



**Town of Surfside
Special Town Commission Meeting
Quasi-Judicial Hearing
9293 Harding Avenue
Surfside, FL 33154
AGENDA
May 26, 2021
5:00 p.m.**

1. Opening

- A. Call to Order**
- B. Roll Call of Members**

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. 8712 Byron Avenue – JAG Byron, LLC – Waiver of Plat No. D-24543 – Andrew Hyatt, Town Manager (Pages 1 – 14)**

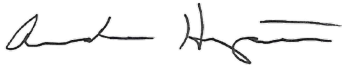
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; APPROVING AND ACCEPTING WAIVER OF PLAT NO. D-24543 APPROVED BY THE PLAT COMMITTEE OF MIAMI-DADE COUNTY, FLORIDA, FOR THE PROPERTIES LOCATED AT 8712 BYRON AVENUE, SURFSIDE, FLORIDA; PROVIDING FOR ACCEPTANCE OF A VOLUNTARY CONDITION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

B. 8851 Harding Avenue – 8851 Harding, LLC. – Site Plan Approval – Andrew Hyatt, Town Manager (Pages 15 – 58)

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A SITE PLAN APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9155 HARDING AVENUE, SURFSIDE, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

3. Adjournment

Respectfully submitted,



Andrew Hyatt
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 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.



ITEM NO. 2A

MEMORANDUM

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Andrew Hyatt, Town Manager
Date: April 30, 2021
Subject: 8712 Byron Avenue – Plat Waiver

REQUEST:

This application is a request for a Plat Waiver for 3 lots commonly referred to as 8712 Byron Avenue. The 3 lots are zoned H30A. The H30A zoning is normally found on waterfront lots and requires a minimum of 50 feet in width and a minimum of 8,000 square feet (SF) of lot area. The 3 lots in question are all non-conforming lots which are 50 feet wide but only 5,600 SF of lot area.

The Applicant, JAG Byron LLC, filed a Plat Waiver with Miami-Dade County to consolidate the 3 non-conforming lots to 2 conforming lots with a lot area greater than 8,000 SF. Lot A is an interior lot with a width of 75 feet and a lot size of 8,437.45 SF. A vacant single family residence and free standing garage was demolished during the past year. Lot B is a corner lot with a width of 75 feet and lot size of 8,389.18 SF. The Plat Waiver was approved by the Miami-Dade County Plat Committee on April 16, 2021. A Town resolution approving the Plat Waiver is required by Miami-Dade County.

Staff Findings: Staff finds the Plat Waiver allows the three non-conforming lots to be consolidated into two conforming lots which are consistent with the Town's Zoning Code.

Budget Impact: Approval of the Plat Waiver will allow the two lots to be developed with single family residences which will generate property taxes at a higher level than as undeveloped property,

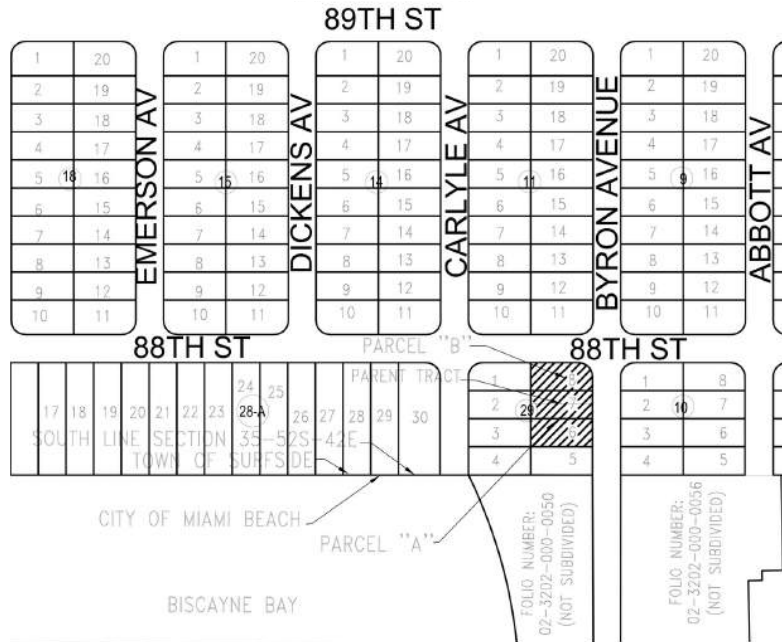
Growth Impact: One existing single family residence previously occupied the most southern non-conforming lot. The lot consolidation will limit the parcels to 2 single family residences where three residences potentially could have been developed.

Staff Impact: There has been no impact to staff other than the work necessary to review the project. The building permit review will be funded through building permit fees.

STAFF REPORT

This application is a request for a Plat Waiver for three lots fronting on Byron Avenue commonly known as 8712 Byron Avenue. The three lots are located in the H30A Zoning District which requires a minimum lot width of 50 feet and a lot size of 8,000 square feet (SF) or greater. The three lots are 5,625 – 5,577 SF which is less than the minimum size and therefore, non-conforming lots.

The three lots are described as Lots 6 – 8, Block 29, of “Normandy Beach” Subdivision located in Section 35, Township 52 South, Range 42 East as recorded in Plat Book 16, Page 44 in the Public Records of Miami-Dade County, Florida. A location map is provided below.



Lot 6 is the southern lot with a size of 5,625 SF. A vacant single family residence with free standing garage previously existed on this lot. The existing buildings were demolished within the last year. Lot 7 is the central lot with a size of 5,625 SF. This lot is vacant. Lot 8, is the northern lot and also a corner lot with a size of 5,576.68 SF. The lot is vacant with 88th Street parallel to the lot on the north and Byron Avenue fronting the lot on the east.

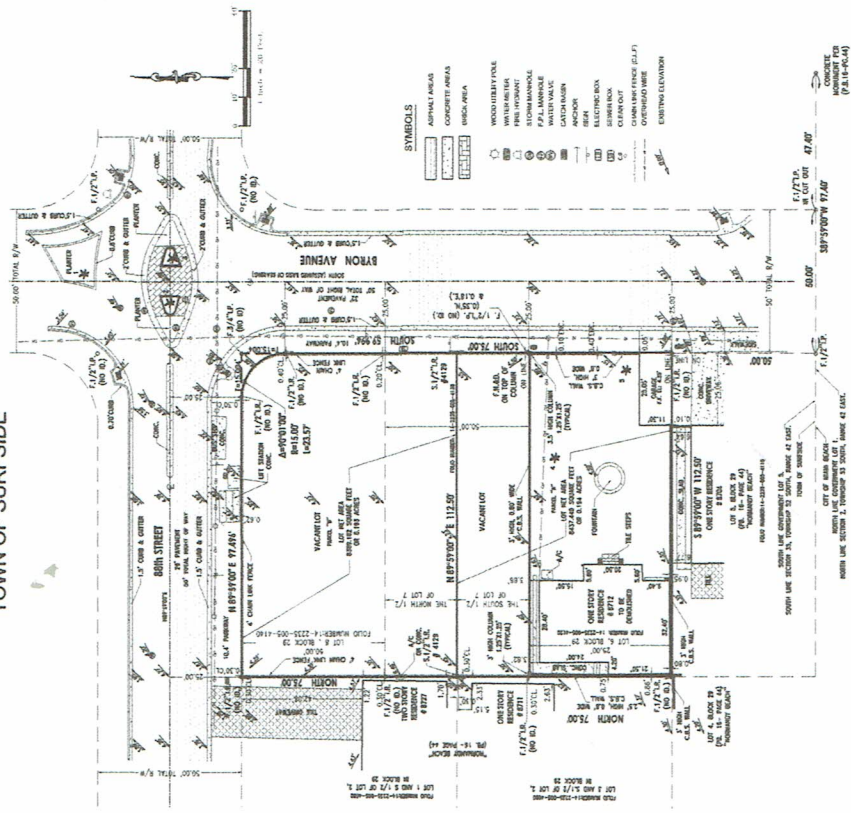
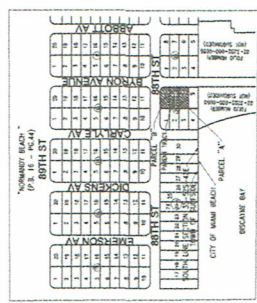
A February 1, 2021 Boundary and Topographic Survey for Waiver of Plat was prepared by Gary B. Castel. The survey depicts existing features, the lot lines for lots 6 – 8 and the propped consolidation from three lots to two parcels labeled A and B. The central lot (Lot 7) is evenly split between the adjacent lots to form two 75 foot wide lots. Lot A is located on the southern portion of the site and Lot B is the corner lot on the north. Lot A totals 8,437.449 SF and Lot B totals 8,389.182 SF. Lots A and B are 75 feet wide, 112.5 feet deep and with a size greater than 8,000 SF become conforming lots in the H30A Zoning District.

The Plat Waiver is a Miami-Dade County process since the County is responsible for lot subdivision. JAG Byron LLC is the Applicant whose application was approved by the Miami-Dade County Plat Committee on April 16, 2021. A Town resolution approving the Plat Waiver is required by Miami-Dade County. Development of either lot will require design review approval by the Planning and Zoning Board and compliance with all other applicable codes including the Florida Building Code. It is recommended the resolution approving the Plat Waiver be approved.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

LOTS 6, 7 AND 8, IN BLOCK 29, OF "NORMANDY BEACH", SUBDIVISION LOCATED AT SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 16, AT PAGE 44, OF MIAMI-DADE COUNTY, FLORIDA.

TOWN OF SURFSIDE



TABLE

| NO. | DESCRIPTION | BEARING | DISTANCE | AREA |
|-----|-------------|---------|----------|------|
| 1 | LOT 6 | | | |
| 2 | LOT 7 | | | |
| 3 | LOT 8 | | | |

PROPERTY OWNER INFORMATION:
JAG BYRON LLC
ADDRESS: 924 - 50th STREET, SURFSIDE, FLORIDA 33154
CONTACT NAME: JOSEPH AMAR
CELL PHONE: 305-743-1213
EMAIL: joseph@jagbyron.com

DEVELOPER INFORMATION:
There are no existing structures, improvements nor utilities other than shown on survey.
NUMBER OF LOTS: 2
PROPOSED USE: Residential

DEVELOPMENT CRITERIA:
EXISTING ZONING INFORMATION: RS-2 RESIDENTIAL SINGLE FAMILY.
PURPOSE OF SURVEY: The Boundary and Topographic Survey was ordered for a submittal as a Waiver of Plat to subdivide three platted Lots (PARENT TRACT) in 2 Buildable Lots (PARCEL "A" and PARCEL "B") MIAMI-DADE COUNTY FLOOD CRITERIA: The subject property falls within Miami-Dade County Flood criteria 5.00 Feet, more or less. The subject property is located within the FLOOD - CRITERIA MAP, as recorded in Plat Book 126, at Page 13, Sheet 4, of the Public Records of Miami-Dade County, Florida.
METHOD OF SEWER: PUBLIC SEWER (EXISTING).
METHOD OF WATER: PUBLIC WATER (EXISTING).

- LEGEND AND ABBREVIATIONS:
- ALL - ALL POINT
 - AW - AIR CONDITIONER PAD
 - AW - AIR CONDITIONER UNIT
 - C.B. - CATCH BASIN
 - C.C. - CURB CURVE
 - CL - CLEAR
 - C.M. - CONCRETE MASONRY
 - C.B.S. - CONCRETE BLOCK STRUCTURE
 - E.C. - ENCLOSURE
 - E.L. - ELEVATION
 - F.F.E.L. - FINISH FLOOR ELEVATION
 - F.P.C.P. - FOUND PERMANENT CONTROL POINT
 - F.P.C. - FOUND PERMANENT CONTROL POINT
 - F.A.C. - FOUND PERMANENT CONTROL POINT
 - F.N. - FOUND NAME AND ADDRESS
 - F.P.D. - FOUND PERMANENT REFERENCE
 - L. - LENGTH OF ARC
 - BM - BENCHMARK
 - ITS - ITS BENCHMARKS AND/OR ASHINS
 - U. - UTILITY
 - N.A. - NORTH AMERICAN VERTICAL DATUM
 - N.G.D. - NATIONAL GEODETIC VERTICAL DATUM
 - W. - WATER METER
 - W. - WOOD FENCE

GARY B. CASTEL
PROFESSIONAL LAND SURVEYOR
25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032
Mobile Phone: (786) 486-6786
E-Mail: esplanadinc@gmail.com

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND HEREIN DESCRIBED OTHER THAN AS SHOWN HEREON, AND THAT THE WAIVER OF PLAT IS SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP OR PLAT MEETS THE CURRENT STANDARDS OF MAPMAKING AS SET FORTH IN THE FLORIDA ADMINISTRATION CODE, CHAPTER 170, SECTION 47.027, FLORIDA STATUTES.
DATE OF BOUNDARY AND TOPOGRAPHIC SURVEY FIELD WORK COMPLETION: 07/14/2021

GARY B. CASTEL 03/29/2021
Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and official raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER: 12086 C 0288-L
TOWN OF SURFSIDE: 120869
COUNTY NAME: MIAMI-DADE
STATE: FLORIDA

FIRM PANEL NUMBER AND SUFFIX: 12086 C 0288-L
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.00 FT NGVD 1929

REVISIONS:

JOB NO.: 02-2021-024
FIELD CREW: EDWARD
DRAWN: SF
CHECKED: G.C.
FIELD DATE: 01/14/2021
DATE: 02/01/2021

SHEET 1 of 1

LEGAL DESCRIPTION FOR A WAIVER OF PLAT, FOR LOTS 6, 7 AND 8, IN BLOCK 29, OF "NORMANDY BEACH", SUBDIVISION LOCATED AT SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARENT TRACT:

Lot 6, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of The Public Records of Miami-Dade County, Florida.

LOT NET AREA: 5625.00 Square Feet or 0.129 Acres.

FOLIO NUMBER: 14-2235-005-4120

PROPERTY ADDRESS: 8712 Byron Avenue, Surfside, Florida 33154-3433.

Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of The Public Records of Miami-Dade County, Florida.

LOT NET AREA: 5625.00 Square Feet or 0.129 Acres.

FOLIO NUMBER: 14-2235-005-4130

PROPERTY ADDRESS: 87xx Byron Avenue, Surfside, Florida 33154-3433.

Lot 8, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of The Public Records of Miami-Dade County, Florida.

LOT NET AREA: 5576.68 Square Feet or 0.128 Acres.

FOLIO NUMBER: 14-2235-005-4140

PROPERTY ADDRESS: 87xx Byron Avenue, Surfside, Florida 33154-3433.

TOTAL NET AREA OF COMBINED LOTS OF PARENT TRACT: 16826.681 Square Feet or 0.3863 Acres.

PARCEL "A":

All of Lot 6 and the South half of Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of The Public Records of Miami-Dade County, Florida.

This Parcel "A" containing approximately:

NET AREA: 8437.499 Square Feet or 0.1937 Acres.

PARCEL "B":

All of Lot 8, and the North half of Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of The Public Records of Miami-Dade County, Florida.

This Parcel "B" containing approximately:

NET AREA: 8389.182 Square Feet or 0.1926 Acres.

SURVEYOR'S CERTIFICATION:

I certify that the attached Waiver of Plat, and Legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Certified this 3rd day of February, A.D., 2021.

Gary B. Castel

Professional Surveyor and Mapper No.: 4129

State of Florida

Gary B. Castel, Professional Land Surveyor

Address: 25465 S.W. 134th Place, Homestead, Florida 33032

Phone: (786) 486-6786

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

Plat No: D - 24543 - 2 - CORR.

STR1: 35 52 42

Municipality: SURFSIDE

Zoning: District: 4

Name: JAG BYRON LLC
Location by Streets: 88 STREET & BYRON AVE
Owner: JAG BRYON LLC,
924 -93RD STREET
SURFSIDE, FLORIDA 33154-2452 Phone: (786) 863-7213
Surveyor: GARY B. CASTEL SURVEYING
12016 SW 132 COURT
MIAMI, FL 33186 Phone: 3052539720

This is to advise you that on Friday, April 16, 2021 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

**NOTICE OF ACTION
MUNICIPALITY**

DATE: April 16, 2021

OWNER: JAG BYRON LLC

This is to inform you that the Waiver of Plat D-24543 was reviewed and approved by the Miami-Dade County Plat Committee on April 16, 2021

To record this Waiver of Plat in the Public Records of Miami-Dade County, Florida, the following items must be complied within sixty (60) days of approval, otherwise, the Waiver of Plat will be rescinded:

- Certified copy of the City resolution approving waiver of plat.
- Opinion of title in the Miami-Dade County format. If owner is an LLC, LLLP, LP, LTD., or any other limited organization, opinion of title must state who can sign on its behalf.
- If there is a mortgage, a joinder by mortgagee form is required. Form is available on our website.
- Tax memo for year 2020
- A reduced signed and sealed copy of the waiver of plat (8 1/2 X 11)
- Signed and sealed legal description of overall parcel encompassed by the waiver of plat. The legal description document must also include the description(s) of the new parcel(s) being created (8 1/2 X 11) with the following certification:

SURVEYOR'S CERTIFICATION

I certify that the attached Waiver of Plat, and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida

Certified this ____ day of _____, A. D., 20_____

Professional Surveyor and Mapper No. _____

State of Florida

"Company name"

"Company address"

Certificate of authorization No. _____



Town of Surfside, Florida Development Review

March 5, 2021

JAG Byron, LLC
c/o Yoann Andrea
924 93rd Street
Surfside, FL 33154

RE: Lots 6-8, Block 29 of Normandy Beach (PB 16 PG 44) – Plat Waiver

Dear Mr. Andrea:

I have reviewed the February 1, 2021 Boundary and Topographic Survey for Waiver of Plat by Gary B. Castel and Parcels A and B of the survey. Parcels A and B are zoned H30A in the Town of Surfside Zoning Code. The H30A District requires a 50-foot minimum lot width and a minimum lot area of 8,000 square feet. Parcels A and B each exceed the minimum lot width and minimum area for the H30A District. Once formally subdivided through formal approval of a plat or waiver of plat they can be recognized as conforming lots under the Town of Surfside Zoning Code.

Development of either lot will require design review approval by the Planning and Zoning Board and compliance with all other applicable codes including the Florida Building Code.

Sincerely,

A handwritten signature in black ink that reads "Walter H. Keller".

Walter Keller, PE., AICP.
Town Consultant Planner

cc: Andy Hyatt, Town Manager
Lillian Arango, Town Attorney
Tony Recio, Zoning Attorney
Marisol Vargas, Building Department Supervisor
Sandra McCready, Town Clerk

PAUL FELDMAN, P.A.

2750 Northeast 185th Street
Suite 203
Aventura, FL 33180

TELEPHONE – (305) 931-0433

FACSIMILE – (866) 856-1462

EMAIL – paul@feldmanclosings.com

PAUL FELDMAN, ESQ.

OPINION OF TITLE

To: Miami-Dade County
To: City of Surfside

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering, covering the real property, hereinafter described, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning to the February 15, 2021, at the hour of 11pm, inclusive, of the following described property:

Lot 6, Lot, 7, Lot 8 of Block 29 of NORMANDY BEACH, according to the Second Amended Plat thereof recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

JAG BYRON LLC, a Florida limited liability company (the “LLC”)

Either Gabriel Ammar or Joseph Ammar is authorized to execute documents on behalf of the LLC

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

MORTGAGE and SECURITY AGREEMENT in favor of **C BRIDGE INC., a Florida corporation**, recorded **January 26, 2021** in Official Records Book **32313**,page **2081**, in the original principal amount of \$ **2,100,000.00**.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

PLAT recorded Plat Book **16**, page **44**.

4. **SPECIAL EXCEPTIONS:**

DEED recorded on July 23, 1926, in Deed Book 985, Page 434.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make them a valid and binding covenant on the lands described herein.

| <u>Name</u> | <u>Interest</u> | <u>Special Exception Number</u> |
|---|-------------------------|---------------------------------|
| JAG BYRON LLC (to be signed by Gabriel Ammar as Manager) | Fee Simple Owner | N/A |

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this March 2, 2021



Paul Feldman, Esq.
Florida Bar No. 0684421
2750 NE 185th Street, Suite 203
Aventura, FL 33180

RESOLUTION NO. 2021- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; APPROVING AND ACCEPTING WAIVER OF PLAT NO. D-24543 APPROVED BY THE PLAT COMMITTEE OF MIAMI-DADE COUNTY, FLORIDA, FOR THE PROPERTIES LOCATED AT 8712 BYRON AVENUE, SURFSIDE, FLORIDA; PROVIDING FOR ACCEPTANCE OF A VOLUNTARY CONDITION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JAG Byron, LLC (the “Owner”) owns the property located at 8712 Byron Avenue, Surfside, Florida (the “Property”), totaling approximately 16,800 square feet of lot area; and

WHEREAS, the Property is comprised of three platted lots (Lots 6, 7 and 8) under the Second Amended Plat of Normandy Beach, platted in 1925 and recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Property is zoned H30A which requires a minimum lot width of 50 feet and a minimum lot area of 8,000 square feet; and

WHEREAS, as presently platted, the three lots do not meet the minimum lot area requirements of the H30A district; and

WHEREAS, in order to comply with the H30A lot area requirements, the Owner has sought to modify the platted lot lines to convert the three lots into two lots through a formal Waiver of Plat process pursuant to Section 28-4 of the Miami-Dade County Code; and

WHEREAS, the two lots depicted in the Waiver of Plat survey, attached hereto as Exhibit “A,” exceed the lot width and lot area requirements of the H30A district; and

WHEREAS, pursuant to Section 28-3, the Miami-Dade County subdivision code is to be enforced in incorporated areas such as the Town of Surfside.

WHEREAS, the Miami-Dade County Plat Committee met on April 16, 2021, and approved Waiver of Plat No. D-24543 to formally acknowledge the modification of the three lots into two lots; and

WHEREAS, in order to finalize Waiver of Plat No. D-24543, Miami-Dade County now requires the Town of Surfside Commission to approve and accept the Waiver of Plat; and

WHEREAS, on April 30, 2021, the Town Planner issued a recommendation of approval of the Waiver of Plat; and

WHEREAS, on May 26, 2021, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Waiver of Plat, hear from its professional staff, the Owner, and members of the public, and consider the Waiver of Plat's consistency with the Town of Surfside's Code and Comprehensive Plan, and the substantial competent evidence presented at the hearing; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO THE OWNER, 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 Waiver of Plat is in compliance with the requirements of the Town's Zoning Code and is consistent with the Town's Comprehensive Plan.

SECTION 2. WAIVER OF PLAT APPROVAL. Waiver of Plat No. D-24543, approved by the Plat Committee of Miami-Dade County, Florida pursuant to Section 28-4 of the Miami-Dade County Code, is hereby approved and accepted.

SECTION 3. VOLUNTARY CONDITION. The Owner has voluntarily agreed to pay the Town as cost recovery for the purpose of processing this Waiver of Plat the sum of \$1,000.00 on or before obtaining the first building permit. Town Commission accepts such proffer.

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

PASSED AND ADOPTED this 26th day of May, 2021.

Motion by: _____,

Second by: _____.

FINAL VOTE ON ADOPTION

| | |
|-------------------------------|-------|
| Commissioner Charles Kesl | _____ |
| Commissioner Eliana Salzhauer | _____ |
| Commissioner Nelly Velazquez | _____ |
| Vice Mayor Tina Paul | _____ |
| Mayor Charles W. Burkett | _____ |

Charles W. Burkett, Mayor

ATTEST:

Sandra 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

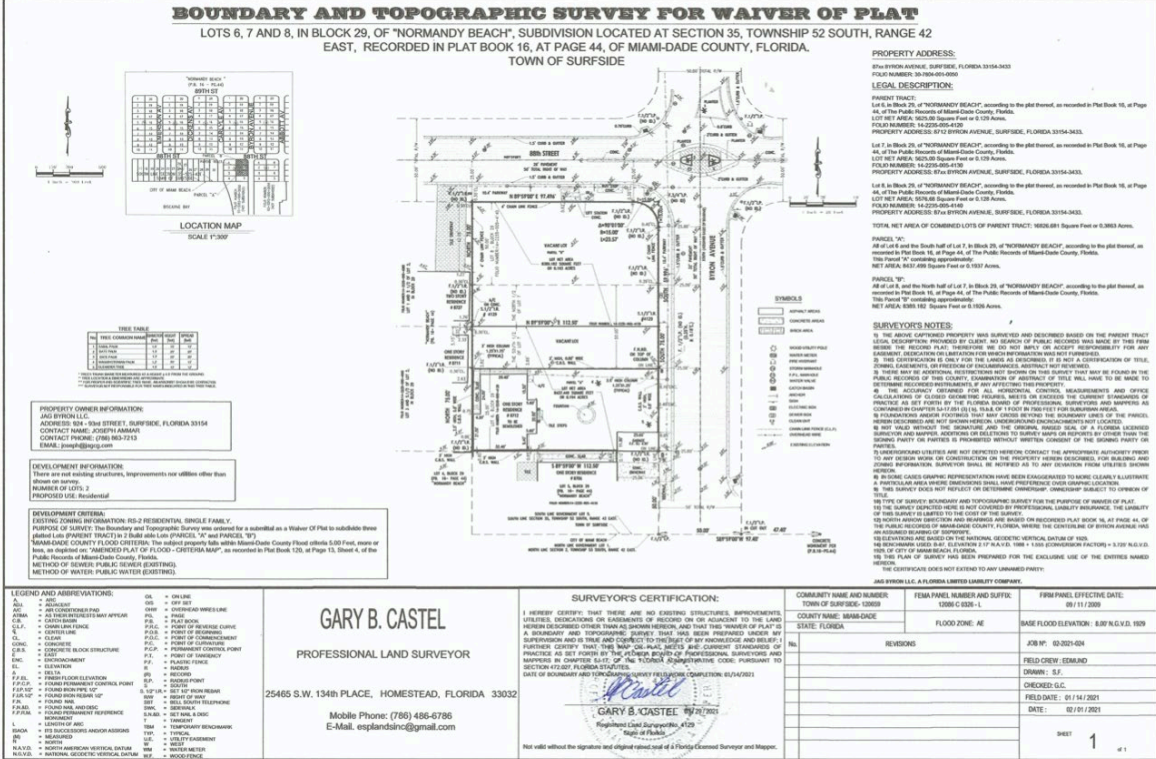
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra 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. 2021-____ adopted by the Town Commission at its meeting held on the ____ day of _____, 2021.

