



Town of Surfside
Special Town Commission Meeting
AGENDA
Tuesday, November 14, 2023
5:00 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
 - 1A. Call to Order
 - 1B. Pledge of Allegiance
 - 1C. Roll Call of Members

2. Quasi- Judicial Hearing

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

- 2A. 8851-8873 Harding Avenue - New Multi Family Building with 8 Townhomes in H30C - 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 8851 AND 8873 HARDING AVENUE, SURFSIDE, FLORIDA, FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF EIGHT (8) DWELLING UNITS AND 17 PARKING SPACES; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

[Attachment A: Location and Zoning Table](#)

[Attachment B: DRG Notes](#)

[8851 to 8873 Harding Avenue Agenda Packet.pdf](#)

[Resolution Site Plan.DOCX](#)

3. Resolutions

If the public wishes to speak on any matters in this section of the agenda, they must inform the Town Clerk by completing a speaker card and they will be recognized to speak at the beginning of this section.

- 3A. RFP No. 2023-04 Design Services for Surfside Memorial - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING KEITH & ASSOCIATES, INC. FOR THE DESIGN OF THE SURFSIDE MEMORIAL PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2023-02 and REQUEST FOR PROPOSALS (RFP) NO. 2023-04; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AN AGREEMENT FOR THE SERVICES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

4. Adjournment

Respectfully submitted,

Hector R. Gomez
Town Manager

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

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

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

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

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



MEMORANDUM

ITEM NO. 2A.

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

From: Hector Gomez, Town Manager

Date: November 14, 2023

Subject: **8851-8873 Harding Avenue - New Multi Family Building with 8 Townhomes in H30C**

Staff Recommendation: Development review requirements for this type of project follow Sec 90-20(2)(a) of the Zoning Code which requires:

1. The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
2. 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
3. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
4. 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
5. 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
6. 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.

Staff development review response:

1. Staff finds the proposal complies with the Town's Comprehensive Plan in that the development of 8 townhouse dwelling units is less than the allowable density provided in the Comprehensive Plan. Staff also finds the proposal generally complies with the Zoning Code since the building is consistent with the Town's height requirements, complies with setback requirements and complies with the pervious area requirements.
2. The project has minimal impacts on the environment and natural resources.
3. The proposal will have a positive impact on the local economy by increasing the tax base with 8 new townhouses averaging approximately 2,400 SF of area. The redevelopment may also support other redevelopment in the area.
4. The significant reduction in dwelling units from the previously approved development (18 apartments to 8 townhouse units) will lessen the water, sewer, solid waste and public education impacts. The proposal is also only slightly more intense than the existing land uses (1 single family residence and 6 apartment units).
5. Impacts to public roadway facilities and transportation impacts are also an improvement over the existing condition where the single-family residence has a circular driveway and the 6-unit apartment building has 6 backout parking spaces on Harding Avenue. The proposed development will have one driveway connection to Harding Avenue.
6. The 2 story townhouse buildings with understory are compatible with the community character of the east side of Harding Avenue in this area where the majority of the existing uses are 2 story apartments. The developments to the east are at higher densities and generally 4 story buildings. The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting was held via Zoom at 1:30 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 for review. The Planning and Zoning Board approved forwarding the Applicant's Site Plan package to the Town Commission at their September 28th, 2023 Town Administration recommends approval of this application with the following conditions:

- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town's Public Works and Building Department regarding on-site drainage.
- Coordinate with the Town's Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

Background: This application is a request to approve a site plan at 8851-8873 Harding Avenue. The Applicant, Pampa Sunbelt 19, LLC, is proposing 8 two-story townhouses with an understory. The site was previously approved on May 26, 2021 for an 18-unit 2 story apartment building with underground parking. The project site is two parcels located in the H30C Zoning District. The south parcel is 100 feet by 115 feet totaling 11,500 square feet (SF) with six apartment units. The north parcel is 55 feet by 115 feet totaling 6,325 SF with a

single-family residence. The aggregation of the two parcels totals 17,825 SF which is 0.409 acres.

The two lots are in the Moderate High-Density Residential Land Use with a maximum density of 79 dwelling units per acre. The parcel size and density provide for 32 dwelling units which are reduced by 15% due to the aggregation of the two lots. The 15% reduction results in 27 potential dwelling units. The proposed townhouse use will significantly reduce the density of the project from that allowed or previously approved.

Figure 1 provides an aerial photo of the site location. Site and Zoning Characteristics are provided in **Attachment A**.

The site plan for this application envisions a single Harding Avenue driveway connection 22 feet wide in the center of the project serving 4 townhouse garages on each side of the access driveway. The outside edge of the garage is also setback 6 feet on each side such that it is 34 feet between the townhouses along the access driveway. The townhouses are developed with an understory providing a garage with 2 parking spaces and an entry enclosure with access to an elevator and stairs. On-site pedestrian sidewalks connect to each townhouse parallel to the north and south property lines with the sidewalk along Harding Avenue. The preliminary plan also included a bathroom and study in the understory. The Applicant was advised the bathroom and study were not allowed uses in the Understory Ordinance although a storage area is allowed. These uses were removed from the plans set provided for review by the Planning and Zoning Board. Note, the finished floor elevation (FFE) of the garage is 5.72 NGVD and the FFE of the understory enclosure is 7.08 NGVD. Both of the FFEs are below the base flood elevation of 10.0 NGVD and require flood venting additions consistent with the Florida Building Code. The revised plans dated 10/16/23 provide flood vents.

The first floor of the townhouse is at elevation 9.0 (16.08 NGVD). This level is accessed from either the elevator or internal stairs in the enclosed area of the understory. There are 3 bedrooms, 2 baths and a laundry room. An outside balcony can be access via the master bedroom. The outside units (#1, #4, #5 and #8) have 899 SF and the internal units (#2, #3, #6 and #7) have 914 SF. The second floor of the townhouse is at elevation 19.5 (26.08 NGVD). This level includes the kitchen, dining room, family room, living room and a ½ bath. An outside deck is accessed from the living room. A landscape planter surrounds the outside deck varying from 3.67 feet to 4.25 feet in width. The outside deck is at elevation 23.33 (29.91 NGVD) to allow for a small plunge pool on each deck. The second-floor units extend over the access drive below although cutouts of the building at the outside edges and in the center provide openings for air and light.

The outside units have 723 SF and the internal units have 733 SF. The project has a flat roof with a top of roof elevation of 35.66 NGVD which is 30 feet above the crown of the road which

is an average elevation per the submitted survey of 5.67 NGVD. The project height is measured from the crown of the road not the FFE of the understory. The parapet wall is 0.67 feet high, and an architectural feature is another 2.33 feet higher, which complies with the maximum 3-foot architectural feature allowance. The Applicant has indicated a roof top deck is not proposed.

Several architectural and material features have been added to the building. The understory level is white stucco with scoring every 4 inches. This differentiates the understory level from the habitable levels as required by code. The access driveway into the structure is bordered with a Coral stone coursed pattern. The first floor has extensive clear glass store front window system with aluminum frames in dark grey color. Balconies are beige textured stucco finished paint with wood slats deck around the plunge pool and on the sides of the pedestrian entry features off the internal walkways. The driveway will be pavers with dark grey painted aluminum overhead rolling garage doors on each townhouse.

The landscape plan proposes 17 trees and 28 palm trees for this site. All of the trees are Florida Friendly, and the 3 Thatch Palms are Florida Friendly. Per the Town Code, 3 Palm trees count for 1 required tree. The Town Code requires 1 tree and 10 shrubs if the pervious area is less than 30% and one street tree for each 20 lineal feet of lot frontage. Total trees required are 26 which is consistent with the landscape plan. The trees and palms are 82% Florida Friendly. The shrubs are 82% Florida Friendly. The Landscape Plan is consistent with the Town's 40% Florida Friendly requirements. The pervious area for the lot is 24.78% which exceeds the minimum 20% requirement.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting took place at the Town and via Zoom at 1:30 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 for review. See **Attachment B** for the DRG meeting notes. Following the DRG comments were provided to the applicant. The applicant also submitted revised site plan sheets to address those comments on September 20th, 2023.

The Planning and Zoning Board approved forwarding the Applicant's Site Plan package to the Town Commission at their September 28th, 2023 meeting with a vote of 5-0 subject to the resolution of the following comments:

- Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue.
- Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.
- Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in

landscaping calculations.

- Add a table (or modify a table) in the landscape plan identifying the “Florida Friendly” species proposed and verify that 40% of the trees and shrubs by quantities.
- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town’s Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town’s Public Works and Building Department regarding on-site drainage.
- Coordinate with the Town’s Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

The first four conditions listed above have been resolved in the revised Site Plan packet dated 10/16/2023, which is now presented to the Town Commission. The remaining six conditions have been incorporated into the Development Order to be addressed prior to construction.

Applicant Submitted Package: The Applicant submitted the following items relative to the Site Plan Application on 8/21/2023: Letter of intent, Site Plan Application, Architectural Plan Set, Landscape Plans, Civil Engineering Plans, Photometric Lighting Plan and survey. A comment response letter and a revised Architectural Plan Set and Landscape Plans Set was submitted on 9/20/2023. Following the Planning and Zoning Board meeting a further revised plan set was submitted. These plans are provided now to the Town Commission are dated 10/16/2023.

[Attachment A: Location and Zoning Table](#)

[Attachment B: DRG Notes](#)

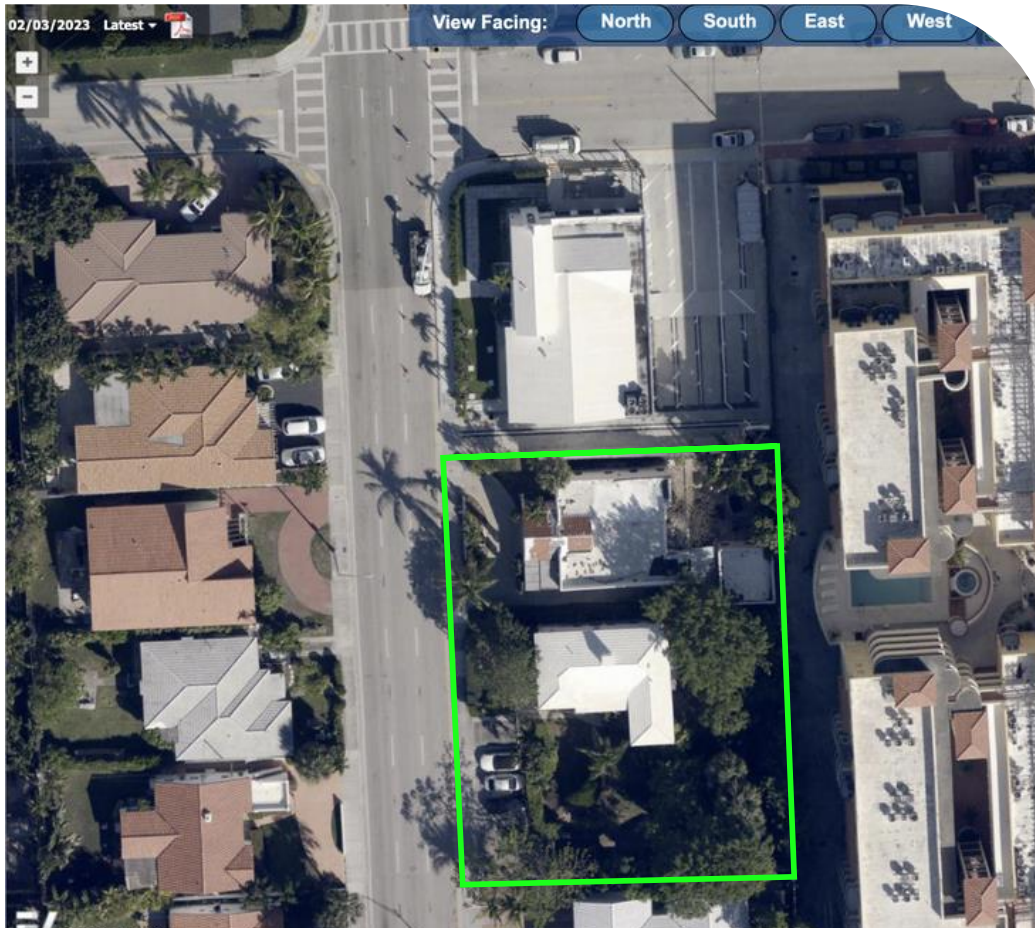
[8851 to 8873 Harding Avenue Agenda Packet.pdf](#)

[Resolution Site Plan.DOCX](#)



Town of Surfside, Florida Development Review

Figure 1 – 8851-8873 Harding Avenue – Site Location from MDC Property Appraiser





Town of Surfside, Florida Development Review

Table 1 –Site Characteristics and Zoning Requirements

Address	8851 Harding Avenue	
General Location	East side of Harding Avenue, North of 88 th Street	
Property Size	17,825 SF or 0.409 Acres	
Zoning District	H30C	
Adjacent Zoning Districts	H30C to the north; H40 to the east H30C to the south; H30B to the West	
Future Land Use	Moderate High Density Residential	
Units Permitted	79 Dwelling Units (DUs) per Acre x 0.409 acres = 32 DUs 32 DUs x 0.85 = 27 DUs Allowed (Maximum)	
Units Proposed	8 DUs	
Unit Type	8 – 3 Bedroom, 3 Bath 2 Story Townhouses with Understory	
Required Parking Spaces	8 x 2 Pkg Spaces per 3 Bedroom DU = 16 Pkg Spaces Required	
Parking Spaces Provided	2 Pkg Spaces Provided in 8 Garages with 1 outside guest space	
Unit Sizes	Minimum Required	Proposed
Units #1, #4, #5 & #8	1,150 SF	2,768.12 SF
Units #2, #3, #6 & #7	1,150 SF	2,798.73 SF
Pervious Area	20%	24.78%
Building Roof Height	30 Feet (Max Flat Roof Height)	30 Feet
Parapet Height	3 Foot Max	0.67 Feet
Setbacks		
Front	20 Feet	20 Feet
Side	15 Feet	15 Feet
Rear	10 Feet	10 Feet
Projections	Maximum	Proposed
Ordinary Projections	24 Inches	16 Inches
Unenclosed Balconies-Front	5 Feet	3 Feet
Unenclosed Balconies-Side/Rear	0 Feet Side/2.5 Feet Rear	20 Foot Side/ 3 Foot Rear
Unenclosed Terraces	6 Feet w/> 24 inch Setback	N/A
Architecture	Minimum Required	Proposed
Greater than 15 Ft in Height	10% Wall Openings	Greater than 10%
Roof Material	Varies	Flat Roof
Max Bldg. Frontage	Each 50 Ft, 3 FT Wall Change	Complies, multiple articulations



Town of Surfside Development Review Group (DRG) Meeting Minutes

September 15, 2023 – 1:30pm via Zoom

The Development Review Group (DRG) conducted a meeting on Friday September 15, 2023 at 1:30pm. The purpose of the meeting was to review the site plan application by Pampa Sunbelt 19, LLC located at 8851 and 8873 Harding Avenue. The project includes the demolition of one single family house at 8873 Harding and a 6-unity multi-family building at 8851 Harding Avenue.

The DRG meeting was attended by the following:

Zoom Attendees:

Town Staff Participants

- Tony Recio, Town Attorney
- Judith Frankel, Town Planner
- Walter Keller, Consulting Town Planner
- Hector Gomez, Town Manager
- Police Chief John Healy
- Randy Stokes, Public Works Director
- Tim Milian, Parks and Recreation Director
- Marisol Vargas, Building Dept. Supervisor sitting in for: James McGuiness, Town Building Official and Floodplain Manager

Applicant Participants

- Vanessa Madrid, Attorney with Holland & Knight LLP
- Mercy Arce, Land Use Planner with Holland & Knight LLP
- Jose Gaviria, Architect
- Ignacio Perez, Owner

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town.

Vanessa Madrid gave a brief overview of the project.

- The site is comprised of two folios with 7 existing units (1 single family home and one 6-unit multi-family building). Ownership is currently pursuing a unity of title for the properties.
- The proposed development is a transition between the single-family neighborhood and multi-family properties on Collins Avenue
- The proposed project aims to continue the sense of community and neighborhood feel of Surfside.
- The design features soft neutral tones. The building is not intended to be ultra-modern, but instead have a timeless look.

- The design makes use of the understory allowance – similar to the approved site plan for 8800 Collins- in order to maximize the space and provide efficiency to the use of the site.
- All traffic flow is internal with one driveway curb cut to replace a circular driveway for the existing house and several back-out parking spots for the multi-family building.

Jose Gaviria, architect, reviewed the design elements of the proposed building.

- The project contains 8 townhouse units with a central driveway that provides access to all 8 units.
- Pedestrian access to each unit is provided for 4 units on the north side and 4 units on the south side from ground level to Harding Avenue.
- The maximum height of the building is 33 feet for the center rectangular archway. This is an architectural feature that ties together the two sides of the building. The roof height is 30-feet.
- The design is symmetrical throughout with the same design features on both the north and south sides. Each pedestrian access point is two units with wood slat features at the entry points. Exterior materials include coral stone, scored stucco, and a lot of transparency on the two habitable levels above the understory.
- All required property setbacks have been met and considerable landscape is proposed throughout the site for privacy and beautification.

Following the applicant presentation several members of Town staff provided feedback and requested further information.

Town of Surfside Police Chief John Healy noted that proper visual clearance should be considered for entering and exiting Harding Avenue. He advised that landscaping must be appropriate to allow for an unobstructed sight triangle. He also asked that pedestrian safety be considered for the Harding Avenue sidewalk. Mr. Gaviria responded that no gate is planned for the project so as not to delay site entry and to prevent cars from having to wait on Harding for a gate opening. There is no vehicular or pedestrian gate proposed for the site. This was satisfactory for Chief Healy.

Mr. Gaviria stated that the front of the site contained one accessible parking space and one loading zone in addition to the two parking spaces provided per unit in the understory space. Staff asked if the loading space was sufficient to allow a truck to turn around on site to avoid having to back onto Harding Avenue regularly. Town Attorney, Tony Recio, stated that Harding Avenue is a FDOT state road and that FDOT generally prefers not to have vehicles backing out onto Harding Avenue. The Chief concurred. Ms. Madrid said that truck maneuvering information can be provided.

Consultant Planner, Walter Keller, stated that the previous approved site plan that was never built for the site, had received FDOT approval.

Public Works Director, Randy Stokes went over a few topics that will require coordination with the Town during the building permit process.

- The proposed French drain could be an issue as it is unclear if the size proposed will be sufficient. The proposed type needs a full evaluation for correct width. It is typical to have flooding at this location during rain events.
- Tapping sleeve and valve for irrigation and domestic is required if reusing the existing sewer service lines. There are currently 2 existing and the site needs 3.

- The projects needs sub-metering system internally. The Town only provides one meter for the site.
- Solid waste and recycling container size must be provided and accounted for on building permit site plan.
- There are above ground utilities at rear of the site that the Town requires access to. We may create a formalized easement for access.
- At time of permitting a plan to address existing poles for utilities plan be provided and agreed upon
- Applicant was asked to coordinate landscape for sight triangle of Harding Avenue.
- Applicant was asked to provide contact information for the project's civil engineer to Public Works.

Consultant Planner, Walter Keller, also provided feedback to the applicant. The main area addressed was the understory space. The bathrooms and study room have to be removed from the understory space. The understory may only contain upper floor access and storage or garage space. It is a non-habitable area. Mr. Keller expressed concern regarding the appearance of the building as having a full 3-stories. The code requires that the understory be different in appearance than the two habitable floors. A difference in design is present. Mr. Gaviria explained the differences is deign for the level. However, the understory is 10 feet high and prominent in elevation view. The height of the understory could be reduced.

Mr. Keller also noted that the building could be no closer than 20 ft from the front property line. Mr. Gaviria stated that the building is in compliance. Zoning Code section 90-47.4 allows balconies to extend 5 ft into the setbacks. It was also noted that no roof deck is proposed.

Town Attorney, Tony Recio, noted several points for the applicant to consider.

- A new development order will be created for this application. The Town does not utilize Impact Fees, but mitigation of impacts is typically part of the development order process.
- The Unity of Title for the two properties must be completed before permitting. The applicant can then create a condominium association.
- The loading zone space will be good for daily access of delivery and ridesharing services, but information should be provided showing that these types of typical daily vehicles will not need to back out on to Harding Avenue (truck maneuvering analysis)
- It was advised that the applicant reach out to FPL to understand what may be required to service the units, specifically facilities that may encroach into the setback area. This is advised to avoid having to amend the site plan in the future.
- As no lighting plan was provided, it was advised that the applicant consider unobtrusive lighting for the driveway and any exterior areas.

James McGuinness, Building Official was not present at the meeting but reviewed the proposal and provided the following comments, which were read to the applicant:

1. Please amend the plans to include a declaratory statement of compliance to the 2020 Florida Building Code(s) 7th edition and the 2017 NEC.
2. Please be aware that as of January 1, 2024, the 2023 Florida Building Code(s), 8th edition and the 2020 NEC will go into effect. All building permit applications accepted as complete on or after this date will be governed by the new FBC. Per Chapter One of the FBC, the building permit application acceptance date determines the effective code version for the project.
3. The Ground Level Floor Plan for all eight units violate the Town of Surfside Understory Ordinance as well as FEMA rules as follows:
 - a. The Ground Level Plans show habitable areas such as a study and a full bathroom which are prohibited below Design Flood Elevation (Base Flood 8'0" + 2.0 ft.= DFE of 10'0" NGVD) in the AE Zone. Please amend the plans to eliminate these areas. Areas below DFE may only be used for storage, vehicular parking and building access.
 - b. All enclosed areas on the Ground Level Plans shall be hydrostatically vented at a rate of 1 square inch of net open area to 100 square feet of floor area vented.
 - c. These flood vents shall be within 12 inches of grade level with each enclosed area receiving at least two vents located on opposing walls.

The main identified concerns were (1) to avoid typical daily service vehicles from backing out on to Harding Avenue and (2) the design/appearance/uses of the understory. The applicant expressed their ability to address these concerns. The meeting participants did not raise any objection to the general proposal for development of the site at 8851 and 8873 Harding 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



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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	8851 Harding LLC
PHONE / FAX / EMAIL	
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Holland and Knight LLP/
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453
FAX	vanessa.madrid@hklaw.com / 305-789-7799
PROPERTY ADDRESS	8851 Harding Ave and 8873 Harding Ave
ZONING CATEGORY	Height Restriction 30ft (H30C)
DESCRIPTION OF PROPOSED WORK	8-unit townhome project

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

<u>ZONING STANDARDS</u>	Required			Provided		
Plot Size				17,825.00 s.f.		
Setbacks (F/R/S)	20'-0"	10'-0"	15'-6"	20'-0"	10'-0"	15'-6"
Lot Coverage	N/A			10,232.78 (57 %)		
Height	33'-0" (30' max + 3' parapet)			33'-0" (30' max + 3' parapet)		
Pervious Area	20% Min.			5,909.81 s.f. (33.15%)		

_____	_____	<i>vmadrid</i>	8/21/23
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



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

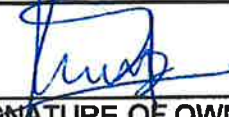
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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PHONE / FAX / EMAIL	
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Holland and Knight LLP/
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453
FAX	vanessa.madrid@hklaw.com / 305-789-7799
PROPERTY ADDRESS	8851 Harding Ave and 8873 Harding Ave
ZONING CATEGORY	Height Restriction 30ft (H30C)
DESCRIPTION OF PROPOSED WORK	8-unit townhome project

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Revisus Area	_____	_____


08/15/23

SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



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:

Vanessa Madrid, Esq.

8/21/23

NAME OF REPRESENTATIVE

DATE



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

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE

Project Name _____ 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'). **PROVIDED SEE SITE PLAN A0-03**
Please show / provide the following:
 - A legal description, including the section, township, and range or subdivision lot and block. **SEE SURVEY A0-01**
 - Site boundaries clearly identified, and ties-to-section corners **SEE SURVEY A0-01**
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use **PROVIDED SEE SITE PLAN A0-03**
 - 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 **GROUND LEVEL PLAN A1-01 & A1-02**
 - 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 **SEE SURVEY A0-01**
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits **SEE SURVEY A0-01**
 - Pedestrian circulation system **SEE SURVEY A0-01**
 - Provider of water and wastewater facilities **REFER TO CIVIL DWGS**
 - Existing and proposed fire hydrant location
 - The following computations:
 - Gross acreage **SEE ZONING DIAGRAMS & DATA A0-04**
 - Net acreage **SEE ZONING DIAGRAMS & DATA A0-04**

Cont.



- Gross acreage covered by the property excluding road easements and rights-of-way, if any ZONING DIAGRAMS & DATA A0-04
- Number of dwelling units and density for residential uses only ZONING DIAGRAMS & DATA A0-04
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces ZONING DIAGRAMS & DATA
- Number of parking spaces provided A0-04
- Pervious, impervious and paved surface, in square footage and percentage ZONING DIAGRAMS & DATA A0-04
- Site Plan location sketch, including section, township, and range, showing adjacent property owners SITE PLAN A0-03 & SURVEY A0-01
- 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 SEE GROUND LEVEL PLAN A1-01 & A1-02
- Loading areas and provisions for accessibility to vehicles of the required type GROUND LEVEL PLAN A1-01 & A1-02
- 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 PROVIDED. SURVEY A0-01

- Landscape Plan and Irrigation Plan PROVIDED. SEE LANDSCAPE SET OF DWGS
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 PROVIDED. ELECTRICAL SITE PHOTOMETRICS PLAN E0-02
 - 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: NOT APPLICABLE
 - 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 UTILITIES C-04



Cont.

- Paving and drainage plans **PLS REFER TO CIVIL DWGS SET**
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: **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS**
 - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height. **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS**
 - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening **EXTERIOR MATERIALS LABELED ON ALL EXTERIOR ELEVATIONS A2 DWGS, ADDITIONALLY ISOMETRIC WITH MATERIALS PROVIDED IN SHEET A0-11**
 - 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 **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS, A4 EXTERIOR RENDERS AND A0-11 ISOMETRIC WITH MATERIALS AND FINISHES**

- 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



BUILDING DEPARTMENT
9293 HARDING AVE • SURFSIDE, FL 33154
PHONE (305) 861-4863
buildingapp@townofsurfsidefl.gov

PROPERTY OWNER'S AUTHORIZED AGENT FORM

I 8851 HARDING as owner of 8851 & 8873 Harding Ave do hereby authorize
(print name of owner) (property address)

Esteban O' Farrell, as Director of Brajay Corp.,
the Manager of Pampa Sunbelt 19 LLC and
Vanessa Madrid, Esq. of Holland and Knight LLP
(name of authorized agent) applications to and receiving building permits issued by the Town of Surfside.

I hereby certify that I am the owner of record of the above referenced property and I am responsible for the permit applications submitted by my authorized agent named herein. I further understand this authorization will continue into time until withdrawn by me in writing to the Town of Surfside.

The Owner's signature is to be notarized.

CLAUDIO BALTUNIONES
Owner printed name

[Signature]
Owner's Signature

08/15/23
Date:

State of Florida
County of MIAMI-DADE

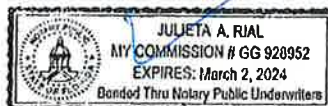
The foregoing instrument was acknowledged before me this 17 day of AUGUST, 2023

by CLAUDIO BALTUNIONES who is personally known to me _____ or has provided the

following identification _____

[Signature]
Notary Public's Signature

8/17/23
Date:



Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq.
+1 305-789-7453
vanessa.madrid@hklaw.com

August 21, 2023

VIA ELECTRONIC DELIVERY

Mrs. Judith Frankel, Town Planner
Planning Department
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

**Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue
Site Plan Approval Letter of Intent**

Dear Mrs. Frankel:

This shall serve as the Letter of Intent on behalf of Pampa Sunbelt 19, LLC (the “Applicant”), for the enclosed Site Plan approval application (the “Application”) in connection with that certain ±0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the “Town”), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the “Property”). With this Application, the Applicant seeks approval of an eight (8)-unit townhome project (the “Project”) on the Property.

I. Property Information

The Property has a City Comprehensive Plan Future Land Use Map (“FLUM”) land use designation of Moderate High Density Residential and is zoned Height Restriction 30ft (“H30C”) on the City’s Zoning Map, where a density of 79 units per acre and single-family, two-family, multifamily, and hotel structures are permitted. Here, a maximum of 28 dwelling units are allowed taking into account the required 15% reduction for aggregated lots. Thus, the proposed townhome Project is consistent with the FLUM and Zoning Code regulations.

The Property is located east of Harding Avenue and north of 88th Street, an area predominantly improved with low-scale multifamily buildings. In fact, The Property is improved with a one (1)-story single-family home and a two (2)-story six (6)-unit multifamily structure, for a total of seven (7) units on the Property. In 2021, after Staff’s satisfactory review and the Planning and Zoning Board’s recommendation for approval, the Town Commission adopted Resolution 2021-2791 approving an 18-unit development on the Property. The proposed Project is consistent with the vision for this location and the overall development pattern in the area.

II. Proposed Project

The Applicant is seeking to construct a new eight (8)-unit townhome development on the currently underutilized Property. The proposed development results in a ten (10)-unit density decrease when compared to the previously approved 2021 project. Thus, the proposed Project will have less traffic, water and sewer, stormwater drainage, parks, school, and overall impacts than previously reviewed and approved for this location.

The Project's design, prepared by Gaviria Architects, embraces the neighborhood's personality and location. It proposes symmetrical two (2)-story townhomes with a non-habitable understory as permitted in Section 90-49.5 of the Code. Street access will be via a 22-foot wide driveway connection to Harding Avenue. The understory building parking is located off the Harding Avenue driveway. The design captures a sleek and modern yet timeless aesthetic. The linearity of the design is harmonized with the material selection and color palette, including natural stone, warm wood slats, beige textured stucco, aluminum, and glass. A strong emphasis is placed on each unit's main entrance, creating a sense of arrival and privacy to enhance the future residents' experience and protect the neighborhood's residential character. Also, lush landscaping has been incorporated at the ground and upper levels to add a focal point that serves as a natural screen while beautifying the neighborhood's public streetscape.

