

RESOLUTION NO. 18- 2527

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; APPROVING A SITE PLAN APPLICATION FOR PROPERTY GENERALLY LOCATED AT 303 SURFSIDE BOULEVARD, SURFSIDE, FL, FOR DEVELOPMENT CONSISTING OF FOUR TOWNHOUSE UNITS; PROVIDING CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Tarek Kirshen, on behalf of 303 Surfside Blvd. LLC, (the “Applicant”), owner of the property generally located at 303 Surfside Boulevard, Surfside, FL 33154 and legally described as provided on Exhibit “A” attached hereto (the “Property”), submitted an application to the Town of Surfside, Florida (the “Application”), requesting site plan approval for the development of four townhouse units; and

**WHEREAS**, the Town’s Development Review Group, pursuant to Section 90.20 of the Town Code, met to review the site plan application and provide technical comments to the Town staff and to the Applicant; and

**WHEREAS**, the Town’s Development Impact Committee, after advertised notice and notice posted on the Town’s website, met on June 1, 2017, March 26, 2018 and May 24, 2018, and during the televised meetings, reviewed the Application and made recommendations to the Planning and Zoning Board in accordance with the criteria set forth in the Town Code; and

**WHEREAS**, the Applicant has proffered to contribute to improvements on 91st Street extending throughout the length of the property, to underground the utilities immediately west of the property, and to provide paving along the Harding Avenue sidewalk, consistent with the Surf Club’s design, immediately across Harding Avenue; and

**WHEREAS**, on July 26, 2018, 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 Code for Site Plan Approval and the Application’s consistency with the Town of Surfside’s Comprehensive Plan and recommended the Application for Approval by the Town Commission, subject to the conditions of approval incorporated herein under Section 3. Conditions; and

**WHEREAS**, on August 14, 2018, the Town Commission, at a duly noticed and televised quasi-judicial public hearing, reviewed the Application and hearing from its professional staff, the Applicant, and members of the public, and considering the recommendation of the Planning & Zoning Board, the requirements of the Town Code for Site Plan Approval and the Application’s consistency with the Town of Surfside’s Comprehensive Plan, and the substantial competent evidence presented at the hearing.

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

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

1. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.
2. The Commission finds that the proposed site plan is in compliance with the requirements of the Town Code for Site Plan Approval and the Application is consistent with the Town of Surfside’s Comprehensive Plan.

**SECTION 2. SITE PLAN APPROVAL.** The request to approve a site plan is hereby granted as shown on the site plan transmitted to the Building Department on August 2, 2018 by Robert M Swedroe Architects and Planners, dated May 30, 2018 and provided for the public hearing, except as modifications are required by this approval or the Building Official.

**SECTION 3. CONDITIONS.** The APPROVALS granted herein are subject to the following conditions:

1. The construction and uses shall be in accordance with the submitted plans for the hearing dated May 30, 2018, as transmitted to the Building Department on August 2, 2018 and incorporated into this document as Exhibit “B” except as modifications may be required by this approval and any changes required by the Building Official.
2. Pursuant to Section 90-20.3, the Applicant shall secure a building permit for the project no later than August 14, 2020.
3. The underground utilities on the approved site plan shall be installed in accordance with said site plan, unless administratively modified by Town staff. Applicant has agreed to underground the utilities immediately west of the property. The Applicant shall demonstrate the underground utilities on the site plan and west of the site will be accommodated in the configuration proposed prior to a foundation permit.

4. The Applicant has proffered to contribute to improvements on 91<sup>st</sup> Street. Those improvements shall extend along the length of the property.
5. The Applicant has proffered to provide paving along the Harding Avenue sidewalk consistent with the Surf Club's design immediately across Harding Avenue.
6. All voluntary proffers and commitments made to the Town of Surfside pursuant to this Resolution, including but not limited to those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.
7. The Applicant shall present evidence of a Construction Parking Plan for the provision of off-street parking outside of Town limits or on Applicant's property within the Town, for construction workers during the period of construction of the approved project prior to the issuance of a building permit. The Applicant and the Applicant's general contractor shall direct all workers not to park their vehicles in residential neighborhoods or lease parking spaces from Town residents or park in Town parking lots and Town parking metered spaces. The Construction Parking Plan shall be reviewed and approved by the Town Manager prior to the issuance of a building permit.
8. The Applicant and the Applicant's general contractor are responsible to enforce the Construction Parking Plan with all employees, contractors and subcontractors. The Applicant shall be fined five hundred dollars (\$500) for each parking ticket issued to construction workers for parking in residential neighborhoods or Town public parking while working on the construction site (limit of one fine per vehicle per day). The construction parking plan shall provide the following:
  - (a) No workers shall park their vehicles in residential neighborhoods or Town public parking spaces; and
  - (b) Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods; and

- (c) If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
9. 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 Town Manager Designee within 90 days of the effective date of this Resolution.
10. Any change in ownership of the current property owner, up to and including the turnover of ownership to a condominium association, greater than twenty-five percent (25%) shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Any change of ownership of the project 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.
11. The approved site plan does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
12. All applicable state and federal permits shall be obtained before commencement of construction.

**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 that the Applicant is in non-compliance with the Town Code or the conditions of this Approval.

**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 14th day of August, 2018.

Motion by: Commissioner Cohen,

Second by: Commissioner Karukin.

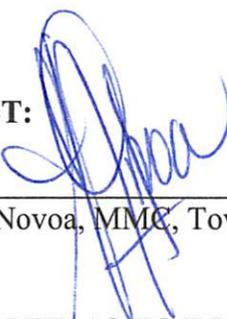
**FINAL VOTE ON ADOPTION**

Commissioner Barry Cohen  
Commissioner Michael Karukin  
Commissioner Tina Paul  
Vice Mayor Daniel Gielchinsky  
Mayor Daniel Dietch

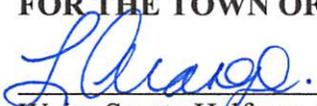
yes  
yes  
yes  
yes  
Absent

  
\_\_\_\_\_  
Daniel Dietch, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sandra Novoa, 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

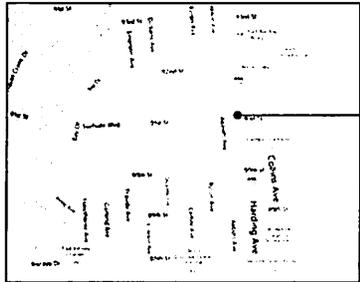
STATE OF FLORIDA                    )  
COUNTY OF MIAMI-DADE         )

I, Sandra Novoa, 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. 18-\_\_\_\_ adopted by the Town Commission at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2018.

Issued: \_\_\_\_\_

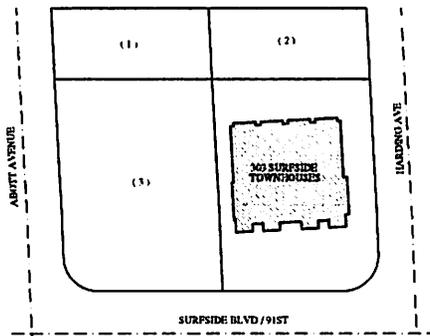
\_\_\_\_\_  
Sandra Novoa, MMC  
Town Clerk





