUILDING RENDERS	•	•			
B_Z-600.00	SITE SIGNAGE PLAN	•	•			
CIVIL						
B_C-100	GENERAL NOTES AND SPECIFICATIONS	•	•			
B_C-101	WATER AND SEWER NOTES	•	•			
B_C-200	PAVING, GRADING AND DRAINAGE PLAN	•	•			
B_C-201	PAVING, GRADING AND DRAINAGE PLAN	•	•			
B_C-300	WATER AND SEWER PLAN	•	•			
B_C-400	DRAINAGE DETAILS	•	•			
B_C-500	SEDIMENTATION AND EROSION CONTROL PLAN AND DETAILS	•	•			
LIFE SAFETY						
B_LS-100.01	FIRE RESCUE ACCESS ROAD REQUIREMENTS	•	•			
B_LS-100.02	AMBULANCE MANEUVERABILITY STUDY	•	•			
LANDSCAPE						
B_L-01	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	•	•			
B_L-07	PLANTING IMAGES - CANOPY	•	•			
B_L-08	PLANTING PLAN - UNDERSTORY	•	•			
B_L-09	PLANTING IMAGES - UNDERSTORY	•	•			
B_L-10	PLANTING DETAILS	•	•			
B_L-11	IRRIGATION DETAILS AND LEGEND	•	•			
B_L-12	IRRIGATION PLAN	•	•			
B_L-13	LANDSCAPE LIGHTING	•	•			
SURVEY						
	SITE SURVEY PLAN	•	•			

DEVELOPMENT
DAMAC PROPERTIES CO. LLC
100 EAST WASHINGTON AVENUE
SUITE 1500
WASHINGTON, DC 20004

ARCHITECT OF RECORD
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CODE/ADA CONSULTANT
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KEY PLAN

NO DATE ISSUANCE
REVISIONS

8777

PROJECT
8777 COLLINS AVENUE SURFSIDE, FL 33154

NOT FOR CONSTRUCTION

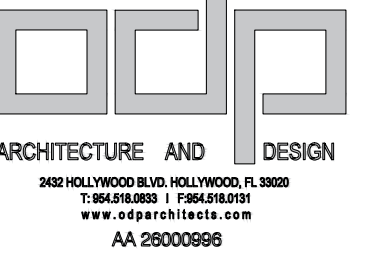
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DATE 2023.02
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DRAWING TITLE
COVER SHEET AND DRAWING INDEX

SHEET NO.
B_Z-000.00

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 WEST PALM BEACH, FL 33411
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 WWW.DAMAC.COM

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 ODP
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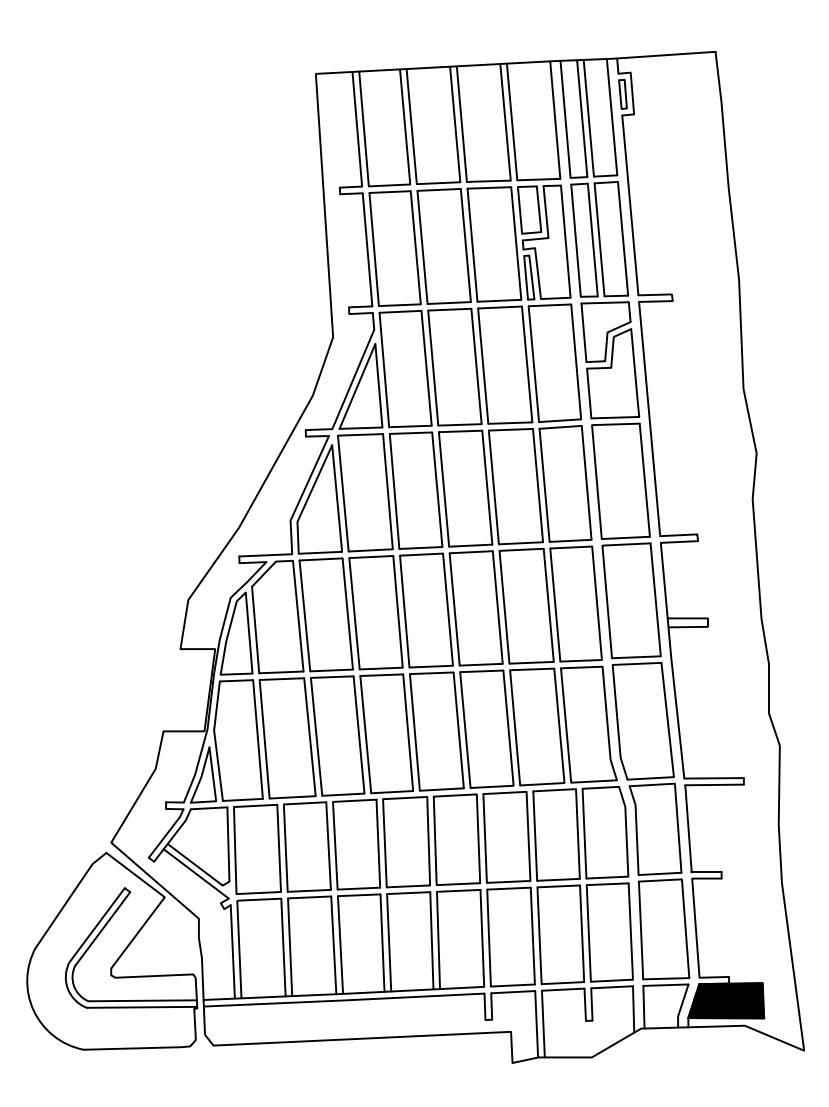
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MEP
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 WWW.MGENGINEERING.COM

CODE/ADA CONSULTANT
 SLS
 207 PALM BEACH
 CORAL GABLES, FL 33134
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 WWW.SLS.COM



KEY PLANS

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS AVENUE SURFSIDE, FL 33154

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
 SHEET SIZE: ARCHITECTURE (DO NOT SCALE DRAWING)
 DATE: 2023.10.10
 DRAWN BY: ODP

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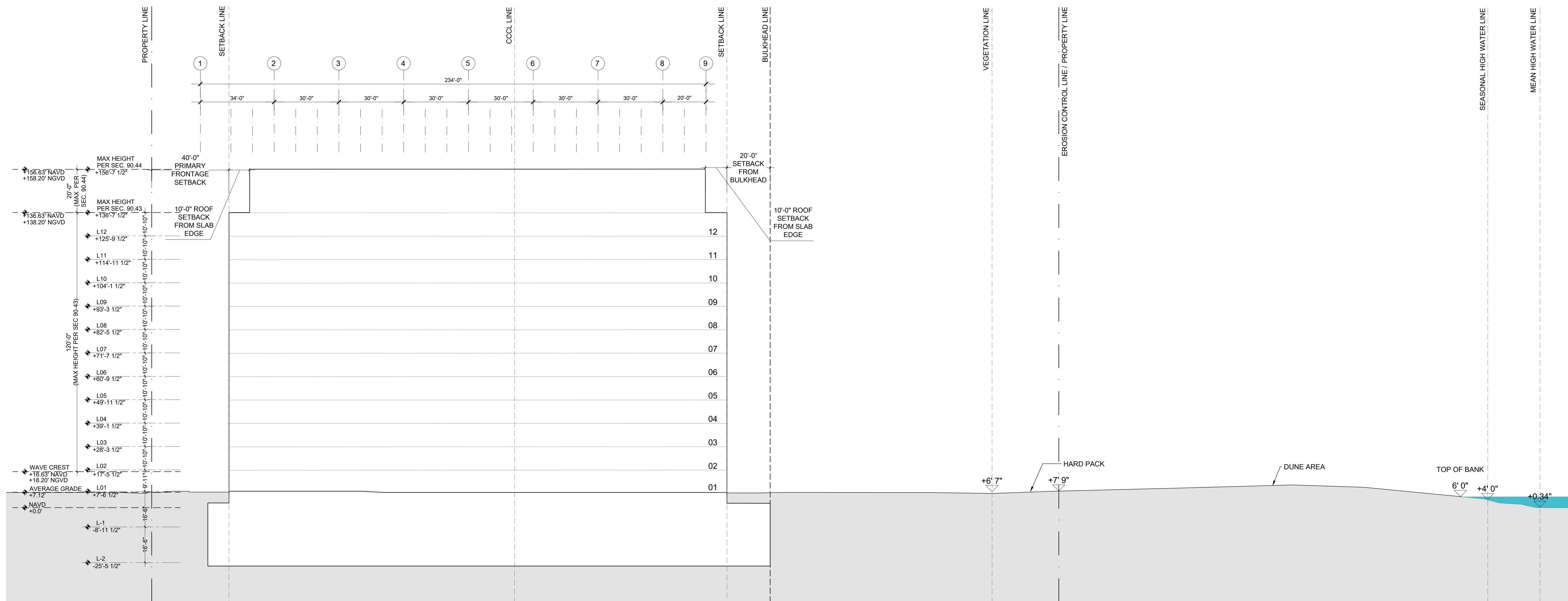
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DRAWING TITLE
SITE CONTEXT

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B Z-001.10

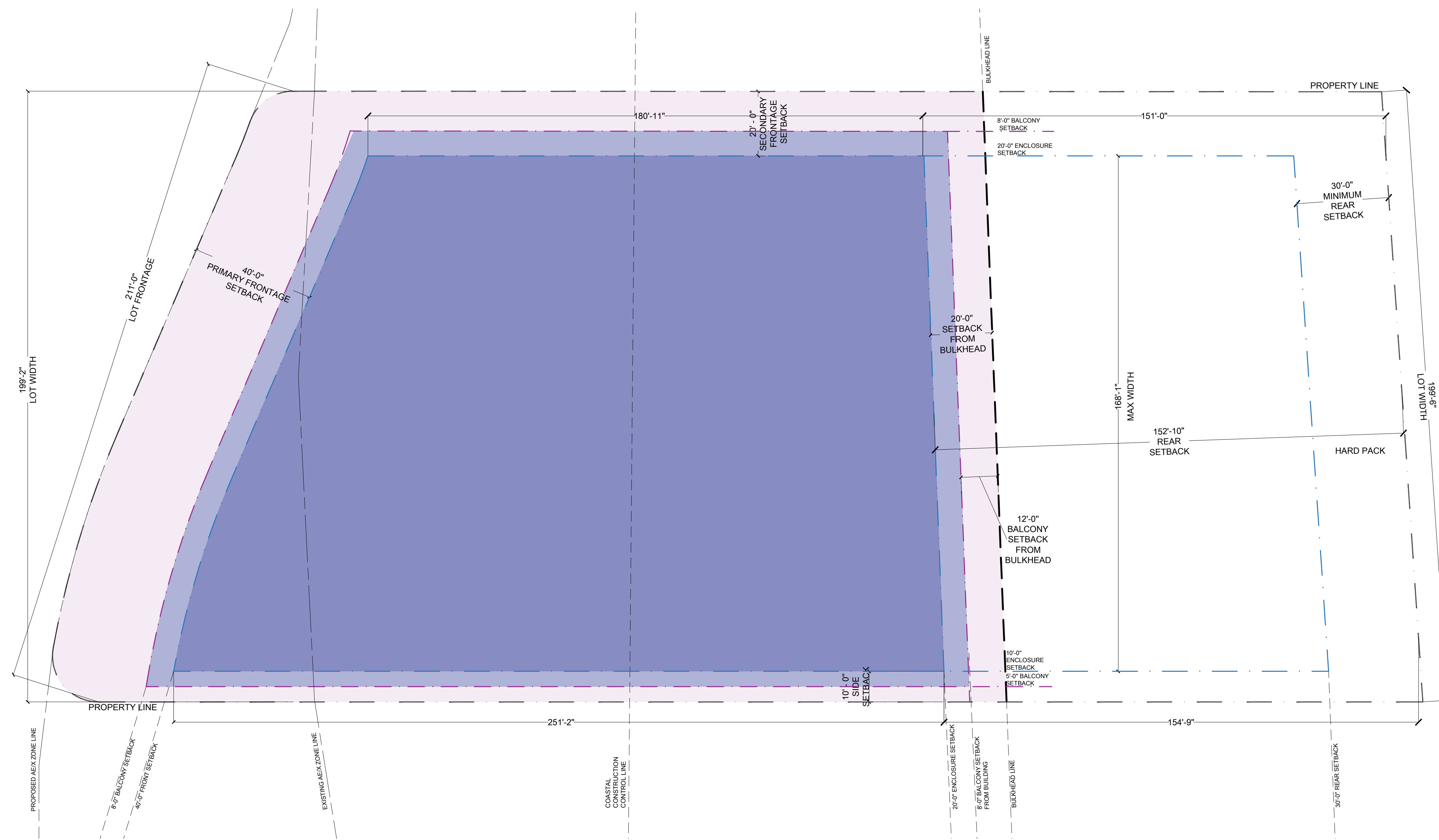
01 SITE CONTEXT



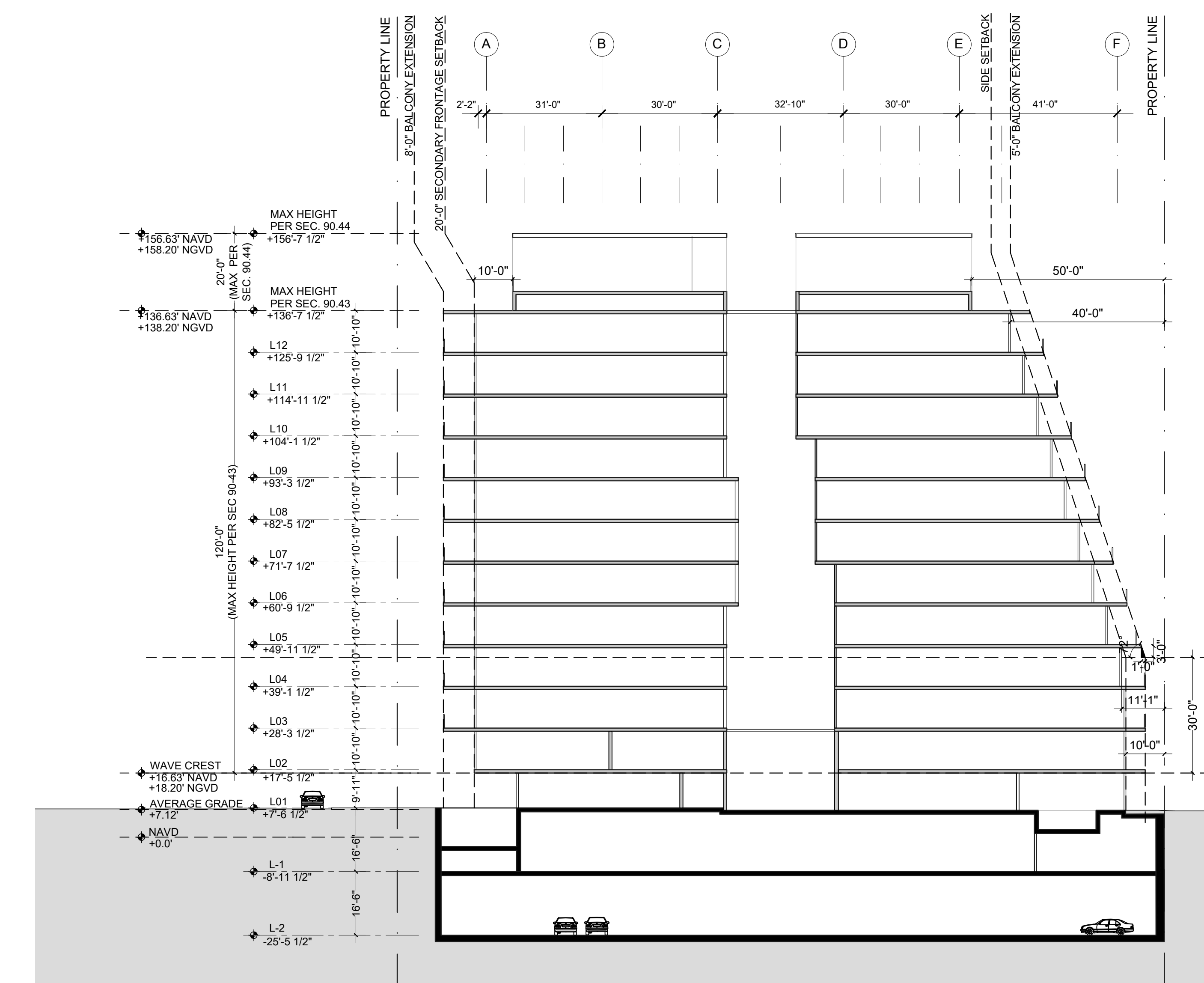


03 DIAGRAMMATIC SITE SECTION

- LEGEND:
- SITE
 - BUILDABLE AREA
 - BALCONY PROJECTION



01 SITE SETBACKS



02 INCLINED SIDE SETBACK

DEVELOPMENT
 DAMAC PROPERTIES CO. LLC
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

ARCHITECT OF RECORD

 ARCHITECTURE AND DESIGN
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

DESIGN ARCHITECT
Zaha Hadid Architects
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

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 SAVINO & MILLER DESIGN STUDIO
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 SUITE 2100
 WASHINGTON, DC 20004

STRUCTURE CONSULTANT
 THORNTON TOMASETTI
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

FAÇADE CONSULTANT
 THORNTON TOMASETTI
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

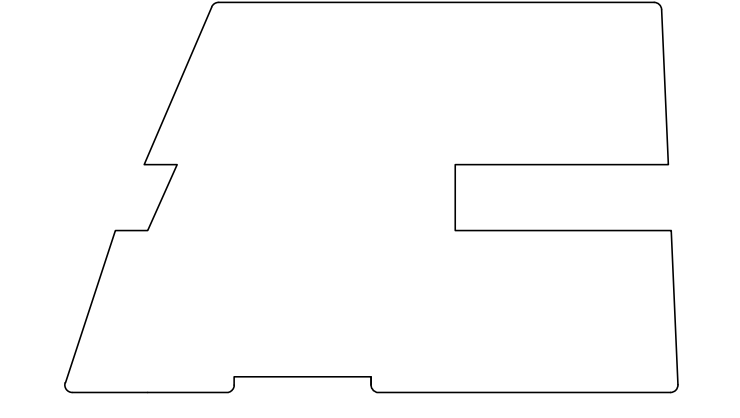
COASTAL CONSTRUCTION
 OCEAN CONSULTING
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

CIVIL
 OCEAN ENGINEERING
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

MEP
 MG ENGINEERING
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

CODE/ADA CONSULTANT
 SLS
 101 STREET ROAD
 SUITE 2100
 WASHINGTON, DC 20004

KEY PLAN



NO DATE ISSUANCE
 NO DATE ISSUANCE

PROJECT
8777
 8777 COLLAS WHEEL OFFSHORE, TX 77554

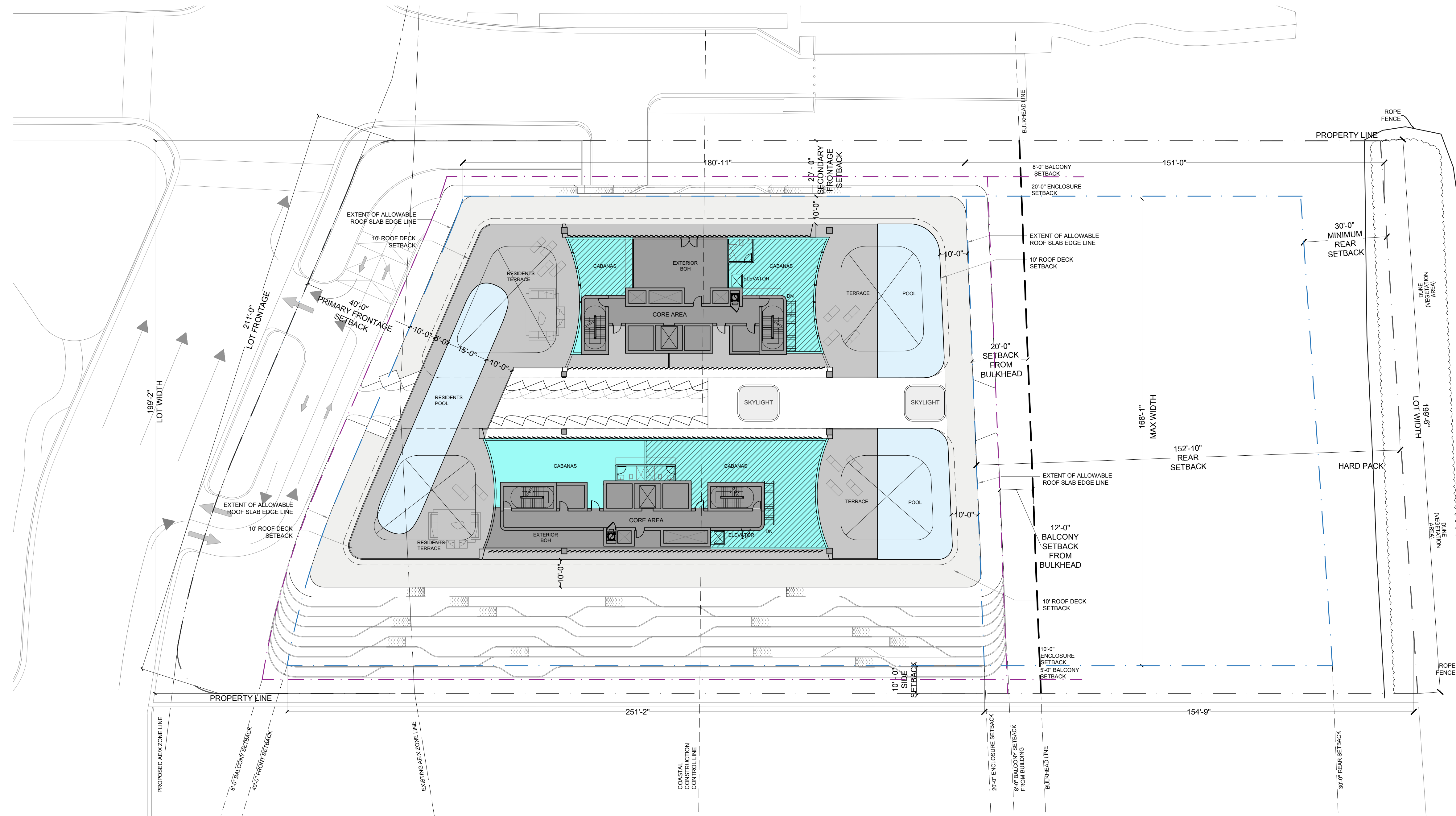
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SCALE: NTS
 DATE: 2023.10

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DRAWING TITLE
SITE SETBACK AND SITE SECTION

SHEET NO.
B_Z-003.00



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

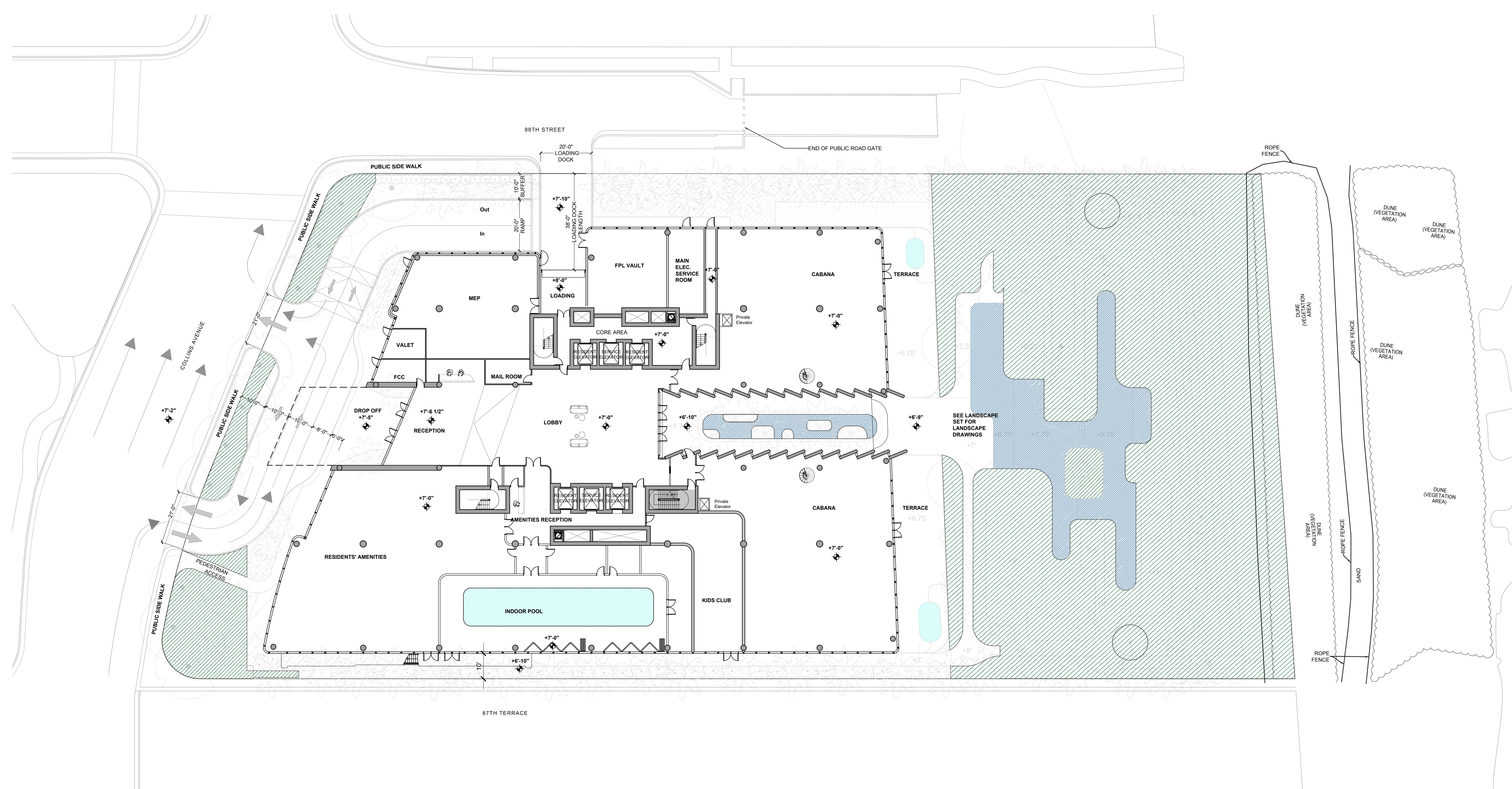
AGGREGATE STRUCTURAL ROOF SLAB PROVIDED: 27,613 SF

CODE SECTION 90-44: MODIFICATIONS OF HEIGHT REGULATIONS
 30% MAXIMUM PERCENTAGE OF AGGREGATE ROOF AREA ABOVE MAXIMUM BUILDING HEIGHT:
 MAXIMUM PERMITTED- $27,613 \times 30\% = 8,283$ 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- $27,613 \times 70\% = 19,330$ 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- $83,750 \times 20\% = 16,750$ SF
 PROPOSED- 24,192 SF (28.88%)

01 PERVIOUS AREA DIAGRAM

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 FAX: +44 (0)20 7266 1448
 E: zaha@zaha.com
 WWW.ZAHA.COM

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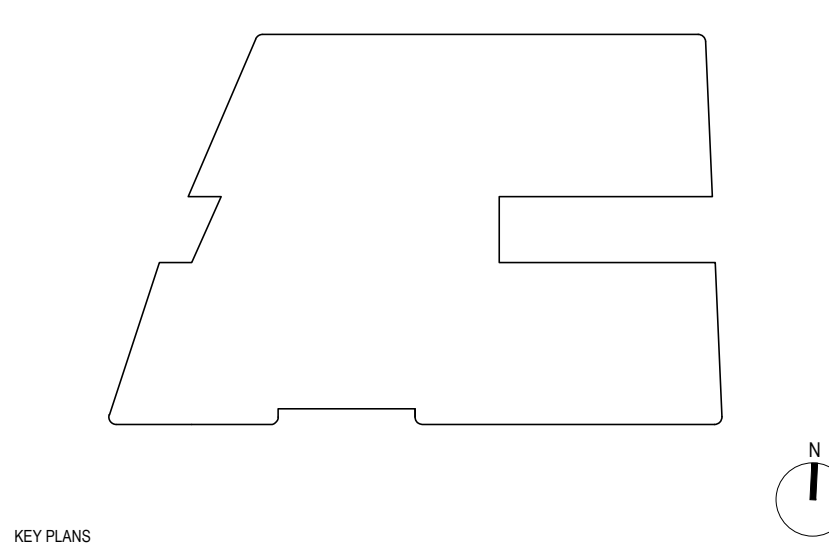
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KEY PLAN

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS WOODS SUBDIVISION

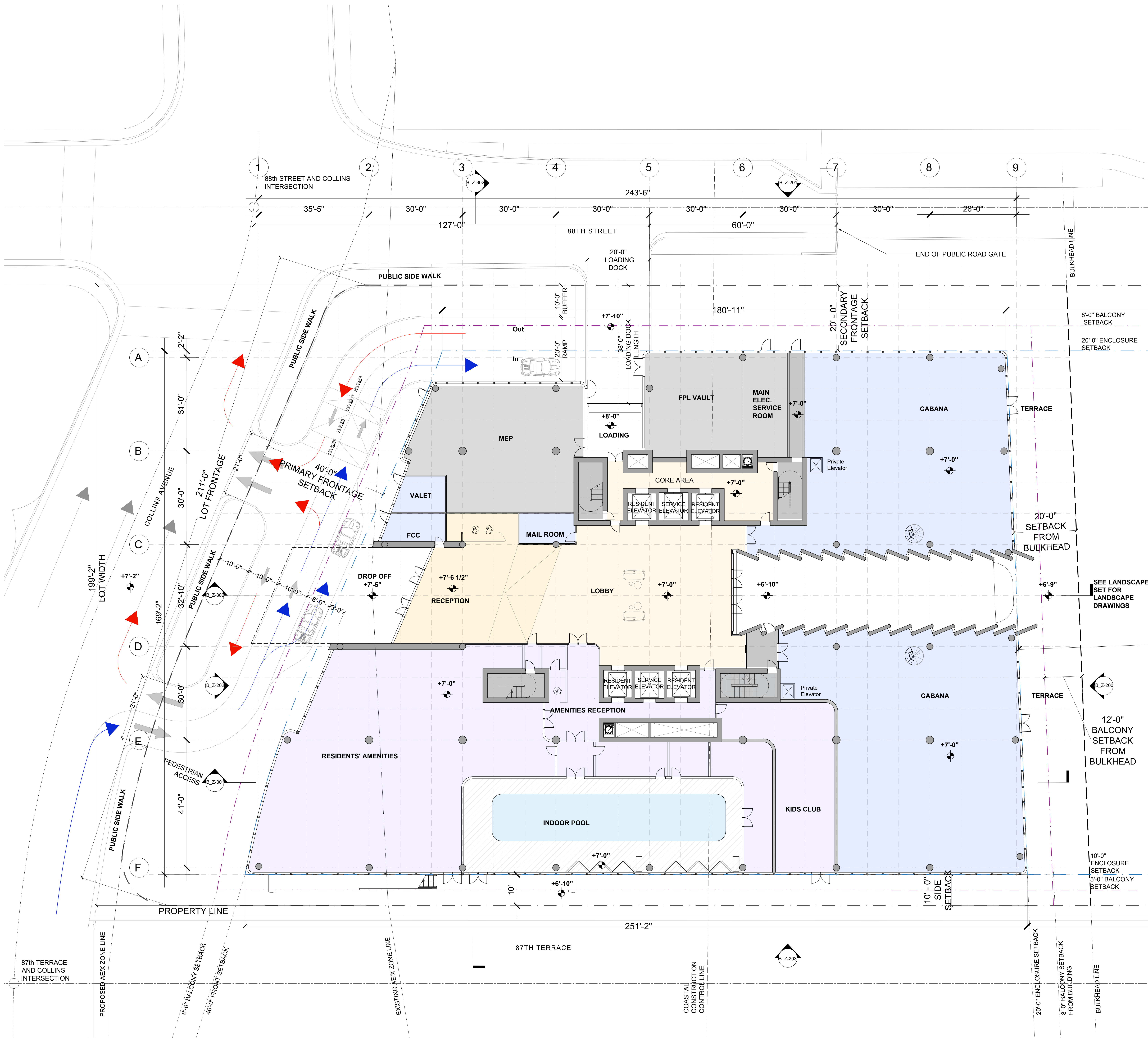
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DRAWING TITLE
**ROOF SETBACK ANALYSIS,
 PERVIOUS AND IMPERVIOUS
 AREA ANALYSIS**

SHEET NO.
B Z-004.00



- NOTES:**
- - - - PROPERTY LINE
 - - - - COASTAL CONSTRUCTION CONTROL LINE
 - - - - BULKHEAD LINE
 - — — AE LINE

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 MIAMI, FL 33156
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 WWW.THORNTONTOMASETTI.COM

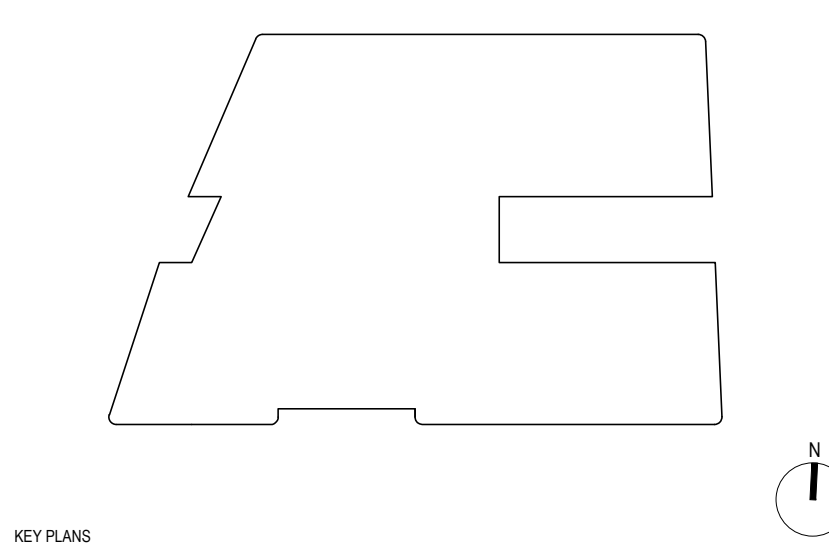
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 SUITE 1000
 WEST PALM BEACH, FL 33411
 TEL: 561.832.2211
 WWW.SLS.COM



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

8777
 8777 COLLINS AVENUE SUITE 1000 MIAMI, FL 33135

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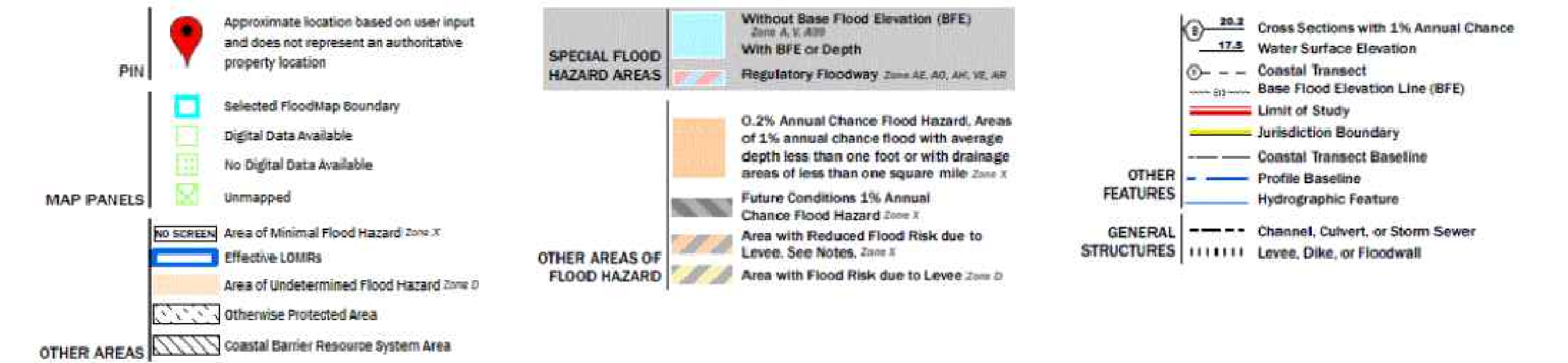
SITE CIRCULATION PLAN

SHEET NO.
B Z-005.00



ri, USDA Farm Service Agency, Microsoft

Powered by Esri



01 EXISTING FEMA MAP



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including maps, reports, the current map date, the next FIRM date, the update process, or the 1:87,500 MAP (1:87,500-2021) or the FEMA Flood Map Service Center website at <https://www.fema.gov>. Available products and information are provided in the Flood Insurance Rate Map Report, which is available at <https://www.fema.gov>. Many of these products can be ordered or obtained directly from the website.

Coordinate accuracy and/or adjacent FIRM panels may differ at corner points of the adjacent panel as well as to current FIRM data. These may be related to the Flood Map Service Center or the number listed above.

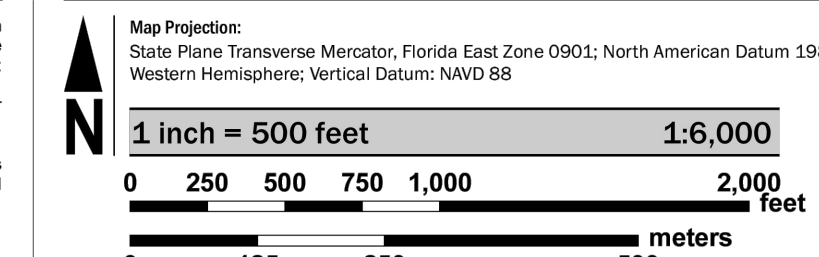
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-358-3242.

Base map information shown on this FIRM was provided a digital format by Miami-Dade County, dated 2020, 2019, and 2018; the South Florida Water Management District, dated 2018; the U.S. Army Corps of Engineers, dated 2012; and the U.S. Department of Agriculture, dated 2012.

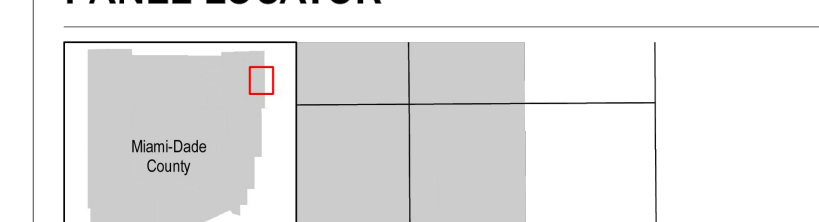
LIMIT OF MODERATE WAVE ACTION (LIMWA) has been added by a List of Subordinate Wave Action (LMSWA). The LMSWA represents the approximate location of the 1.5 foot breaking wave. The effects of wave heights between Zone VE and the LIMWA or between the LMSWA and the LIMWA for areas where Zone VE is not identified will be similar to, but less severe than those in the Zone VE.