V. Compliance with Development Review Criteria

The Project satisfies the development review criteria set forth in Section 90-20(2)(a) of the Code, as follows:

- i. The development, as proposed, conforms to the comprehensive plan and the zoning code.

Satisfied. The proposed Project complies with the Town's Comprehensive Plan goals, policies, and objectives as well as established uses and density for the Moderate High Density Residential land use category. This category is intended to be the buffer between Harding Avenue commercial uses and single-family residential uses on the west side of Abbott Avenue. The proposed Project provides an adequate transition between said uses. Additionally, the Project complies with all of the applicable Zoning Code requirements.

- ii. 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.

Satisfied. The Project, as proposed, results in a net reduction of 10 units for this site, which will have a favorable impact on the Town's environment and natural resources. As such, the impacts have been substantially minimized.

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

Satisfied. The thoughtful design of the Project will result in a valuable and complementary addition to the area. The Project will enhance the neighborhood, attract quality residents to the Town, and increase surrounding property values.

- iv. 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.

Satisfied. In 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use water, sewer, solid waste disposal, education, recreation, and any other necessary public facilities planned and budgeted for this area.

- v. 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.

Satisfied. As previously noted, in 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use the planned and budgeted public transportation facilities for this area. The Project will be accessible by a private driveway connection to Harding Avenue.

- vi. 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.

Satisfied. The Project is consistent with the surrounding community's character and pattern of development in the neighborhood, including massing and scale, height, setbacks, open space and overall design, and material selection.

- vii. In the event of redevelopment, the applicant shall also submit a detailed plan for demolition.

Satisfied and acknowledged. The Applicant will provide a detailed demolition plan.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., *Consultant Planner, Marlin Engineering, Inc.*
Mr. Andrew Hyatt, *Town Manager*
Mr. Jason Greene, *Assistant Town Manager*
Mrs. Lillian Arango, *Town Attorney*
Mr. James McGuinness, *Town Building Official*

LA LINDA SURFSIDE

@ 8851-8873 HARDING AVENUE

SITE PLAN SUBMISSION - TOWN OF SURFSIDE
FIRST SUBMITTAL

DATE: 10/16/2023



DRAWINGS INDEX

GENERAL

- A0-00 COVER SHEET, DRAWINGS INDEX
- A0-01 PROPERTY SURVEY
- A0-02 CONTEXT LOCATION PLAN

ARCHITECTURE

- A0-03 SITE PLAN
- A0-04 ZONING DIAGRAMS & DATA
- A0-05 UNITS AREA & SCHEDULE
- A0-06 PROJECT SITE PHOTOGRAPHY
- A0-07 CONTEXT PHOTOGRAPHY
- A0-08 CONTEXT PHOTOGRAPHY
- A0-09 CONTEXT PHOTOGRAPHY
- A0-10 ISOMETRIC & MATERIALS
- A1-01 GROUND LEVEL FLOOR PLAN
- A1-02 GROUND LEVEL FLOOR PLAN
- A1-03 1ST LEVEL FLOOR PLAN
- A1-04 1ST LEVEL FLOOR PLAN
- A1-05 2ND LEVEL FLOOR PLAN
- A1-06 2ND LEVEL FLOOR PLAN
- A1-07 ROOF LEVEL FLOOR PLAN
- A1-08 ROOF LEVEL FLOOR PLAN
- A2-01 EAST & WEST ELEVATIONS
- A2-02 NORTH & SOUTH ELEVATIONS
- A3-01 SECTIONS
- A3-02 SECTIONS
- A4-01 RENDER- VIEW FROM HARDING
- A4-02 RENDER- VIEW FROM WEST
- A4-03 RENDER- VIEW FROM SOUTH

LANDSCAPE

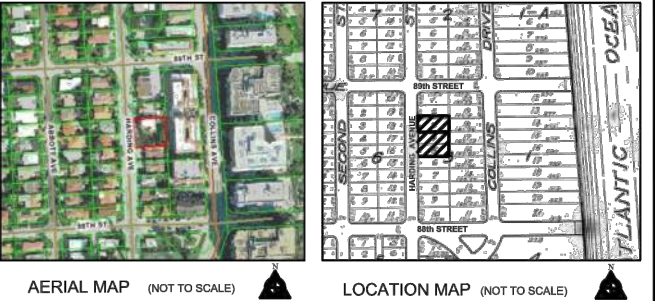
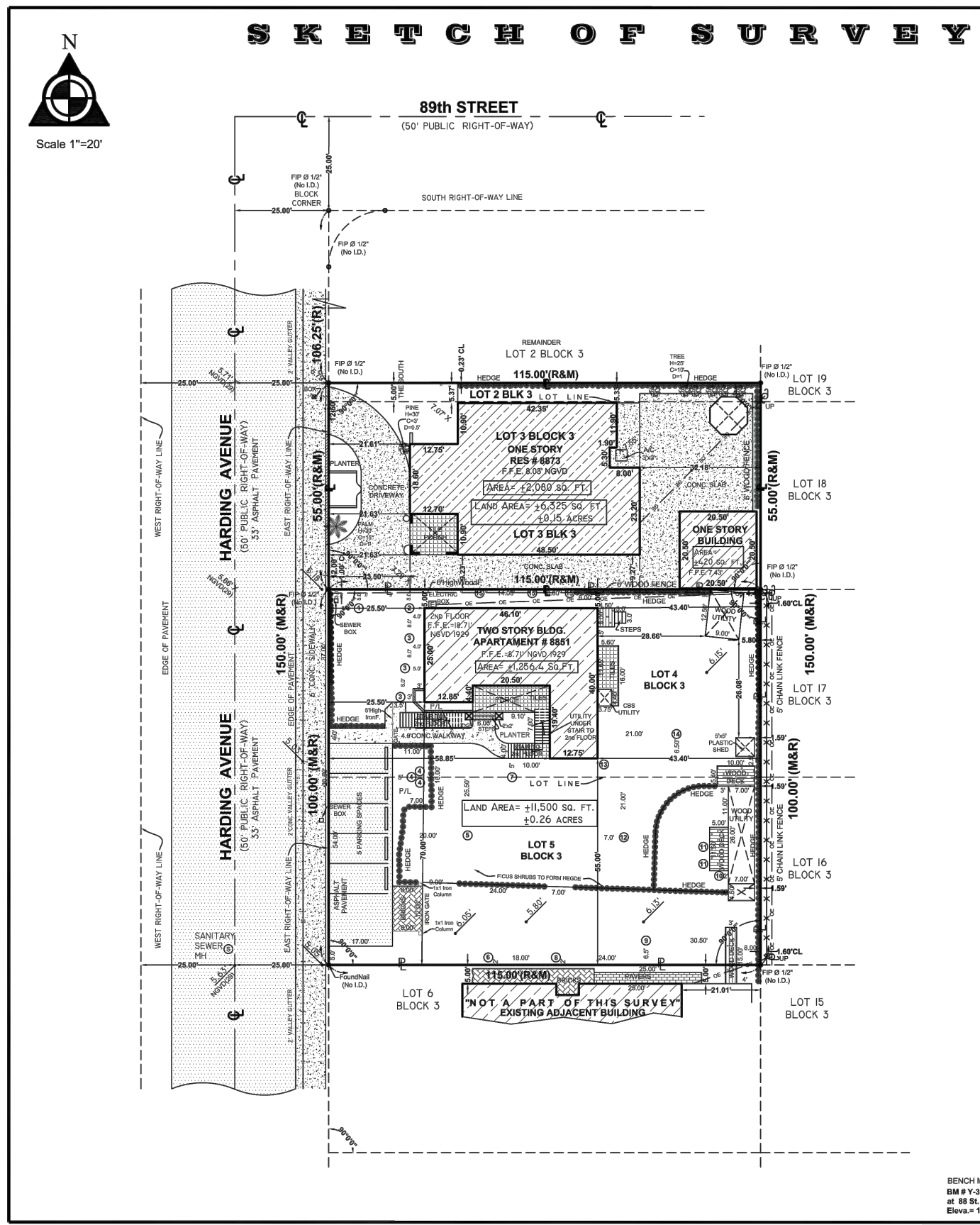
- L-00 ILLUSTRATIVE SITE PLAN
- L-01 TREE DISPOSITION PLAN
- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE PLAN TABLES
- L-04 LANDSCAPE DETAILS & GENERAL NOTES
- L-05 IRRIGATION PLAN
- L-06 IRRIGATION DETAILS & GENERAL NOTES

CIVIL

- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING GRADING & DRAINAGE
- C-04 UTILITIES

ELECTRICAL

- EO-02 ELECTRICAL SITE PHOTOMETRICS



PROPERTY ADDRESS:
 8851-8873 HARDING AVE. Surfside, FL 33154
 (FOLIO No. 14 - 2235 - 005 - 0320) &
 (FOLIO No. 14 - 2235 - 005 - 0310)

DESCRIPTION:
 The South 5.00 feet of Lot 2, all of Lots 3, 4 & 5, Block 3, of "SECOND AMENDED PLAT OF NORMANDY BEACH" according to the Plat thereof as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
 8851 HARDING, LLC.

SURVEYOR'S CERTIFICATION:
 I hereby certify that this "BOUNDARY SURVEY" and the Map of Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 6J17 of the Florida Administrative Code and its Implementing Rule, Chapter 472.027 of the Florida Statutes.

Armando Garcia, P.L.S.
 Registered Surveyor and Mapper No. 3109
 State of Florida.

CBS SERVICES
 Land Surveyors & Mapper
 CARLOS@CBSSERVICESMIAMI.COM
 8765 CORAL WAY, MIAMI, FL. 33155
 (786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS:

AW	ASPHALT WALKWAY	MB	MANHOLE	PL	PROPERTY LINE
BE	BRICK	MH	MANHOLE	RA	RANGE
BL	BLIND	MI	MONUMENT LINE	RE	RECORDED
BO	BUILDING	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RI	RANGE
BS	BUILDING SURFACE	OD	OVERHEAD	RS	RANGE SURFACE
CB	CONCRETE BLOCK	OE	OVERHEAD ELECTRICAL LINES	RT	RIGHT OF WAY
CC	CONCRETE CURB	OP	OVERHEAD POWER	SA	SECTION
CD	CONCRETE DRIVE	OS	OVERHEAD SIGNAL	SB	SET BACK LINE
CE	CONCRETE EASEMENT	OT	OVERHEAD TELEPHONE	SL	SET BACK LINE
CF	CONCRETE FENCE	PT	PROPERTY	ST	STREET
CG	CONCRETE GUTTER	PC	PROPERTY CORNER	STV	STREET VIEW
CH	CHAIN	PL	PERMANENT REFERENCE POINT	STW	STREET WIDTH
CI	CHAIN LINK FENCE	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CL	CHAIN LINK FENCE	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CM	CONCRETE MOUNTAIN	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CP	CONCRETE PAD	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CS	CONCRETE SIGN	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CT	CONCRETE TOWER	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CU	CONCRETE UTILITY	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CV	CONCRETE VALVE	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CW	CONCRETE WALL	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CX	CONCRETE X	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CY	CONCRETE Y	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH
CZ	CONCRETE Z	PLM	PERMANENT REFERENCE MONUMENT	STW	STREET WIDTH

BENCH MARK USED
 BM # Y-313-RESET,
 at 88 St. & Hawthorne Ave.
 Eleva = 10.24' Converted to NGVD 1929.

FLOOD ZONE INFORMATION:
 Community No. 120699
 Panel No. 0326
 Suffix: L
 FIRM Date: 09-11-2009
 Flood Zone: AE + 8.00'

gaviria architects
 9427 Fountainbleau Blvd. #206 Miami, FL 33172
 T: 305.9056839 www.j-gaviria.com AR 92739

ANDRES MONTERO
 2208 NE 26th Street Unit 1
 Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL
 8851-8873 HARDING AVE,
 SURFSIDE FL 33154

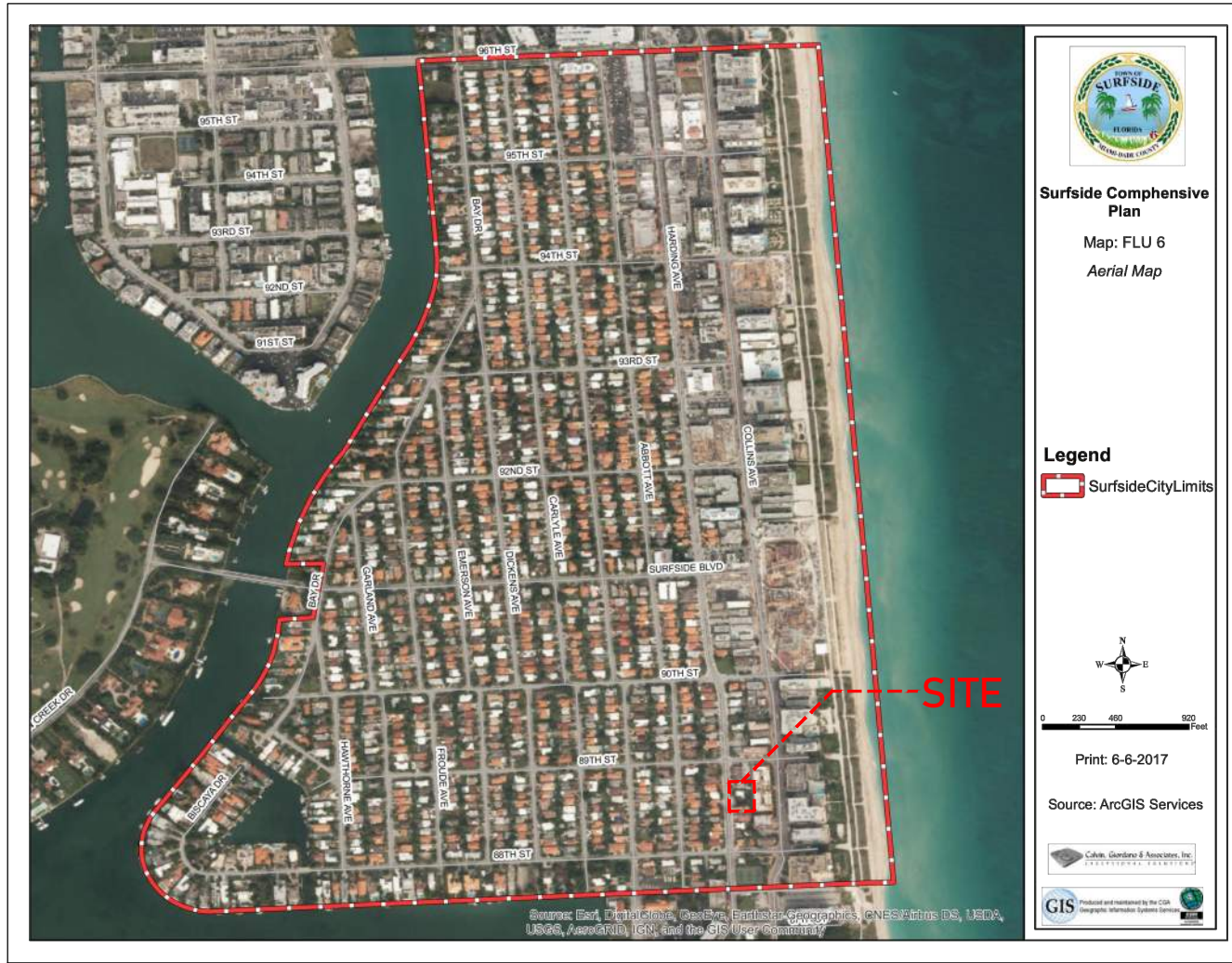
PROPERTY SURVEY

DATE: 10/16/2023
A0-01

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1 SITE



3 LOCATION PLAN

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

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE
Project Name _____ 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'). PROVIDED SEE SITE PLAN AD-03
Please show / provide the following:
 - A legal description, including the section, township, and range or subdivision lot and block. SEE SURVEY AD-01
 - Site boundaries clearly identified, and ties-to-section corners SEE SURVEY AD-01
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use PROVIDED SEE SITE PLAN AD-03
 - 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 GROUND LEVEL PLAN A1-01 & A1-02
 - 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 SEE SURVEY AD-01
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits SEE SURVEY AD-01
 - Pedestrian circulation system SEE SURVEY AD-01
 - Provider of water and wastewater facilities REFER TO CIVIL DWGS
 - Existing and proposed fire hydrant location
- The following computations:
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 - o Net acreage SEE ZONING DIAGRAMS & DATA AD-04

Page 1 of 3
Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

2 CHECKLIST

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

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE
Project Name _____ 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'). PROVIDED SEE SITE PLAN AD-03
Please show / provide the following:
 - A legal description, including the section, township, and range or subdivision lot and block. SEE SURVEY AD-01
 - Site boundaries clearly identified, and ties-to-section corners SEE SURVEY AD-01
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use PROVIDED SEE SITE PLAN AD-03
 - 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 GROUND LEVEL PLAN A1-01 & A1-02
 - 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 SEE SURVEY AD-01
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits SEE SURVEY AD-01
 - Pedestrian circulation system SEE SURVEY AD-01
 - Provider of water and wastewater facilities REFER TO CIVIL DWGS
 - Existing and proposed fire hydrant location
- The following computations:
 - o Gross acreage SEE ZONING DIAGRAMS & DATA AD-04
 - o Net acreage SEE ZONING DIAGRAMS & DATA AD-04

Page 2 of 3
Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

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

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE
Project Name _____ Project Number _____

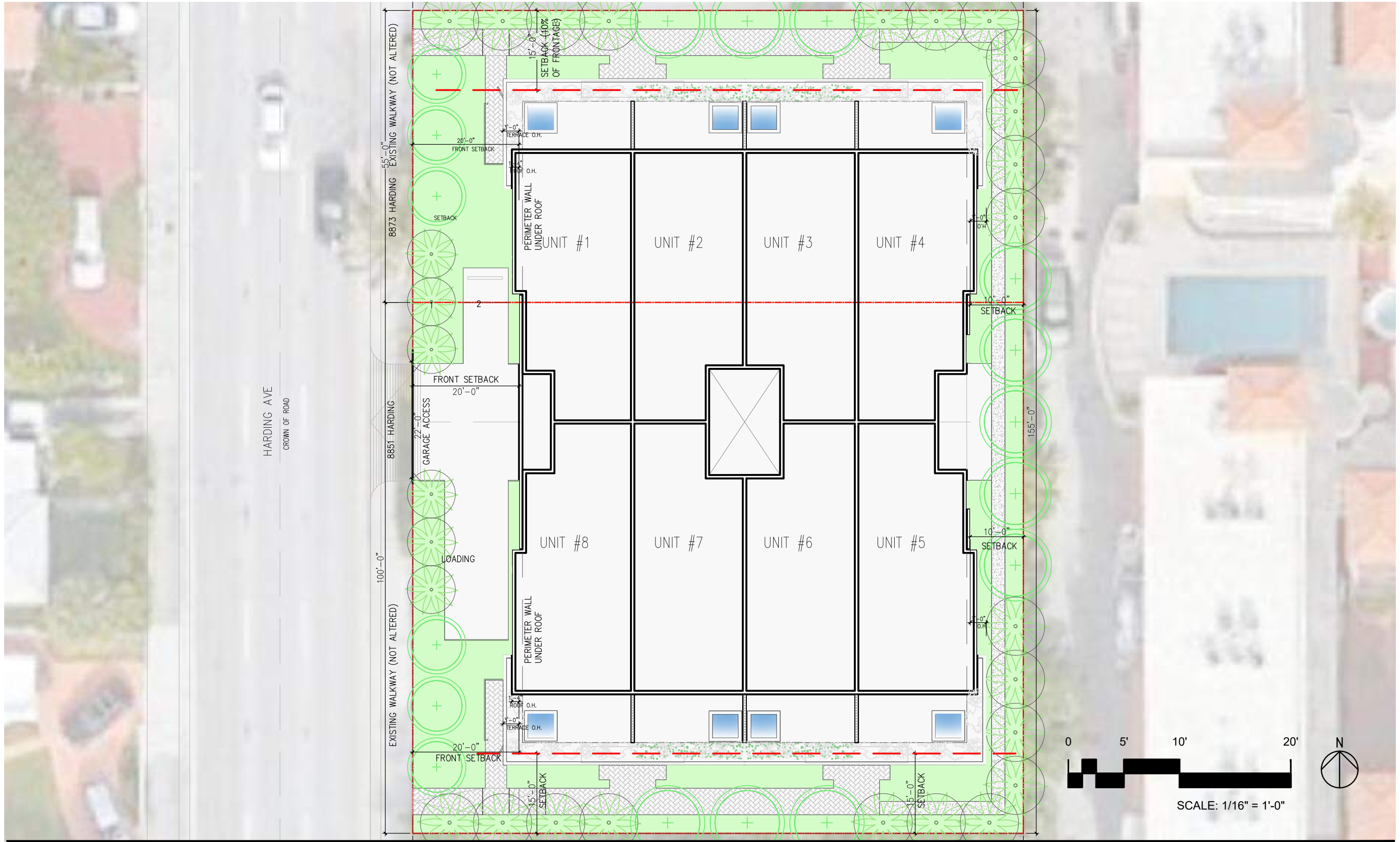
SUBMITTAL REQUIREMENTS FOR REVIEW:

- 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:

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- Site Plan (Minimum scale of 1" = 20'). PROVIDED SEE SITE PLAN AD-03
Please show / provide the following:
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 - Proposed uses
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 - 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 SEE SURVEY AD-01
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits SEE SURVEY AD-01
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 - Provider of water and wastewater facilities REFER TO CIVIL DWGS
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 - o Net acreage SEE ZONING DIAGRAMS & DATA AD-04

Page 3 of 3
Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application



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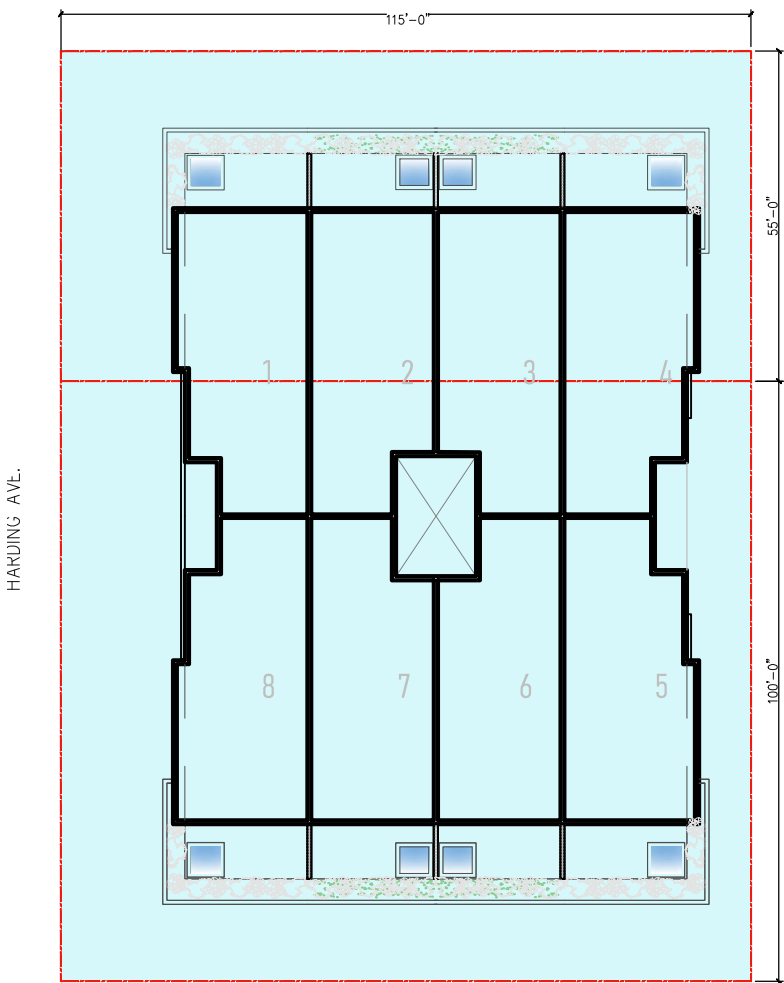
2208 NE 26th Street Unit 1
 Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL
8851-8873 HARDING AVE,
SURFSIDE FL 33154

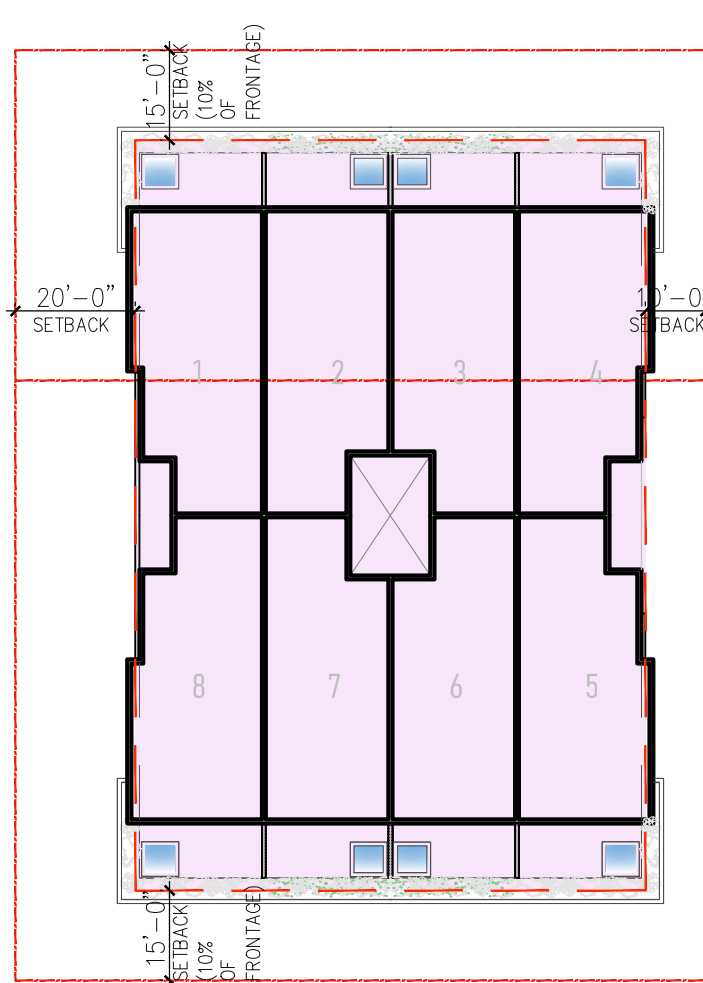
SITE PLAN

DATE:
10/16/2023

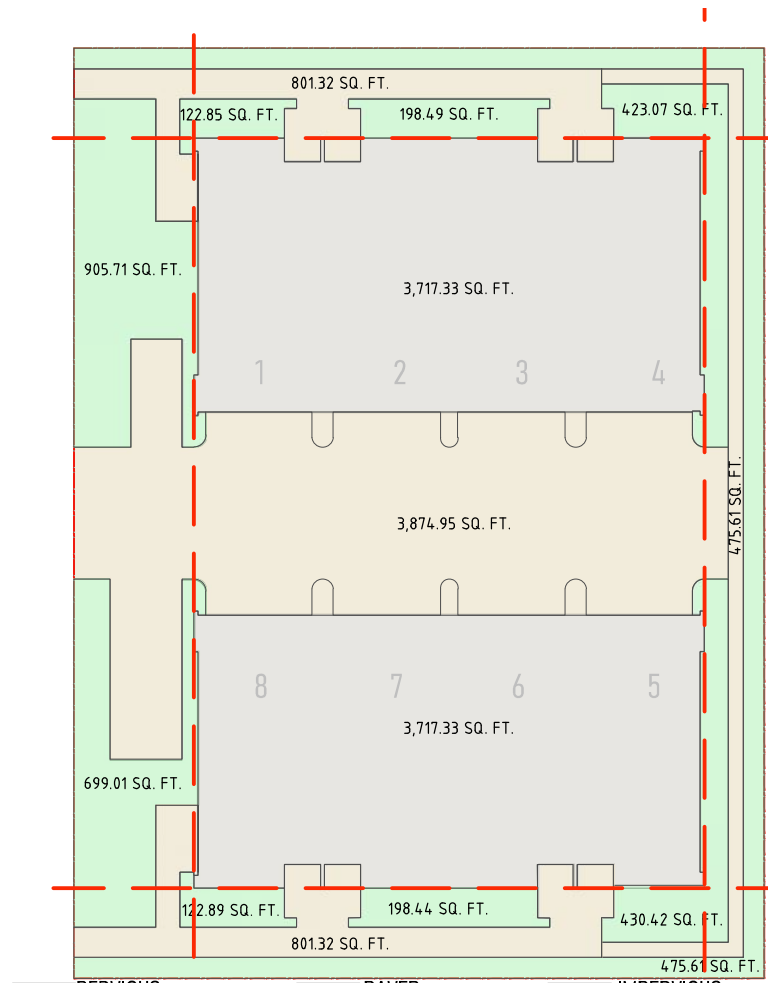
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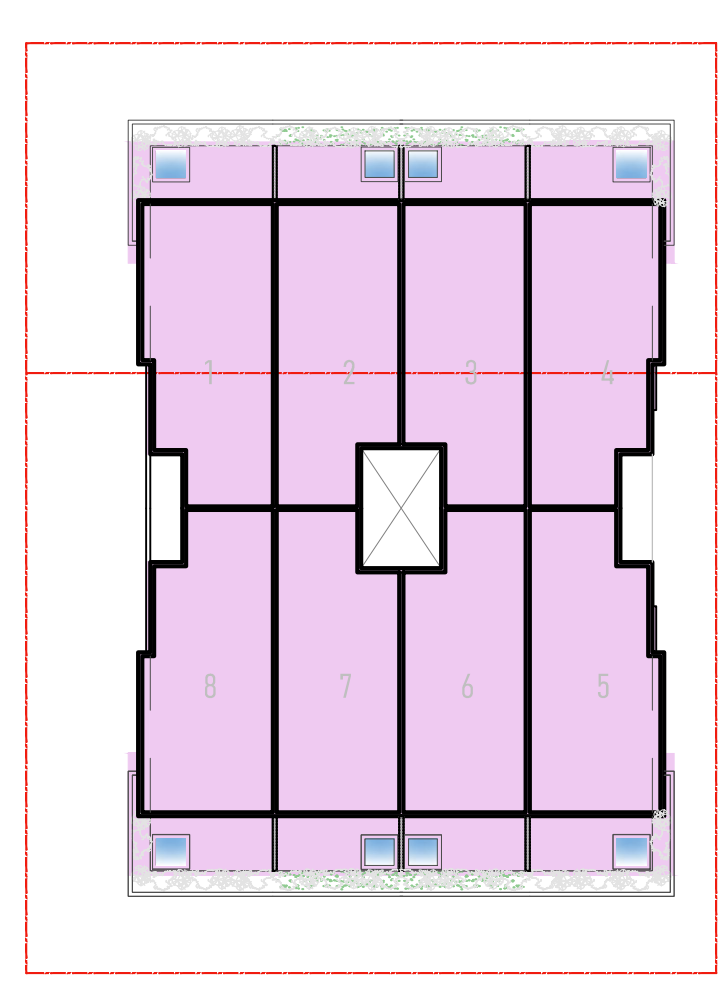
17,825.00 S.F. (0.4092 ACRES)



10,625.83 S.F. (0.2439 ACRES)
 SAME FOR GROSS ACREAGE COVERED BY PROPERTY EXCLUDING ROAD EASEMENTS & R.O.W.