**PROJECT LOCATION**  
 ROWE 428  
 TOWNSHIP 52S  
 SECTION 14  
 BLOCK 20

**VICINITY MAP**



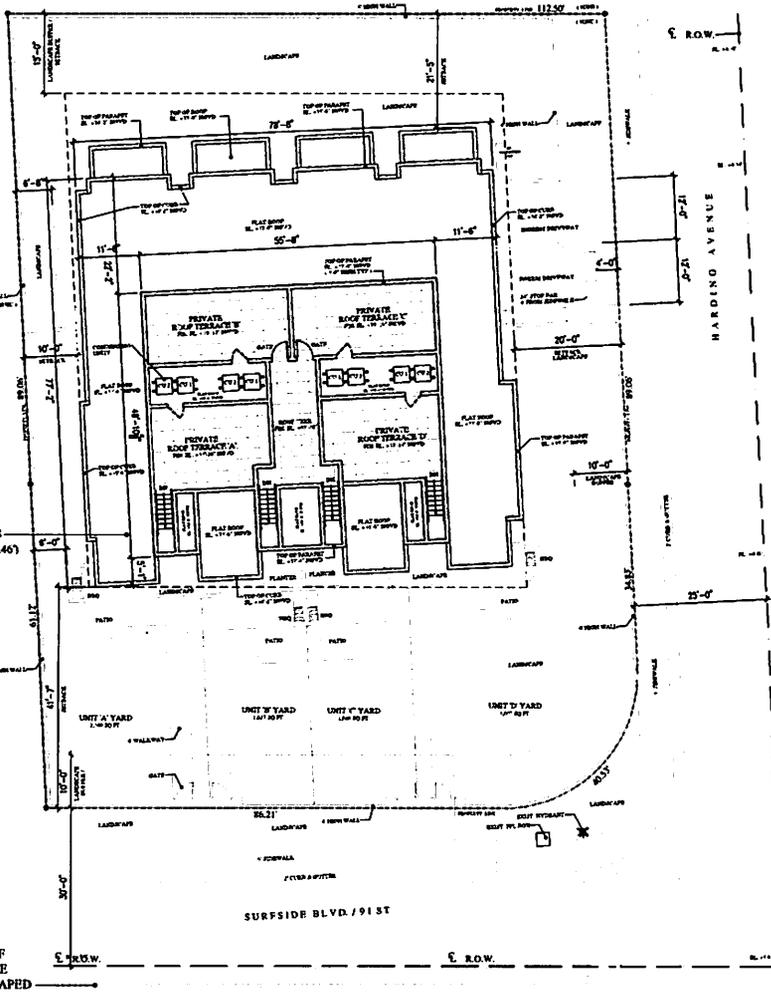
**LOCATION SKETCH**

**ADJACENT PROPERTY INFORMATION:**

- |  |  |  |
|--|--|--|
| 1) Pkwy 14 2214 001 0000<br>Sub Division<br>ALTON DR. MAR NO 4<br>Property Address<br>9125 ADOTT AVE<br>Surfside, FL 33154 3121<br>Owner<br>MARILEA SWARDE<br>YELTZIA KOTHA<br>Mailing Address<br>9133 ADOTT AVENUE<br>SURFSIDE FL 33154<br>Primary Zoning<br>R90 300 FAMILY<br>1901 1900 SQ<br>Primary Land Use<br>901 RESIDENTIAL<br>SINGLE FAMILY<br>1 UNIT | 2) Pkwy 14 2214 001 0000<br>Sub Division<br>ALTON DR. MAR NO 4<br>Property Address<br>9124 HADDEN RD<br>Surfside, FL 33154 3121<br>Owner<br>DILENY DIAMONT<br>SARA LIPSICAR<br>ADRIAN DIAMONT<br>ESTER DIAMONT<br>Mailing Address<br>9124 HADDEN AVENUE<br>SURFSIDE FL 33154<br>Primary Zoning<br>R90 300 FAMILY<br>1901 1900 SQ<br>Primary Land Use<br>901 RESIDENTIAL<br>SINGLE FAMILY<br>1 UNIT | 3) Pkwy 14 2214 001 0000<br>Sub Division<br>SEAWAY<br>Property Address<br>111 ROSEBEE BLVD.<br>Surfside, FL 33154 3117<br>Owner<br>CARLOS MORALES TR<br>MELBA F. CORDERA TR<br>Mailing Address<br>7009 HWY 1 ST & 9th,<br>MADRID FL 33156<br>Primary Zoning<br>R90 MULTI-FAMILY 18 43 100<br>Primary Land Use<br>001 MULTIFAMILY 30 UNITS FLAT<br>MULTIFAMILY 18 ACRES UNITS |
|--|--|--|

**PROPOSED TWO-STORY ELEVATED TOWNHOUSES (BLDG. HT. = 29.46')**

**FUTURE TOWN OF SURFSIDE LANDSCAPED MEDIAN**



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

**ROOF AREA CALCULATIONS**

1) AREAS BELOW MAX. BLDG HEIGHT (EL. 14.17' TO 17' 00' 00''):

STAIRS	@ EL. 14.17' - 14.17' 00' 00"	= 147 SQ FT
PLAT ROOF	@ EL. 14.17' - 14.17' 00' 00"	= 1,139 SQ FT
CONDENSATION UNITS	@ EL. 14.17' - 14.17' 00' 00"	= 100 SQ FT
CURBS	@ EL. 14.17' - 14.17' 00' 00"	= 100 SQ FT
TERRACES	@ EL. 14.17' - 14.17' 00' 00"	= 1,191 SQ FT (14.1% OF AGGREGATE ROOF AREA)
<b>TOTAL AREA BELOW MAX. BLDG HEIGHT</b>		<b>= 3,677 SQ FT (93.1% OF AGGREGATE ROOF AREA)</b>

2) AREAS ABOVE MAX. BLDG HEIGHT PER 2018-04-11:

PARAPETS	@ EL. 15.4' - 14.50' 00' 00"	= 94 SQ FT (1.1% OF AGGREGATE ROOF AREA)
PLAT ROOF	@ EL. 15.4' - 14.50' 00' 00"	= 134 SQ FT (1.1% OF AGGREGATE ROOF AREA)
PARAPETS	@ EL. 15.4' - 14.50' 00' 00"	= 100 SQ FT (1.1% OF AGGREGATE ROOF AREA)
<b>TOTAL AREA ABOVE MAX. BLDG HEIGHT</b>		<b>= 368 SQ FT (1.1% OF AGGREGATE ROOF AREA)</b>
<b>AGGREGATE ROOF AREA</b>		<b>= 4,045 SQ FT</b>

**LEGAL DESCRIPTION 1**

THE NORTH 1/4 OF LOTS 1 & 2 AND ALL OF LOT 6, BLOCK C, OF "SEAWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 PAGE 49 OF THE PUBLIC RECORDS OF HIGHLAND COUNTY, FLORIDA.

**LEGAL DESCRIPTION 2**

LOTS 1 AND 1 LESS THE NORTH 1/4 THEREOF, BLOCK C, OF "SEAWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 PAGE 49 OF THE PUBLIC RECORDS OF HIGHLAND COUNTY, FLORIDA.

**PROPERTY ADDRESS - TOWNHOUSES**

9114 HARDING AVENUE & 911 SURFSIDE BOULEVARD  
 SURFSIDE, FLORIDA 33154

**PROJECT DATA SUMMARY**

- 2) ZONING DISTRICT: 100\*
- 3) GROSS ACRES: 31 ACRES (14,711 SQ FT)
- 4) NET ACRES: 14 ACRES (6,111 SQ FT)
- 5) DENSITY: 4 DWELLING UNITS
- 6) LOT COVERAGE: 14% (6,111 SQ FT)
- 7) TOTAL PARKING PROVIDED: 4 SPACES  
 TOTAL PARKING PROVIDED: 11
- 8) TOTAL FLOOR AREA: 14,077 SQ FT  
 LEVEL 1: 1,112 SQ FT  
 LEVEL 2: 5,472 SQ FT  
 LEVEL 3: 1,573 SQ FT
- 9) LOT FURNISH AREA:  
 MINIMUM REQUIRED (70%): 1,412 SQ FT  
 PROVIDED: 1,638 SQ FT (149%)
- 10) BUILDING SETBACKS: REQUIRED PROVIDED  
 FRONT: 30'-0" 37'-0"  
 REAR: 10'-0" 10'-0"  
 SIDE (NORTH): 15'-0" 21'-0"  
 SIDE (SOUTH): 10'-0" 41'-0"

**DRAWING NOTES:**

- 1) FOR PAVING, GRADING, DRAINAGE, MARKINGS & SIGNAGE SEE SHEET C-1
- 2) FOR WATER & SEWERAGE PLAN SEE SHEET C-1
- 3) FOR LANDSCAPE PLAN SEE SHEET LA-1 & 2
- 4) FOR ELEVATION PLANS SEE SHEET EA-1
- 5) FOR EXISTING PLANS SEE SHEET EX-1
- 6) FOR LIGHTING PLAN & PHOTOGRAPHY SEE SHEET LA-P
- 7) UTILITIES & CONNECTIONS TO BUILDING WILL BE LOCATED UNDERGROUND AND/OR CONCEALED

**303 SURFSIDE**  
 SURFSIDE, FLORIDA 33154

**ROBERT M. SWEDROE ARCHITECTS PLANNERS**

**SITE PLAN & PROJECT DATA**

PROJECT TITLE	SITE PLAN & PROJECT DATA
DATE	5-30-18
SCALE	AS SHOWN
JOB NO.	
PROJECT	A-1

1900 SURFSIDE BOULEVARD, SUITE 200 MADRID, FL 33156  
 PHONE: 1-813-941-2155 FAX: 1-813-941-2175

ROBERT M. SWEDROE ARCHITECTS PLANNERS, S.A., P.A.  
 ALL RIGHTS RESERVED

NO PROFESSIONAL ENGINEER OR ARCHITECT HAS REVIEWED THESE DRAWINGS. THESE DRAWINGS ARE THE SOLE PROPERTY OF ROBERT M. SWEDROE ARCHITECTS PLANNERS, S.A., P.A. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF ROBERT M. SWEDROE ARCHITECTS PLANNERS, S.A., P.A.