Limit of Moderate Wave Action (LIMWA)

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
MIAMI-DADE COUNTY, FLORIDA
AND UNINCORPORATED AREAS
PANEL 326 of 1031

Panel Contains:
COMMUNITY NAME: MIAMI-DADE COUNTY OF MIAMI-DADE COUNTY SURFIDE, TOWN OF

NUMBER	PANEL	SUFFIX	DATE
12086C0326M	0103	0300	03/2021

PRELIMINARY
2/25/2021

VERSION NUMBER
2.6.3.5
MAP NUMBER
12086C0326M
MAP REVISED

02 PROPOSED FEMA MAP

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DESIGN ARCHITECT
Zaha Hadid Architects
100 Biscayne Blvd
SUITE 2000
MIAMI BEACH, FL 33139
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MEP
MG ENGINEERING
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CODE/ADA CONSULTANT
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SUITE 1000
MIAMI BEACH, FL 33139
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NO. DATE REVISIONS

PROJECT
8777
8777 COLLINS WOODS SURFIDE, FL 33139

NOT FOR CONSTRUCTION

SCALE 1/4" = 1'-0"
DATE 2/25/21
DRAWN BY: GPP

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DRAWING TITLE
FEMA FLOOD MAP

SHEET NO.
B Z-006.00

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 MIAMI, FL 33135
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ARCHITECT OF RECORD

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 WWW.ZAHAHADID.COM

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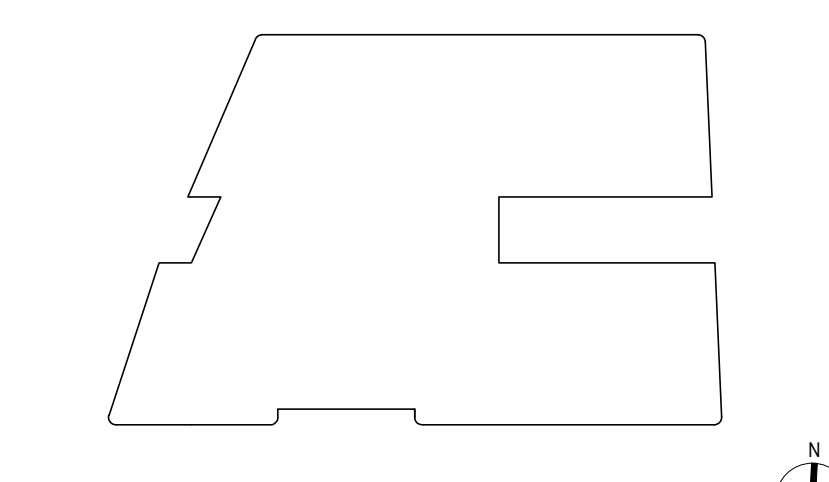
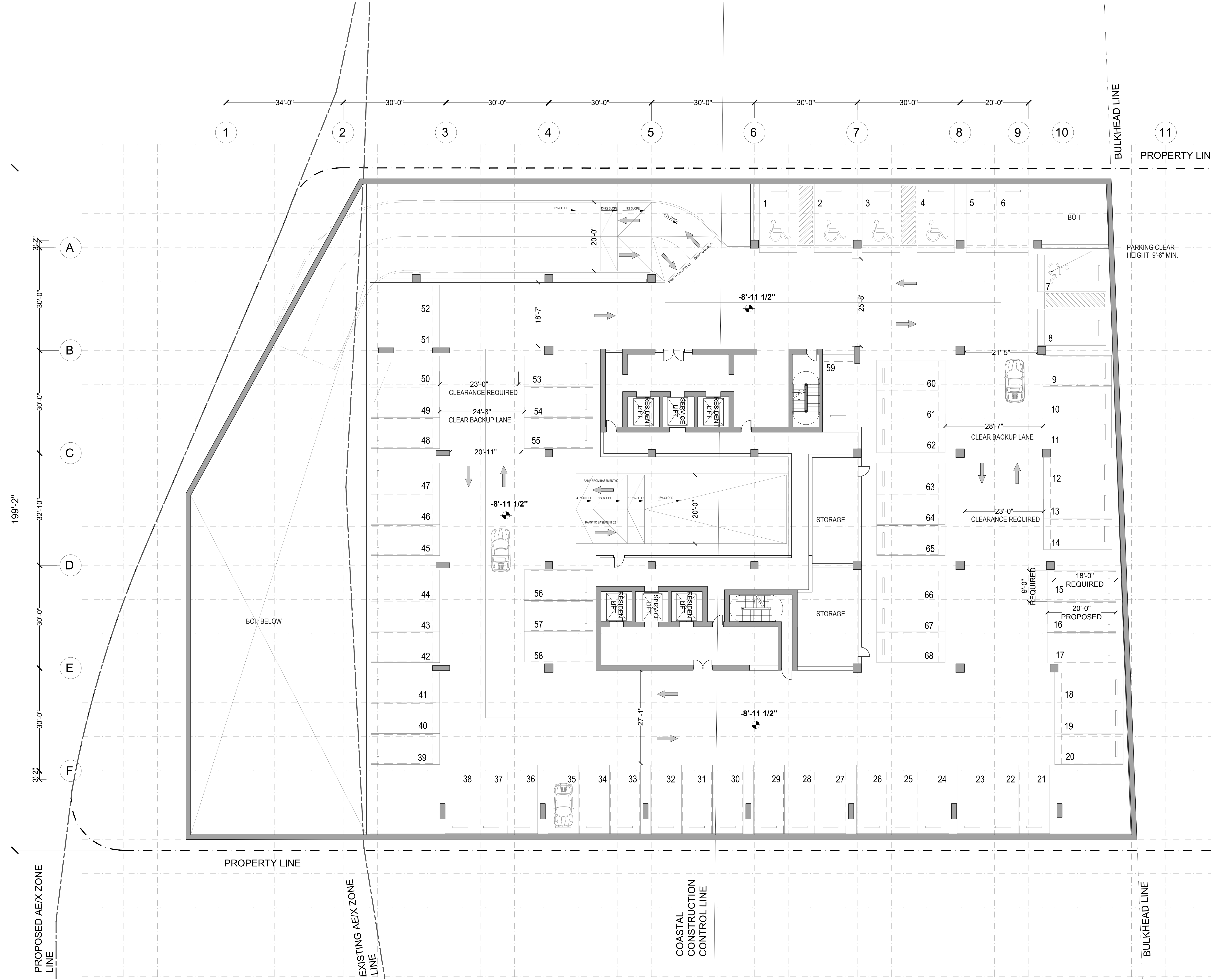
NOTES:
 - - - - - PROPERTY LINE
 ——— COASTAL CONSTRUCTION CONTROL LINE
 - - - - - BULKHEAD LINE
 - - - - - AE LINES

PARKING SCHEDULE : B-01

TYPE OF PARKING	PARKING SPACES
STANDARD PARKING	68

* BASEMENT PROFILE PENDING WITH RESPECT TO AE/X ZONE UPDATE

* GARAGE DOORS TO BE ADDED IN THE FUTURE



KEY PLANS

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE

PROJECT: 8777

PROJECT: 8777 COLLAS HOUSE (SHEET: FL 0104)

NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"
 SHEET: B Z-98.00 (SHEET: FL 0104)
 DATE: 2023.10
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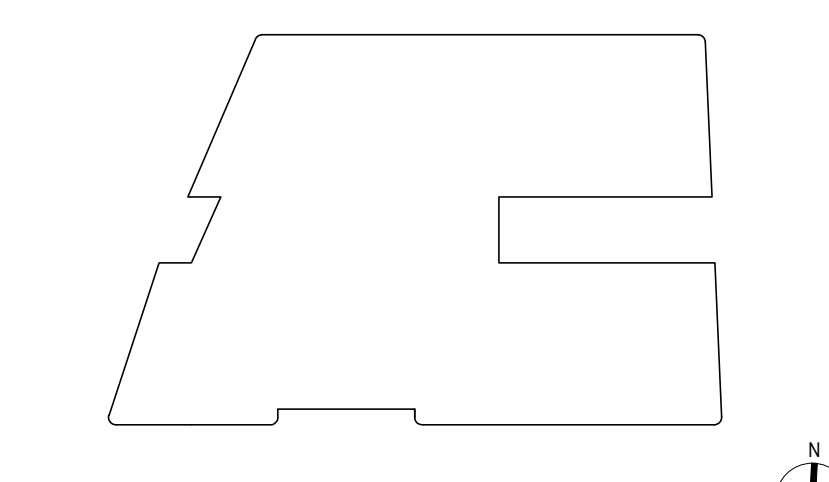
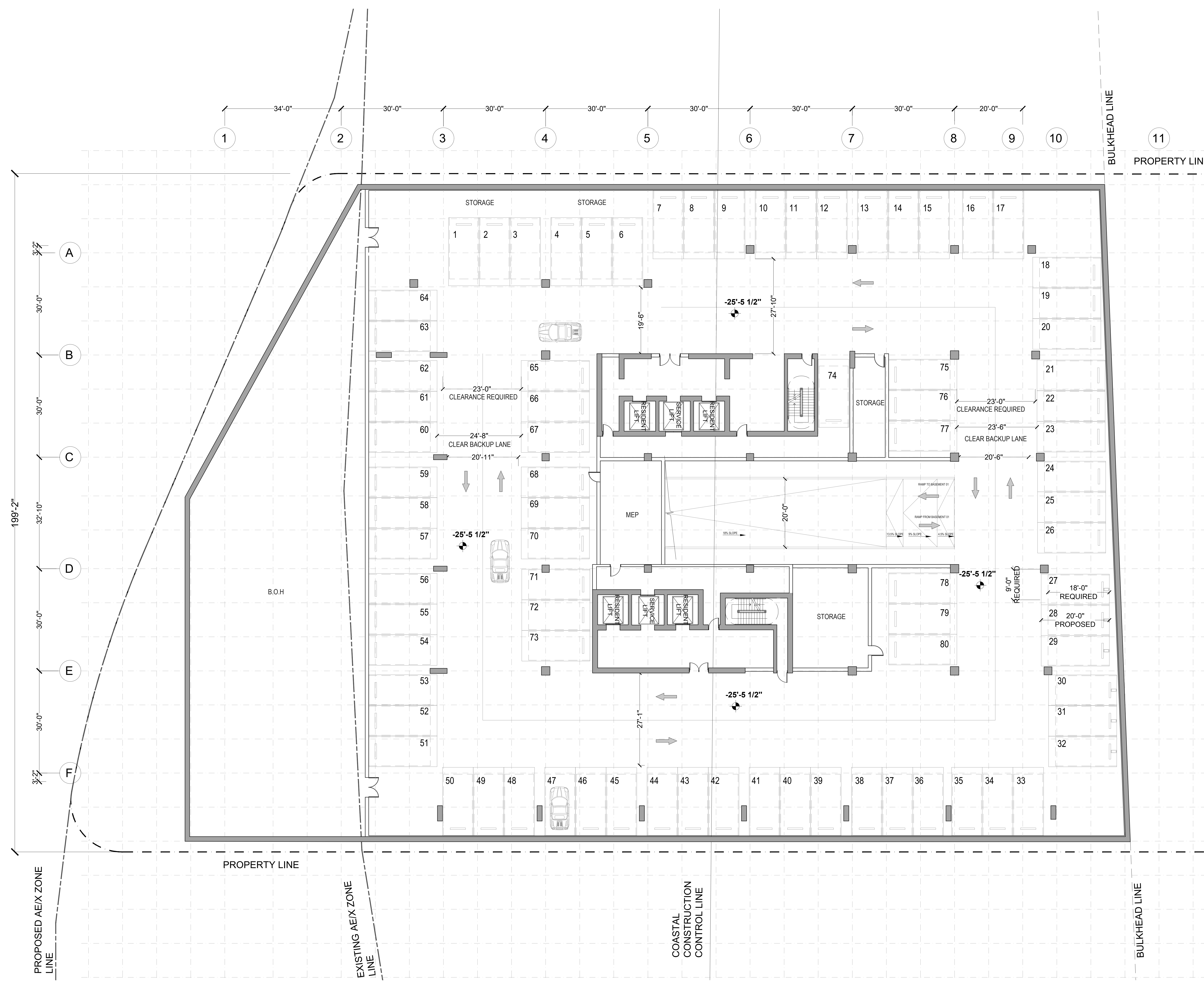
NOTES:

- - - - - PROPERTY LINE
- — — COASTAL CONSTRUCTION CONTROL LINE
- - - - - BULKHEAD LINE
- - - - - AE LINES

PARKING SCHEDULE : B-02	
TYPE OF PARKING	PARKING SPACES
STANDARD PARKING	80

* BASEMENT PROFILE PENDING WITH RESPECT TO AE/X ZONE UPDATE

* GARAGE DOORS TO BE ADDED IN THE FUTURE



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS AVENUE SUITE 1000 MIAMI, FL 33135

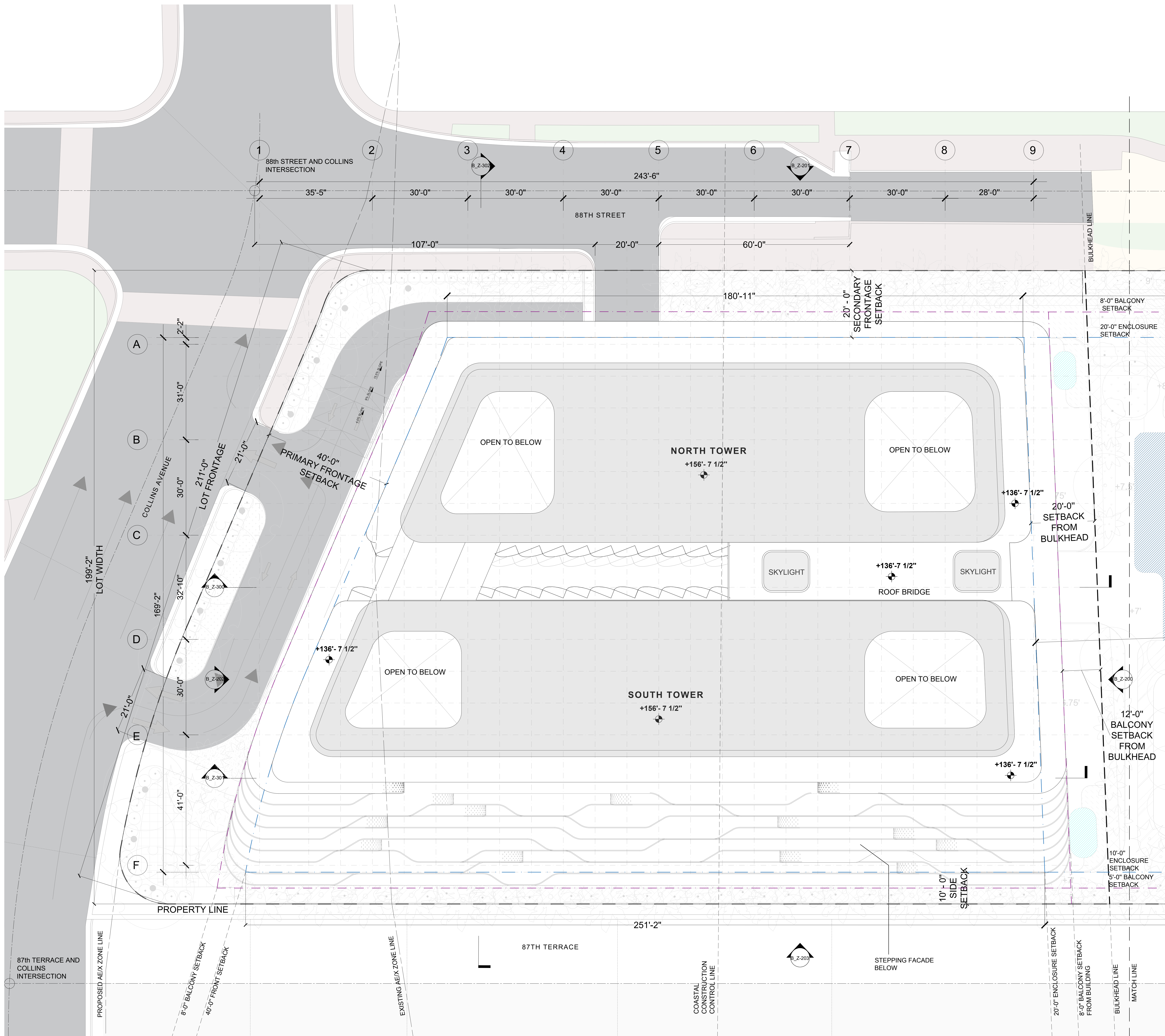
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 SHEET SIZE: 24" X 36" (Landscape)
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BASEMENT 02 PLAN

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B Z-99.00



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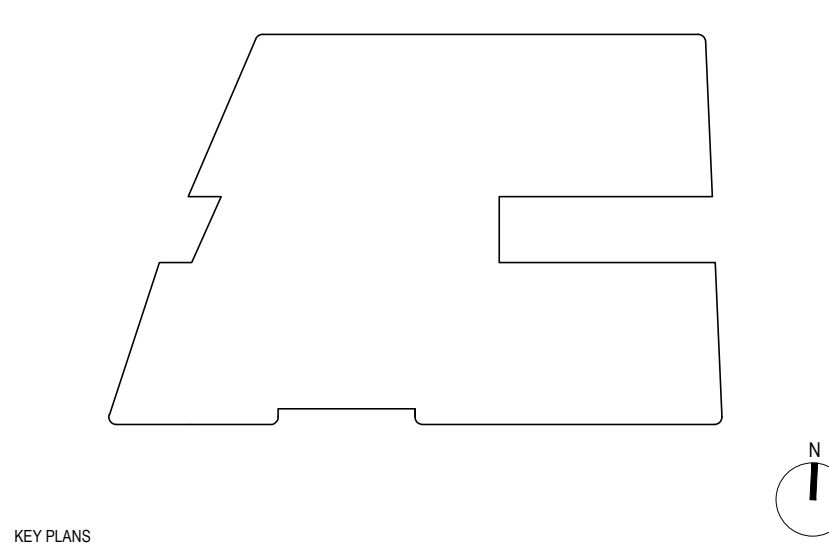
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 SUITE 1000
 WEST PALM BEACH, FL 33411
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KEY PLANS

NO. DATE	ISSUANCE	BY	REVISIONS

8777
 8777 COLLINS AVENUE CORP. PL. 2015A

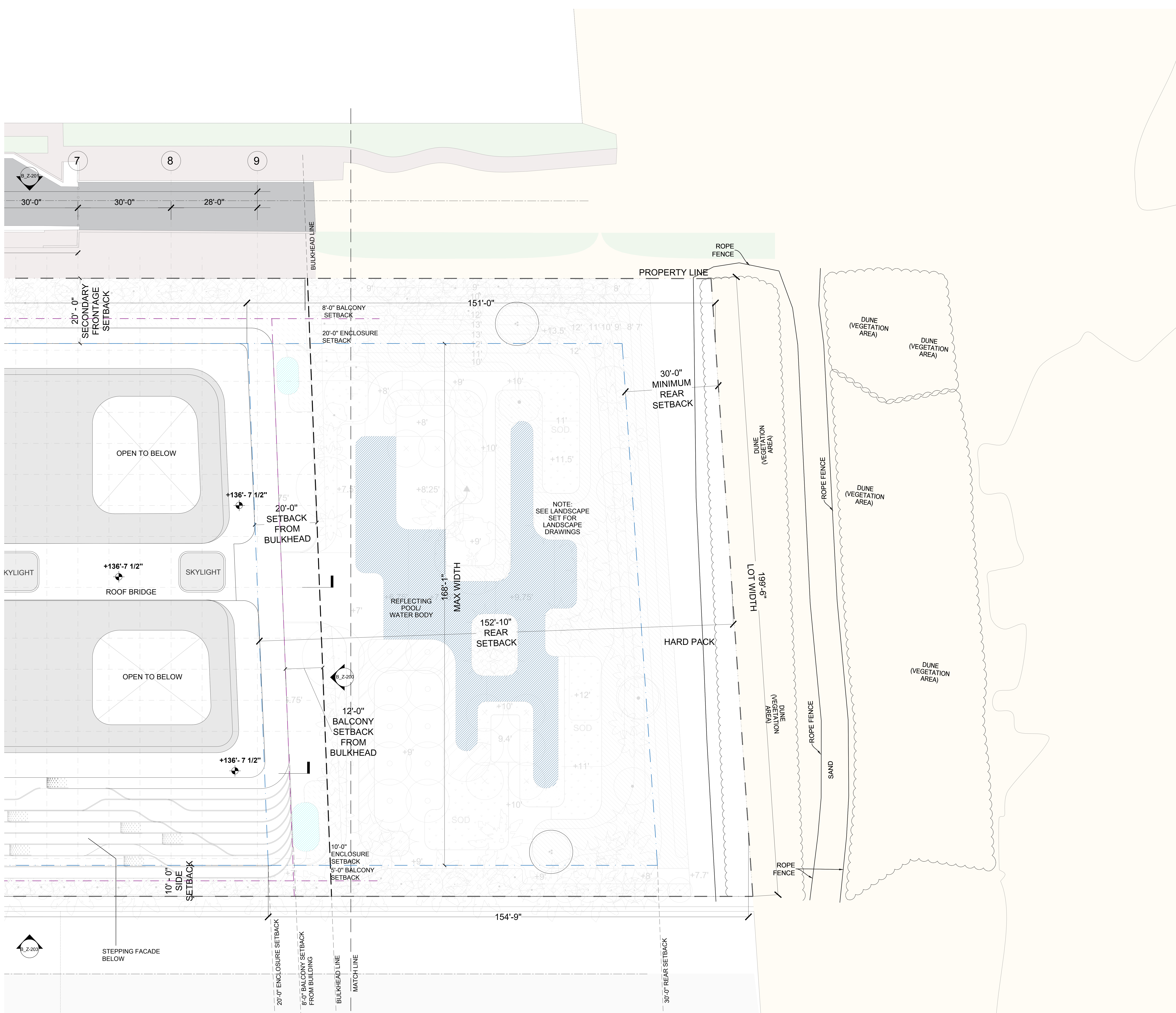
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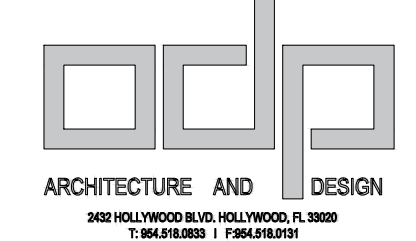
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SITE AND ROOF PLAN



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 WASHINGTON, DC 20004

ARCHITECT OF RECORD

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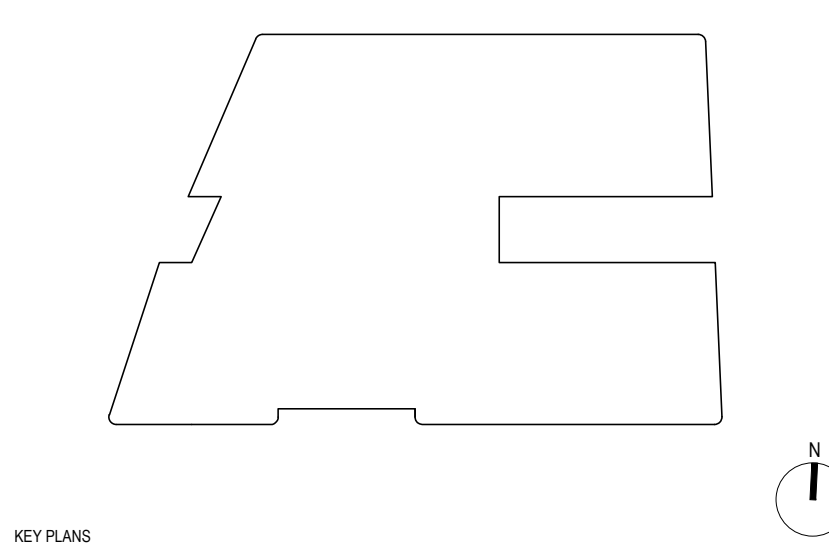
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 SLS
 200 PALM BEACH
 CORP. OFFICE FL 2014
 MIAMI, FL 33135



KEY PLANS

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS HOUSE CORP. FL 2014

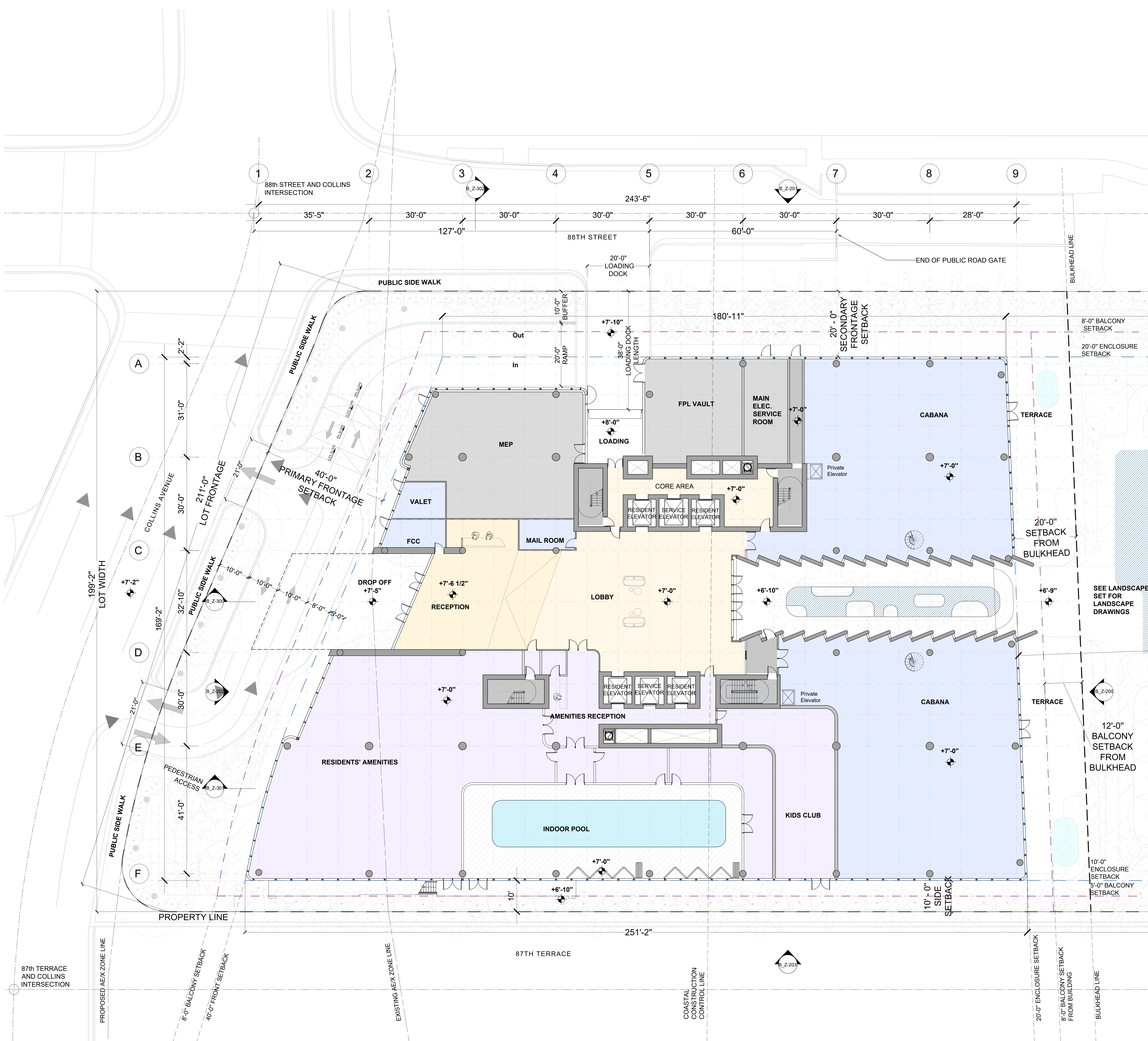
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SITE AND ROOF PLAN

SHEET NO.
B_Z-100.01



NOTES:

- - - PROPERTY LINE
- - - COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- MEP
- CABANAS
- AMENITIES
- RECEPTION & LOBBY
- POOL

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8777

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

DATE: 2023.10

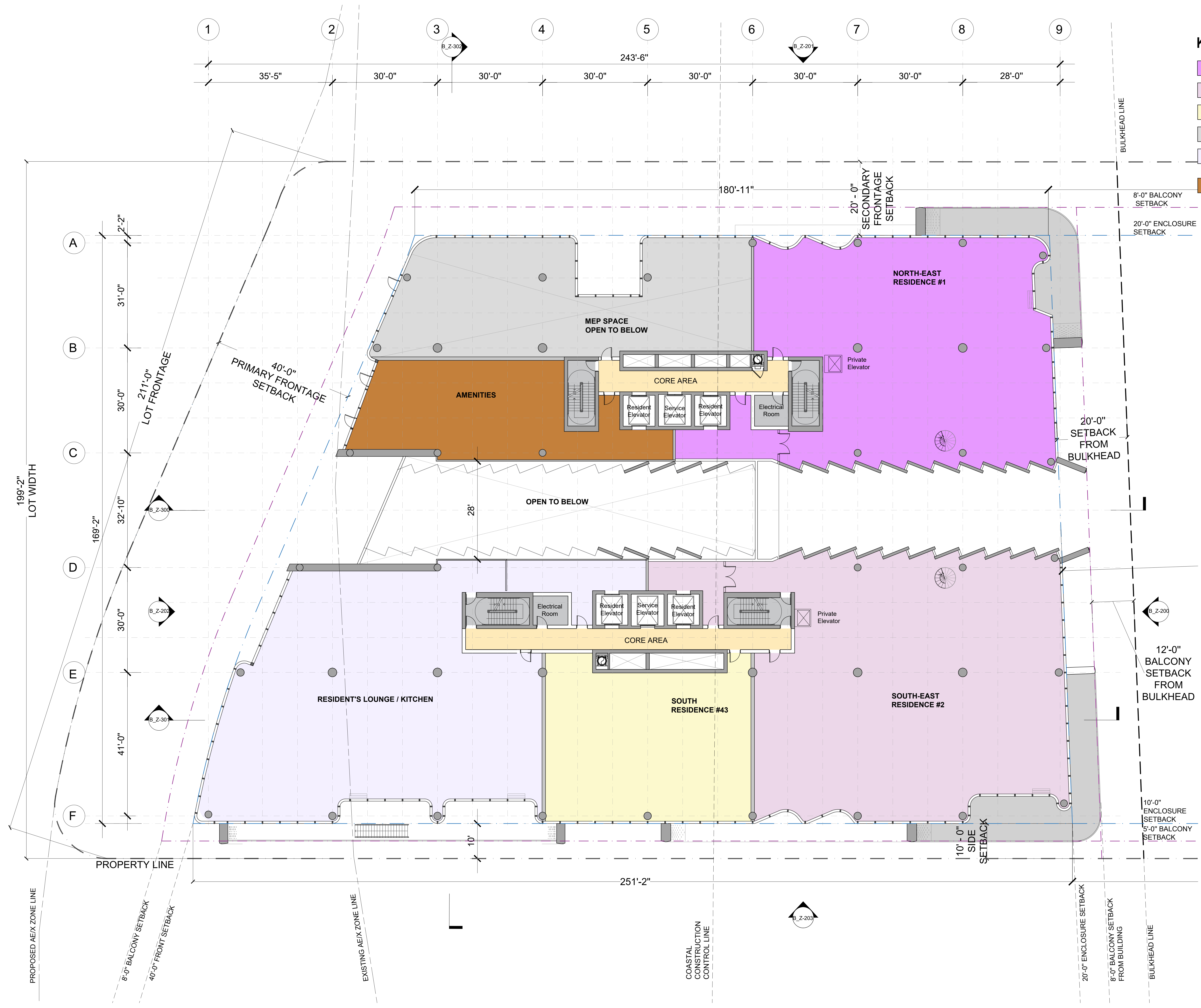
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DRAWING TITLE: **LEVEL 01 PLAN**

SHEET NO: **B Z-101.00**



NOTES:

- - - PROPERTY LINE
- - - COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-EAST RESIDENCE #1
- SOUTH-EAST RESIDENCE #2
- SOUTH RESIDENCE #3
- MEP SPACE OPEN TO BELOW
- RESIDENT'S LOUNGE / KITCHEN
- AMENITIES

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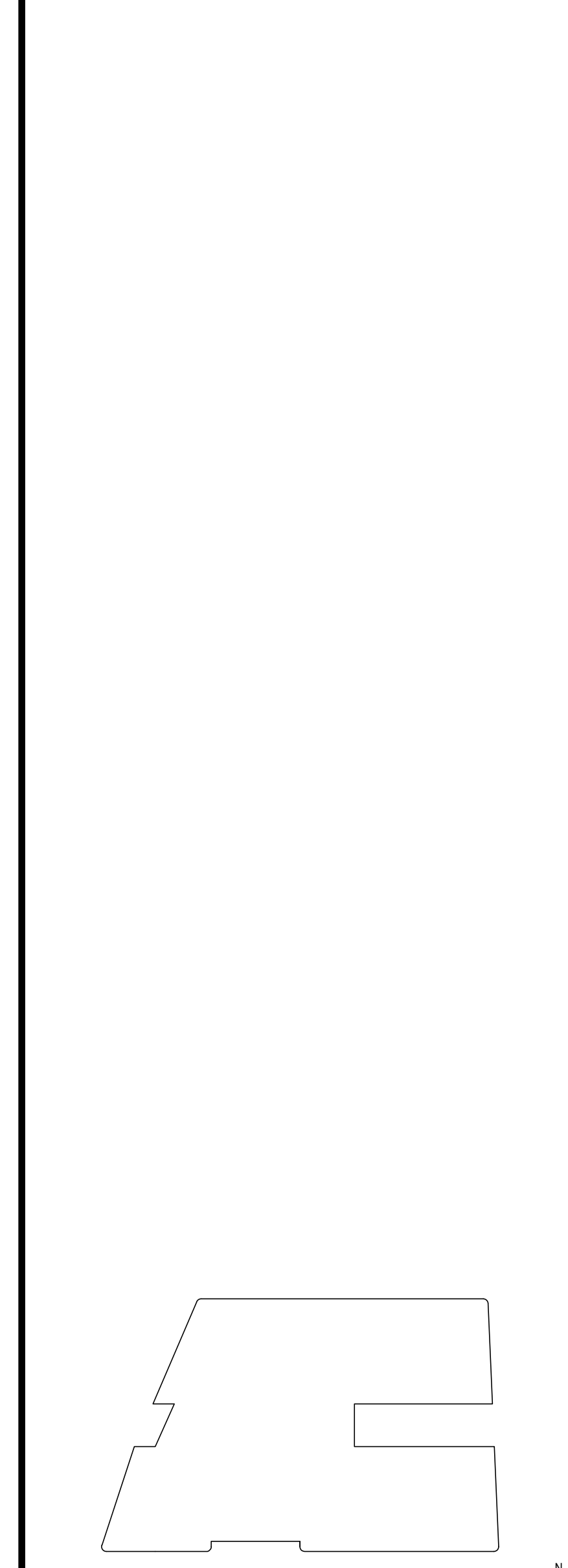
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KEY PLAN

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE

8777
 8777 COLLINS WOODS CORP. FL 33154

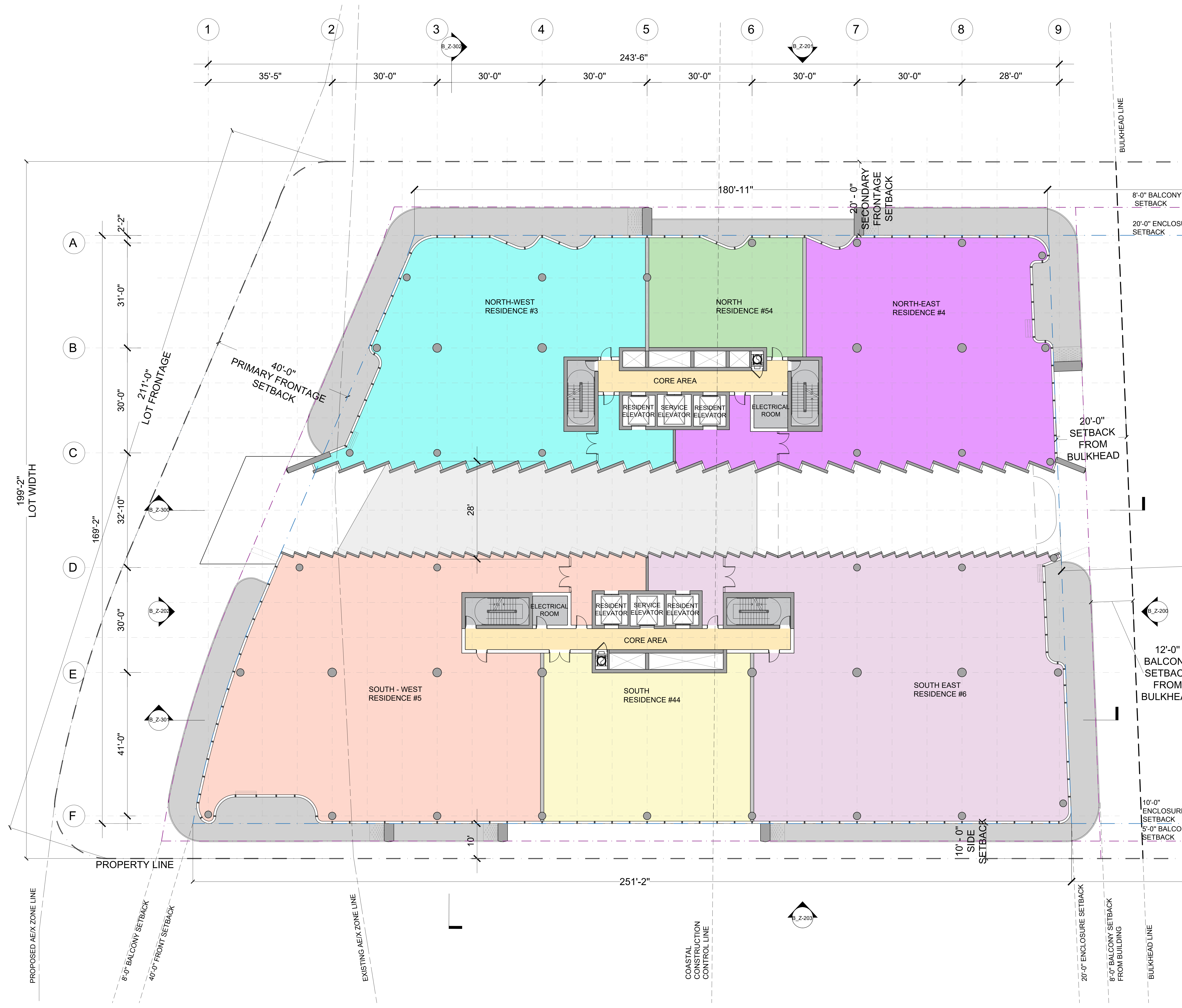
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LEVEL 02 PLAN

SHEET NO.
B_Z-102.00




NOTES:

- - - PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #3
- NORTH-EAST RESIDENCE #4
- NORTH RESIDENCE #54
- SOUTH-WEST RESIDENCE #5
- SOUTH-EAST RESIDENCE #6
- SOUTH RESIDENCE #44

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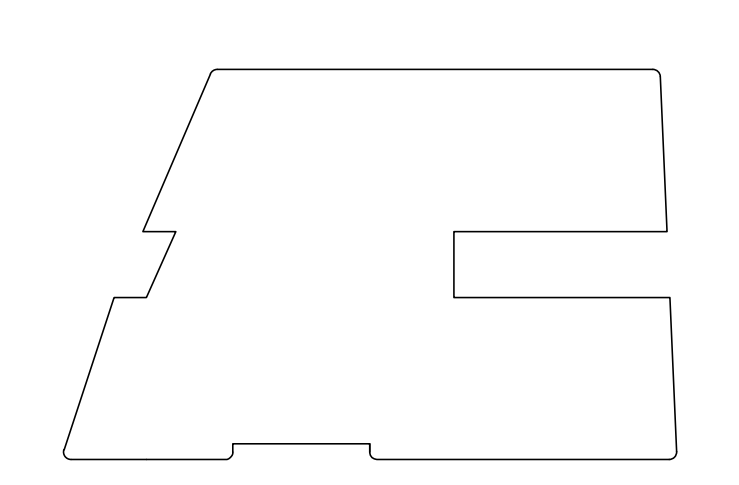
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KEY PLAN