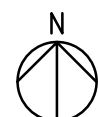


PERVIOUS 4,417.30 S.F. (24.78%) PAVED 5,953.19 S.F. (33.40%) IMPERVIOUS 7,434.66 S.F. (41.70%)
 FRONT YARD LANDSCAPED 1,688.22 S.F. (54.46%) REAR YARD LANDSCAPE 1,071.27 S.F. (69.11%)

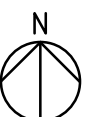


GROUND COVERED AREA 10,232.78 S.F. RESIDENTIAL USE

1 SITE-GROSS ACREAGE
 SCALE: 1/32" = 1'-0"



2 SITE-NET ACREAGE
 SCALE: 1/32" = 1'-0"

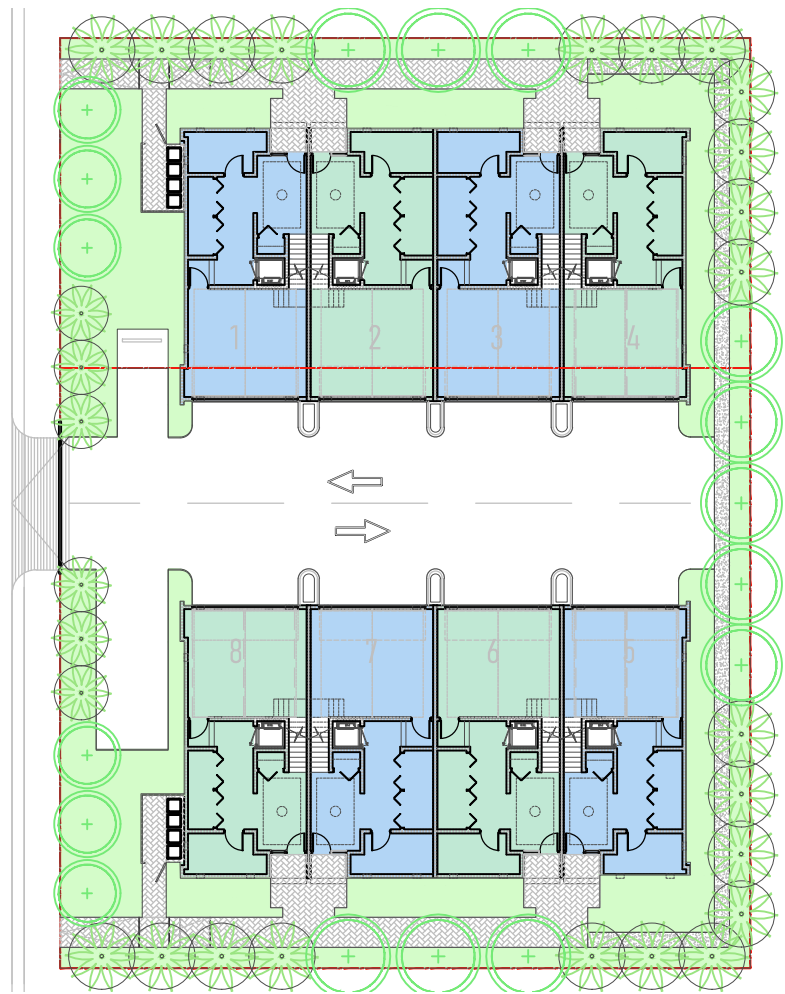


3 PERVIOUS & IMPERVIOUS
 SCALE: 1/32" = 1'-0"

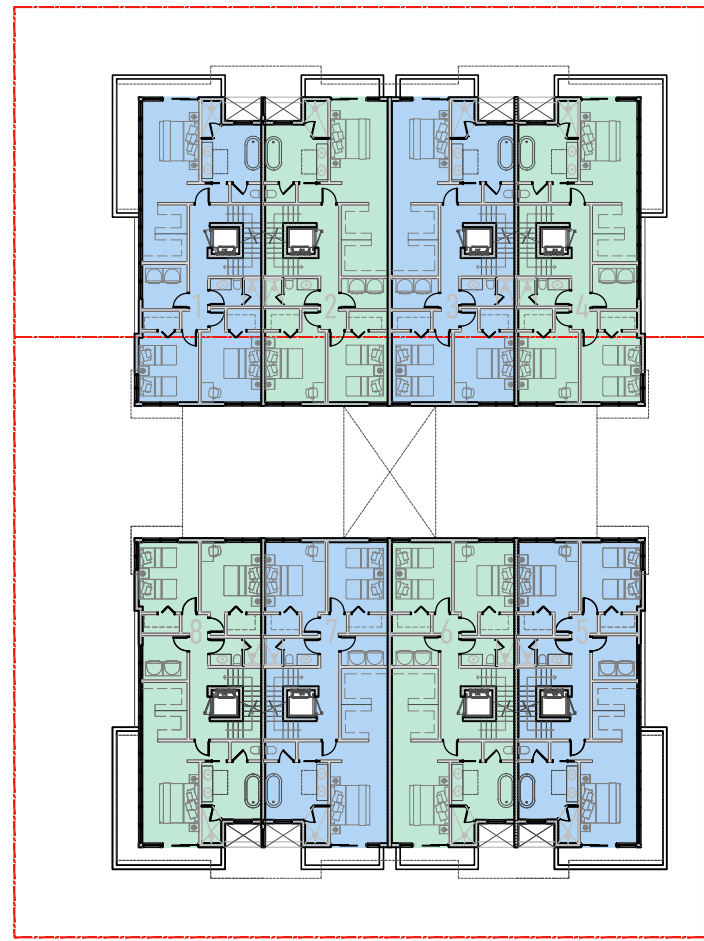
4 GROUND COVERED AREA
 SCALE: 1/32" = 1'-0"

ZONING ANALYSIS SURFSIDE, FLORIDA - CODE OF ORDINANCES, CHAPTER 90 ZONING							
		ALLOWED/REQUIRED	PROPOSED/PROVIDED	HEIGHT		ALLOWED/REQUIRED	PROPOSED/PROVIDED
DISTRICT	H30C			MAXIMUM HEIGHT		30' / 2 stories	
LOT AREA			17,825.00 (0.41 AC)	Height Modifications		Addnl. 3' of 10% Roof Area for flagpoles, stair access, parapets, etc	30' TOP OF ROOF 33' TOP OF PARAPET
DENSITY	MODERATE HIGH DENSITY RESIDENTIAL * COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, 2018	32 UNITS (79 U /ACRE)	8 UNITS	PARKING		2.0 SPACES	16 SPACES
				LOADING ZONE	MULTIFAMILY DWELLING BLDG. 20,000-100,000 SF	1	1
SETBACKS				YARDS & PERVIOUS			
FRONT SETBACK (HARDING AVE)		20'-0"	20'-0"	MINIMUM PERVIOUS AREA		20.00%	24.78%
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"	FRONT YARD PAVED NOT PERVIOUS	MAX	50.00%	1,368.90 SF (44.16%)
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"	FRONT YARD LANDSCAPE	MIN	30.00%	1,688.22SF (54.46%)
REAR SETBACK		10'-0"	10'-0"	REAR YARD LANDSCAPE	MIN	20.00%	1,071.27 SF (69.11%)

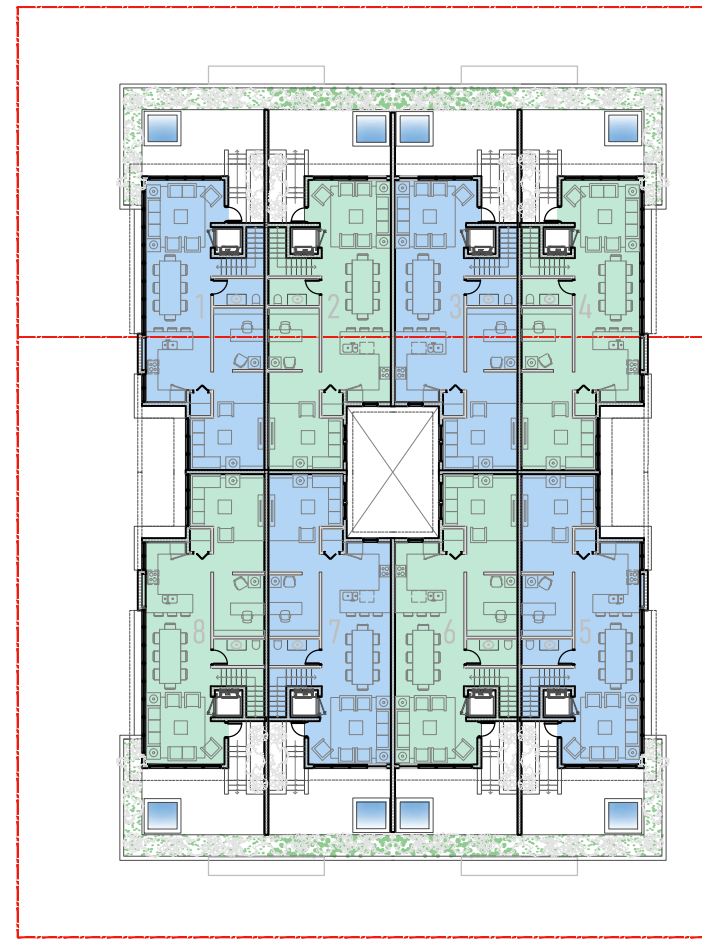




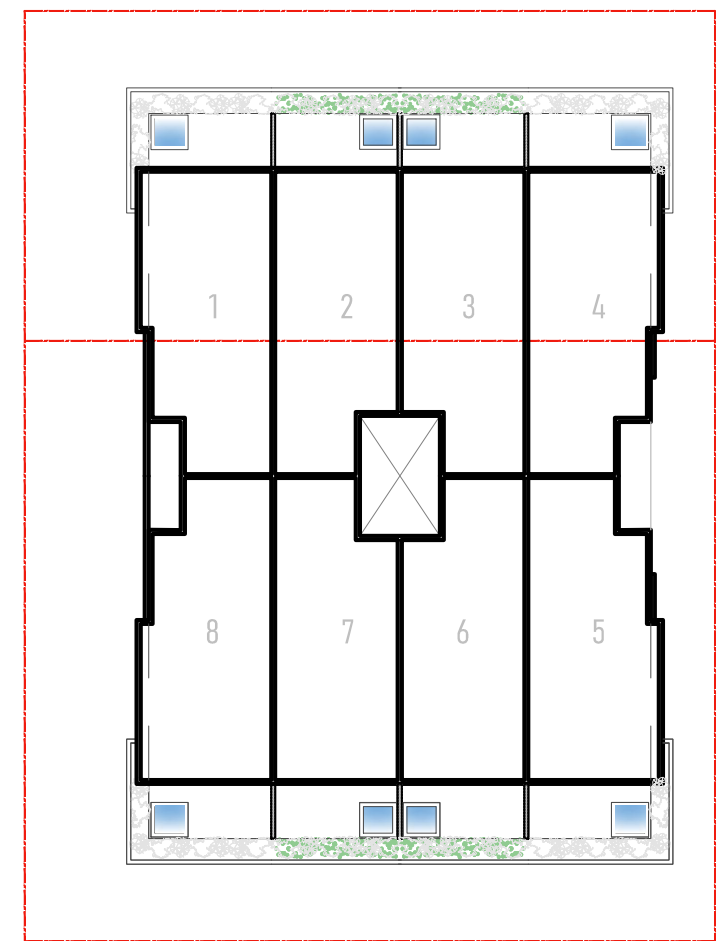
1 GROUND LEVEL PLAN
SCALE: 1/32" = 1'-0"



2 FIRST LEVEL PLAN
SCALE: 1/32" = 1'-0"



3 SECOND LEVEL PLAN
SCALE: 1/32" = 1'-0"



4 ROOF PLAN
SCALE: 1/32" = 1'-0"

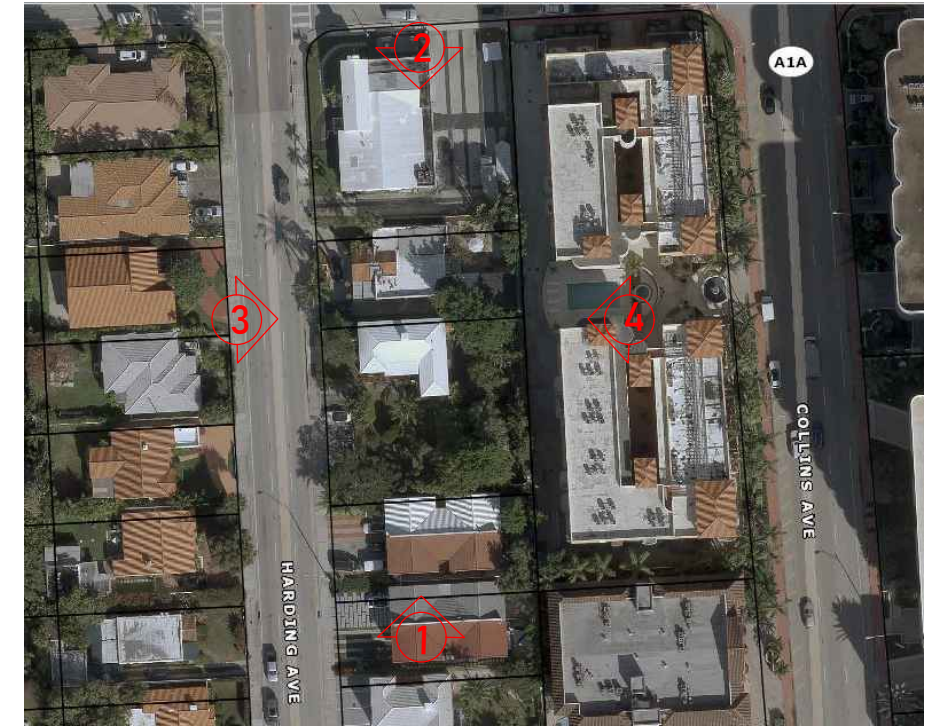
UNITS AREA SCHEDULES (SQ.FT.) GROSS								
LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
GROUND	864.31	873.19	873.19	864.31	864.31	873.19	873.19	864.31
1ST	1031.02	1,039.94	1,039.94	1,031.02	1,031.02	1,039.94	1,039.94	1,031.02
2ND	872.79	885.60	885.60	872.79	872.79	885.60	885.60	872.79
TOTAL	2,768.12	2,798.73	2,798.73	2,768.12	2,768.12	2,798.73	2,798.73	2,768.12



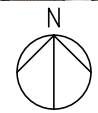
1 NORTH AERIAL VIEW



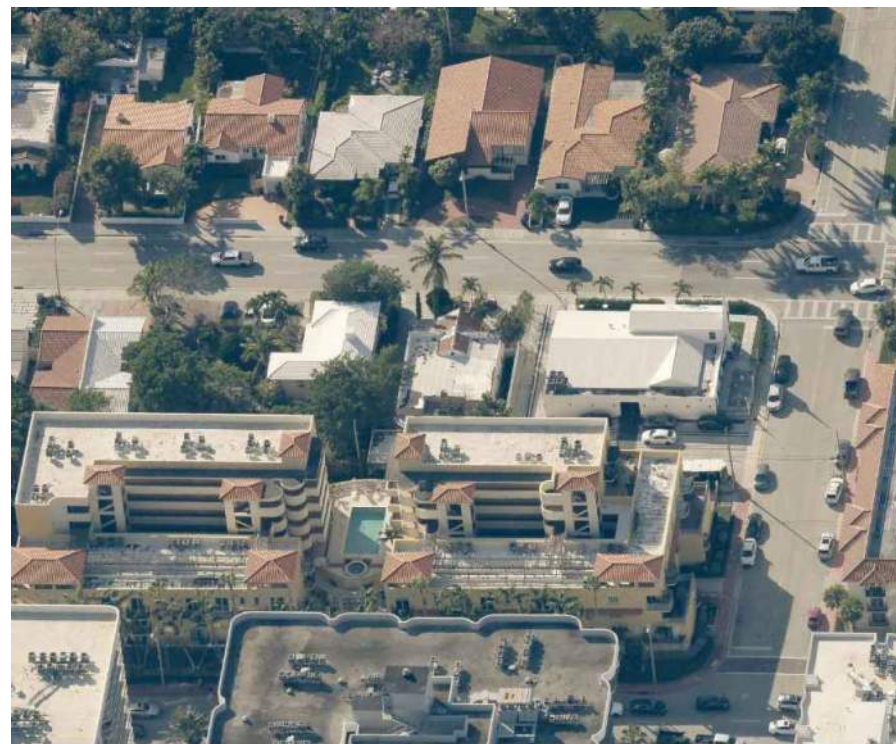
2 SOUTH AERIAL VIEW



CONTEXT AERIAL VIEW



3 EAST AERIAL VIEW (FROM HARDING AVE)



4 WEST AERIAL VIEW (FROM COLLINS AVE)

PHOTOGRAPHS TAKEN 07/2023



PHOTOGRAPHS TAKEN 07/2023

- | | | | | | |
|----------------------------------|--------------------|---------------------|----------------------------------|--------------------------------------|--|
| 1 BEACH POINT CONDO (NO ADDRESS) | 5 8858 HARDING AVE | 9 8836 HARDING AVE | 13 300 88 ST | 17 8825-8827 HARDING AVE | 21 RIMINI BEACH CONDO (NO ADDRESS) |
| 2 8900 HARDING AVE | 6 8850 HARDING AVE | 10 8818 HARDING AVE | 14 VETERANS PARK & TENNIS CENTER | 18 8835-8837 HARDING AVE | 22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS) |
| 3 300 89 ST | 7 8846 HARDING AVE | 11 8810 HARDING AVE | 15 8809 HARDING AVE | 19 228 89 ST | 23 OCEAN 88 CONDO (NO ADDRESS) |
| 4 8866 HARDING AVE | 8 8838 HARDING AVE | 12 301 88 ST | 16 8819 HARDING AVE | 20 SURFSIDE PALMS CONDO (NO ADDRESS) | 24 SOLARA SURFSIDE CONDO (NO ADDRESS) |



1 BEACH POINT CONDO (NO ADDRESS)



2 8900 HARDING AVE



3 300 89 ST



4 8866 HARDING AVE



5 8858 HARDING AVE



6 8850 HARDING AVE



7 8846 HARDING AVE



8 8838 HARDING AVE



9 8836 HARDING AVE



10 8818 HARDING AVE



11 8810 HARDING AVE



12 301 88 ST



13 300 88 ST



14 VETERANS PARK & TENNIS CENTER



15 8809 HARDING AVE

PHOTOGRAPHS TAKEN 07/17/2023

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ANDRES MONTERO ARCHITECTS
2208 NE 26th Street Unit 1
Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL
8851-8873 HARDING AVE,
SURFSIDE FL 33154

CONTEXT PHOTOGRAPHY

DATE:
10/16/2023

A0-08

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16 8819 HARDING AVE



17 8825-8827 HARDING AVE



18 8835-8837 HARDING AVE



19 228 89 ST



20 SURFSIDE PALMS CONDO (NO ADDRESS)



21 RIMINI BEACH CONDO (NO ADDRESS)



22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS)



23 OCEAN 88 CONDO (NO ADDRESS)



24 SOLARA SURFSIDE CONDO (NO ADDRESS)

PHOTOGRAPHS TAKEN 07/17/2023

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ARCHITECTURE
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Fort Lauderdale, FL 33305

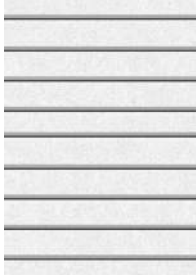




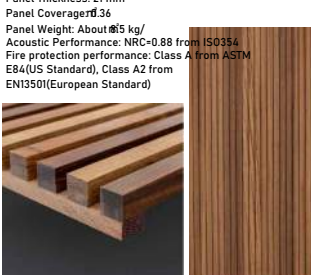

SITE PLAN SUBMITTAL
8851-8873 HARDING AVE,
SURFSIDE FL 33154

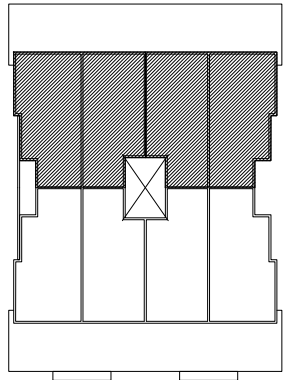
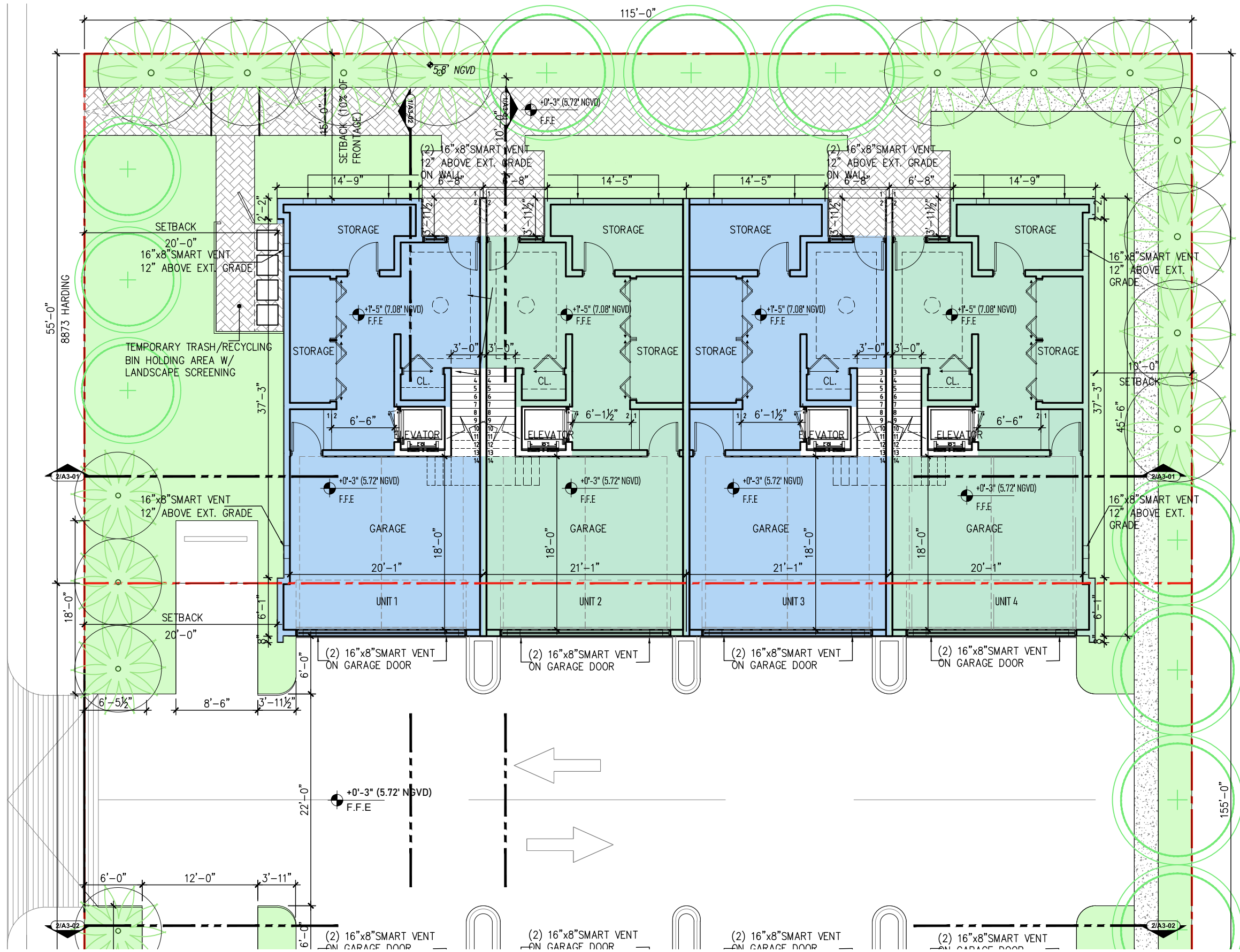
CONTEXT PHOTOGRAPHY

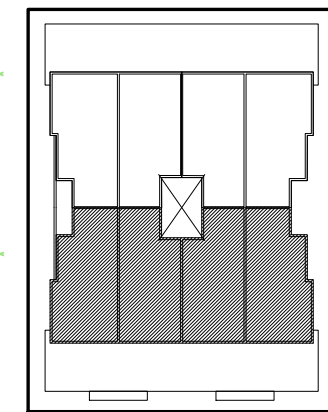
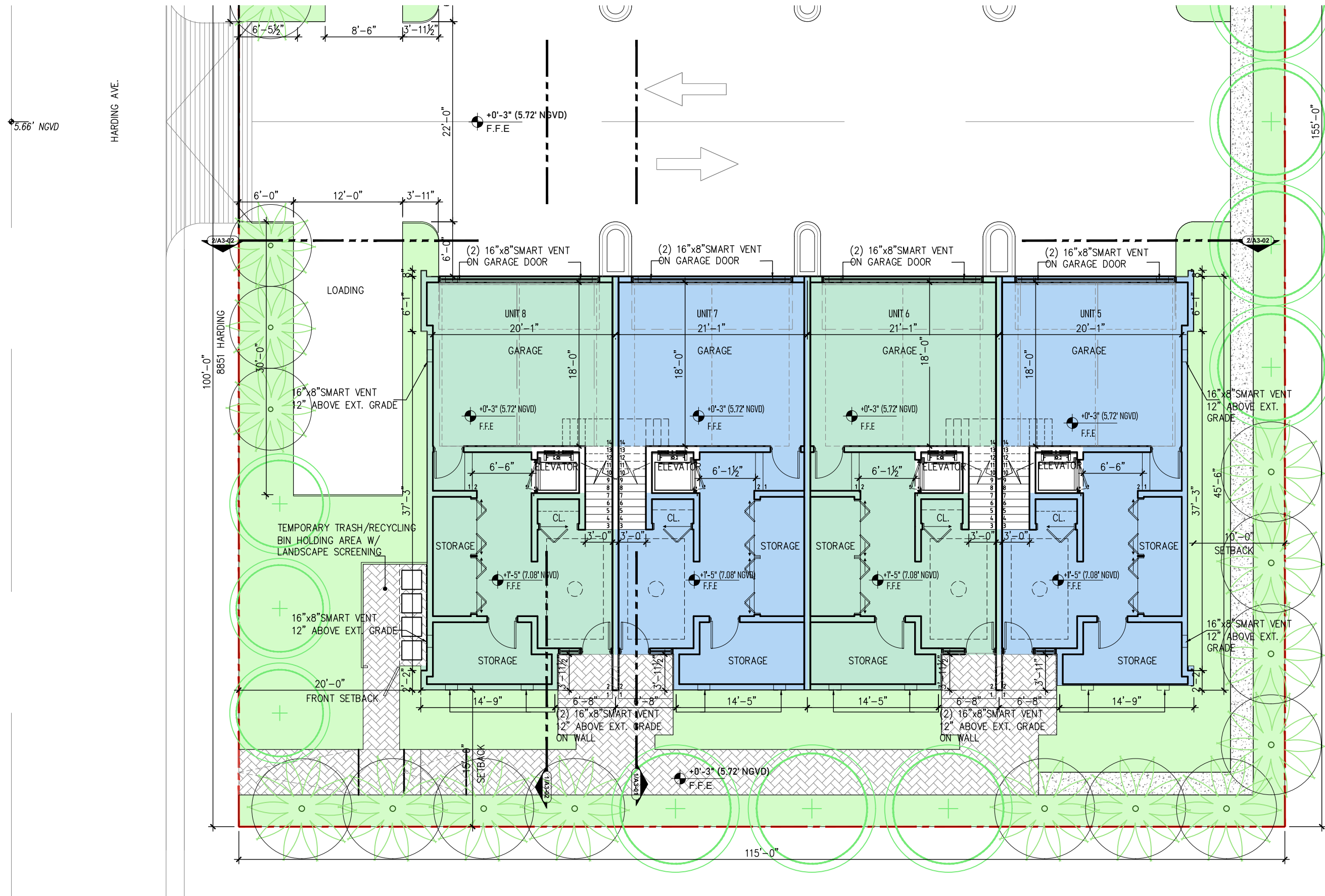
DATE:
10/16/2023