Issued: _____

Sandra McMcready, MMC
Town Clerk

EXHIBIT "A"





ITEM NO. 2B

MEMORANDUM

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

From: Andrew Hyatt, Town Manager

Date: April 30, 2021

Subject: 8851 Harding Avenue – 18 unit Multifamily Building
Site Plan Approval

REQUEST:

This application is a request for Site Plan approval for the development plans of the property commonly known as 8851 Harding Avenue an 18 unit 2 story multifamily building. The parcel is located in the H30C Zoning District at 8851 Harding Avenue and at 8873 Harding Avenue. The south parcel is 11,500 square feet (SF) with six apartment units. The north parcel is 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 located 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 application is for 18 dwelling units which is a net increase of 11 units over the existing condition. An underground parking garage with 32 parking spaces is proposed

The proposed redevelopment of this site was previously presented to the Town Commission on April 23, 2019 when a site plan and 2 variance requests were considered. Because the proposed building exceeded 20,000 SF, a loading space was required and 2 curb cuts were proposed (one for parking access and one to serve a loading space). The Florida Department of Transportation limited the site to one curb cut. The Town Commission did not approve the variance requests. The Applicant reduced the size of the units to fall below the 20,000 SF threshold for a loading space. The reduced sized units are consistent with the Town's minimum size requirements for one and two-bedroom units.

Staff Findings: Staff finds the Application meets the requirements of the Zoning Code.

Design Review Group (DRG): The DRG met on Thursday, February 25, 2021 at 12:00 PM via Zoom to discuss and review the proposed Site Plan proposal. The DRG was satisfied that the proposed Site Plan impacts to public services was minimal and did not negatively impact the Town. The DRG supported approval of the Site Plan.

Planning & Zoning Board: The Planning and Zoning Board considered this application at the February 25, 2021 meeting. The Planning and Zoning Board recommended by a 3-2 vote that the Town Commission should deny the Site Plan.

Budget Impact: Per Resolution (number to be assigned) the Applicant has proffered \$31,525.87 to address the impacts of development.

Growth Impact: The property has a maximum density permitted of 27 units. The proposed site plan provides for 18 apartment units. The proposed Site Plan will replace 7 existing units, thereby producing 11 additional units.

Staff Impact: There has been no impact to staff other than the work necessary to review the project. The applicant has funded the review through the cost recovery process and the building permit review will be funded through building permit fees.

SITE PLAN REPORT

This application is a request to construct a new 2-story multifamily building with 18 dwelling units and 32 underground parking spaces. The parcel is located in the H30C Zoning District at 8851 Harding Avenue and at 8873 Harding Avenue. The south parcel is 100 feet by 115 feet totaling 11,500 square feet (SF) with six apartment units. The north parcel is 50 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 located 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 application is for 18 dwelling units which is a net increase of 11 units over the existing condition. Figure 1, on the following page, presents an overhead view of the project site from the Miami Dade County Property Appraiser. The photo illustrates the two lots with the southern lot highlighted with the red marker.

The development plan provides for eight one-bedroom units and 10 two-bedroom units. The site plan complies with the required setbacks of 20 feet on the front yard where 20-foot 1 inch is provided, 15 feet six inches on the interior sides where 15 feet six inches is provided and 10 feet on the rear lot where 10 feet one inch is provided. Maximum lot coverage is 14, 260 SF (80% of the lot total) where 9,890 SF is provided. Minimum pervious area/landscaping is 20% of the lot which is 3.565 SF where 20.2% is provided. A mixture of terraces and balconies are provided for each unit.

The Applicant's package includes 3 drawing sheets with color renderings of the building, the two lot surveys, an area plan with zoning characteristics, the proposed site plan, landscape legend, utility plan, underground parking plan with loading zone, floor plans (3), drainage plan (2) and landscape plan (5).

Prior staff reviews found the application complied with Town Zoning requirements except for one issue. The prior project exceeded 20,000 SF of building floor area which required a loading zone and the Florida Department of Transportation only approved one curb cut. The proposed remedy placed the loading zone in the aisle of the underground parking garage which limits the service vehicles to a smaller size. This revision required a variance which was not approved by the Town Commission.

Lacking a variance for the underground loading zone, the Applicant reduced the size of the apartments to fall below the 20,000 SF threshold. The minimum size of a 1-bedroom apartment decreased from 896 SF to 815 SF. The larger size 1-bedroom apartment was lowered from 1,007 SF to 835 SF. The 2-bedroom smaller sized unit decreased from 1,128 SF to 959 SF. The largest 2-bedroom unit decreased from 1,410 SF to 1,133 SF. The elimination of the loading zone also allowed the height of the underground garage level to be decreased from a 12 feet height to a 10-foot height and a 7 foot height in the parking spaces adjacent to the garage walls.

Site characteristics, zoning analysis, building characteristics, pervious area and landscape characteristics are provided in Table 1 on page 3.

Figure 1 – 8851 Harding Avenue - MDC Property Appraiser's Photo

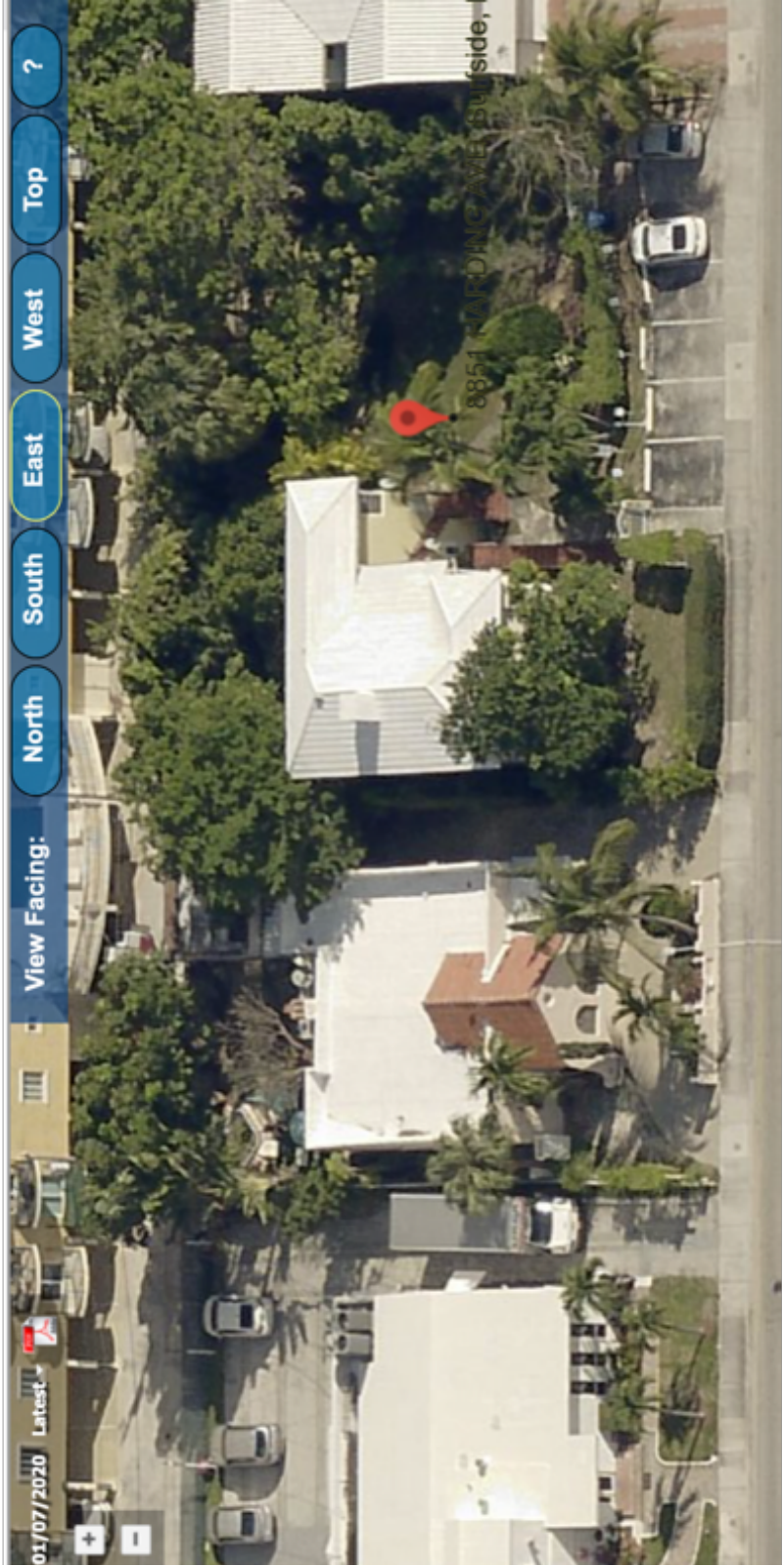


Table 1 - 8851 Harding Site Characteristics, Zoning Requirements and Landscaping

| | | |
|---------------------------------------|---|----------------------------------|
| 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 | 18 DUs | |
| Unit Type | 8 – 1 Bedroom DUs; 10 – 2 Bedroom DUs | |
| Required Parking Spaces | 8 x 1.5 Pkg Spaces + 10 x 2 Pkg Spaces = 32 Pkg Spaces Required | |
| Parking Spaces Provided | 32 Pkg Spaces Provided in Underground Garage | |
| Unit Sizes | Minimum Required | Proposed |
| One-bedroom | 800 SF | 815 to 835 SF |
| Two-bedroom | 950 square feet | 959 to 1,133 SF |
| Pervious Area | 20% | 20.1% |
| Building Height | 30 Feet (Max Height) | 29.71 Feet |
| Setbacks | 30 Feet (Max Height) | 29.71 Feet |
| Front | 20 Feet | 20 Feet |
| Side | 15 Feet | 15 Feet 6 Inches |
| Rear | 10 Feet | 10 Feet |
| Projections | Maximum | Proposed |
| Ordinary Projections | 24 Inches | None Proposed |
| Unenclosed Balconies-Front | 5 Feet | 5 Feet |
| Unenclosed Balconies-Side/Rear | 2.5 Feet | 2.5 Feet |
| Unenclosed Terraces | 6 Feet w/> 24 inch Setback | 5 Feet w/> 24 inch Setback |
| 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 |
| Paving in Front & Rear Yds | Minimum Required | Proposed |
| Paved - Not Pervious | 50% Maximum Paved | 33% |
| Front Yard | 30% | 33% |
| Rear Yard | 20% | 20% |

A series of architectural renderings and drawings are included providing a synopsis of the proposed development plan.

- Figure 2 – Site Plan– See Page 5
- Figure 3 – Underground Parking Garage – See Page 6
- Figure 4 – First Floor Common Area and Apartment Plan – See Page 7
- Figure 5 – Second Floor Common Area and Apartment Plan – See Page 8
- Figure 6– Building Cross Sections – See Page 9
- Figure 7 – Drainage Plan – See Page 10

