

ORDINANCE NO. 23 - 1749

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING ARTICLE VIII "LANDSCAPE REQUIREMENTS" OF CHAPTER 90, TO ADDRESS SYNTHETIC TURF, SPECIFICALLY SECTIONS 90-85.2 "DEFINITIONS"; 90-87 "INSTALLATION OF LANDSCAPING AND IRRIGATION"; 90-90.1 "FLORIDA FRIENDLY"; AND 90-95 "SINGLE-FAMILY H30A AND H30B DISTRICT LANDSCAPE REQUIREMENTS"; FURTHER PROVIDING REQUIREMENTS FOR PROPERTIES WITH PREVIOUSLY INSTALLED SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities with the authority to exercise any power for municipal
3 purposes, except where prohibited by law, and to adopt ordinances in furtherance of such
4 authority; and

5 **WHEREAS**, the Town Commission of the Town of Surfside ("Town Commission")
6 finds it periodically necessary to amend its Code of Ordinances ("Code") in order to update
7 regulations and procedures to maintain consistency with state law, to implement municipal
8 goals and objectives, to clarify regulations and address specific issues and needs that may
9 arise; and

10 **WHEREAS**, Section 90-87 of the Code provides for the installation of synthetic turf in
11 all zoning districts with standards and requirements, but prohibits synthetic turf from being
12 counted toward the minimum landscaped area requirements; and

13 **WHEREAS**, synthetic turf of high quality may be permeable and reduce yard
14 maintenance in high traffic areas; and

15 **WHEREAS**, because the rear and interior sides of a residential yard in the H30A and
16 H30B districts are generally used for open space and recreation, are not typically visible
17 from the public street, and are easily and commonly delineated from the neighboring

Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted double-strikethrough and double underline.

18 properties through fences or hedges, synthetic turf may be permitted provided minimum
19 landscape requirements are met; and

20 **WHEREAS**, the front yard, corner yard, and secondary frontage side in the H30A and
21 H30B districts are generally visible from the public street and adjacent to the public right-
22 of-way, and, therefore, require heightened standards for installation of synthetic turf; and

23 **WHEREAS**, “artificial turf” and “synthetic turf” are excluded from the current definitions
24 of “Landscape/Landscaping” and “pervious area” in Section 90-85.2; and

25 **WHEREAS**, current requirements for single family and duplex lots in Section 90-90.1
26 require at least 40% of the landscape and 40% of required trees and shrubs to be Florida
27 Friendly; and

28 **WHEREAS**, the definitions in Section 90-85.2 which exclude the counting of synthetic
29 turf towards requirements together with the Florida Friendly requirements, render
30 installation of synthetic turf unfeasible even though it is permitted under Section 90-87;
31 and

32 **WHEREAS**, improvements are permitted in the public right-of-way (which includes the
33 swale area adjacent to residential front yards) only with a permit from the Town’s Public
34 Works Department, and any extension of synthetic turf into this area will require
35 compliance with other requirements and conditions, including additional drainage to
36 mitigate the reduction in permeability cause by replacement of natural turf; and

37 **WHEREAS**, at a joint special meeting of the Town Commission and the Planning and
38 Zoning Board held on January 31, 2023, changes to the Zoning Code were addressed,
39 including amending the synthetic turf restrictions; and

40 **WHEREAS**, at a Town Commission meeting held on May 9th, 2023, the Town
41 Commission directed that in the residential districts synthetic turf be permitted on the
42 interior sides and rear of residential properties, with certain restrictions; and

43 **WHEREAS**, at the same Commission meeting on May 9, 2023, the Town Commission
44 further addressed the installation of synthetic turf in the (i) front yard, corner, and
45 secondary frontage sides; and (ii) extending into the public right-of-way adjacent to the
46 residential yard; and

47 **WHEREAS**, Section 90-87(15) currently provides requirements for previously
48 installed synthetic turf; and the Town Commission desires to clarify the regulations

49 applicable to unpermitted previously installed synthetic turf in front yards existing as of
50 May 9, 2023 (as documented by the Town Code Compliance Department as to open and
51 unresolved cases in the Report included with this agenda item), including requiring a right-
52 of-way permit and encroachment agreement, where applicable; and

53 **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town
54 to continue to regulate synthetic turf, including design, installation, and maintenance
55 standards ; and

56 **WHEREAS**, the Town Commission held its first public hearing on June 13, 2023 and
57 approved the proposed amendments to the Code with changes, having complied with the
58 notice requirements in the Florida Statutes; and

59 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the
60 Town, held its hearing on the proposed amendment to the Code on June 29, 2023 with
61 due public notice and input, and recommended adoption of the proposed amendments to
62 the Code; and

63 **WHEREAS**, the Town Commission has conducted a second duly noticed public
64 hearing on these Code amendments as required by law on July 11, 2023 and further finds
65 the proposed changes to the Code are necessary and in the best interest of the Town.