A0-09



<p>1. WHITE STUCCO WITH REVEAL EVERY 4".</p> 	<p>2. ALUMINUM OVERHEAD ROLLING GARAGE DOORS. 4 DOORS (6'16"-0" x 7'-0" PAINTED IN DARK GREY COLOR FINISH BONDED STEEL, POLYURETHANE AND VINYL STRENGTH, SOUND AND ENERGY EFFICIENCY W R-VALUE OF 11.75. WOOD GRAIN TEXTURE THROUGH-AND-THROUGH CC CONSTRUCTION UV-RESISTANT RESIN CONT SPECIAL POLYMERS TWIN STRUCTURAL STRUTS 22-GAUGE STEEL C-CHANNELS RUN THE FULL LENGTH OF EACH PANEL AND ARE ANCHORED TO INTERIOR ST FOR STRENGTH.</p> 	<p>3. PAVER</p> 	<p>4. CORAL STONE COURSED PATTERN</p> 	<p>5. BEIGE TEXTURED STUCCO FINISH PAINT. FOR STUCCO CHANNEL REVEALS REFER TO ELEVATIONS</p> 	<p>6. WOOD SLATS- WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR Dimensions: 18mm x 160mm x 2.9m Panel Thickness: 21 mm Panel Coverage: 0.36 Panel Weight: About 65 kg/ Acoustic Performance: NRC-0.88 from ISO354. Fire protection performance: Class A from ASTM E84 (US Standard), Class A2 from EN13501 (European Standard)</p> 	<p>7. WOOD DECK- WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR Dimensions: 2200mm x 145mm x 22.5m Panel Thickness: 22.5 mm</p> 	<p>8. CLEAR GLASS STORE FRONT SYSTEM. LARGE MISSILE IMPACT GLASS, LAMINATED GLASS WITH LOW E OR SB60 ALUMINUM FRAME IN DARK GREY COLOR</p> 	<p>9. SINGLE PLY TPO ROOFING MEMBRANE</p> 
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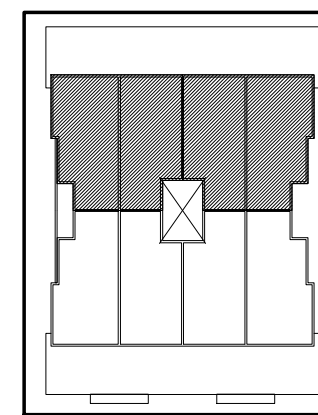
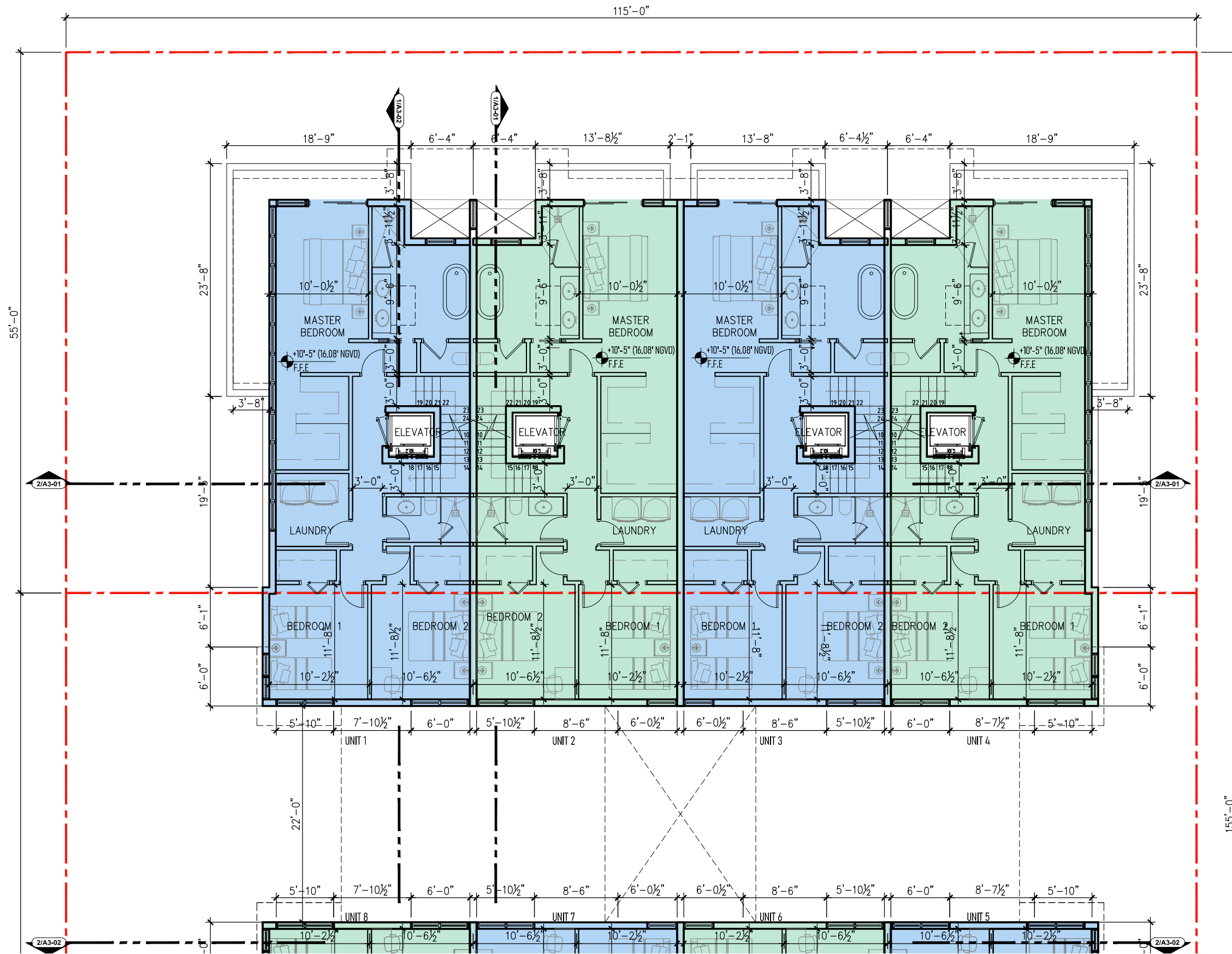
SITE PLAN SUBMITTAL
 8851-8873 HARDING AVE,
 SURFSIDE FL 33154

GROUND LEVEL PLAN

DATE:
 10/16/2023

A1-02

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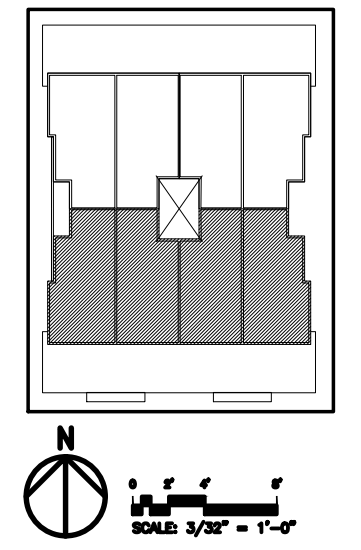
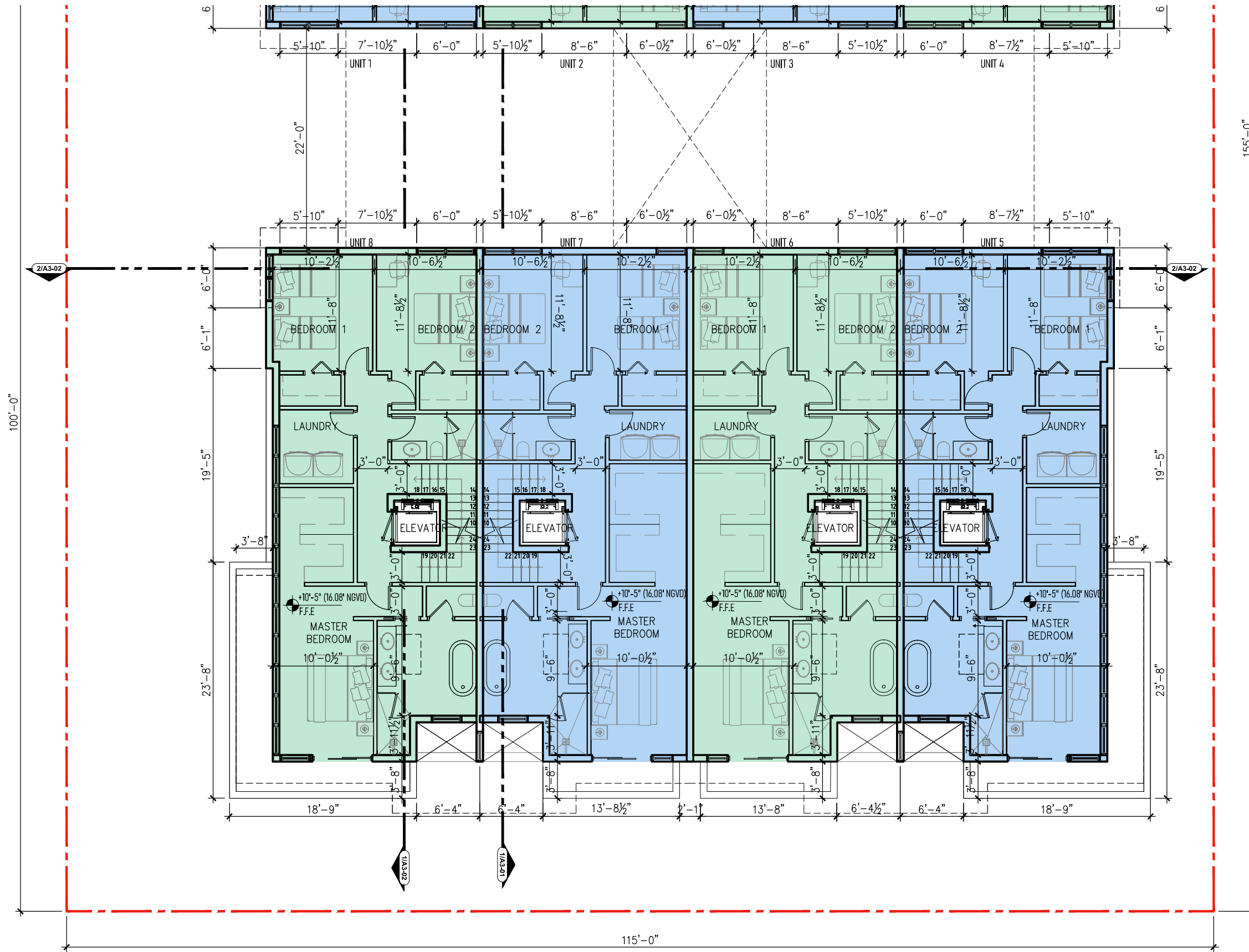
2208 NE 26th Street Unit 1
 Fort Lauderdale, FL 33305

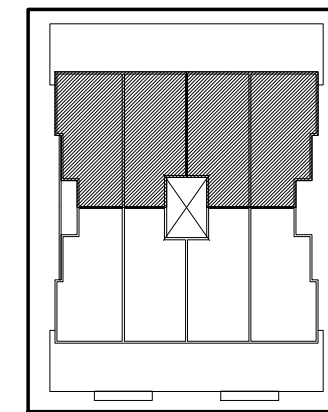
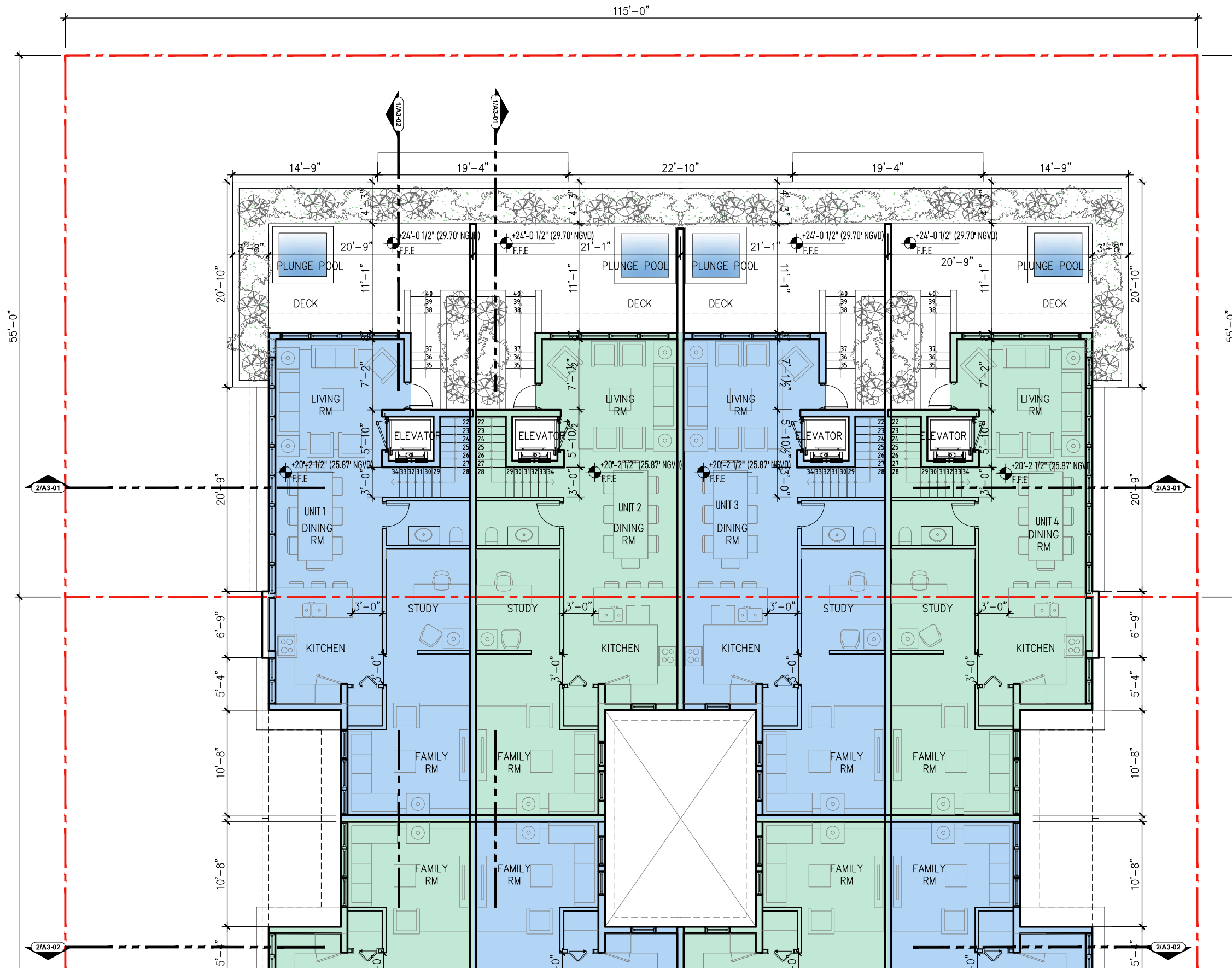
SITE PLAN SUBMITTAL
8851-8873 HARDING AVE,
SURFSIDE FL 33154

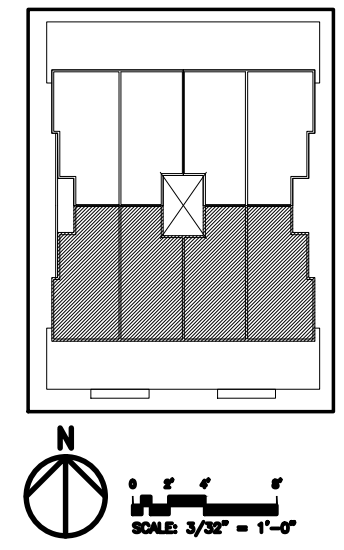
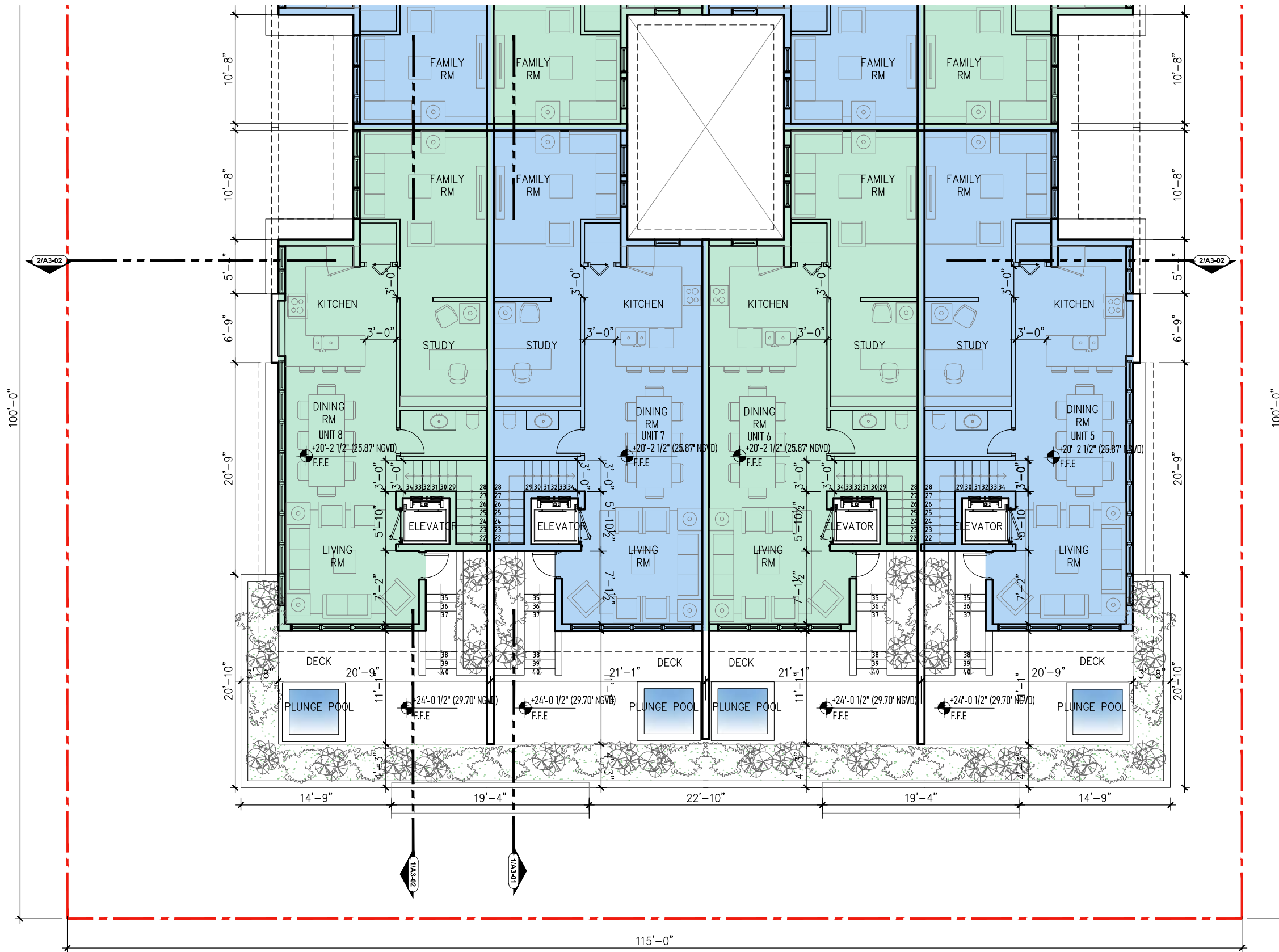
1ST LEVEL PLAN

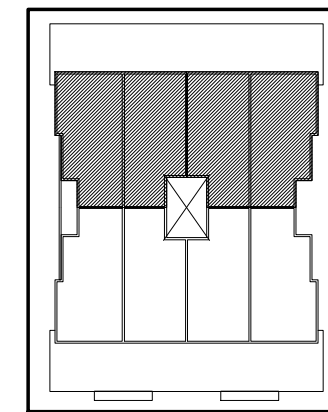
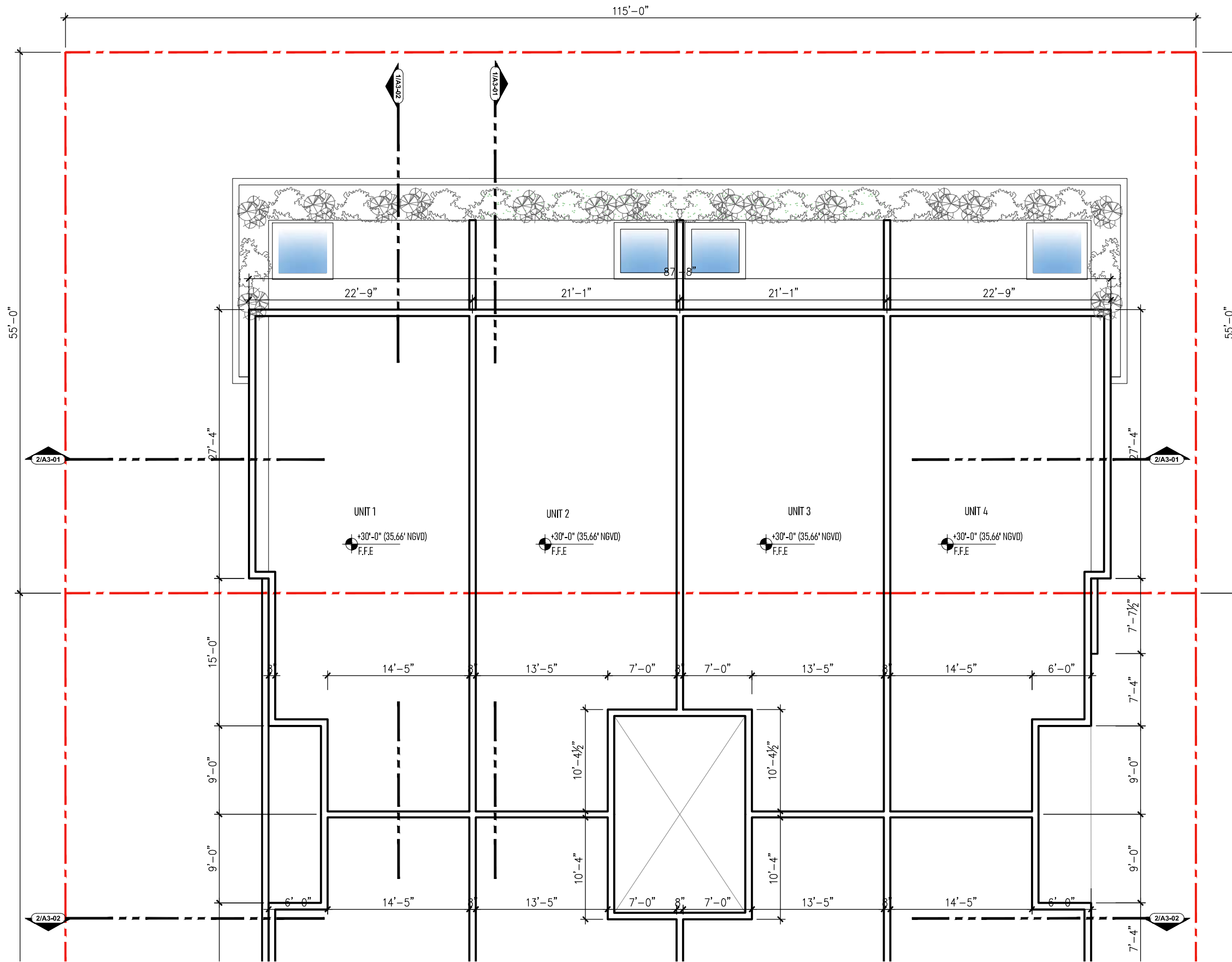
DATE:
 10/16/2023

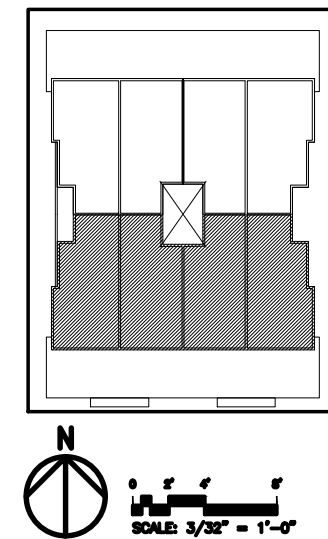
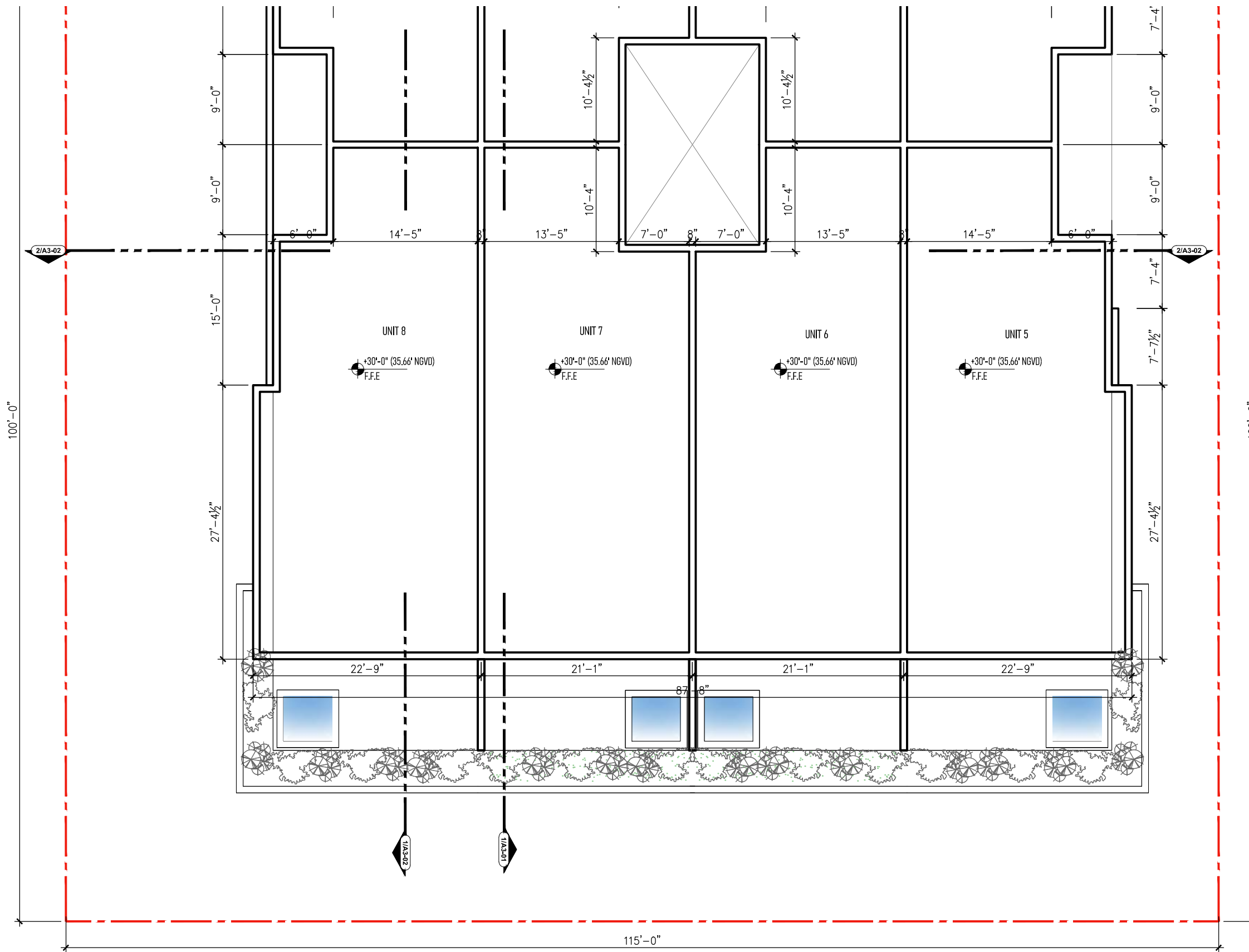
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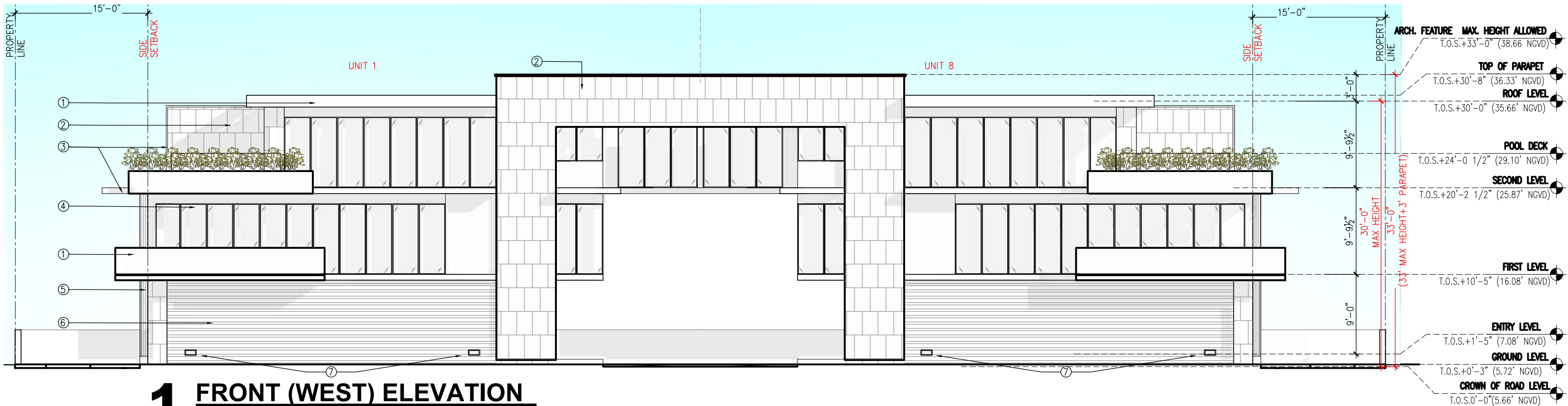




