



**Town of Surfside
Special Town Commission Meeting
Quasi-Judicial Hearing
AGENDA
July 12, 2016
6 p.m.**

Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

1. Opening

- A. Call to Order**
- B. Roll Call of Members**
- C. Pledge of Allegiance**

2. Quasi-Judicial Hearings

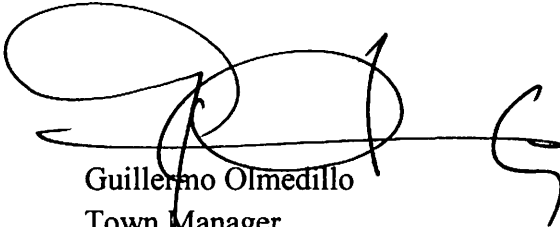
Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Town Commission and 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.

A. Surf Club Site Plan Amendment - Guillermo Olmedillo, Town Manager

**A RESOLUTION OF THE TOWN COMMISSION OF SURFSIDE, FLORIDA;
APPROVING A SITE PLAN AMENDMENT APPLICATION, FOR THE
PROPERTY LOCATED AT 9011 COLLINS AVENUE, SURFSIDE, FL 33154;
PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE; TO
PERMIT AN ADDITIONAL SWIMMING POOL AT THE REAR OF THE
PROPERTY ON THE EAST SIDE OF COLLINS AVENUE AND TO PERMIT
MODIFICATION OF THE LANDSCAPING ON THE PROPERTY ON THE
EAST SIDE OF COLLINS AVENUE; AND PROVIDING FOR A
SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

3. Adjournment

Respectfully submitted,



Guillermo Olmedillo
Town Manager

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS 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 OTHER 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.



Town of Surfside

Commission Communication

Agenda Date: July 12, 2016

Subject: Surf Club Site Plan Amendment

From: Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

Table of Contents:

1. Request
2. Site Plan Report
3. Development Impact Committee Report
4. Resolution
5. Exhibits:
 - a. Application and Letter of Intent
 - b. Site Plan Package

REQUEST:

The applicant, Fort Capital LLC, Trustee for the Surf Club Land Trust, is proposing a site plan amendment for the condominium/hotel at 9011 Collins Avenue, which was initially approved by the Town Commission on October 15, 2012 and also subject to a site plan amendment approved April 23, 2013. The proposed changes included in this site plan amendment are applicable to the property on the east side of Collins Avenue only. No changes included are proposed for the two buildings on the west side of Collins Avenue. The changes include the following:

1. Adding one pool to the rear of the building.
2. Modifying the landscaping by changing the layout and species of plants.

The Development Impact Committee (DIC) met in an open, advertised, televised session on February 11, 2016 to discuss this application. Due to the minor nature of the request, no additional conditions were included for this review. The original conditions and voluntary proffers associated with the approved plan and any subsequent site plan amendment remain in effect and this approval does not extend the dates for those proffers.

The Town Code states that a modification to a structure requires a site plan amendment. The code further defines a pool as a structure. Therefore, the addition of a pool requires that applicant to modify the site plan. Due to the extensive landscape modification proposed by the applicant, staff is including these changes to the site plan as part of the amendment package. However, the landscape plans continue to meet or exceed the code requirements. The following report identifies how the project is in compliance with the Town of Surfside Code requirements.

STAFF RECOMMENDATION

Recommendation: The Planning and Zoning Board heard this application at their May 25, 2016 meeting and unanimously recommended approval of the application to the Town Commission. Staff recommends that the Town Commission approve the site plan amendment application.

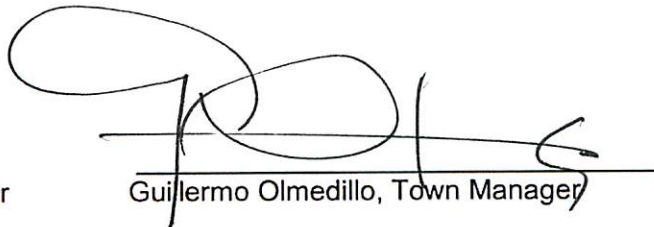
Budget Impact: The modification relates to landscaping and one additional pool. This is not expected to impact the budget other than building permit required for the installation and inspection.