NO.	DATE	ISSUANCE	REVISIONS

8777

PROJECT: 8777 COLLINS HOUSE (SHEET 1) 2018

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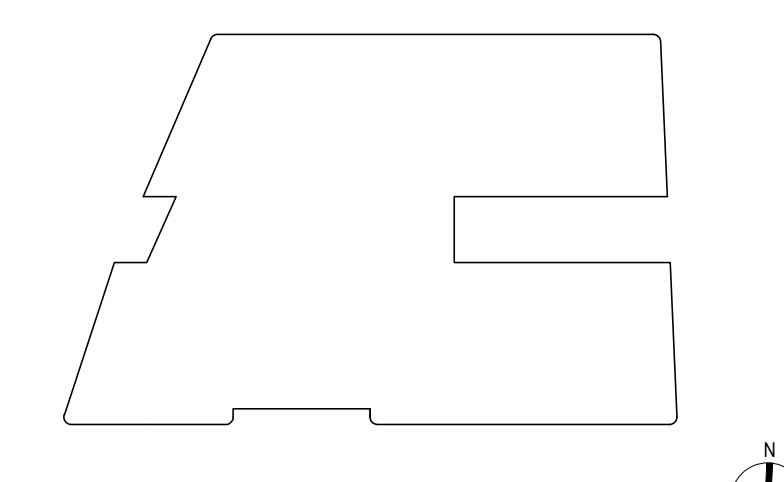
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NOTES:

- - - PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #7
- NORTH-EAST RESIDENCE #8
- NORTH- WEST RESIDENCE #9
- SOUTH-EAST RESIDENCE #10
- SOUTH RESIDENCE #45
- NORTH RESIDENCE #55



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

8777
 8777 COLLINS WOODS CORP. SITE #1

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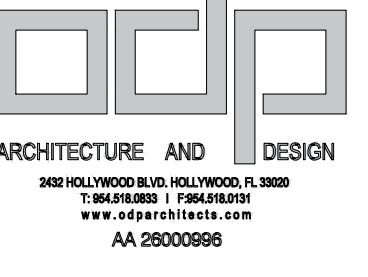
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 WASHINGTON, DC 20004

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COASTAL CONSTRUCTION
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MEP
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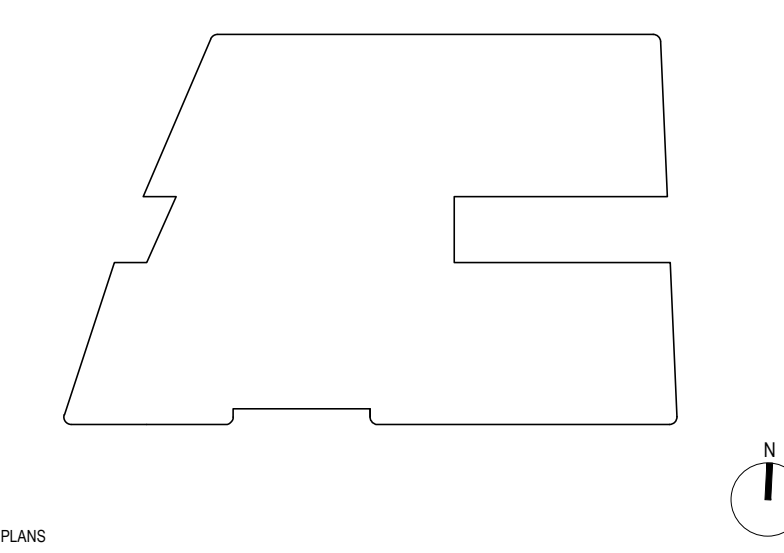
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 SUITE 1000
 WEST PALM BEACH, FL 33411

NOTES:

- - - PROPERTY LINE
- - - COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #11
- NORTH-EAST RESIDENCE #12
- SOUTH-WEST RESIDENCE #13
- SOUTH-EAST RESIDENCE #14
- SOUTH RESIDENCE #46
- NORTH RESIDENCE #56



NO.	DATE	REVISIONS	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT: 8777
 8777 COLLINS WOODS OFFICE, FL 33518

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DRAWING TITLE: **LEVEL 05 PLAN**



- NOTES:**
- - - PROPERTY LINE
 - COASTAL CONSTRUCTION CONTROL LINE
 - BULKHEAD LINE
 - - - - AE LINE

- KEY:**
- NORTH-WEST RESIDENCE #15
 - NORTH-EAST RESIDENCE #16
 - SOUTH-WEST RESIDENCE #17
 - SOUTH-EAST RESIDENCE #18
 - SOUTH RESIDENCE #47
 - NORTH RESIDENCE #57

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 100 EAST PALM BEACH
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 1000 W. 15th Ave. Suite 300A
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 TEL: 305.555.5555
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 8800 BAY STREET, SUITE 2100
 MIAMI, FL 33148
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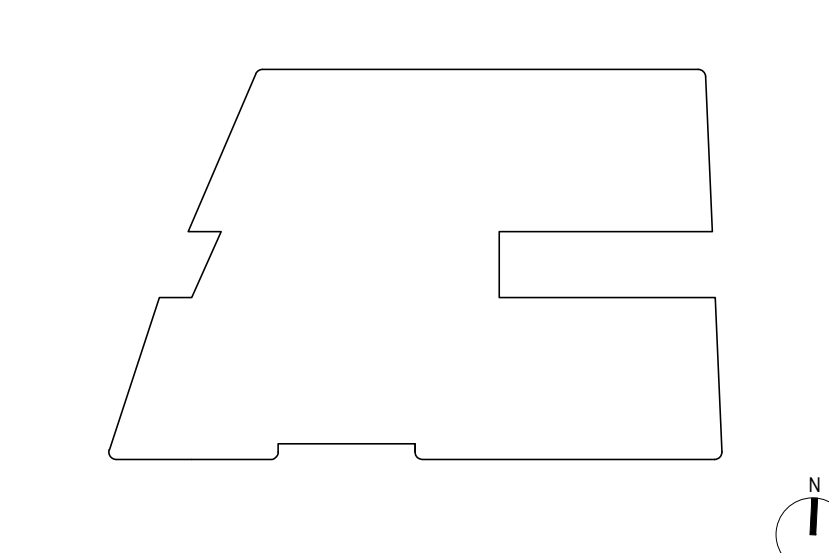
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 WWW.OCEANCONSULTING.COM

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 MG ENGINEERING
 100 COLONY PARKWAY, SUITE 100
 BOCA RATON, FL 33433
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 WWW.MGENGINEERING.COM

CODE/ADA CONSULTANT
 SLS
 200 PALM BEACH
 CORAL GABLES, FL 33134
 TEL: 305.442.2222



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

8777
 PROJECT: 8777 COLLINS HOUSE (SHEET 11 OF 15)

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DRAWING TITLE:

LEVEL 06 PLAN




NOTES:

- - - - - PROPERTY LINE
- - - - - COASTAL CONSTRUCTION CONTROL LINE
- - - - - BULKHEAD LINE
- - - - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #19
- NORTH-EAST RESIDENCE #20
- SOUTH- WEST RESIDENCE #21
- SOUTH-EAST RESIDENCE #22
- SOUTH RESIDENCE #48

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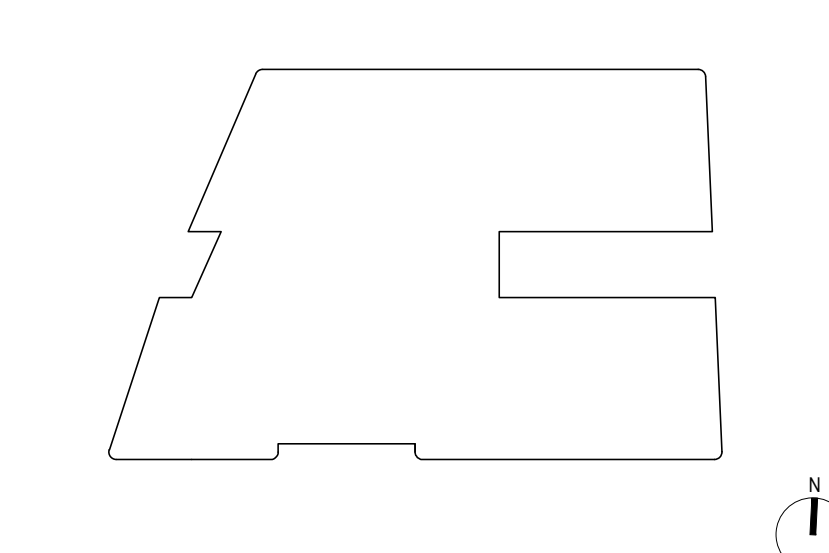
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KEY PLANS

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

8777
 PROJECT: 8777 COLLINS HOUSE (OFFSET) FL 3014

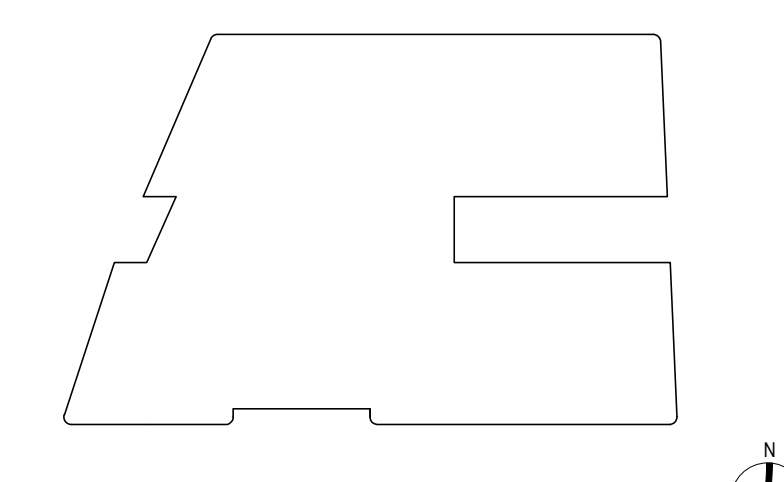
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- NOTES:**
- - - PROPERTY LINE
 - - - COASTAL CONSTRUCTION CONTROL LINE
 - - - BULKHEAD LINE
 - - - AE LINE

- KEY:**
- NORTH-WEST RESIDENCE #23
 - NORTH-EAST RESIDENCE #24
 - SOUTH-WEST RESIDENCE #25
 - SOUTH-EAST RESIDENCE #26



KEY PLANS

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE

8777
 PROJECT: 8777 COLLINS WOODS CORP. SITE #1 2014

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
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DRAWING TITLE: **LEVEL 08 PLAN**

SHEET NO: **B_Z-108.00**





- NOTES:**
- - - PROPERTY LINE
 - - - COASTAL CONSTRUCTION CONTROL LINE
 - - - BULKHEAD LINE
 - - - AE LINE
- KEY:**
- NORTH-WEST RESIDENCE #27
 - NORTH-EAST RESIDENCE #28
 - SOUTH- WEST RESIDENCE #29
 - SOUTH- EAST RESIDENCE #30

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 WWW.DAMAC.COM

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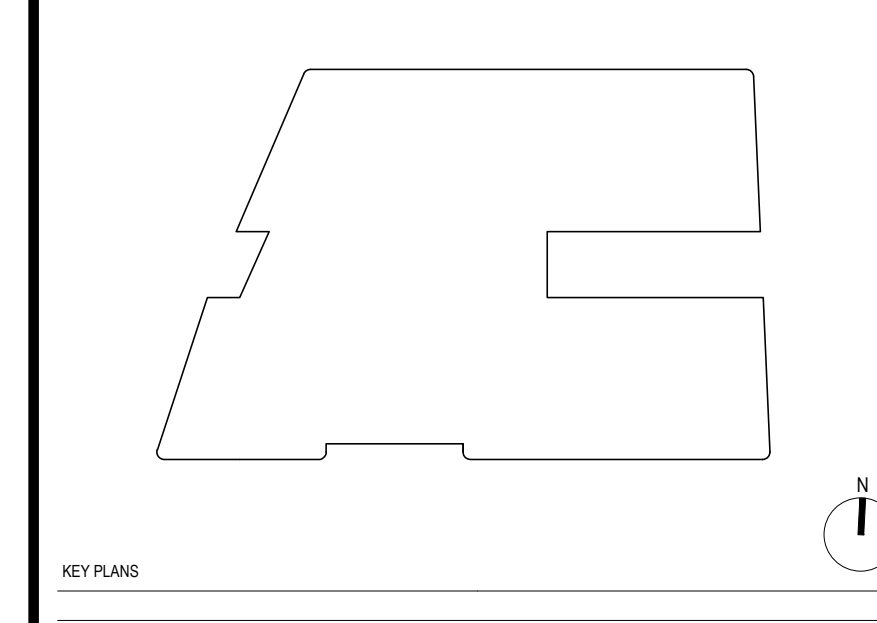
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 WEST PALM BEACH, FL 33411
 TEL: 561.833.1111
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KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS WOODS OFFSHORE, FL 33514

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LEVEL 09 PLAN

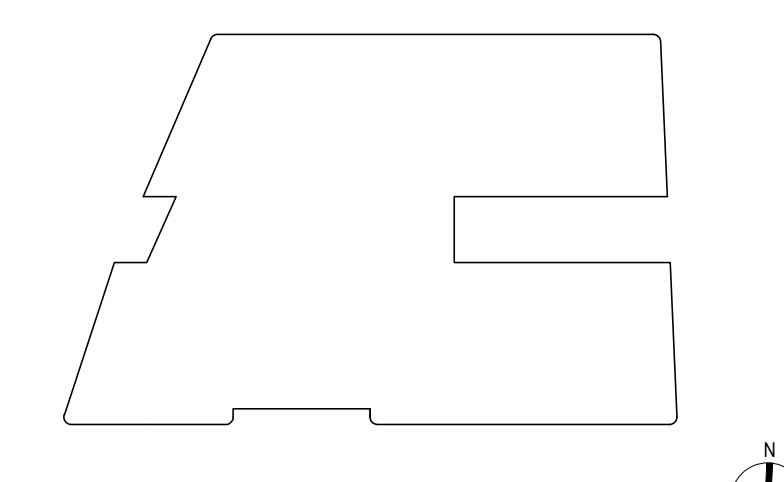
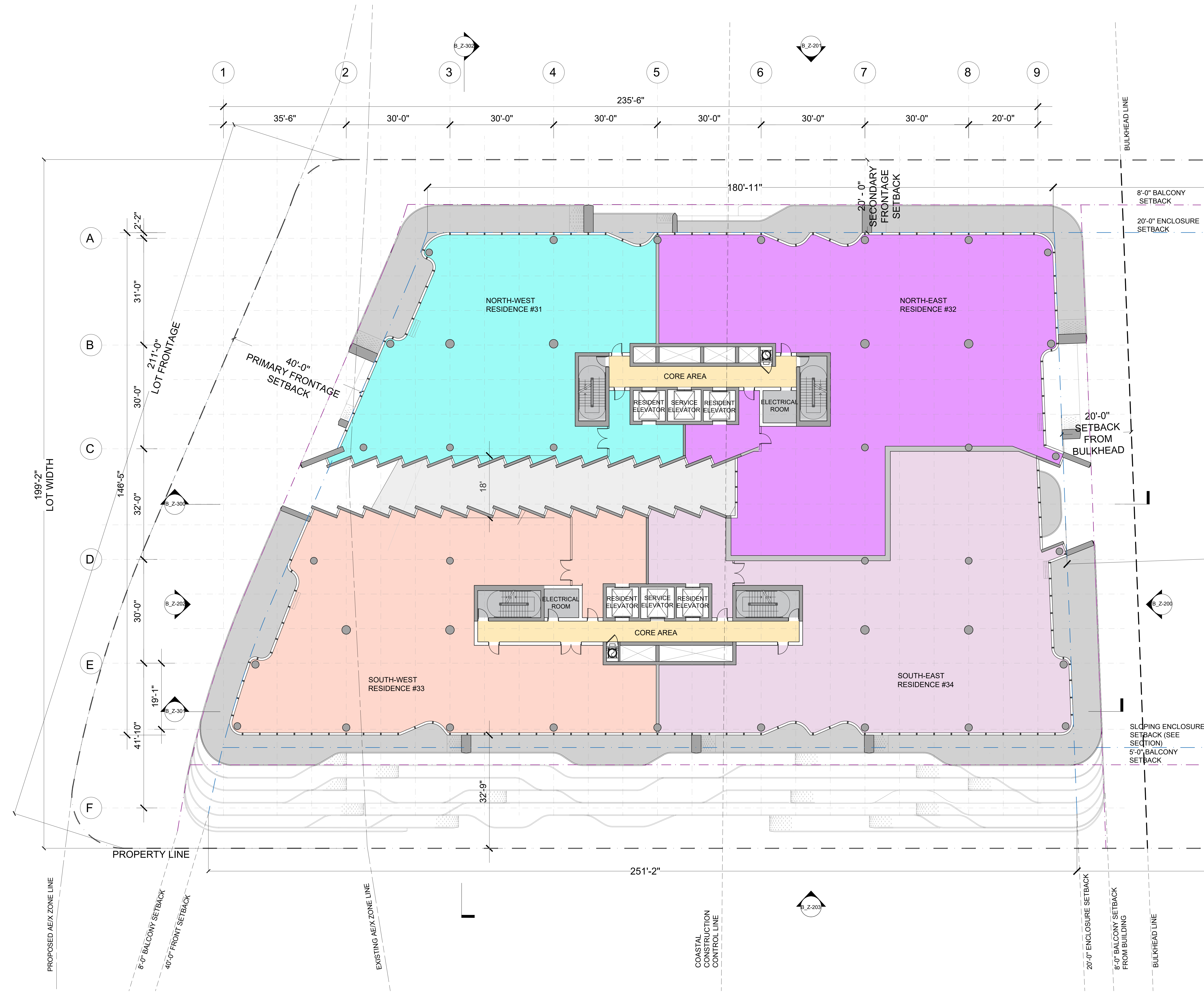
SHEET NO.
B Z-109.00

NOTES:

- - - PROPERTY LINE
- - - COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #31
- NORTH-EAST RESIDENCE #32
- SOUTH-WEST RESIDENCE #33
- SOUTH-EAST RESIDENCE #34



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS WOODS OFFSHORE, FL 32934

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
 SHEET SIZE: ARCHITECTURAL (DO NOT SCALE DRAWING)
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DRAWING TITLE
LEVEL 10 PLAN

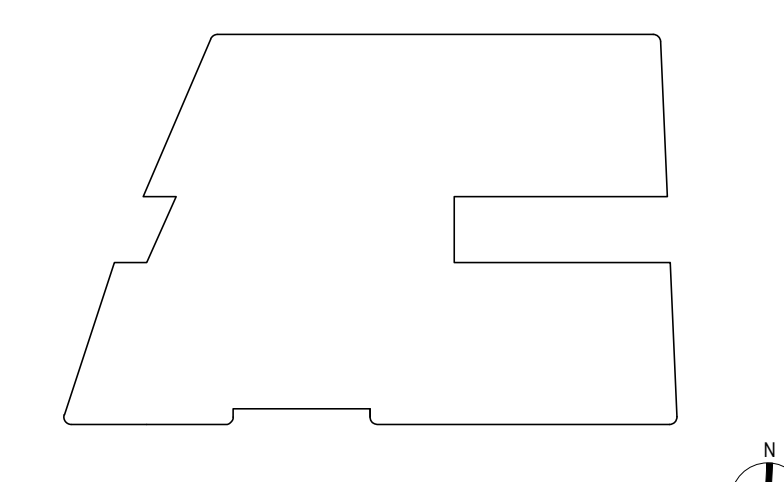
SHEET NO.
B Z-110.00

NOTES:

- - - PROPERTY LINE
- - - COASTAL CONSTRUCTION CONTROL LINE
- - - BULKHEAD LINE
- - - AE LINE

KEY:

- NORTH-WEST RESIDENCE #35
- NORTH-EAST RESIDENCE #36
- SOUTH-WEST RESIDENCE #37
- SOUTH-EAST RESIDENCE #38



KEY PLANS

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS WOODS SUBDIVISION, FT. COLLINS, CO

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
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DRAWING TITLE
LEVEL 11 PLAN

SHEET NO.
B Z-111.00



MATERIAL LEGEND	
GFR-01	SAND COLOR GFRC/ SOLAR SHADING CANOPY
GFR-02	SAND COLOR GFRC/ FACADE FRAMES AND SLAB CAPS
GFR-03	SAND COLOR,SMOOTH FINISH GFRC /PERFORATED PRIVACY SCREEN
GFR-04	SAND COLOR,SMOOTH FINISH GFRC PANEL/ FACADE FRAMES AND SLAB CAPS
GFR-05	DARK COLOR GFRC/SPANDREL
GFR-06	TBC COLOR GFRC/SOLAR SHADES
GFR-07	SAND COLOR GFRC WITH STONE INLAY/FACADE FINS MATERIAL
GFR-08	DARK COLOR GFRC POLISHED /FACADE FINS
GL-01	ULTRA CLEAR LAMINATED GLASS WITH DARK METAL HANDRAIL
GL-02	HIGH PERFORMANCE INSULATED GLASS WITH DARK METALIC FRAMES
GL-03	ULTRA TRANSPARENT HIGH PERFORMANCE INSULATED GLASS/ GLAZED LOBBY FACADE
GL-04	CANYON GLAZING HIGH PERFORMANCE INSULATED GLASS WITH CONCEALED FRAMES
P-01	COLOR TO MATCH FACADE FEATURES INTERMITTENT GLAZED ZONES FOR TRANSPARENCY/ENTRANCE CANOPY
P-02	CLEAR ACRYLIC FOR SWIMMING POOL
MTL-01	METAL FINISH WITH DARK GREY, COLOR TO MATCH GLAZING / LOADING BAY FOLDING DOOR

DEVELOPMENT
DAMAC PROPERTIES CO. LLC
 100 W. WASHINGTON AVENUE
 SUITE 1000
 MIAMI, FL 33130
 TEL: 305.577.1000
 WWW.DAMAC.COM

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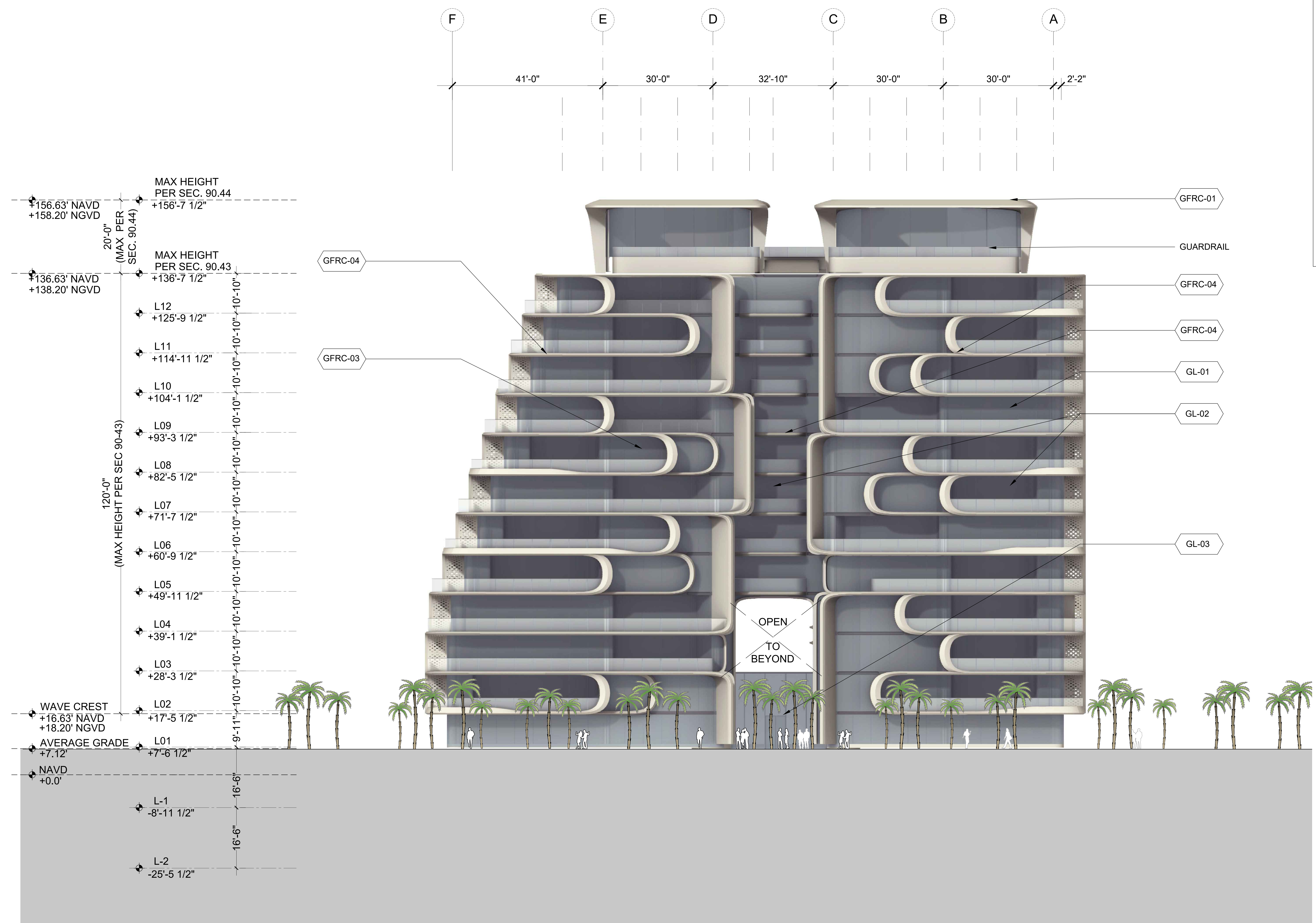
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01 EAST ELEVATION

KEY PLANS

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS AVENUE SUITE 1000 MIAMI, FL 33134

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DRAWING TITLE: EAST ELEVATION

SHEET NO: B Z-200.00

MATERIAL LEGEND			
GFRC-01	SAND COLOR GFRC/ SOLAR SHADING CANOPY	GL-01	ULTRA CLEAR LAMINATED GLASS WITH DARK METAL HANDRAIL
GFRC-02	SAND COLOR GFRC/ FACADE FRAMES AND SLAB CAPS	GL-02	HIGH PERFORMANCE INSULATED GLASS WITH DARK METALIC FRAMES
GFRC-03	SAND COLOR,SMOOTH FINISH GFRC /PERFORATED PRIVACY SCREEN	GL-03	ULTRA TRANSPARENT HIGH PERFORMANCE INSULATED GLASS/ GLAZED LOBBY FACADE
GFRC-04	SAND COLOR,SMOOTH FINISH GFRC PANEL/ FACADE FRAMES AND SLAB CAPS	GL-04	CANYON GLAZING HIGH PERFORMANCE INSULATED GLASS WITH CONCEALED FRAMES
GFRC-05	DARK COLOR GFRC/SPANDREL	P-01	COLOR TO MATCH FACADE FEATURES INTERMITTENT GLAZED ZONES FOR TRANSPARENCY / ENTRANCE CANOPY
GFRC-06	TBC COLOR GFRC/SOLAR SHADES	P-02	CLEAR ACRYLIC FOR SWIMMING POOL
GFRC-07	SAND COLOR GFRC WITH STONE INLAY/FACADE FINS MATERIAL	MTL-01	METAL FINISH WITH DARK GREY, COLOR TO MATCH GLAZING / LOADING BAY FOLDING DOOR
GFRC-08	DARK COLOR GFRC POLISHED /FACADE FINS		

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WWW.THORNTONTOMASETTI.COM

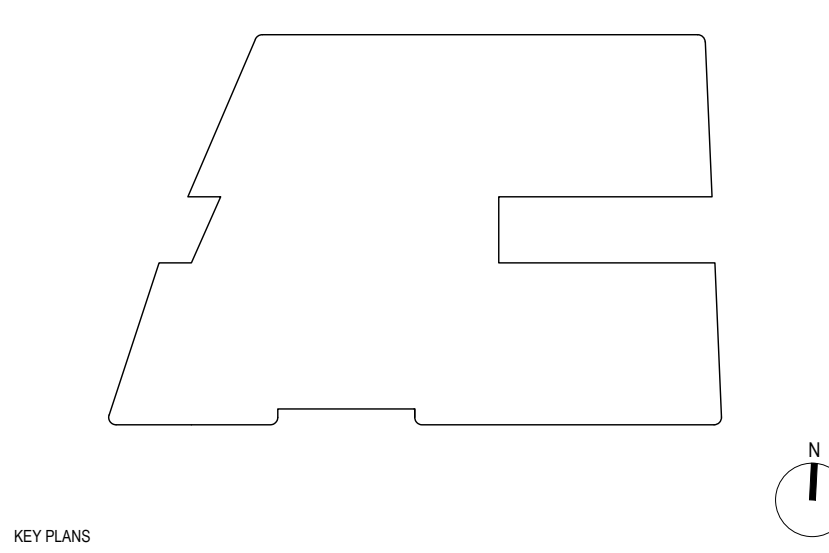
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NO. DATE REVISIONS

NO. DATE REVISIONS

PROJECT
8777
8777 COLLAS HOUSE (SUSPECT) FL 201A

NOT FOR CONSTRUCTION

SCALE: NTS
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DRAWN BY: GEP

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DRAWING TITLE:
NORTH ELEVATION

SHEET NO:
B_Z-201.00

01 NORTH ELEVATION

MATERIAL LEGEND	
GFRC-01	SAND COLOR GFRC/ SOLAR SHADING CANOPY
GFRC-02	SAND COLOR GFRC/ FACADE FRAMES AND SLAB CAPS
GFRC-03	SAND COLOR, SMOOTH FINISH GFRC /PERFORATED PRIVACY SCREEN
GFRC-04	SAND COLOR, SMOOTH FINISH GFRC PANEL/ FACADE FRAMES AND SLAB CAPS
GFRC-05	DARK COLOR GFRC/SPANDREL
GFRC-06	TBC COLOR GFRC/SOLAR SHADES
GFRC-07	SAND COLOR GFRC WITH STONE INLAY/FACADE FINS MATERIAL
GFRC-08	DARK COLOR GFRC POLISHED /FACADE FINS
GL-01	ULTRA CLEAR LAMINATED GLASS WITH DARK METAL HANDRAIL
GL-02	HIGH PERFORMANCE INSULATED GLASS WITH DARK METALIC FRAMES
GL-03	ULTRA TRANSPARENT HIGH PERFORMANCE INSULATED GLASS/ GLAZED LOBBY FACADE
GL-04	CANYON GLAZING HIGH PERFORMANCE INSULATED GLASS WITH CONCEALED FRAMES
P-01	COLOR TO MATCH FACADE FEATURES INTERMITTENT GLAZED ZONES FOR TRANSPARENCY/ENTRANCE CANOPY
P-02	CLEAR ACRYLIC FOR SWIMMING POOL
MTL-01	METAL FINISH WITH DARK GREY, COLOR TO MATCH GLAZING / LOADING BAY FOLDING DOOR

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DAMAC PROPERTIES CO. LLC
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AA 38000066

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SUITE 1000
WEST PALM BEACH, FL 33411
WWW.SLSARCHITECTS.COM



KEY PLANS

NO.	DATE	REVISIONS	ISSUANCE	NO.	DATE	REVISIONS	ISSUANCE

PROJECT
8777
8777 COLLINS AVENUE, SUITE 200, FT. LAUDERDALE, FL 33304

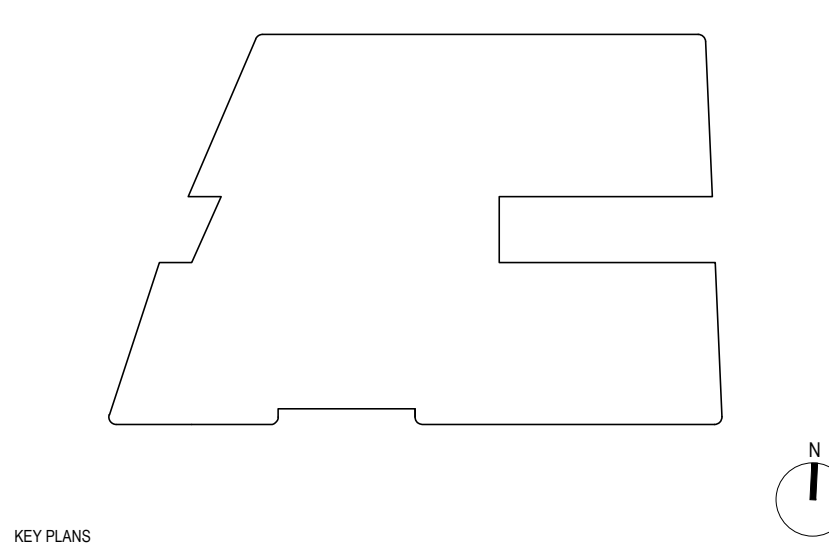
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SCALE: NTS
DATE: 2023.10
DRAWN BY: GEP

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DRAWING TITLE
WEST ELEVATION

SHEET NO.
B Z-202.00



KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
8777
 8777 COLLINS AVENUE SUITE 1000 MIAMI, FL 33154

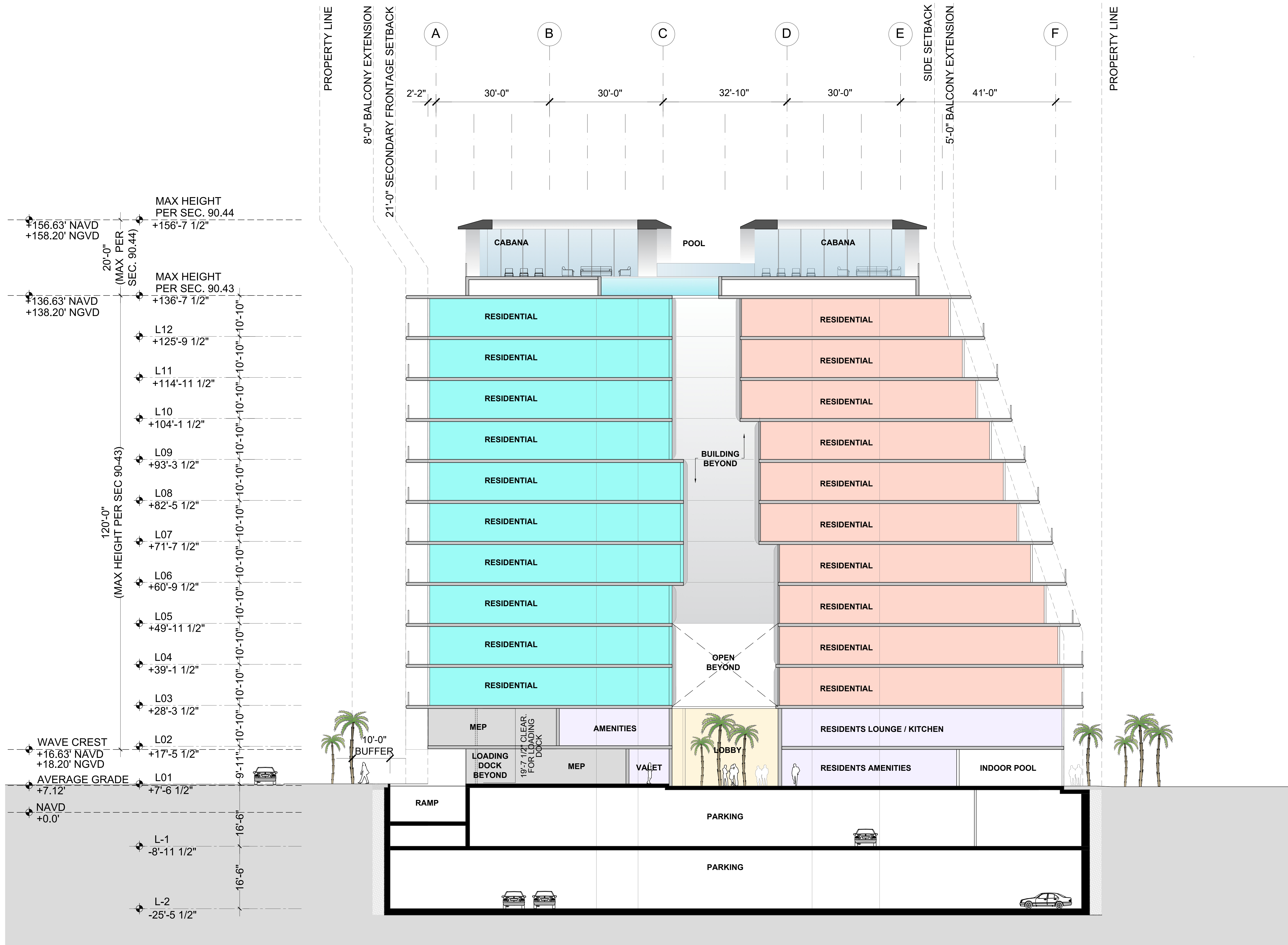
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SCALE: NTS
 SHEET SIZE: ARCHITECTURAL (DO NOT SCALE DRAWING)
 DATE: 2023.10
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DRAWING TITLE:
WEST BUILDING SECTION

SHEET NO.
B Z-302.00





04 AERIAL VIEW



02 STREET VIEW 02



03 BEACH VIEW



01 STREET VIEW 01

RENDERS TO BE ADJUSTED FOR P & Z PRESENTATION

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 TEL: (561) 555-5555

KEY PLANS

NO DATE ISSUANCE
 REVISIONS

8777

PROJECT
 8777 COLLINS AVENUE SURFACE FL 33154

NOT FOR CONSTRUCTION

SCALE
 1/8" = 1'-0" (VERTICALS) / 1/4" = 1'-0" (HORIZONTALS)

DATE: 2023.11.15
 DRAWN BY: GEP

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DRAWING TITLE
BUILDING RENDERS

SHEET NO.
B_Z-500.00

DRAINAGE STRUCTURES STRUCTURAL NOTES

DESIGN CRITERIA: 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.

DESIGN LIVE LOADS: 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 & COVERS: 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 8-INCH WALLS. REFER TO ARCHITECTURAL SHEET A-2.00A FIRE TRUCK ACCESS SITE PLAN TO LOCATE THESE AREAS.

NOTES FOR DRAINAGE WELLS

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE G-III AQUIFER. FDP CHAPTER 52.0410 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..."