Figure 2 – 8851 Harding Avenue – Site Plan

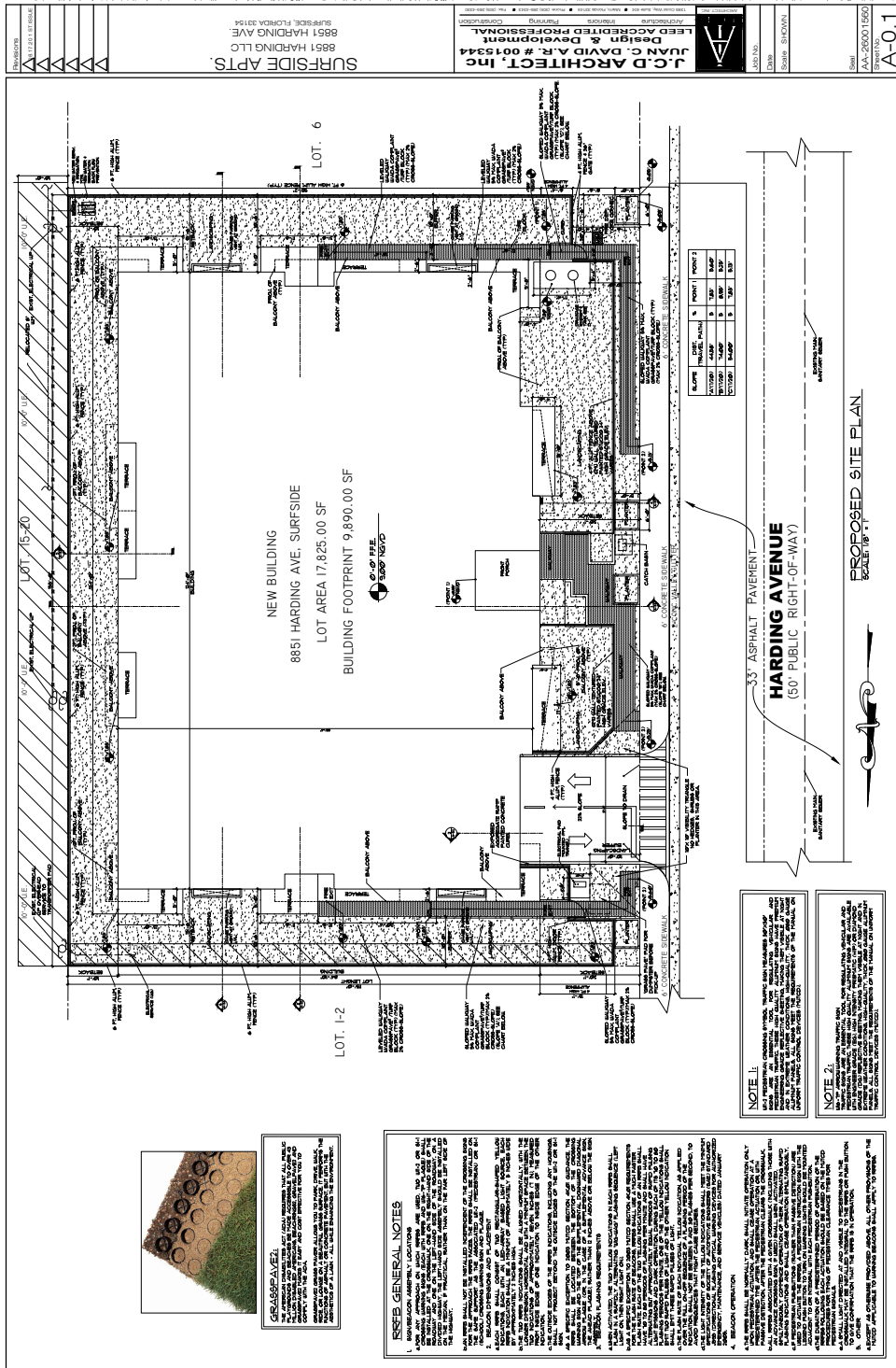


Figure 3 – 8851 Harding Avenue – Underground Garage

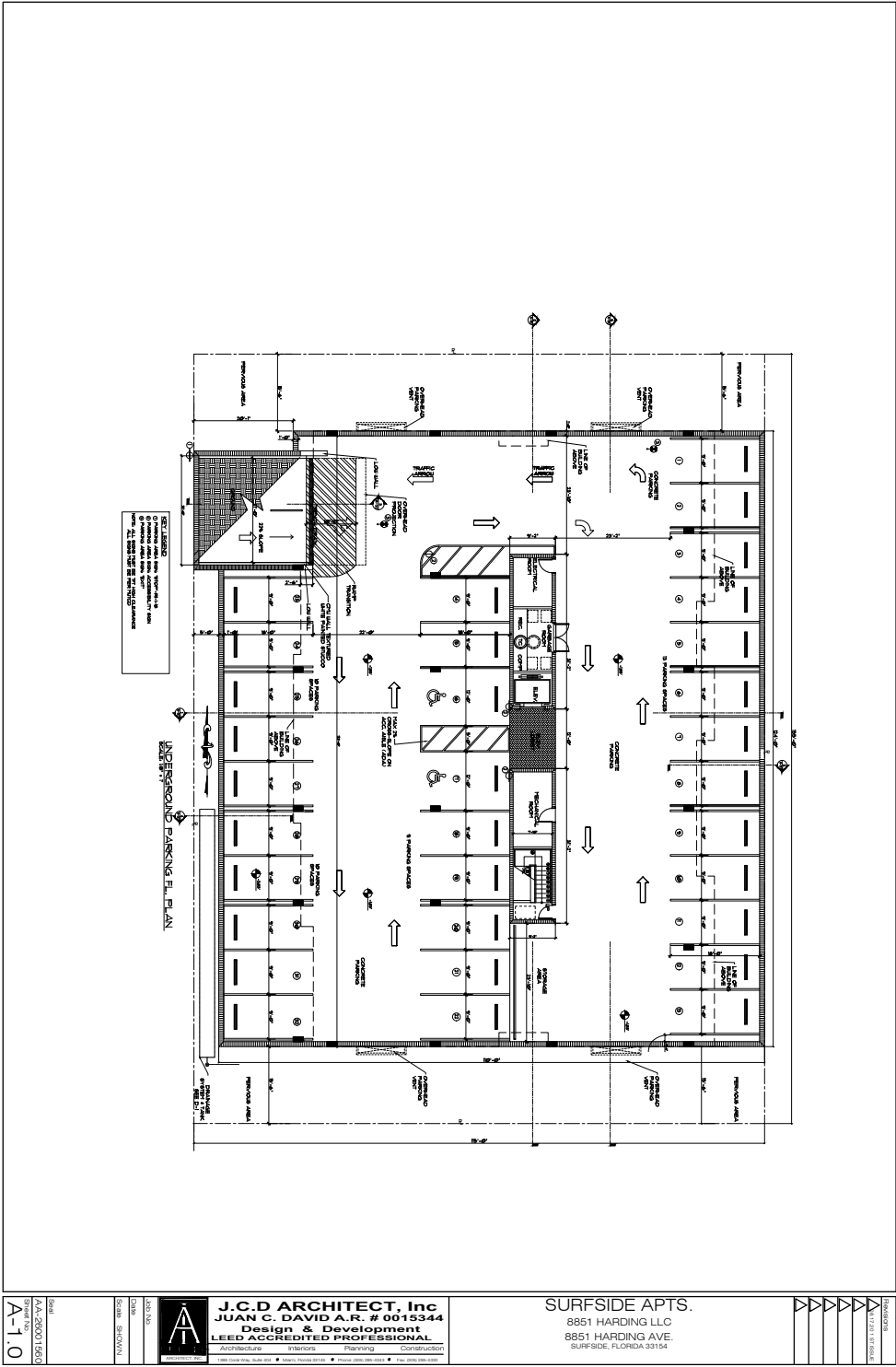


Figure 4 – 8851 Harding Avenue – 1st Floor Plan

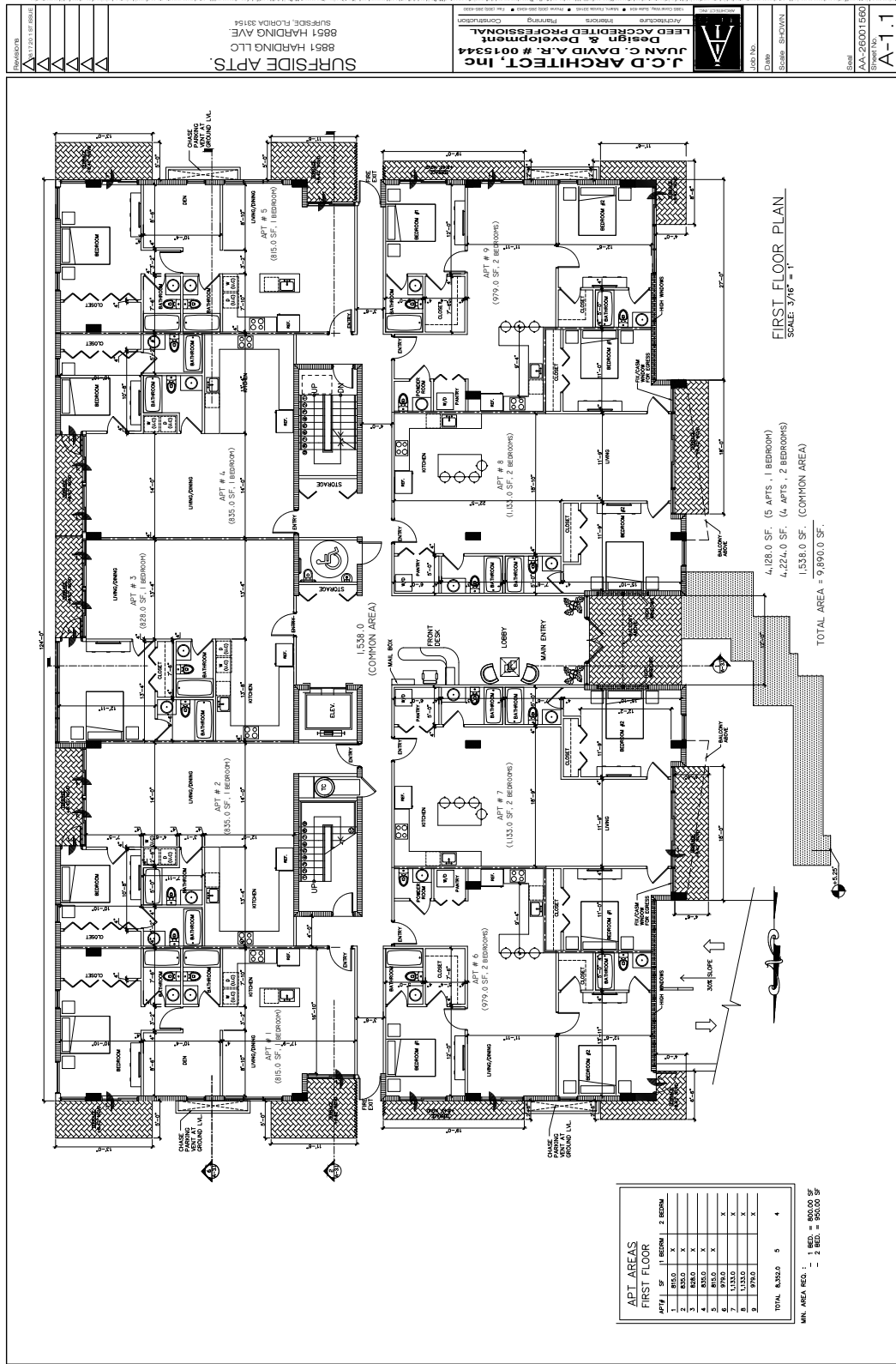


Figure 5 – 8851 Harding Avenue – 2nd Floor Plan

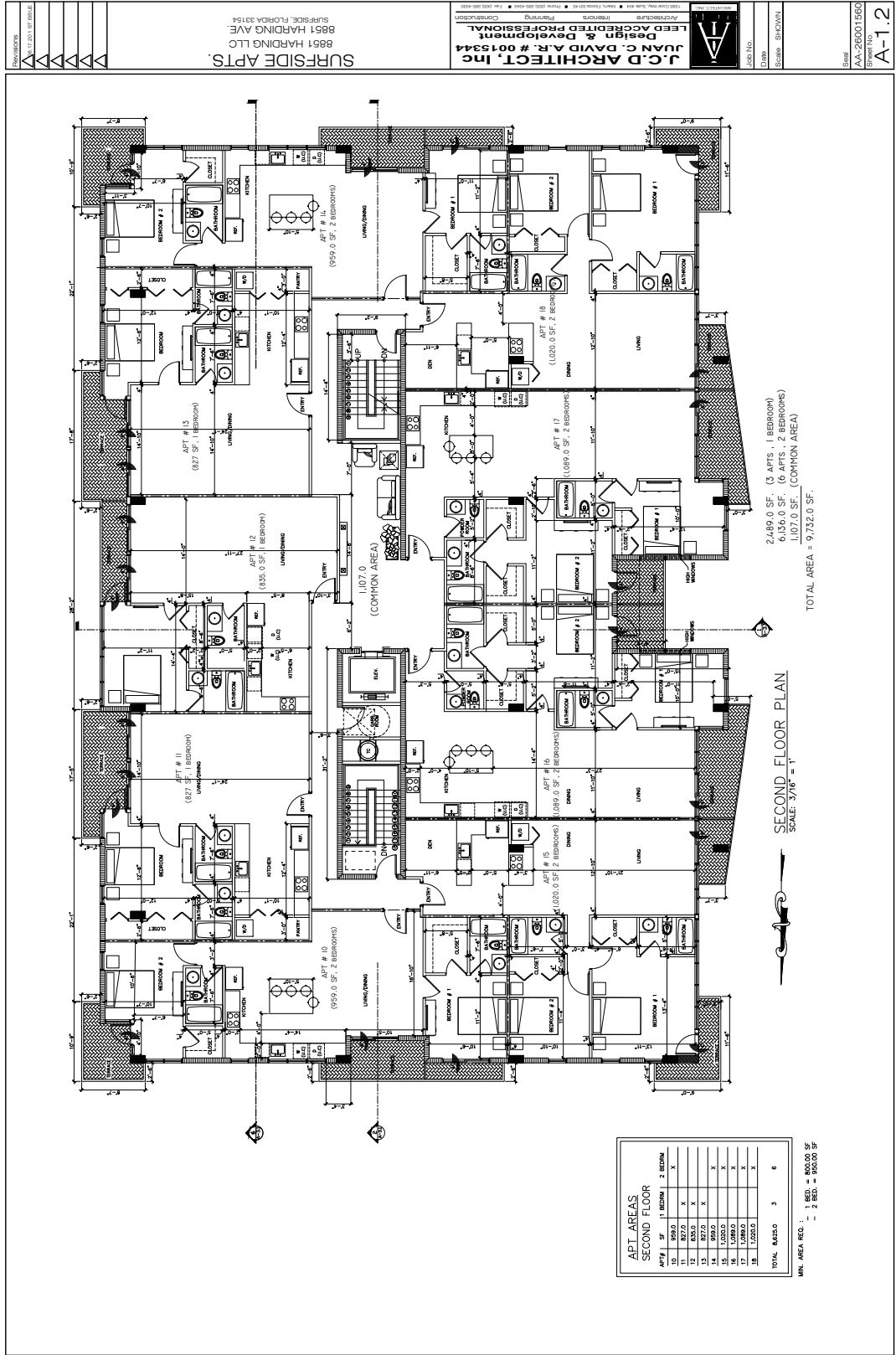
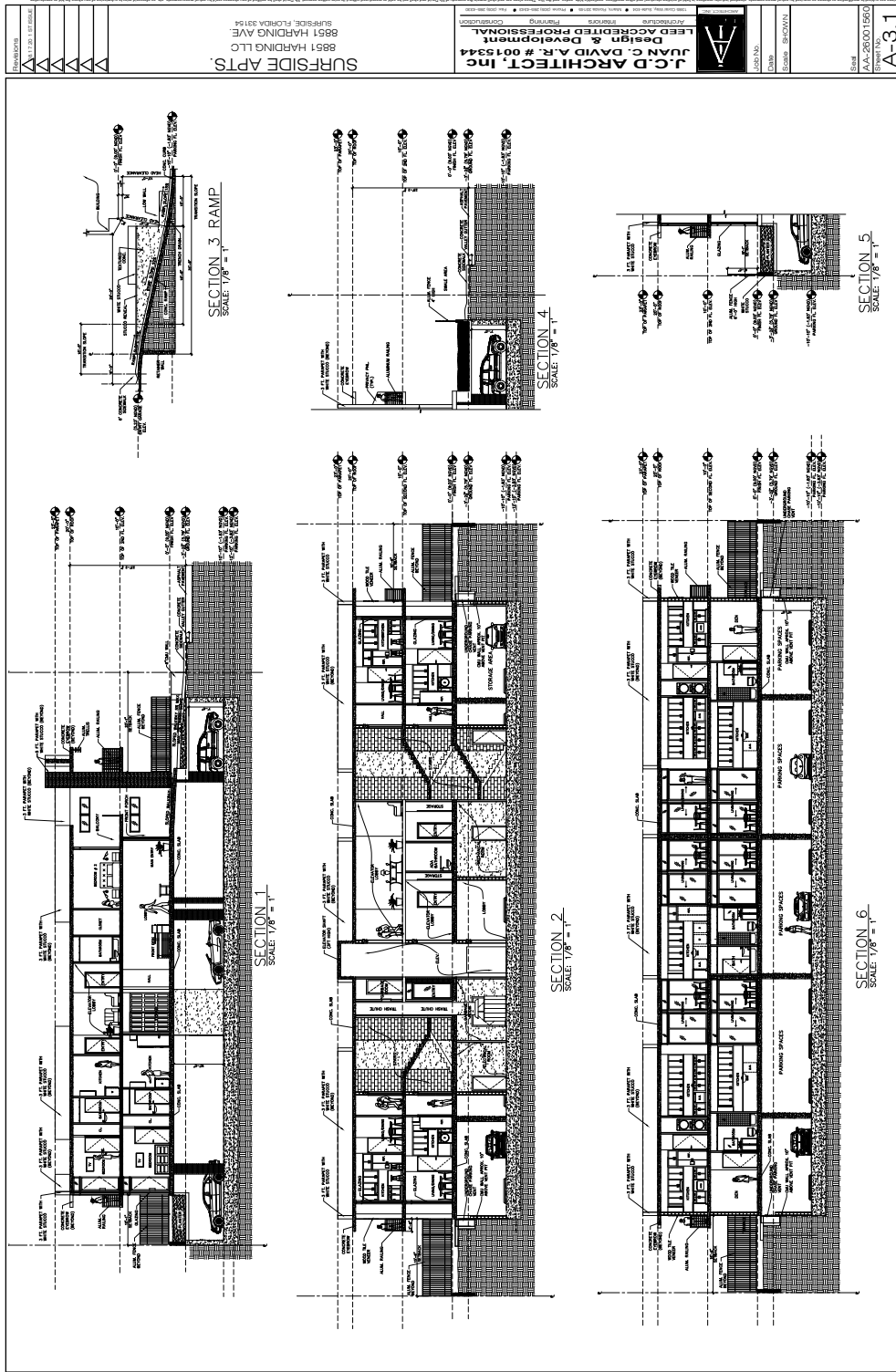
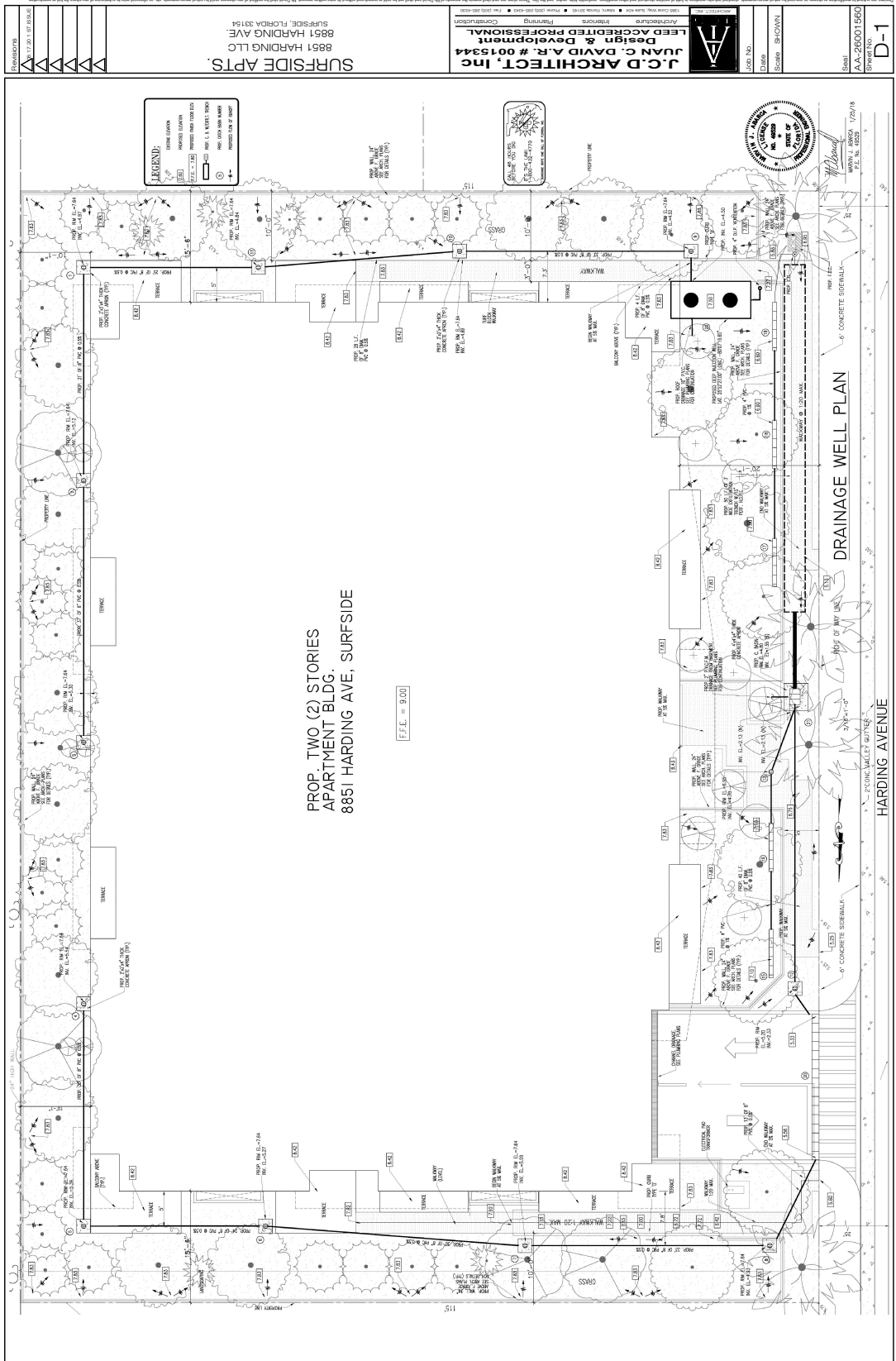


Figure 6 – 8851 Harding Avenue – Building Cross Sections



| | | |
|---|--|--|
| <p>JUAN C. DAVID A.R. # 0015344 LEED ACCREDITED PROFESSIONAL ARCHITECTURE PLANNING INTERIORS J.C.D ARCHITECT, Inc Design & Development</p> | <p>8851 HARDING AVE SUFFRIDE, FLORIDA 33154</p> | <p>Scale: 1/8" = 1'-0" Sheet No. A-3.1 Date: 04.20.2001 Drawn: SJK/AVL Check: SJK/AVL</p> |
|---|--|--|

Figure 7 – 8851 Harding Avenue – Drainage Plan



The Site Plan on Page 5 depicts the building area (see cross hatched area) with 9,890 SF, the under-ground garage entrance, access route to the lobby/common area, first floor terraces, outlines of 2nd floor balconies, landscaped area (both pervious and impervious), setbacks, property boundaries (lot area 17,825 SF) and front side public sidewalk. Note, the impervious landscape area is generally located above the parking garage.

Thirty-two (32) full size (9 Ft x 18 Ft) parking spaces are located in the underground parking garage. The slope of the access ramp is 20%. The first parking drive aisle (see page 6) is 2-way serving 19 parking spaces including 2 ADA parking spaces. The first parking drive aisle is a dead-end without a turn-around provision. The access drive extends to a second parking drive aisle which serves 13 parking spaces. A storage area is located at the end of the drive aisle which could serve as a turn-around area. A possible temporary delivery area is proposed in the outbound drive aisle.

Figure 4 illustrates the first-floor plan. A total of five 1-bedroom and four 2-bedroom apartments are provided along with a lobby and common area totaling 1,538 SF. The sidewalk access into the lobby area is elongated and meandering allowing the access to comply with ADA slope requirements without requiring handrails. Fire escapes are provided on the north and south sides of the building.

There are three 1-bedroom and six 2-bedroom apartments on the second floor as noted in Figure 5. All apartments have 1 or 2 balconies and the total floor area on the second floor is 9,732 SF. The lobby and common area total 1,102 SF.

Cross sections of the 3 floors of the building are presented in Figure 6. One set of stairs connects all three levels. An additional stairwell connects the two residential floors. An elevator is also available which connects all floors. The finished floor elevation of the first floor is at 9.00 NGVD. Floors 1 and 2 are ten feet each with the top of the roof at 20 feet above the first floor. A 3-foot parapet wall screens the mechanical equipment.

The Drainage Plan is provided in Figure 7. This figure describes the deep well injection structure, French drains providing exfiltration into the soil and on-site catch basins. The figure also provides a sketch of the extensive landscape plan proposed for the site.

Staff Analysis and Findings: This project was previously recommended for approval by the planning staff, the Design Review Group and the Planning and Zoning Board in January 2019. The current planning staff also supports approval of the currently proposed project. The project was eligible for 27 dwelling units on the site based on the Future Land Use Plan and the lot net acreage. The difference from existing units to proposed units is 11 dwelling units. Therefore, the development impacts are very minimal. The only issues identified in the review includes accessibility to the underground garage and the first parking aisle dead-end. The accessibility issue is associated with the design layout of the garage ramp at the 6-foot public sidewalk. The Applicant provides 10 FT x 10 FT sight visibility triangles at the sidewalk location. The potential impact to pedestrian traffic where the ramp to the sidewalk with the 22 degree garage slope is somewhat of a concern.

The small size of the development may in-fact be a solution. The trip generation for 18 multifamily dwelling units will produce between 5.3 and 7.3 daily vehicle trips per day per dwelling unit according to the Institute of Transportation Engineers Trip Generation 10th Edition web-based application. The daily vehicle trip estimate ranges between 95 to 132 daily trips. For the AM peak hour of the adjacent street, the maximum AM peak hour would produce 9 total vehicle trips (2 inbound and 7 outbound). For the PM peak hour of the adjacent street, a total of

13 vehicle trips would be generated (8 inbound and 5 outbound). With these small vehicle traffic volumes, the 10 FT x 10 FT visibility triangles, proper signage, flashing warning signs to pedestrians and the low volume of exiting vehicles would improve the situation.

The dead-end parking drive aisle includes 59 percent of the parking spaces. Again, this is a very small number of vehicles and it's possible an open parking space may be available to assist in the turn around. The **Town Planner** recommended the Site Plan be approved.

The **Design Review Group (DRG)** met on Thursday, February 25, 2021 via Zoom to discuss and review the proposed Site Plan. The DRG discussed site access and impact to public services. The Public Works Director indicated the building would be responsible for moving the dumpster to a location just off the sidewalk on pickup days. The Applicant advised that the on-site personnel would move the dumpster as requested. The DRG was satisfied the proposed Site Plan impacts to public services was minimal and did not negatively impact the Town. The DRG supported approval of the Site Plan.

The **Planning and Zoning Board** considered the proposed Site Plan on February 25, 2021 via Zoom. Some of the Planning and Zoning Board members had concerns relative to the traffic conditions on Harding Avenue and that the garbage pickup and deliveries would involve stopping on Harding Avenue. After discussion a motion to recommend denial of the Site Plan to the Town Commission was passed on a 3-2 vote.

RESOLUTION NO. 2021- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A SITE PLAN APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9155 HARDING AVENUE, SURFSIDE, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hugo Frascarolli, on behalf of 8851 Harding LLC, (the “Applicant”), owner of the property located at 8851 Harding Avenue, Surfside Florida, and legally described in Exhibit “A” attached hereto (the “Property”), submitted an application to the Town of Surfside, Florida requesting site plan approval (the “Application”) for the development of 18 multifamily units (the “Project”); and

WHEREAS, on February 25, 2021, the Town’s Development Review Group, pursuant to Section 90-20 of the Town Code, reviewed the Application, provided technical comments to the Applicant, and made recommendations to the Planning and Zoning Board in accordance with the criteria set forth in the Town Code; and

WHEREAS, on February 25, 2021, the Town Planner issued an updated recommendation of approval of the Application to the Planning and Zoning Board; and

WHEREAS, on February 25, 2021, the Planning & Zoning Board, at a duly noticed 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 denial of the Application to the Town Commission; and

WHEREAS, on May 26, 2021, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Application, hear from its professional staff, the Applicant, and members of the public, and consider 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; and

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 Application for the proposed site plan amendment [is/is not] 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/DENIAL. The Application to approve a site plan is hereby [approved/denied].

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

1. The Property shall be developed in substantial compliance with the plans titled "Surfside Apartments," prepared by Juan C. David Architect, Inc. dated August 17, 2020, consisting of a cover sheet titled "Cover," 4 sheets titled "Views," a Sketch of Survey, sheets D-0, A-0.0, A-0.1, A-0.2, A-0.3, A-1.0, A-1.1, A-1.2, A-1.3, A-2.1, A-2.2, A-3.1, IR-1.0, IR-1.1, L-1.0, L-1.1, TD-1.0, D-1, and D-2, except as modifications are required by this approval or the Building Official.
2. For screening purposes, a continuous hedge of a minimum height of three feet at the time of planting shall be installed and shall thereafter be maintained at a maximum height equal to the top of the fence. The hedge shall be planted between the right-of-way and the fence.
3. The Applicant has proffered a contribution in the amount of \$31,525.87 towards Town parks and recreation and police, which shall be payable to the Town prior to the issuance of a building permit.
4. The Applicant shall pay, as cost recovery pursuant to Section 90-11 of the Town Code, all fees associated with the professional services rendered in the review and processing of this Application.
5. The Applicant shall comply with all conditions and permit requirements of the Miami-Dade County Department of Environmental Resource Management, the Miami-Dade County Fire Rescue Department, the Miami-Dade County Water and Sewer Department, the Florida Department of Environmental Protection, the Florida Department of Transportation, and all other governmental agencies with jurisdiction over the Project.
6. As provided in Section 90-35(a)(9) of the Code, approval of the site plan shall be void if the Applicant does not obtain a building permit within 24 months after the granting of this approval.
7. Prior to the issuance of a building permit, Applicant shall execute a Unity of Title for the Property (8851 and 8873 Harding Avenue), in form and substance approved by the Town and Town Attorney.

SECTION 4. VIOLATION OF CONDITIONS. Failure by the Town to timely enforce any of the above conditions does not constitute a waiver of same, and if the Applicant, its successors or assigns, do not perform such conditions within five (5) days after written notice, the Town reserves the right to stop construction, if necessary, until that condition is met. By acting in accordance with this approval, the Applicant hereby consents to all of the foregoing terms and conditions. Failure to adhere to the terms and conditions of this Resolution shall also 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. 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 26th day of May, 2021.

Motion by: _____,

Second by: _____.

FINAL VOTE ON ADOPTION

| | |
|-------------------------------|-------|
| Commissioner Charles Kesl | _____ |
| Commissioner Eliana Salzhauer | _____ |
| Commissioner Nelly Velazquez | _____ |
| Vice Mayor Tina Paul | _____ |
| Mayor Charles W. Burkett | _____ |

Charles W. Burkett, Mayor

ATTEST:

Sandra 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 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. 2021-____ adopted by the Town Commission at its meeting held on the ____ day of _____, 2021.

Issued: _____

Sandra McCready, MMC
Town Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 4 and 5, Block 3, of Second Amended Plat of Normandy Beach, according to th Plat thereof, as recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County, Florida.

Parcel Identification No. 14-2235-005-0320

AND

Lot 3 and the South 5 feet of Lot 2, Block 3, of Second Amended Plat of Normandy Beach, according to th Plat thereof, as recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County, Florida.

Parcel Identification No. 14-2235-005-0310

PROPERTY ADDRESS:
8851-8873 HARDING AVENUE,
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.

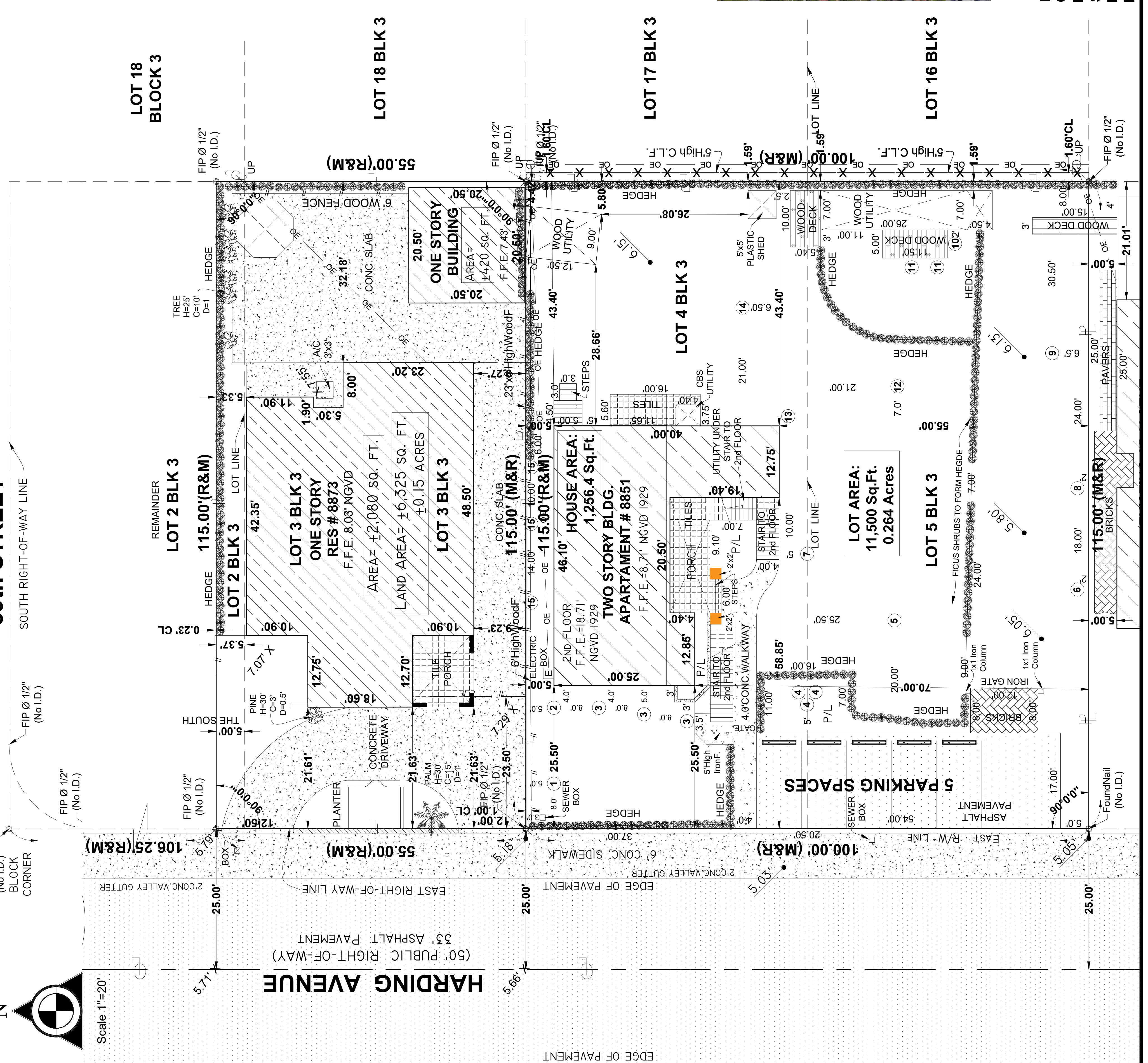
The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

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



LEGEND OF SURVEY ABBREVIATIONS

| | | | | | | | | | | | | | | | | | | | | | |
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| SWK = SIDEWALK | RV = TELEPHONE SERVICE BOX | PL = MANHOLE | MH = MEASURED LINE | MNT = MONUMENT LINE | N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM | RAJ = RADIAL SURVEY | RMS = RIGHT OF WAY | RSE = RESIDENCE | RSE = SECTION OF ROAD | RSE = PLAT BOOK | RSE = PERMANENT REFERENCE POINT | RSE = PERMANENT REFERENCE MONUMENT | RSE = SET BACK LINE | RSE = SET BACK LINE | WM = WATER METER | WM = WATER WELL | UP = UTILITY POLE | UP = UTILITY POLE | UP = WOOD UTILITY POLE | UP = CONC. UTILITY POLE | CB = CATCH BASIN |
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LOCATION MAP (NOT TO SCALE)

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:

ICPEMIR, 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 5J17 of the Florida Administrative Code and its implementing Rule Chapter 472.027 of the Florida Statutes.

AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120659
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.0'

Job No.: 01-28-14-A

Land Surveyors & Mapper
 8867 Coral Way, Miami, FLORIDA 33155
 Telephone: 786-290-4184

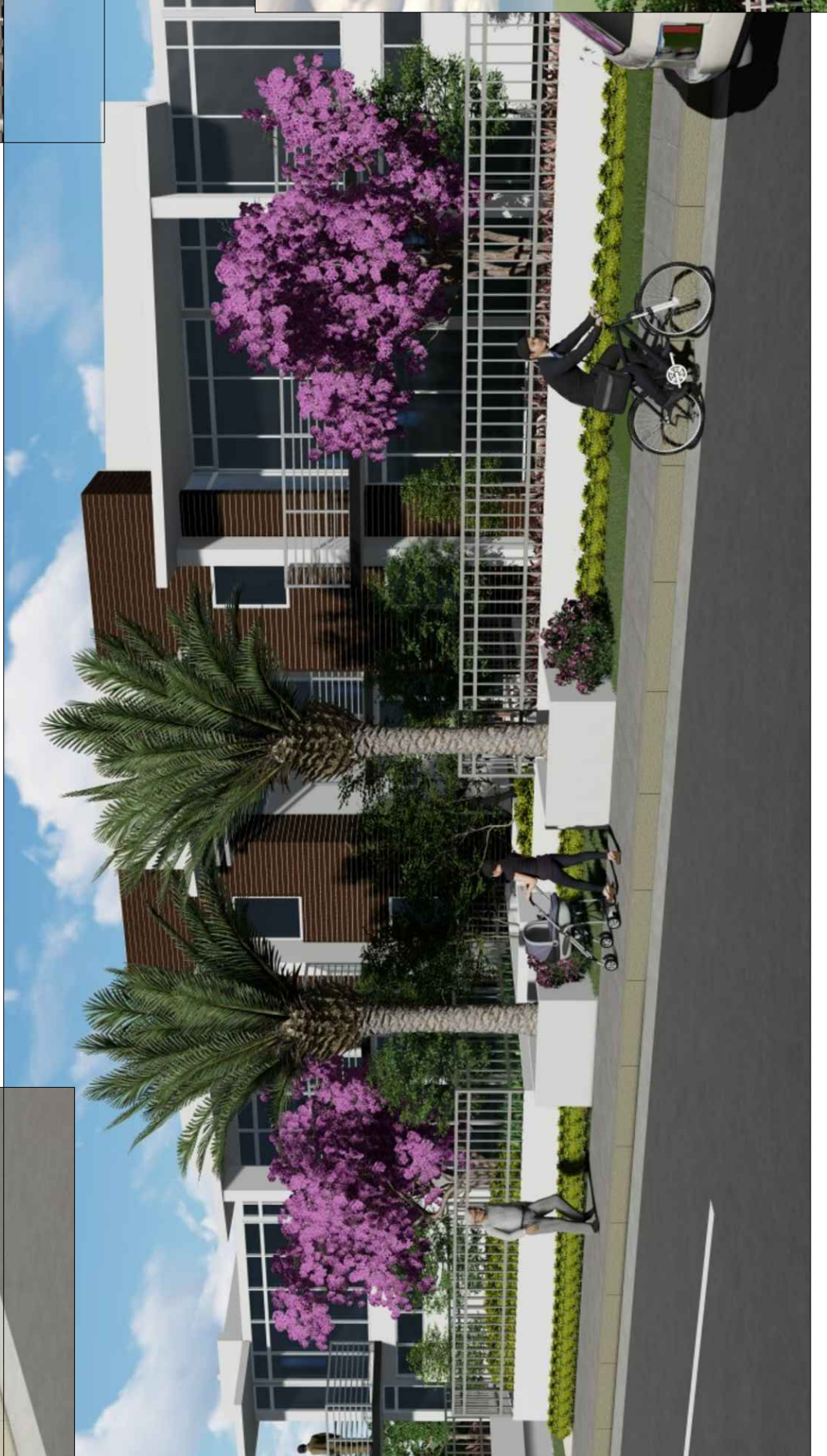
Armando Garcia, P.L.S.
 Registered Surveyor and Mapper No. 3109
 State of Florida.