Growth Impact: The *Five Year Financial Forecast* and the Town's adopted Comprehensive Plan both encourage the new development of hotels on the Collins Avenue. Therefore, the growth is in line with the Town Commission's direction and goals.

Staff Impact: The applicant has funded the review through the cost recovery process and the building permit review will be funded through the building permit fees.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

SITE PLAN REPORT

SITE PLAN INFORMATION:

Address	9011 Collins Avenue
General Location of amendment	East side of Collins Avenue and 91 st Street.
Subject Property Size	6.96 gross acres
Zoning District	H120
Adjacent Zoning Districts	H120 to the north and south, H40 to the west
Future Land Use	High Density Residential/Tourist
Density Permitted	109 units per acre
Number of rooms proposed	East Parcel: 257 rooms West Parcels (Not included in this amendment): Northwest Building: 28 Units Southwest Building: 0 Units (parking facility only) TOTAL: 285 units
Number of parking spaces	East Parcel: 181 spaces West Parcels (Not included in this amendment): Northwest Building: 60 spaces Southwest Building: 427 spaces TOTAL Provided: 668 spaces TOTAL Required: 623 spaces

ZONING CODE, REQUIREMENTS APPLICABLE TO THIS AMENDMENT

Sec. 90-49 Lot Standards

Lot Coverage	Minimum Required	Proposed
	20%	44%

Sec. 90.89.2

Plant Material	Minimum Required	Proposed
Native Vegetation	50%	50%

Sec. 90.89.4

Trees	Minimum Required	Proposed
Shade/canopy tree	A minimum overall height of 14 feet, six feet spread, 2&half inches DBH and five feet clear trunk. This category shall constitute 20 percent of the minimum required trees.	The applicant has provided a blend of very large trees and large trees. 19% of the trees are very large and 54% of the trees are large.
Intermediate trees	A minimum overall height of 12 feet, five feet spread, two inches DBH and 4½ feet clear trunk. This category shall constitute 20 percent maximum of the required trees.	26%. They are exceeding the minimum number of large trees; therefore they may exceed the minimum number of intermediate trees.
Small trees	A minimum overall height of ten feet, 4½ feet spread, one and 1½ inches DBH and four feet clear trunk. This category shall constitute no more than 20 percent of the required trees.	0%. The applicant is not required to place these trees on site.
Palms	A minimum of six feet grey wood and shall constitute no more than 40 percent of the required trees.	20%

Sec. 90.89.8

Shrubs and Hedges	Minimum Required	Proposed
Shade/canopy tree	Minimum of two feet high, full to base, two feet spreads and planted two feet on center when measured immediately after planting	Two foot high, two foot spread, two foot on center.

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	50%	72%

Sec. 90.93

Open Space	Application meets or exceeds all requirements.
Landscaping along all buildings and structures, shrubs and trees required in open space	

DEVELOPMENT IMPACT COMMITTEE REPORT

DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on February 11, 2016 to discuss the application for the Surf Club ("the Project"). The DIC meeting was attended by the following:

Staff Attendees: Guillermo Olmedillo, Town Manager
Joe Kroll, Public Works Director
Linda Miller, Town Attorney
Jane Graham, Assistant Town Attorney
Nancy Stroud, Consulting Attorney
Sarah Sinatra Gould, Town Planner
David Allen, Police Chief
Tim Millan, Parks and Recreation Director

Applicant Attendees: Joe Benton, Fort Capital
Mathieu Picard, Kobi Karp Architects
Jason Nunez, Fernando Wong

Citizen Attendees (who signed in): None

No additional conditions were suggested as a part of this application.

***NOTE:** The DIC meetings are televised on the Town's Channel 77 and are well on the Town's website and posted on Town Hall. The original conditions and voluntary proffers associated with the approved plan and any subsequent site plan amendment remain in effect and this approval does not extend the dates for those proffers.