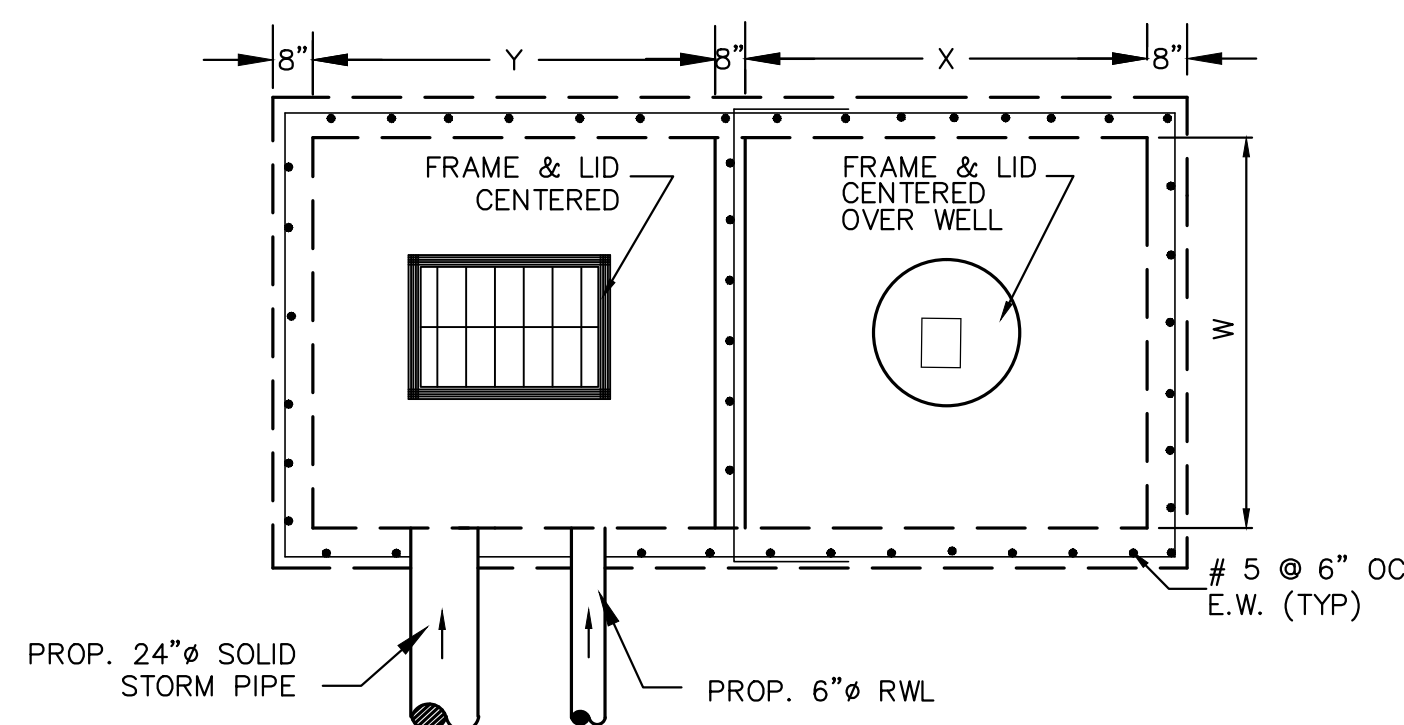
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. THE INJECTION WELL SHALL HAVE A MINIMUM CASING LENGTH OF 60- FEET WITH A MAXIMUM CASING LENGTH OF 100- FEET, AND A MINIMUM OPEN HOLE OF 40- FEET. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD 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.

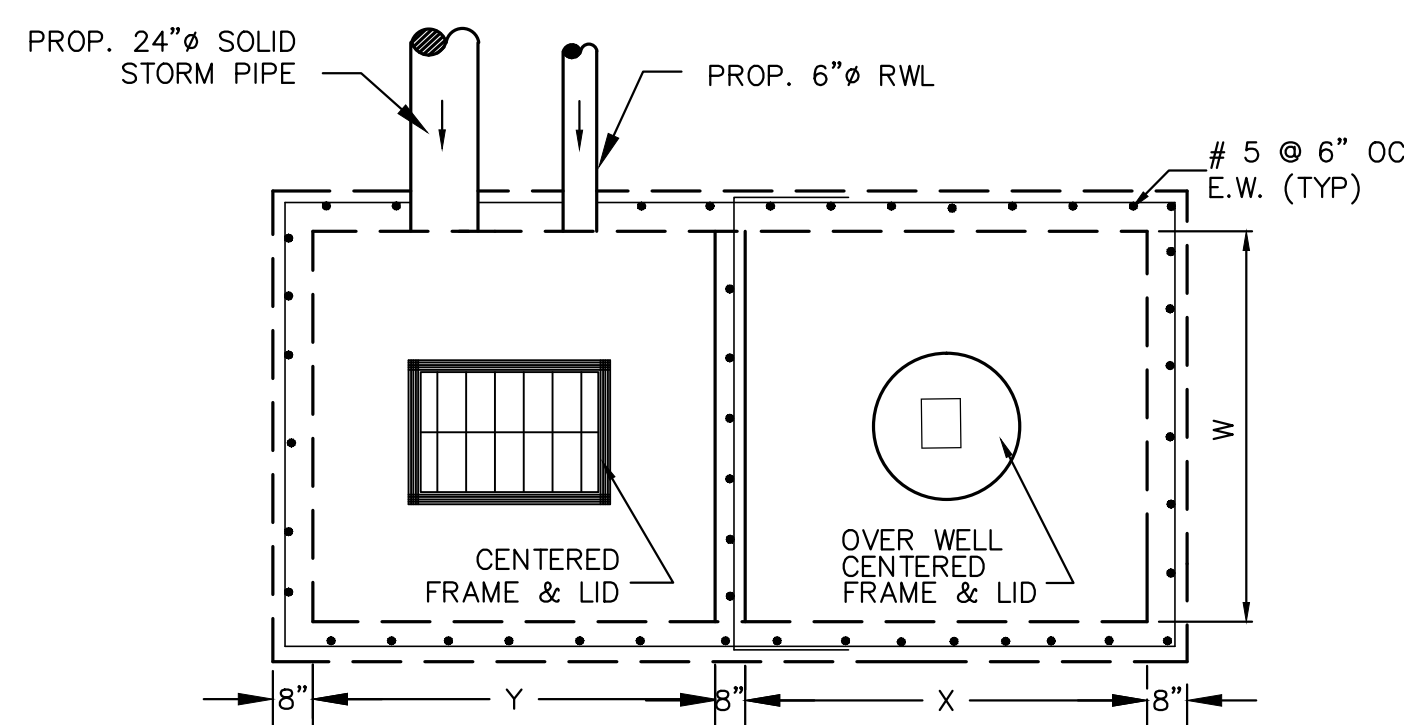
4. NOTE ANY INJECTION WELL INSTALLED BY THE CONTRACTOR THAT DOES NOT MEET THE REQUIRED FLOW AND CASING REQUIREMENTS WILL NOT BE ACCEPTED AND WOULD NEED TO BE IMMEDIATELY REPLACED WITH A NEW WELL MEETING THE AFOREMENTIONED CASING AND FLOW REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

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 CASING.

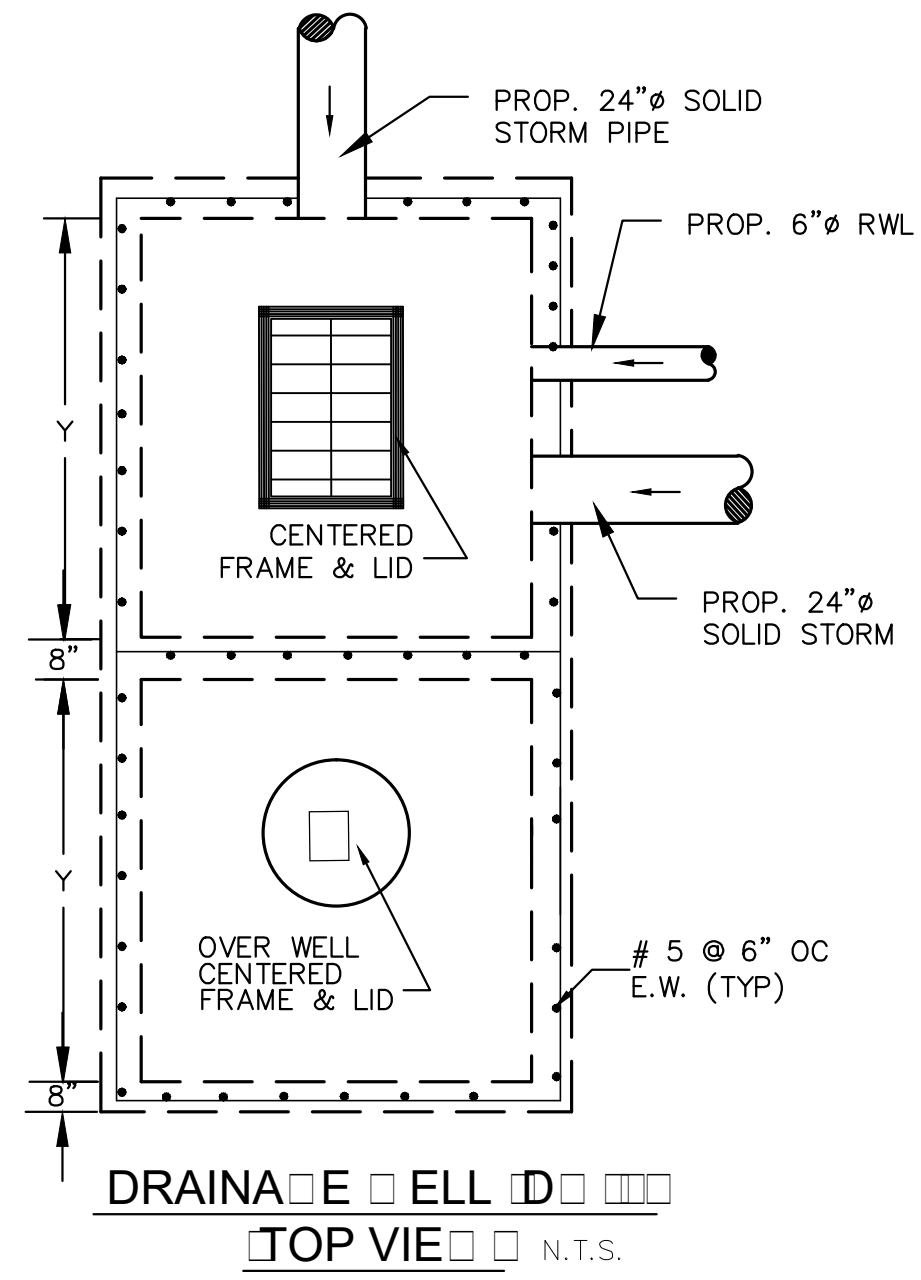
6. ALL WELL OVERFLOW PIPING SHALL LEAD DIRECTLY INTO THE RETENTION CHAMBER OF THE ADJACENT WELL BOX PRIOR TO DISCHARGE INTO THE PROPOSED WELL. NO OVERFLOW PIPING SHALL BE DIRECTLY CONNECTED INTO THE WELL CHAMBER OF THE ADJACENT WELL BOX.



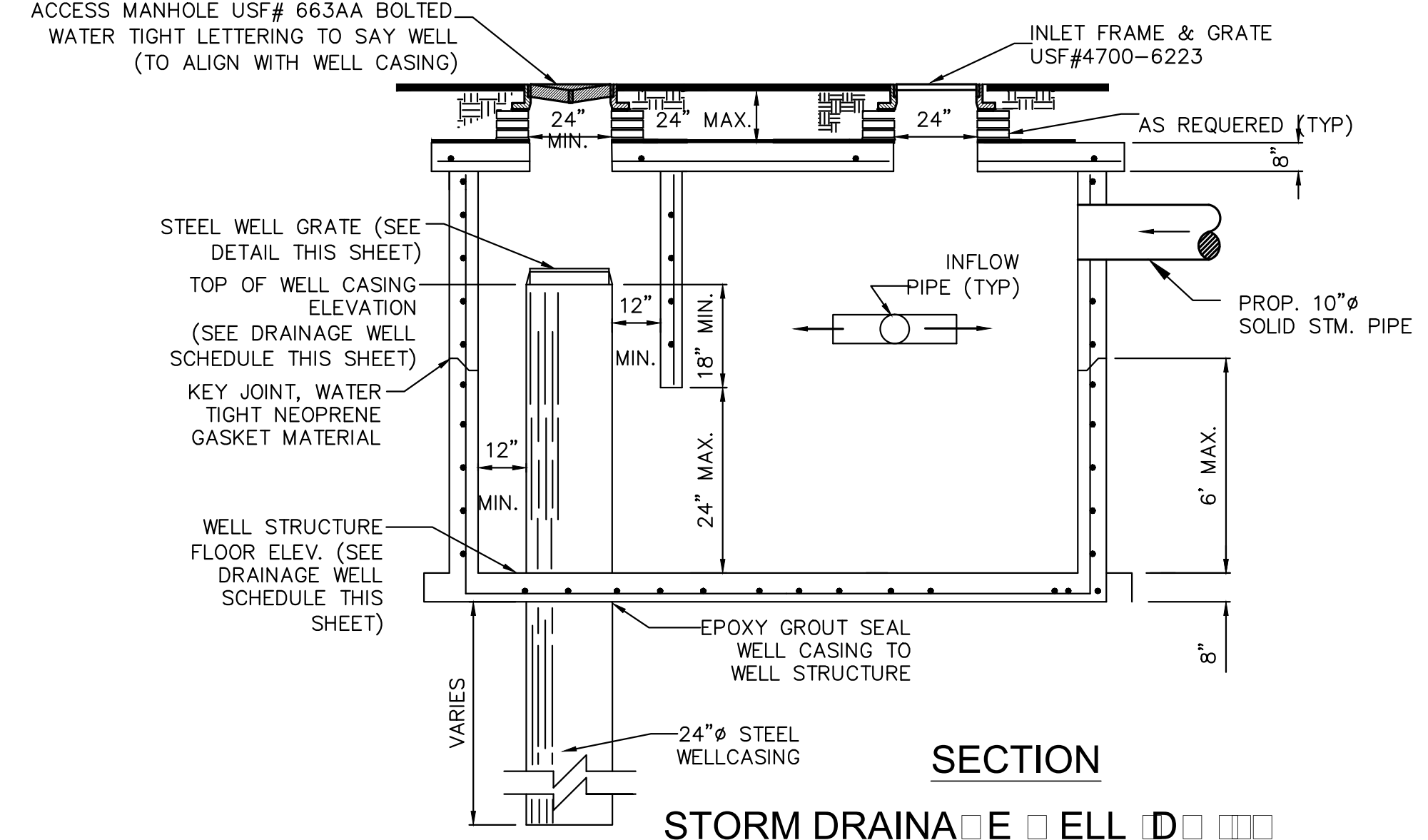
DRAINAGE WELL TOP VIEW
N.T.S.



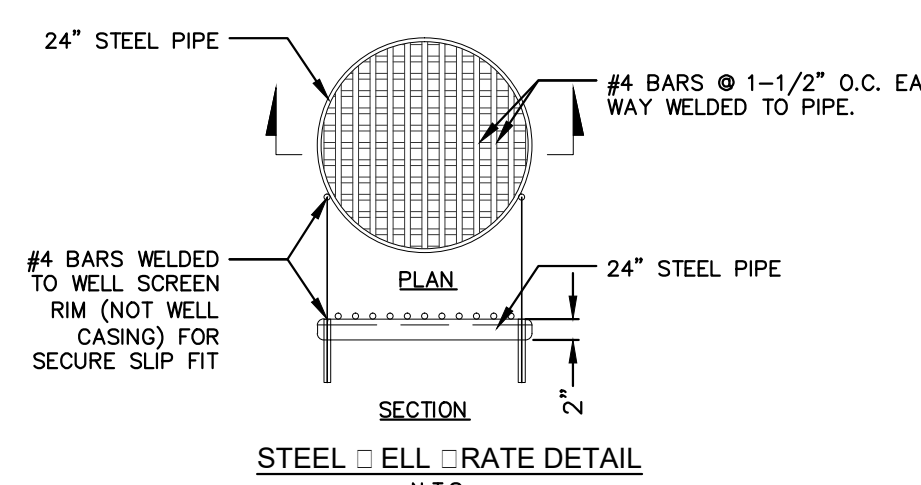
DRAINAGE WELL TOP VIEW
N.T.S.



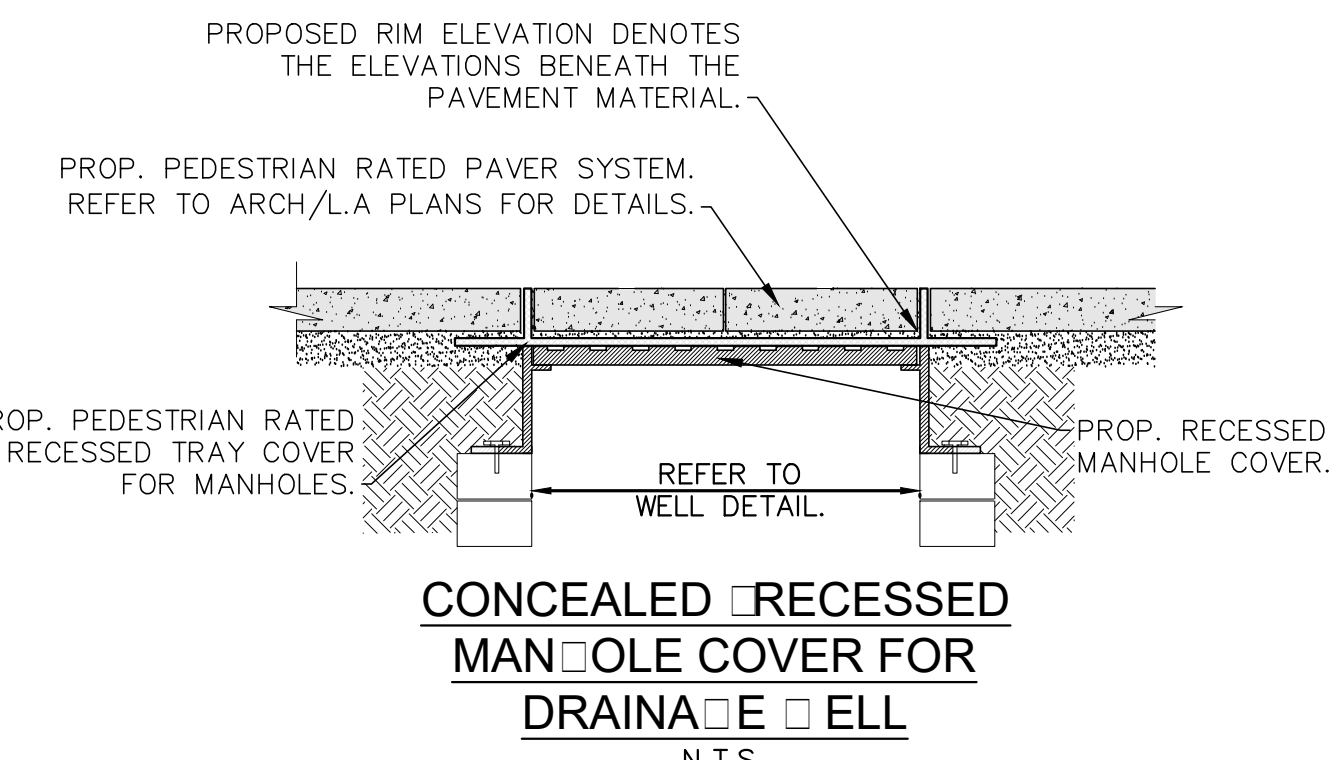
DRAINAGE WELL SECTION
N.T.S.



STORM DRAINAGE WELL SECTION
N.T.S.

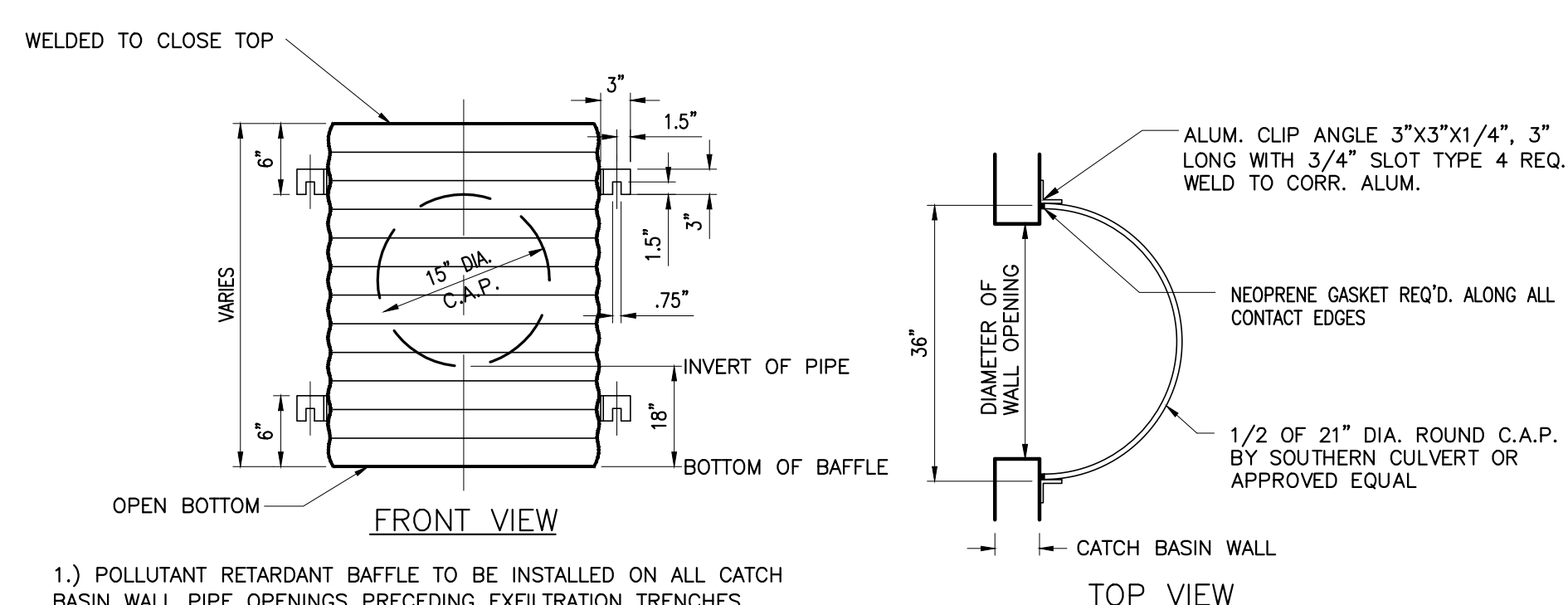


STEEL WELL GRATE DETAIL
N.T.S.



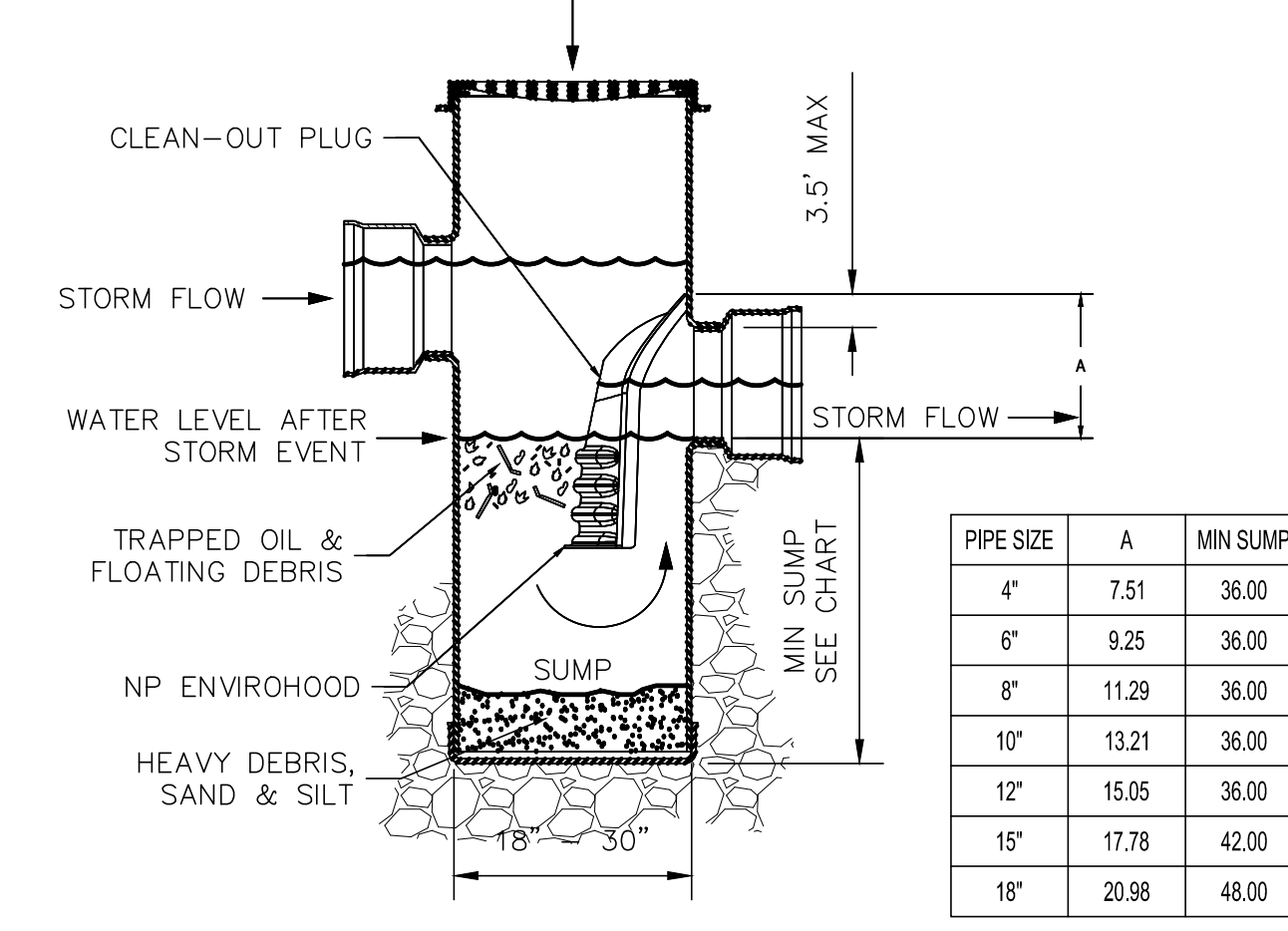
CONCEALED RECESSED MANHOLE COVER FOR DRAINAGE WELL
N.T.S.

STRUCT. NO.	FRAME & LID	W	Y	X	INVERT (PIPE DESC.)				M.H. RIM. ELEV. (NGVD)	WELL CASING ELEV. (NGVD)	STRUC. FLOOR ELEV. (NGVD)	LATITUDE	LONGITUDE
					NORTH	EAST	SOUTH	WEST					
DW-1	USF E-BWTL	4.00'	5.00'	5.00'			4.3' (6")	4.3' (24")	5.3'	2.2'	(-1.8'		
DW-2	USF E-BWTL	4.00'	5.00'	5.00'	4.3' (24")	4.3' (24")	4.3' (6")						
DW-3	USF E-BWTL	4.00'	5.00'	5.00'	4.3' (6")	4.3' (24")							



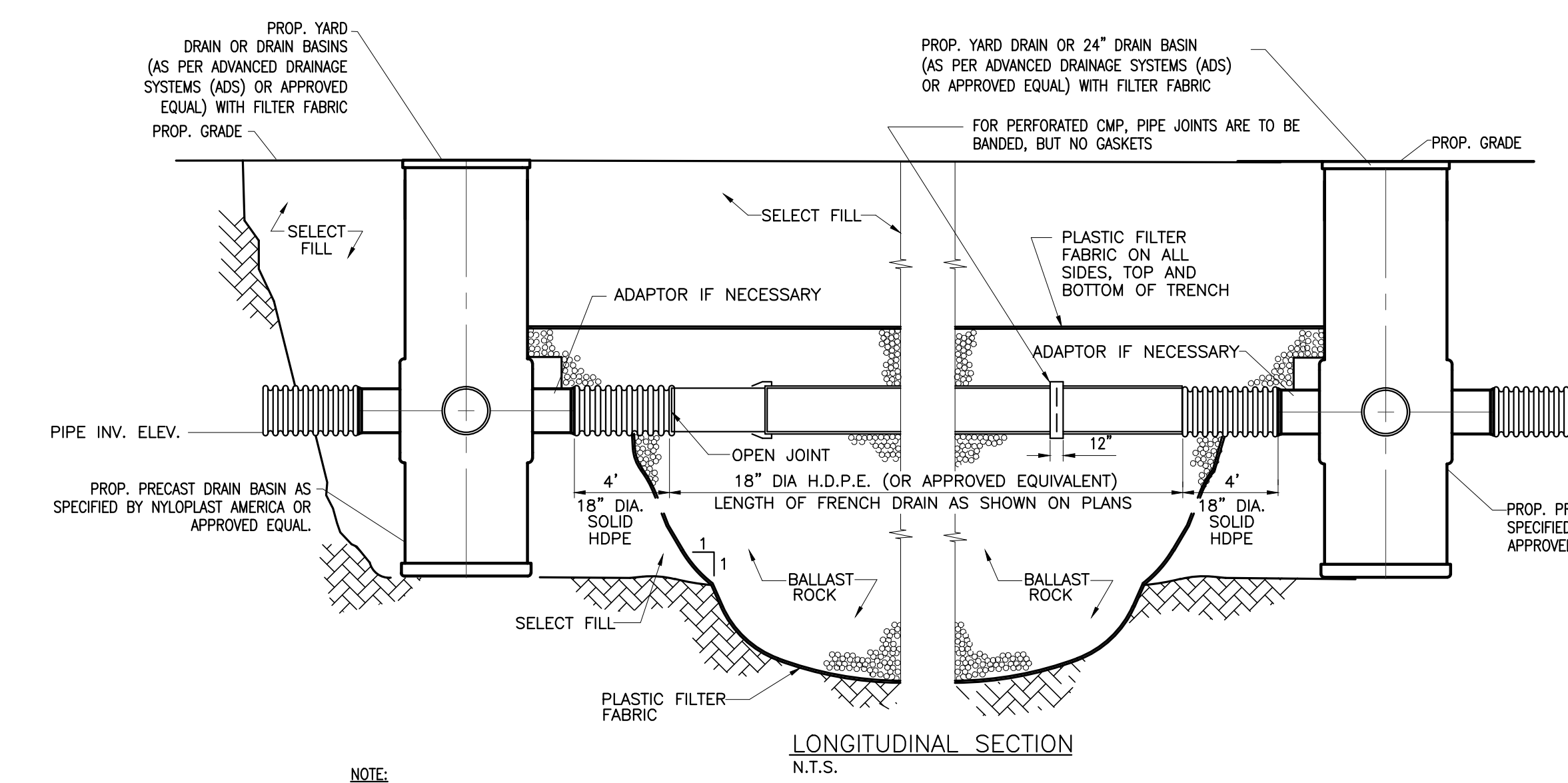
POLLUTANT RETARDANT BAFFLE DETAIL
N.T.S.

1.) POLLUTANT RETARDANT BAFFLE TO BE INSTALLED ON ALL CATCH BASIN WALL PIPE OPENINGS PRECEDING EXFILTRATION TRENCHES.



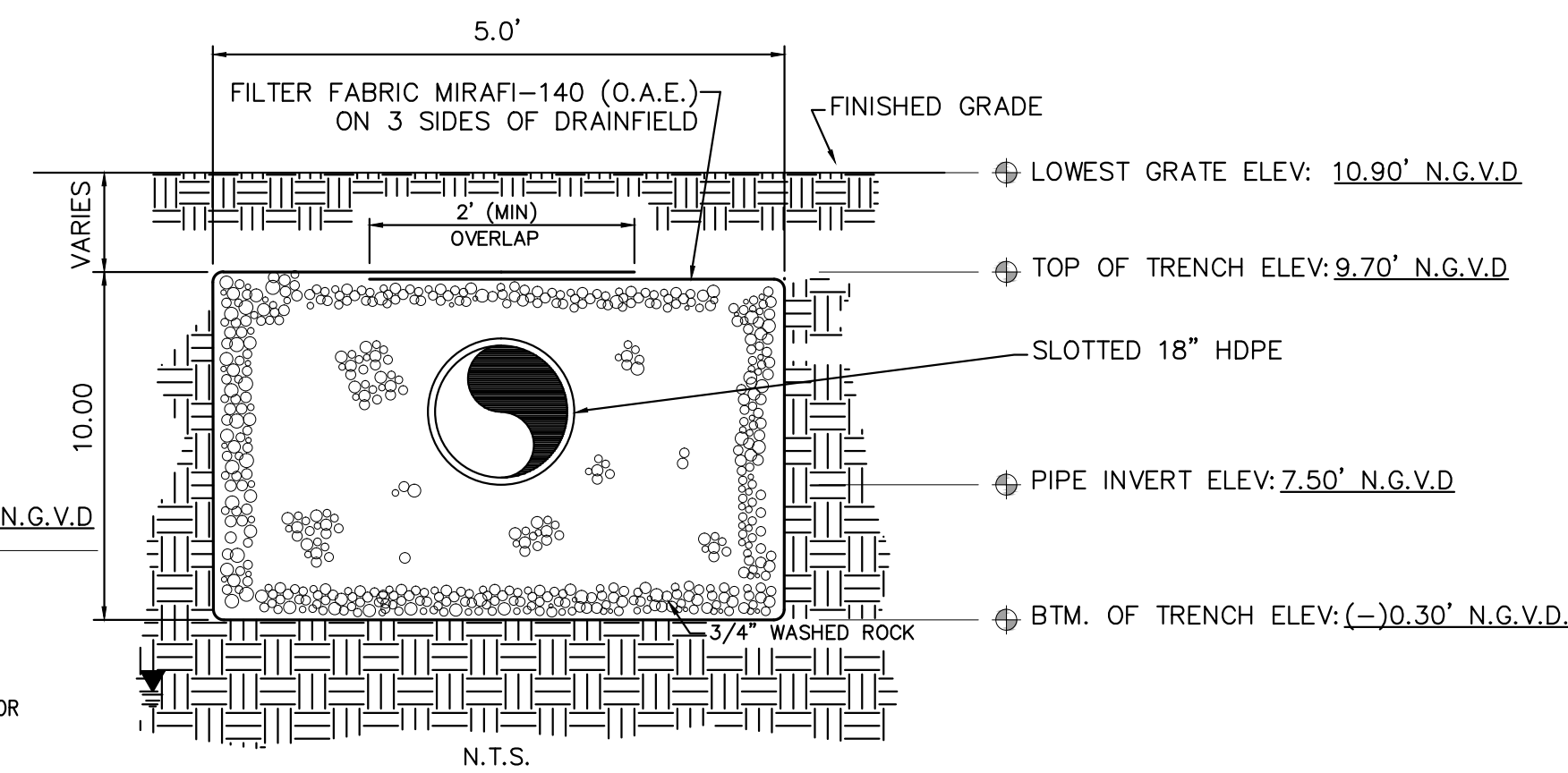
- ENVIROHOOD SHALL BE INSTALLED IN ALL DRAIN BASINS DESIGNED WITH AT LEAST ONE LEADING PIPE DRAINING INTO AN EXFILTRATION TRENCH.
- FRAMES, GRATINGS, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18"). THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1 OR II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
- THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
- THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
A. DEBRIS IN SUMP - 18" MAX
B. FLOATABLE DEBRIS - 6" MAX
- THE PROPOSED DRAIN BASIN SHOULD BE INSPECTED ONCE PER MONTH FOR THE FIRST YEAR TO DETERMINE A PROPER CLEANING CYCLE.
- CLEANING CYCLE SHALL INCLUDE REMOVAL OF DEBRIS AND RINSING OF BASIN.

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD



TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL
N.T.S.

NOTE: 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.