# 303 SURFSIDE

SURFSIDE, FLORIDA 33154



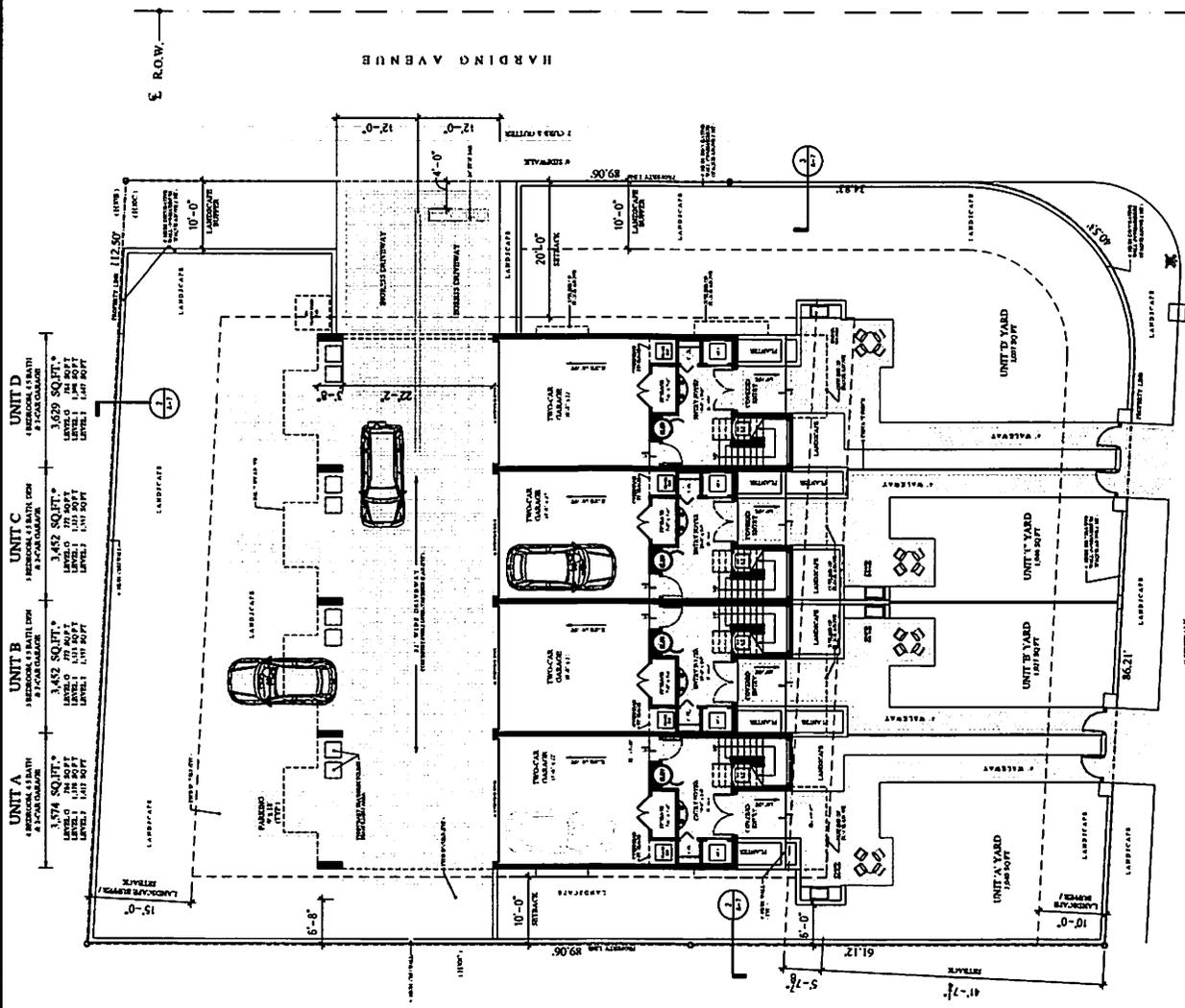
ROBERT M. SWEDROE  
ARCHITECTS PLANNERS

12000 RESERVATION BUCKLEHEAD AVENUE SUITE 200  
PALM BEACH, FLORIDA 33411  
PHONE (561) 851-1111 FAX (561) 851-1113

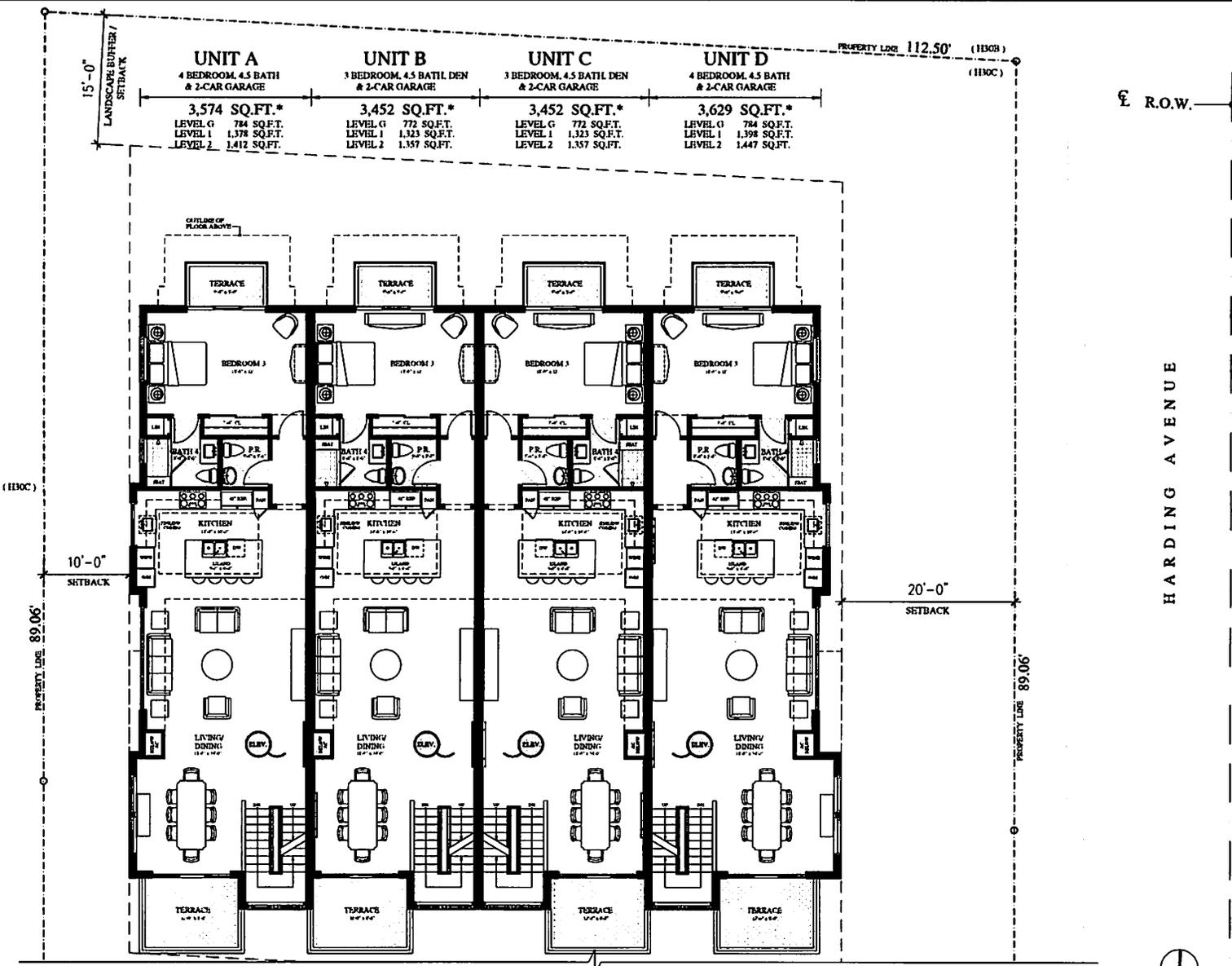
ENTRY LEVEL /  
GROUND FLOOR PLAN  
ENCLOSED = 3,112 S.F.  
EL. ±4.4' NGVD



A-2



THIS DOCUMENT IS THE PROPERTY OF ROBERT M. SWEDROE ARCHITECTS PLANNERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROBERT M. SWEDROE ARCHITECTS PLANNERS.



**LEVEL 1 FLOOR PLAN (LOWEST FLOOR)**

ENCLOSED AREA = 5,422 SQ.FT. (\* NOTE: UNIT AREAS MEASURED TO OUTSIDE OF EXTERIOR WALL AND CENTERLINE OF DEMISING WALLS.)  
 TERRACE AREA = 406 SQ.FT.

EL. +13'-6" NGVD NORTH

ROBERT M. SWEDROE ARCHITECTS - PLANNERS, A.L.A., P.A.  
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**303 SURFSIDE**  
 SURFSIDE, FLORIDA 33154



**ROBERT M. SWEDROE ARCHITECTS - PLANNERS**  
 1700 BAYVIEW BOULEVARD, SUITE 300, MIAMI, FL 33139  
 PHONE: (305) 761-2155 FAX: (305) 761-4715