RESOLUTION

RESOLUTION NO. 16-Z- _____

A RESOLUTION OF THE TOWN COMMISSION OF SURFSIDE, FLORIDA; APPROVING A SITE PLAN AMENDMENT APPLICATION, FOR THE PROPERTY LOCATED AT 9011 COLLINS AVENUE, SURFSIDE, FL 33154; PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE; TO PERMIT AN ADDITIONAL SWIMMING POOL AT THE REAR OF THE PROPERTY ON THE EAST SIDE OF COLLINS AVENUE AND TO PERMIT MODIFICATION OF THE LANDSCAPING ON THE PROPERTY ON THE EAST SIDE OF COLLINS AVENUE; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, FORT CAPITAL MANAGEMENT LLC, TRUSTEE FOR THE SURF CLUB LAND TRUST, owner of the property located at 9011 Collins Avenue, Surfside, FL 33154, with a general location of the east and west sides of Collins Avenue and 91st Street, Surfside, FL, (the “Property”) submitted an application to the Town of Surfside, Florida (the “Application”) on November 25, 2015, requesting an amendment to the Town approvals granted for the property by Resolution No. 12-Z-03, and Resolution 13-Z-06 which amendment requests an additional swimming pool to be located at the rear of the building located on the east side of Collins Avenue and modification of the landscape plan for the east side of Collins Avenue (“the Project”); and

Plans are on file and may be examined in the Building Department entitled “Surf Club” at 9011 Collins Avenue, Surfside, FL 33154, which plans may be modified at public hearing (hereinafter referred to as the “Plans”) prepared by Kobi Karp Architecture & Interior Design, consisting of Plan sheets A1.00,-A2.01, C100-C300, and L-002-L-813.

Legal Description: See attached Exhibit “A” “Legal Description”

ADDRESS: 9011 Collins Avenue, Surfside, FL 33154

WHEREAS, on February 11, 2016, the Town’s Development Impact Committee, after notice posted on the Town’s website, met in a televised meeting, reviewed the Application and made recommendation for approval to the Town’s Planning and Zoning Board in accordance with the criteria set forth in the Town’s Zoning Code; and

WHEREAS, on May 25, 2016, 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 Section 90-49 "Lot Standards" and Section 90-89.2 et seq. related to landscaping and the Application's consistency with the Town of Surfside's Comprehensive Plan and recommended the Application for approval by the Town Commission; and

WHEREAS, on July 12, 2016, 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, considered the requirements of Section 90-49 "Lot Standards" and Section 90-89.2 et seq. related to landscaping 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:

II. INCORPORATION OF 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 Commission finds that the proposed amended site plan is in compliance with the requirements and criteria set forth in Section 90.41 "Regulated Uses," Section 90-49 "Lot Standards," and Section 90-89.2 of the Town of Surfside Zoning Code related to landscaping and the Application's consistency with the Town of Surfside's Comprehensive Plan.

III. APPROVALS.

The recommended approvals set forth in this Section III are subject to all of the conditions set forth in prior Resolutions applicable to the property, and the execution of all attendant agreements prior to the issuance of the Building Permit for the Project. Applicant shall modify the recorded covenant running with the land, subject to the Town Attorney's approval, to include changes approved by this Resolution.

The Applicant's request for approval of the Site Plan amendment, consisting of an additional pool at the rear of the building and modified landscaping, submitted for the east side of the property known as the

“Surf Club” located at 9011 Collins Avenue is granted.

IV. **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.

V. **EFFECTIVE DATE.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2016.

Motion by: _____,

Second by: _____.

FINAL VOTE ON ADOPTION

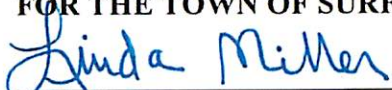
Commissioner Daniel Gielchinsky	_____
Commissioner Michael Karukin	_____
Commissioner Tina Paul	_____
Vice Mayor Barry Cohen	_____
Mayor Daniel Dietch	_____

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, MMC, Town Clerk

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



Linda Miller, 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. 16-Z____ adopted by the Town Commission at its meeting held on the ___ day of _____, 2016.

Issued: _____

Sandra Novoa, MMC
Town Clerk

Exhibit A
Legal Description

PARCEL 1:

Lot "B", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

PARCEL 2:

Lot "U", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 3:

Lot "A", and Lots 1 through 9, inclusive, Block 1, of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida.