66
67 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**
68 **TOWN OF SURFSIDE, FLORIDA¹:**

69
70 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated
71 herein by this reference:

72
73 **Section 2. Town Code Amended.** Section 90-85.2 "Definitions," of Article VIII,
74 "Landscape Requirements," of Chapter 90 of the Code, is hereby amended as follows:

75 *90-85.2 Definitions.*

76 * * *

77
78 *Landscape/landscaping means:*

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted ~~double strikethrough~~ and double underline.

79 (1) When used as a noun, this term shall mean living plant materials such
80 as grasses, groundcover, shrubs, vines, trees or palms and nonliving
81 durable materials commonly used in environmental design such as, but not
82 limited to, walls or fences, aesthetic grading or mounding, but excluding
83 pavers, paving, ~~artificial turf~~, turf block, rocks and structures. ~~Artificial~~
84 Synthetic turf installed in accordance with the requirements of Section 90-
85 87(15) may be counted towards minimum landscape requirements.

86
87 (2) When used as a verb, this term shall mean the process of installing or
88 planting materials commonly used in landscaping or environmental design.

89
90 *Pervious areas* means any portion of the ground unobstructed by a non
91 landscape planting surface ~~or synthetic turf~~ which prevents or slows down the
92 natural seepage of water into the ground. ~~Artificial~~ Synthetic turf installed in
93 accordance with the requirements of Section 90-87(15) may be counted
94 towards minimum pervious area requirements.

95 * * *

96
97
98 **Section 3. Town Code Amended.** Section 90-87 of the Code "Installation of
99 landscaping and irrigation" is hereby amended as follows:

100 **Sec. 90-87. Installation of landscaping and irrigation.**

101 * * *

102 (15) Synthetic turf.

103 a. Synthetic turf may be permitted on all properties subject to the requirements and
104 procedures set forth in this section.

105 b. Synthetic turf ~~shall not~~ may be counted towards the minimum required pervious area
106 coverage for H30A and H30B provided it complies with this subsection and all other
107 requirements of this Code, landscaped areas, buffers, foundation plantings or landscape
108 islands. In all other zoning districts synthetic turf may be permitted in accordance with
109 this subsection, but shall not be counted towards the minimum required landscaped
110 areas, buffers, foundation plantings or landscape islands.

111 c. Synthetic turf shall comply with all of the following design standards and shall:

112 i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall
113 have a minimum eight-year "no fade" warranty.

114 ii. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75
115 inches and a maximum height of 2.5 inches.

- 116 iii. Have a minimum face weight of 75 ounces per square yard.
- 117 iv. Be manufactured from polyethylene monofilament, dual yarn system, and
118 manufactured in the United States.
- 119 v. Have backing that is permeable.
- 120 vi. Be lead free and flame retardant.
- 121 d. Synthetic turf shall comply with all of the following installation standards and shall:
- 122 i. Be installed by a ~~state-licensed general~~ contractor in a manner prescribed by
123 the manufacturer.
- 124 ii. Be installed over a subgrade prepared to provide positive drainage and an evenly
125 graded, porous crushed rock aggregate material that is a minimum of three inches
126 in depth.
- 127 iii. Be anchored at all edges and seams consistent with the manufacturer's
128 specifications.
- 129 iv. Not have visible seams between multiple panels.
- 130 v. Have seams that are joined in a tight and secure manner.
- 131 vi. Have an infill medium consisting of clean silica sand, small rocks or other
132 mixture. Rubber pellets are prohibited. Pursuant to The provided manufacturer's
133 specifications ~~that shall state that the infill:~~
- 134 1. Be brushed into the fibers to ensure that the fibers remain in an upright
135 position;
- 136 2. Provide ballast that will help hold the turf in place; and
- 137 3. Provide a cushioning effect.
- 138 e. Synthetic turf shall comply with all of the following additional standards:
- 139 i. Areas of living plant material shall be installed and/or maintained in conjunction
140 with the installation of synthetic turf. Trees and shrubs ~~Living plant material~~ shall be
141 provided per the minimum code requirements.
- 142 ii. Synthetic turf shall be separated from planter areas and tree wells by a
143 concrete mow strip, bender board or other barrier with a minimum four-inch
144 thickness to prevent the intrusion of living plant material into the synthetic turf.