**LEVEL 1 FLOOR PLAN**

DATE: 11/11/11  
 DRAWN: S-50-18  
 SCALE: 3/16" = 1'-0"  
 JOB NO: 11111  
 SHEET: **A-3**

303 SURFSIDE

SURFSIDE, FLORIDA 33154

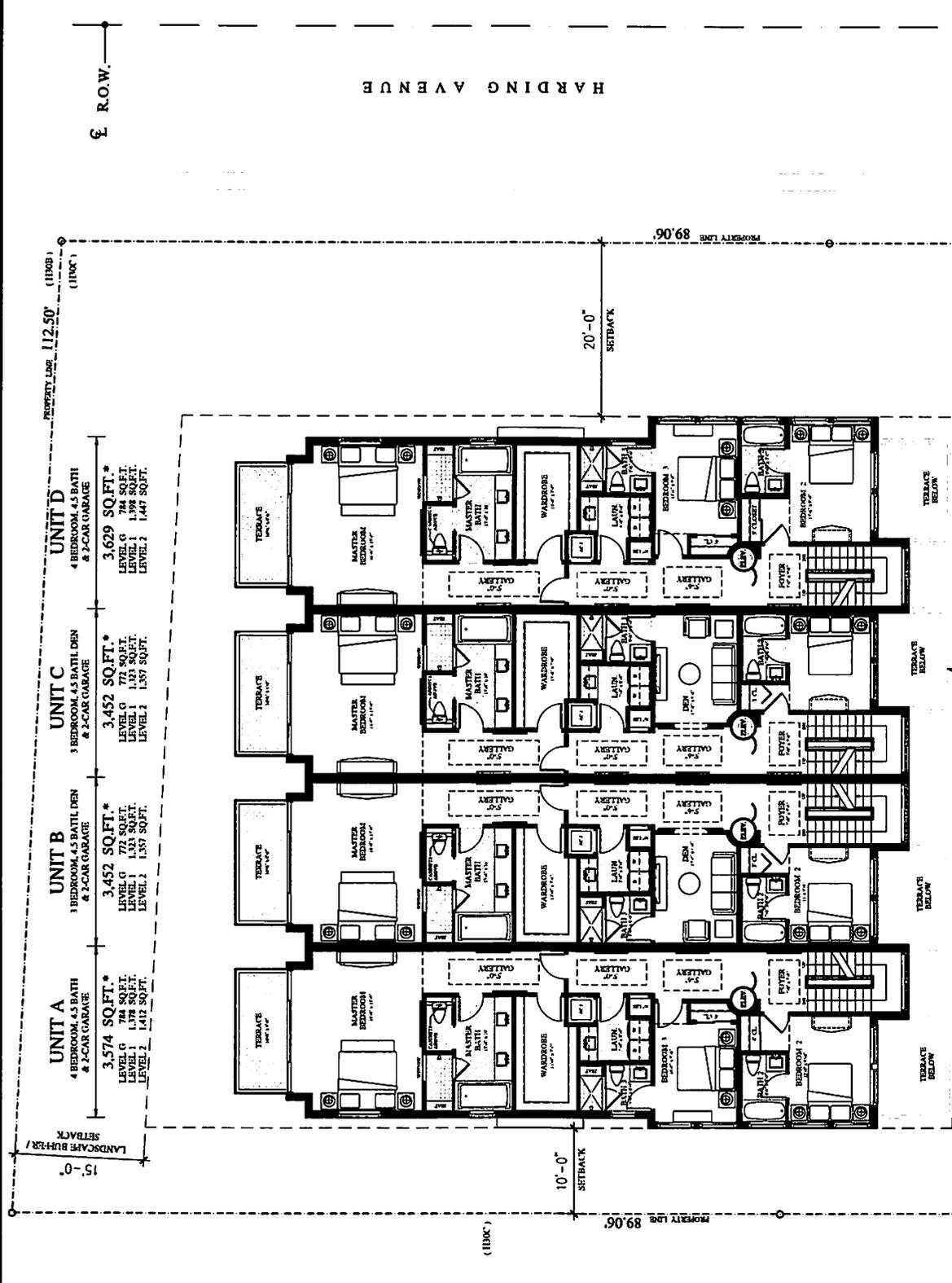


ROBERT M. SWEDROE  
ARCHITECTS PLANNERS

LEVEL 2 FLOOR PLAN

DATE	11/11/11
SCALE	1/8" = 1'-0"
NO.	311C - 1-07
REV.	
BY	
CHK.	
APP.	

A-4



UNIT A	UNIT B	UNIT C	UNIT D
4 BEDROOM, 4.5 BATH & 2-CAR GARAGE	3 BEDROOM, 4.5 BATH, DEN & 2-CAR GARAGE	3 BEDROOM, 4.5 BATH, DEN & 2-CAR GARAGE	4 BEDROOM, 4.5 BATH & 2-CAR GARAGE
3,574 SQ.FT.*	3,452 SQ.FT.*	3,452 SQ.FT.*	3,629 SQ.FT.*
LEVEL G 774 SQ.FT.	LEVEL G 772 SQ.FT.	LEVEL G 772 SQ.FT.	LEVEL G 774 SQ.FT.
LEVEL 1 1,378 SQ.FT.	LEVEL 1 1,333 SQ.FT.	LEVEL 1 1,333 SQ.FT.	LEVEL 1 1,398 SQ.FT.
LEVEL 2 1,412 SQ.FT.	LEVEL 2 1,357 SQ.FT.	LEVEL 2 1,357 SQ.FT.	LEVEL 2 1,447 SQ.FT.

LEVEL 2 FLOOR PLAN

ENCLOSED AREA = 5,573 SQ.FT. (\* NOTE: UNIT AREAS MEASURED TO OUTSIDE OF EXTERIOR WALL AND CENTERLINE OF DEMISING WALLS.)

EL. +23'-2" NGVD

NORTH



HARDING AVENUE

15'-0" LANDSCAPE BUFFER / SETBACK

PROPERTY LINE (112.50') (1100')

PROPERTY LINE (89.06')

10'-0" SETBACK

PROPERTY LINE (89.06')

20'-0" SETBACK

CONSTRUCTION OF THIS PLAN IS BASED UPON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE CONSTRUCTION.



PROPERTY LINE (ELOB) (ELOC)

UNIT D  
4 BEDROOM, 4.5 BATH & 2-CAR GARAGE

UNIT C  
3 BEDROOM, 4.5 BATH, DEN & 2-CAR GARAGE

UNIT B  
3 BEDROOM, 4.5 BATH, DEN & 2-CAR GARAGE

UNIT A  
4 BEDROOM, 4.5 BATH & 2-CAR GARAGE

3,629 SQ.FT.\*  
LEVEL 1: 1,198 SQ.FT.  
LEVEL 2: 1,447 SQ.FT.

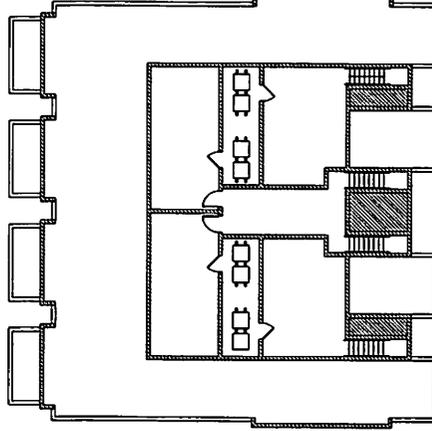
3,452 SQ.FT.\*  
LEVEL 1: 1,323 SQ.FT.  
LEVEL 2: 1,357 SQ.FT.

3,452 SQ.FT.\*  
LEVEL 1: 1,378 SQ.FT.  
LEVEL 2: 1,412 SQ.FT.

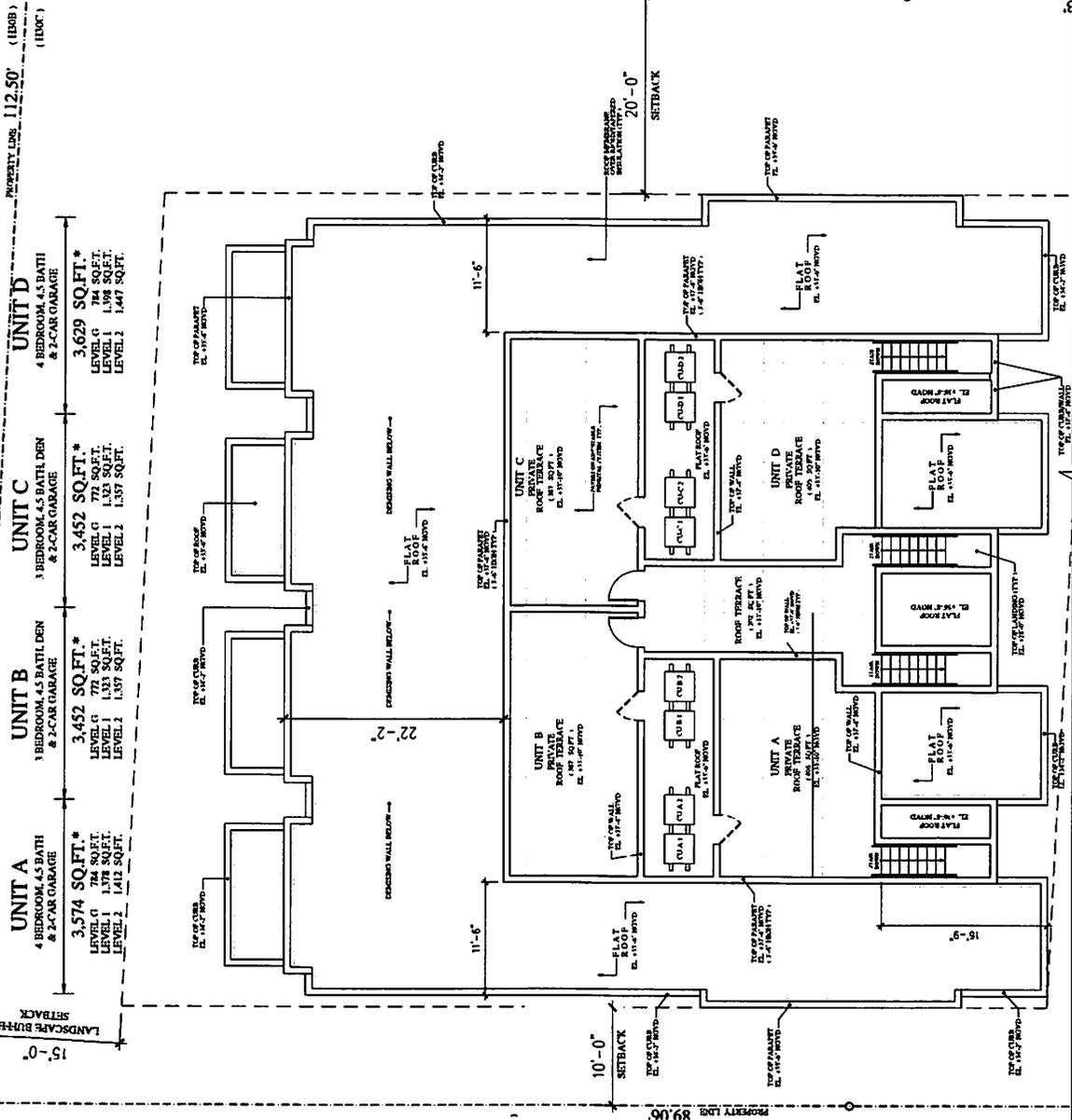
3,574 SQ.FT.\*  
LEVEL 1: 1,378 SQ.FT.  
LEVEL 2: 1,412 SQ.FT.