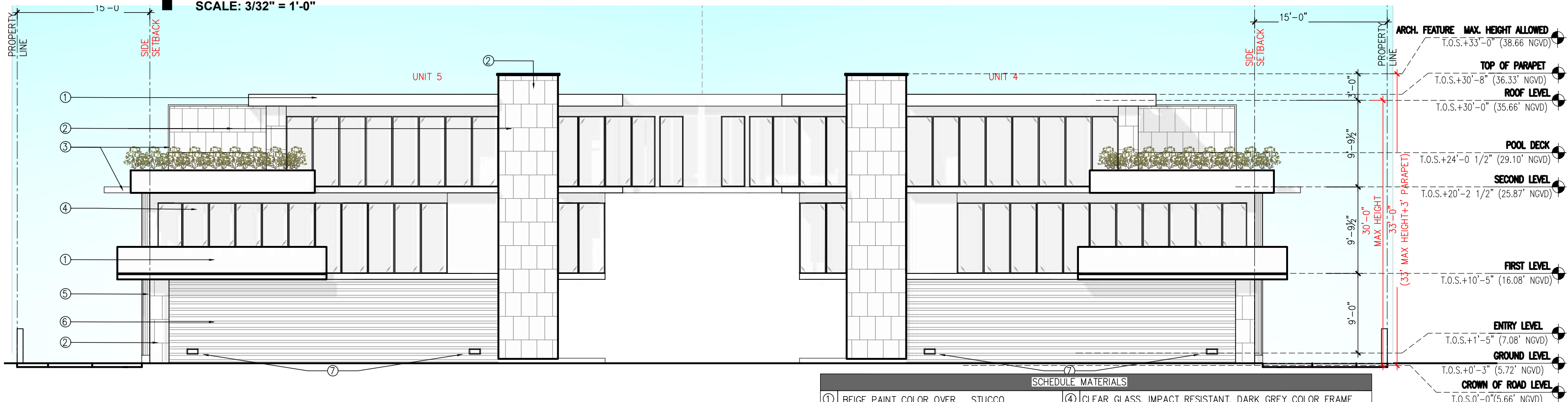






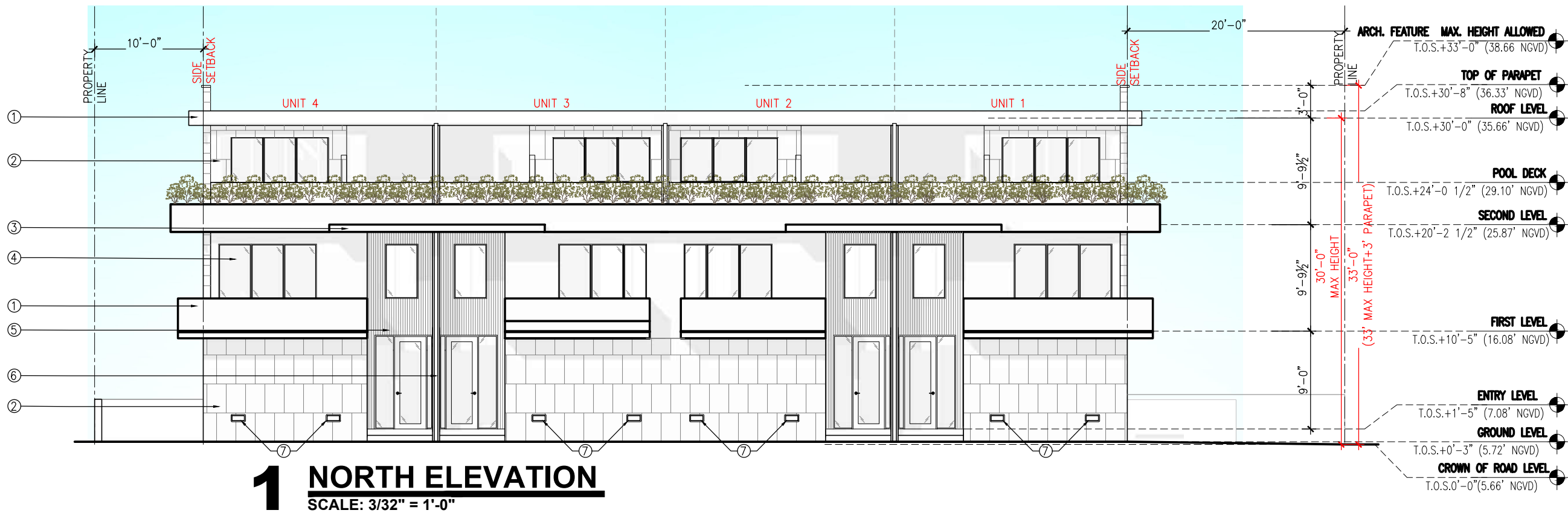


1 FRONT (WEST) ELEVATION
SCALE: 3/32" = 1'-0"

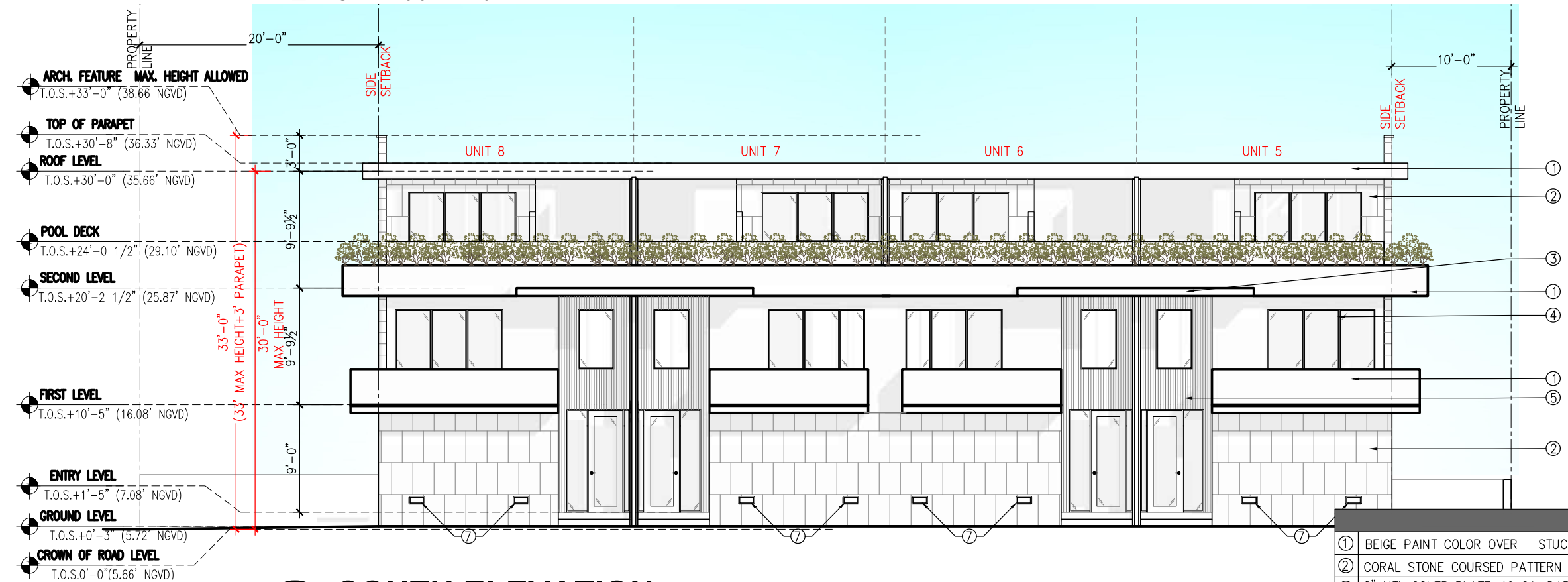


2 REAR (EAST) ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE MATERIALS			
①	BEIGE PAINT COLOR OVER STUCCO	④	CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME
②	CORAL STONE COURSED PATTERN	⑤	600mm WOOD SLATS PANEL TEAK COLOR
③	8" MTL COVER PLATE, 16 GA, DARK GREY COLOR	⑥	WHITE PAINT STUCCO, 1/2" HORIZONTAL REVEAL @ 4"
		⑦	INSULATED FLOOD VENT (200 SQ.FT)

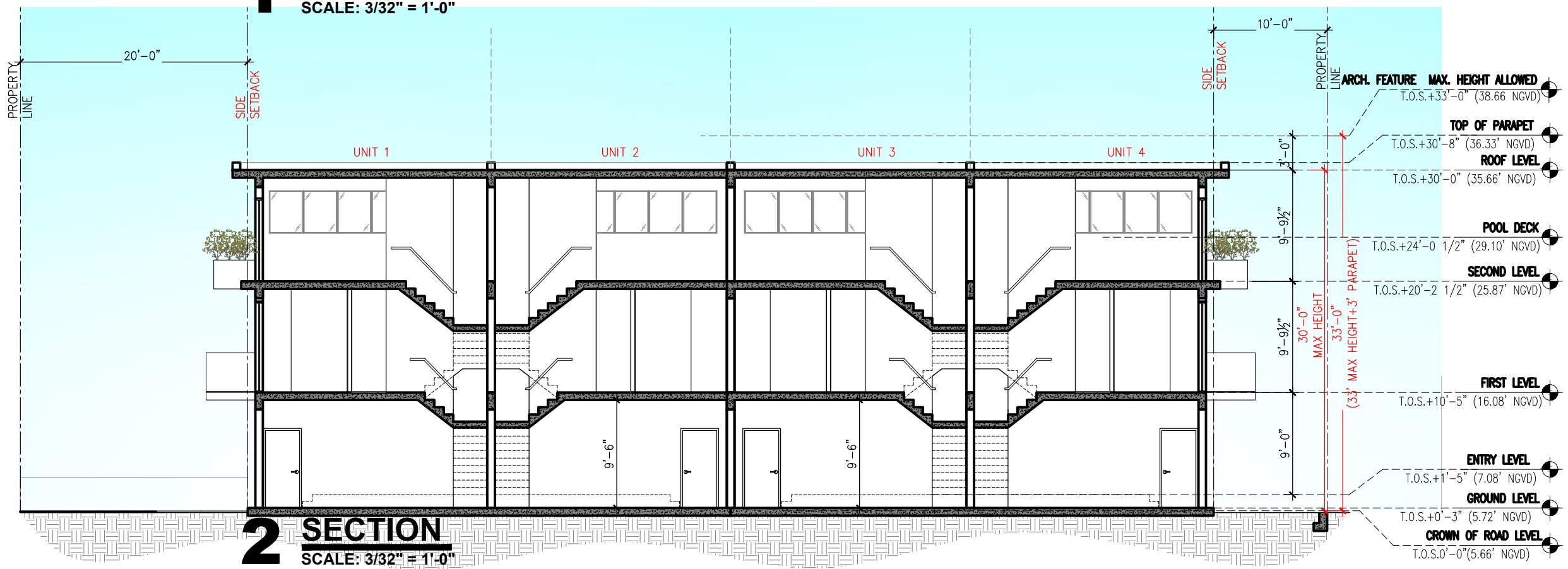
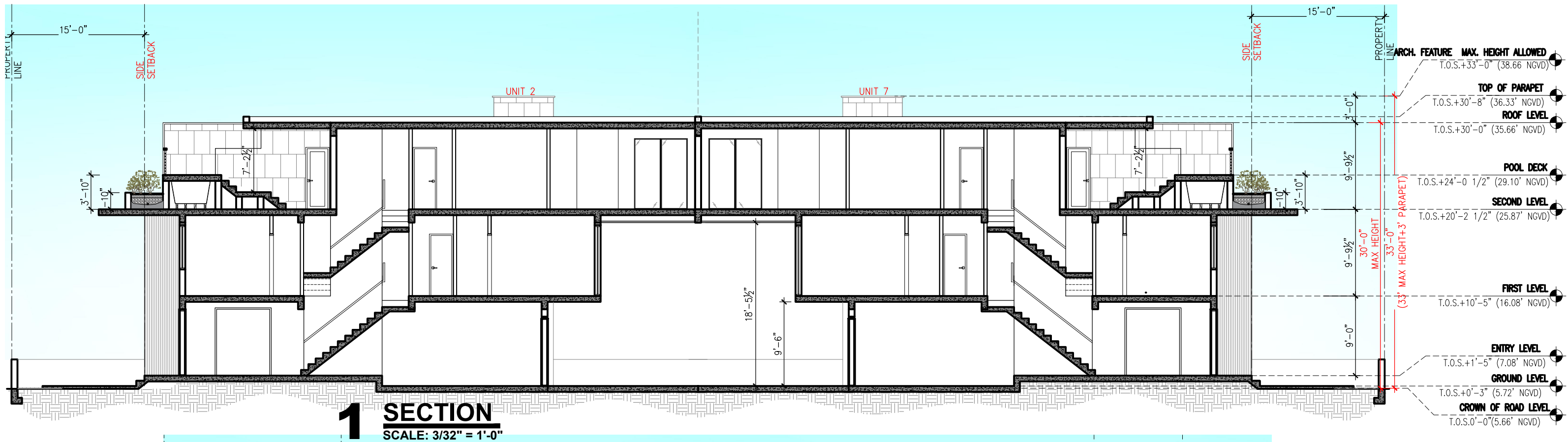


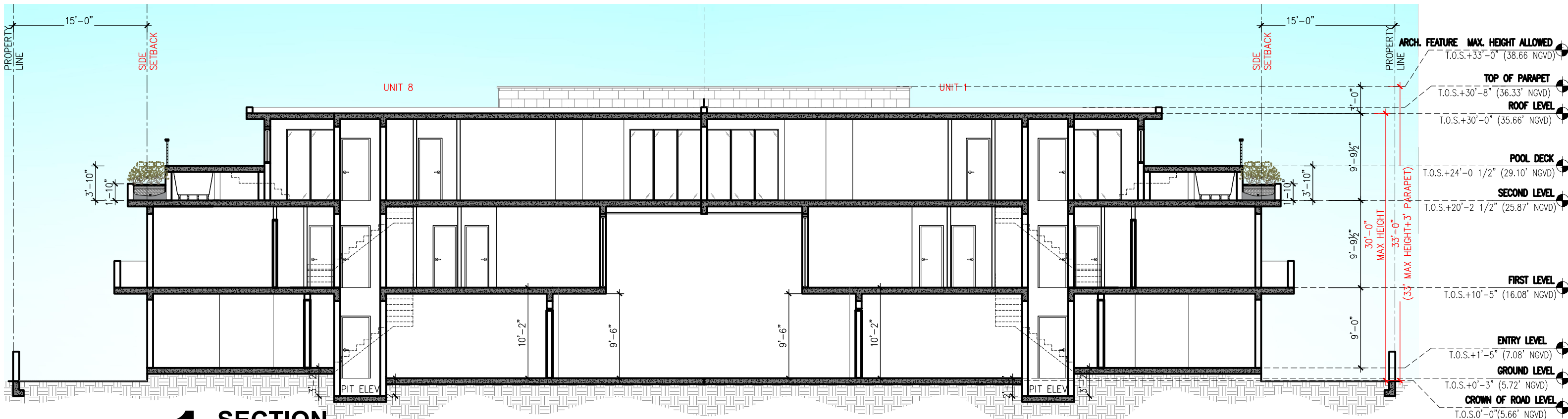
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE MATERIALS	
①	BEIGE PAINT COLOR OVER STUCCO
②	CORAL STONE COURSED PATTERN
③	8" MTL COVER PLATE, 16 GA, DARK GREY COLOR
④	CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME
⑤	600mm WOOD SLATS PANEL TEAK COLOR
⑥	WHITE PAINT STUCCO, 1/2" HORIZONTAL REVEAL @ 4"
⑦	INSULATED FLOOD VENT (200 SQ.FT)





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



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

SCHEDULE MATERIALS	
① BEIGE PAINT COLOR OVER STUCCO	④ CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME
② CORAL STONE COURSED PATTERN	⑤ 600mm WOOD SLATS PANEL TEAK COLOR
③ 8" MTL COVER PLATE, 16 GA, DARK GREY COLOR	⑥ WHITE PAINT STUCCO, 1/2" HORIZONTAL REVEAL @ 4"
	⑦ INSULATED FLOOD VENT (200 SQ.FT)



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Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL
8851-8873 HARDING AVE,
SURFSIDE FL 33154

RENDER VIEW FROM HARDING

DATE:
10/16/2023

A4-01



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RENDER VIEW FROM WEST

DATE:
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RENDER VIEW FROM SOUTH

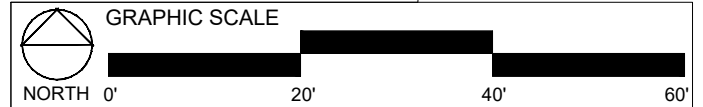
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A4-03



- LEGEND**
- 1. Building
 - 2. Driveway
 - 3. Sidewalk
 - 4. Medium Tree
 - 5. Small Tree
 - 6. Slender Trunk Palm
 - 7. Privacy/Screening Hedge
 - 8. Shrubs & Groundcovers
 - 9. Sod
 - 10. Trash Enclosure
 - 11. Decorative Crushed Shell Path

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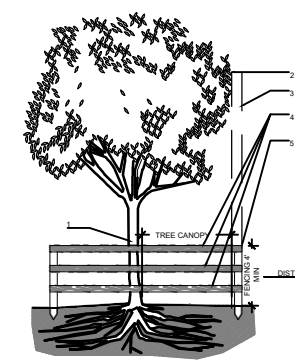
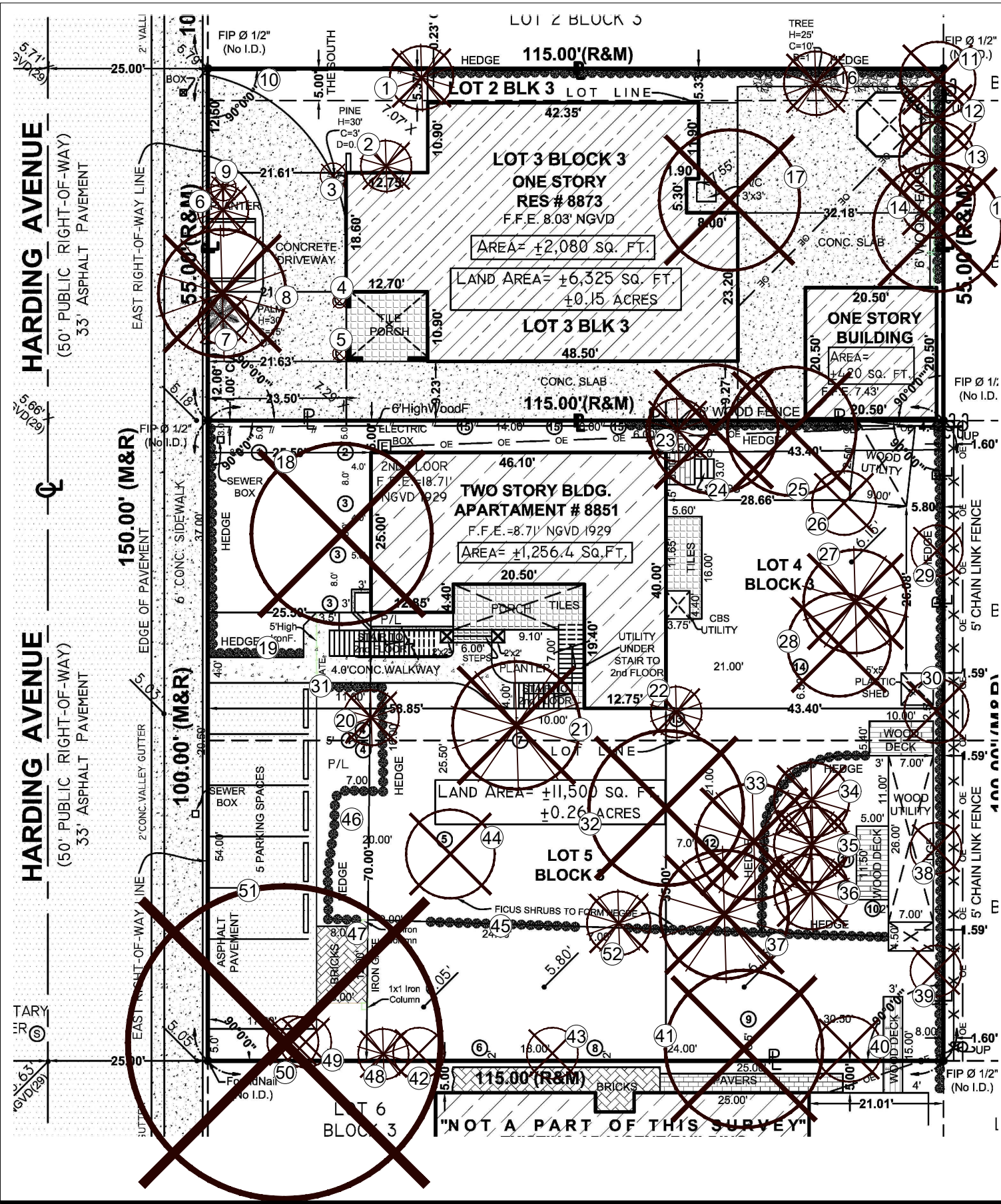
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ILLUSTRATIVE SITE PLAN

DATE:
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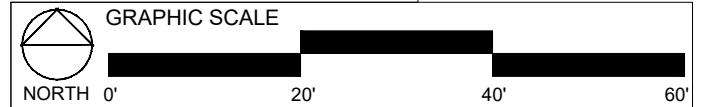
- NOTES:**
- ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
 - BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
 - CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
 - CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE SECTION SCALE: N.T.S.

- LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING PALM TO BE REMOVED

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CRZ/TPZ (ft)	CONDITION	STATUS
1	Washingtonia filifera	California palm	13	28	10	13	Good	REMOVE
2	Phycosperma elegans	Alexander palm	4	28	8	4	Good	REMOVE
3	Cupressus sempervirens	common cypress	6	25	4	6	Poor	REMOVE
4	Cupressus sempervirens	common cypress	5	30	2	5	Poor	REMOVE
5	Cupressus sempervirens	common cypress	4	30	2	4	Poor	REMOVE
6	Phycosperma elegans	Alexander Palm	4	15	8	4	Good	REMOVE
7	Platycladus orientalis	oriental thuja	12	14	8	12	Good	REMOVE
8	Cocos nucifera	Coconut Tree	12	37	20	12	Good	REMOVE
9	Phoenix roebelenii	pygmy date palm	3	8	4	3	Fair	REMOVE
10	Ficus benjamina	weeping fig					Poor	REMOVE
11	Schefflera actinophylla	Umbrella plant	16	28	12	16	Good	REMOVE
12	Schefflera actinophylla	Umbrella plant	7	28	12	7	Good	REMOVE
13	Schefflera actinophylla	Umbrella plant	17	28	12	17	Good	REMOVE
14	Schefflera actinophylla	Umbrella plant	21	28	12	21	Good	REMOVE
15	Mangifera indica	mango	9	28	20	9	Good	REMOVE
16	Ravenala madagascariensis	Traveler's Palm	Cluster	28	12	10	Poor	REMOVE
17	Plumeria rubra	frangipani	10	26	22	10	Poor	REMOVE
18	Ficus aurea	strangler fig	24	44	28	24	Good	REMOVE
19	Ficus benjamina	weeping fig					Fair	REMOVE
20	Veitchia merrilli	Christmas Palm	Cluster	29	10	3	Good	REMOVE
21	Cocos nucifera	Coconut Tree	9	23	20	9	Fair	REMOVE
22	Dyopsis lutescens	areca palm	Cluster	19	8	3	Good	REMOVE
23	Dyopsis lutescens	areca palm	Cluster	17	10	3	Good	REMOVE
24	Ficus benjamina	weeping fig	20	34	20	20	Fair	REMOVE
25	Ficus benjamina	weeping fig	4	30	20	4	Fair	REMOVE
26	Mangifera indica	mango	3	22	10	3	Poor	REMOVE
27	Cocos nucifera	cabbage palm	14	26	16	14	Good	REMOVE
28	Syzygium	satini ash	10	26	16	10	Fair	REMOVE
29	Narorrhia amarginata	Madagascar olive	12	30	8	12	Poor	REMOVE
30	Narorrhia amarginata	Madagascar olive	2	26	10	2	Poor	REMOVE
31	Ficus benjamina	weeping fig					Fair	REMOVE
32	Ficus benjamina	weeping fig	6	42	24	6	Fair	REMOVE
33	Cocos nucifera	Coconut Tree	8	32	18	8	Good	REMOVE
34	Washingtonia filifera	California palm	11	30	12	11	Good	REMOVE
35	Washingtonia filifera	California palm	11	30	12	11	Good	REMOVE
36	Washingtonia filifera	California palm	11	30	12	11	Good	REMOVE
37	Cocos nucifera	Coconut Tree	5	12	10	5	Good	REMOVE
38	Narorrhia amarginata	Madagascar olive	8	30	8	8	Poor	REMOVE
39	Narorrhia amarginata	Madagascar olive	8	30	8	8	Poor	REMOVE
40	Ficus benjamina	weeping fig	4	18	10	4	Fair	REMOVE
41	Ficus benjamina	weeping fig	12	58	25	12	Fair	REMOVE
42	Schefflera actinophylla	Umbrella plant	6	25	8	6	Fair	REMOVE
43	Schefflera actinophylla	Umbrella plant	6	25	8	6	Fair	REMOVE
44	Platycladus orientalis	oriental thuja	12	15	14	12	Good	REMOVE
45	Ficus benjamina	weeping fig					Poor	REMOVE
46	Ficus benjamina	weeping fig					Poor	REMOVE
47	Dyopsis lutescens	areca palm	Cluster	6	4	3	Poor	REMOVE
48	Veitchia merrilli	Christmas Palm	4	20	6	4	Good	REMOVE
49	Ficus benjamina	weeping fig	2	15	8	2	Poor	REMOVE
50	Ficus benjamina	weeping fig	2	15	8	2	Poor	REMOVE
51	Delonix regia	royal poinciana	8	30	50	8	Good	REMOVE
52	Veitchia merrilli	Christmas Palm	5	30	10	5	Good	REMOVE

- NOTES:**
- BOUNDARY SURVEY OF THE PROPERTY PREPARED BY: CBS SERVICES LAND SURVEYOR & MAPPER 8765 CORAL WAY, MIAMI FL 33155 ph:786.290.4184 carlos@cbservicesmiami.com
 - THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY: PEDRO J. PARTIDAS CORDERO CERTIFIED ARBORIST ISA FL-9963A Ph: 786.218.8478
 - EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01
 - CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
 - CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.