- 145 iii. In the front yard, corner yard, or secondary frontage:
- 146 a. When entirely within private property. Synthetic turf shall be separated
147 from the public right-of-way area by a vertical visual barrier at the
148 property line, such as a hedge or fence. Any area outside the property
149 line shall be landscaped with ground cover or living turf in the swale of
150 the right-of-way.
- 151 b. When extending into public right-of-way. Synthetic turf installed within
152 private property which also extends into the public right-of-way shall not
153 require the vertical barrier at the property line, but shall require (1) a
154 Public Works permit which may include additional conditions and
155 requirements, including enhanced drainage mitigation to the satisfaction
156 of the Public Works Director to account for impact on the public right-of-
157 way; and (2) a Right-of-Way Encroachment Agreement in form and
158 substance acceptable to the Town Manager and Town Attorney.
159 Synthetic Turf must conform to the Detail in Figure 1 "Town of Surfside
160 Back of Curb French Drain Standard" dated May 2, 2023 as contained in
161 the Town's Public Works Manual available on the Town's website and
162 with the Town Clerk, as may be amended by the Town from time to time.
- 163 iii. Irrigation systems proximate to the synthetic turf shall be directed so that no
164 irrigation affects the synthetic turf.
- 165 f. Synthetic turf shall comply with all of the following maintenance standards and shall:
- 166 i. Be maintained in an attractive and clean condition, and shall not contain holes,
167 tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat
168 degradation or excessive wear.
- 169 ii. Be maintained in a green fadeless condition and free of weeds, debris, and
170 impressions.
- 171 iii. Synthetic turf must lay flat and resemble live grass.
- 172 iv. For compliance with these maintenance standards and conditions of the
173 respective permits, synthetic turf shall be inspected as follows: Synthetic turf
174 installed within the public right-of-way shall be inspected reviewed by the Public
175 Works Department at least every three (3) years from the date of issuance of the
176 right-of-way permit. and Synthetic turf installed on private property shall be
177 inspected reviewed by the Code Compliance Department, at least every three (3)
178 years from the date of issuance of the right-of-way permit or building permit.
179 Unpermitted synthetic turf described in subsection i., shall be inspected by the Code
180 Compliance Department at least every three (3) years from the effective date of this
181 ordinance respectively for compliance with these maintenance standards and
182 conditions of the respective permits

- 183 g. The following uses are prohibited:
- 184 i. Synthetic turf in the public rights-of-way or swales, except as may be permitted
185 and maintained in accordance with this subsection.
- 186 ii. Synthetic turf shall not be used as a screening material where screening is
187 required by the Code.
- 188 h. All uses of synthetic turf shall require a building permit. The building permit application
189 shall include, at a minimum, all of the following information:
- 190 i. A complete landscape plan showing the area of synthetic turf, area of living plant
191 material, and area and method of separation between these areas. Minimum
192 landscape requirements shall include minimum required trees and shrubs for new
193 construction and pervious area calculations for all properties.
- 194 ii. Details regarding existing or proposed irrigation proximate to the synthetic turf.
- 195 iii. Brand and type of synthetic turf, including all manufacturer specifications, ~~and~~
196 warranties, and product lifespan.
- 197 iv. A scaled cross section and details of the proposed materials and installation,
198 including but not limited to subgrade, drainage, base or leveling layer, and infill.
- 199 v. A survey of the property with a signed affidavit from the property owner that no
200 changes have occurred since the date of the survey.
- 201 i. ~~Previously installed synthetic turf. Within one year of the effective date of the ordinance~~
202 ~~from which this section derived, all owners of property where synthetic turf has previously~~
203 ~~been installed shall submit proof satisfactory to the town that the property is in compliance~~
204 ~~with this section. If the town determines such proof of compliance satisfactory, the~~
205 ~~synthetic turf may continue to remain on the property. Properties with previously~~
206 ~~unpermitted Synthetic Turf existing as of May 9, 2023, as documented by the Town's~~
207 ~~Code Compliance Department as to open and unresolved cases in a Report attached to~~
208 ~~this Ordinance as Exhibit "A", may retain their synthetic turf located on private property~~
209 ~~subject to compliance with all maintenance standards in this subsection. For unpermitted~~
210 ~~synthetic turf installed in the public right-of-way, an adjacent property owner shall be~~
211 ~~required within 90 days of the adoption of this ordinance (July _____, 2023) to obtain a public~~
212 ~~works permit and comply with all requirements of this subsection for installation and~~
213 ~~maintenance of synthetic turf in the public right-of-way. Failure to ecomply with the~~
214 ~~permitting requirements of this subsection within the 90-day period one year of the~~
215 ~~effective date of the ordinance from which this section derived shall constitute a continued~~
216 ~~violation of the Code and the property owner shall be required to immediately remove the~~
217 ~~synthetic turf from the right-of-way.~~