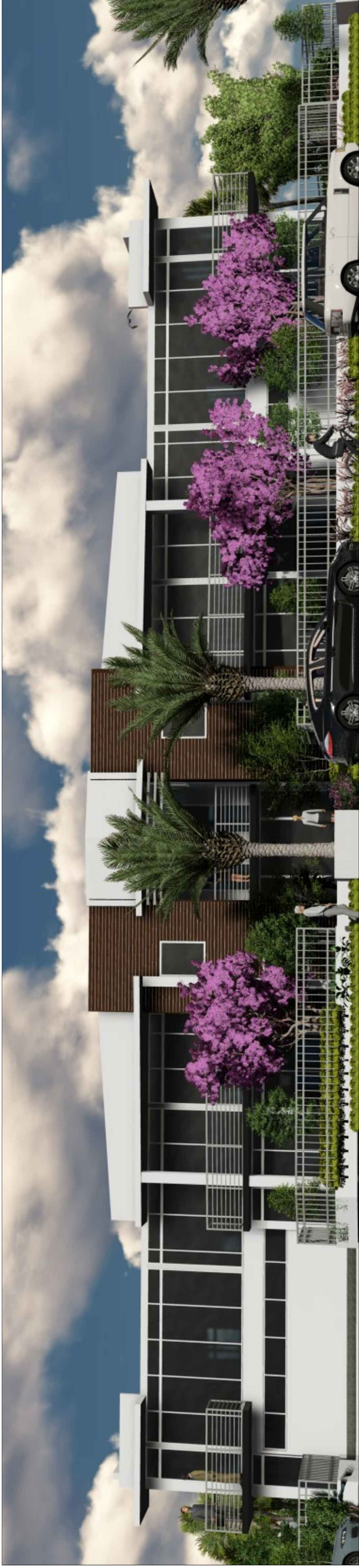
ORIGINAL FIELD DATE 06-02-2016
REVISIONS:
 06-02-2016

DRAWN J.V.
SHEET No. 1/1



WEST FRONT VIEWS





WEST FRONT VIEW



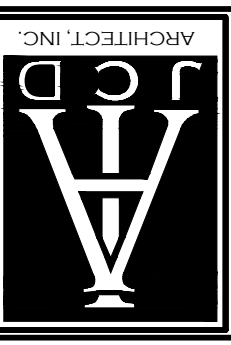
ROOF VIEW



WEST FRONT VIEW

SURFSIDE APTS.
 8851 HARDING LLC
 8851 HARDING AVE.
 SURFSIDE, FLORIDA 33154

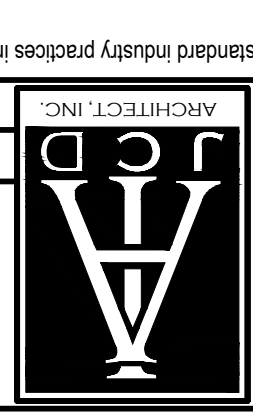
J.C.D ARCHITECT, Inc
 JUAN C. DAVID A.R. # 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 Miami, Florida 33145
 Phone: (305) 286-4343 Fax: (305) 286-4330



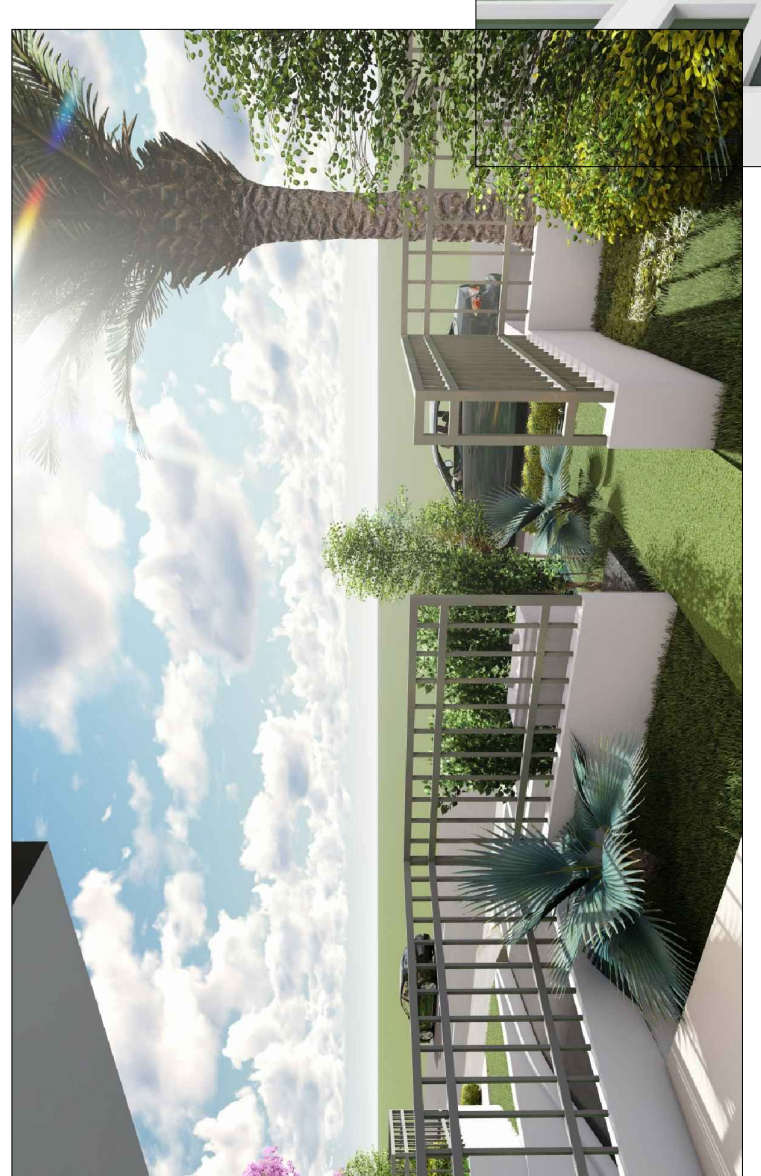
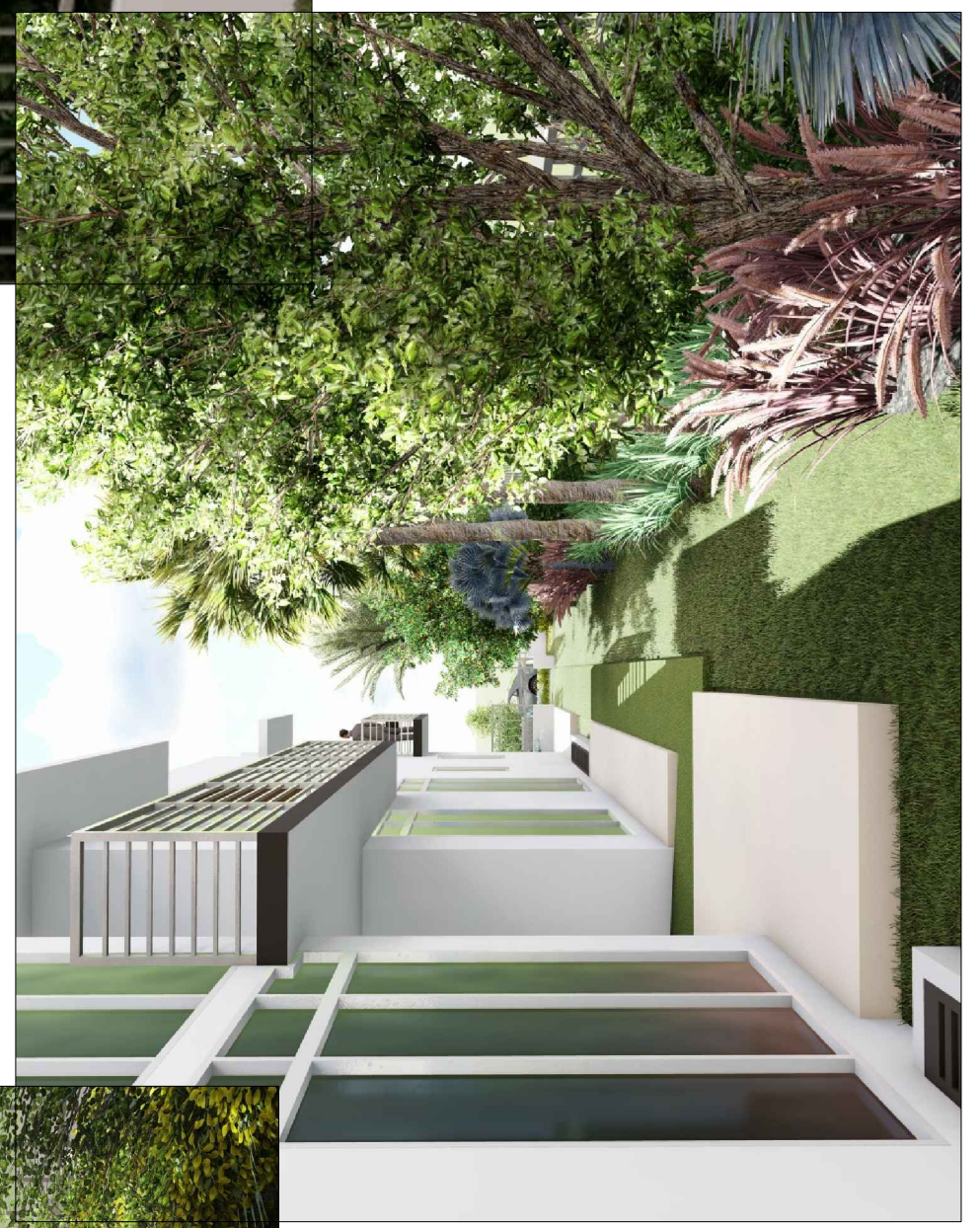
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Seal
 AA-26001560
 Sheet No.
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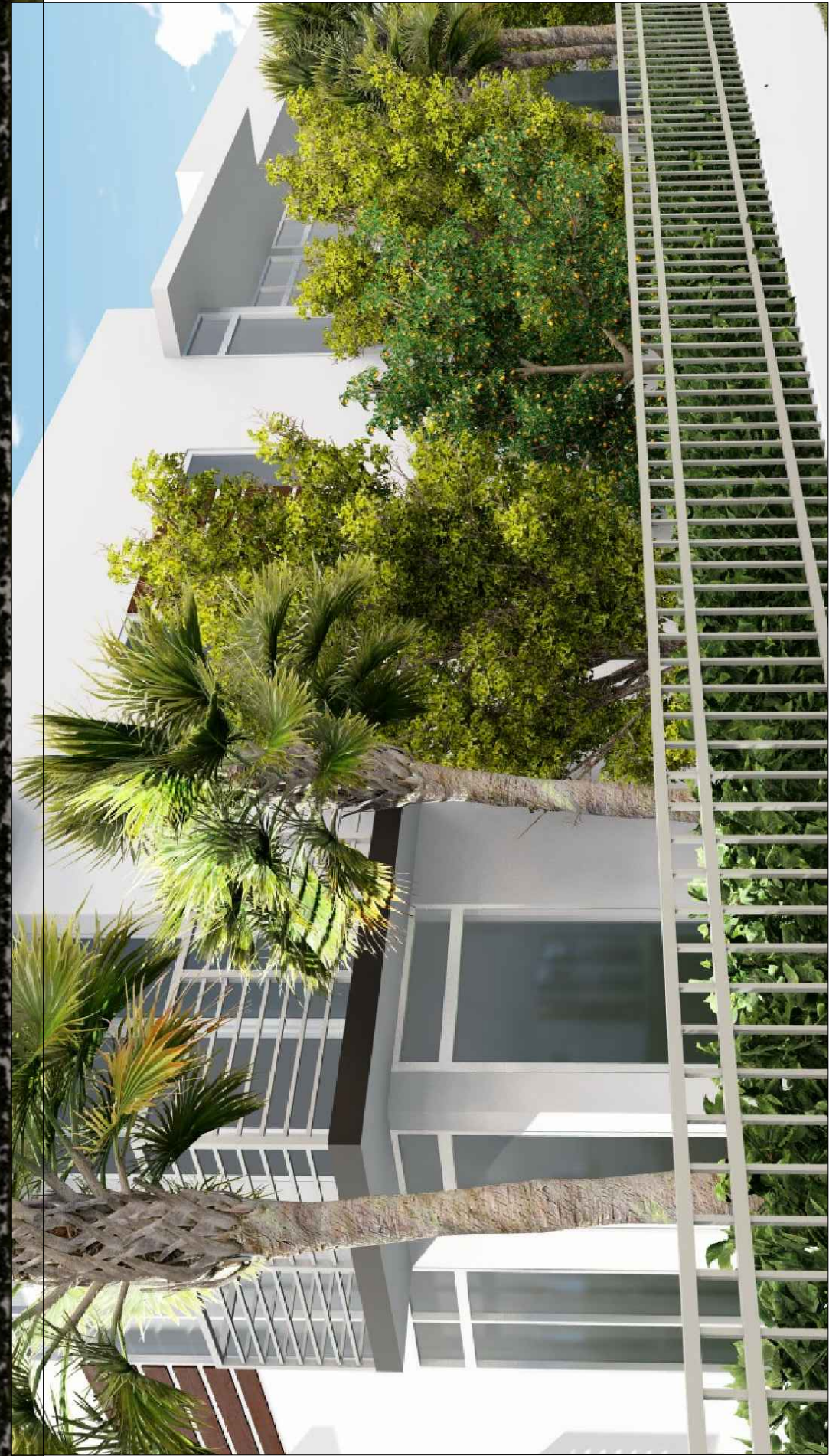
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| Revisions |
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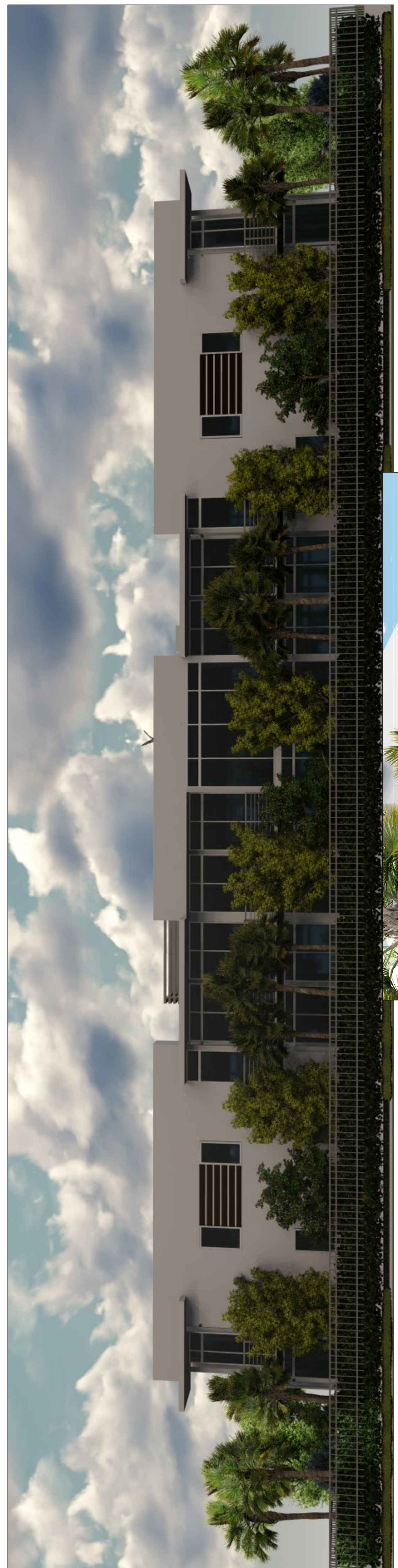
NORTH SIDE VIEWS



EAST REAR VIEWS



SOUTH SIDE VIEW



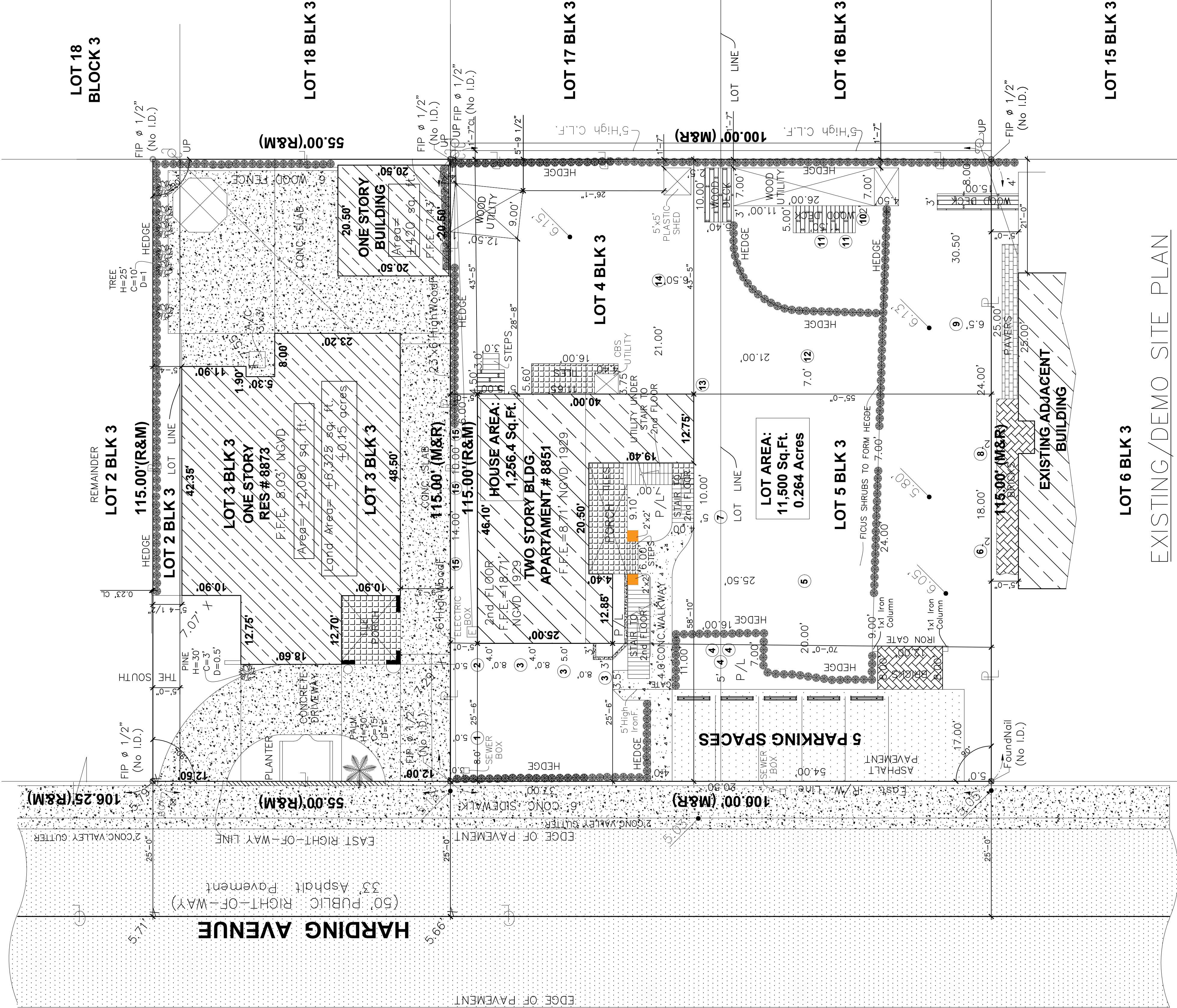
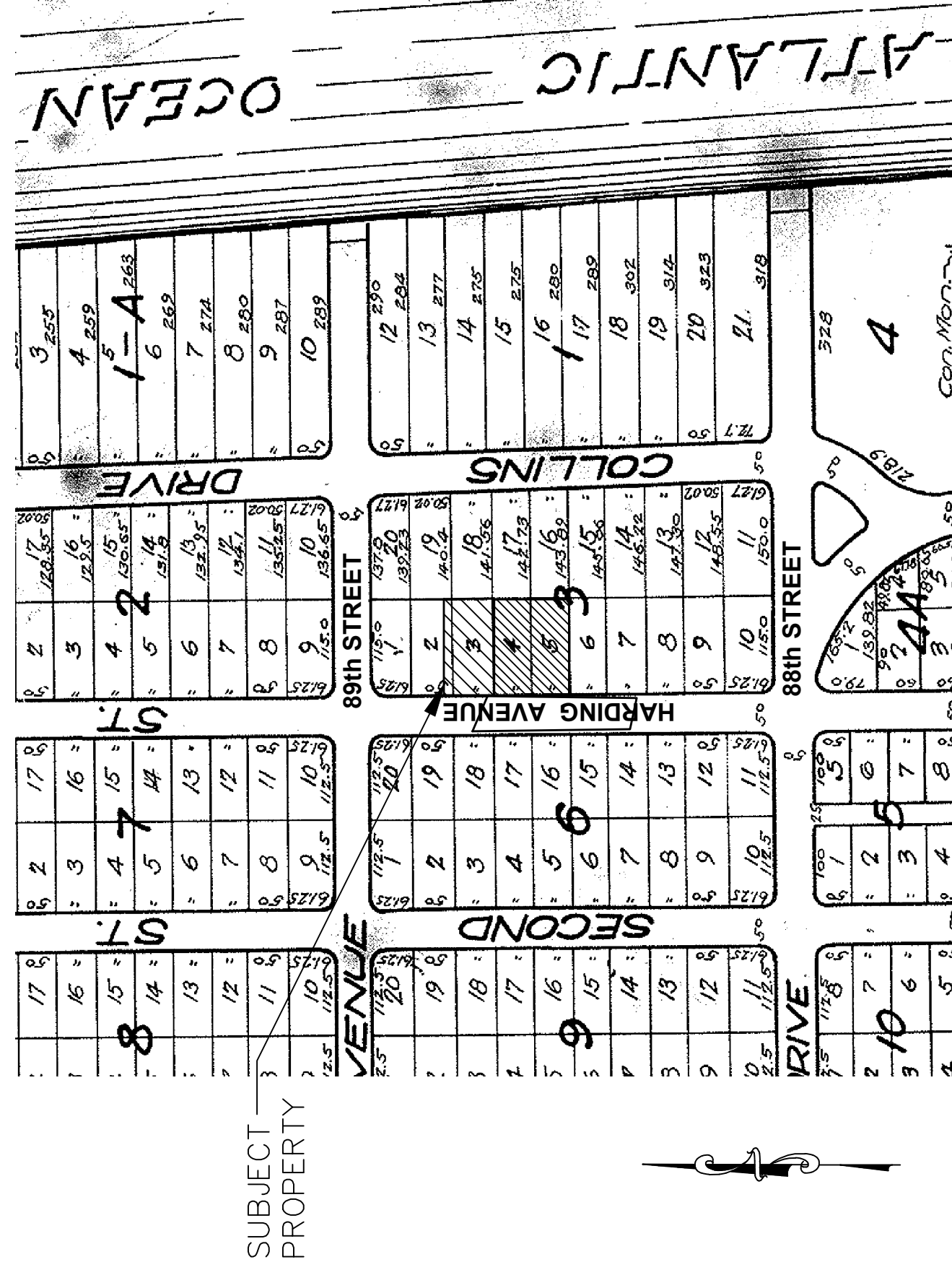
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SCOPE OF WORK:

EXISTING TWO STORY BUILDING APARTMENT (1,256.40 S.F.) TO BE DEMOLISHED.
 EXISTING ONE STORY RESIDENCE (2,080.00 S.F.) TO BE DEMOLISHED.
 EXISTING ONE STORY BUILDING UTILITY TO BE DEMOLISHED.
 EXISTING DRIVE WAY TO BE DEMOLISHED.
 EXISTING ALL TREE TO BE REMOVED.

DEMOLITION NOTES

- 1 GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIS/HERSELF W/ ALL EXISTING CONDITIONS, THE OBSTACLE & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
- 2 ALL AREAS ADJACENT TO DEMO/ REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION— EQUAL TO THAT OF ADJACENT AREAS—, READY TO APPLY FINISH.
- 3 ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
- 4 CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS, AND THAT SOME EXISTING ELECTRICAL DEVICES MAY BE BEHIND PARTITIONS OR CEILING. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
- 5 THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, INSTALLATION AS NECESSARY TO SATISFY THE DEMOLITION REQUIREMENTS AS SPECIFIED BY THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- 6 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL OF ANY PIECE OF EQUIPMENT SHALL BE AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
- 7 WHEN ELECTRICAL CONDUITS OR DISCONNECTS ARE TO BE REMOVED, THEY SHALL BE REMOVED THROUGH DEMOLISHED PARTITIONS OR CEILINGS. THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS, NOT REUSED.
- 8 ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED.
- 9 ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- 10 ALL WATER SEWER LINES TO BE CAPPED & ABANDONED, OR SHOULD BE LEFT READY TO BE CONNECTED TO FUTURE INSTALLATION.
- 12 ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED



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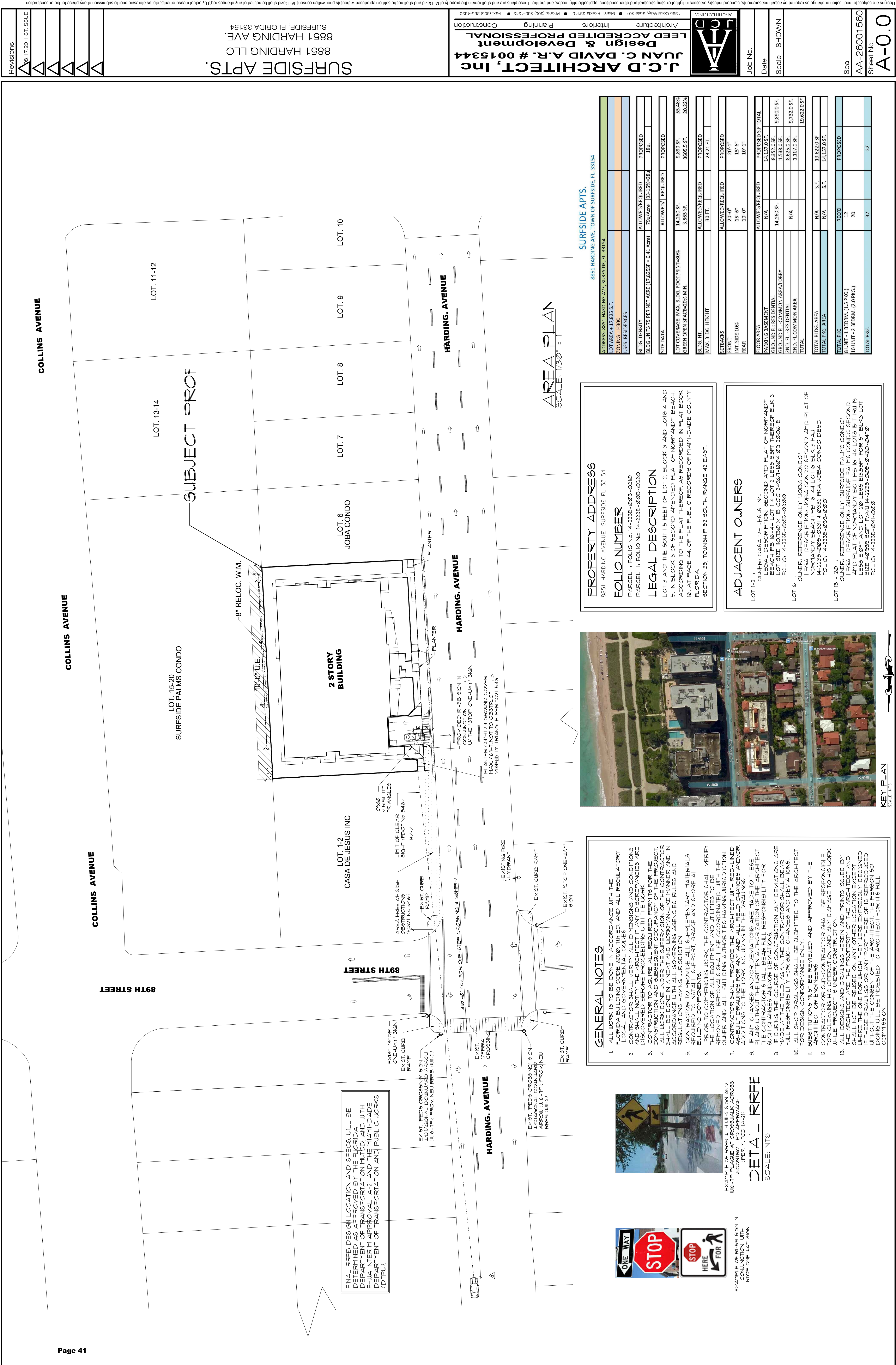
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FINAL RRFBS DESIGN LOCATION AND SPEC'S WILL BE DETERMINED AS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION MUTCD, AND WITH FLHWA INTERIM APPROVAL (A-2), AND THE MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTP&W).