TOGETHER WITH that portion of land lying East of said Lot "A", and Lots 1 through 9, inclusive, Block 1, of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida; bounded on the North by the Easterly extension of the North line of said Lot "A", Block 1; bounded on the East by the EROSION CONTROL LINE, according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami - Dade County, Florida; bounded on the South by the Easterly extension of the South line of said Lot 1, Block 1; bounded on the West by the East line of said Lot "A", and Lots 1 through 9, inclusive, Block 1.

LESS AND EXCEPT a portion of Lots 1 and 2, Block 1 of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly extension of the West line of said Block 1 with the Westerly extension of the South line of said Block 1; thence run Northerly, along the West line of said Block 1 and its Southerly extension, for a distance of 84.53 feet to the point of curvature of a circular curve concave to the Northeast, said point of curvature also being the POINT OF BEGINNING of the parcel herein described; thence run Southerly and Southeasterly, along the arc of said circular curve concave to the Northeast, having a radius of 229.18 feet, through a central angle of 19° 41' 36", for an arc distance of 78.77 feet, to a point of compound curvature of a circular curve concave to the Northeast; thence run Southeasterly to Easterly, along the arc of the last mentioned curve, having a radius of 13.00 feet, through a central angle of 67° 18' 51", for an arc distance of 15.27 feet, to the point of tangency with the aforementioned South line of said Block 1; thence run Westerly, along the South line of said Block 1, for a distance of 1.26 feet, to the point of curvature of a circular curve to the right; thence run Easterly to Northwesterly along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 87° 00' 27", for an arc distance of 37.96 feet, to the point of tangency with the West line of said Block 1; thence run Northerly, along the West line of said Block 1, for a distance of 60.79 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded In Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 4:

All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded In Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

APPLICATION AND LETTER OF INTENT



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

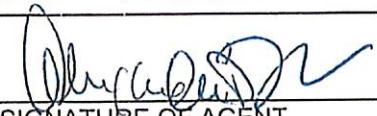
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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	Fort Capital Management LLC, Trustee for The Surf Club Land Trust
PHONE / FAX	c/o Joseph Benton, ph: (786) 214-1344
AGENT'S NAME	Alexander I. Tachmes, Esq.
ADDRESS	200 S. Biscayne Blvd., Suite 4100, Miami, Florida 33131
PHONE / FAX	Ph: (305) 347-7341
PROPERTY ADDRESS	9011 Collins Avenue, Surfside, Florida 33154
ZONING CATEGORY	H120
DESCRIPTION OF PROPOSED WORK	re-design of landscaping and additional pool at southeast corner of property adjacent to cabanas.

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	N/A	N/A
Setbacks (F/R/S)	40 feet 30 feet 10% lot frontage; minimum 10 feet	N/A - not impacted
Lot Coverage	N/A	N/A
Height	120 feet	N/A - not impacted
Pervious Area	20%	44% (landscaped area)

_____	_____		_____
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

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



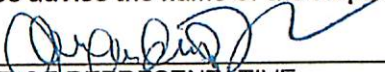
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of 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 Chairman of the Board.

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

	<i>4/16/16</i>
NAME OF REPRESENTATIVE	DATE
<i>Alexander J. Tachmos, Esq.</i>	

OWNERSHIP AFFIDAVIT
FOR CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Nadim Ashi, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the Manager of Fort Capital Management, LLC, a Delaware limited liability company with the following address: 176 NE 43 Street, Miami, Florida 33137.
2. Fort Capital Management, LLC serves as trustee for The Surf Club Land Trust, owner of the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

See attached Exhibit A

4. Applicant is legally authorized to file this application for public hearing/or Affiant hereby authorizes Applicant to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing if any false statements are made.

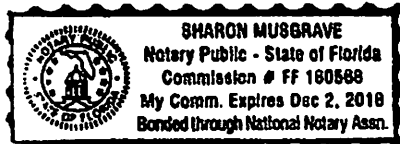
Witnesses:

Jeanine Nardone
Signature
Jeanine Nardone
Print Name

Lorenzo Restivo
Signature
Lorenzo Restivo
Print Name

Nadim Ashi
Affiant's Signature
Nadim Ashi
Print Name

Sworn to and subscribed before me on the 6th day of April, 2016. Affiant is personally known to me or has produced _____ as Identification.