ROOF AREA CALCULATIONS

- 1) AREAS BELOW MAX. BLDG. HEIGHT (EL. +44.17' NGVD):
  - STAIRS @ EL. VARIES = 147 SQ.FT.
  - FLAT ROOF @ EL. +33'-6" = 1,339 SQ.FT.
  - CONDENSING UNITS @ EL. +33'-6" = 310 SQ.FT.
  - TERRACES @ EL. +33'-6" = 1,593 SQ.FT. (26% OF AGGREGATE ROOF AREA)
  - TOTAL AREA BELOW MAX. BLDG. HEIGHT = 5,577 SQ.FT. (96.7% OF AGGREGATE ROOF AREA)
- 2) AREAS ABOVE MAX. BLDG. HEIGHT PER SEC. 90-44.1:
  - PARAPETS @ EL. +35'-6" = 94 SQ.FT. (1.5% OF AGGREGATE ROOF AREA)
  - FLAT ROOF @ EL. +36'-3" = 154 SQ.FT. (2.5% OF AGGREGATE ROOF AREA)
  - PARAPETS @ EL. +37'-4" = 310 SQ.FT. (5.3% OF AGGREGATE ROOF AREA)
  - \* TOTAL AREA ABOVE MAX. BLDG. HEIGHT = 548 SQ.FT. (9.3% OF AGGREGATE ROOF AREA)
- 3) AGGREGATE ROOF AREA = 6,145 SQ.FT.



\* HATCH PATTERN INDICATES AREA ABOVE 30' MAXIMUM BUILDING HEIGHT.



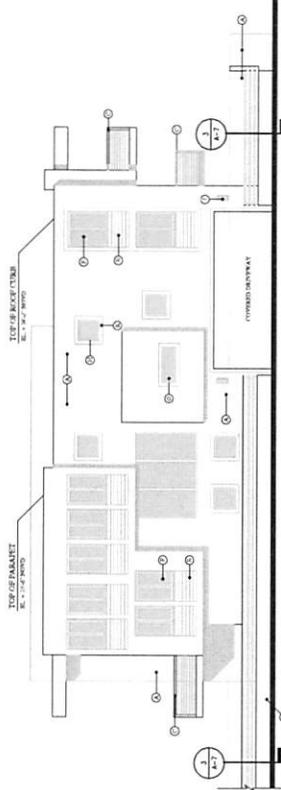
ROOF PLAN

TERRACE/DECK AREA = 1,588 SQ.FT. ( 27.5% OF AGGREGATE ROOF AREA)

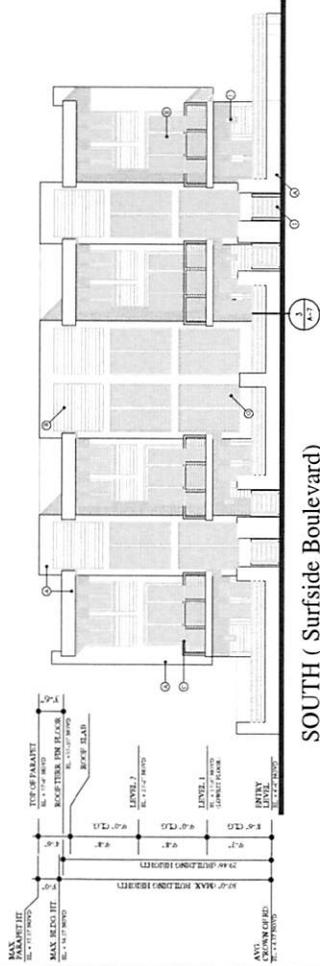


NORTH

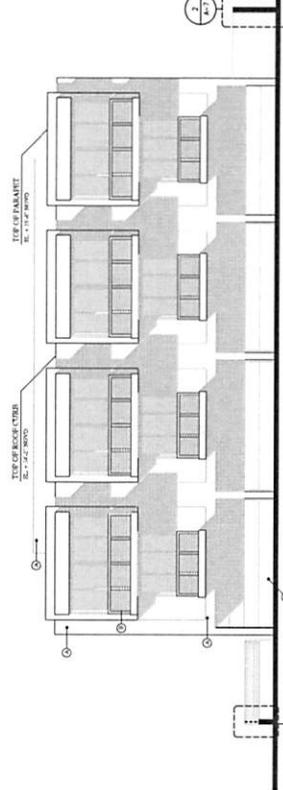
ALL DIMENSIONS, UNLESS NOTED OTHERWISE, ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS OF ROOF ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS OF TERRACE/DECK ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS OF GARAGE ARE TO FACE UNLESS NOTED OTHERWISE.



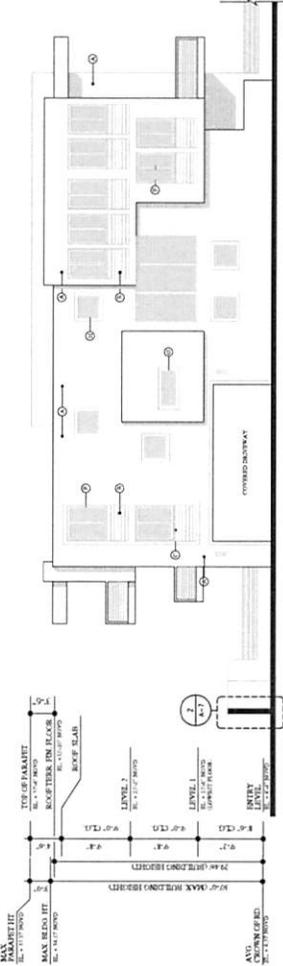
EAST (Harding Avenue)



SOUTH (Surfside Boulevard)



NORTH



WEST

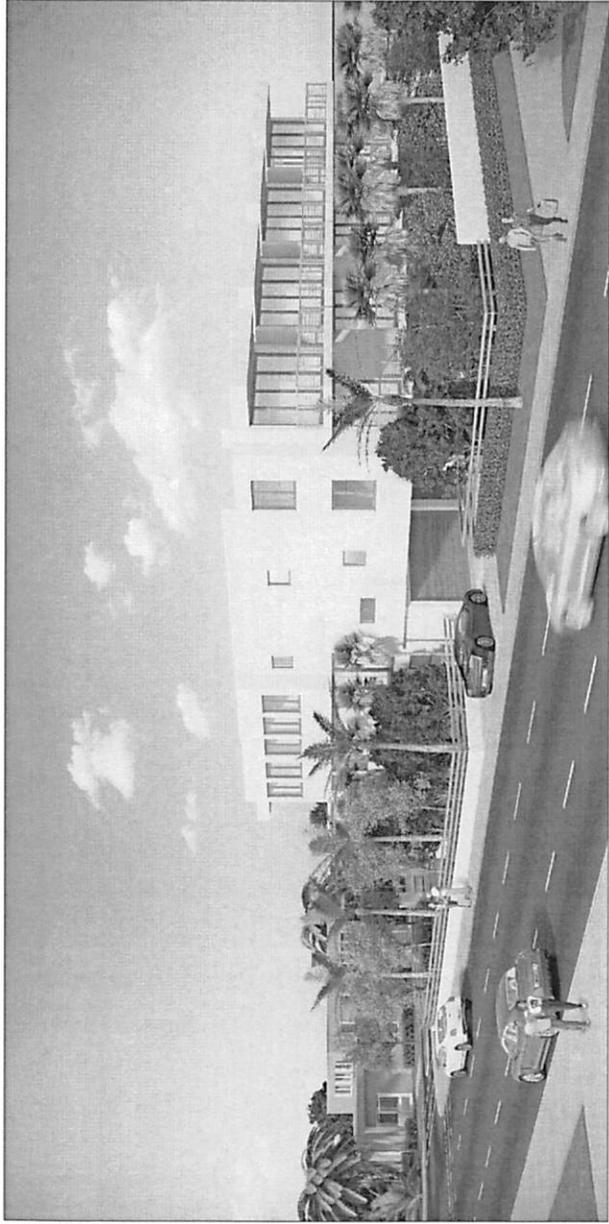
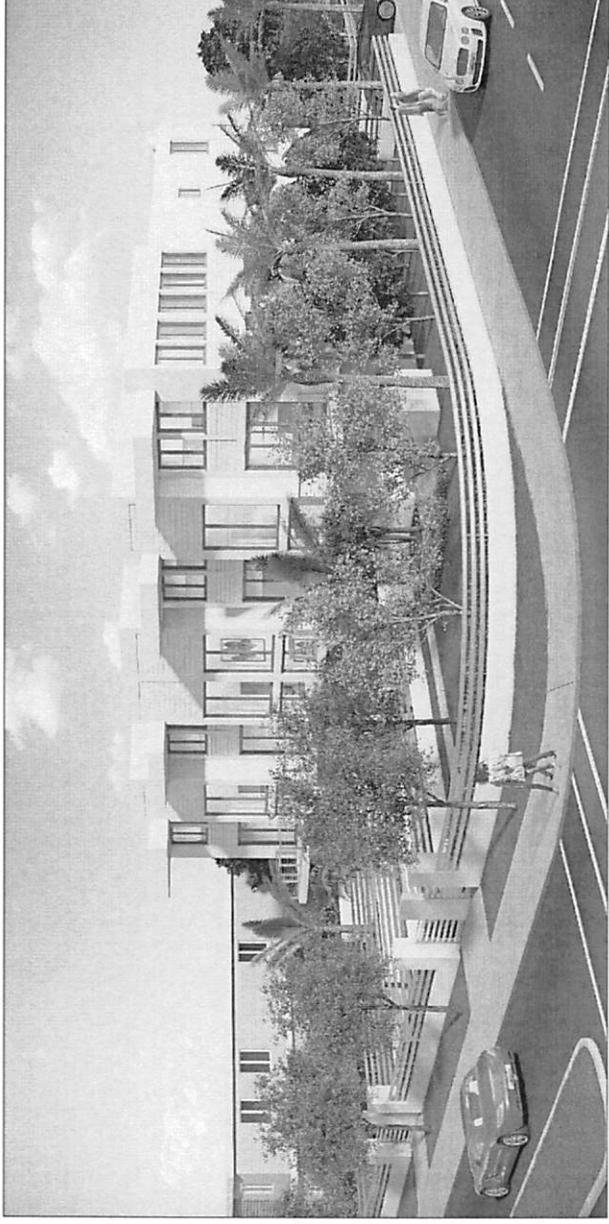
EXTERIOR ELEVATIONS