- ### GENERAL NOTES
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, THE FD, AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES RULES AND REGULATIONS HAVING JURISDICTION.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT, AND SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
 - PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
 - SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
 - CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING HIS OWNERS' PERMISSION AND DAMAGE TO HIS WORK.
 - ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, THE FD, AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.



EXAMPLE OF R1-5B SIGN IN CONNECTION WITH STOP ONE WAY SIGN (PER MUTCD 1A-21)



EXAMPLE OF R1-5B SIGN IN CONNECTION WITH UNCONTROLLED APPROACH (PER MUTCD 1A-21)

DETAIL RRFBS

SCALE: NTS

PROPERTY ADDRESS

8851 HARDING AVENUE, SURFSIDE, FL 33154

FOLIO NUMBER

PARCEL 1: FOLIO NO. 14-2235-0095-0310
 PARCEL 11: FOLIO NO. 14-2235-0095-0320

LEGAL DESCRIPTION

LOT 3 AND THE SOUTH 5 FEET OF LOT 2, BLOCK 3 AND LOTS 4 AND 5, IN BLOCK 3 OF SECOND EXTENDED FLAT OF NORWANDY BEACH, ACCORDING TO THE FLAT THEREOF, AS RECORDED IN FLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST.

ADJACENT OWNERS

LOT 1-2: OWNER: CASA DE JESUS, INC.
 LEGAL DESCRIPTION: SECOND AND FLAT OF NORWANDY BEACH FB 16-44 LOT 1 & LOT 2 LESS 9.5FT THEREOF BLK 3 LOT SIZE 107'50" X 15' COC 2436-1-1804 09 2006 5
 FOLIO: 14-2235-0095-0320

LOT 6: OWNER: REFERENCE ONLY JOBA CONDO
 LEGAL DESCRIPTION: JOBA CONDO SECOND AND FLAT OF NORWANDY BEACH FB 16-44 LOT 6 LESS 9.5FT THEREOF BLK 3 LOT SIZE 107'50" X 15' COC 2436-1-1804 09 2006 5
 FOLIO: 14-2235-0095-0320

LOT 15: OWNER: REFERENCE ONLY SURFSIDE PALMS CONDO
 LEGAL DESCRIPTION: SURFSIDE PALMS CONDO SECOND AND FLAT OF NORWANDY BEACH FB 16-44 LOTS 15 THRU 19 LESS 9.5FT AND LOT 20 LESS 19.5FT FOR ST BLKS LOT SIZE 40993 SGT F/AU 14-2235-0095-0410-0410
 FOLIO: 14-2235-0411-0001

SURFSIDE APTS.

8851 HARDING AVE, SURFSIDE, FL 33154

| | |
|---|------------------------|
| ADDRESS: 8851 HARDING AVE, SURFSIDE, FL 33154 | LOT AREA * 17,935 S.F. |
| ZONING: H-30C | USES: RESIDENCES |
| BLDG. DENSITY | ALLOWED/REQUIRED |
| BLDG. UNITS 79 PER NET ACRE (17,825 SF = 0.41 ACRE) | 79/acre B3-15W=284 |
| STE DATA | ALLOWED/REQUIRED |
| LOT COVERAGE MAX BLDG. FOOTPRINT=80% | 14,260 SF |
| GREEN OPEN SPACE=20% MIN. | 3,665 SF |
| BLDG. HT. | ALLOWED/REQUIRED |
| MAX. BLDG. HEIGHT | 30 FT. |
| SETBACKS | ALLOWED/REQUIRED |
| FRONT | 20'-0" |
| REAR | 15'-6" |
| INT. SIDE 10% | 10'-0" |
| FLOOR AREA | ALLOWED/REQUIRED |
| PARKING BASEMENT | N/A |
| GROUND FL. RESIDENTIAL | 14,260 SF |
| GROUND FL. - COMMON AREA/LOBBY | 8,332.0 SF |
| 2ND FL. - RESIDENTIAL | 1,538.0 SF |
| 2ND FL. - COMMON AREA | 8,625.0 SF |
| TOTAL | 1,107.0 SF |
| TOTAL BLDG. AREA | N/A |
| TOTAL PG. AREA | N/A |
| TOTAL PG. RECD | PROPOSED |
| 8 UNIT - 1 BDRM. (1.5 PKG.) | 12 |
| 10 UNIT - 2 BDRM. (2.0 PKG.) | 20 |
| TOTAL PG. | 32 |

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GRASSPAVE2:

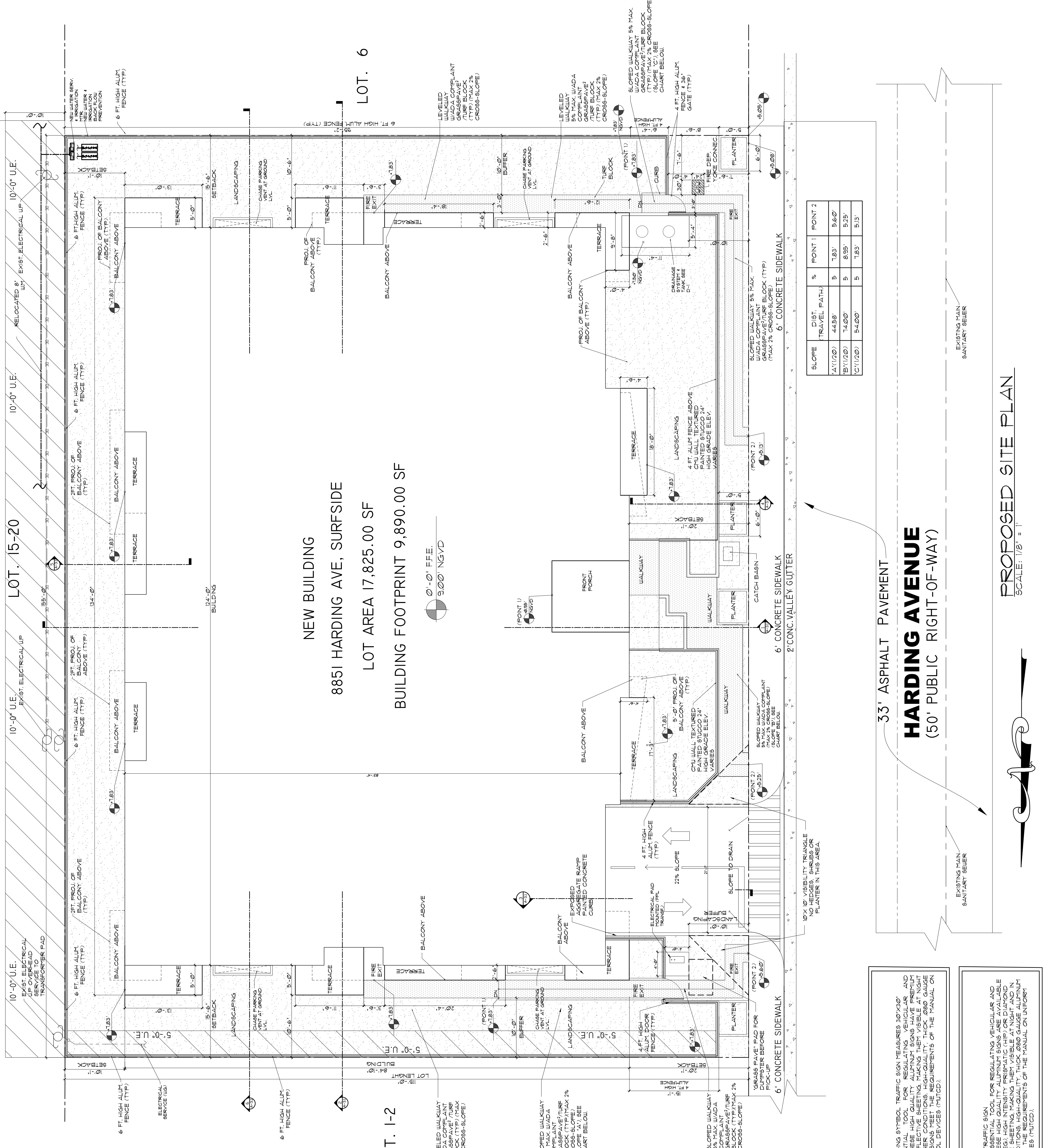
THE AMERICAN DISABILITY ACT (ADA) REQUIRES THAT ALL PUBLIC PLACES BE ACCESSIBLE TO AND USEABLE BY PHYSICALLY HANDICAPPED INDIVIDUALS. GRASSPAVE2 MAKES IT EASY AND COST EFFECTIVE FOR YOU TO COMPLY WITH THE ADA.
GRASSPAVE2 GRASS PAVER ALLOWS YOU TO PARK, DRIVE, WALK, RIDE OR COMPETE ON A BEAUTIFUL GREEN SURFACE. IT PERFORMS THE FUNCTIONS OF A LAWN - ALL WHILE ENHANCING THE ENVIRONMENT.

RRFB GENERAL NOTES

1. SIGN/BEACON ASSEMBLY LOCATIONS
FOR MANY APPROACHES ON WHICH RRFBs ARE USED, TWO (1) OR 3(1) RRFBs SHALL BE INSTALLED AT THE CROSSWALK ON THE RIGHT-HAND SIDE OF THE ROADWAY AND ONE ON THE LEFT-HAND SIDE OF THE ROADWAY. ON A ROADWAY WITH ONE LANE IN EACH DIRECTION, THE RRFB SHOULD BE INSTALLED ON THE SIDE OF THE ROADWAY THAT IS MOST TRAFFIC. IF PRACTICAL, RATHER THAN ON THE FAR LEFT SIDE OF THE HIGHWAY.
2. BEACON DIMENSIONS AND PLACEMENT
RRFB INDICATION SHALL BE A MINIMUM OF APPROXIMATELY 5 INCHES WIDE BY APPROXIMATELY 12 INCHES HIGH. BEACONS SHALL BE ALIGNED HORIZONTALLY WITH THE LONGER DIMENSION HORIZONTAL AND WITH A MINIMUM SPACE BETWEEN THE INDICATIONS OF APPROXIMATELY SEVEN INCHES (7 IN). MEASURED FROM INSIDE EDGE OF ONE INDICATION TO INSIDE EDGE OF THE OTHER INDICATION.
3. BEACON FLASHING REQUIREMENTS
THE OUTSIDE EDGES OF THE RRFB INDICATIONS INCLUDING ANY HOUSINGS SHALL NOT PROJECT BEYOND THE OUTSIDE EDGES OF THE (1)2 OR 3(1) INDICATIONS.
AS A SPECIFIC EXCEPTION TO 2003 MUTCD GUIDANCE, THE RRFB INDICATIONS SHALL BE INSTALLED ON THE TOP OF THE SUPPLEMENTAL DOWNWARD DIAGONAL ARROW FLAG (OR IN THE CASE OF A SUPPLEMENTAL ADVANCE SIGN, THE ARROW FLAG), RATHER THAN 12 INCHES ABOVE OR BELOW THE SIGN HEAD AS REQUIRED BY 2003 MUTCD FLASHING REQUIREMENTS.
4. BEACON OPERATION
WHEN ACTIVATED, THE TWO YELLOW INDICATIONS IN EACH RRFB SHALL FLASH IN A RAPIDLY ALTERNATING "WIG-WAG" FLASHING SEQUENCE (LEFT LIGHT ON, THEN RIGHT LIGHT ON).
AS A SPECIFIC EXCEPTION TO 2003 MUTCD SECTION 4.6.2.1 REQUIREMENTS, THE FLASH RATE OF BEACON RRFBs SHALL BE INCREASED TO 10 PER SECOND. THE RATE OF FLASHING PER MINUTE AND SHALL HAVE TO HAVE TO 60 PERIODS OF FLASHING PER MINUTE AND SHALL HAVE ALTERNATING BUT APPROXIMATELY EQUAL PERIODS OF RAPID PULSING FLASHING PERIODS PER MINUTE. ONE OF THE YELLOW INDICATIONS SHALL EMIT TWO RAPID PULSES OF LIGHT.
THE FLASH RATE OF EACH INDIVIDUAL YELLOW INDICATION AS APPLIED TO THE RRFB SHALL NOT BE BETWEEN 5 AND 30 FLASHES PER SECOND. TO AVOID FREQUENCIES THAT MIGHT CAUSE BEZILIRES.
THE LIGHT INTENSITY OF THE YELLOW INDICATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF SOCIETY OF AUTOMOTIVE ENGINEERS (SAE) STANDARD J599, "REQUIREMENTS FOR THE LIGHTING OF EMERGENCY MAINTENANCE AND SERVICE VEHICLES" DATED JANUARY 2009.
5. BEACON OPERATION
THE RRFB SHALL BE NORMALLY DARK. SHALL INITIATE OPERATION ONLY WHEN THE PEDESTRIAN CROSSING IS OCCURRING. THE RRFB SHALL BE DETERMINED AFTER THE PEDESTRIAN ACTS OR WITH PASSIVE DETECTION. AFTER THE PEDESTRIAN CLEARS THE CROSSWALK, THE RRFB SHALL BE DARK.
ALL RRFBs ASSOCIATED WITH A GIVEN CROSSWALK INCLUDING THOSE WITH TRAFFIC SIGNALS SHALL BE OPERATED TOGETHER. THE RRFBs SHALL HAVE FLASHING INDICATIONS AND SHALL CEASE OPERATION SIMULTANEOUSLY.
IF PEDESTRIAN PUSHBUTTONS (RATHER THAN PASSIVE DETECTION) ARE USED TO ACTIVATE THE RRFBs, A PEDESTRIAN INSTRUCTION SIGN WITH THE MESSAGE "PRESS HERE TO ACTIVATE RRFB" SHALL BE INSTALLED ADJACENT TO OR INTEGRAL WITH EACH PEDESTRIAN PUSHBUTTON.
THE DURATION OF A PREDETERMINED PERIOD OF OPERATION OF THE RRFBs FOLLOWING EACH ACTIVATION SHOULD BE BASED ON THE MUTCD PROCEDURES FOR TYPING OF PEDESTRIAN CLEARANCE THIS FOR RRFBs.
A SMALL LIGHT DIRECTED AT AND VISIBLE TO PEDESTRIANS IN THE CROSSWALK MAY BE INSTALLED INTEGRAL TO THE RRFB OR PUSH BUTTON TO GIVE CONFIRMATION THAT THE RRFB IS IN OPERATION.
5. OTHER
EXCEPT AS OTHERWISE PROVIDED ABOVE, ALL OTHER PROVISIONS OF THE MUTCD APPLICABLE TO WARNING BEACONS SHALL APPLY TO RRFBs.

NOTE 1:
W12 PEDESTRIAN CROSSING SYMBOL TRAFFIC SIGN MEASURES 30"x20" SIGNS ARE AN ESSENTIAL TOOL FOR REGULATING VEHICULAR AND PEDESTRIAN TRAFFIC. THESE HIGH QUALITY ALUMINUM SIGNS HAVE PREMIUM GRADE (D3) REFLECTIVE SHEETING, MAKING THEM VISIBLE AT NIGHT AND IN EXTREME WEATHER CONDITIONS. HIGH-QUALITY THICK 2060 GAUGE ALUMINUM PANELS. ALL SIGNS MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NOTE 2:
W6-TIP ARROW WARNING TRAFFIC SIGN ARE AN ESSENTIAL TOOL FOR REGULATING VEHICULAR AND PEDESTRIAN TRAFFIC. THESE HIGH QUALITY ALUMINUM SIGNS HAVE PREMIUM GRADE (D3) REFLECTIVE SHEETING, MAKING THEM VISIBLE AT NIGHT AND IN EXTREME WEATHER CONDITIONS. HIGH-QUALITY THICK 2060 GAUGE ALUMINUM PANELS. ALL SIGNS MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



PROPOSED SITE PLAN
SCALE: 1/8" = 1'

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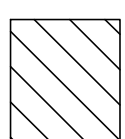
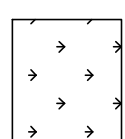
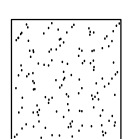
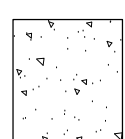
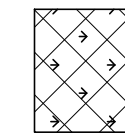
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LANDSCAPING YARD LEGEND:

-  BUILDING AND TERRACE AREA
-  GREEN OPEN SPACE (PERVIOUS AREA) + LANDSCAPING AREA
-  IMPERVIOUS AREA + LANDSCAPING PLANTER
-  IMPERVIOUS AREA + CONCRETE WALKWAY AND CONCRETE RAMP
-  PERVIOUS AREA IN FRONT AND REAR YARD

GREEN OPEN SPACE: (TOTAL LOT AREA 17,825.00 SF.)

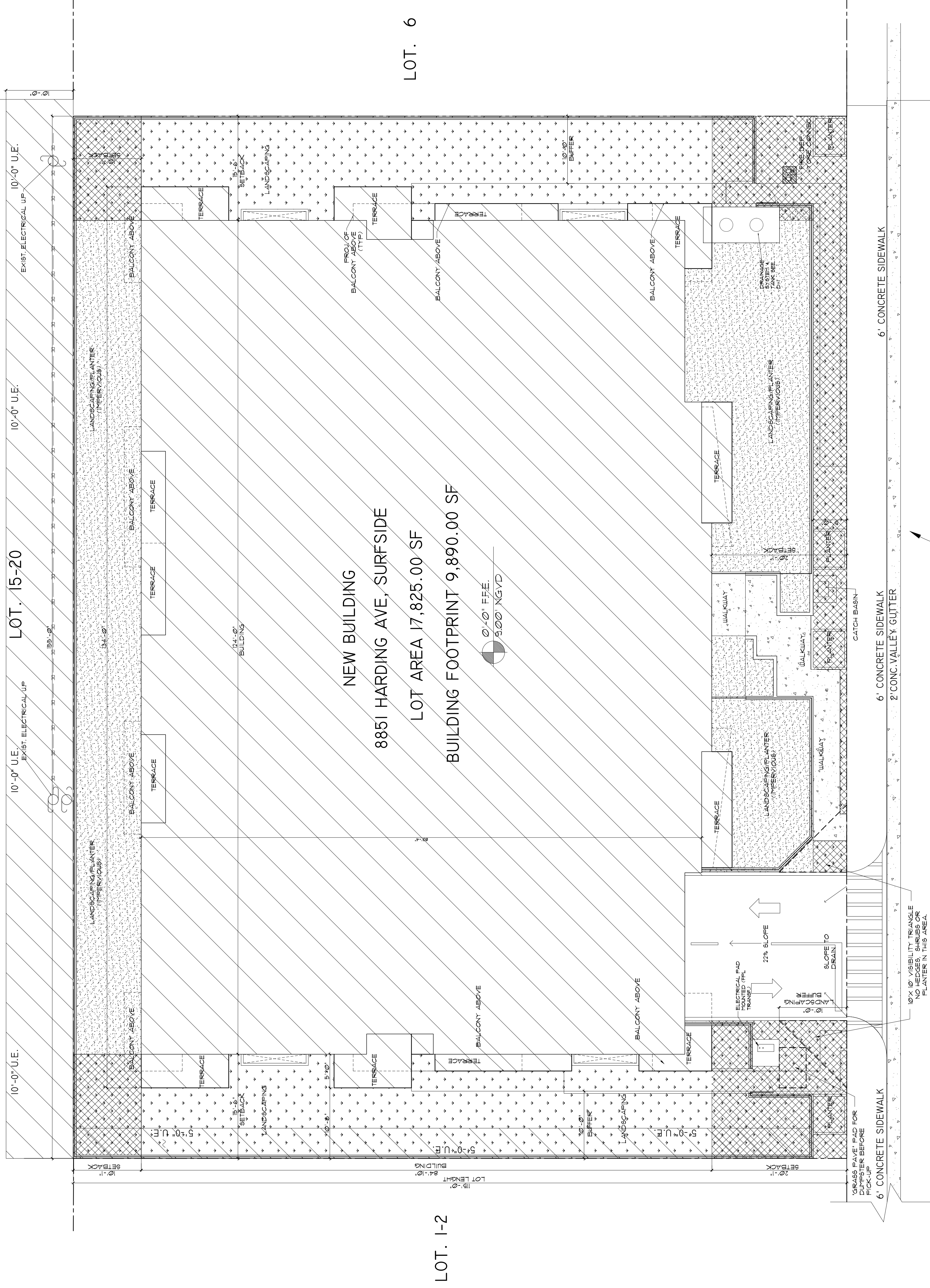
| ALLOWED | REQUIRED | PROPOSED | % |
|----------------------|----------|------------|--------|
| LANDSCAPING/PERVIOUS | 10% | 3,665.0 SF | 20.22% |

FRONT YARD: (20 FEET)

| ALLOWED | REQUIRED | PROPOSED | % |
|----------------------|------------|------------|------------------|
| LANDSCAPING/PERVIOUS | 50% | 930 SF | 10.651 SF 34.31% |
| GRASSPAVEZ AREA | | | |
| IMPERVIOUS AREA | | 2,034.3 SF | 65.63% |
| TOTAL | 20 X 155 = | 3,100.0 SF | 100% |

REAR YARD: (10 FEET)

| ALLOWED | REQUIRED | PROPOSED | % |
|---------------------------|------------|-----------|------------------|
| LANDSCAPING PERVIOUS AREA | 20% | 3,100 SF | 30.00 SF 20.00% |
| IMPERVIOUS AREA | | 0 SF | 12,400 SF 80.00% |
| TOTAL | 10 X 155 = | 15,500 SF | 100% |

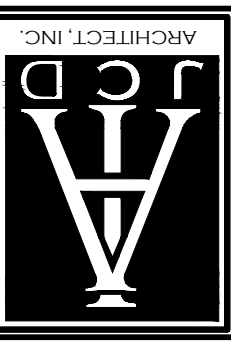


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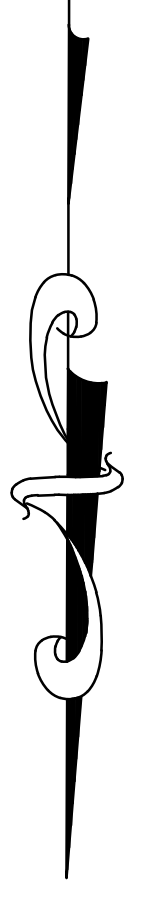
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PROPOSED PERVIOUS / IMPERVIOUS AREA
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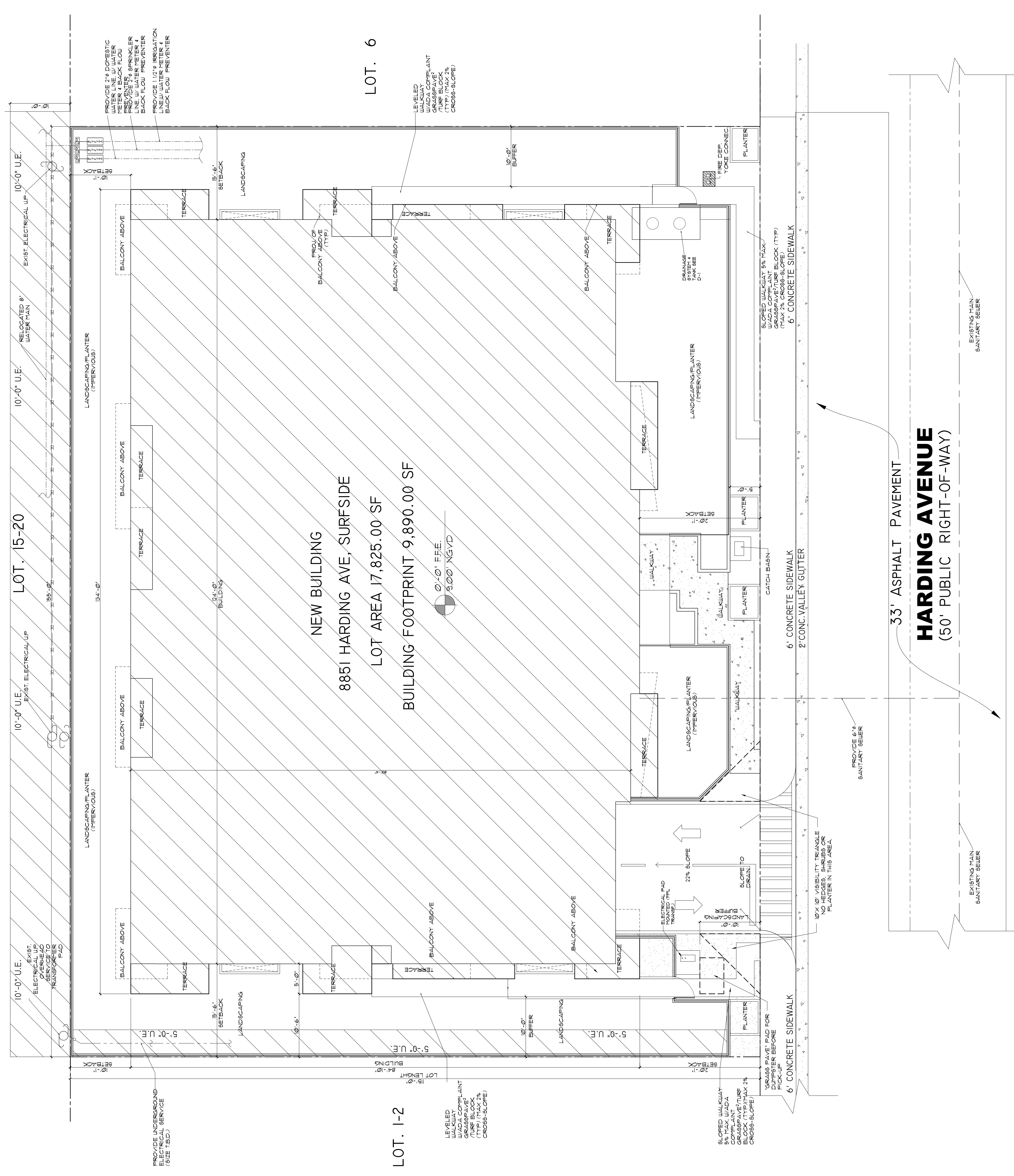
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NEW BUILDING
 8851 HARDING AVE, SURFSIDE
 LOT AREA 17,825.00 SF
 BUILDING FOOTPRINT 9,890.00 SF