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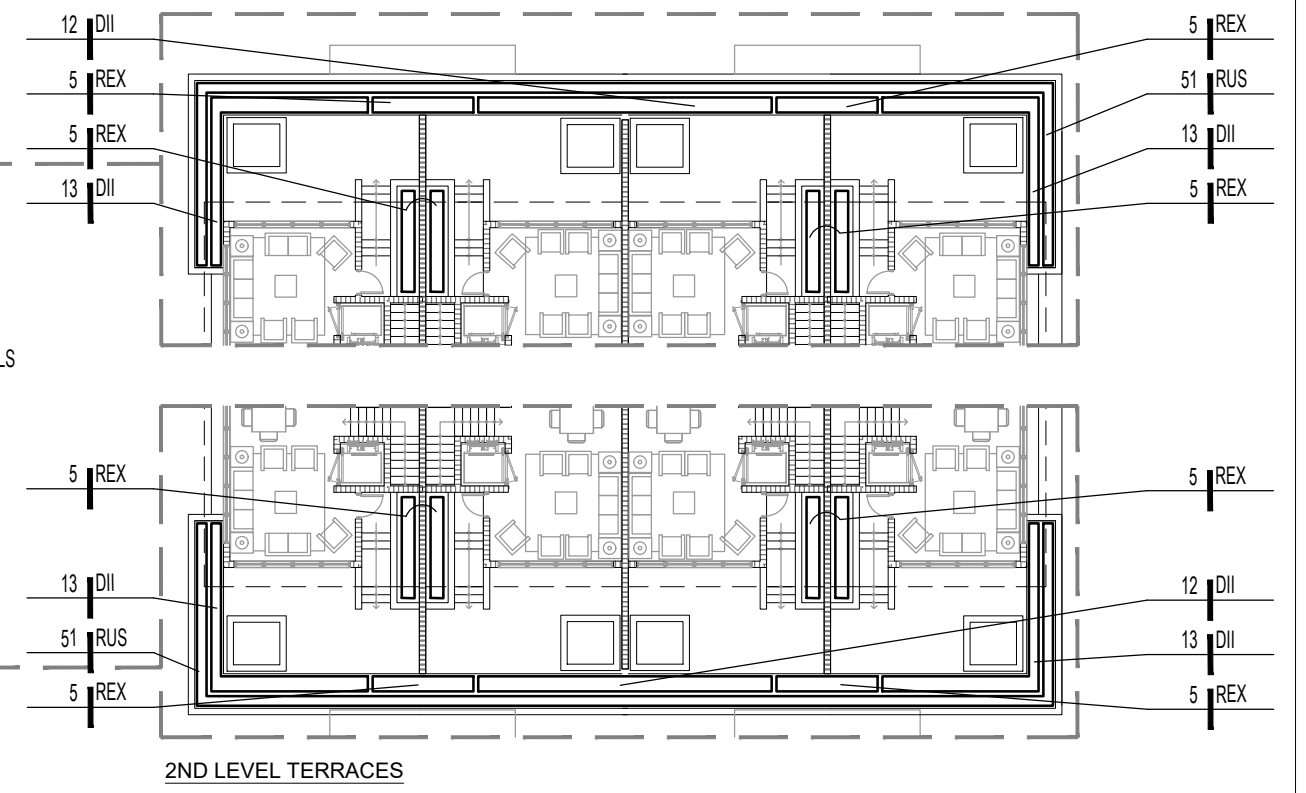
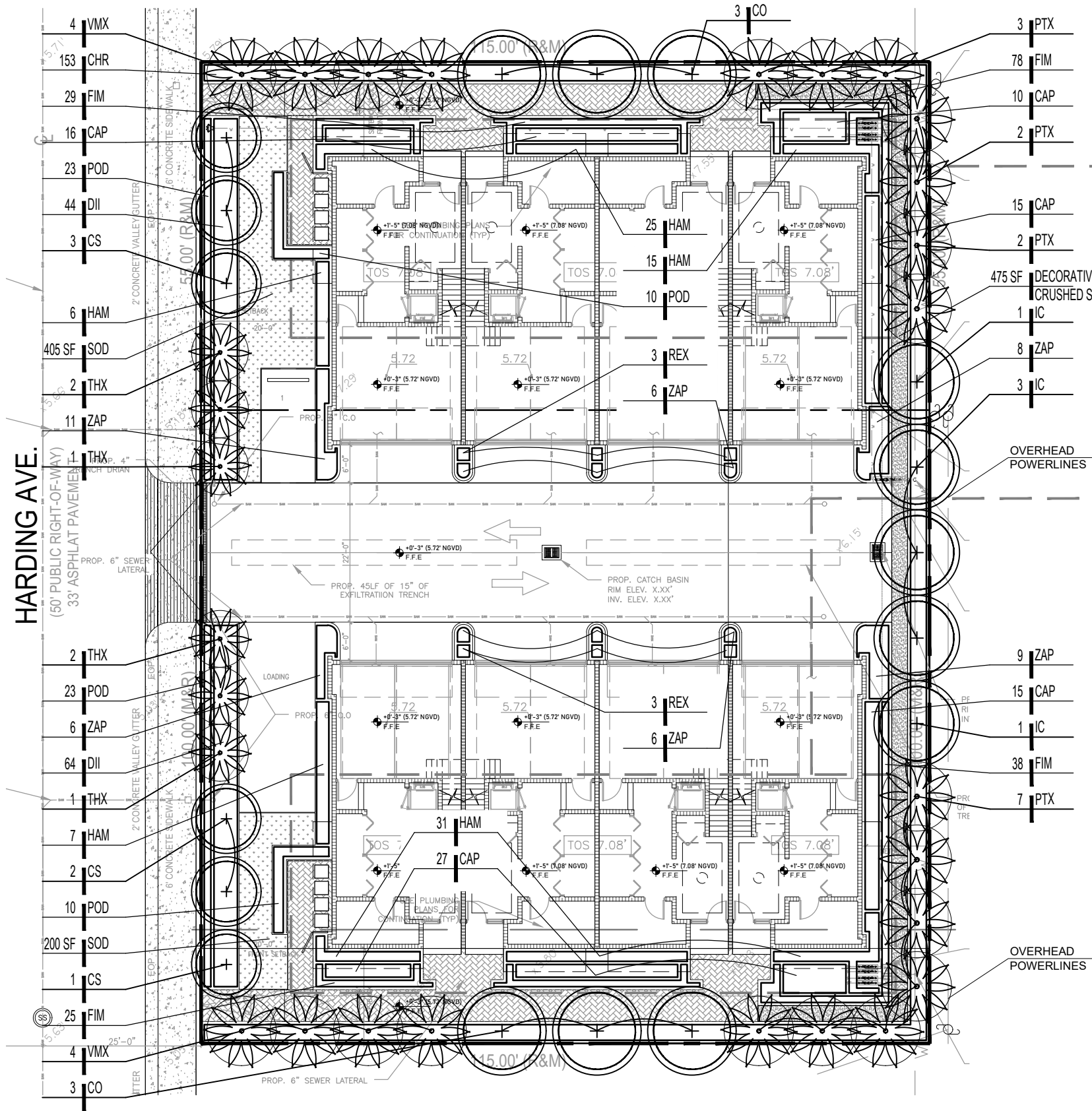
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TREE DISPOSITION PLAN

DATE: 10/16/2023

L-01

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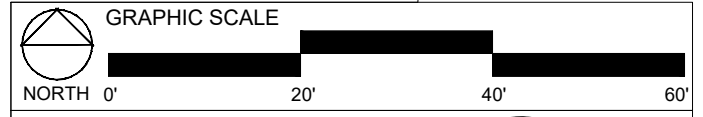
- NOTES:
1. ALL NEWLY LANDSCAPE AREAS WILL BE PROVIDED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE TO ALL LANDSCAPE AREAS.
 2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #5 ON SHEET L-04.
 3. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

NOTE:
-SEE LANDSCAPE CALCULATION TABLES ON SHEET L-03

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TREE MITIGATION TABLE				
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	CANOPY (SF)
1	Washingtonia filifera	California palm	13	79
2	Ptychosperma elegans	Alexander palm	4	50
3	Cupressus sempervirens	common cypress	6	13
4	Cupressus sempervirens	common cypress	5	3
5	Cupressus sempervirens	common cypress	4	3
6	Ptychosperma elegans	Alexander Palm	4	50
7	Platyclusus orientalis	oriental thuja	12	50
8	Cocos nucifera	Coconut Tree	12	314
9	Phoenix roebelenii	pygmy date palm	3	13
15	Manguifera indica	mango	9	314
17	Plumeria rubra	frangipani	10	380
18	Ficus aurea	strangler fig	24	616
21	Cocos nucifera	Coconut Tree	9	314
26	Manguifera indica	mango	3	79
27	Cocos nucifera	cabbage palm	14	201
28	Syzygium	satin ash	10	201
29	Noronhia amarginata	Madagascar olive	12	50
30	Noronhia amarginata	Madagascar olive	2	79
33	Cocos nucifera	Coconut Tree	8	254
34	Washingtonia filifera	California palm	11	113
35	Washingtonia filifera	California palm	11	113
36	Washingtonia filifera	California palm	11	113
37	Cocos nucifera	Coconut Tree	5	79
38	Noronhia amarginata	Madagascar olive	8	50
39	Noronhia amarginata	Madagascar olive	8	50
44	Platyclusus orientalis	oriental thuja	12	154
48	Veitchia merrillii	Christmas Palm	4	28
51	Delonix regia	royal poinciana	8	1964
52	Veitchia merrillii	Christmas Palm	5	79
TOTAL TREE CANOPY TO BE REMOVED			5806	
NEW TREES/PALMS TO MITIGATE				
6	Coccoloba diversifolia - Pigeon Plum			1800
6	Conocarpus erectus "sericeus" - Silver Buttonwood			1800
5	Ilex cassine - Dahoon Holly			1500
3	Thrinax radiata - Florida Thach Palm			900
TOTAL MITIGATION			6000	
MITIGATION SHORTFALL			0	

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing	FFL Plant
TREES									
6	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht x 8' spr. 3" DBH. Std. 4' CT	FG	as shown	✓
6	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown	✓
5	IC	Ilex cassine	Dahoon Holly	High	yes	14' ht. Std. 2.5" DBH. 6' Sprd	FG	as shown	✓
PALMS									
14	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	14' O.A./Double - Full head	FG	as shown	✓
6	THX	Thrinax radiata	Florida Thach Palm	High	yes	6' C.T./Straight trunk - Matching	FG	as shown	✓
8	VMX	Veitchia montgomeriana	Montgomery Palm	Medium	no	14' O.A./Single - Full head	FG	as shown	
SHRUBS, GROUNDCOVERS & VINES									
83	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	24" ht x 24" spr.	7 Gal.	30" O.C.	✓
153	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" ht x 30" spr.	7 Gal.	30" O.C.	✓
184	DII	Dietes iridioides	African Iris	Medium	no	15" O.A./ Full Clump	1 Gal.	24" O.C.	✓
170	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.	
84	HAM	Hamelia furciosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.	✓
66	POD	Podocarpus macrophyllus	Podocarpus	High	no	5' Ht. 30" spr.	15 Gal.	30" O.C.	✓
46	REX	Rhapis excelsa	Lady Palm	Medium	no	36" O.A. Clump, Full	7 Gal.	30" O.C.	✓
102	RUS	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	3 Gal.	30" O.C.	✓
46	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.	✓
SOD									
605	SOD	Stenotaphrum secundatum	St. Augustine Grass		no	Staggerd Panels			✓

FLORIDA FRIENDLY LANDSCAPING

TREES	82%
SHRUBS	82%

LANDSCAPE CALCULATIONS_8851-8873 HARDING AVE		
ZONING DISTRICT	H30C	
SITE AREA	17,825	
MINIMUM PERVIOUS AREA REQUIRED 20%	3565	4417 (24.78%)
MIN. LANDSCAPE REQUIREMENTS		
1 TREE PER 1,000 SF OF THE LOTE AREA (17,825 SF)	18	18
PALMS SHALL BE NO MORE THAN 40% OF THE REQUIRED TREES	7	5
STREET TREE REQUIREMENTS		
ONE SHADE TREE/PALM PER 20 LINEAR FEET OF STREET FRONTAGE THEREOF ALONG ROADWAYS (155 LF)	8	8
SHRUBS & TURF REQUIREMENTS		
10 SHRUBS PER 1,000 SF OF THE LOTE AREA (17,825 SF)	178	750
MAX. 80% OF THE LANDSCAPE AREA MAY BE TURF GRASS	3,534	605
50% OF ALL VEGETATION (TREES & SHRUBS) SHALL BE NATIVE		80%
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		YES
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE		
IRRIGATION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR		

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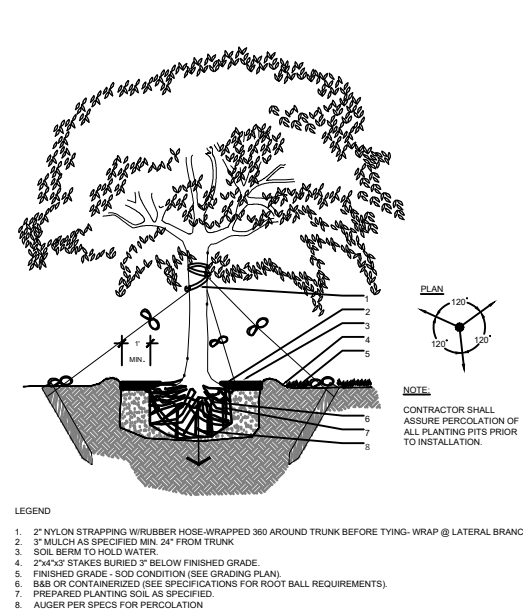
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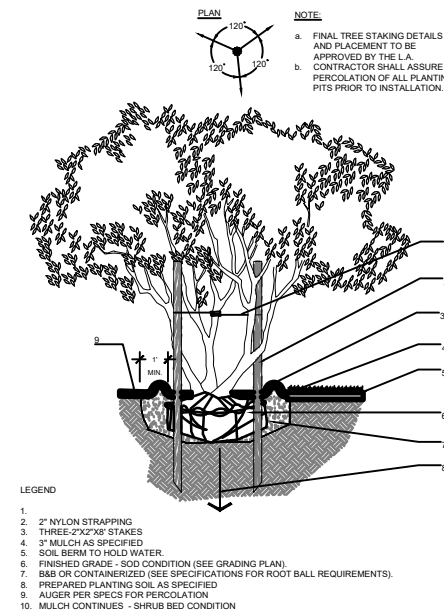
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GENERAL NOTES

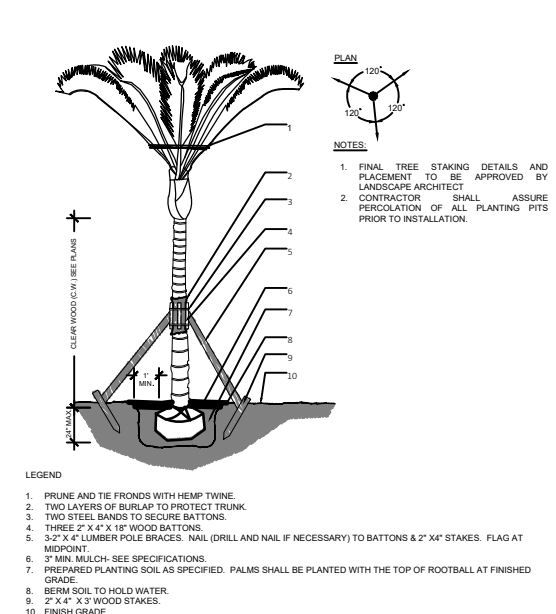
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



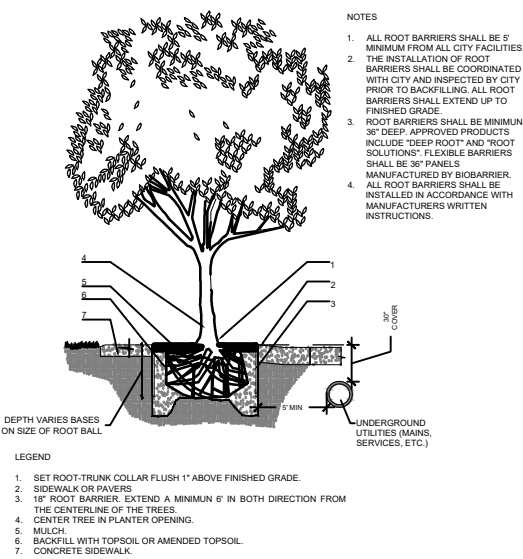
1 LARGE TREE SECTION d-Large tree.dwg SCALE: N.T.S



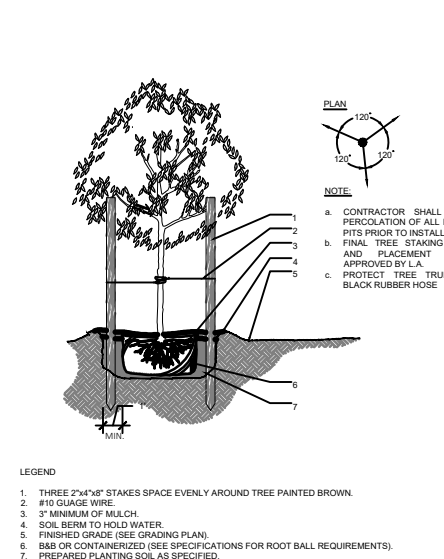
2 MULTI-TRUNK TREE SECTION d-Multi-trunk tree.dwg SCALE: N.T.S



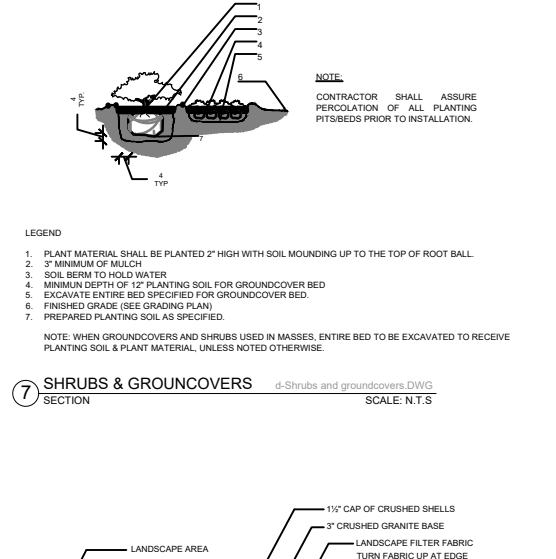
3 SMALL PALM SECTION d-Small palm.DWG SCALE: N.T.S



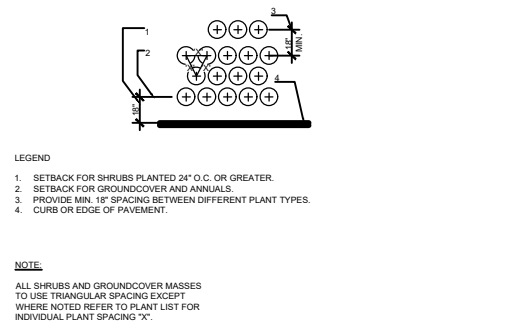
4 ROOT BARRIER INSTALLATION SECTION d-2006-Root barrier.dwg SCALE: N.T.S



5 SMALL TREE SECTION d-Small tree.dwg SCALE: N.T.S



6 SHRUBS & GROUNDCOVERS SECTION d-Shrubs and groundcovers.DWG SCALE: N.T.S



7 TYPICAL PLANT SPACING SECTION d-Typical spacing.DWG SCALE: N.T.S



8 MULCH SECTION d-Mulch.DWG SCALE: N.T.S



9 DECORATIVE CRUSHED SHELLS PATHWAY SECTION d-paving sections.DWG SCALE: N.T.S

ANDRES MONTERO, P.L.A., A.S.I.A.
 STATE OF FLORIDA
 REGISTRATION LA6666973
 SEAL / SIGNATURE

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gaviria architects
 9427 Fountainbleau Blvd. #206 Miami, FL 33172
 T: 954.6100148 / 305.9056839
 www.j-gaviria.com AR 92739

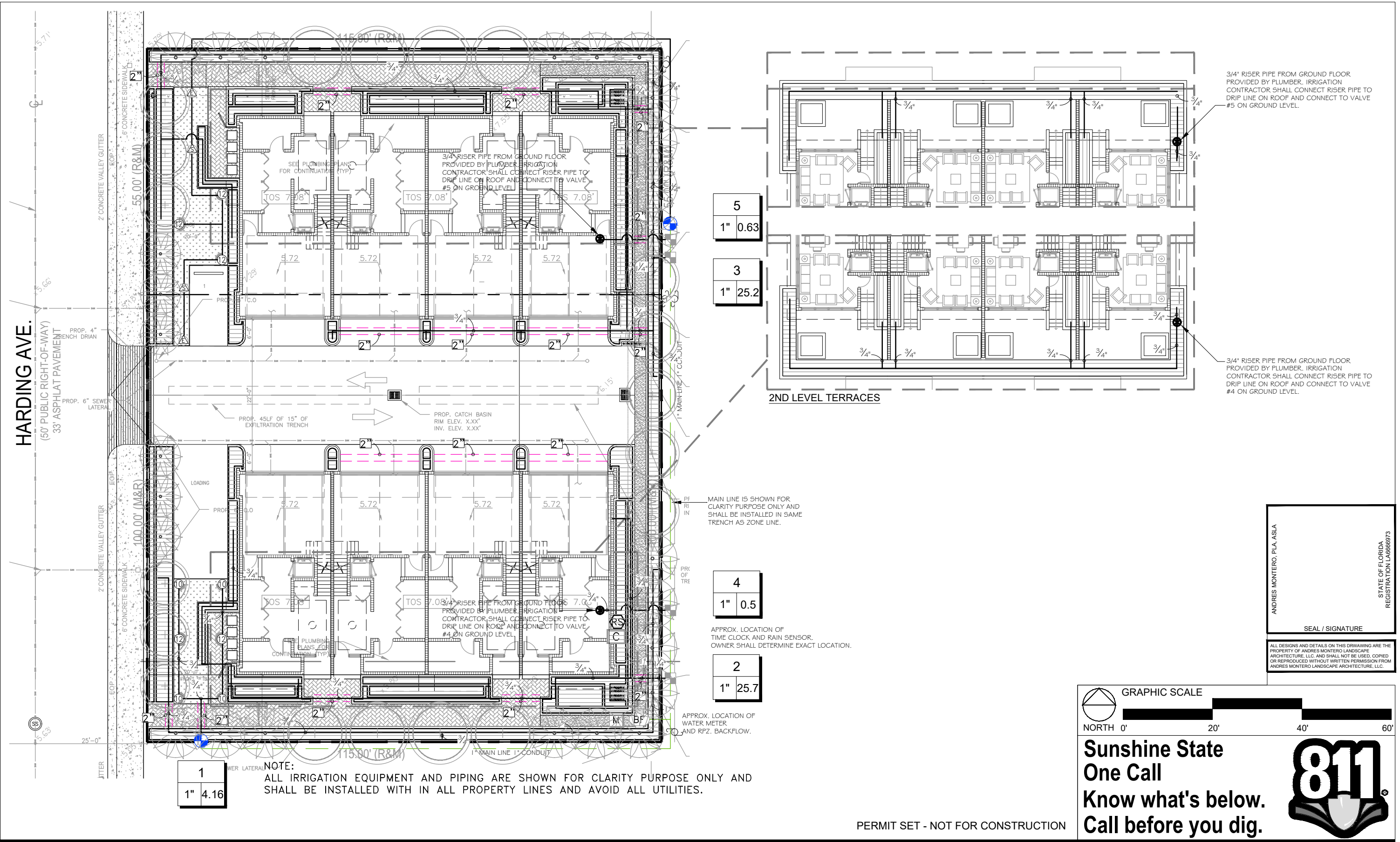
ANDRES MONTERO
 LANDSCAPE ARCHITECTURE
 2300 E. OAKLAND PARK BLVD. SUITE 300
 FORT LAUDERDALE, FL 33306
 T: 954.591.5606 / 954.533.8259
 amontero@amlstudio.com
 FL-LA6666973

DESIGN REVIEW BOARD FINAL SUBMITTAL
 8851-8873 HARDING AVE,
 SURFSIDE FL 33154

LANDSCAPE DETAILS
 & GENERAL NOTES

DATE:
 10/16/2023

L-04



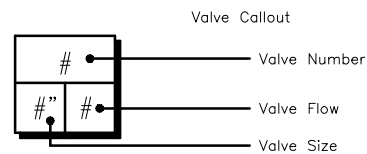
IRRIGATION SCHEDULE OR EQUIVALENT

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird X CZ-100-IVM Wide Flow IVM Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1" Pressure Regulating 40psi Flow-Indicating Basket Filter 0.3-20 gpm
	Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.

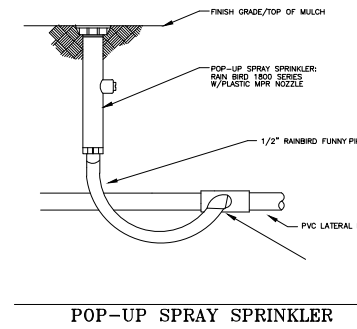
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Febco 825Y 1" Reduced Pressure Backflow Preventer
	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.
	Water Meter 1"

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Schedule 40

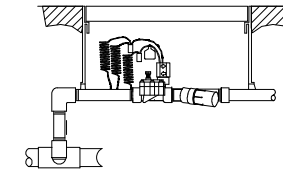


GENERAL NOTES:

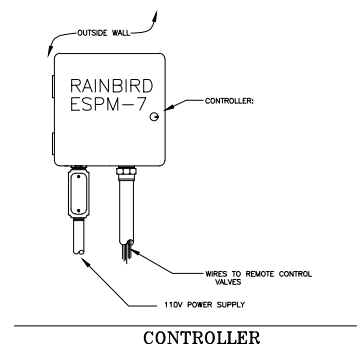
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



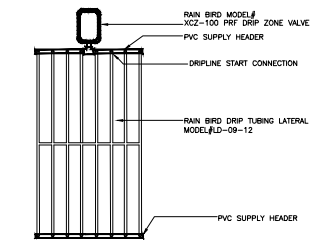
POP-UP SPRAY SPRINKLER



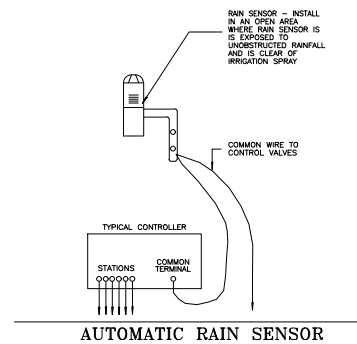
RAIN BIRD-XCZ-100 PRF



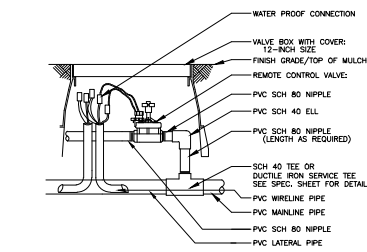
CONTROLLER



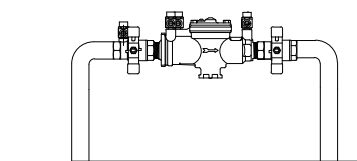
RAIN BIRD DRIP LINE ZONE



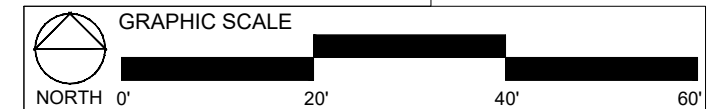
AUTOMATIC RAIN SENSOR



REMOTE CONTROL VALVE



RPZ BACKFLOW PREVENTER



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PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO, P.L.A. ASLA
STATE OF FLORIDA
REGISTRATION LA6666973
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ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 2. ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED / RESODDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- 7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