**MATERIALS LEGEND**

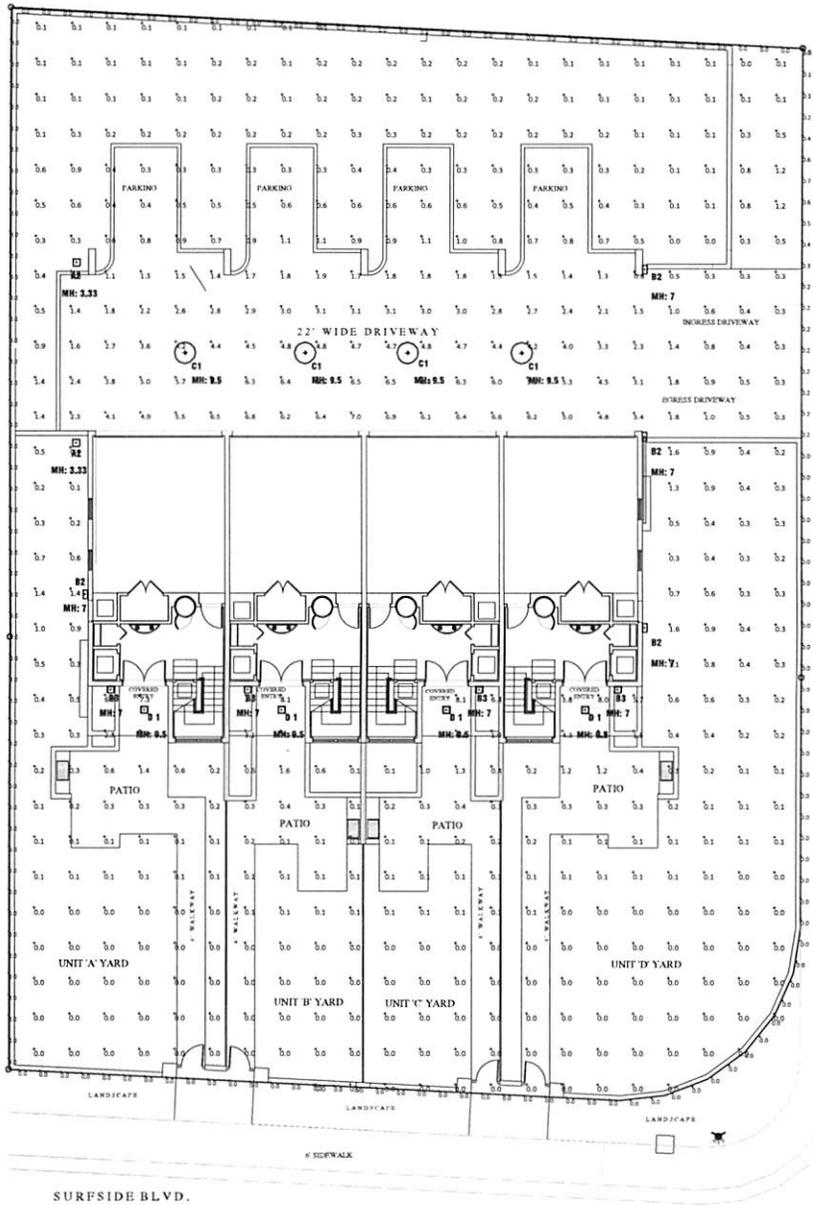
- A SMOOTH PAINTED STUCCO FINISH (WHITE)
- B "SCORED" WHITE STUCCO (STUCCO REVEAL)
- C STAINLESS STEEL CABLE RAILING
- D OVERHEAD ALUM. GARAGE DOOR (WOOD FINISH)
- E SLIDING DOORS - WOOD FRAME (TRANSPARENT GLASS)
- F CASHEMINT WINDOW - WOOD FRAME (TRANSPARENT GLASS)
- G FIXED GLASS WINDOW - WOOD FRAME (TRANSPARENT GLASS)
- H ANVING WINDOW - WOOD FRAME (TRANSPARENT GLASS)
- I STAINLESS STEEL GATE
- J WALL SCOUNCE
- K STUCCO BANDTRIM

ALL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.





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**SITE LIGHTING PLAN & PHOTOMETRICS**

CL R.O.W.  
 HARDING AVENUE

Luminaire Schedule

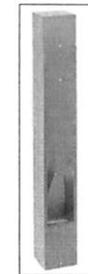
Project: 303 SURFSIDE - SITE - REV7 --- MAR 8 - 2018

Symbol	Qty	Label	Description	LED	LED	LLF	Lin. Watts	Total Watts
[Symbol]	1	A2	BETA-CALCO PFC-800-7013-GR-2	0.900	0.900	0.810	26	78
[Symbol]	4	B2	BETA-CALCO Z2 2700-RL	1.000	1.000	0.900	16	224
[Symbol]	4	B3	FC LIGHTING FCG0410-VOLT-LED-36-800-FW-03P-03W/L	0.900	0.900	0.800	20	112
[Symbol]	4	B3-UP COMP		0.900	0.900	0.389	42.8	171.2
[Symbol]	4	C1	PHILIPS SAARD03 8WPC-16L-800-RW-6	0.900	0.900	0.810	36	144
[Symbol]	4	C2	FC LIGHTING FCG0410-VOLT-LED-36-800-FW-WFL SURFACE MOUNT	0.900	0.900	0.405	14	56

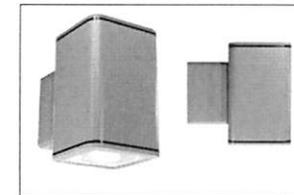
Calculation Summary

Project: 303 SURFSIDE - SITE - REV7 --- MAR 8 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
PL GUEST	0.87	2.4	0.1	6.70	24.00
PROPERTY LINE	0.08	0.7	0.0	N.A.	N.A.
SURFSIDE	4.06	8.0	1.4	3.34	5.71
GUEST	0.87	1.0	0.0	N.A.	N.A.