LOT. 6

LOT. 1-2

33' ASPHALT PAVEMENT
HARDING AVENUE
 (50' PUBLIC RIGHT-OF-WAY)

UTILITY PLAN
 SCALE: 1/8" = 1'

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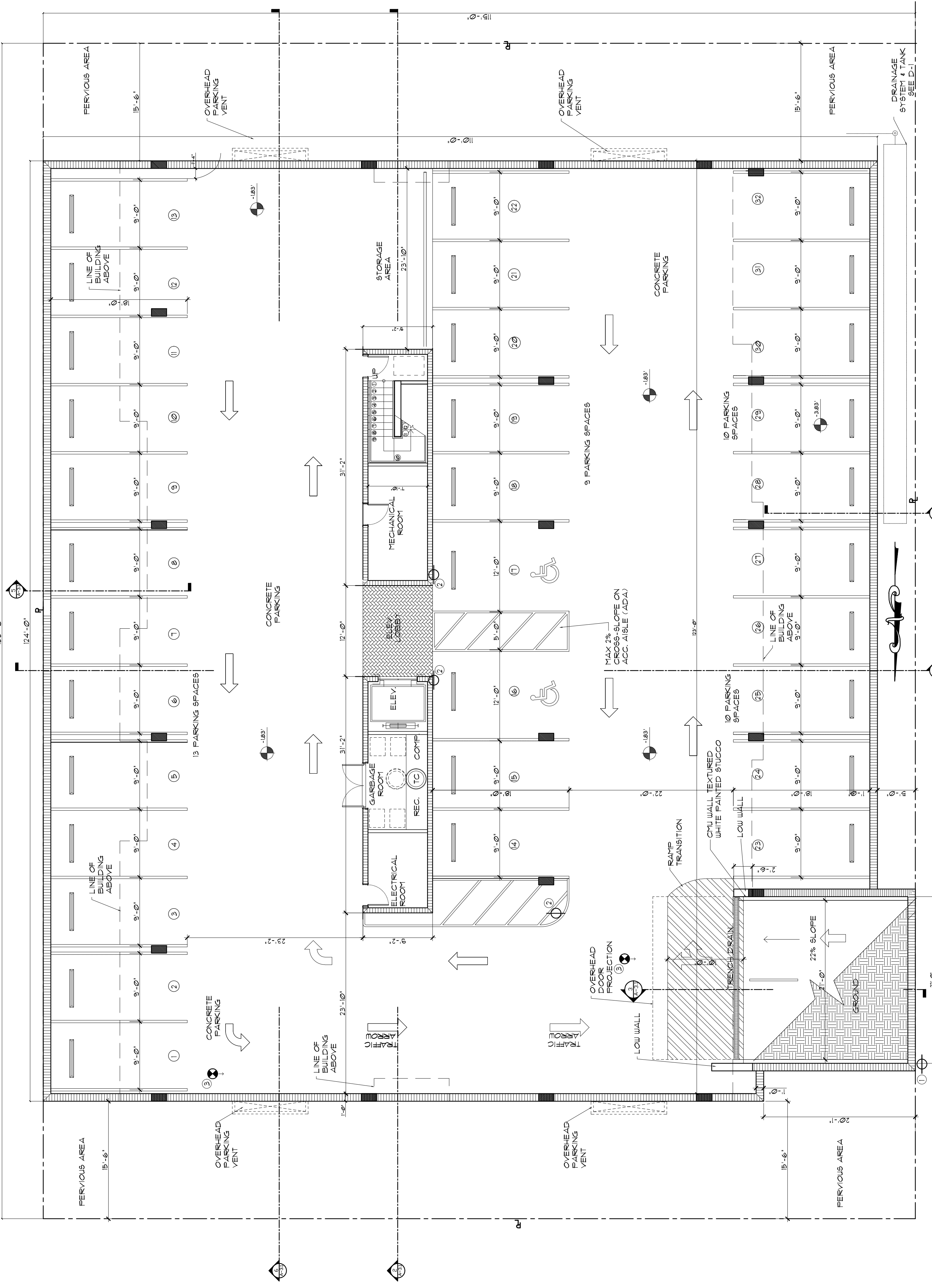
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 LEED ACCREDITED PROFESSIONAL
 Design & Development
 Architecture
 Interiors
 Planning
 Construction

1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330
 ARCHITECT, INC.

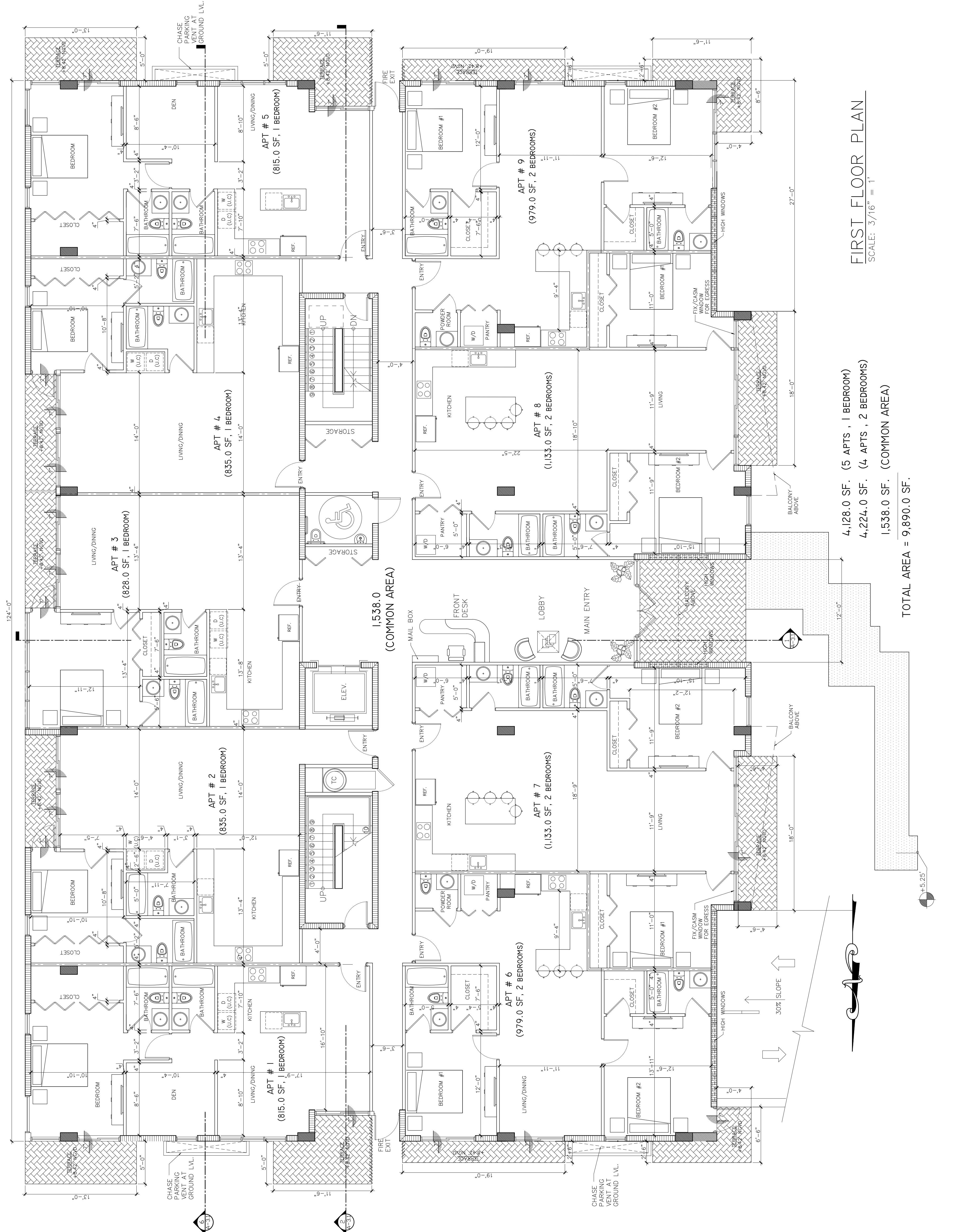
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 Date _____
 Scale SHOWN _____
 Seal _____
 AA-26001560
 Sheet No
A-1.0



UNDERGROUND PARKING FL. PLAN
 SCALE: 1/8" = 1'-0"

KEY LEGEND
 ① PARKING AREA SIGN: "STOP-RE-1-18"
 ② PARKING AREA SIGN: ACCESSIBILITY SIGN
 ③ PARKING AREA SIGN: "EXIT"
 NOTE: ALL SIGNS MUST BE 7'6" HIGH CLEARANCE
 ALL SIGNS MUST BE PERMITTED

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FIRST FLOOR PLAN
 SCALE: 3/16" = 1"

4,128.0 SF. (5 APTS, 1 BEDROOM)
 4,224.0 SF. (4 APTS, 2 BEDROOMS)
 1,538.0 SF. (COMMON AREA)
TOTAL AREA = 9,890.0 SF.

| APT AREAS | | |
|-------------|---------|-----------------|
| FIRST FLOOR | | |
| APT# | SF | 1 BEDRM 2 BEDRM |
| 1 | 815.0 | X |
| 2 | 835.0 | X |
| 3 | 828.0 | X |
| 4 | 835.0 | X |
| 5 | 815.0 | X |
| 6 | 979.0 | X |
| 7 | 1,133.0 | X |
| 8 | 1,133.0 | X |
| 9 | 979.0 | X |
| TOTAL | 8,352.0 | 5 4 |

MIN. AREA REQ. : 1 BED. = 800.00 SF
 - 2 BED. = 950.00 SF

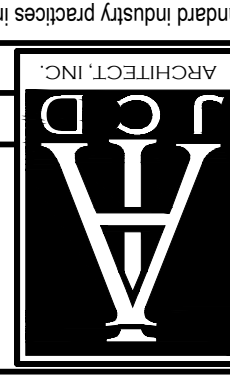
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| Revisions |
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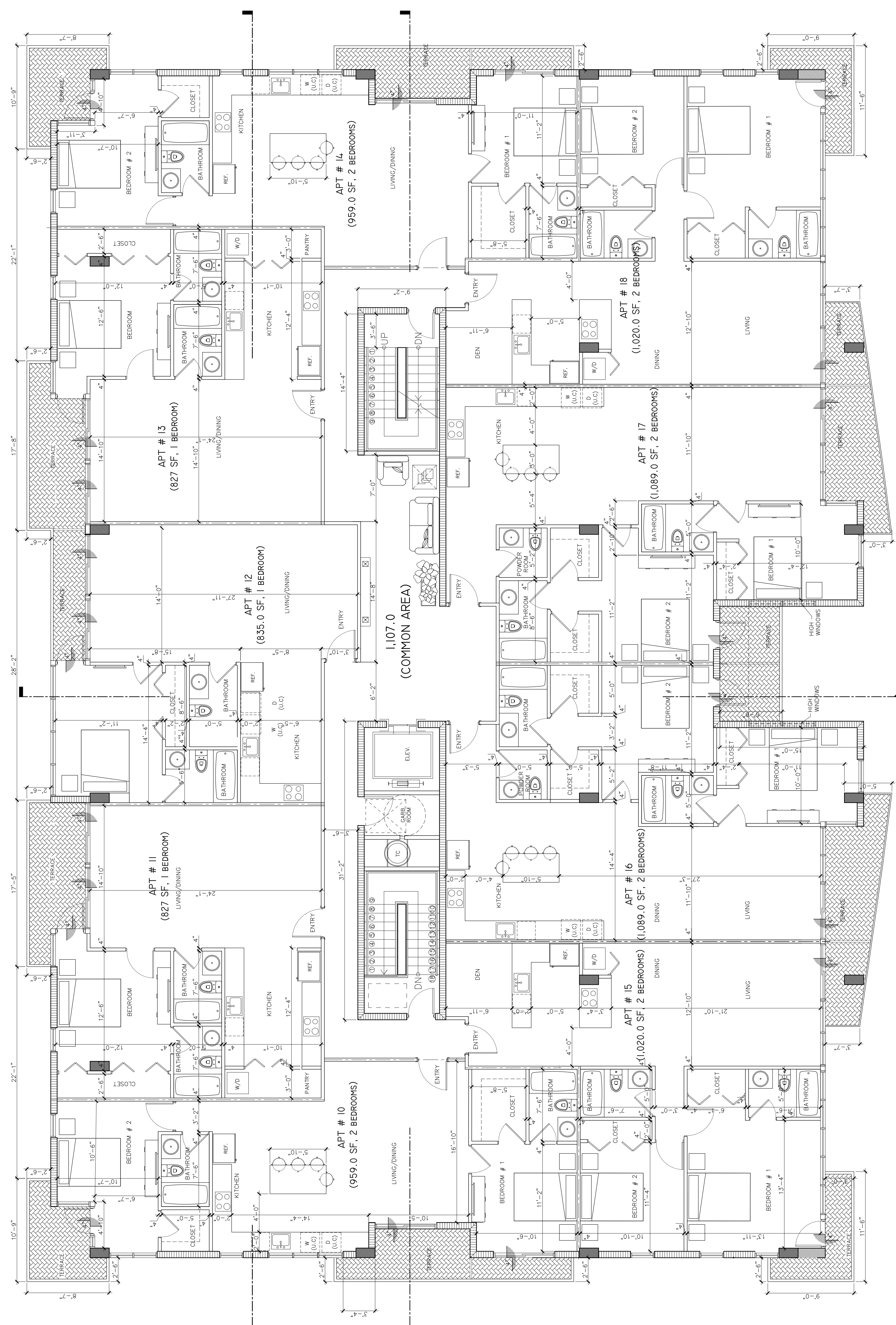
SURFSIDE APTS.
 8851 HARDING LLC
 8851 HARDING AVE.
 SURFSIDE, FLORIDA 33154

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 AA-26001560
 Sheet No.
A-1.2



2,489.0 SF. (3 APTS, 1 BEDROOM)
 6,136.0 SF. (6 APTS, 2 BEDROOMS)
 1,107.0 SF. (COMMON AREA)
TOTAL AREA = 9,732.0 SF.

SECOND FLOOR PLAN
 SCALE: 3/16" = 1'

| APT. AREAS SECOND FLOOR | | | | | |
|----------------------------|---------|---------|---------|--|--|
| APT.# | SF | 1 BEDRM | 2 BEDRM | | |
| 10 | 959.0 | | X | | |
| 11 | 827.0 | X | | | |
| 12 | 835.0 | X | | | |
| 13 | 827.0 | X | | | |
| 14 | 959.0 | | X | | |
| 15 | 1,020.0 | | X | | |
| 16 | 1,089.0 | | X | | |
| 17 | 1,089.0 | | X | | |
| 18 | 1,020.0 | | X | | |
| TOTAL | 8,625.0 | 3 | 6 | | |

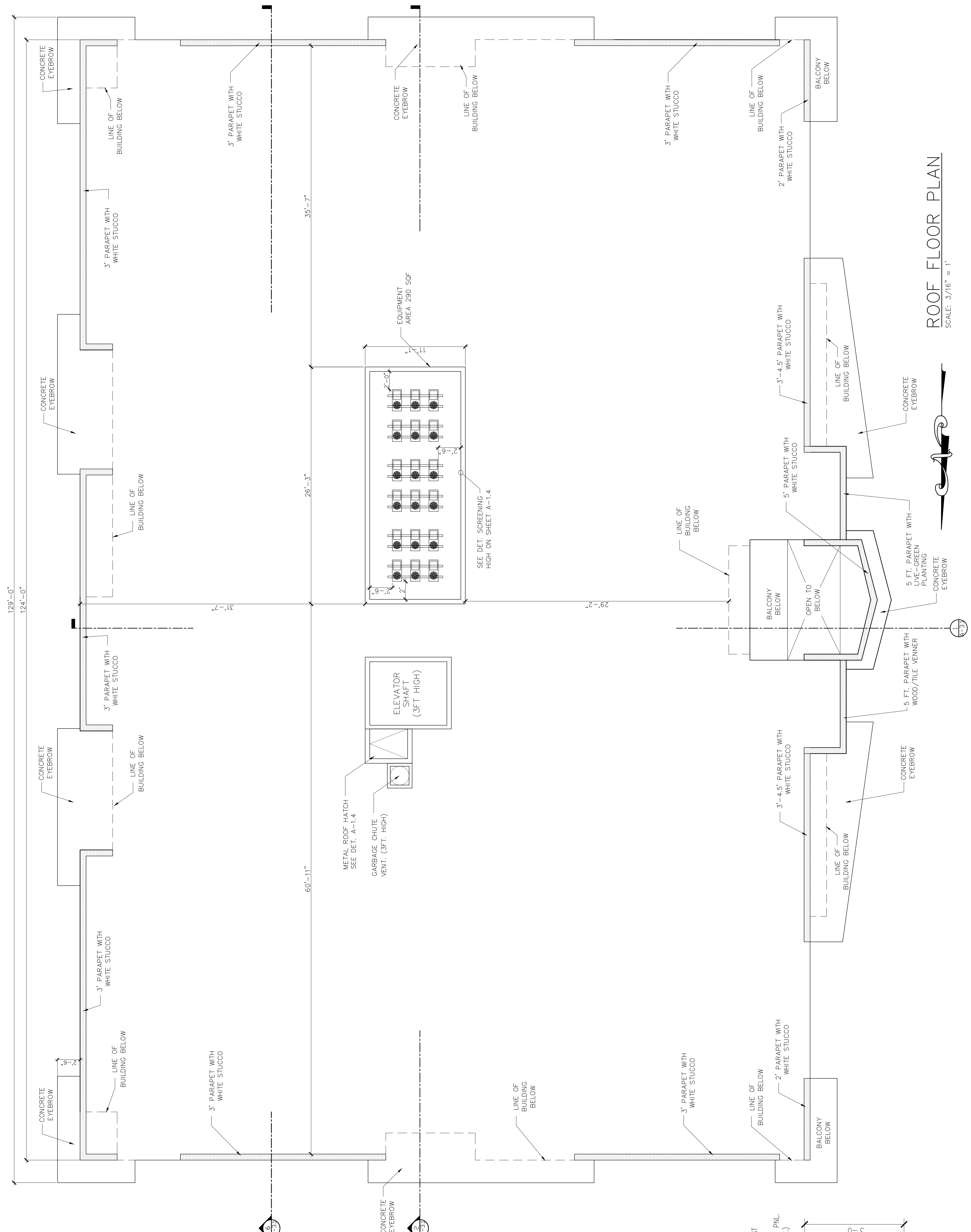
MIN. AREA REQ. :
 - 1 BED. = 800.00 SF
 - 2 BED. = 950.00 SF

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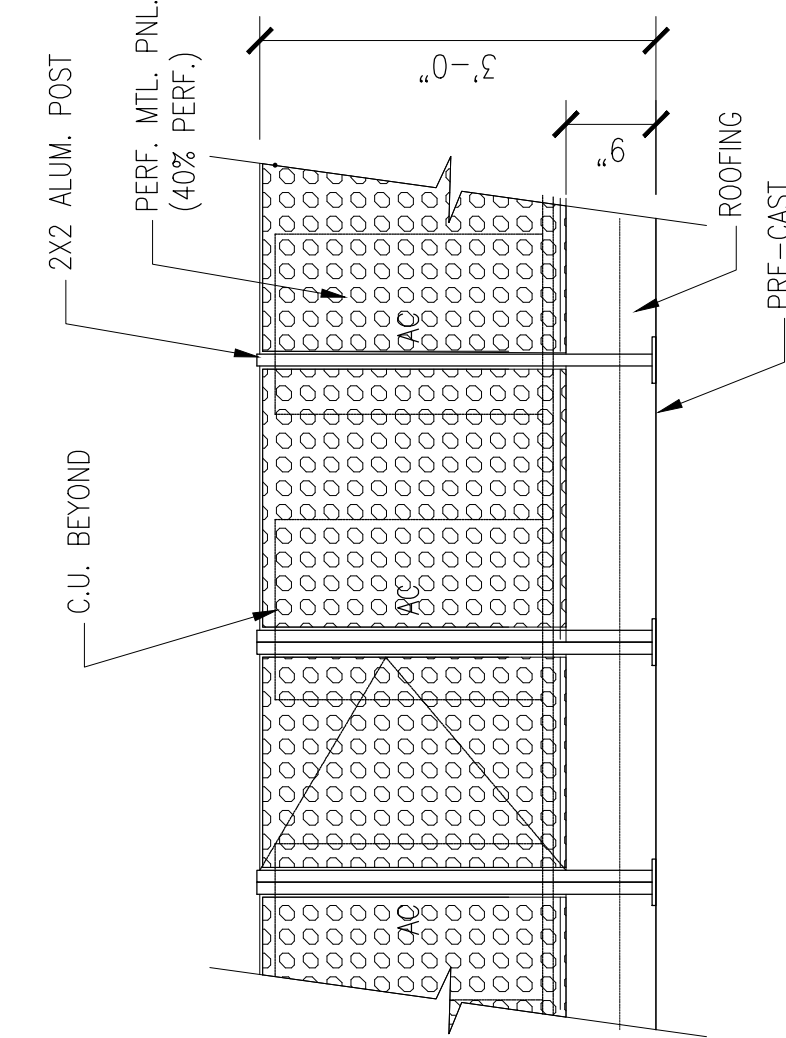
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ROOF FLOOR PLAN
 SCALE: 3/16" = 1'

| | |
|------------------|---------------------------------|
| ROOF AREA | |
| TOTAL ROOF AREA | 9,890 SF. (10% = 989 SF.) |
| ROOF EQUIPMENT | = 290 SF |
| ELEVATOR SHAFT | = 95 SF |
| PARAPET | = 219.5 SF |
| TOTAL ABOVE | = 604.5 SF (6.11% \angle 10%) |



NOTE: SUBMIT S & S SHOP DRAWING UNDER SEPARATE PERMIT

AC EQUIPMENT SCREEN
 SCALE: 3/8" = 1'-0"