FILTRATION TRENCH FOR 18\"/>

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KEY PLANS

NO. DATE REVISION
REVISION

8777
8777 COLLEGE AVENUE SUITE 100, MIAMI, FL 33154

NOT FOR CONSTRUCTION

SCALE: SEE ARCHITECTURAL DRAWINGS FOR SCALE DRAWINGS
DATE: 2023.07.02
DRAWN BY: ODP

PROJECT: 8777 COLLEGE AVENUE SUITE 100, MIAMI, FL 33154

CALL SET OR ASK ARCHITECT FOR MORE SET
SCHEDULE DATA BEFORE ORDERING TO HAVE
SCHEDULE DATA DELIVERED AND INSTALLED

Check positive response codes before you call

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FLORIDA SOLAR RADIATION DATA CENTER
1100 S.W. 15TH AVE. SUITE 100
MIAMI, FL 33135
TEL: 305.441.1111
WWW.SUNSHINEFLORIDA.COM

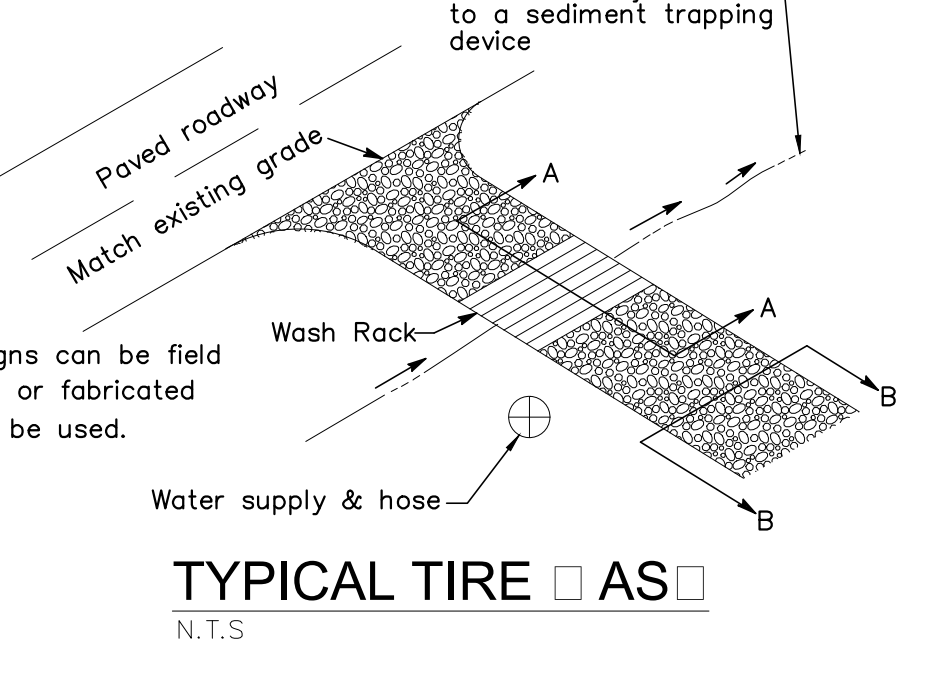
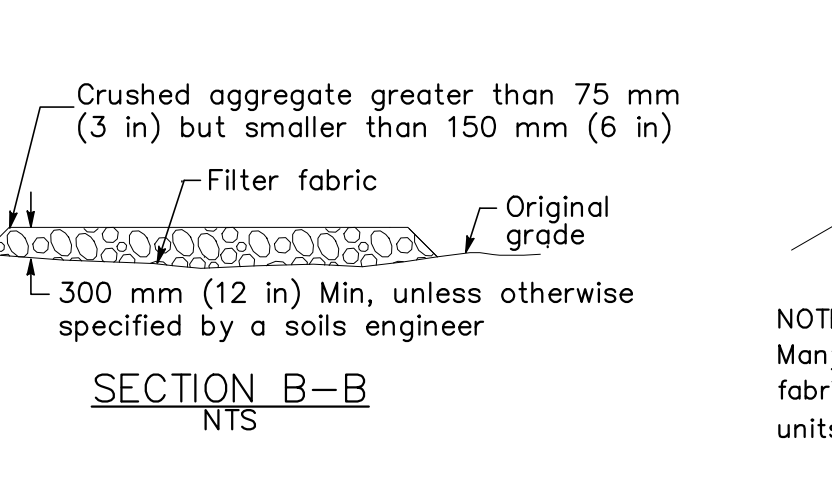
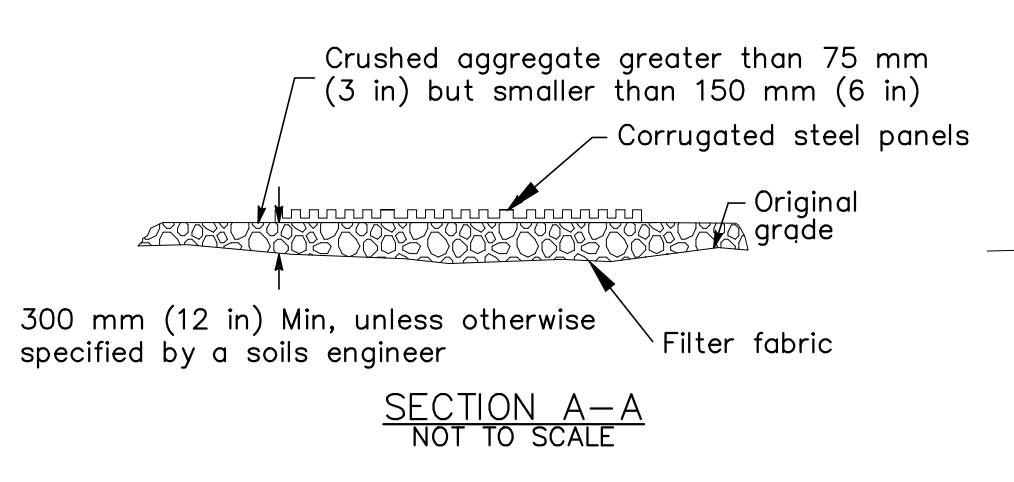
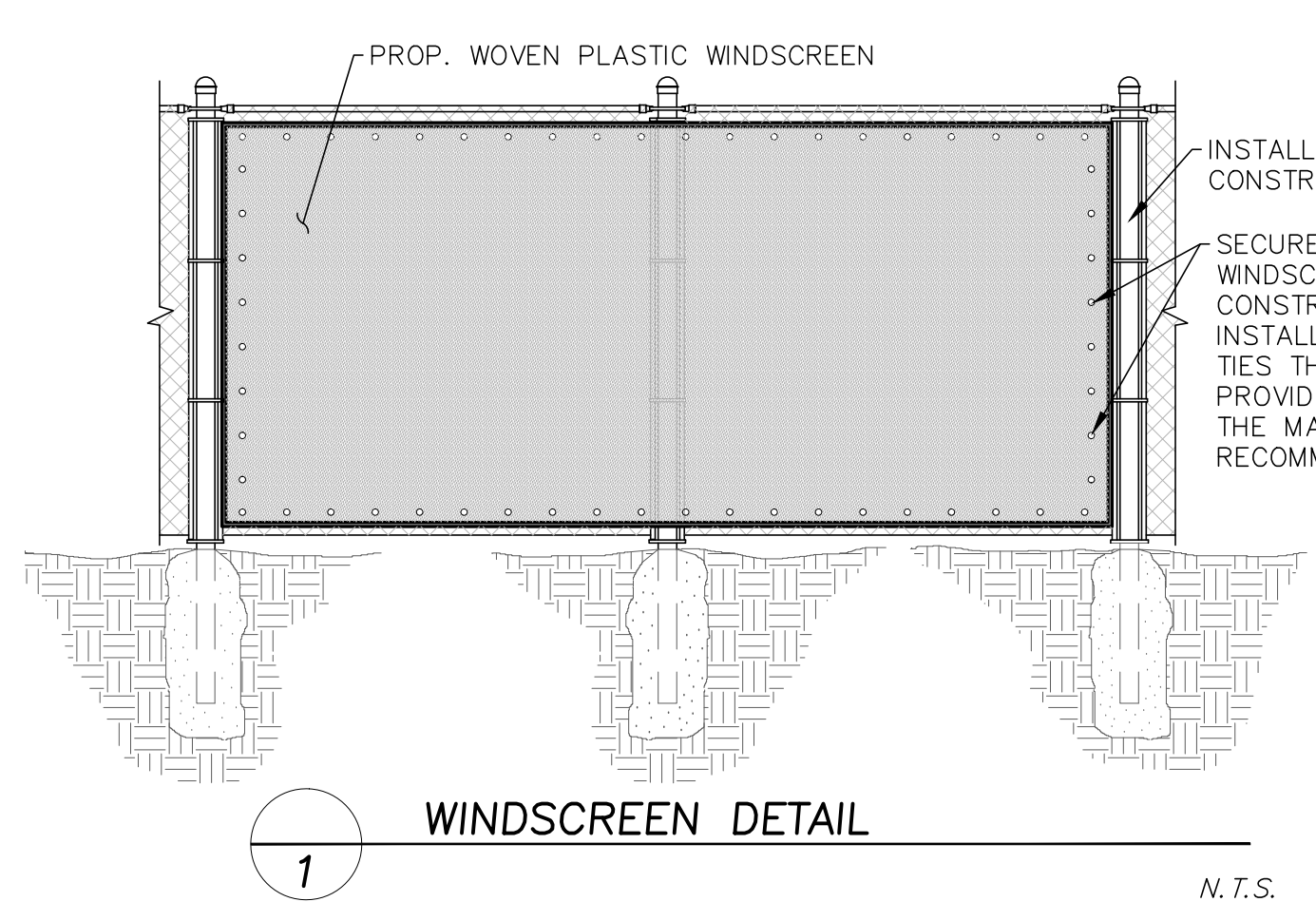
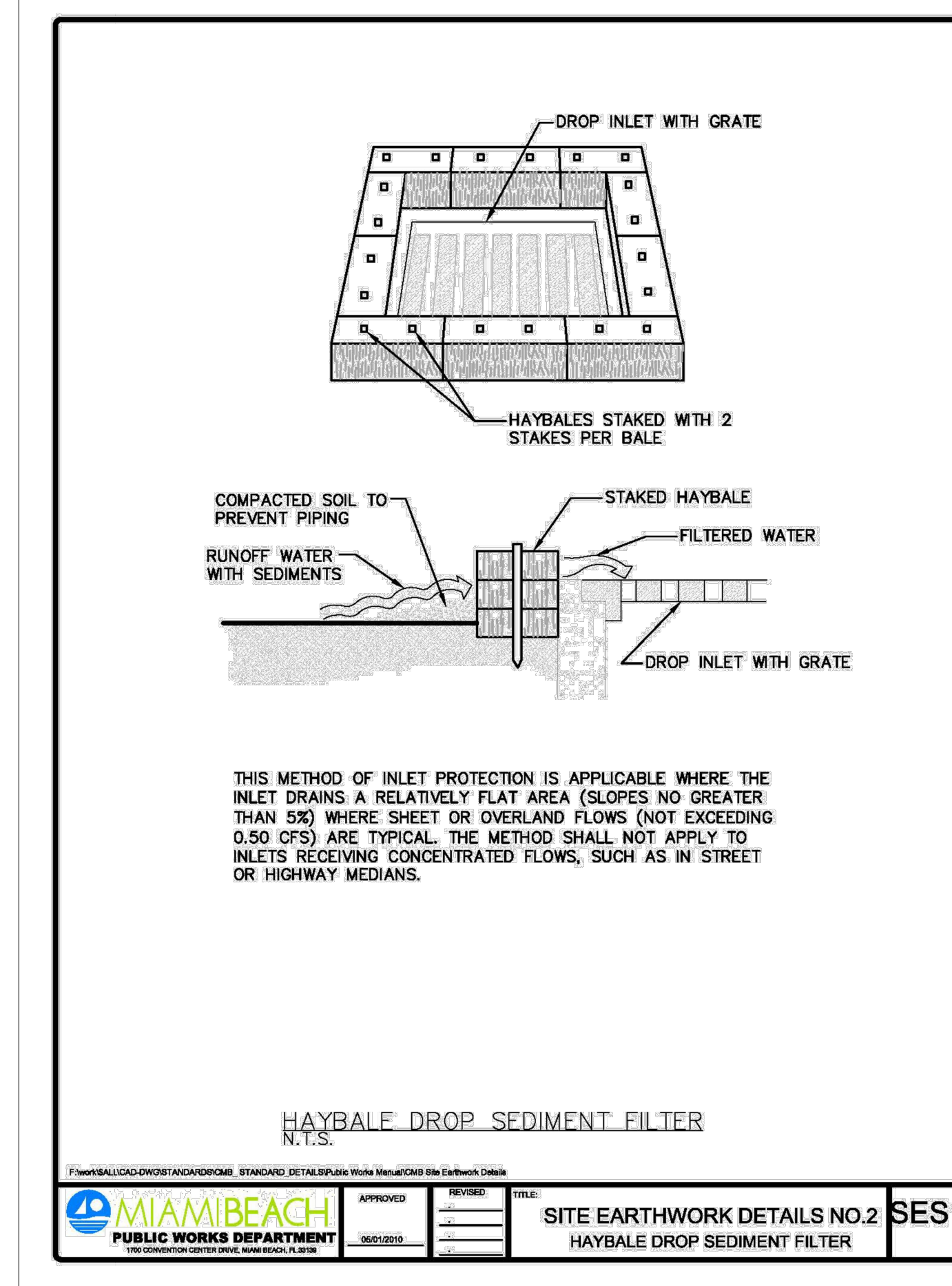
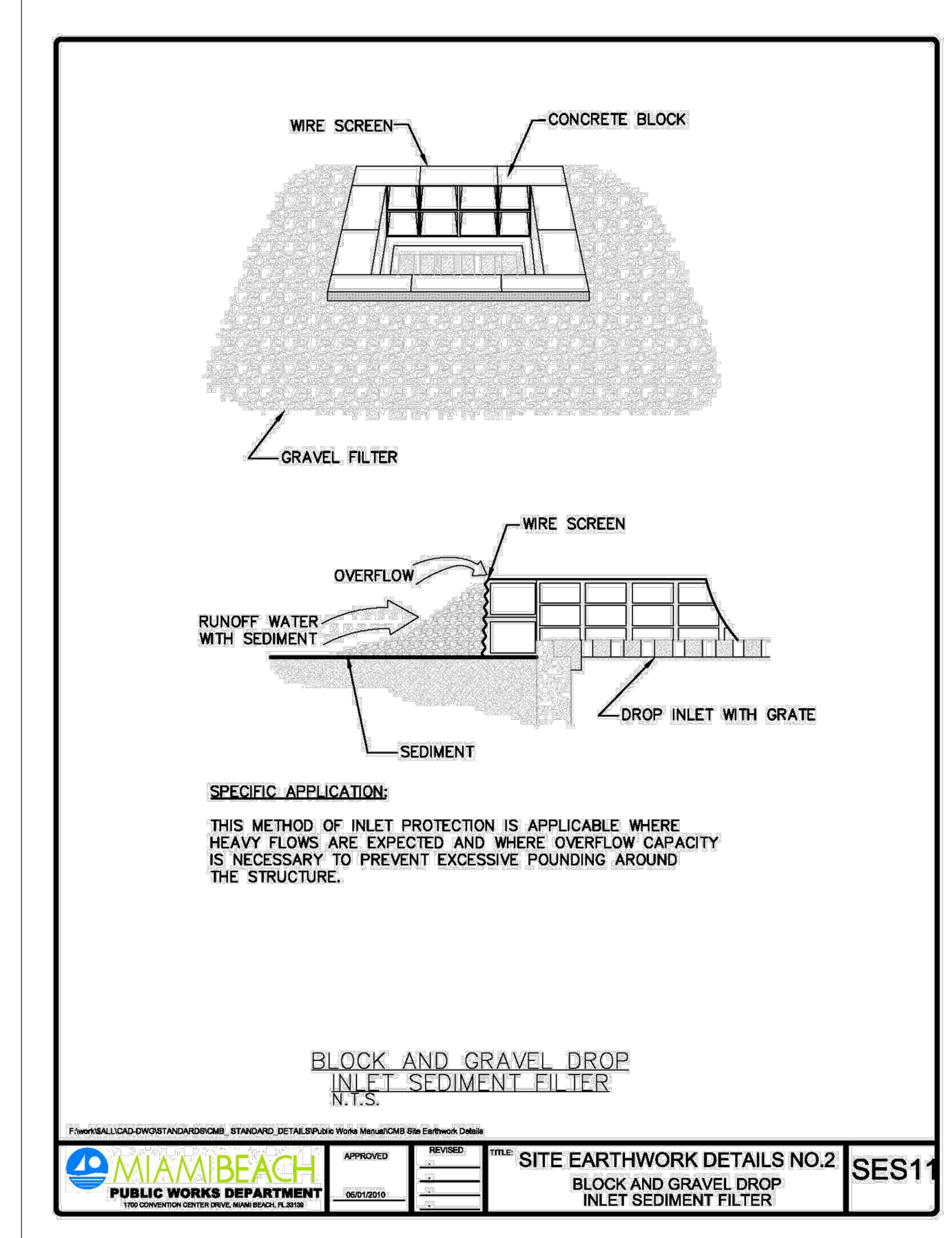
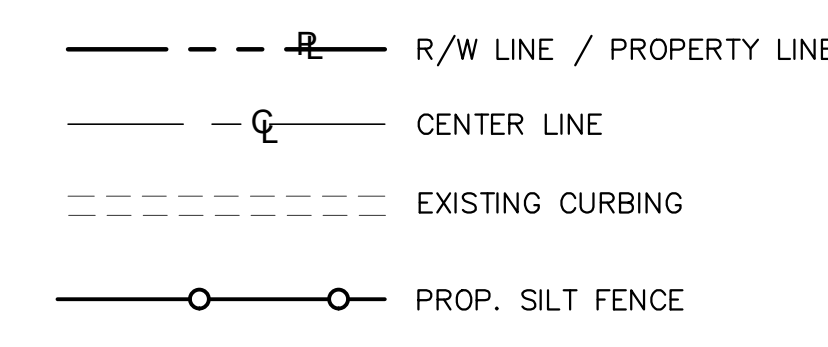
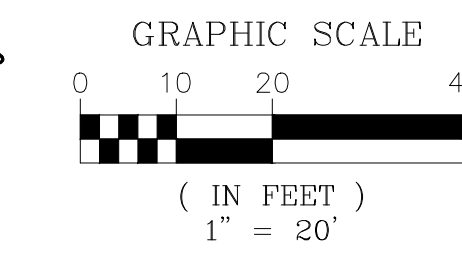
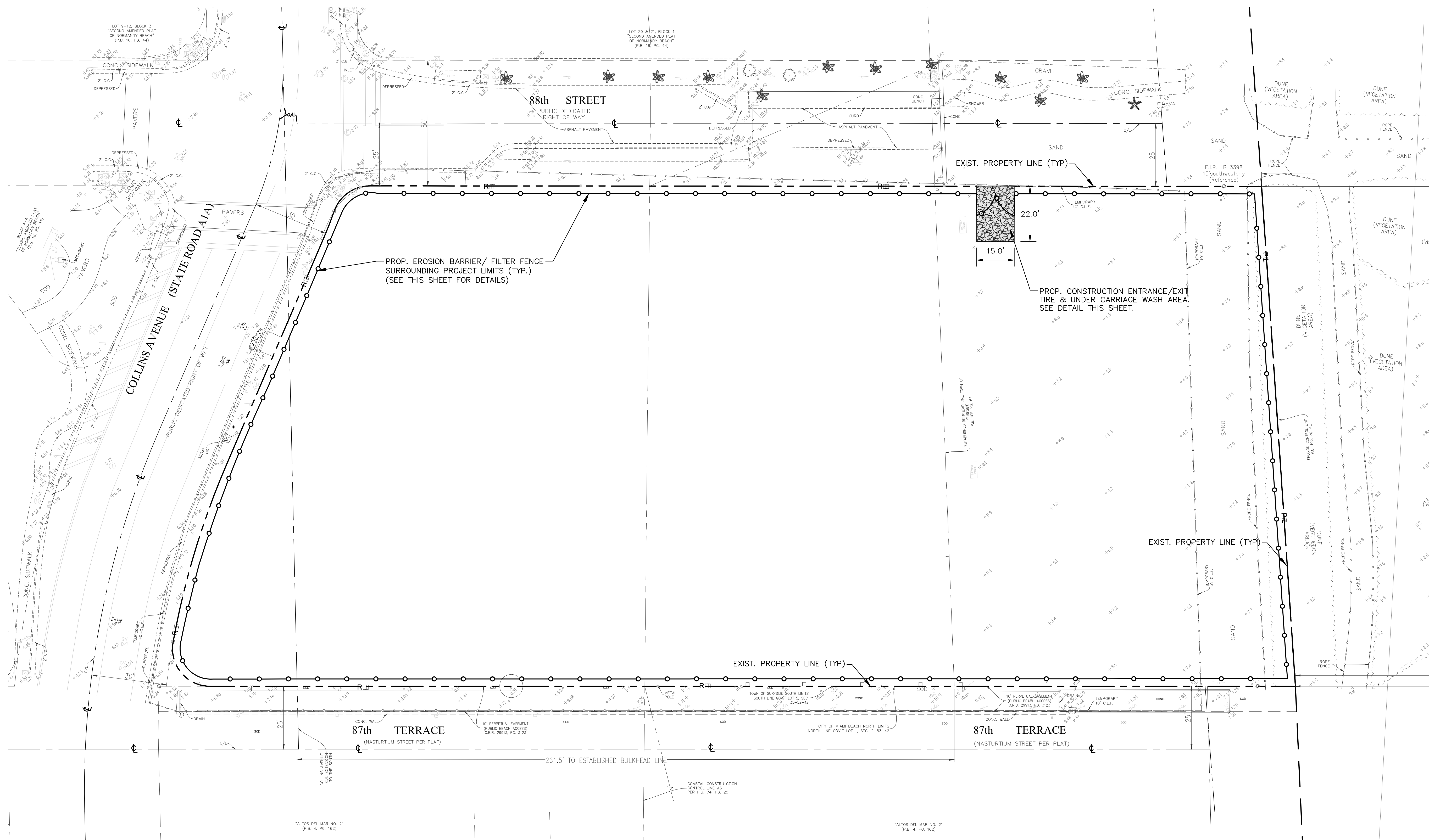
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TEL: 305.441.1111
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ALTER M. LUJO P.E.
FL PE: 617-7

ALTER M. LUJO
LICENSED PROFESSIONAL ENGINEER
NO. 8177
STATE OF FLORIDA
EXPIRES 12/31/2024

DRAINAGE DETAILS

SHEET NO. **B_C-400**



NOTES:
1. REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE FENCE.

EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS IN ADDITION TO THE STANDARDS PER FOOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICES THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

MIAMI BEACH PUBLIC WORKS DEPARTMENT
SITE EARTHWORK DETAILS NO.2
EROSION AND SEDIMENT CONTROL
GENERAL NOTE
SES14

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE BY NOT BEARING ON SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL LOTS AND BAYALS AT COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONTIGUOUS DUE TO UNDESIRABLE CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- WIRE MESH SHALL BE LAID OVER THE TOP DRAIN INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. BAYALS ARE CLEARER OF COMPARABLE WIRE MESH WITH 1/2 INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- FOOT AND CURB AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 12 INCHES ON ALL SIDES.
- IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- BALES SHALL BE EITHER WIDE-BOUND OR STRUNG-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
- SEDIMENT SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTHS OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
- EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
- LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM INTERFERING BETWEEN BALES.

MIAMI BEACH PUBLIC WORKS DEPARTMENT
SITE EARTHWORK DETAILS NO.3
EROSION AND SEDIMENT CONTROL NOTES
SES15

EROSION AND SEDIMENT CONTROL NOTES

- HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND IN LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND STEREO.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT BLOW.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS FOR THIS PROJECT.
- FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDEP), CHAPTER 6.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

MIAMI BEACH PUBLIC WORKS DEPARTMENT
SITE EARTHWORK DETAILS NO.3
EROSION AND SEDIMENT CONTROL NOTES
SES15

EROSION AND SEDIMENT CONTROL NOTES

- ALL DISTURBED AREAS SHALL BE GRADED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSISTENT USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
- ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOIL.
- ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOIL.
- THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL SCREENS REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
- ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND DIRECTED THROUGH FILTERS, SETTLATION TRAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-303, FLORIDA ADMINISTRATIVE CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CHANNELS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CHANNELS.
- THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO MAINTAIN TURBIDITY RUNOFF FROM THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
- A MEMBER OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL EROSION AREAS WILL BE USED BY THE CONTRACTOR.
- FLUATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS IF SWAGBARS ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLUATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANUATE ENLARGEMENT.
- SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

MIAMI BEACH PUBLIC WORKS DEPARTMENT
SITE EARTHWORK DETAILS NO.3
EROSION AND SEDIMENT CONTROL NOTES
SES15

BURLAP DROP INLET SEDIMENT FILTER

STAKES
BURLAP FABRIC
RUNOFF WATER WITH SEDIMENTS
BURIED BURLAP FABRIC
FILTERED WATER

SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

MIAMI BEACH PUBLIC WORKS DEPARTMENT
SITE EARTHWORK DETAILS NO.2
EROSION AND SEDIMENT CONTROL
BURLAP DROP INLET SEDIMENT FILTER
SES9

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DAMAC PROPERTIES CO. LLC
ARCHITECT OF RECORD
oap ARCHITECTURE AND DESIGN
DESIGN ARCHITECT
Zaha Hadid Architects
LANDSCAPE CONSULTANT
SAVING & MILLER DESIGN STUDIO
STRUCTURE CONSULTANT
THORNTON TOMASETTI
FACADE CONSULTANT
THORNTON TOMASETTI
COASTAL CONSTRUCTION
OCEAN CONSULTING
OCEAN ENGINEERING
MEP
MG ENGINEERING
CODE/ADA CONSULTANT
SLS

2023.06.09_ENTITLEMENT PACKAGE

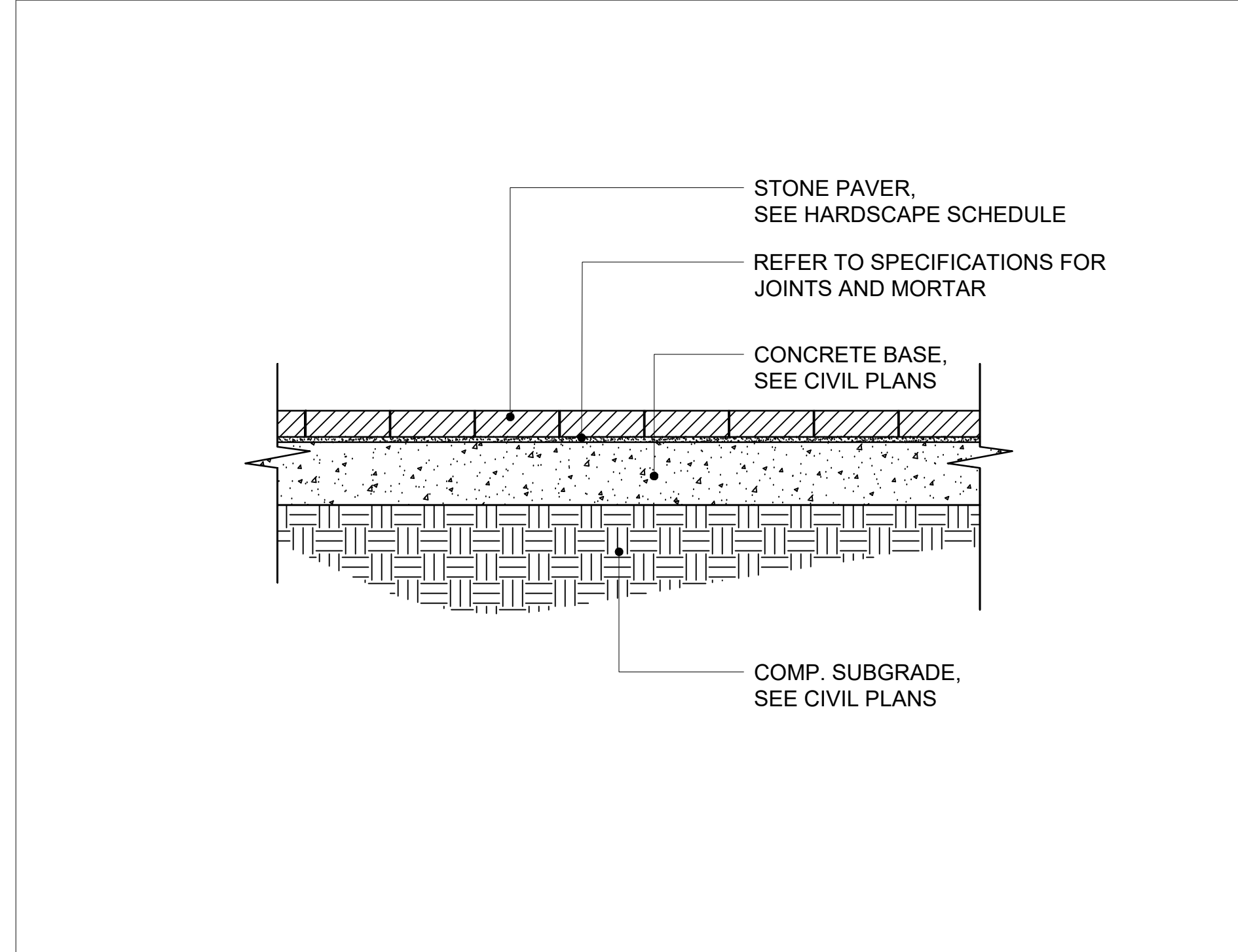
KEY PLANS

PROJECT: 8777
NOT FOR CONSTRUCTION

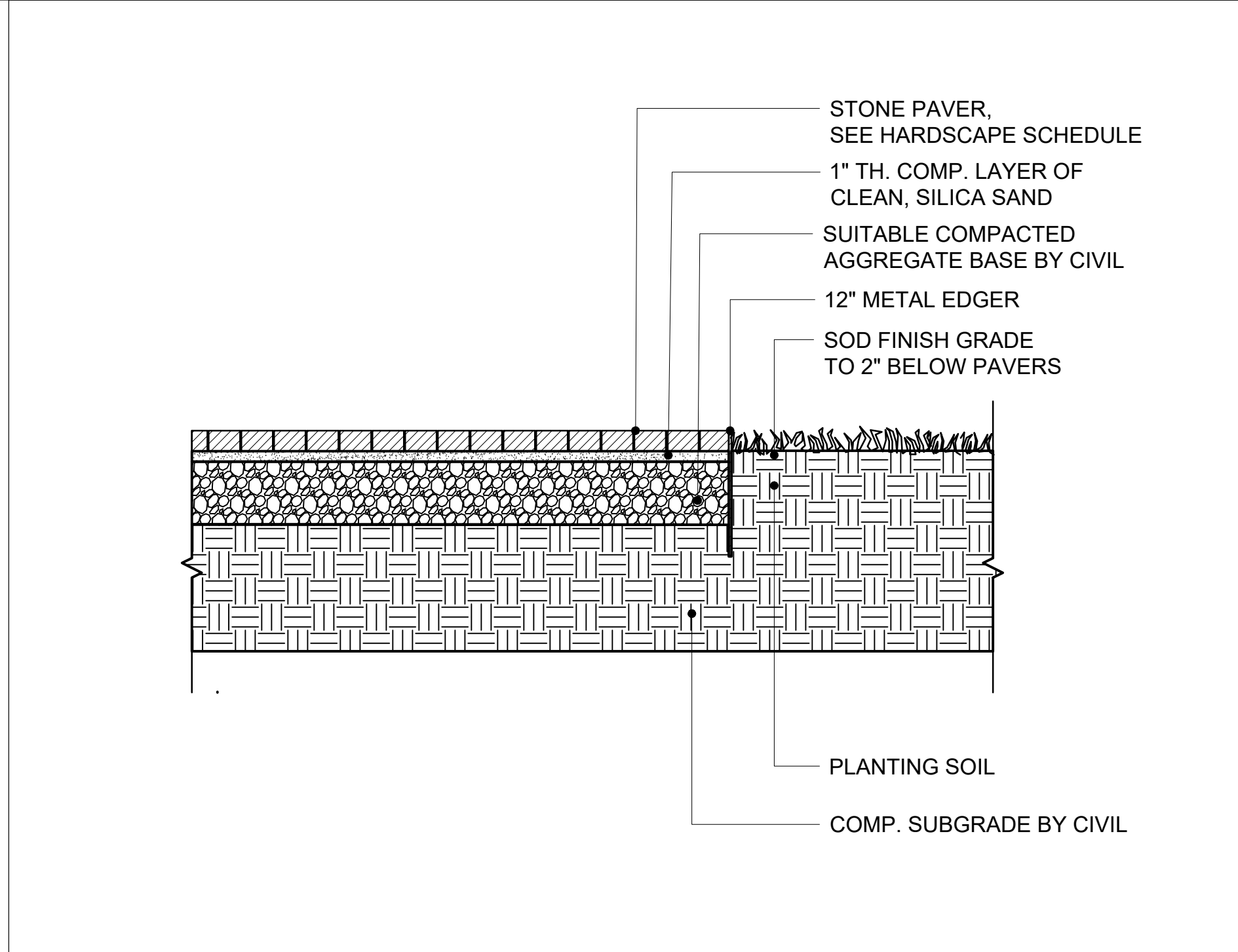
SunshineFL
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FLORIDA REGISTERED PROFESSIONAL ENGINEER
NO. 81747
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

SEDIMENTATION AND EROSION CONTROL PLAN AND DETAILS

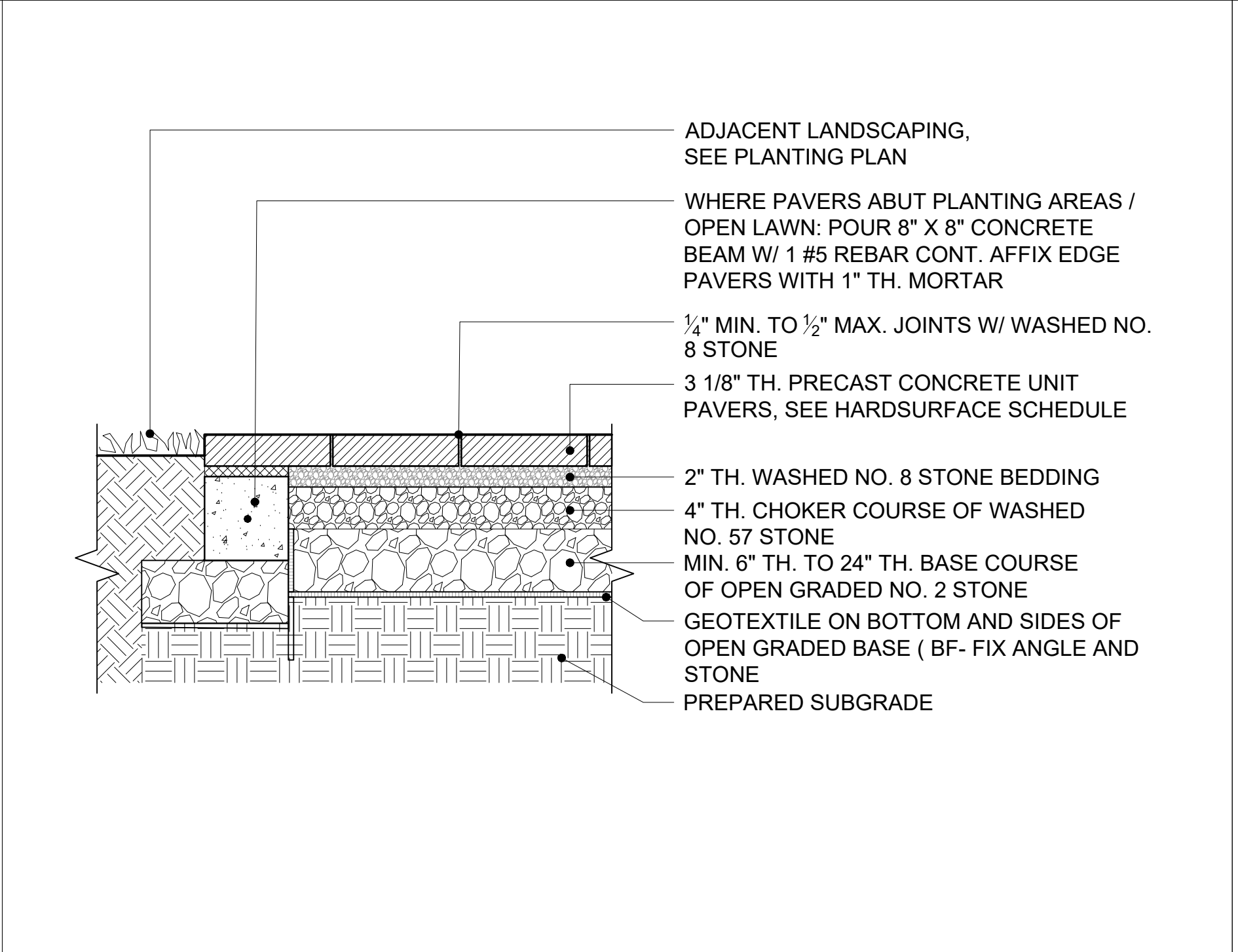
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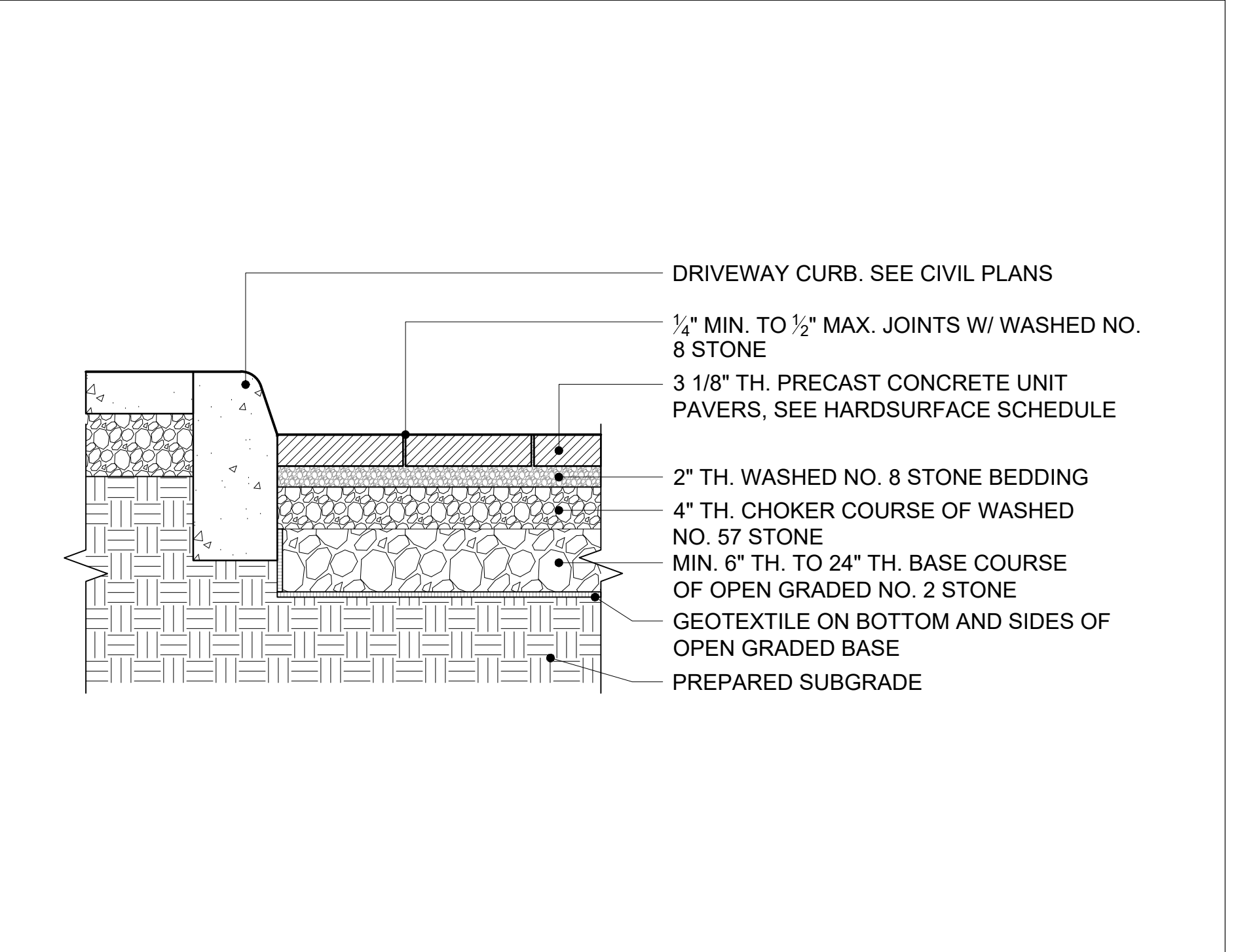
1 STONE PAVERS ON SLAB, TYP.
 SCALE: 1"=1'-0"



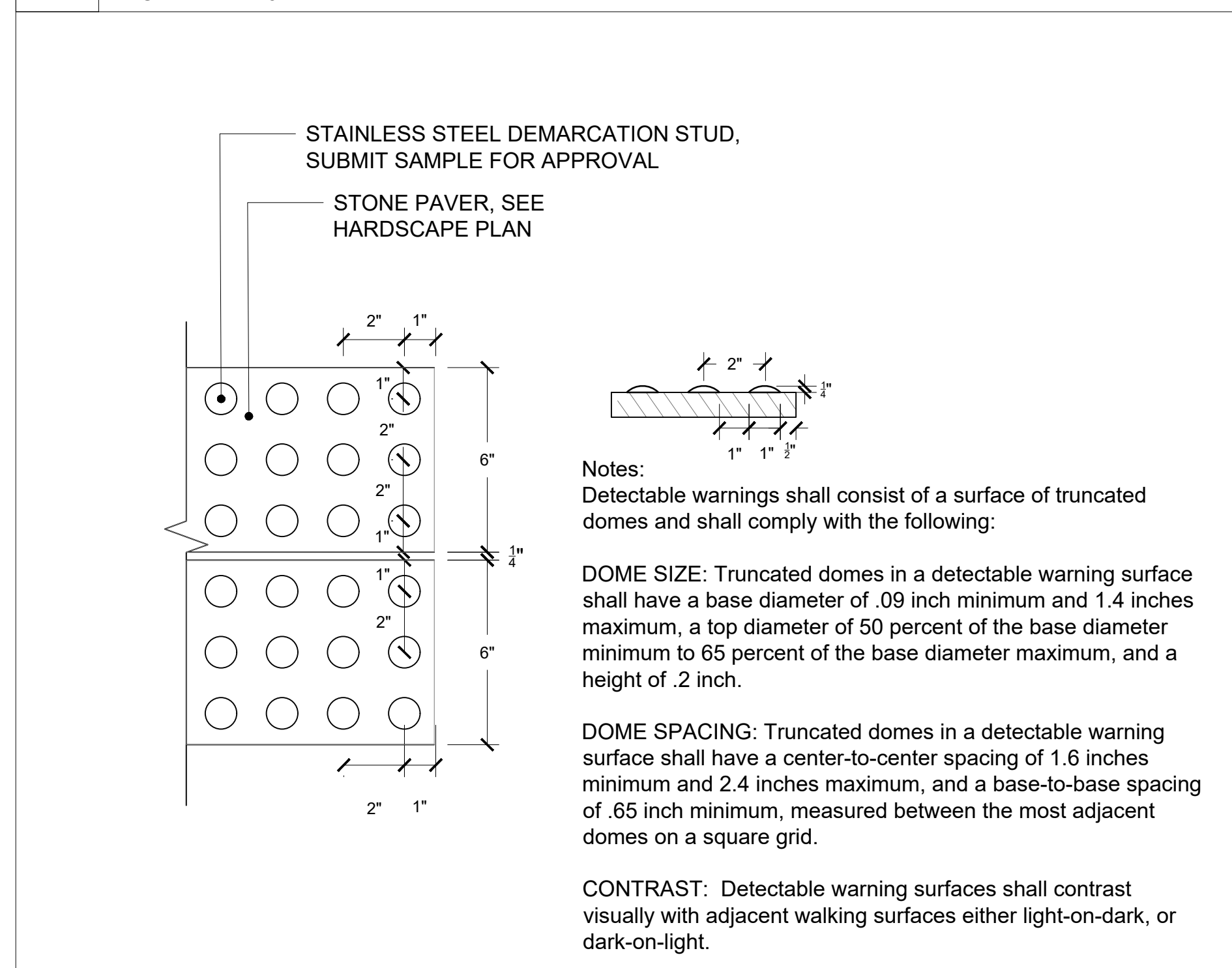
2 STONE PAVERS ON SAND, TYP.
 SCALE: 1"=1'-0"