A2



B3 (D1 SIMILAR)



B2



C1



NORTH

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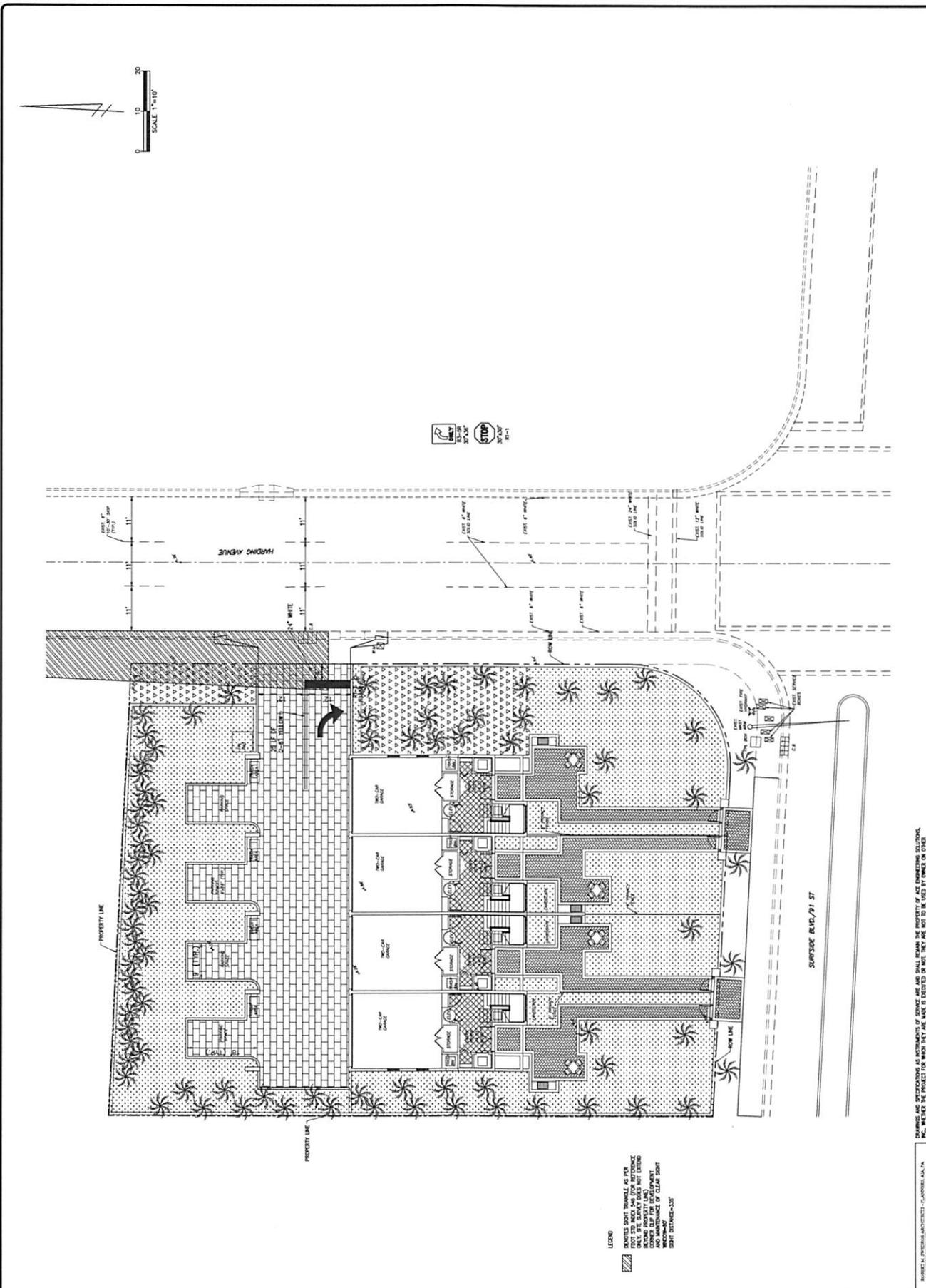
DATE	AS NOTED
DATE	AS NOTED
DATE	AS NOTED
DATE	AS NOTED

303 SURFSIDE BOULEVARD  
PAVEMENT AND  
MARKINGS PLAN

ROBERT M. SWEDROE  
ARCHITECTS  
PLANNERS



303 SURFSIDE  
SURFSIDE, FLORIDA 33154



**LEGEND**

- EXISTING DRIVE THROU AS PER
- ONLY THE DRIVE DOES NOT EXIST
- CONCRETE DRIVE
- ASPHALT DRIVE
- DRIVE DISTANCE=25'

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# 303 SURFSIDE

303 SURFSIDE  
SURFSIDE, FLORIDA 33154



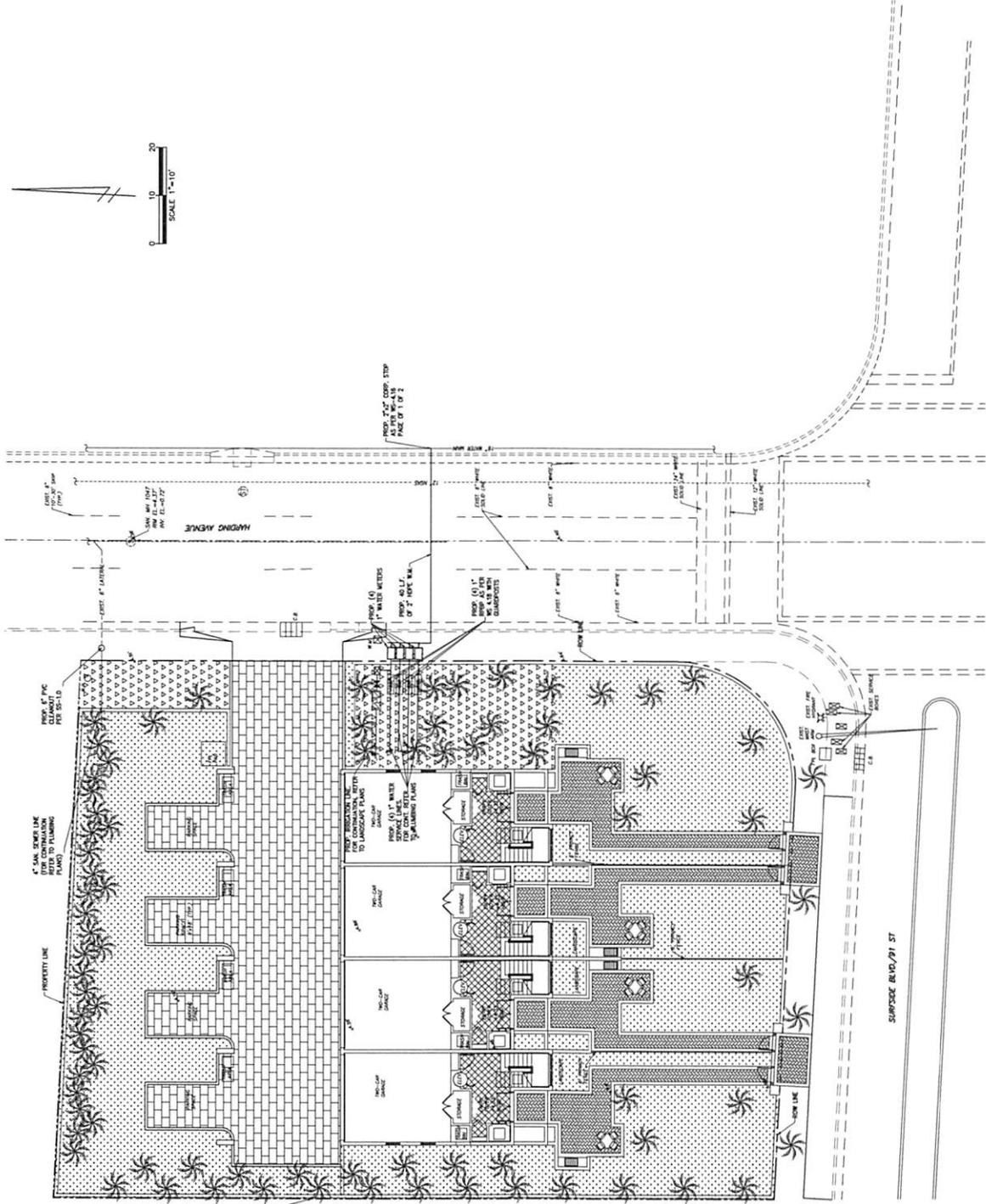
ROBERT M. SWEDROE  
ARCHITECTS  
PLANNERS

12000 BIRCHWAY BOULEVARD, SUITE 200, MIAMI, FL 33158  
PHONE: (305) 881-2333 FAX: (305) 881-2373

303 SURFSIDE BOULEVARD  
SURFSIDE, FL 33154  
WATER & SEWER PLAN

SHEET TITLE	303 SURFSIDE BOULEVARD
DATE	5-20-18
SCALE	AS NOTED
PROJECT NO.	18-000
DRAWN BY	J.P.
CHECKED BY	J.P.

C-3



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LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE & 100% OVERLAP