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Revisions

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 JUAN C. DAVID A.R. # 0015344
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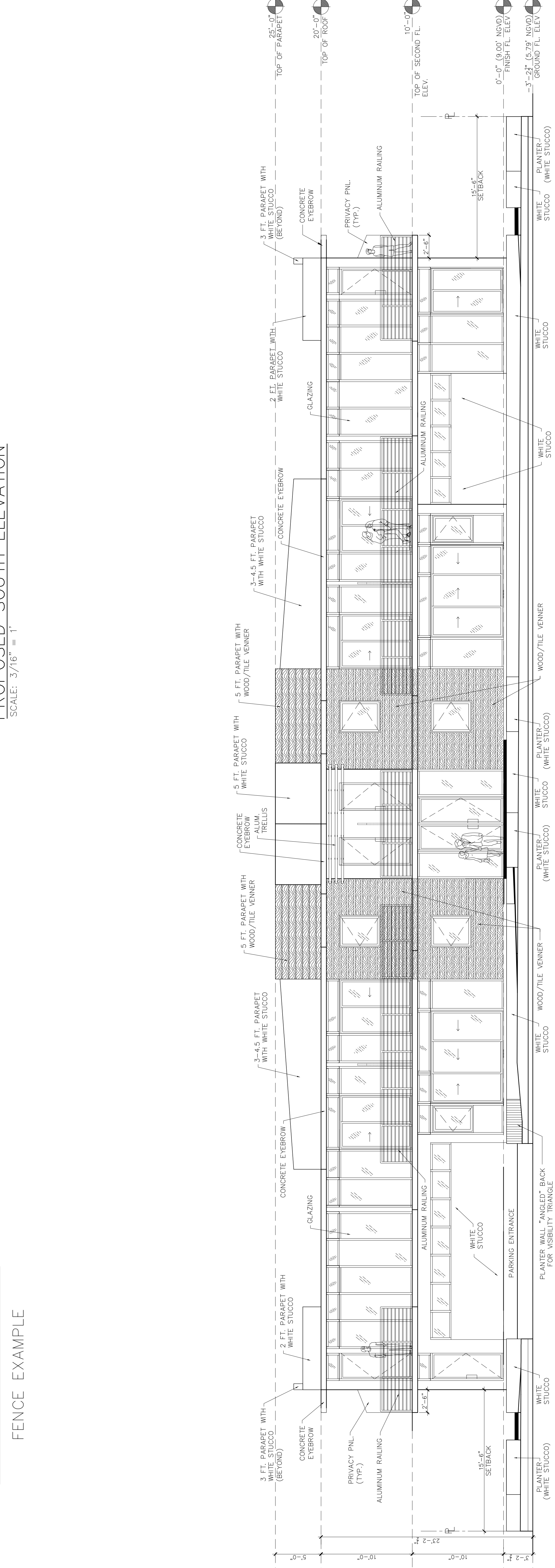
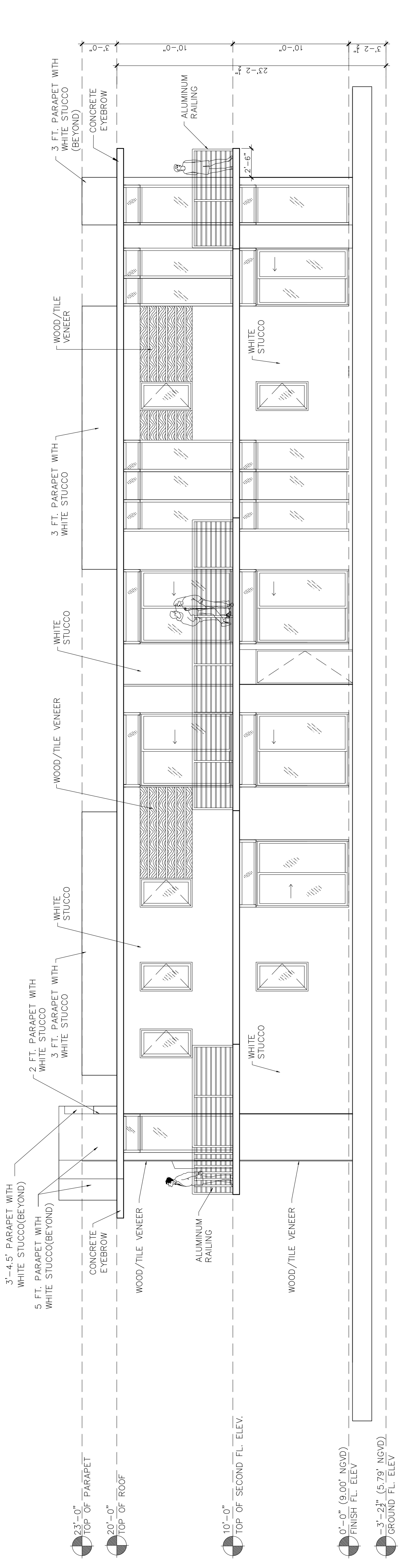
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 Sheet No.
A-2.1



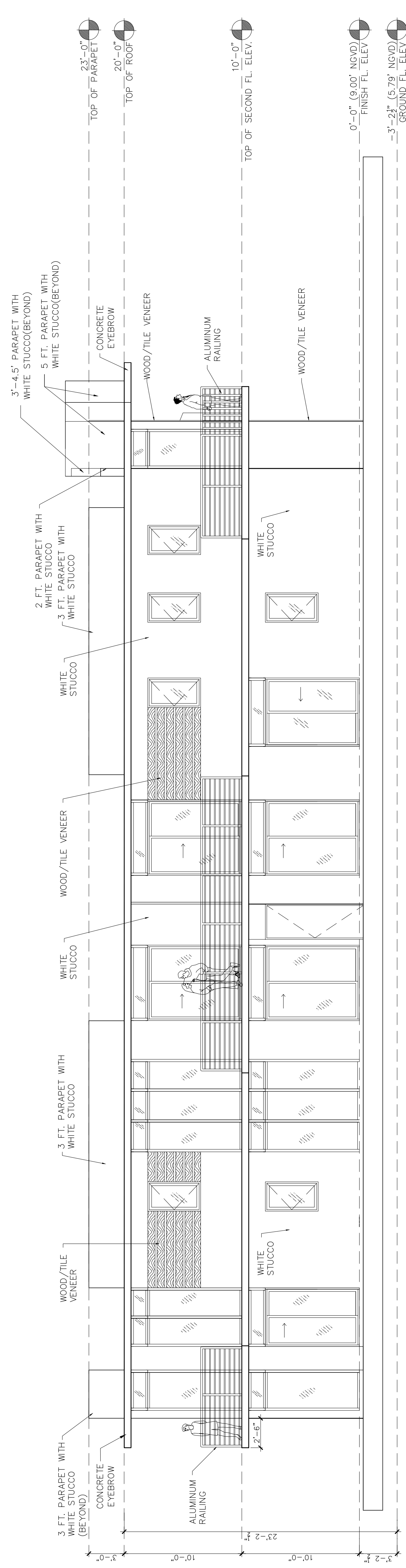
FENCE EXAMPLE

PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'

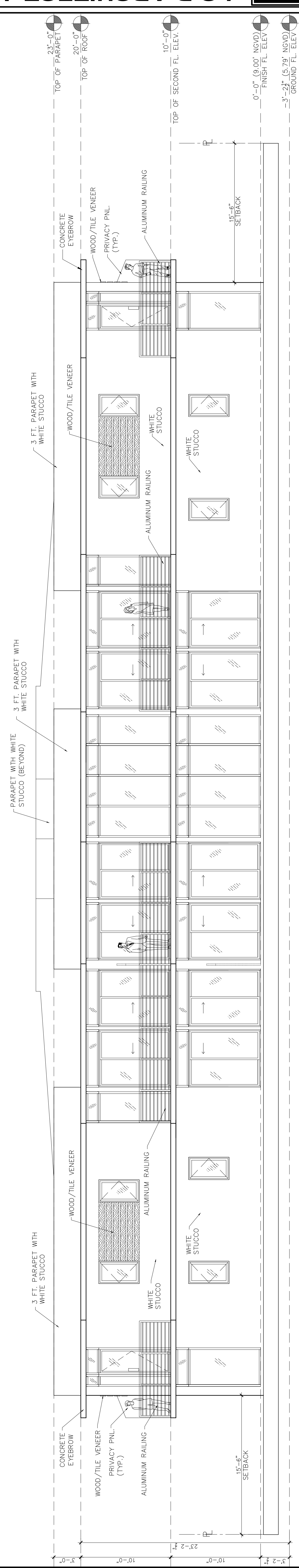
PROPOSED WEST ELEVATION
 SCALE: 3/16" = 1'



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PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'

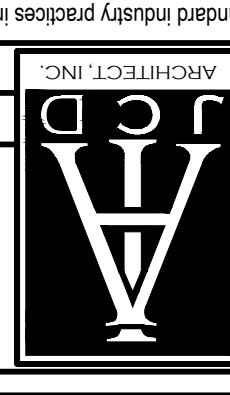


PROPOSED EAST ELEVATION (REAR)
SCALE: 3/16" = 1'

| Revisions |
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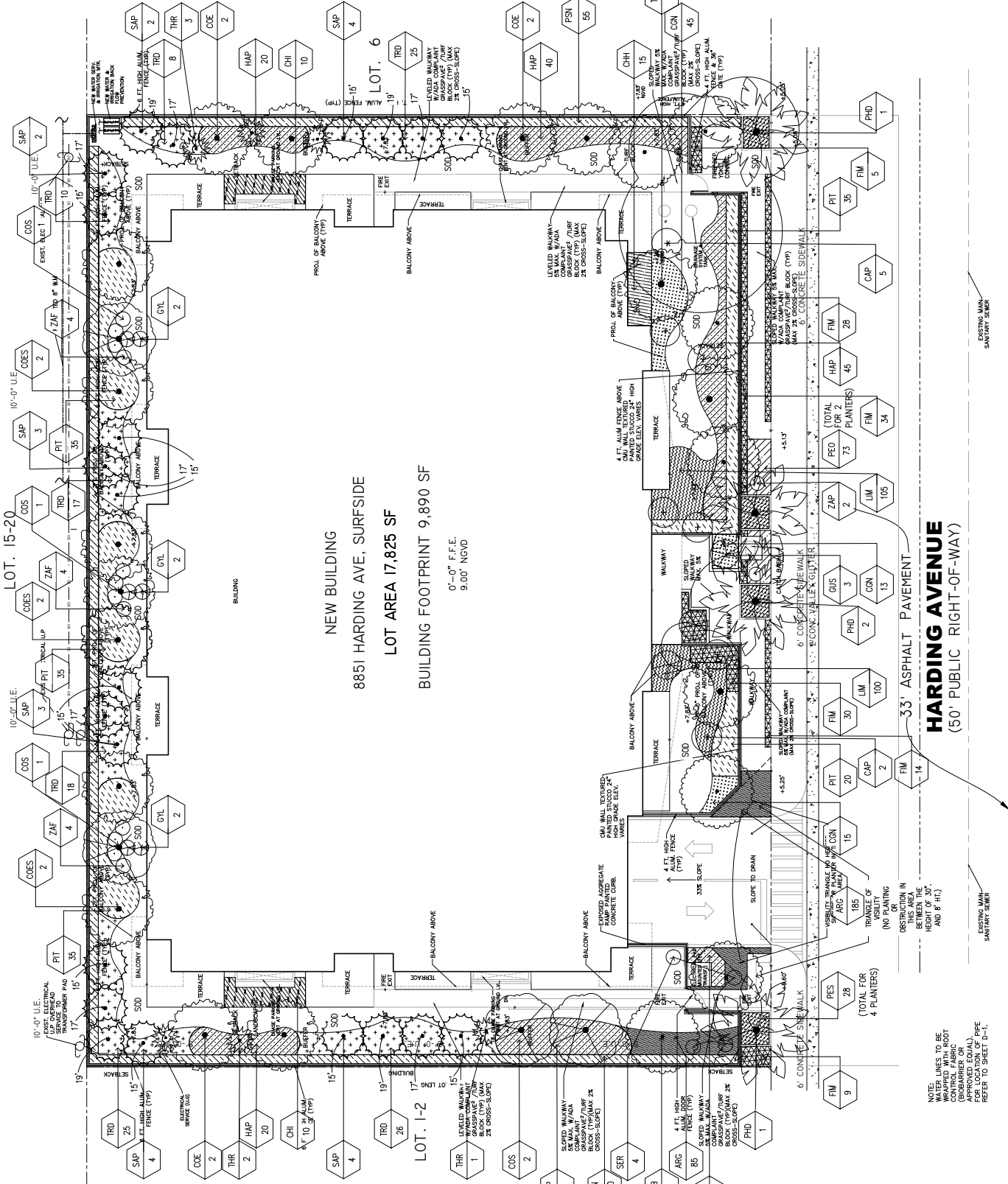
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 Sheet No.
A-2.2

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

HARDING AVENUE
(50' PUBLIC RIGHT-OF-WAY)

33' ASPHALT PAVEMENT

NOTE:
WATER LINES TO BE
LOCATED BY UTILITY
CONTROL FABRIC LOGS
(BARRELS OR
BARRIERS ON
FOR LOCATION OF PIPE
REFER TO SHEET D-1.

OBSTRUCTION IN
VISIBILITY
TRUNKS OF
TREES TO BE
REMOVED
HEIGHT OF 30'
AND 8' HT.)

EXISTING MAIN
SANITARY SEWER

Revisions

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| 2-30-14 | 1ST ISSUE |
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Town of Surfside
Zoning: H00C Lot Area: 17,825 SF

REQUIRED

LOT COVERAGE (MAX. BLDG. FOOTPRINT) 40% 14,280 SF

GREEN OPEN SPACE (20% MIN.) 3,565 SF

PAVED AREA 1,946.00 (10.93%)

PROVIDED

17,825 SF

32

22

32

22

5

10

1.0

1.0

1.9

2.4

2.4

6

6

4*

47

837*

697

21.3

1,697

11.040 (Max)

PLANT LIST

| Label | Quantity | Scientific Name | Common Name | Specifications | Native | Salt Tolerance |
|-------------------|----------|-------------------------------|--------------------------|--|--------|----------------|
| CAB | 7 | Calophyllum brasiliense | Brazilian Bayleaf | 1.4" Ht. 6" Sp. 2.5' dia. 7' CT | Yes | High |
| COE | 6 | Conocarpus erectus | Green Buttonwood | 1.4" Ht. 6" Sp. 2.5' dia. 7' CT | Yes | High |
| COES | 5 | Conocarpus erectus 'Serronee' | Silver Buttonwood | 1.4" Ht. 6" Sp. 2.5' dia. 7' CT | Yes | High |
| COE | 5 | Cordia alliodora | Orange Orange | 1.2" Ht. 5" Sp. 2' dia. 4.5' CT | Yes | High |
| COE | 3 | Couratima speciosa | Spinnertree | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| TAH | 3 | Tabebuia latifolia | Phil Trumpet Tree | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| TOTAL | 37 | TOTAL | TOTAL | | | |
| Palm | 4 | Phoenix acutiflora 'Major' | Major Date Palm | 5.0' CT, 2.0" DIA. L.C. - 30" Ht. x 2.4" Sp. at time of planting | Yes | High |
| SHR | 22 | Shorea acutiflora 'Major' | Shorea Palm | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| THR | 6 | Thunbergia alata | Florida Beach Palm | 2.0" CT, 1.0" DIA. L.C. - 18" Ht. x 2.4" Sp. at time of planting | Yes | High |
| TOTAL | 32 | TOTAL | TOTAL | | | |
| Shrub and Grasses | 120 | Physalis peruviana 'Mandarin' | Manchurian Cocksfoot | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| CH | 20 | Chorizanthe linearis | Red Top | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| FM | 120 | Ficus microcarpa 'Green Lake' | Green Island Ficus | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| OTL | 6 | Ocotea sp. | Crabwood | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| OTL | 4 | Ocotea sp. | Crabwood | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| HAP | 150 | Hemelia patens | Prostrate | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| PH | 150 | Psychotria nervosa | Prostrate | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| PH | 150 | Psychotria nervosa | Prostrate | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| SEER | 4 | Sesuvium portulacastrum | Saw Palmetto | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| TRD | 121 | Tripsacum dactyloides | Dwarf Fuchsia-like Grass | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| ZAF | 2 | Zinnia punctata | Coonies | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| ZAF | 2 | Zinnia punctata | Coonies | 1.0" Ht. 4" Sp. 1.5' dia. 3' CT | Yes | High |
| TOTAL | 837 | TOTAL | TOTAL | | | |
| Groundcovers | 270 | Aeschynomene | Perennial Peanut | 1 gal. 12" OC 6" Ht. x 12" Sp. at time of planting | | High |
| CON | 205 | Conocarpus | Shrub | 3 gal. 18" OC x 12" Ht. x 18" Sp. at time of planting | | High |
| TRD | 73 | Tripsacum dactyloides | Vegetated Pimpernia | 1 gal. 12" OC x 12" Ht. x 12" Sp. at time of planting | | High |
| TOTAL | 548 | TOTAL | TOTAL | | | |

JCD ARCHITECT, Inc.
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture
Construction

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Miami, Florida 33145
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Fax: (305) 282-4300

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CONSULTING
LANDSCAPE ARCHITECT

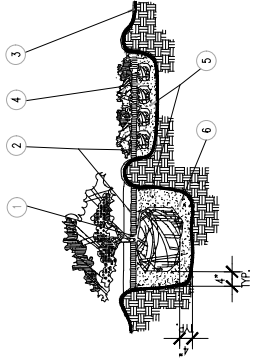
Jerez Design Group, Inc.

DESIGNS ARE SUBJECT TO MODIFICATION OR CHANGE AS REQUIRED BY ACTUAL MEASUREMENTS, STANDARD INDUSTRY PRACTICES IN LIGHT OF EXISTING STRUCTURE AND OTHER CONDITIONS, APPLICABLE CODES AND THE LIKE. THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF JCD ARCHITECT, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JCD ARCHITECT, INC. SURFSIDE, FLORIDA 33141

BEST FACE OF SHRUB/
GROUNDCOVER TO FACE FRONT OF
PLANTING BED.
REFER TO PLANT LIST FOR SPACING.
MAINTAIN 12" DEAD ZONE AT BED
EDGE.

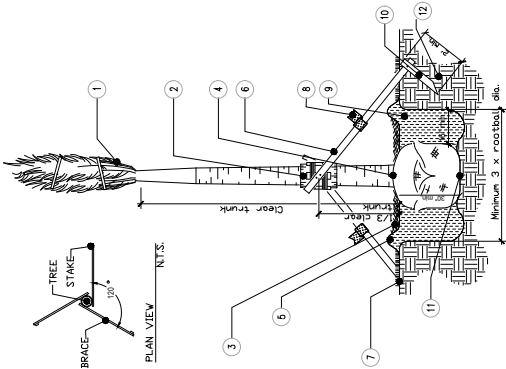
PLAN VIEW

- NOTES:
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 2" HIGH WITH SOIL RISING UP TO THE TOP OF ROOTBALL.
 2. 3" MINIMUM OF MULCH.
 3. PREPARE PLANTING SOIL
 4. SCAREY ROOTBALL SIDES AND BOTTOM
 5. HOLE TO BE 2X ROOTBALL



SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.



- NOTES:
1. THE FRONES WITH BURLAP STRIP FRO PROTECT TRUNK
 2. WRAP TRUNK WITH 5 LAYERS OF BURLAP. WRAP CLEAR BAND AROUND TRUNK
 3. APPLY 3\"/>

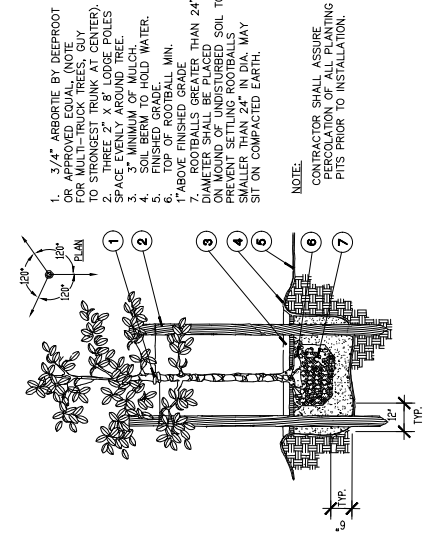
PALM PLANTING DETAIL

N.T.S.

- Planting and Irrigation Notes:
1. All landscaping shall meet or exceed all Town of Surfside code specification requirements shall be Florida Grade #1 or better.
 2. Call Sunshine One Call Service at 1.800.452.4700 before you dig.
 3. All groundcover shall be installed at 75% coverage and 100% within 3 months after final inspection.
 4. All landscape planters shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the building require a minimum 12" depth of 2" diameter drainage pipe with 1/4" slope. Lastly, a drainage pipe inspection shall be required by the Town before the landscaping is installed.
 5. No landscape substitutions shall be made without the Town of Surfside approval.
 6. An automatic irrigation system with a rain sensor shall be installed with 100% coverage and 100% overlap prior to final inspection.
 7. All PVC risers must be parroted flat black and irrigation system shall have no overspray.
 8. All tree and palms shall be banded and aged and all nylon straps or wood banded shall be removed within one year of final inspection.
 9. The planting soil must be 50% muck and 50% sand and must be free of construction debris, weeds, rocks and job between 6.5 and 7.0.
 10. All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 25% of the nitrogen must be derived from an organic source.
 11. All trees and palms shall be banded and aged and all nylon straps or wood banded shall be removed within one year of final inspection.
 12. All trees and palms in lower areas shall be pulled away 2' from the trunks.
 13. All above ground elements, including but not limited to s/c units, transformers pumps and generators shall be screened with landscaping to the height of the element.
 14. All soil to be weed-free and laid smooth with tight joints and conform to cuts and markers. Also, 100% at installation.
 15. All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 6' clearance from the rear to all landscaping material.
 16. All lights shall have a minimum 15' separation on large trees and 7.5 on small trees and shrubs.
 17. All planting pits shall be a minimum of 2x the root ball diameter.
 18. All tree removal and relocation permits shall be obtained from DEEM.
 19. All existing landscaping, including but not limited to trees, palms, shrubs, groundcover, prior to final inspection and curing destroyed during the construction shall be replaced with like or better plants from the site.
 20. All invasive exotic plants from the site.
 21. All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.
 22. All planting to be done with in accordance to proper horticultural practices.
 23. Call the Town of Surfside landscape inspector at 554-921-7781 to schedule a pre-construction landscape meeting prior to the installation of the landscaping.
 24. The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.

SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.



- NOTES:
1. 3/4" ARBORITE BY DEEPROOT OR APPROVED EQUIV. (NOTE: ARBORITE IS NOT TO STRONGEST TRUNK AT CENTER).
 2. THREE 27" X 8" LODGE POLES SPACE EVENLY AROUND TREE.
 3. SOIL BERM TO HOLD WATER.
 4. FINISHED GRADE.
 5. TOP OF ROOTBALL MIN.
 6. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON PREVIOUSLY UNDISTURBED SOIL TO PREVENT SETTLEMENT. IF SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

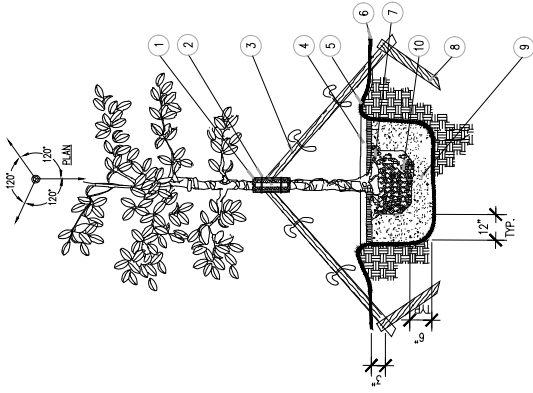
SMALL TREE PLANTING DETAIL

N.T.S.



SOD ADJACENT TO CONCRETE DETAIL

N.T.S.



- NOTES:
1. 5 LAYERS OF BURLAP TO PROTECT TRUNK
 2. WRAP TRUNKS TO SECURE WOOD BATONS
 3. 3-2" X 8" LODGE POLES. NAIL FRONTS WITH 5 LAYERS OF BURLAP TO MIDPOINT AND AT BASE. (WITH ORANGE FLAGGING)
 4. 3" MINIMUM OF MULCH
 5. FINISHED GRADE
 6. ABOVE FINISHED GRADE P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
 7. PREPARED PLANTING SOIL
 8. PREPARED PLANTING SOIL DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LARGE TREE PLANTING DETAIL

N.T.S.

| Revisions |
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| 2-30-14 1ST ISSUE |
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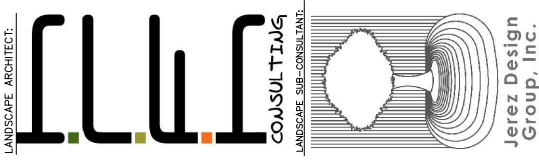
SURFSIDE APARTMENTS
8851 HARDING LLC
8851 HARDING AVE.
SURFSIDE, FLORIDA 33141

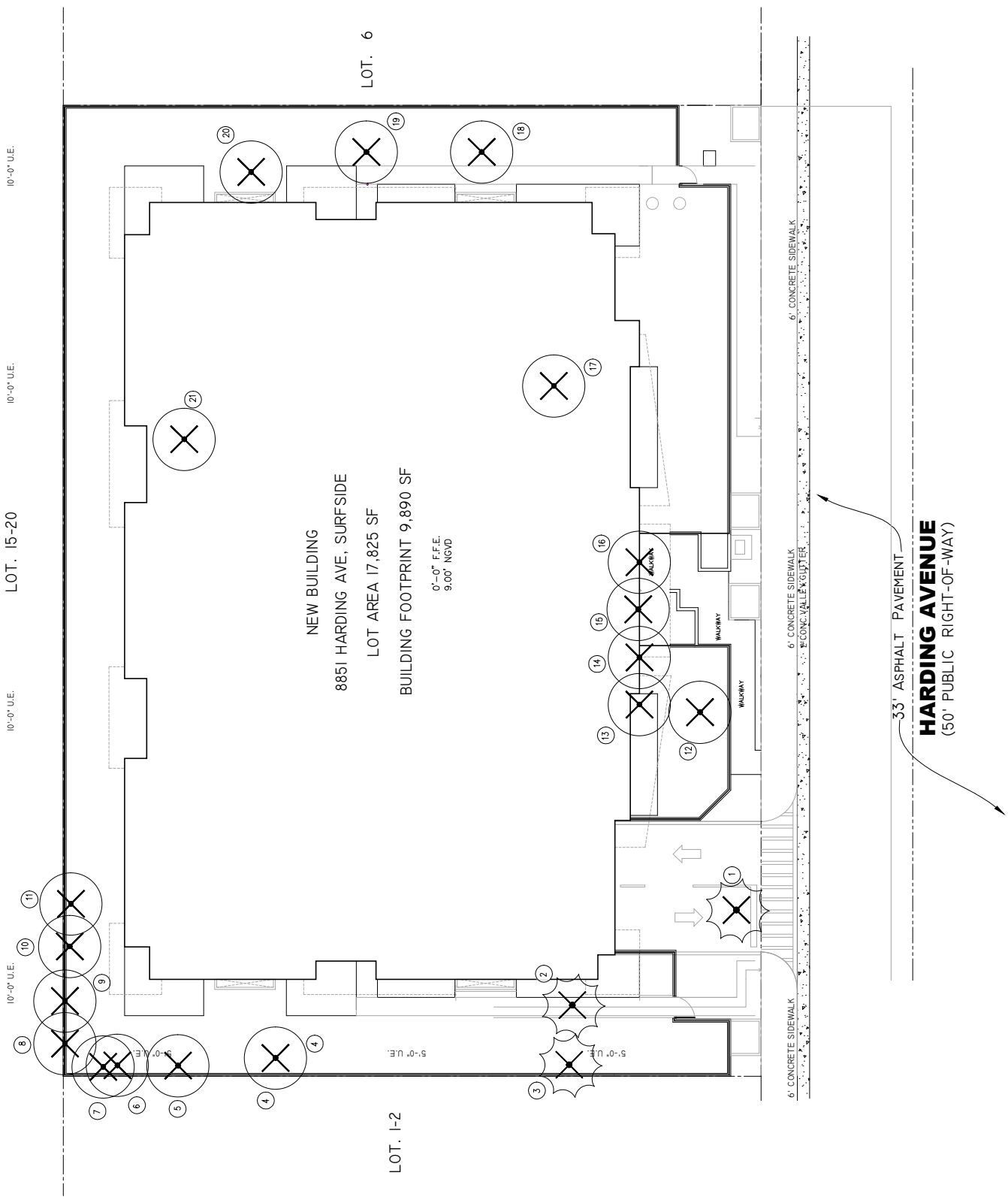
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LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 201, Miami, Florida 33145
Phone: (305) 285-4343 Fax: (305) 285-4330