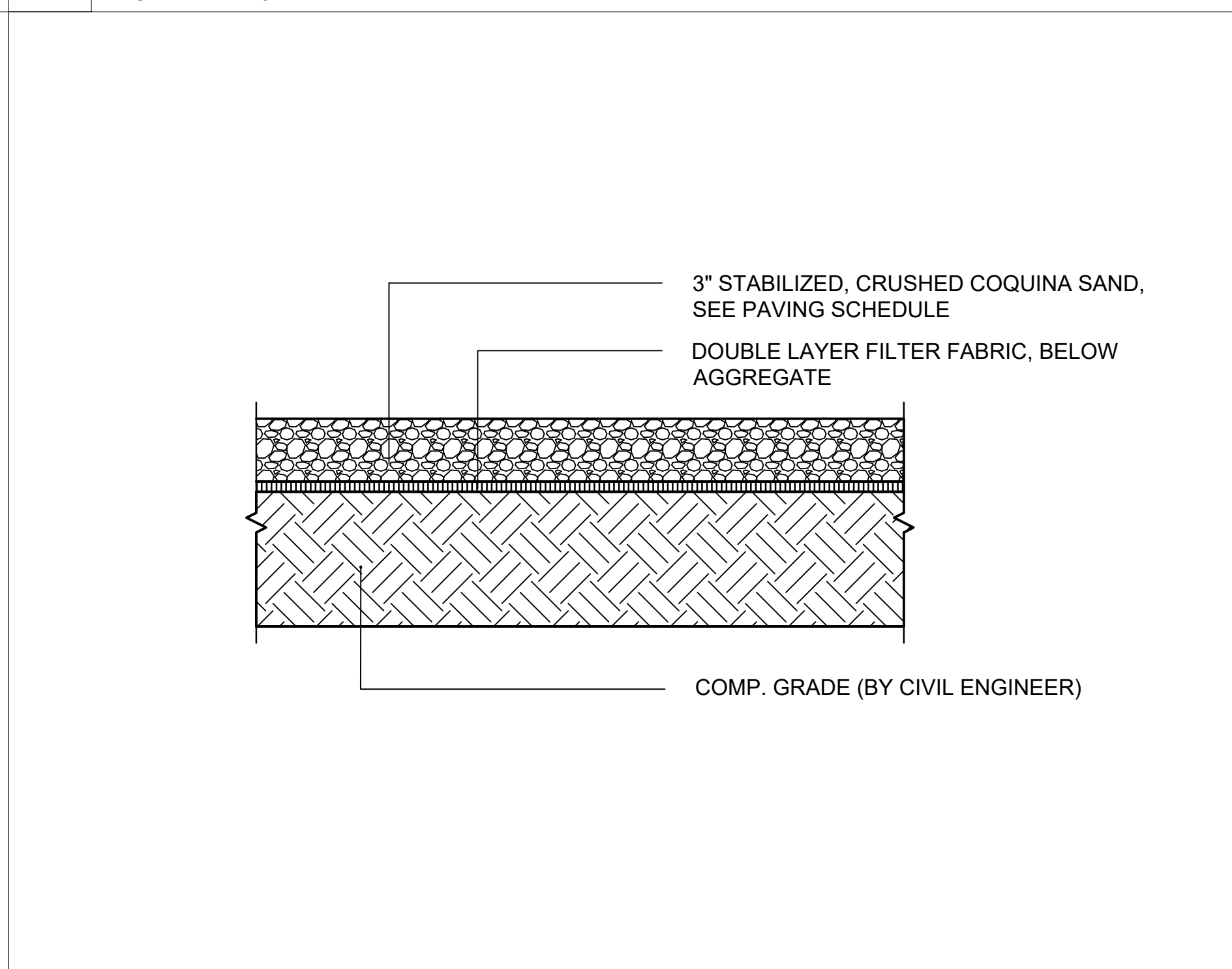
3 PEDESTRIAN PERVIOUS PAVING, TYP.
 SCALE: 1"=1'-0"



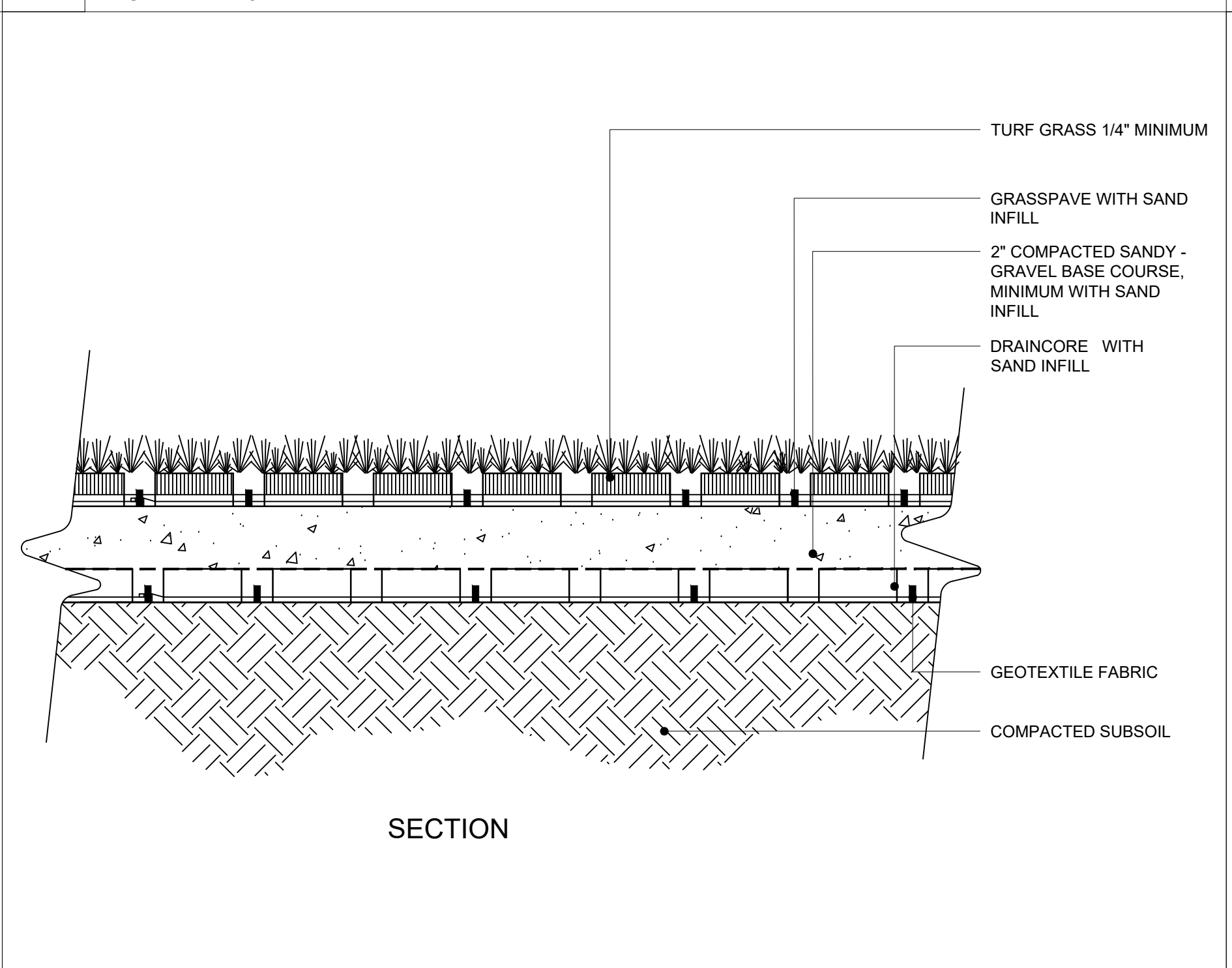
4 VEHICULAR PERVIOUS PAVING, TYP.
 SCALE: 3/4"=1'-0"



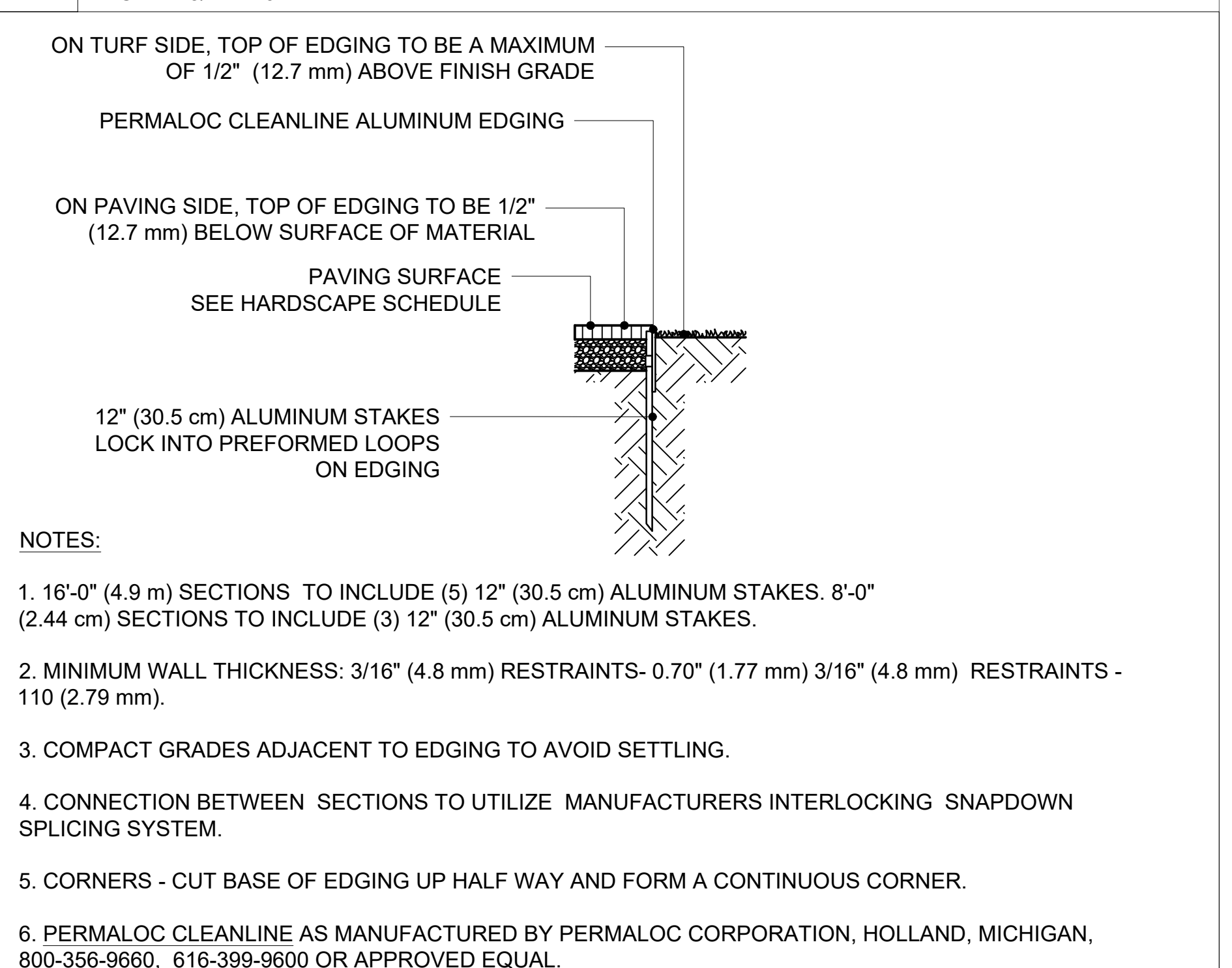
5 DETECTABLE WARNING PAVER, TYP.
 SCALE: 3"=1'-0"



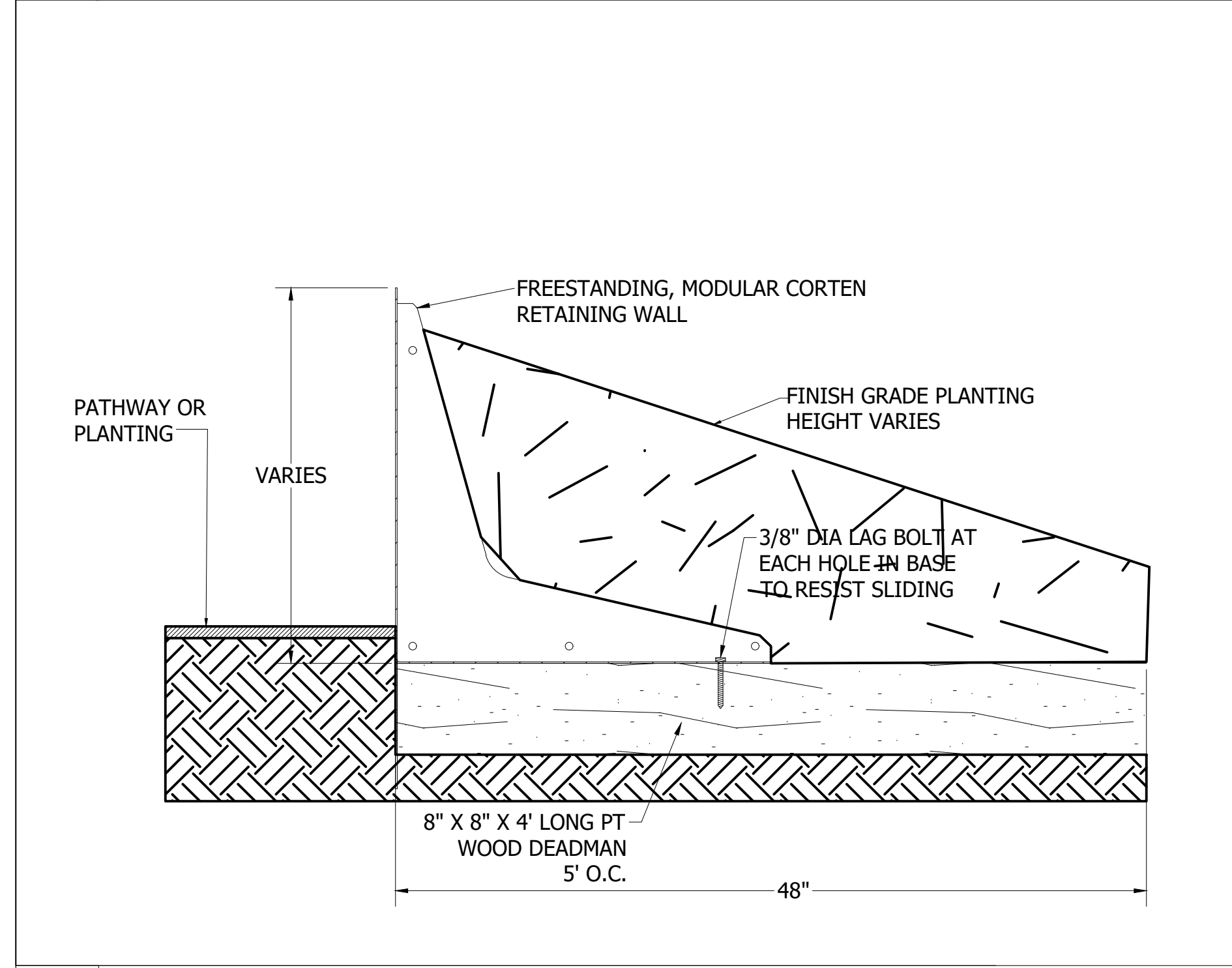
6 STABILIZED COQUINA SAND, TYP.
 SCALE: 1"=1'-0"



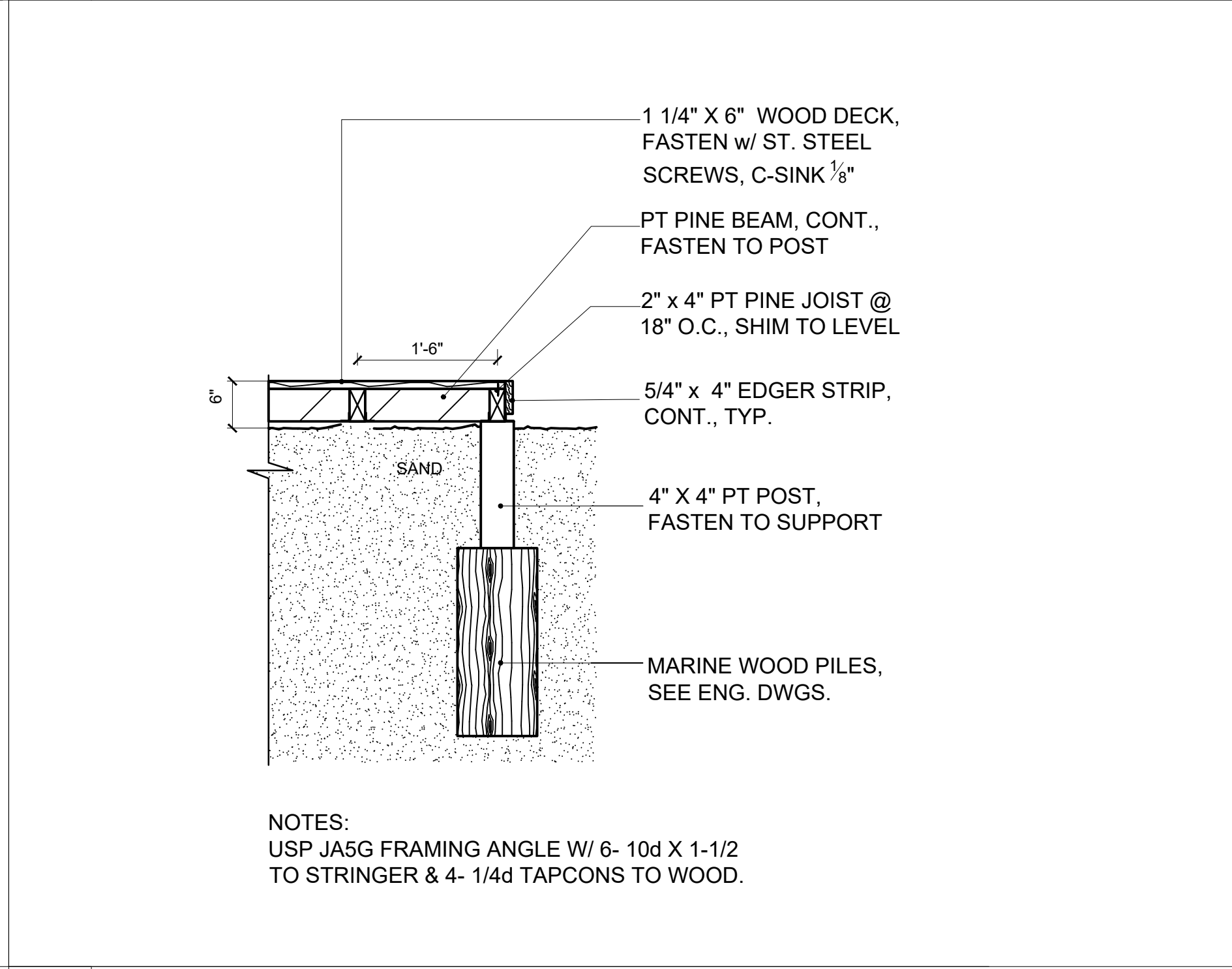
7 GRASS PAVE DETAIL, TYP.
 SCALE: NTS



8 ALUMINUM EDGER DETAIL, TYP.
 SCALE: 3/4"=1'-0"



9 CORTEN RETAINING WALL DETAIL, TYP.
 SCALE: NTS



10 WOOD DECK DETAIL, TYP.
 SCALE: 3/4"=1'-0"

KEY PLAN

NO.	DATE	ISSUANCE	NO.	DATE	ISSUANCE

PROJECT
 8777
 8777 COLLAS WOOD COURSE FL 3018

NOT FOR CONSTRUCTION

SCALE: SEE SCALE ON SHEET
 SHEET SIZE: 11x17 (Landscape) (DO NOT SCALE DRAWING)
 DATE: 2023-09
 DRAWN BY: SWS

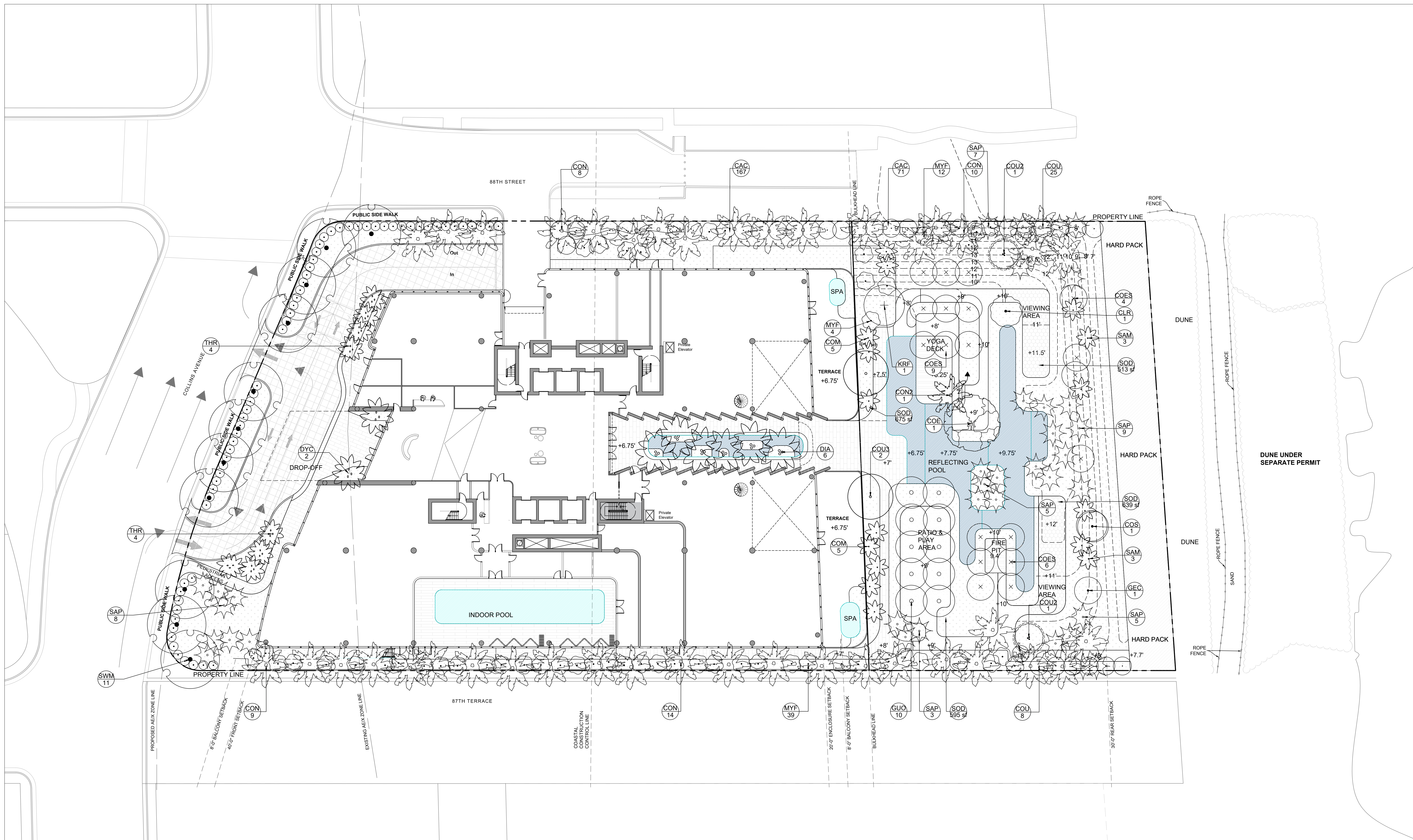
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STATE OF FLORIDA
 PROFESSIONAL ARCHITECT
 LA 0000866

HARDSCAPE DETAILS

SHEET NO.
B_L-05

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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	B
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	B,BF
COU3	2	Coccoloba uvifera / Seagrape	B&B		12'-14' Ht.	10'-12' Spr.	Pollarded	N		High	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.		N		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	B
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											
PALMS	Quantity	Botanical/Common	Cont	DBH	Size	Spr	Remarks	Native	Florida Friendly	Salt Tolerance	Drought Tol.	Wildlife
COM	10	Coccothrinax argentea / Silver Palm	25 Gal		5' - 6' OA Ht.		Alt. Bailey Copernicia	N	FF	High	High	B
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
THR	8	Thrinax radiata / Florida Thatch palm	B&B		8' - 16' OA Ht.			N	FF	High	High	B
Total	108											

Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native

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"

NOT FOR CONSTRUCTION
 PLANS NOT COMPLETE WITHOUT
 WRITTEN SPECIFICATIONS

LANDSCAPE PLAN
 CANOPY

B_L-06

KEY PLAN

PROJECT
8777
 8777 COLLINS AVENUE SUITE 1000 MIAMI, FL 33139

NOT FOR CONSTRUCTION

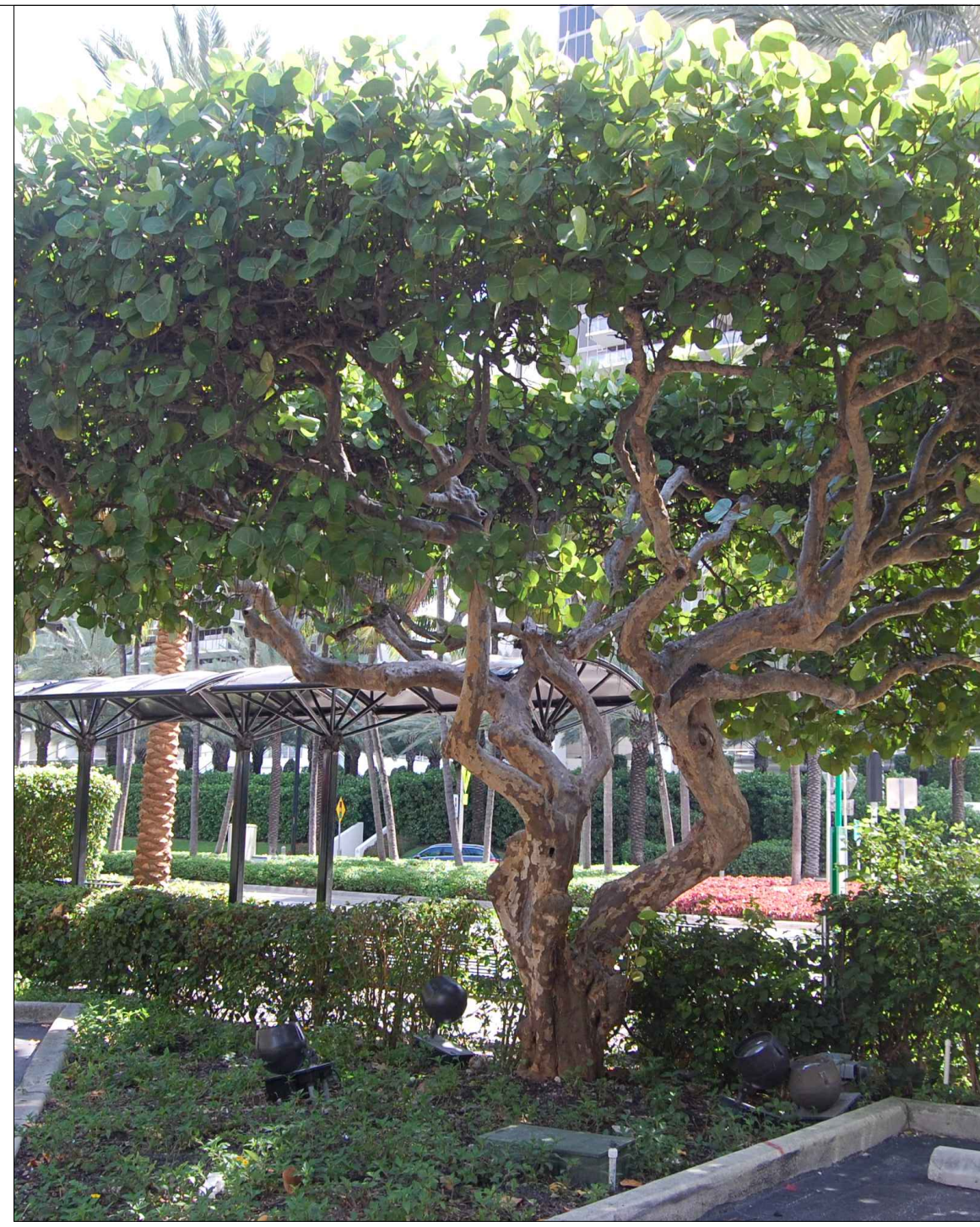
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 SHEET DATE: 08/20/2018 (REVISED) (DO NOT SCALE DRAWING)
 DATE: 2023-08-18
 DRAWN BY: SWS

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STATE OF FLORIDA
 PROFESSIONAL SEAL
 SAVINO & MILLER DESIGN STUDIO, P.A.
 LANDSCAPE ARCHITECT
 NO. 12345
 MIAMI, FL 33139

DRAWING TITLE:
B_L-06

Canopy Trees



Sea grape - *Coccoloba uvifera*



Sea grape - *Coccoloba uvifera*



Green Buttonwood - *Conocarpus erectus*



Silver Buttonwood - *Conocarpus erectus 'sericeus'*



Orange Geiger - *Cordia sebestena*



Seven Year Apple - *Genipa clusifolia*



Lignum Officinale - *Guaicum officinale*



Simpson Stopper - *Myrcianthes fragans*



Mahogany - *Swietenia mahogany*



Cinnamon Bark - *Canela 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*

Palm Trees

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KEY PLAN

NO. DATE	ISSUANCE	NO. DATE	ISSUANCE
REVISIONS			

PROJECT
8777
8777 COLLINS AVENUE SURFACE, FL 33154

● NOT FOR CONSTRUCTION ●

SCALE: SEE SCALE ON SHEET
DATE: 2023.08.08
DRAWN BY: SWS

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DRAWING TITLE

PLANTING IMAGES
CANOPY & PALMS

SHEET NO.
B_L-07



Jamaican Caper - *Capparis cynophallophora*



Horizontal Cocoplum - *Chrysobalanus icaco* 'Horizontalis'



Golden Creeper - *Ermodea littoralis*



Spider Lily - *Hymenocallis latifolia*



Monstera - *Monstera deliciosa*



Lady Palm - *Rhaps excelsa*



Fakahatchee Grass - *Tripsacum dactyloides*



Dwarf Cabbage Palm - *Sabal minor*



Wild / Bahama Coffee - *Psychotria nervosa*



Yucca aloifolia / Spanish Bayonet



Sea Lavender - *Argusia gnaphalodes*



Dune Sunflower - *Helianthus debilis*



Pink Muhly Grass - *Muhlenbergia capillaris*



Silver Saw Palmetto - *Serenoa repens* 'Silver'



Necklace Pod - *Sophora tomentosa*



Sea Oats - *Uniola paniculata*



Bromeliad 'Blue Tango' - *Aechmea*



Blanket Flower - *Gaillardia pulchella*



Star jasmine - *Trachelospermum jasminoides*



Dwarf Gold Lantana - *Lantana 'gold'*

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KEY PLANS

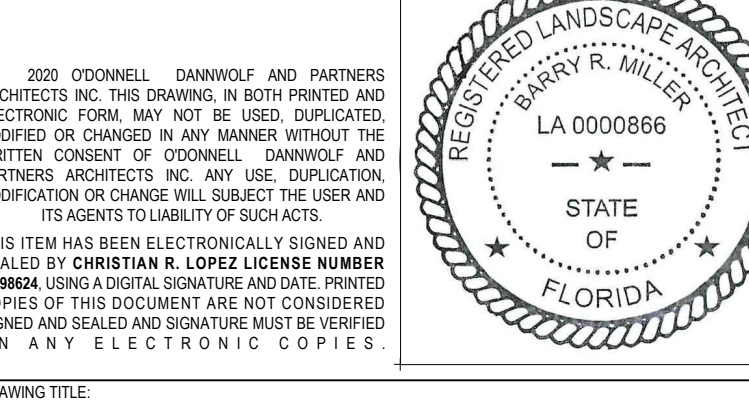
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Table with 2 columns: NO., DATE, REVISIONS.

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8777 COLLINS AVENUE SURFACE, FL 33304

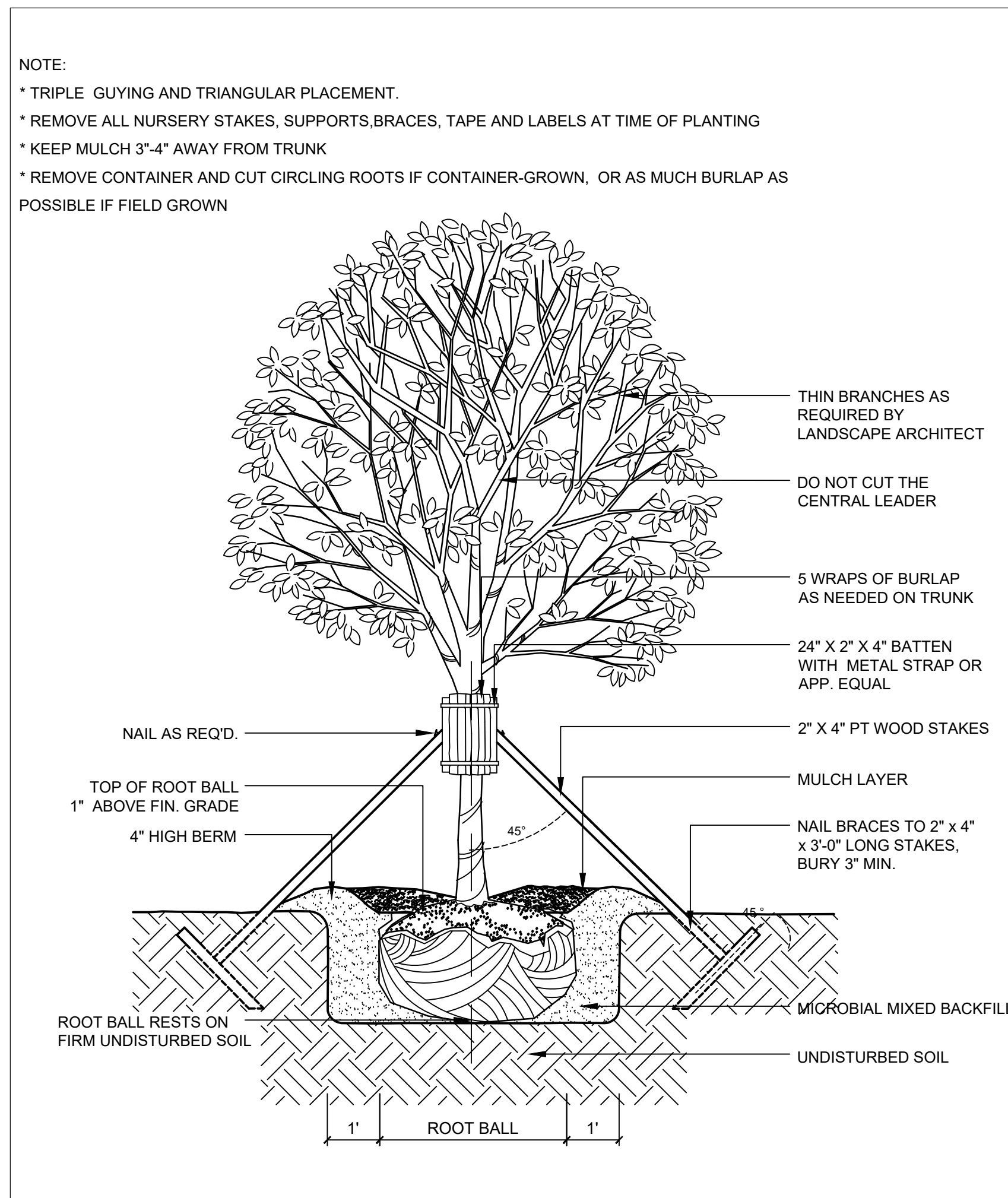
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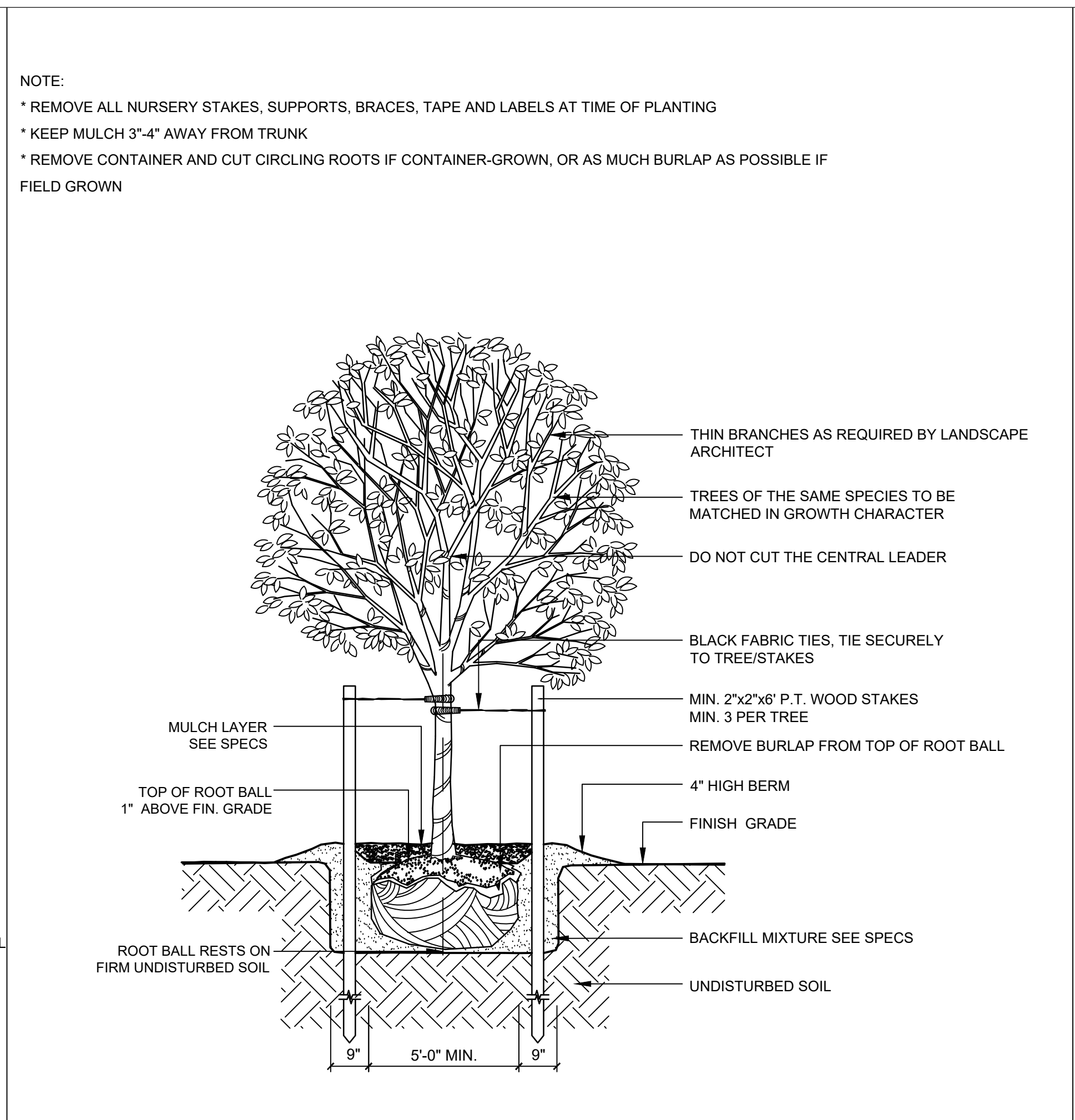