Sharon Musgrave
Notary (Stamp/Seal)
Commission Expires: December 2, 2018

Exhibit A
Legal Description

PARCEL 1:

Lot "B", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

PARCEL 2:

Lot "U", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 3:

Lot "A", and Lots 1 through 9, Inclusive, Block 1, of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida.

TOGETHER WITH that portion of land lying East of said Lot "A", and Lots 1 through 9, Inclusive, Block 1, of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida; bounded on the North by the Easterly extension of the North line of said Lot "A", Block 1; bounded on the East by the EROSION CONTROL LINE, according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami - Dade County, Florida; bounded on the South by the Easterly extension of the South line of said Lot 1, Block 1; bounded on the West by the East line of said Lot "A", and Lots 1 through 9, Inclusive, Block 1.

LESS AND EXCEPT a portion of Lots 1 and 2, Block 1 of ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly extension of the West line of said Block 1 with the Westerly extension of the South line of said Block 1; thence run Northerly, along the West line of said Block 1 and its Southerly extension, for a distance of 84.53 feet to the point of curvature of a circular curve concave to the Northeast, said point of curvature also being the POINT OF BEGINNING of the parcel herein described; thence run Southerly and Southeasterly, along the arc of said circular curve concave to the Northeast, having a radius of 229.18 feet, through a central angle of 19° 41' 36", for an arc distance of 78.77 feet, to a point of compound curvature of a circular curve concave to the Northeast; thence run Southeasterly to Easterly, along the arc of the last mentioned curve, having a radius of 13.00 feet, through a central angle of 67° 18' 51", for an arc distance of 15.27 feet, to the point of tangency with the aforementioned South line of said Block 1; thence run Westerly, along the South line of said Block 1, for a distance of 1.26 feet, to the point of curvature of a circular curve to the right; thence run Easterly to Northwesterly along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 87° 00' 27", for an arc distance of 37.96 feet, to the point of tangency with the West line of said Block 1; thence run Northerly, along the West line of said Block 1, for a distance of 60.79 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 4:

All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.



DAVID J. COVIELLO
PARTNER
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 415-9437
FAX (305) 415-9837
EMAIL dcoviello@shutts.com

April 6, 2016

Sarah Sinatra Gould, AICP, Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

**RE: Four Seasons Surf Club – Application for amendments to site plan approval
(the “Application”)**

Dear Sarah:

As you know, we represent the owner and developer of the Four Seasons Surf Club project at 9011 Collins Avenue (the “Project”). We are hereby applying for amendments to the site plan approval that was granted for the Project in 2013 under Resolution Number 13-Z-06 (the “Prior Approval”). The proposed amendments consist of the following: (i) replacement of the landscape plans approved as part of the Prior Approval with new landscape plans; and (ii) the addition of a new swimming pool located on the southeast portion of the Project. As more fully explained below, these proposed amendments will enhance the aesthetics of the Project and improve the level of amenities required by the operator, Four Seasons Hotels and Resorts.

Landscape Plan Replacement:

As you know, the building design for the Project was modified in 2013 by acclaimed architect, Richard Meier. Due to time constraints associated with the approval process for the 2013 modification, the re-design of the landscape plans to compliment the building re-design changes were not submitted at that time. The purpose of this Application is to replace the landscape plans approved under the Prior Approval with a new set of landscape plans prepared by Fernando Wong Outdoor Living Design. The new landscape plans encompass a redesign that was carefully prepared to complement Richard Meier’s building design. The linear layout and introduction of new species completes Mr. Meier’s vision for the Project.

Addition of New Swimming Pool:

To improve the level of amenities for the Project, a new swimming pool is proposed for the area eastward of the cabanas on the southeast portion of the Project. The proposed pool, smaller in size relative to the other pools, will be nestled within the curve of the cabana structures.

MIADOCs 12731266 1

Sarah Sinatra Gould, AICP, Town Planner
Town of Surfside
April 6, 2016
Page 2

The Application is consistent with the Town Code and the design guidelines of the Town.
We respectfully request approval. Thank you.

Sincerely,

Shutts & Bowen LLP



David J. Coviello

DJC/scm

cc: Surf Club

SITE PLAN PACKAGE