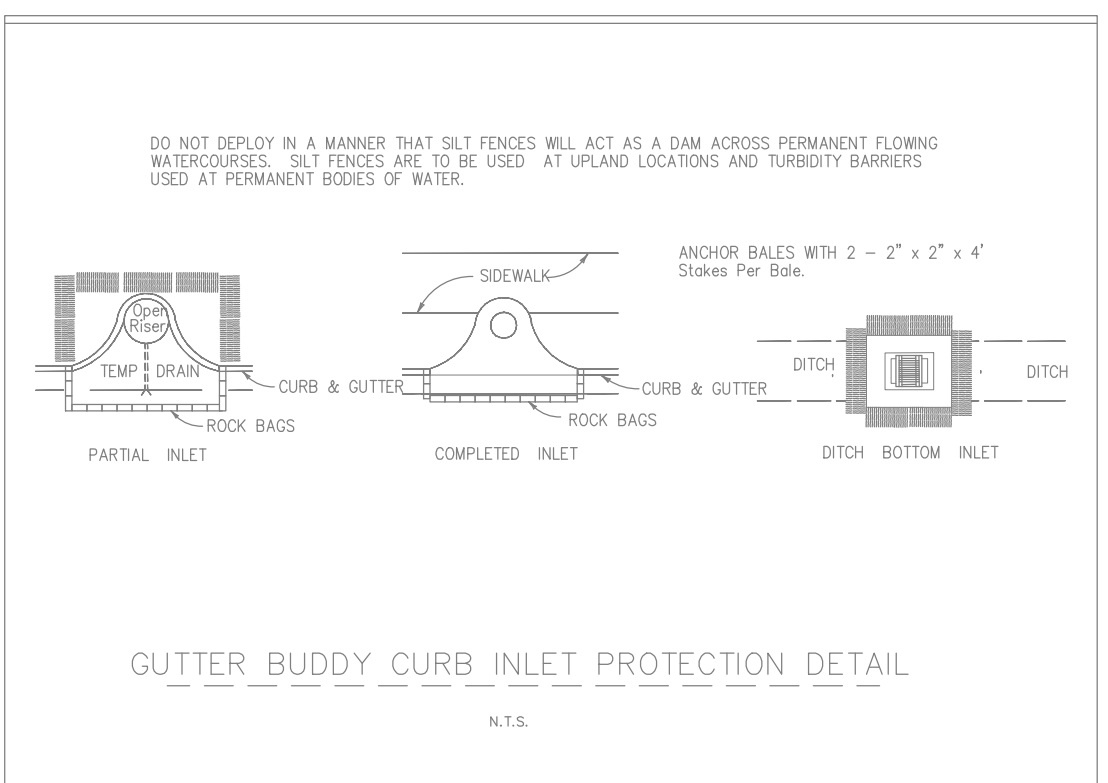
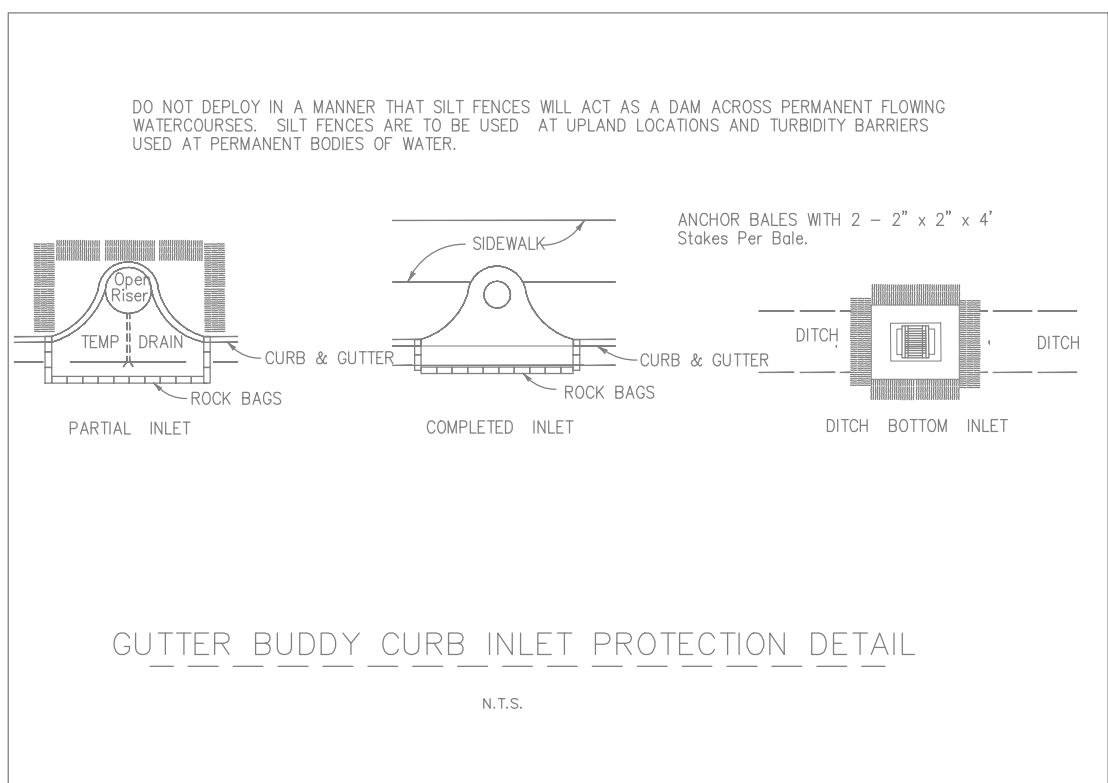
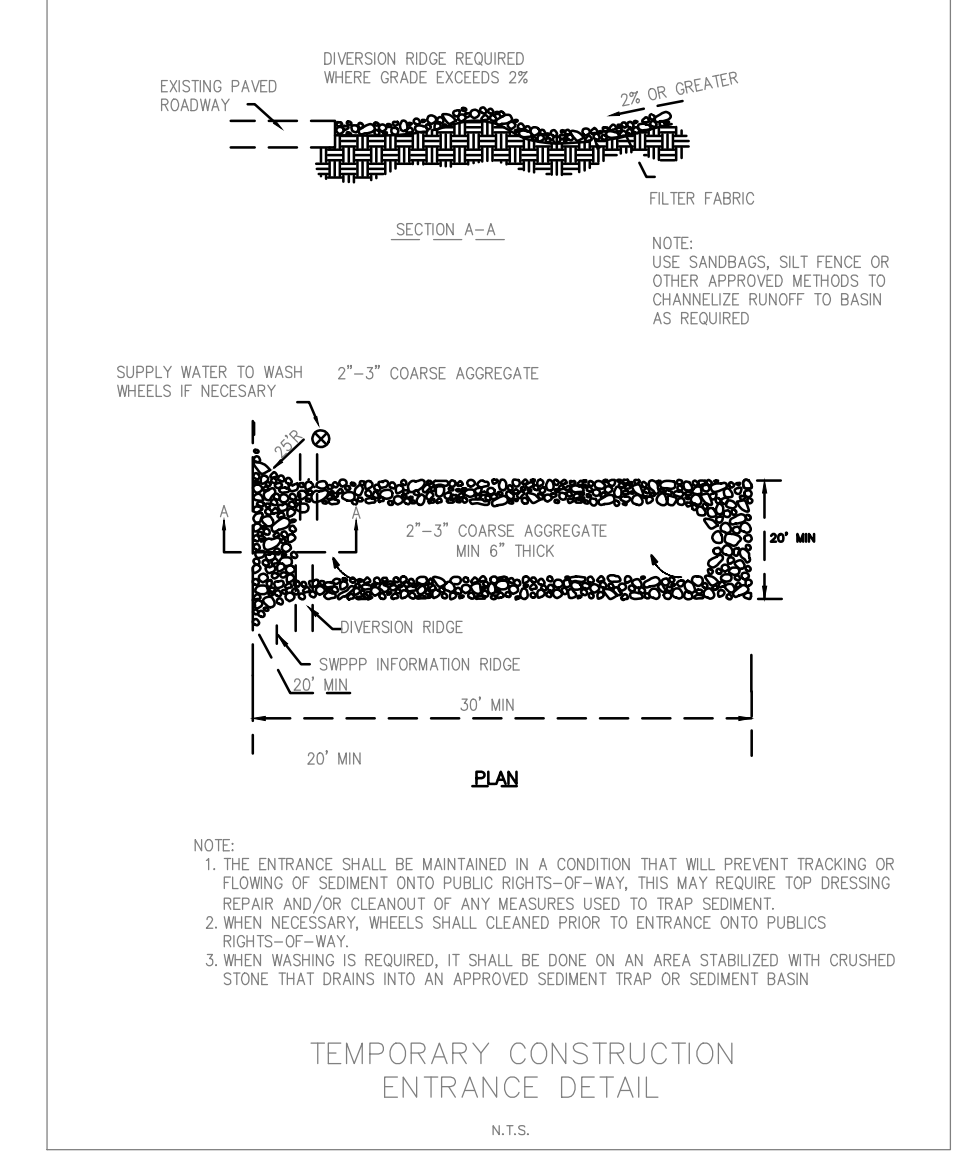
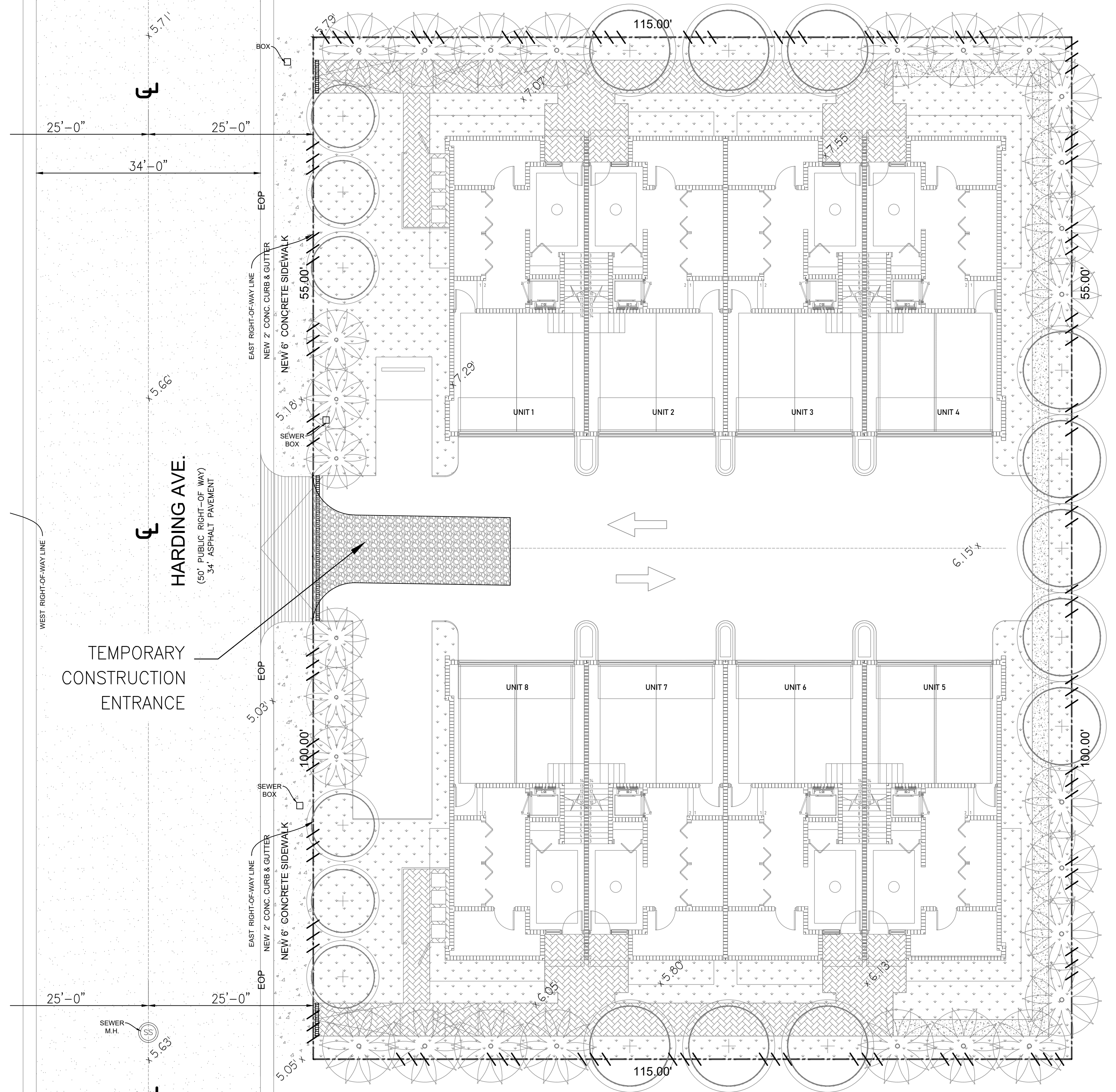
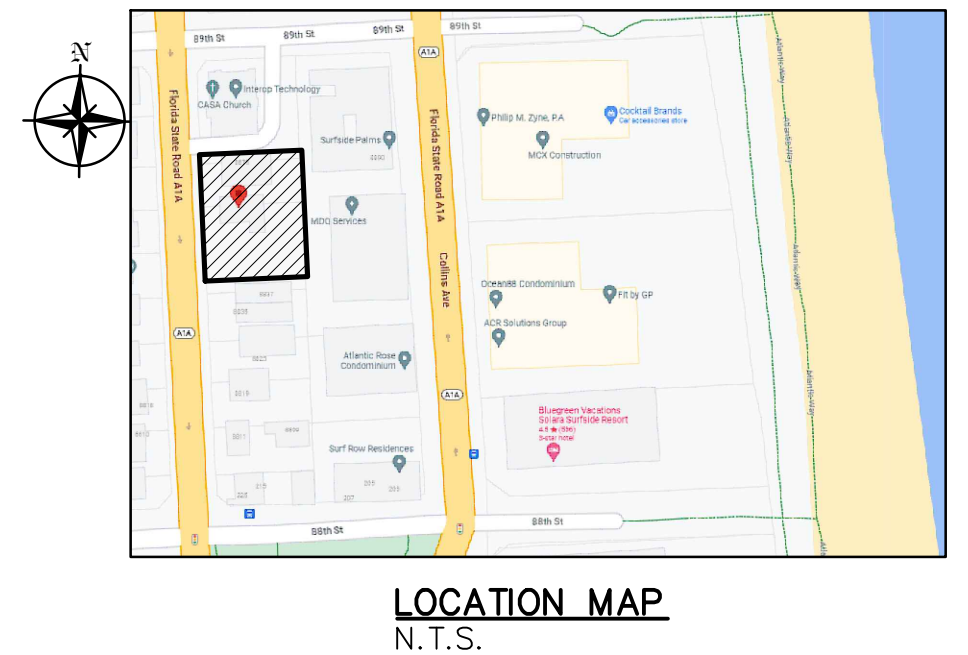
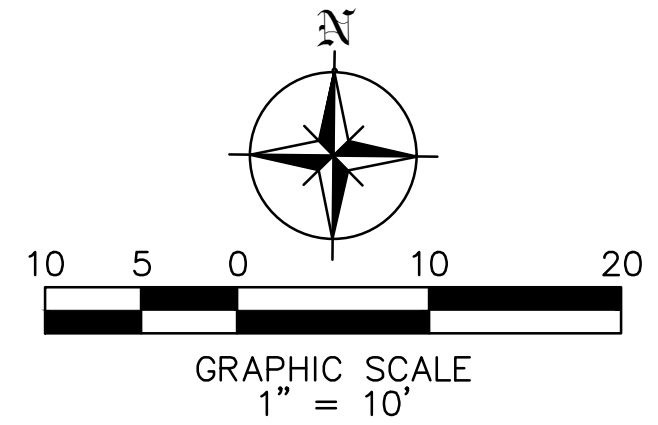
WASHING AREAS

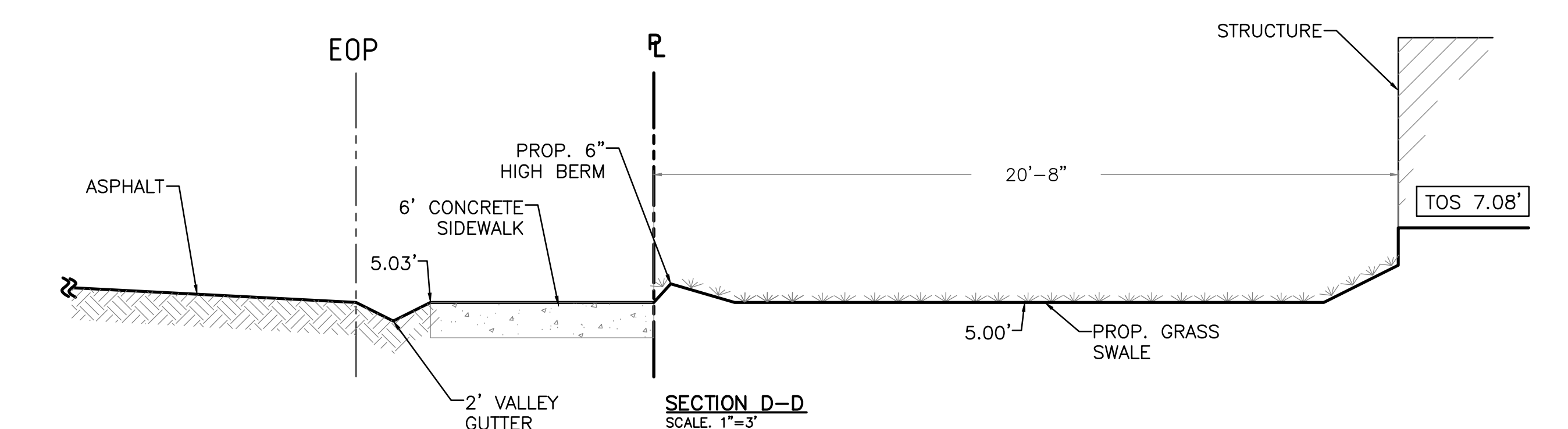
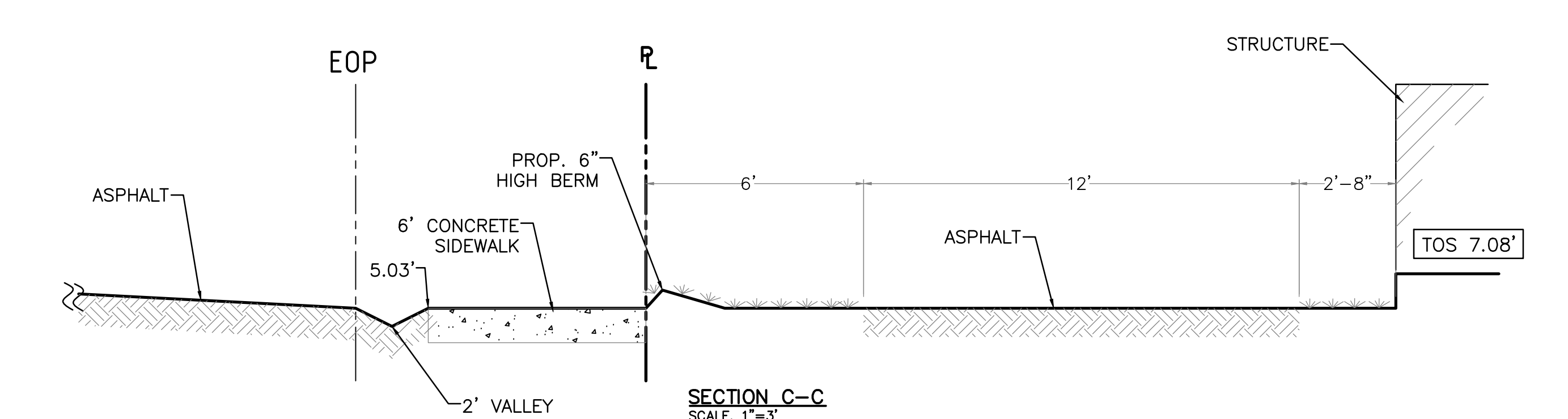
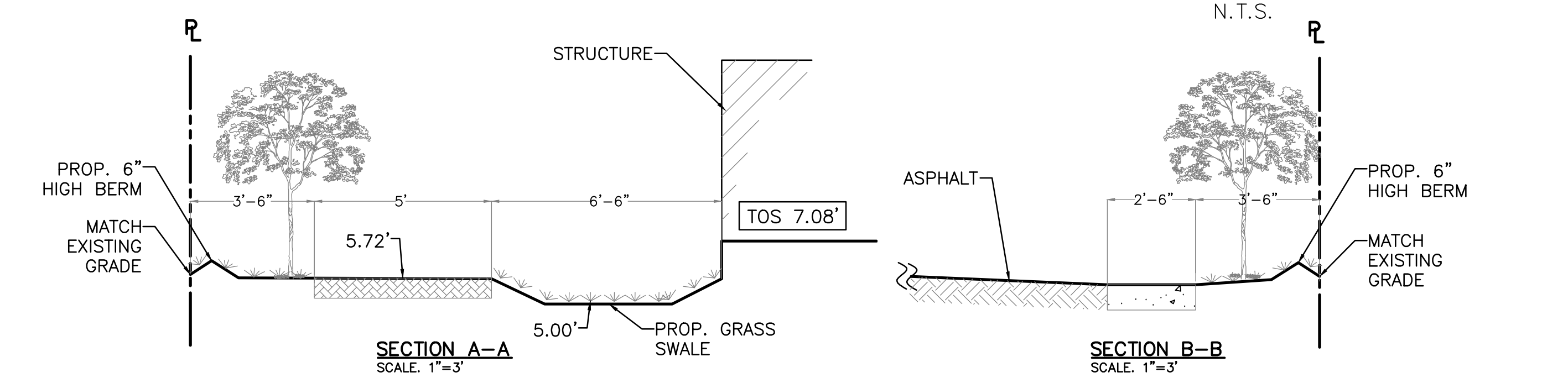
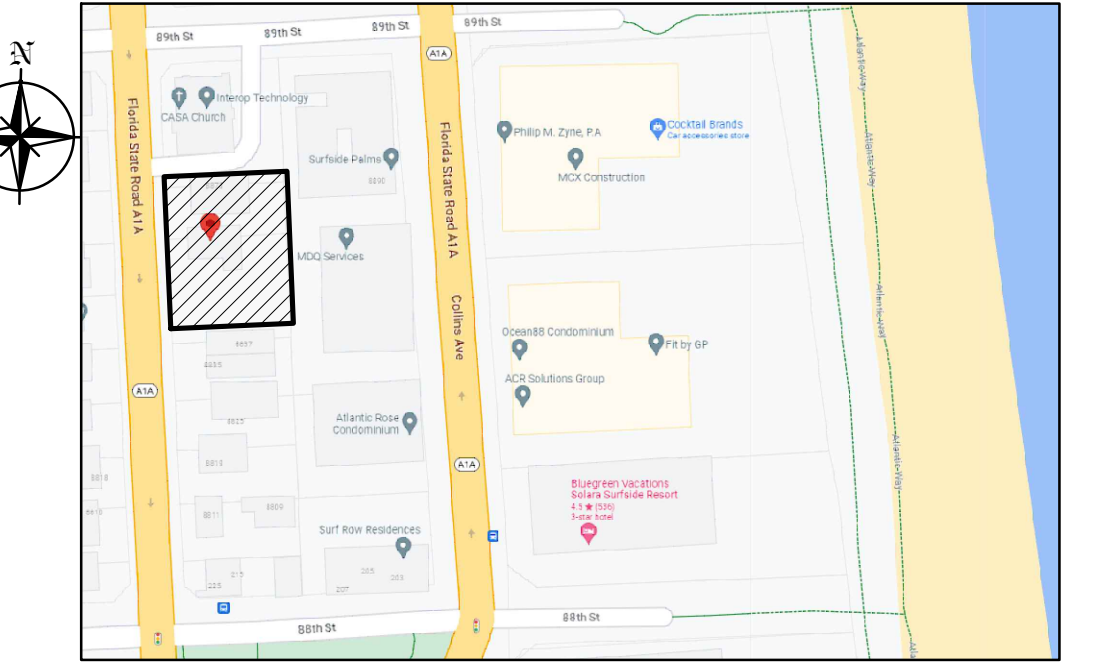
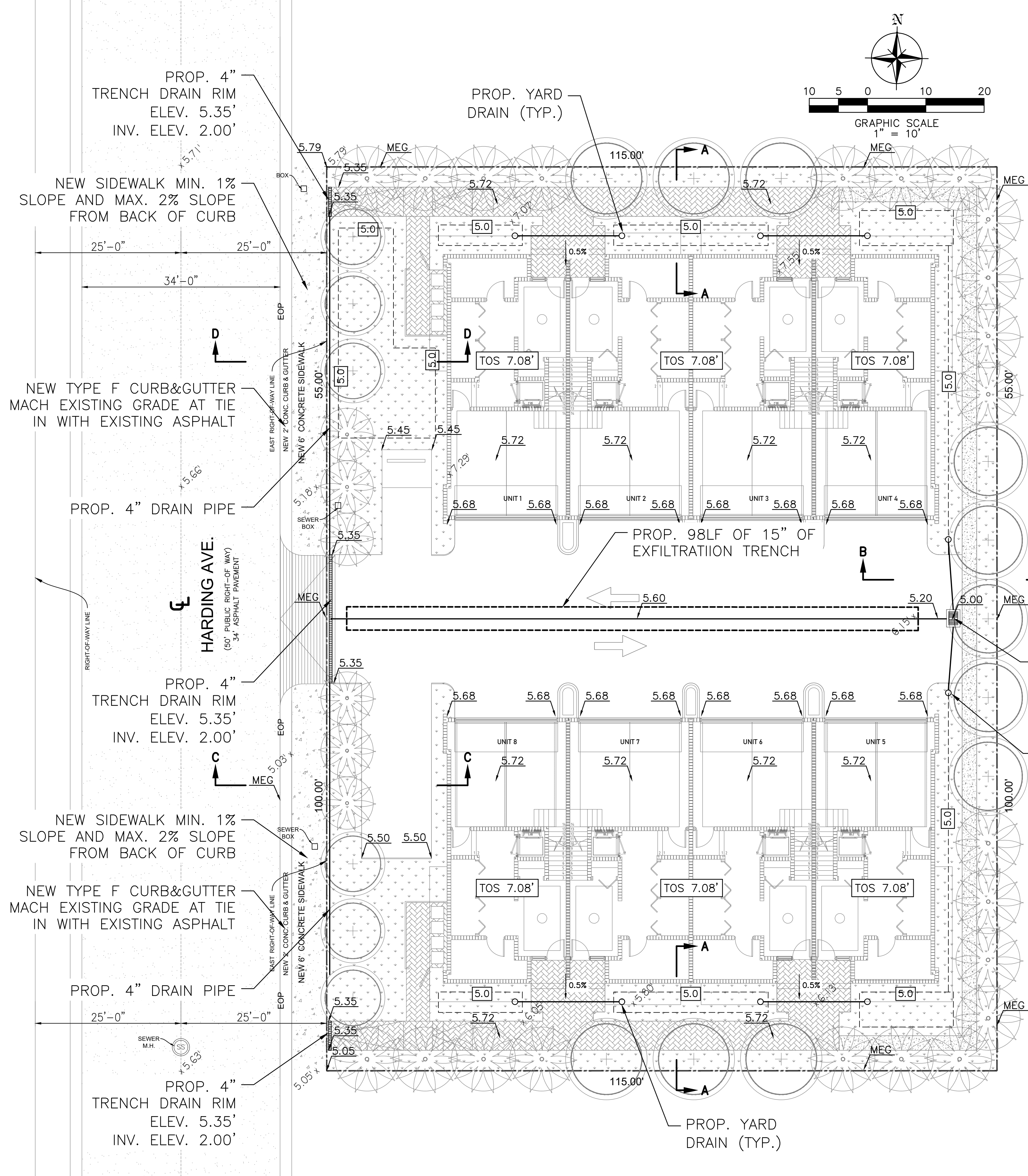
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// /// PROPOSED SILT FENCE

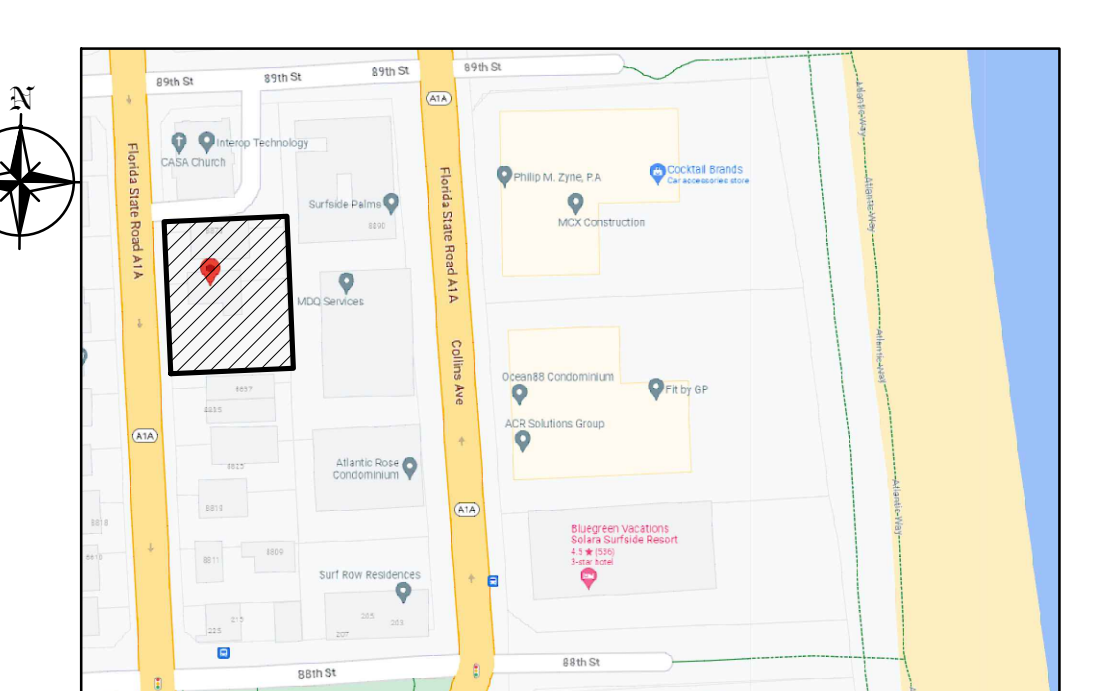
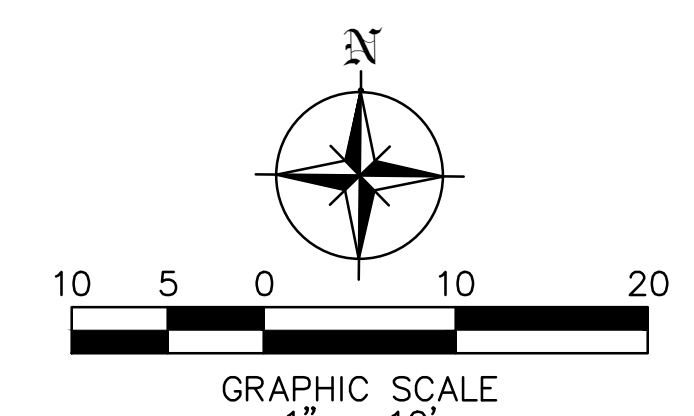
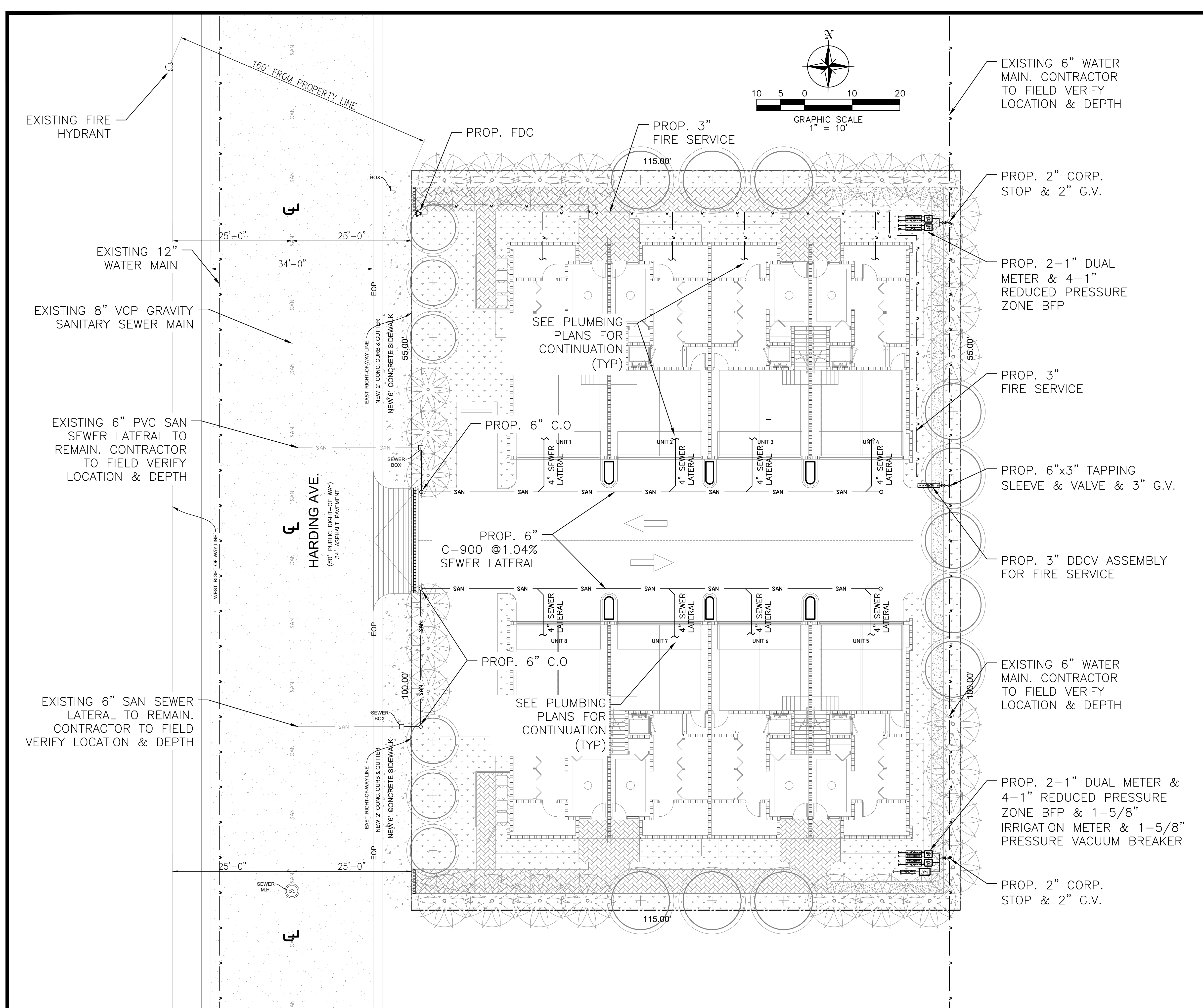
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