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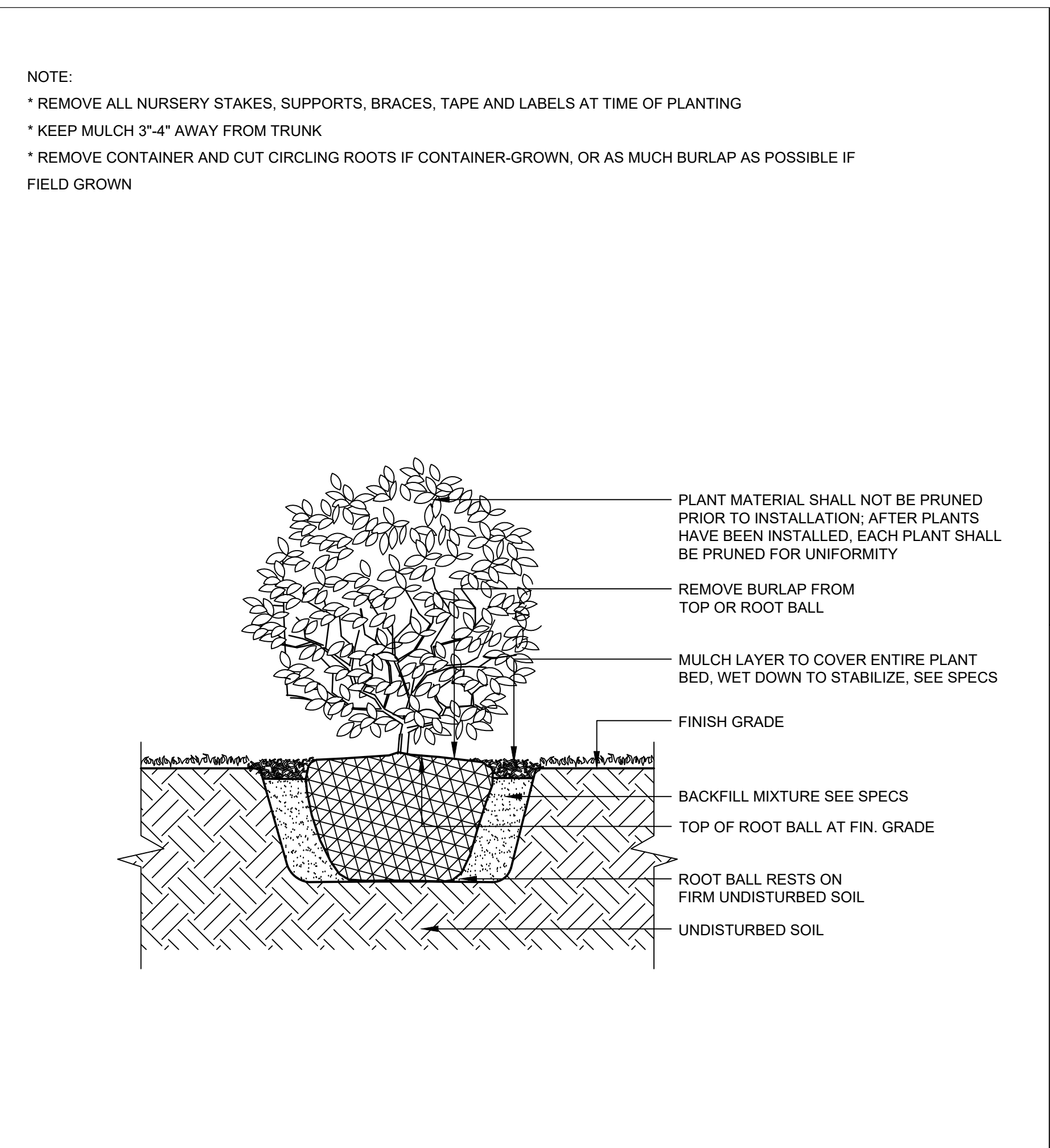
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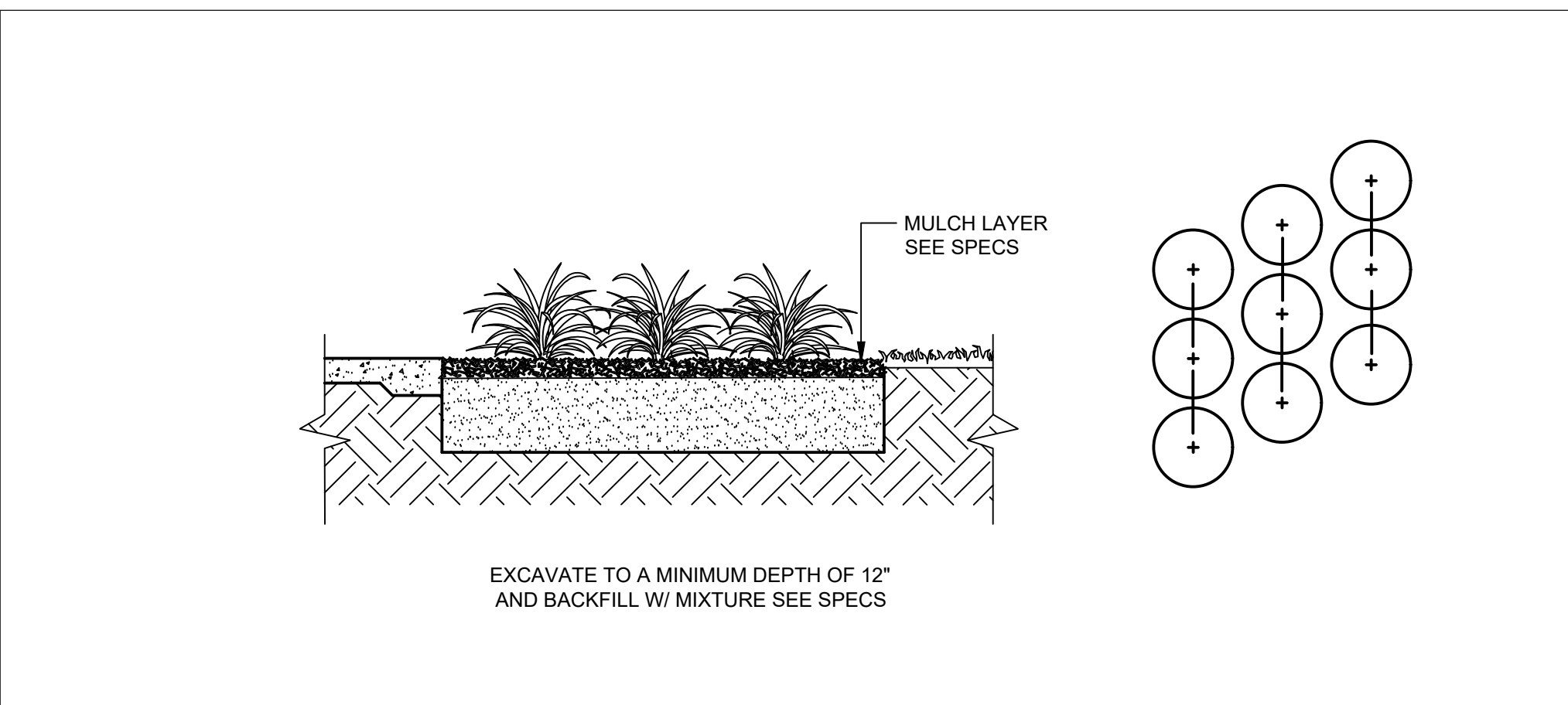
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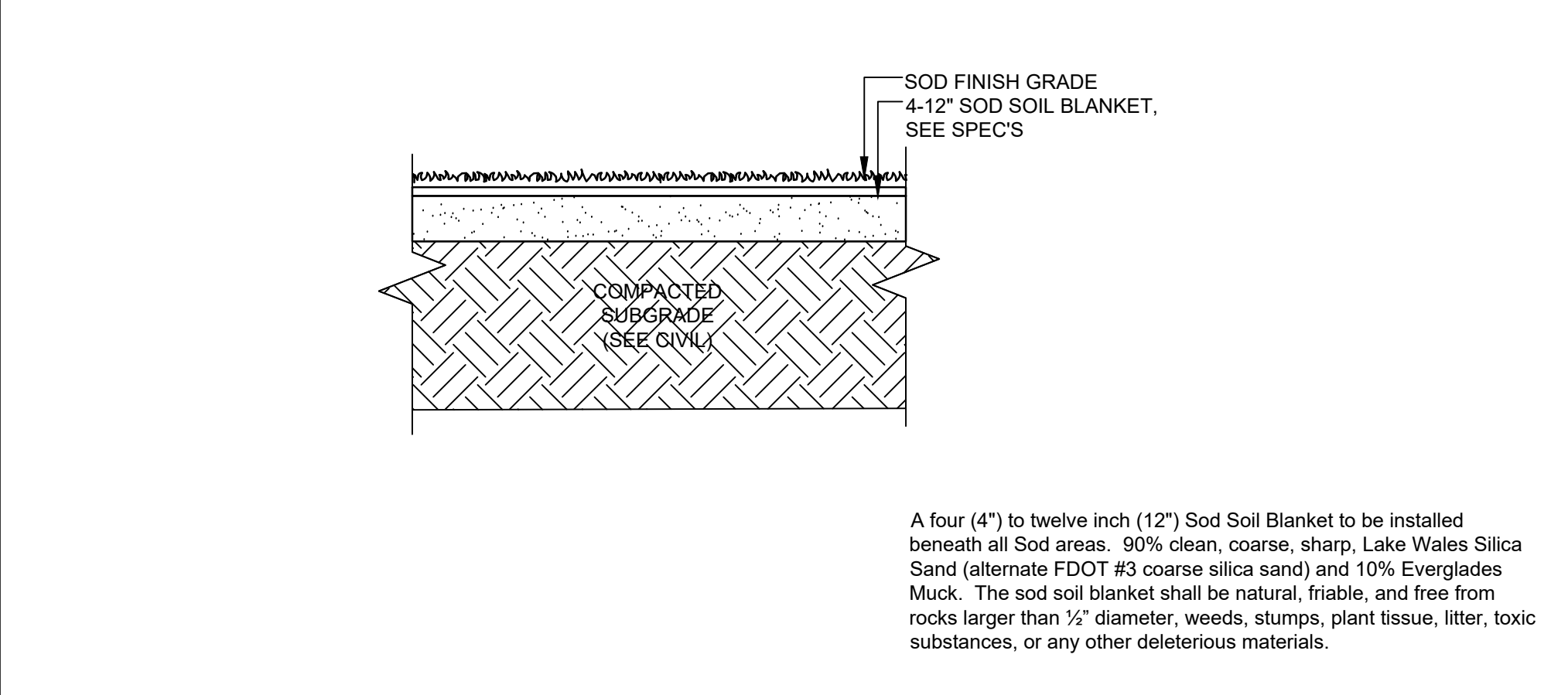
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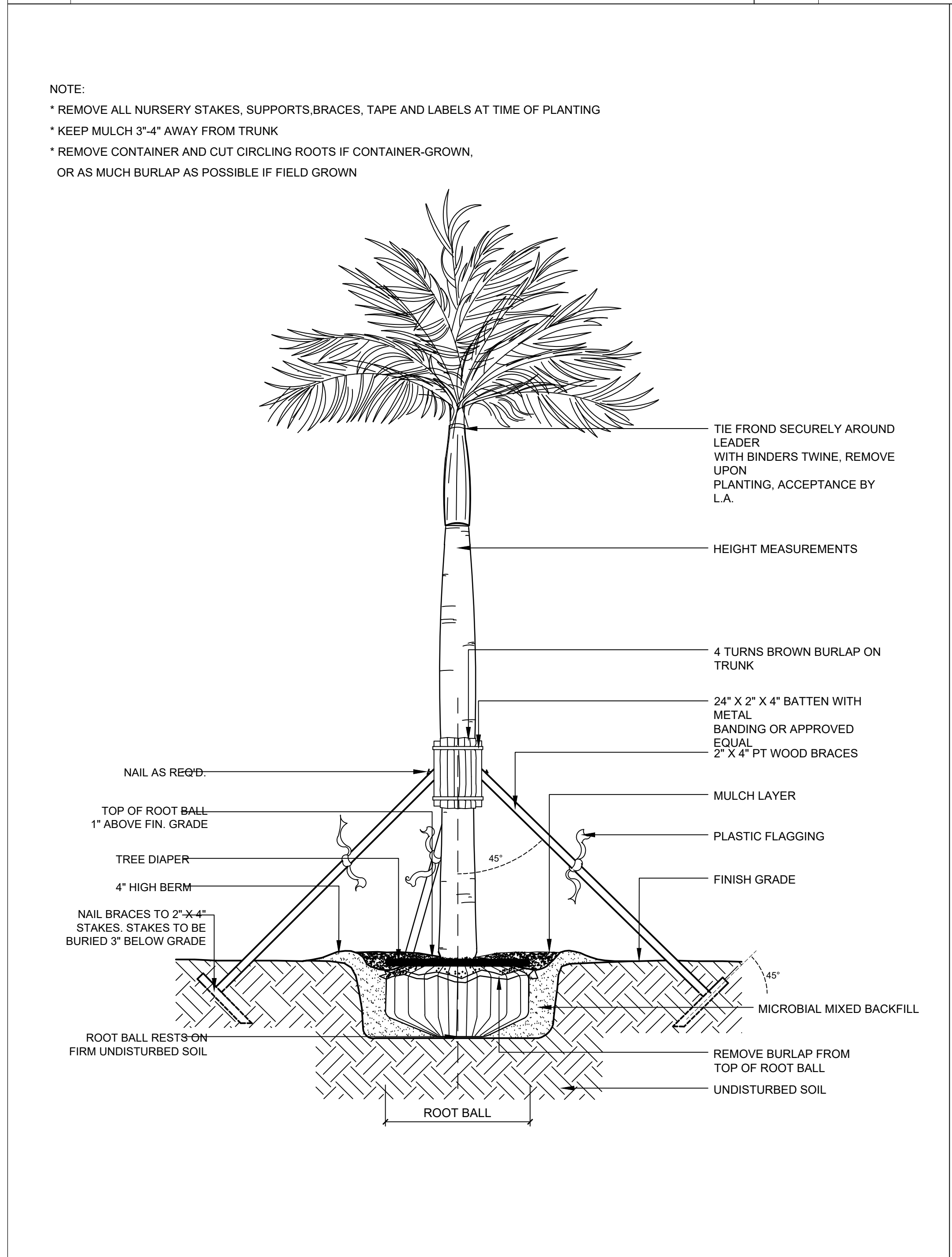
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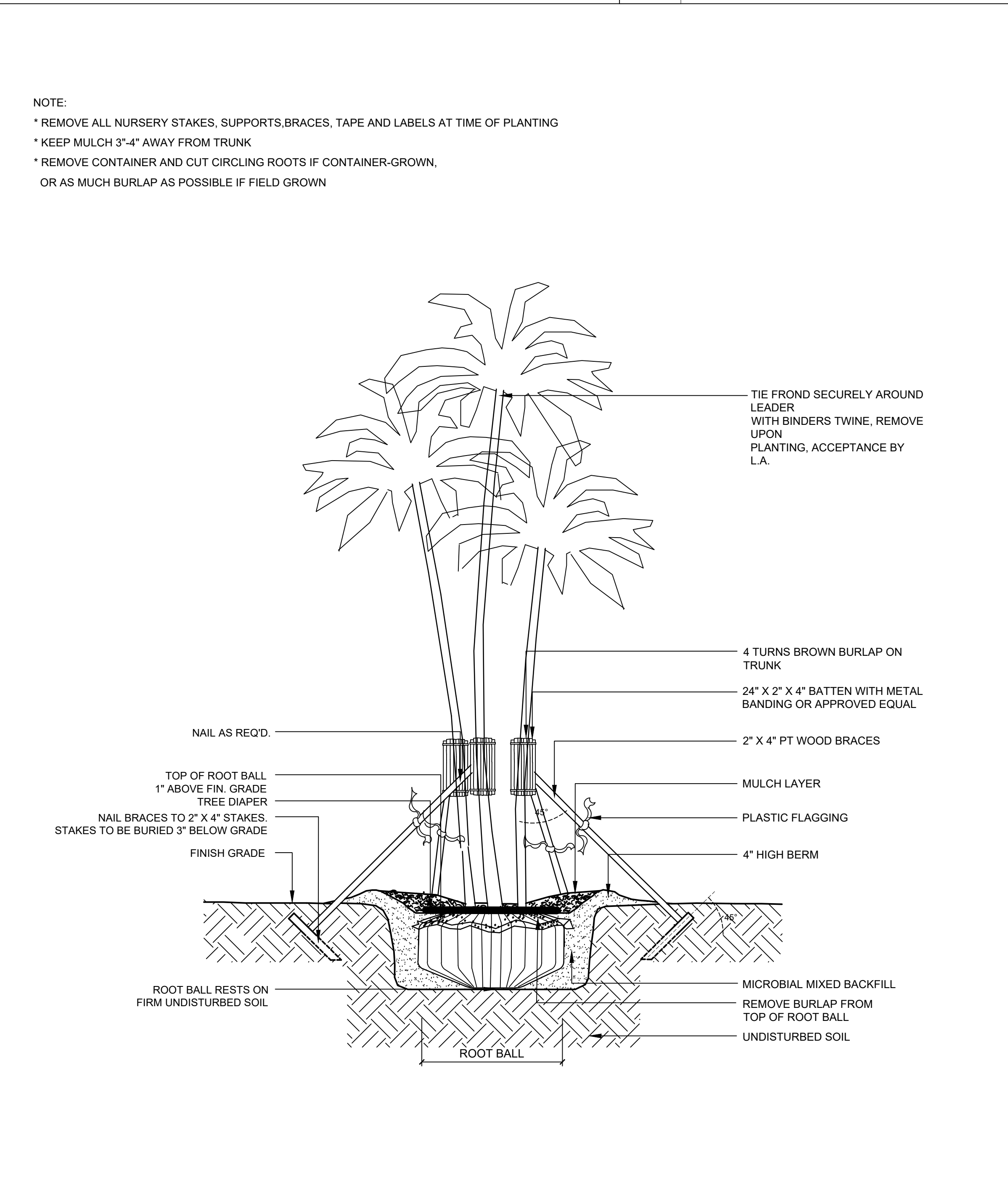
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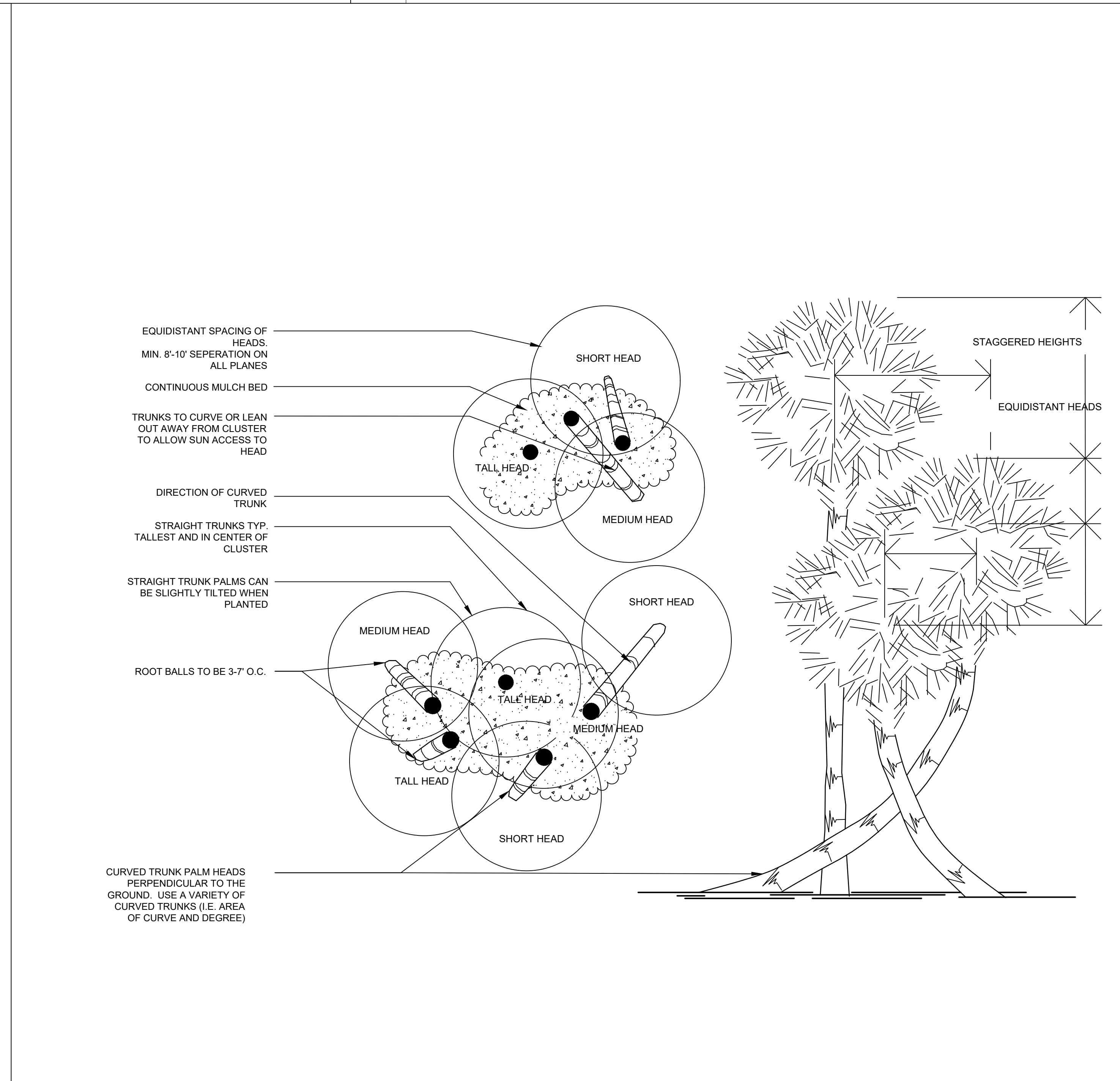
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 SCALE: NTS



7 TYPICAL DETAIL: MULTI-TRUNK PALM PLANTING & STAKING
 SCALE: NTS



8 TYPICAL DETAIL: SABAL PALM LAYOUT
 SCALE: NTS

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KEY PLAN

NO. DATE REVISIONS

NO. DATE REVISIONS

PROJECT
 8777
 8777 COLLINS AVENUE COURSE #1 2018

SCALE: SEE SCALE FOR SHEET
 SHEET NO. 10 OF 10 (SEE SHEET FOR NOT SCALE DRAWING)
 DATE: 2023-09
 DRAWN BY: SWS

SAVINO & MILLER, LLC 44000000
 SAVINO & MILLER DESIGN STUDIO, PA

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DRAWING TITLE
 PLANTING DETAILS

SHEET NO.
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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 1/2" GATE VALVE AT 30 GPM = 0.04 PSI LOSS
- 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER AT 30 GPM = 13.0 PSI
- 30' OF 1 1/2" MAINLINE AT 30 GPM = (0.3)(1.5) = 0.45 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

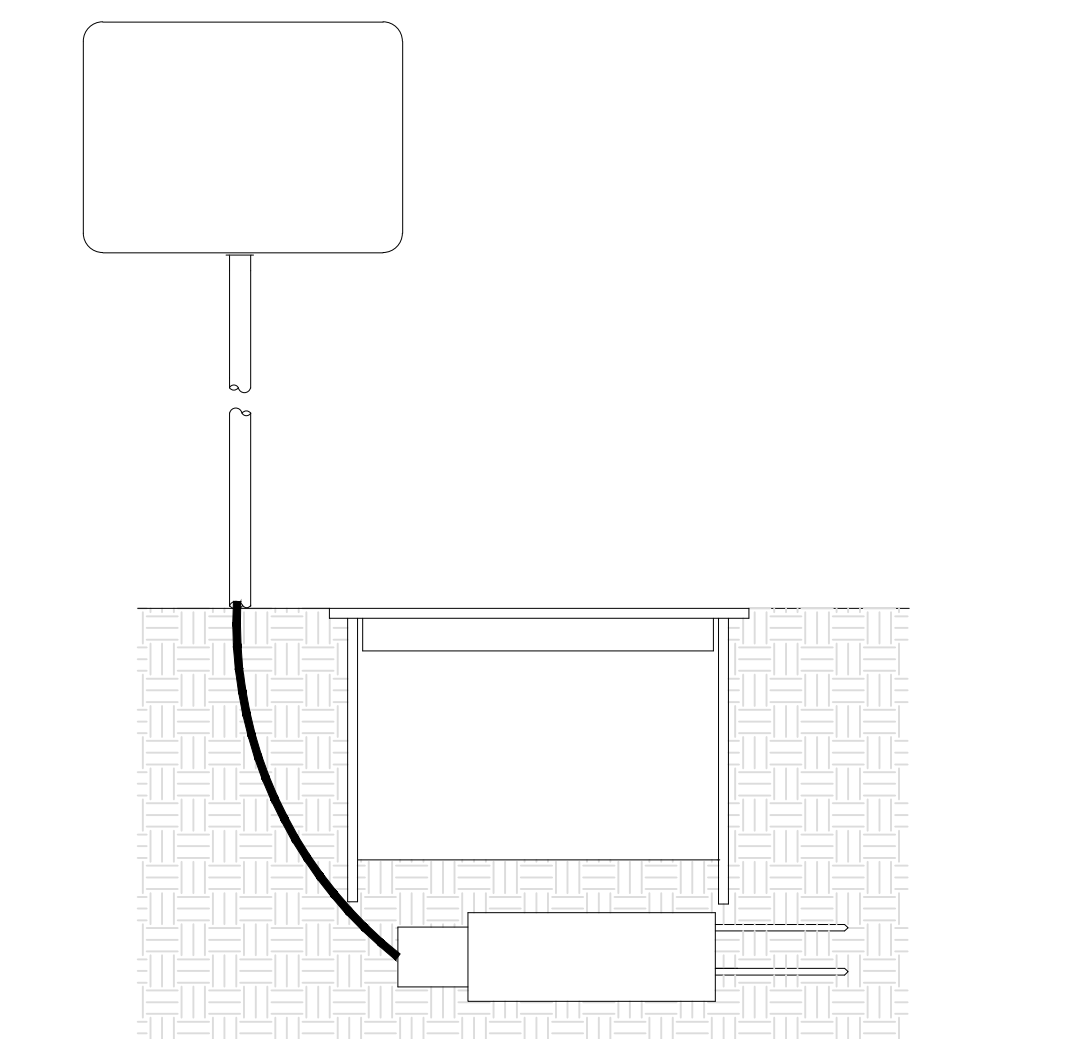
RAINBIRD PEB-150-S 1 1/2" 200 PSI SELF SCRUBBING ELECTRIC VALVE WITH FLOW CONTROL

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	PRECIPITATION 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
A	RAINBIRD 15A	30	--	15'	15'	1.6 INCHES/HOUR
9	RAINBIRD 9SST	30	1.2	9x18"	10'	1.4 INCHES/HOUR
S	RAINBIRD 4SST	30	1.2	4x30'	15'	1.4 INCHES/HOUR
C	RAINBIRD 4CST	30	1.2	4x30'	15'	1.4 INCHES/HOUR
E	RAINBIRD 4EST	30	0.6	4x15'	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
12A	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'	--
H	RAINBIRD B-5H	30	1.0	5'	5'	--
Q	RAINBIRD B-5Q	30	0.5	5'	5'	--
C	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	--	--	--
	RAINBIRD B1401	30	0.25	--	--	--

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



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

WATERING SCHEDULE

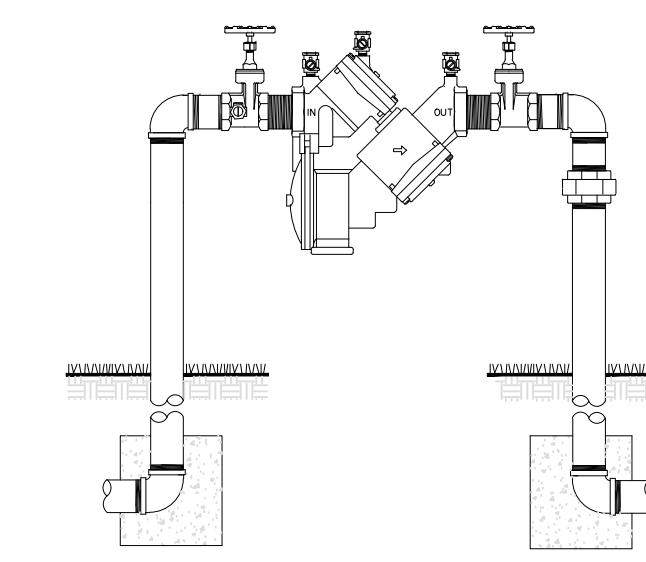
ZONE GPM PRECIP. RATE TIMING MIN. WATER @ 75% EFFICIENCY

1	30	1.5 INCHES/HR	28 MIN	1/2 INCH
2	28	1.5 INCHES/HR	28 MIN	1/2 INCH
3	30	1.5 INCHES/HR	28 MIN	1/2 INCH
4	30	1.5 INCHES/HR	28 MIN	1/2 INCH
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 INCH
11	29	1.5 INCHES/HR	28 MIN	1/2 INCH
12	30	1.5 INCHES/HR	28 MIN	1/2 INCH
13	24	1.5 INCHES/HR	28 MIN	1/2 INCH
14	24	1.5 INCHES/HR	28 MIN	1/2 INCH
15	29	1.5 INCHES/HR	28 MIN	1/2 INCH
16	29	1.5 INCHES/HR	28 MIN	1/2 INCH
17	30	1.5 INCHES/HR	28 MIN	1/2 INCH
18	30	1.5 INCHES/HR	28 MIN	1/2 INCH

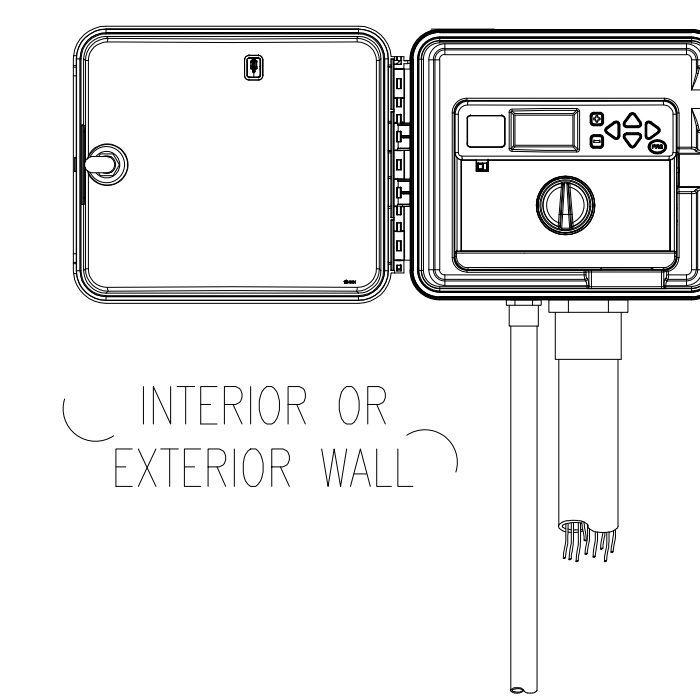
TOTAL WATERING TIME: 8 HOURS 24 MINUTES
 UNDER NO RAIN CONDITIONS, WATER:
 NOV - FEB = 1 DAYS/WEEK
 MAR - APR & SEP - OCT = 2 DAYS/WEEK
 MAY - AUG = 3 DAYS/WEEK
 RECOMMENDED WATERING TIME: 10:00 PM - 6:24 AM

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

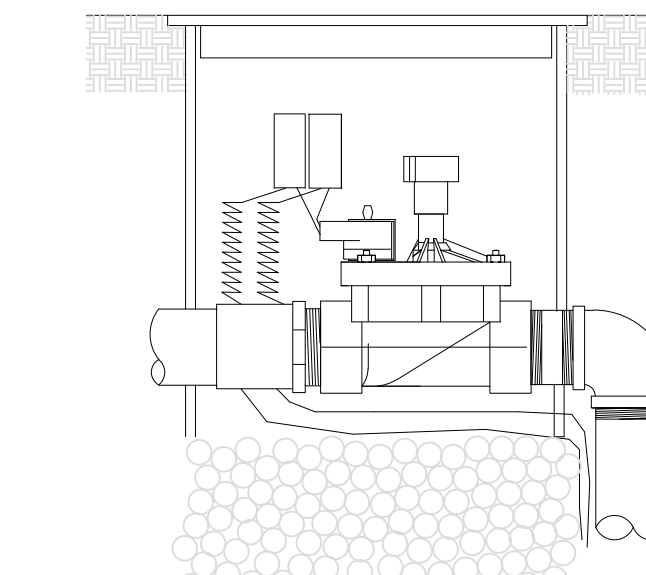
*DESIGNER IS NOT RESPONSIBLE FOR ANY LANDSCAPE MATERIAL LOST WHEN LESS WATER IS APPLIED THAN REQUIRED BY THE LOCAL SOIL:
 1 1/2" PER WEEK (3 DAYS PER WEEK) DURING MAY THROUGH AUGUST
 1" PER WEEK (2 DAYS PER WEEK) IN MARCH, APRIL, SEPTEMBER, AND OCTOBER
 1/2 INCH PER WEEK (1 DAY PER WEEK) FROM NOVEMBER THROUGH FEBRUARY



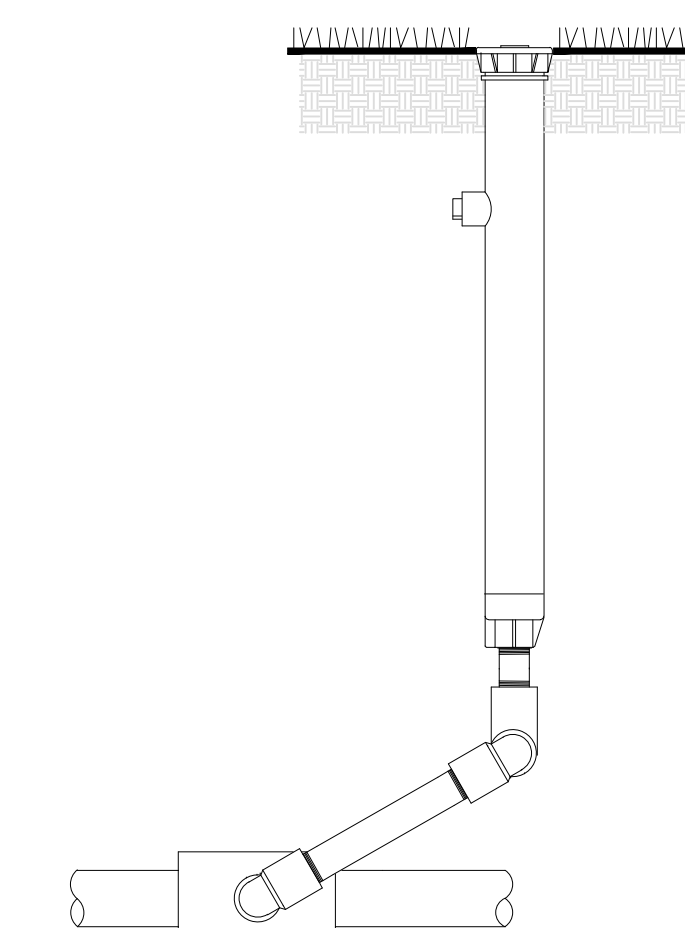
REDUCED PRESSURE BACKFLOW PREVENTER



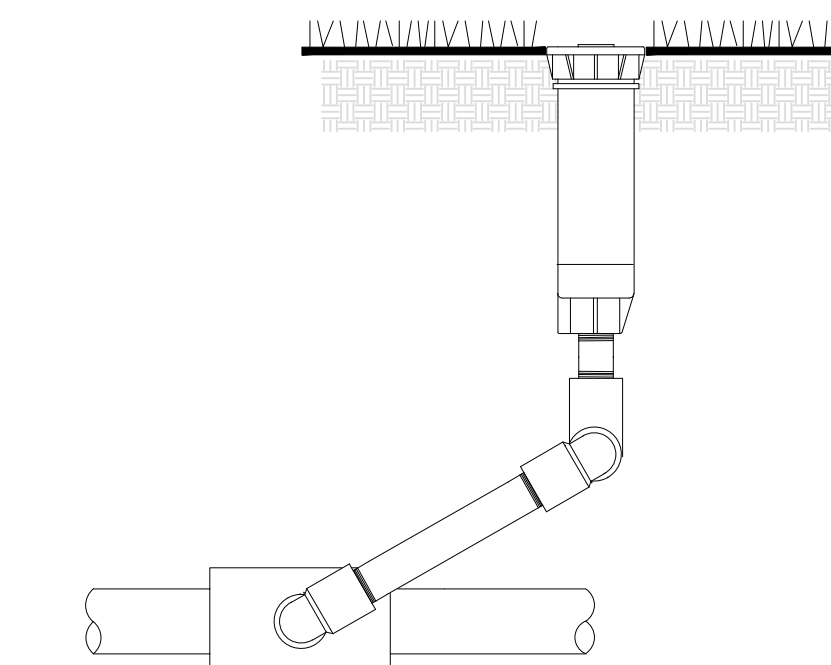
CONTROLLER



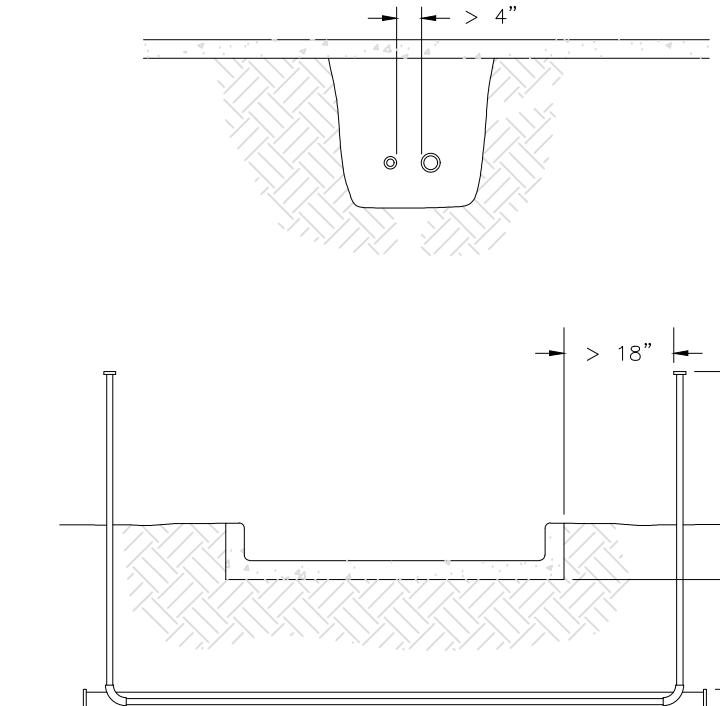
ELECTRIC VALVE



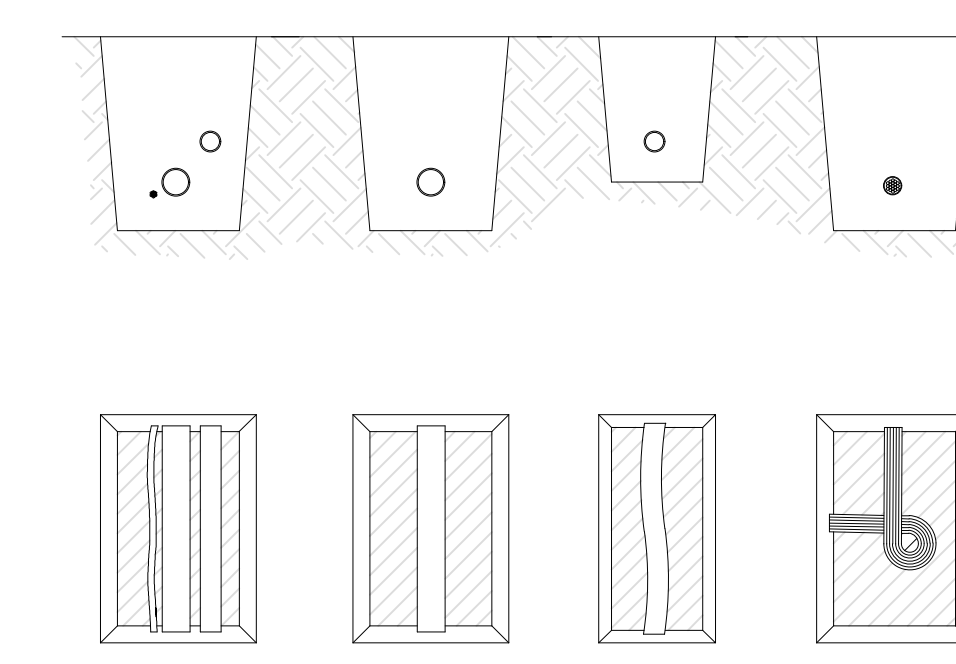
12" POP-UP SPRAY



4" POP-UP SPRAY



SLEEVING



PIPE & WIRE MAINLINE PIPE LATERAL PIPE WIRE

TRENCHING

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 PLANS NOT COMPLETE WITHOUT
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FAÇADE CONSULTANT
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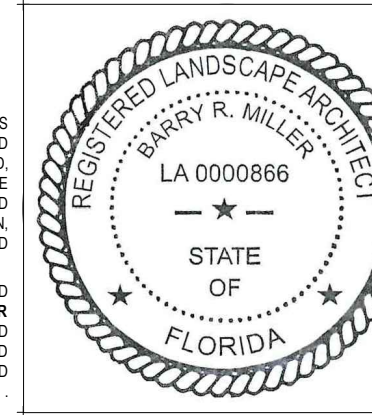
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8777