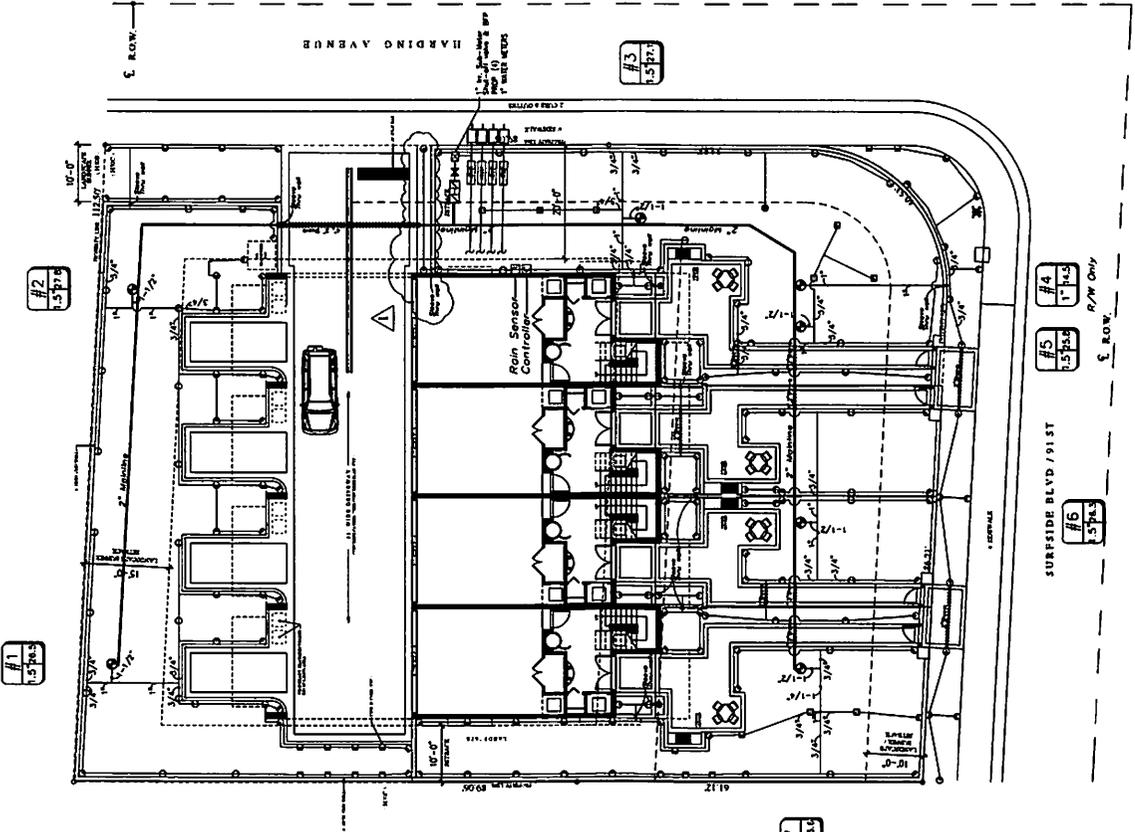
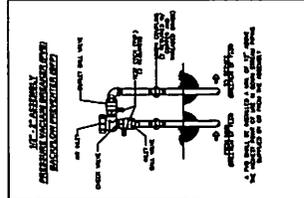
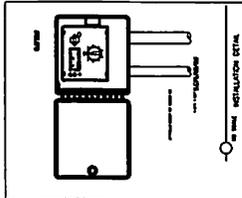
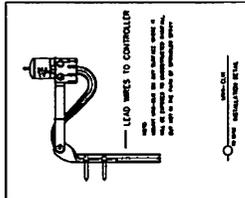
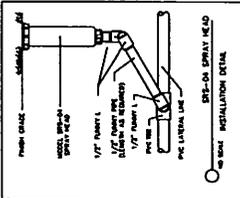
PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

\*INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.



IRRIGATION PLAN EQUIPMENT TABLE

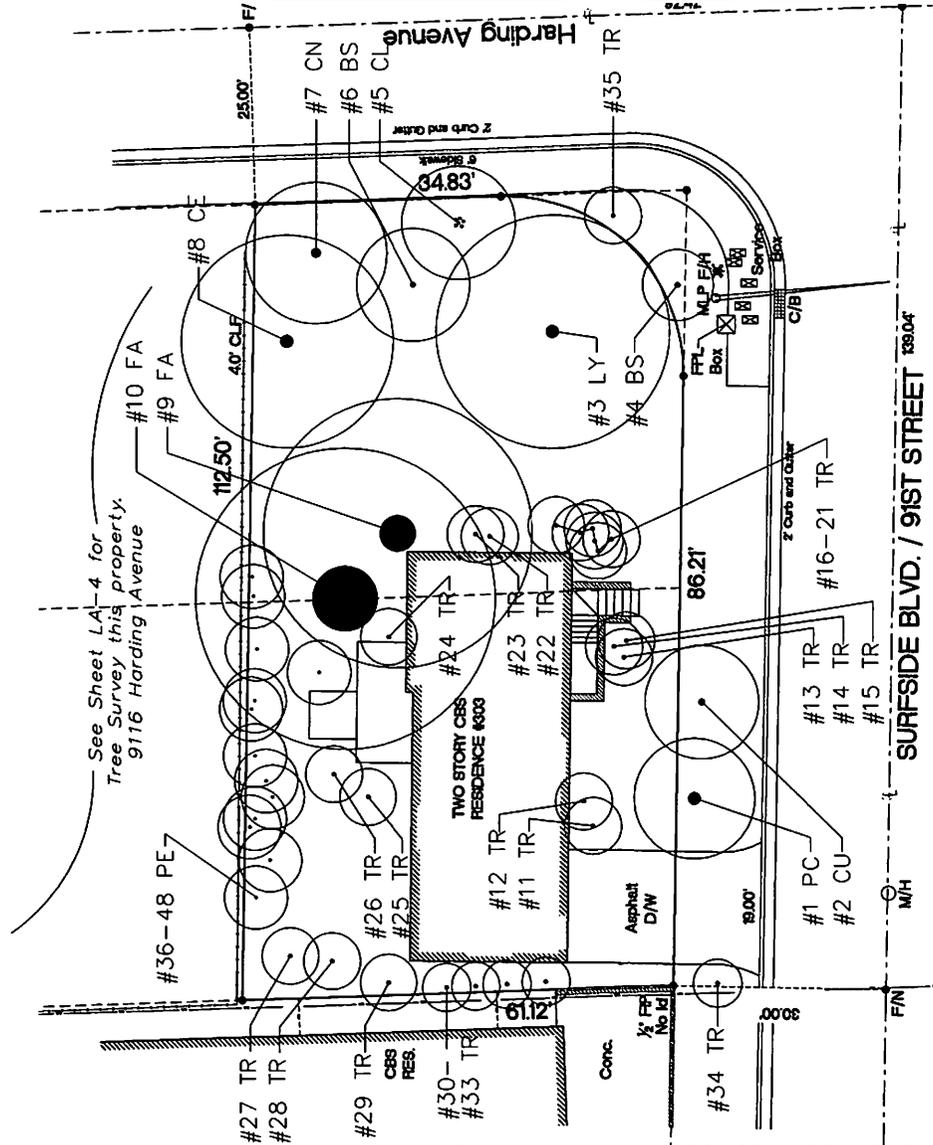
1	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' air
2	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' noff
3	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' full
4	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' air
5	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' noff
6	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' air
7	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' noff
8	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' full
9	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' air
10	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' noff
11	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End
12	1,500 AF Bubble, by Rainbird
13	1", 1.5" Valves by Rainbird, in Canon Valve Box
14	1.5" Manhole, Schedule 40 PVC
15	Manhole, Schedule 40 PVC
16	Lateral Lines, Schedule 160 PVC
17	Controller, ESP Manhole Series 8 Stations, (1 space)
18	Rain Sensor, by Metch
19	Proposed 1" Backflow Preventer, by Watts or equal
20	Proposed 1" Implosion Sub Meter

Irrigation Plan  
1" = 10'-0"

SURFSIDE BLVD / 91ST  
#1 1.5" PVC  
#2 1.5" PVC  
#3 1.5" PVC  
#4 1.5" PVC  
#5 1.5" PVC  
#6 1.5" PVC  
#7 1.5" PVC







See Sheet LA-4 for Tree Survey this property, 9116 Harding Avenue

Tree Survey / Disposition Plan  
1/8" = 1'-0"

Tree Survey List 303 Surfside

Num	Botanical / Common Name	Disposition	DBH in 8" Dia	Height in 8' Dia	Condition	Location
#1 TR	Thunbergia	Remove	17	20'	Good	11.5'
#2 CU	Thunbergia	Remove	15	15'	Medium	11.5'
#3 LY	Thunbergia	Remove	18	17'	Good	11.5'
#4 BS	Thunbergia	Remove	15	15'	Good	11.5'
#5 CL	Thunbergia	Remove	15	15'	Good	11.5'
#6 BS	Thunbergia	Remove	15	15'	Good	11.5'
#7 CN	Thunbergia	Remove	15	15'	Good	11.5'
#8 CE	Thunbergia	Remove	15	15'	Good	11.5'
#9 FA	Thunbergia	Remove	15	15'	Good	11.5'
#10 FA	Thunbergia	Remove	15	15'	Good	11.5'
#11 TR	Thunbergia	Remove	15	15'	Good	11.5'
#12 TR	Thunbergia	Remove	15	15'	Good	11.5'
#13 TR	Thunbergia	Remove	15	15'	Good	11.5'
#14 TR	Thunbergia	Remove	15	15'	Good	11.5'
#15 TR	Thunbergia	Remove	15	15'	Good	11.5'
#16-21 TR	Thunbergia	Remove	15	15'	Good	11.5'
#22 TR	Thunbergia	Remove	15	15'	Good	11.5'
#23 TR	Thunbergia	Remove	15	15'	Good	11.5'
#24 TR	Thunbergia	Remove	15	15'	Good	11.5'
#25 TR	Thunbergia	Remove	15	15'	Good	11.5'
#26 TR	Thunbergia	Remove	15	15'	Good	11.5'
#27 TR	Thunbergia	Remove	15	15'	Good	11.5'
#28 TR	Thunbergia	Remove	15	15'	Good	11.5'
#29 TR	Thunbergia	Remove	15	15'	Good	11.5'
#30 TR	Thunbergia	Remove	15	15'	Good	11.5'
#33 TR	Thunbergia	Remove	15	15'	Good	11.5'
#34 TR	Thunbergia	Remove	15	15'	Good	11.5'
#35 TR	Thunbergia	Remove	15	15'	Good	11.5'
#36-48 PE	Thunbergia	Remove	15	15'	Good	11.5'

Existing Tree or Palm to be removed. This tree or palm is to be removed. It could be relocated.