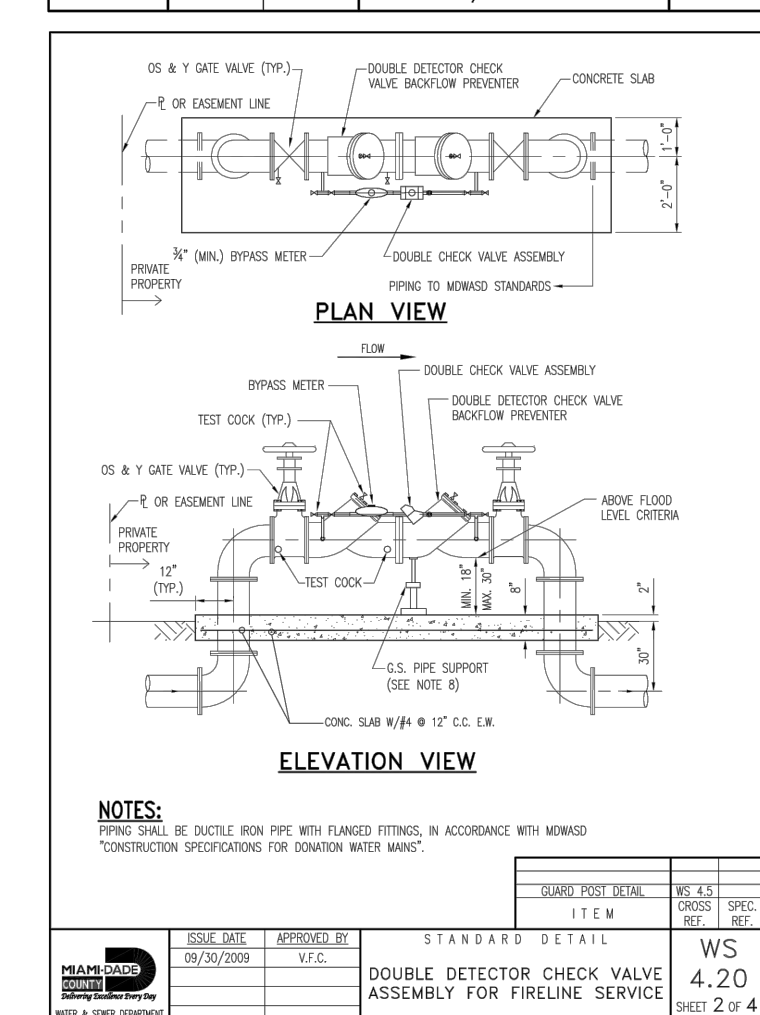
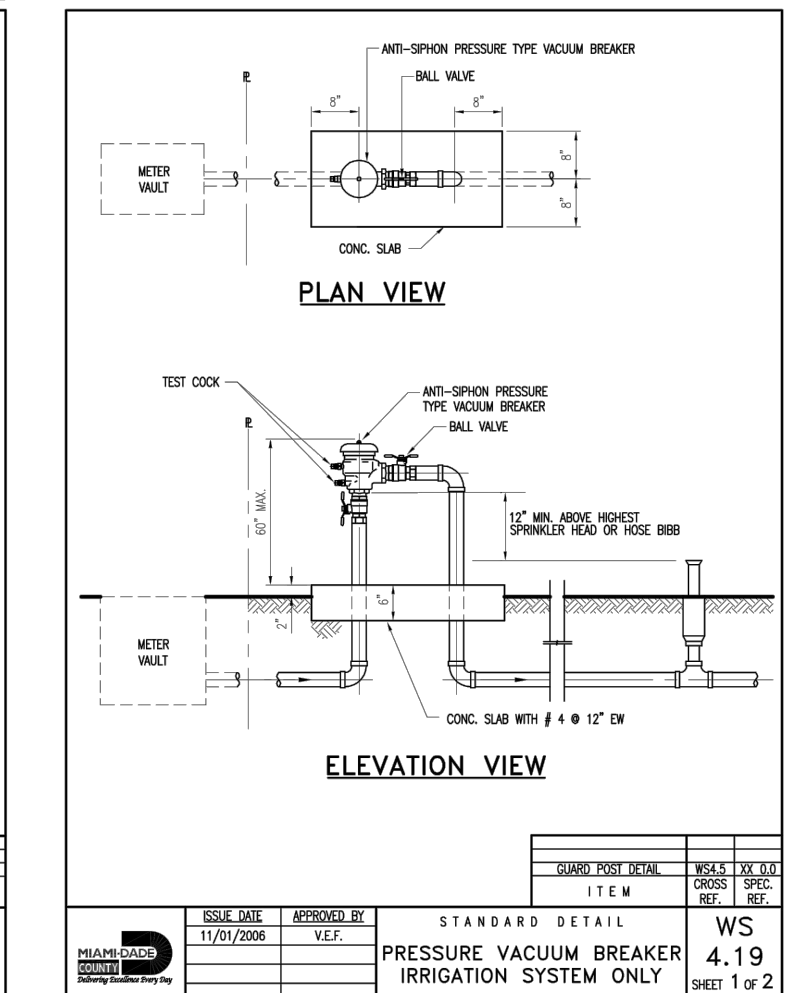
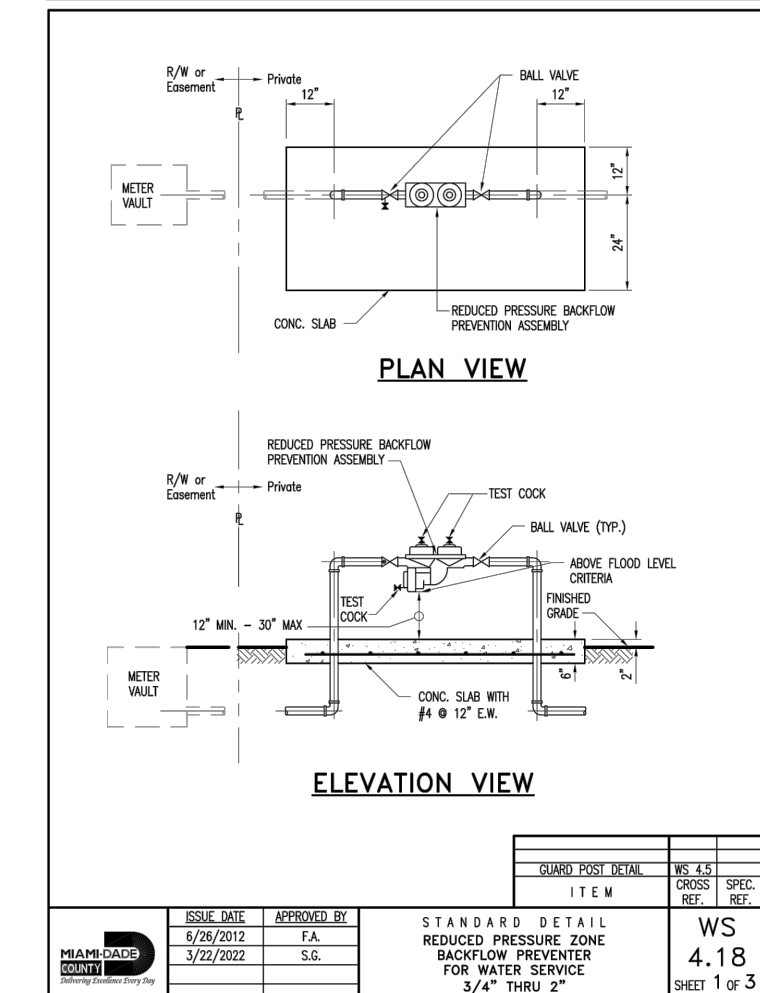
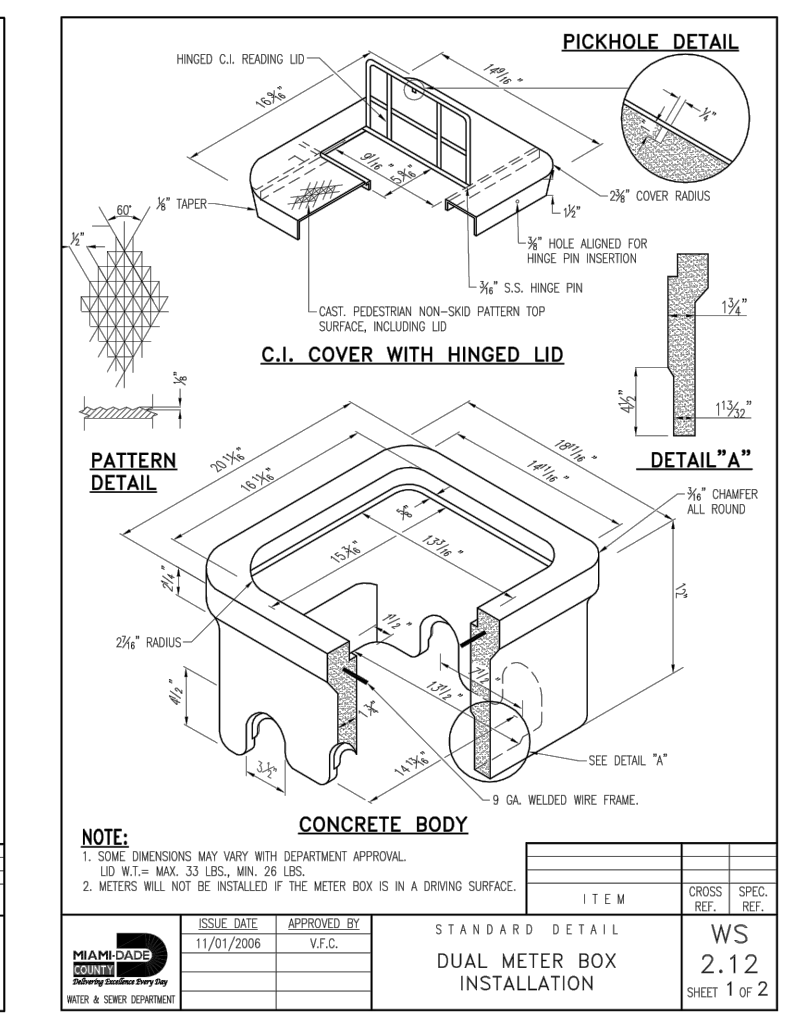
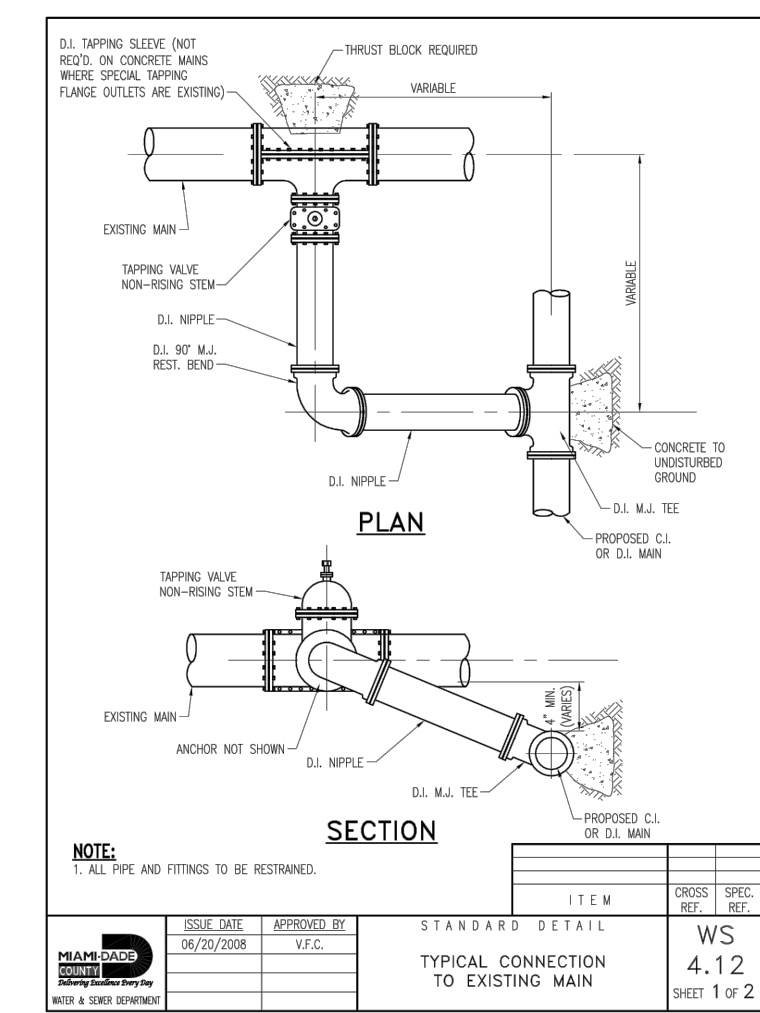


LEGEND

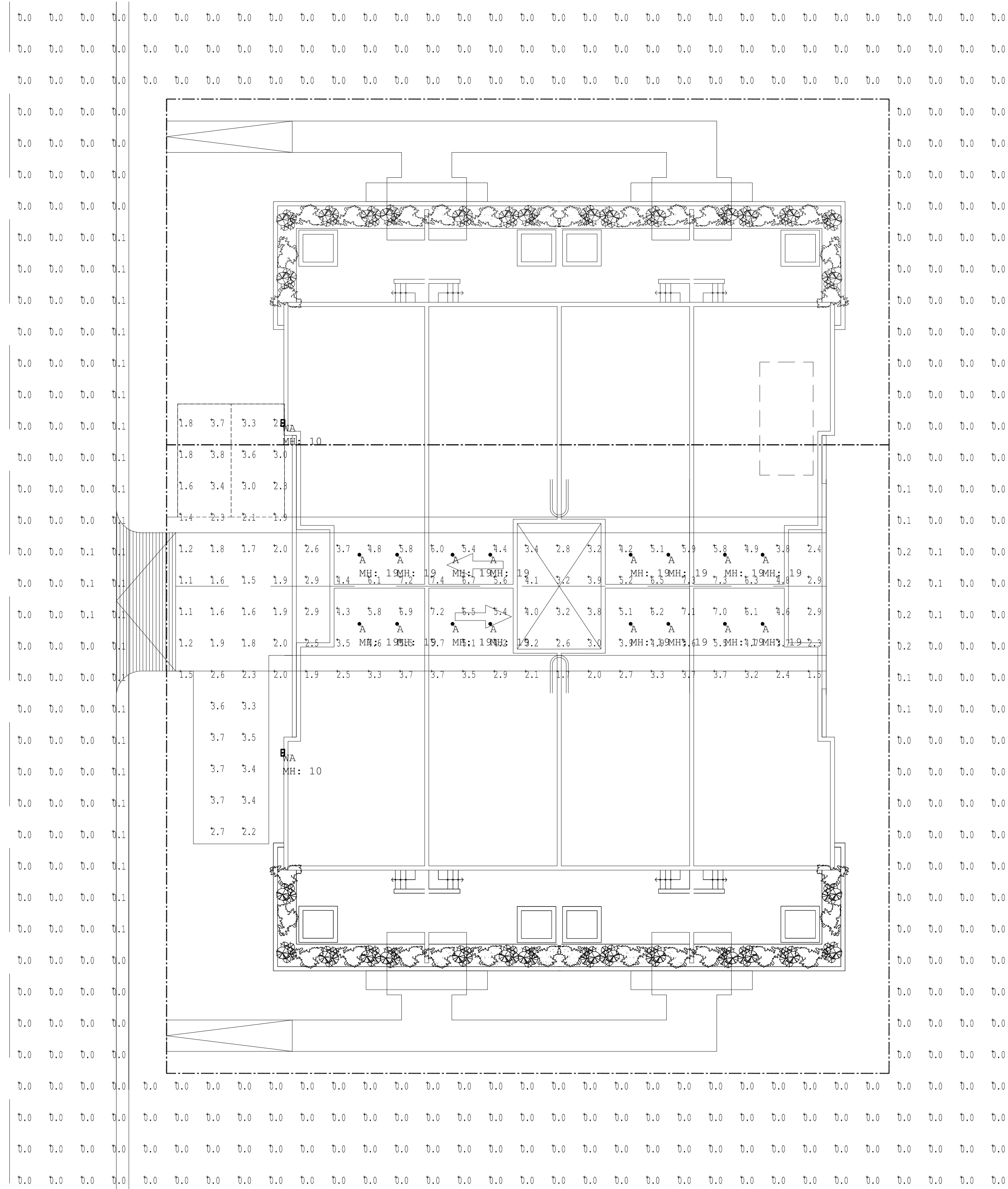
- PROPERTY LINE
- [Pattern] GRASS
- [Pattern] ASPHALT
- [Pattern] CONCRETE
- [Pattern] PAVERS
- + 4.40' EXISTING ELEVATIONS
- + 6.50' PROPOSED ELEVATIONS
- MEG MATCH EXISTING GRADE



LOCATION MAP
N.T.S.



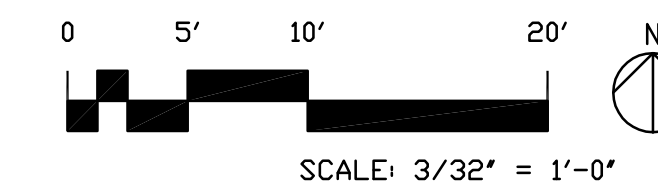
- LEGEND**
- PROPERTY LINE
 - GRASS
 - ASPHALT
 - CONCRETE



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	16	A	Single	Atlantic Lighting COM4-SYL11-4K-U / 4CMPR-CL	0.900	917	9.5	152
⊞	2	WA	Single	LSI Industries XWM-3-LED-03L-40-UE-XX	0.900	3144	22.6	45.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking And Drive Lanes	Illuminance	Fc	3.68	7.4	1.1	3.35	6.73
Spill	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

1 ELECTRICAL SITE PHOTOMETRICS PLAN
SCALE: 3/32" = 1'-0"



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 8851 AND 8873 HARDING AVENUE, SURFSIDE, FLORIDA, FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF EIGHT (8) DWELLING UNITS AND 17 PARKING SPACES; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pampa Sunbelt 19, LLC (“Applicant”), fee simple owner of the properties located at 8851 and 8873 Harding Avenue, Surfside, FL 33154 and legally described in Exhibit “A” attached hereto (the “Property”), submitted an “Application” on 8/22/2023, requesting site plan approval from the Town of Surfside, Florida (“the Town”) for an eight (8)-dwelling unit multifamily residential development with 17 parking spaces; and

WHEREAS, the Property is currently improved with one single-family home and one 6-unit multi-family building and

WHEREAS, the Application was reviewed by the Town’s Design Review Group on 9/15/2023, and all attending Town officials or departments commented on the Application but had no objection to the Application going forward for consideration at public hearings provided adequate conditions were implemented; and

WHEREAS, on 9/28/2023, the Planning & Zoning Board, at a duly noticed and televised quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Zoning Code and the Application’s consistency with the Town of Surfside Comprehensive Plan and recommended the Application for approval with staff conditions; and

WHEREAS, on _____, 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 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 applicable Town 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 dated 10/19/2023 by Gaviria Architects submitted to the Building Department as part of the Application for La, consisting of the following sheets:

A0-00, A0-01, A0-02, A0-03, A0-04, A0-05, A0-06, A0-07, A0-08, A0-09, A0-10, A1-01, A1-02, A1-03, A1-04, A1-05, A1-06, A1-07, A1-08, A2-01, A2-02, A3-01, A3-02, A4-01, A4-02, A4-03, L-00, L-01, L-02, L-03, L-04, L-05, L-06, C-01, C-02, C-03, C-04, and E0-02

SECTION 3. CONDITIONS. The approval granted herein is subject to the following conditions:

A. Special Conditions.

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

- a. Comply with all applicable requirements of 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. Comply with Section 14-55 of the Town Code regarding lots.
- d. 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 construction barrier of sufficient height on the south side of

the construction site, acceptable to the Town Manager or his designee, to shield the roadway from impacts from construction.

2. Prior to Obtaining a Demolition Permit or a Building Permit for New Construction, the Applicant shall:

- i. Provide the Building Official with all documentation required under Section 14-104 of the Town Code regarding construction sites.
- ii. To assist the Town with undergrounding of utilities to serve the Property, and/or with right-of-way improvements to enhance and beautify Harding Avenue, prior to obtaining a building permit for new construction, provide the Town with the Applicant's voluntary proffer of \$80,000.00. Said funds may be used, at the Town's discretion, for design, engineering, planning, permitting, relocation and/or construction of undergrounded utilities and/or right-of-way improvements adjacent to the Property. Funds can be used for other projects as necessary.
- iii. Demonstrate compliance with Section 14-30 of the Town Code regarding the required bond for damage to Town property.
- iv. Comply with calculating the cost of construction and auditing procedures pursuant to Section 14-29 of the Town Code.
- v. 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.
- vi. Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities; on-site drainage; and, utility access.
- vii. Secure FDOT approval for the curb cut on Harding Avenue
- viii. Provide the Town with an easement, in a form acceptable to the Town Attorney, for access to, and maintenance of (including replacement), water and sewer facilities located on the western portion of the Property.
- ix. Make any necessary modifications to the landscape plans to meet minimum "Florida Friendly" requirements under the Town Code, as confirmed by the Town Planner.
- x. Execute and record a Unity of Title acceptable in form and substance to the Town Attorney.
- xi. Provide a 10-foot-wide easement for access to, construction, and maintenance of underground utilities along the west property line of the Property adjacent to the sidewalk, said easement to be acceptable in form and substance to the Town Attorney.

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

- i. Restore and improve Harding Avenue adjacent to the subject property in accordance with civil plans approved by the Public Works Director. Restore any damage to rights of way caused by the construction to Town of Surfside standards.
- ii. Construct replacement sidewalks, curb, and gutter on Harding Avenue to the west property line of the Property; removing curb cuts where no longer needed and modifying drainage structures as necessary.
- iii. Tie-in to existing water and sewer mains within the Harding Avenue right-of-way.
- iv. Ensure the Town's water/sewer infrastructure is ready to receive the approved utility connections referenced in condition no. 3.iii above.
- v. 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 Director.
- vi. Plant six (6) shade trees along Harding Avenue for providing shade to pedestrians using the sidewalk in accordance with the plans.
- vii. Resurface, improve, and expand the sidewalk on Harding Avenue adjacent to the Property to match existing width of abutting sidewalks.
- viii. Post a bond or provide a letter of credit in an amount not to exceed \$3,000 as determined by the Town Manager or designee to ensure the survival of landscaping material in the right-of-way for five years after the Certificate of Occupancy is issued.

4. General Conditions:

- i. All utilities shall be installed underground, subject to approval of undergrounding by affected utilities.
- ii. All voluntary proffers and commitments made to the Town of Surfside pursuant to the 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.

- iii. 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 not to exceed five (5) percent of the construction cost, 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.
- iv. The Applicant shall design the project to be LEED silver certifiable and obtain Silver or its equivalent certification including, but limited to, Florida Green Building Coalition certification and obtain the certification, within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.
- v. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for storm drainage services.
- vi. 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 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.
- vii. 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.
- viii. If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
- ix. 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. All payment obligations and performance obligations of any kind set forth in this Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.
- x. 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 Development Order 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.

- xi. Consistent with Section 90-49.5 of the Town of Surfside Code, A nonhabitable understory may consist of enclosed and unenclosed spaces, but all enclosed elements must conform to subsection 42-11(c)(3), the Florida Building Code and this section. All enclosed space below design flood elevation shall used solely for parking of vehicles, building access and storage and shall be constructed and hydrostatically vented per Federal Emergency Management Agency National Flood Insurance Program rules and regulations, the Florida Building Code and the Town of Surfside Floodplain Management Ordinance. The nonhabitable understory shall be constructed as a non-habitable space and shall be used and maintained in such non-habitable condition.
- xii. 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.

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

- i. All deliveries and loading after Certificate of Occupancy, shall occur on-site and shall not block the street, sidewalk or any right-of-way unless a permit is granted by FDOT.
- ii. The Applicant or successor Condominium Association shall be responsible for care and maintenance of landscaped areas within the public right-of-way until the plant species are well established, for a period of at least 5 years. If plants die or and damaged during this period, the Applicant or successor Condominium Association will bear the cost of replacing them. If the Applicant or successor Condominium Association does not timely replace dead or dying landscaping, the Town reserves the right but not the obligation to draw on the bond described in Condition 3.ix above and install replacement landscaping of its choice.
- iii. Maintain all landscaping materials on site in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times.

6. Revisions to Plans:

- i. 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.

- ii. Landscape material changes including lighting and irrigation plans that comply with the zoning code, shall not require formal amendment of this site plan approval.
- iii. Any other changes to the approved site plan, including 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. 2023-____ 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

Lots 9 and 10, Block 3, **SECOND AMENDED PLAT OF NORMANDY BEACH**, according to the plat thereof, as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.
TOGETHER WITH
Lots 11 and 12, less East 10 feet thereof, Block 3, **SECOND AMENDED PLAT OF NORMANDY BEACH**, according to the plat thereof as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.



MEMORANDUM

ITEM NO. 3A.

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

From: Hector Gomez, Town Manager

Date: November 14, 2023

Subject: **RFP No. 2023-04 Design Services for Surfside Memorial**

The Town Administration is seeking Town Commission approval to negotiate with KEITH, short-listed firm of RFP No. 2023-04 Design Services for Surfside Memorial following CCNA Guidelines for design services pertaining to the Surfside Memorial Park project.

During a Memorial Committee meeting held on February 28, 2023, it was determined that the design of a Surfside Memorial Park and a Memorial would be a community effort led by the Town of Surfside. As a result, in order to procure a design team, the Town developed a series of two bid invitations geared towards design firms in order to attract and retain a design firm of record to coordinate the community input process for the development of a Surfside Memorial Park design and the call for artist component for the Memorial design.

On August 3, 2023, the Town had a bid opening for RFQ 2023-02 Design Services for the Surfside Memorial Park of which three firms submitted as follows:

- Bermello Ajamil & Partners
- Brooks + Scarpa Architects Inc.
- KEITH

The three firms were short-listed and invited to present to the Evaluation Committee as part of RFP No. 2023-04 Design Services for the Surfside Memorial Park issued on August 15, 2023. The following two firms voluntarily withdrew from the process:

- Bermello Ajamil & Partners
- Brooks + Scarpa Architects Inc.

As a result, the evaluation committee met on October 5, 2023, where the remaining firm presented. Evaluation scoring sheets can be found in **Attachment A - "Scoring Sheets"**. It is worth noting that KEITH's submittal meets all the requirements of a responsive submittal, including minimum experience and qualification. For the presentation phase of the RFP, the Memorial Committee was invited to sit in and ask questions as they pertained to the presenter

and presentation. The Town recommends moving forward with KEITH for the Surfside Memorial Park design services and coordination of the Memorial call-for-artists. Construction services will be contracted separately once a design is finalized.

Town Administration is seeking to commence contract negotiations with KEITH upon Town Commission approval. In consideration of recent community feedback, it is imperative to initiate Town-led design efforts. The project design phase is anticipated to take 12 to 16 months. The process length is necessary to further identify and incorporate the goals of varied community stakeholders. Town Administration aims to deliver a Surfside Memorial Park and Memorial that represents the majority of the goals of our community.

[Attachment A - Scoring Sheets](#)

[Resolution Selecting Keith Associates for Design of Surfside Memorial and Authorize Negotiation.docx](#)



Town of Surfside
Evaluation Sheet
RFP 2023-04

Design Services for the Surfside Memorial

Firm Evaluated: KEITH

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	20
2	Design Concept	50	40
3	Presentation	25	22
Total Points		100	82

Reviewer Name Tim Milian

Reviewer Title DIRECTOR P&R

Reviewer Signature T. Milian



Town of Surfside
Evaluation Sheet
RFP 2023-04
Design Services for the Surfside Memorial

Firm Evaluated: KEITH

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	23
2	Design Concept	50	44
3	Presentation	25	24
Total Points		100	91

Reviewer Name: Randy Stokes
Reviewer Title: Public Works Director
Reviewer Signature: [Signature]



Town of Surfside
Evaluation Sheet
RFP 2023-04

Design Services for the Surfside Memorial

Firm Evaluated: Keith

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	22
2	Design Concept	50	43
3	Presentation	25	23
Total Points		100	88

Reviewer Name Judith Frankel
Reviewer Title Town Planner
Reviewer Signature Judith Frankel

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING KEITH & ASSOCIATES, INC. FOR THE DESIGN OF THE SURFSIDE MEMORIAL PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2023-02 and REQUEST FOR PROPOSALS (RFP) NO. 2023-04; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AN AGREEMENT FOR THE SERVICES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 13, 2023, the Town of Surfside (“Town”) issued Request for Qualifications (RFQ) No. 2023-02 seeking to qualify and short-list firms for design services for the Surfside Memorial (“Services”), where three firms submitting responses and were evaluated and deemed responsive and qualified; and

WHEREAS, on August 15, 2023, the Town provided the pre-qualified and short-listed firms with Request for Proposals (RFP) No. 2023-04, for design services for the Surfside Memorial, with one firm submitting a proposal in response thereto; and

WHEREAS, during the RFP evaluation, Town’s Evaluation Committee evaluated and scored the one firm submitting a proposal, Keith & Associates, Inc. (“Firm”), and recommended selection of the Firm for negotiation of an agreement for the Services; and

WHEREAS, based on the Evaluation Committee’s and Town Manager’s recommendation, the Town Commission wishes to select the Firm and authorize the Town Manager to negotiate an agreement with the Firm for the Services in accordance with Section 287.055, Florida Statutes, subject to final approval and award by the Town Commission; and

WHEREAS, the Town Commission finds that selection of the Firm for negotiation of an agreement, and this Resolution are in the best interest and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Selection of Firm; Authorization to Negotiate an Agreement.
The Town Commission hereby selects the Firm for the Services and authorizes the Town Manager to negotiate an agreement with the Firm, consistent with the proposal of the Firm and Section 287.055, Florida Statutes.

Section 3. Implementation. That the Town Manager and Town Officials are hereby authorized to take any and all actions which are necessary to implement the Services and the purposes of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 14th day of November, 2023.

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Fred Landsman _____
Commissioner Marianne Meisheid _____
Commissioner Nelly Velasquez _____
Vice Mayor Jeffrey Rose _____
Mayor Shlomo Danzinger _____

Shlomo Danzinger, Mayor

ATTEST:

Sandra McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

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