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IRRIGATION LEGEND & DETAILS

B_L-11



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 WRITTEN SPECIFICATIONS

B_L-11

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

Prepared for:

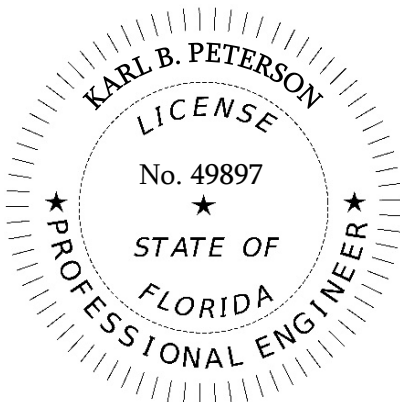
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Prepared by:

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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



LEGEND

Project Site

Project Location Map

FIGURE 1
8777
Surferside, 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:

ITE Land Use #222 – Multifamily Housing (High-Rise)

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

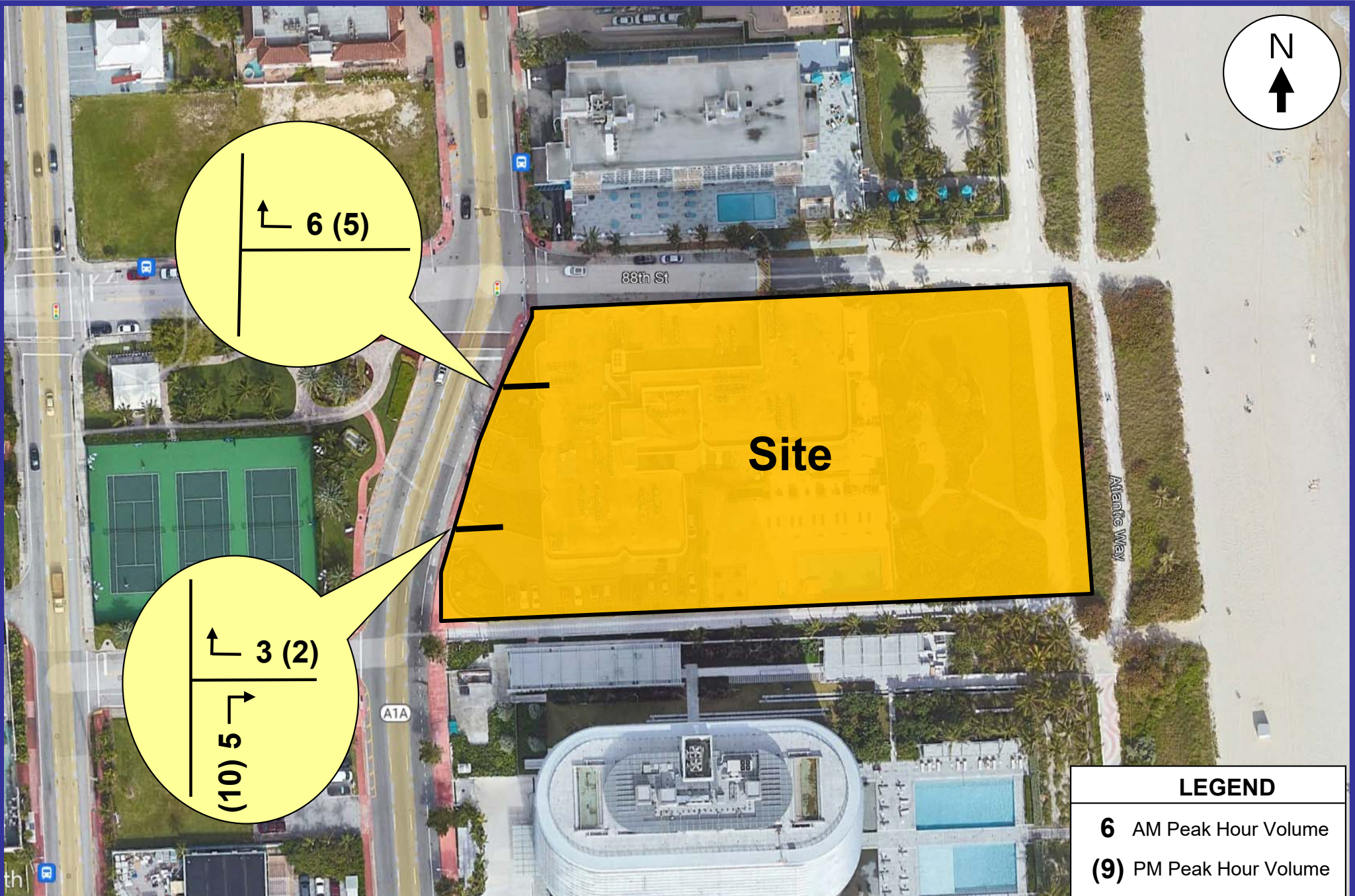
Table 1								
8777								
Trip Generation Summary								
Surfside, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Previous</i> Multifamily Housing (High-Rise)	136 DU	617	13	24	37	25	19	44
<i>Proposed</i> Multifamily Housing (High-Rise)	52 DU	236	5	9	14	10	7	17
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.



LEGEND

- 6** AM Peak Hour Volume
- (9)** PM Peak Hour Volume

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.

Appendix A

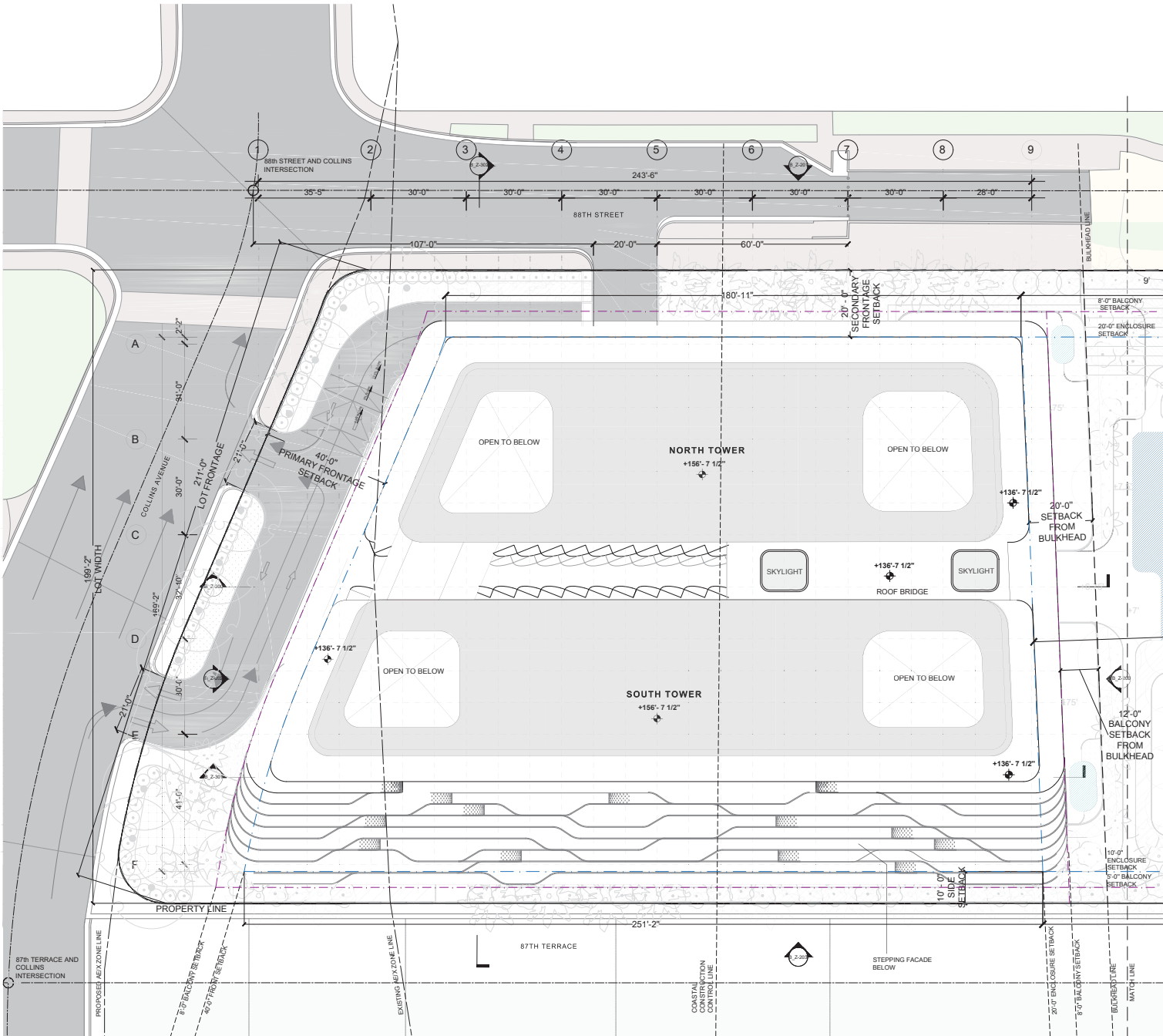
8777 – Surfside, Florida

Site Survey

Appendix B

8777 – Surfside, Florida

Site Plan, Building Data, and Floor Plan



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8777

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SITE AND ROOF PLAN

B_Z-100.00

PROPERTY INFORMATION

ADDRESS: 8777 Collins Ave, Surfside, Miami, FL
LOT DISTRICT: H-120
Flood Zone: Zone AE & X
Wave Crest: 11 +16.63' (NAVIG)(+18.20' NGVD)
Folio: 18-235-005-0480
Property Acreage: 1.9226 ACRES (83,750 SQFT) (Per property appraiser)
Legal Description: Block 4 of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 15, 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

ZONING INFORMATION



DIMENSIONAL REQUIREMENTS - BUILDING			
Building Height			
Maximum Building Heights		Maximum Height (Feet)	
H120	Designation	120FT	
Modifications 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, consistent with and not to exceed the following limitations:			
H120	Designation	Maximum Height (Feet)	Maximum Percentage of Aggregate Roof Area
		20FT	30%
	Roof Area	Required	Proposed
		N/A	27,613 sf
	30% Aggregate Roof Area	8283	8283 sf
Roof Deck Provisions			
Roof decks shall provide ten-foot setbacks on the sides and rear of the building. See Architectural Drawings for detail. (Z-113.00)			
For properties designated H120 roof decks are limited to a maximum of seventy (70) percent of the aggregate roof area			
	Roof Area	Required	Proposed
		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.			
		Required	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 acres
	Lot Width	50' MIN	109' 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 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"	15'-0"
	Secondary Frontage (Corner Only)	20'-0"	20' (North Side)

Article IV
 Sec. 90-47
 Sec. 90-47.6

PERMITTED PROJECTIONS			
YARDS GENERALLY, ALLOWABLE PROJECTIONS			
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.			
INCLUDED 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
 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 + AMENITIES		32,797
(GROUND)			
TOTAL:		52	387,388

Article VII
 90-83.

OFF-STREET LOADING REQUIREMENTS			
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.			
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 trucks, having a minimum width of 12 feet, a minimum depth of 30 feet, and a vertical clearance of at least 14½ feet. See Architectural Drawings for details. (Z-101.00, Z-302.00)			

Article VII
 90-81.1

BASEMENT PARKING REQUIREMENTS			
90-81.1 Minimum area (11) or the purpose of these regulations, except as provided below, off-street parking spaces shall not be less than 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 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 shall be determined in accordance with -			
TYPE OF RESIDENTIAL UNIT (Multi Family)	MINIMUM SPACE REQUIREMENT PER UNIT	NO. OF UNITS PROPOSED	TOTAL REQUIRED PARKING SPACES
2 and 3 bedrooms	2	10	20
4 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

FBC Chapter 2
 208.2

ADA PARKING REQUIREMENTS			
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	

Article V
 Sec. 90-43
 Sec. 90-44
 Sec. 90-44.1
 Sec. 90-50.2
 Sec. 90-50.2(2) (c)
 Sec. 90-50.2(3) (a)
 Sec. 90-44.2
 Sec. 90-44.3
 Sec. 90-2

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ZONING INFORMATION AND BUILDING DATA
 B_Z-002.00

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), off-campus 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

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

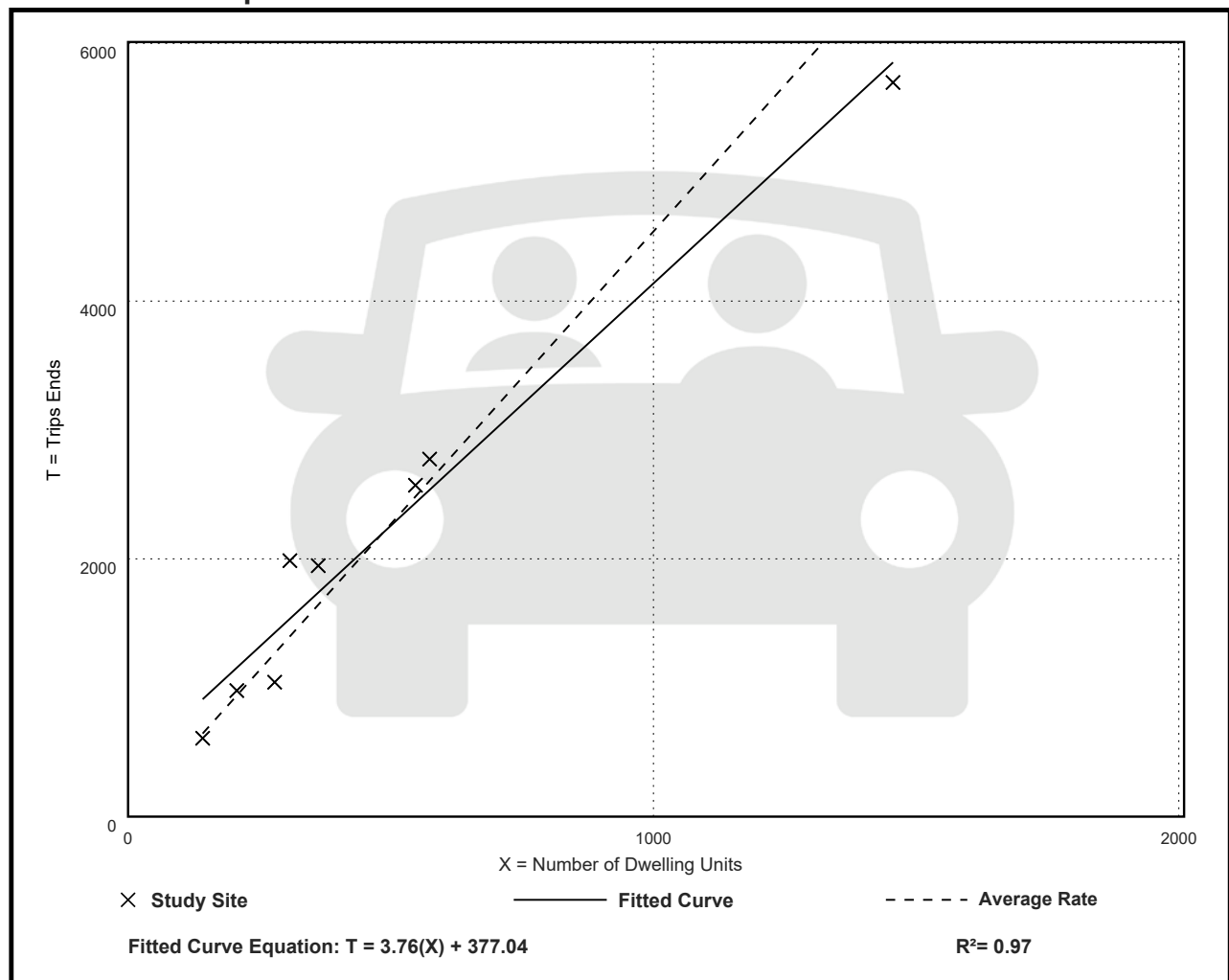
Avg. Num. of Dwelling Units: 484

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

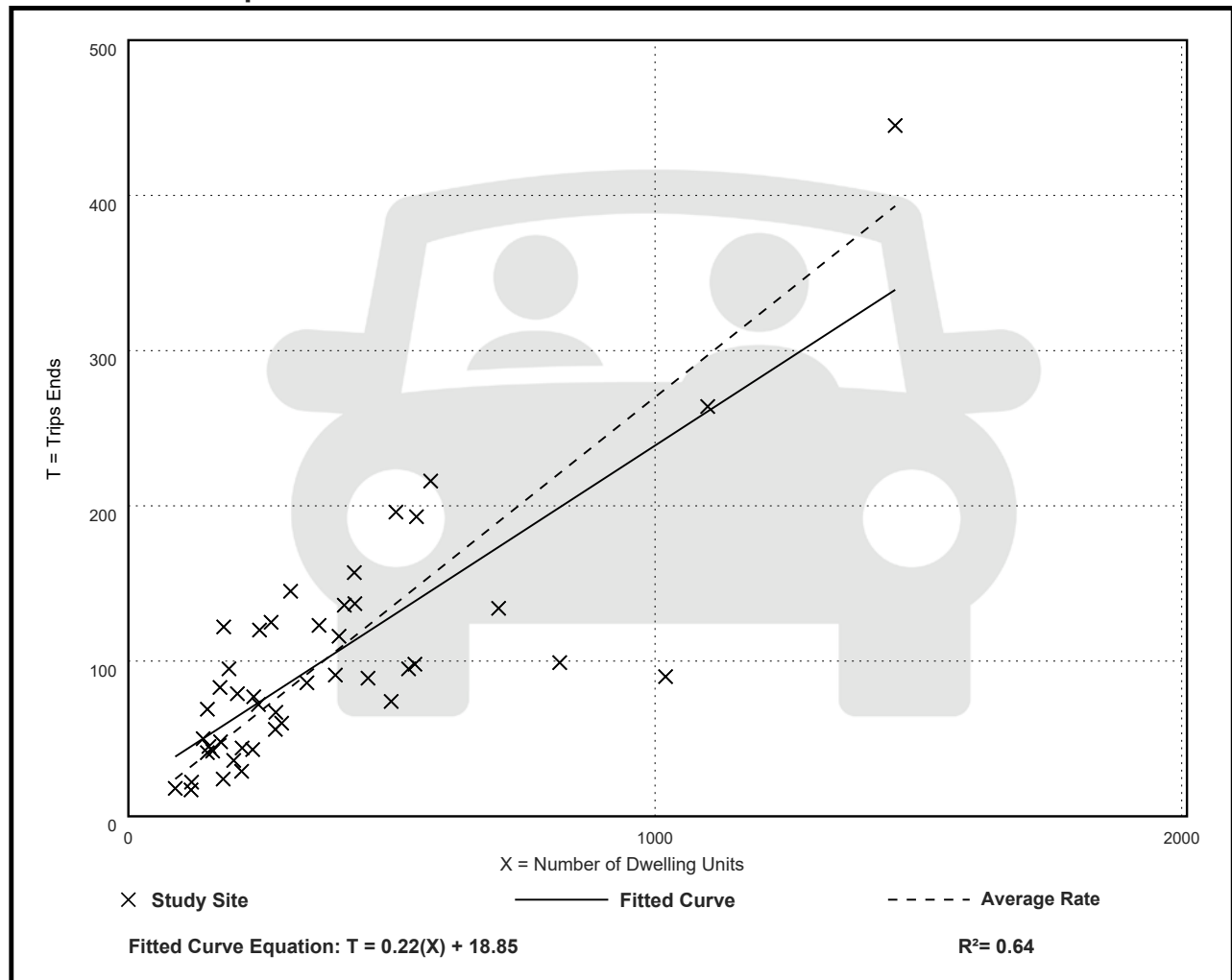
Avg. Num. of Dwelling Units: 372

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

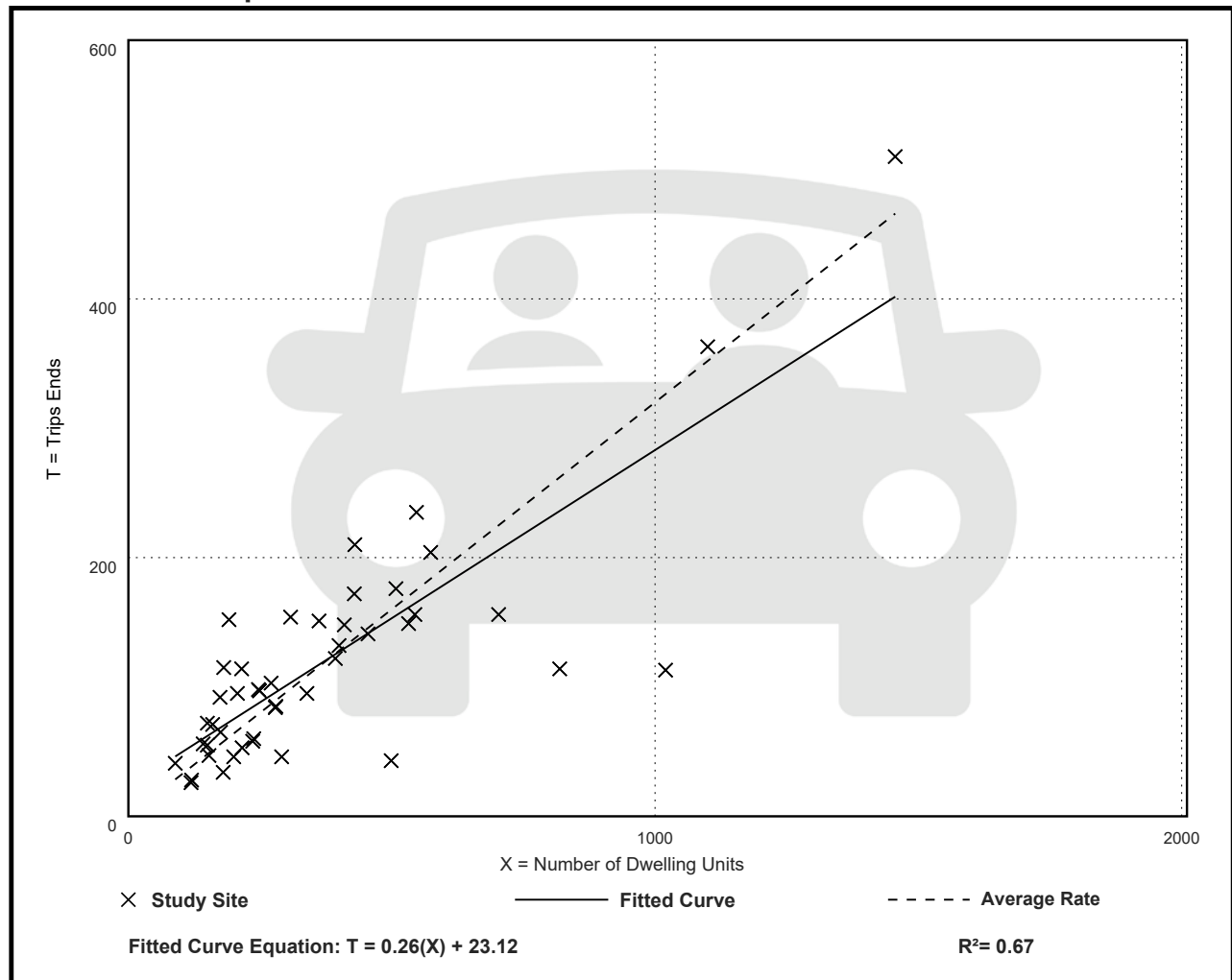
Avg. Num. of Dwelling Units: 372

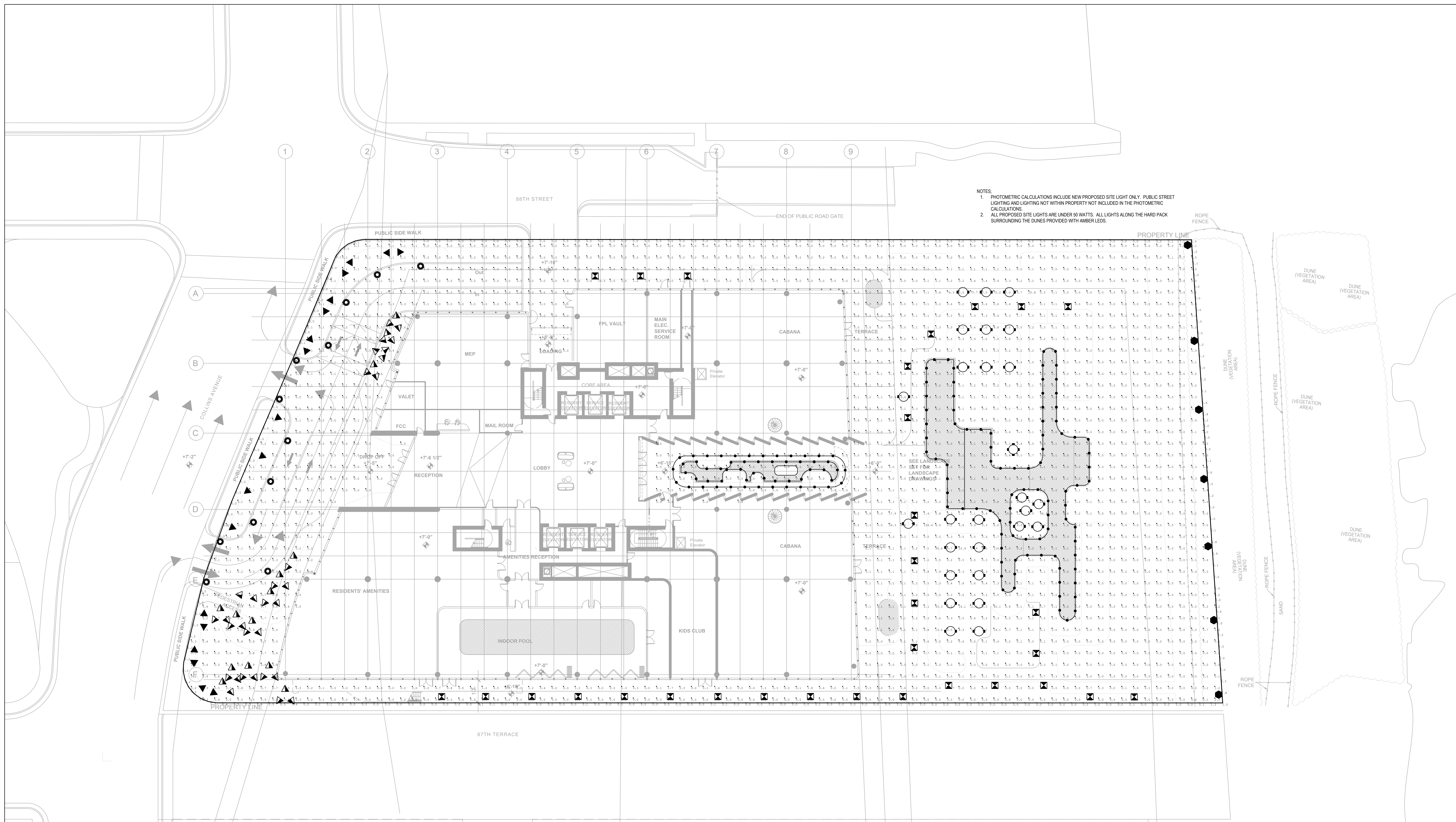
Directional Distribution: 56% entering, 44% exiting

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





NOTES:
 1. PHOTOMETRIC CALCULATIONS INCLUDE NEW PROPOSED SITE LIGHT ONLY. PUBLIC STREET LIGHTING AND LIGHTING NOT WITHIN PROPERTY NOT INCLUDED IN THE PHOTOMETRIC CALCULATIONS.
 2. ALL PROPOSED SITE LIGHTS ARE UNDER 50 WATTS. ALL LIGHTS ALONG THE HARD PACK SURROUNDING THE DUNES PROVIDED WITH AMBER LEDS.

Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
7	Amber Path Light	14.5 inch bollard. LLF adjusted to 0.312 to account for Amber CCT	0.312	450	0	0
12	Driveway Inground Light	One way light distribution. Mounted at grade.	0.850	45	2	24
31	Interior Path Light	27.4 inch bollard. LLF adjusted to .985 LLF to account for 291 lumen output.	0.985	215	6.5	201.5
60	Tree Ring	25 degree beam angle. Mounted at 8 feet above grade.	0.850	601	10	600
18	Uplight Large	25 degree beam angle. Mounted at 4 feet above grade	0.850	200	2	36
45	Uplight Medium	25 degree beam angle. Mounted at grade.	0.850	425	4	180

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Horizontal Property Line Calc	Illuminance	Fc	0.12	2.0	0.0	N.A.	N.A.
Site Top	Illuminance	Fc	0.78	126.4	0.0	N.A.	N.A.
Vertical Property Line Calc East	Obtrusive - Ill	Fc	0.12	0.2	0.0	N.A.	N.A.
Vertical Property Line Calc North	Obtrusive - Ill	Fc	0.07	0.3	0.0	N.A.	N.A.
Vertical Property Line Calc Sand North	Obtrusive - Ill	Fc	0.08	0.1	0.0	N.A.	N.A.
Vertical Property Line Calc Sand South	Obtrusive - Ill	Fc	0.09	0.2	0.0	N.A.	N.A.
Vertical Property Line Calc South	Obtrusive - Ill	Fc	0.24	2.5	0.0	N.A.	N.A.
Vertical Property Line Calc West	Obtrusive - Ill	Fc	0.21	0.6	0.0	N.A.	N.A.

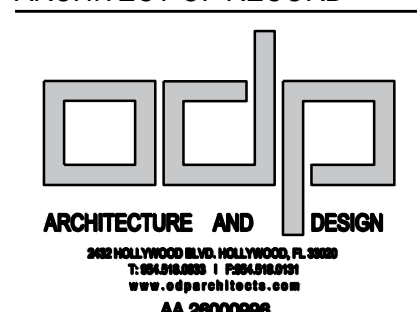
- LEGEND**
- 2 LIGHT TREE RING
 - 4 LIGHT TREE RING
 - ▲ UPLIGHT LARGE
 - ▲ UPLIGHT MEDIUM
 - DRIVEWAY INGROUND LIGHT
 - ⊗ INTERIOR PATH LIGHT
 - AMBER PATH LIGHT
 - WATERPROOF STRAND LIGHT

FLORIDA DEPARTMENT APPROVAL NOTE
 THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

FLORIDA ENERGY CONSERVATION CODE
 TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 FLORIDA ENERGY CONSERVATION CODE.

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KEY PLAN

NO DATE REVISIONS
 NO DATE REVISIONS

8777
 PROJECT: 8777 COLLINS AVENUE BARBERS PT FL 33154

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

STATE OF FLORIDA
 PROFESSIONAL ENGINEERING
 LICENSE NO. 0051066
 MICHAEL GERAZO
 ENGINEER

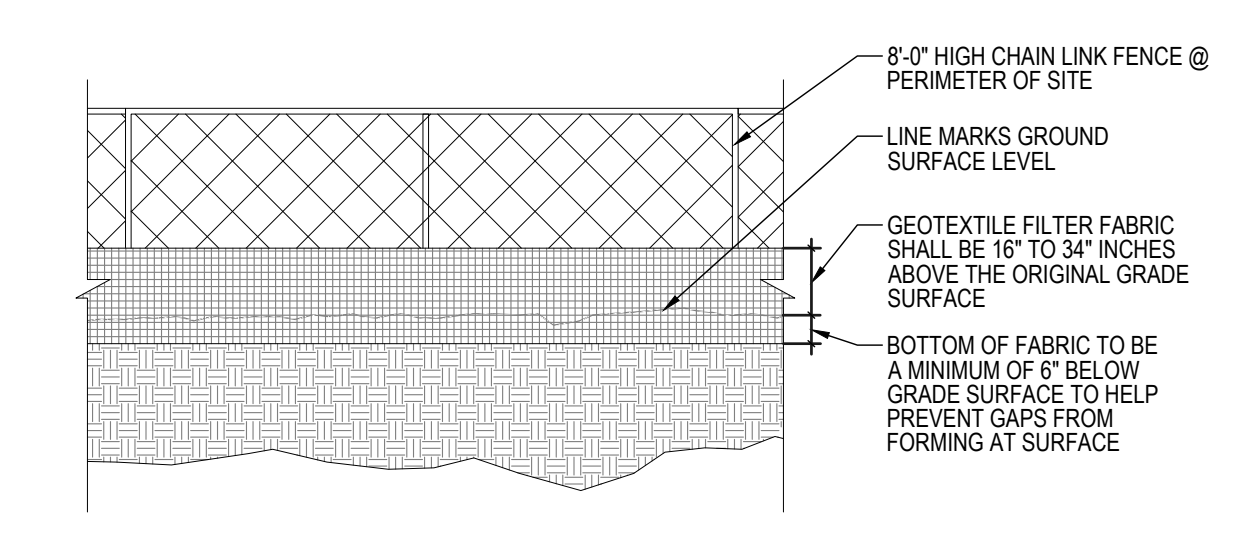
SITE PHOTOMETRIC LIGHTING PLAN

DATE: 10/1/2024

B_Z-400.00



01 DEMO PLAN
SCALE=1/16"=1'-0"



02 SILT FENCE ENCLOSURE (TYP)
SCALE=NTS

EROSION / SEDIMENTATION NOTES:

- 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.
- DURING DEMOLITION ALL CHAIN LINK FENCES SHALL RECEIVE GEOTEXTILE FILTER FABRIC ATTACHED WITH WOODEN STAKES SPACED AT A MAXIMUM OF 8 FT APART. FILTER FABRIC SHOULD BE ENTRENCHED IN THE GROUND BETWEEN THE SUPPORT STAKES TO PREVENT SOIL SEDIMENT THROUGH THE FENCE.
- SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS OR SITE AREAS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN PUT IN PLACE.
- PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- 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.
- CONTRACTORS IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER HAW BALES OR FILTER FABRIC CURTAIN TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS.

DEMOLITION SHEET NOTES:

INDEX DESCRIPTION

- EXISTING BASEMENT TO BE DEMOLISHED
- ALL EXISTING FENCING TO BE DEMOLISHED
- ALL EXISTING WALLS TO BE DEMOLISHED
- ALL EXISTING METAL POLES TO BE DEMOLISHED
- EXISTING POOL AND SPA TO BE DEMOLISHED
- EXISTING PAVERS TO BE DEMOLISHED
- EXISTING CONCRETE RAHP TO BE DEMOLISHED
- COORDINATE ELECTRICAL SERVICE SHUT-OFF AT POINT OF SERVICE
- COORDINATE UNDERGROUND GAS SERVICE SHUT-OFF AT POINT OF SERVICE
- COORDINATE WATER & SEWER SERVICE SHUT-OFF AT POINT OF SERVICE
- ROPE FENCE TO REMAIN
- HARD PAVK TO REMAIN
- 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 PROTECT.

N/C NOT IN CONTRACT

--- CHAIN LINK FENCE

--- 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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CODE/ADA CONSULTANT
SLS
200 PALMER AVENUE
DENVER, CO 80202
TEL: 303.733.1111
WWW.SLSARCHITECTS.COM

KEY PLANS

NO DATE ISSUANCE NO DATE

REVISIONS

8777
8777 COLLINGS AVENUE, SUITE 1000, DENVER, CO 80202

NOT FOR CONSTRUCTION

SCALE: 1/16" = 1'-0"
DATE: 2023.10.10
DRAWN BY: GGP

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DATE: 2023.10.10

DRAWING TITLE:
EXISTING DEMOLITION PLAN

SHEET NO:
D-101.00

RESOLUTION NO. 2023 - _____

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.

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:

SECTION 1. RECITALS AND FINDINGS OF FACT.

A. All recitals set forth above are incorporated into the body of this Resolution and adopted as if same were fully set forth herein.

B. The Town Commission finds that the proposed Site Plan as conditioned [is/is not] in compliance with the requirements and criteria set forth in the Town's Code and the Comprehensive Plan.

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. **Voluntary Proffers.** 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.
- l. 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 on-site 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:
 - 1. 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.
 - 2. 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.
 - 6. 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. 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 Meisheid _____
Commissioner Nelly Velazquez _____
Vice Mayor Jeffrey Rose _____
Mayor Shlomo Danzinger _____

Shlomo Danzinger, Mayor

ATTEST:

Sandra N. McCready, MMC, Town Clerk

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

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra N. McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. _____ adopted by the Town Commission at its meeting held on the ___ day of _____, 2023.

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.