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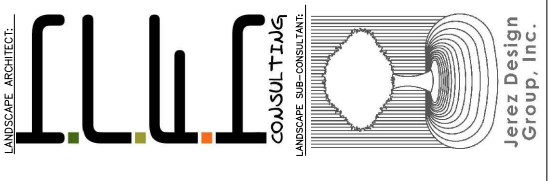
TREE DISPOSITION LEGEND

| No. | COMMON NAME | SCIENTIFIC NAME | DBH (Total) (feet) | HEIGHT (feet) | CANOPY (Total) (feet) | MITIGATION (Sq Feet) | DISPOSITION |
|--------------------------------|------------------|--------------------------------|--|------------------|--------------------------|-------------------------|--|
| 1 | Coconut Palm | <i>Cocos nucifera</i> | 1.5* | 25 | 20 | 62.00 | To Be Removed - in way of construction |
| 2 | Alexander Palm | <i>Pythosperma elegans</i> | 0.2 | 12 | 0 | 50.24 | To Be Removed - in way of construction |
| 3 | Cabbage Palm | <i>Sabal palmetto</i> | 0.25 | 20 | 10 | 78.50 | To Be Removed - in way of construction |
| 4 | Bird of Paradise | <i>Strelitzia nicotai</i> | 0.2 | 12 | 0 | n/a | To Be Removed - in way of construction |
| 5 | Bird of Paradise | <i>Strelitzia nicotai</i> | 0.75 | 10 | 6 | n/a | To Be Removed - in way of construction |
| 6 | Bird of Paradise | <i>Strelitzia nicotai</i> | 0.5 | 11.5 | 4 | n/a | To Be Removed - in way of construction |
| 7 | Bird of Paradise | <i>Strelitzia nicotai</i> | 0.5 | 11 | 6 | n/a | To Be Removed - in way of construction |
| 8 | Umbrella Tree | <i>Schefflera actinophylla</i> | 2.0 | 20 | 6 | n/a | To Be Removed - Invasive Species |
| 9 | Umbrella Tree | <i>Schefflera actinophylla</i> | 2.5 | 20 | 0 | n/a | To Be Removed - Invasive Species |
| 10 | Umbrella Tree | <i>Schefflera actinophylla</i> | 1.5 | 20 | 4 | n/a | To Be Removed - Invasive Species |
| 11 | Mango Tree | <i>Mangifera indica</i> | 0.25 | 10 | 6 | 28.26 | To Be Removed - in way of construction |
| 12 | Cashew Nut | <i>Anacardium occidentale</i> | 0.6 | 12 | 7 | 36.47 | To Be Removed - in way of construction |
| 13 | Umbrella Tree | <i>Schefflera actinophylla</i> | 5.0 | 15 | 20 | n/a | To Be Removed - Invasive Species |
| 14 | Umbrella Tree | <i>Schefflera actinophylla</i> | 5.0 | 15 | 20 | n/a | To Be Removed - Invasive Species |
| 15 | Umbrella Tree | <i>Schefflera actinophylla</i> | 5.0 | 15 | 20 | n/a | To Be Removed - Invasive Species |
| 16 | Umbrella Tree | <i>Schefflera actinophylla</i> | 5.0 | 15 | 20 | n/a | To Be Removed - Invasive Species |
| 17 | Coconut Palm | <i>Cocos nucifera</i> | 0.9 | 12 | 0 | 50.24 | To Be Removed - in way of construction |
| 18 | Umbrella Tree | <i>Schefflera actinophylla</i> | 3.0 | 25 | 30 | n/a | To Be Removed - Invasive Species |
| 19 | Umbrella Tree | <i>Schefflera actinophylla</i> | 3.0 | 25 | 30 | n/a | To Be Removed - Invasive Species |
| 20 | Weping Fig | <i>Ficus benjamina</i> | 3.0 | 20 | 10 | 78.50 | To Be Removed - in way of construction |
| 21 | Cabbage Palm | <i>Sabal palmetto</i> | 1.5* | 20 | 12 | 22.00 | To Be Removed - in way of construction |
| * - DENOTES SPECIMEN TREE/PALM | | | | | TOTAL SF CANOPY REMOVED | 1,179.29 | |
| MITIGATION INFORMATION | | | | | | | |
| MITIGATION PROVIDED: | | | (5) - 12' FT. SHADY TREES (FOR 1,500 SQ.FT. OF CANOPY REMOVED) | | | | |
| TOTAL CANOPY PROVIDED: | | | 1,500 SQ.FT. | | | | |

NOTES:

1. SPECIMEN PALMS (1.5" DBH OR MORE) ARE IN FAIR TO POOR CONDITION. DUE TO THEIR LOCATION, THEY ARE TO BE REMOVED. MITIGATION WILL BE PROVIDED.

TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"



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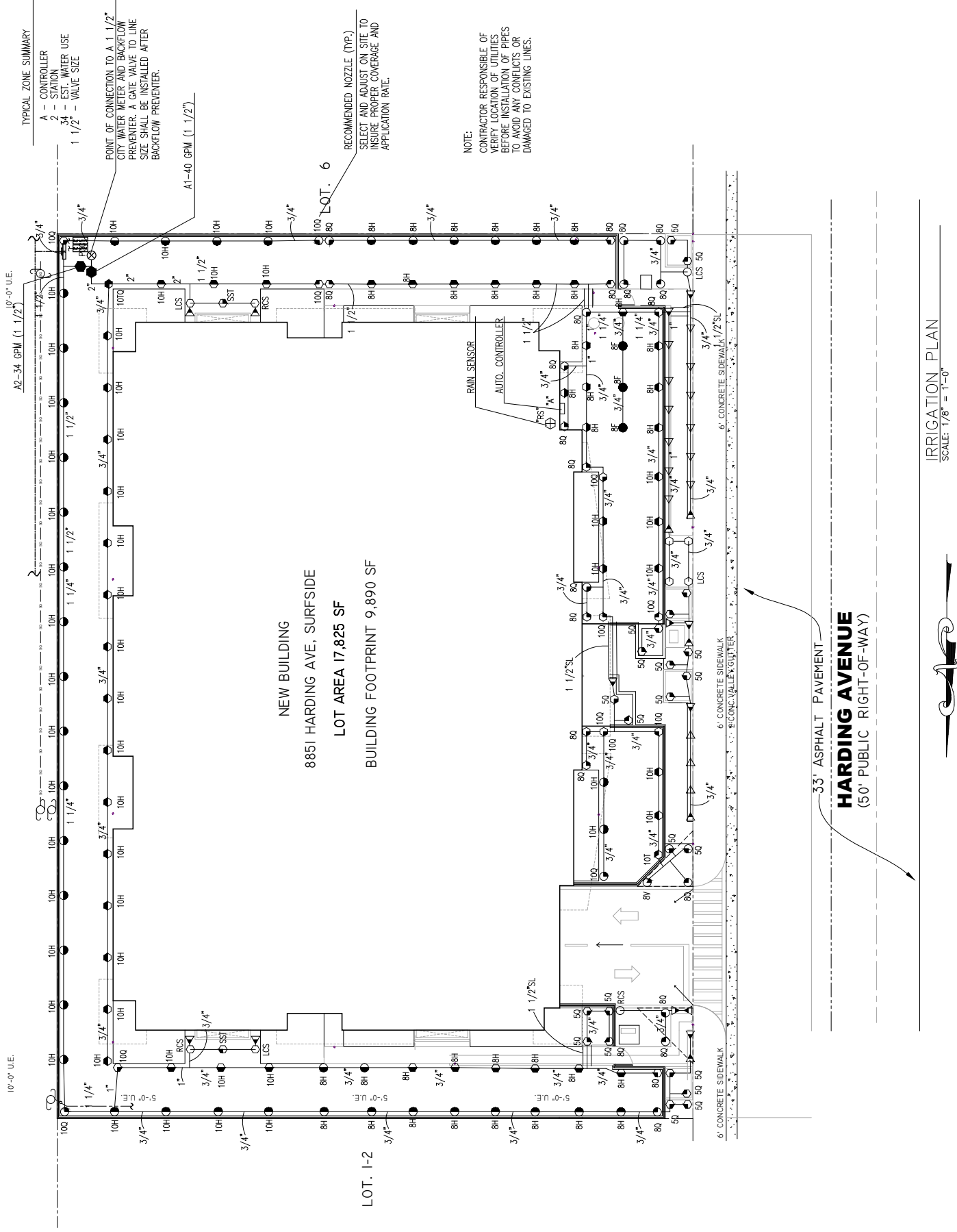
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Sheet No.
TD-1.0

HARDING APARTMENTS
8851 HARDING LLC
8851 HARDING AVE.
SURFSIDE, FLORIDA 33141

Job No.
Date
Scale AS SHOWN

Revisions
▽ 2-30-14 1ST ISSUE
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IRRIGATION PLAN
SCALE: 1/8" = 1'-0"



LANDSCAPE ARCHITECT

STYLLS
CONSULTING
LANDSCAPE SUB-CONSULTANT

Jerez Design Group, Inc.

JCD ARCHITECT, Inc.
Design & Development
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JCD ARCHITECT, INC.
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| SYMBOL | MODEL NO. | DESCRIPTION |
|-----------|----------------|--|
| A | 570-SB-2-180 | TORO-PRECISION ADJ. STREAM BUBBLERS (6") |
| C | 570Z-6P-15LCS | TORO-PRECISION ADJ. SPRAY (6") |
| G | 570Z-6P-15RCS | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-6P-30SS1 | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-6P-60 | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-6P-81 | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-6P-100 | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-6P-10H | TORO-PRECISION ADJ. SPRAY (6") |
| SE | 570Z-12P-50 | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-15LS | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-15RCS | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-30SS1 | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-8H | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-100 | TORO-PRECISION ADJ. SPRAY (12") |
| SE | 570Z-12P-10H | TORO-PRECISION ADJ. SPRAY (12") |
| ● | 150-PESB | RANBRIO 1 1/2" SOLENOID VALVE |
| □* | ESP-4M | RANBRIO MODULAR AUTO. CONTROLLER |
| □* | RSD-BEX | RANBRIO RAIN SENSOR |
| NOT SHOWN | | EMISE_UF_MIRE |
| NOT SHOWN | | #14 AWG VALVE CONTROL |
| NOT SHOWN | | #12 AWG VALVE COMMON |
| NOT SHOWN | | SCH 40 GALVANIZED STEEL |
| NOT SHOWN | | SCH 40 PVC |
| NOT SHOWN | | MAIN |
| NOT SHOWN | | SLEEVES |
| NOT SHOWN | | PVC FITTINGS |
| NOT SHOWN | | PVC CONDUIT |
| NOT SHOWN | | RISERS |
| NOT SHOWN | | SIDE 26, CLASS 160, PVC |
| NOT SHOWN | | LATERALS (1" AND LARGER) |
| NOT SHOWN | | SIDE 21, CLASS 200, PVC |
| NOT SHOWN | | LATERALS (3/4") |
| NOT SHOWN | | GATE VALVE |
| NOT SHOWN | | VALVE BOXES |
| NOT SHOWN | | 1 1/2" CITY WATER METER |
| NOT SHOWN | | BACKFLOW PREVENTER |

| STA NO. | VALVE TYPE | VALVE SIZE | WATER DEMAND | RUN TIME | WEEKLY USAGE | |
|----------------------|------------|------------|--------------|----------|--------------|-------------|
| 1 | A1 | SPRAY | 1 1/2" | 40 GPM | 60 MIN/WK | 2400 GAL/WK |
| 2 | A2 | SPRAY | 1 1/2" | 34 GPM | 60 MIN/WK | 2040 GAL/WK |
| 3-4 | SPARE | | | | | |
| * TO APPLY 1.5 IN/WK | | | | | | |

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.

| ZONE SUMMARY CHART | | | | | | |
|----------------------|------------|------------|--------------|----------|--------------|-------------|
| STA NO. | VALVE TYPE | VALVE SIZE | WATER DEMAND | RUN TIME | WEEKLY USAGE | |
| 1 | A1 | SPRAY | 1 1/2" | 40 GPM | 60 MIN/WK | 2400 GAL/WK |
| 2 | A2 | SPRAY | 1 1/2" | 34 GPM | 60 MIN/WK | 2040 GAL/WK |
| 3-4 | SPARE | | | | | |
| * TO APPLY 1.5 IN/WK | | | | | | |

IRRIGATION NOTES & SPECIFICATIONS
 AUTOMATIC IRRIGATION SYSTEM
 WATER SOURCE
 PRESSURE REQUIRED

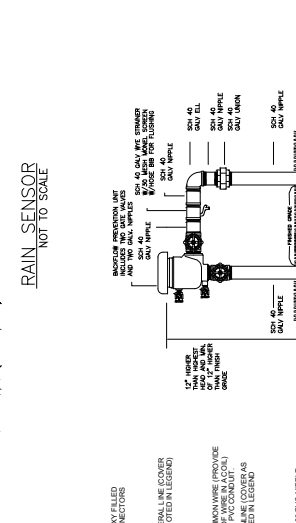
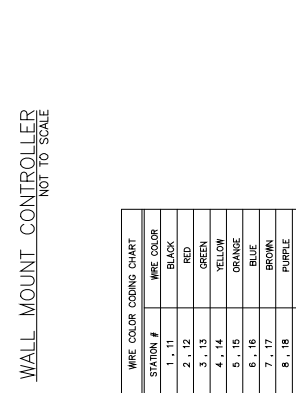
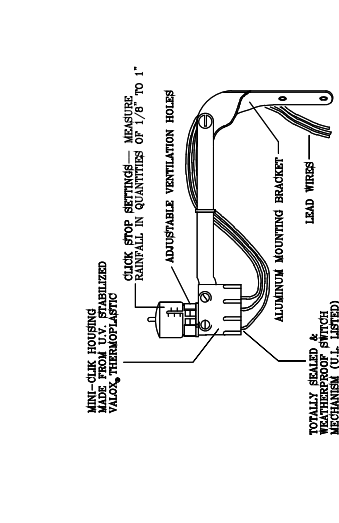
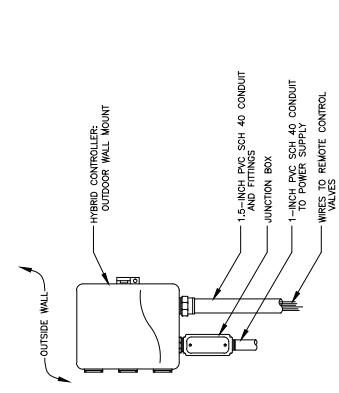
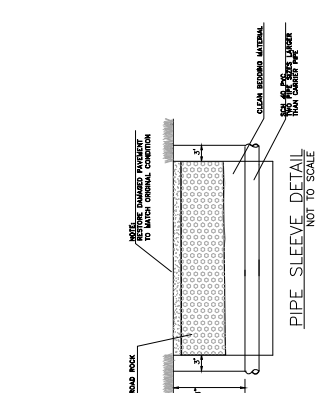
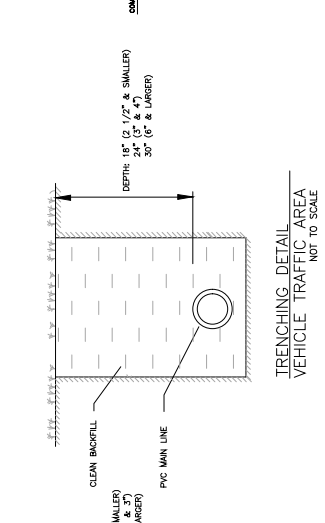
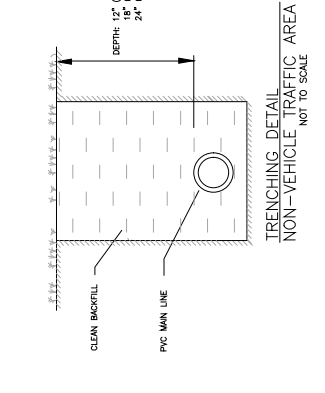
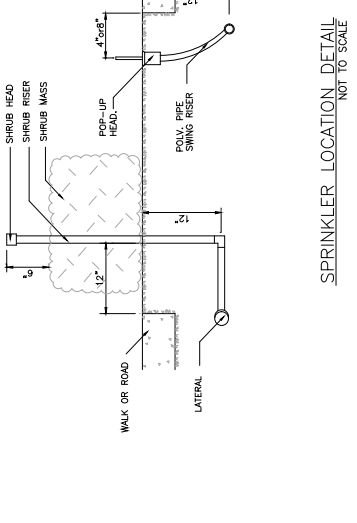
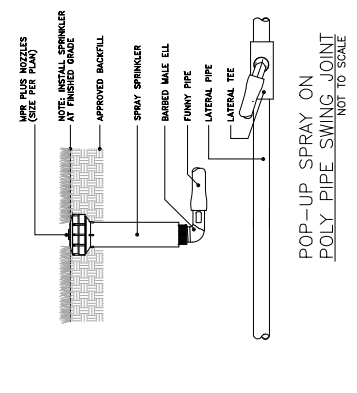
GENERAL
 IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.
 IRRIGATION DESIGN BASED ON LANDSCAPE PLAN DATED DECEMBER 2016.
 THIS CONCEPTUAL IRRIGATION PLAN SHALL BE USED AS A GENERAL GUIDE ONLY. OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1/8" = 1'-0".
 THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RANBRIO SPRINKLERS AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INCLUDED TO CONSERVE WATER.
 THE WATER SOURCE SHALL BE A 1 1/2" CITY WATER METER.
 A BACKFLOW PREVENTER SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL.
 CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
 TO ENSURE PROPER OPERATION, METER SIZE, PRESSURE REQUIRED, VALVE SIZES, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

PIPING
 PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.
 PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
 PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3" BEYOND EACH END OF THE CARRIER PIPE. ALL SLEEVES SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.
 PIPE INSTALLED ABOVE GRADE SHALL BE SCH 40 GALVANIZED STEEL. SCH 40, LATERALS AND SUPPLY AND DISCHARGE HEADERS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS AND SUPPLY AND DISCHARGE HEADERS SIZED 3/4" SHALL BE SDR 21, CLASS 200.
 PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.
 PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTH OF COVER SHALL EXCEED ANY LOCAL OR STATE CODE 430-00. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
 BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

SPRINKLERS
 SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW INTO HARDSCAPED AREAS, PATIOS AND ONTO BUILDINGS.
 SPRAY HEADS SHALL BE TORO 570 SERIES, SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOIL AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND MULCH. SPRAY HEADS IN AREAS LANDSCAPED WITH MULCH SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.
 POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.
 SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED AT STANDARD HEIGHT OF 6" ABOVE PLANTS. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
 THE METHOD OF INSTALLATION FOR EACH SPRAY SPRINKLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

CONTROL SYSTEM
 EACH SPRAY HEAD SHALL BE EQUIPPED WITH PRECISION SERIES NOZZLES. ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW, LOW MINIMIZE OVERTHROW.
 SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED TO PROTECT THEM FROM DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL, AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".
 A RANBRIO ESP MODULAR SERIES ELECTRIC CONTROL SYSTEM SHALL BE INSTALLED. ONE 4" STATION CONTROLLER SHALL ACTIVATE 2 IN-LINE VALVES. ONE VALVE SHALL BE CONTROLLED PER STATION EXCEPT AS NOTED. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.
 CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.
 CONTROL LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.
 CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG UNDERGROUND FEED TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) 15' MINIMUM DEPTH BELOW GROUND, (3) 15' MINIMUM DEPTH BELOW FINISH GRADE, (4) COLOR CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE PROVIDED TO CONSERVE WATER.
 AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND THE CONTROLLER.
 AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. VALVE LOCATIONS SHALL BE INSTALLED IN A VALVE BOX WITH A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

TIMING AND PRECIPITATION
 TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEK.



| STATION # | WIRE COLOR |
|-----------|------------|
| 1 - 11 | BLACK |
| 2 - 12 | RED |
| 3 - 13 | GREEN |
| 4 - 14 | YELLOW |
| 5 - 15 | ORANGE |
| 6 - 16 | BLUE |
| 7 - 17 | BROWN |
| 8 - 18 | PURPLE |
| 9 - 19 | TAN |
| 10 - 20 | GREY |
| COMMON | WHITE |
| SPARE | PINK |

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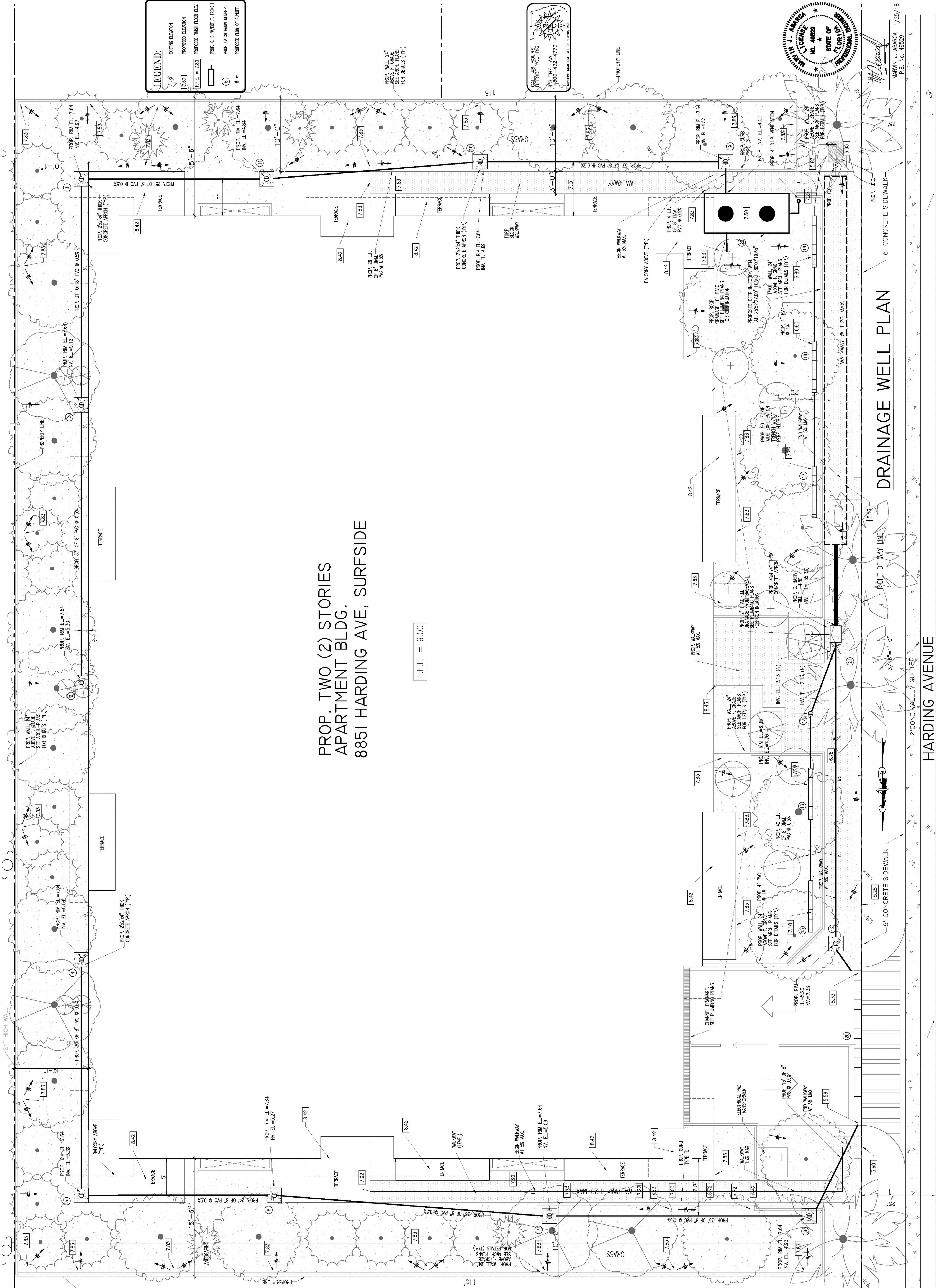
SURFSIDE APARTMENTS
 8851 HARDING LLC
 8851 HARDING AVE.
 SURFSIDE, FLORIDA 33141

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 Design & Development
 LEAD ACCREDITED PROFESSIONAL
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 1385 Coral Way, Suite 201, Ft. Myers, Florida 33154 Phone: (888) 282-4536 Fax: (888) 282-4536

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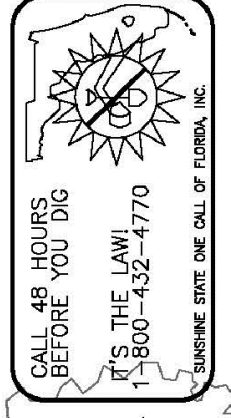


PROP. TWO (2) STORIES
 APARTMENT BLDG.
 8851 HARDING AVE, SURFSIDE

F.F.E. = 9.00

LEGEND:

| | |
|--|-----------------------------|
| | EXISTING ELEVATION |
| | PROPOSED FINISH FLOOR ELEV. |
| | PROP. CURB & WALL DETAIL |
| | PROP. DRAIN BASIN NUMBER |
| | PROPOSED FLOW OF RUNOFF |



Professional Engineer Seal for Marvin J. Abicca, State of Florida, License No. 48298. The seal is circular and includes the text 'MARVIN J. ABICCA', 'STATE OF FLORIDA', 'LICENSED PROFESSIONAL ENGINEER', and 'NO. 48298'.

MARVIN J. ABICCA
 P.E. NO. 48298
 1/25/18

DRAINAGE WELL PLAN

HARDING AVENUE

| | |
|---------------------------------|---|
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| | JUAN C. DAVID A.R. # 0015344 8851 HARDING AVE. SURFSIDE, FLORIDA 33154 |
| | 1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 295-4343 Fax: (305) 295-4330 |
| | ARCHITECT, INC. |
| Job No. Date Scale: SHOWN | Seal AA-26001560 Sheet No. D-1 |