218

* * *

219
220 **Section 4. Town Code Amended.** Section 90-90.1 "Florida Friendly," of Article
221 VIII, "Landscape Requirements," of Chapter 90 of the Code is hereby amended as follows:

222 * * *

223 **90-90.1 Florida Friendly.**

224 (1) A minimum of ~~20 percent of the pervious area on single family and duplex~~
225 ~~dwelling must be in Florida Friendly landscape, except that as of the effective date~~
226 ~~of the ordinance codified in this subsection, the pervious area of 40 percent of~~
227 required trees and shrubs for all new single family and duplex dwelling construction
228 shall ~~provide at least 40 percent be~~ Florida Friendly landscape Landscaping species
229 ~~and 40 percent of required trees and shrubs.~~

230 (2) A minimum of 40 percent of the pervious area of multifamily dwellings must be
231 Florida Friendly landscape Landscaping.

232 (3) A minimum of 50 percent of the pervious area of all other development uses
233 must be in Florida Friendly landscape Landscaping.

234 * * *

235 **Section 5. Town Code Amended.** Section 90-95 "Single-family H30A and
236 H30B district landscape requirements," of Article VIII, "Landscape Requirements," of
237 Chapter 90 of the Code, is hereby amended as follows:

238

239 **Sec. 90-95. - Single-family H30A and H30B district landscape requirements.**

240 All new H30A and H30B dwellings shall conform to the following minimum
241 landscaping requirements:

242 * * *

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244
245 (2) General landscape treatment: Trees, turf grass, groundcover, shrubs and other
246 decorative landscape material, ~~and artificial synthetic turf installed in accordance with~~
247 Section 90-87(15), shall be used to cover all disturbed ground not covered by building
248 and paving, subject to the Florida Friendly landscape requirements of this Code.

249 * * *

250

251 **Section 6. Severability.** If any section, sentence, clause or phrase of this
252 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
253 then said holding shall in no way affect the validity of the remaining portions of this
254 Ordinance.

255 **Section 7. Inclusion in the Code.** It is the intention of the Town Commission, and
256 it is hereby ordained that the provisions of this Ordinance shall become and made a part of
257 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be
258 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be
259 changed to "Section" or other appropriate word.

260
261 **Section 8. Conflicts.** Any and all ordinances and resolutions or parts of
262 ordinances or resolutions in conflict herewith are hereby repealed.

263
264 **Section 9. Effective Date.** This ordinance shall become effective upon adoption
265 on second reading.

266

267 **PASSED** and **ADOPTED** on first reading this 13th day of June, 2023.

268

269 **PASSED** and **ADOPTED** on second reading this 11th day of July 2023.

270

271

272 On Final Reading Moved by: Vice Mayor Rose

273

274 On Final Reading Second by: Commissioner Landsman

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276 **First Reading:**

277 Motion by: Vice Mayor Rose

278 Second by: Commissioner Landsman

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281 **Second Reading:**

282 Motion by: Vice Mayor Rose

283 Second by: Commissioner Landsman

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286 **FINAL VOTE ON ADOPTION:**

287

288 Commissioner Fred Landsman	<u>Yes</u>
289 Commissioner Marianne Meisheid	<u>Yes</u>
290 Commissioner Nelly Velasquez	<u>Absent</u>
291 Vice Mayor Jeff Rose	<u>Yes</u>
292 Mayor Shlomo Danzinger	<u>Yes</u>

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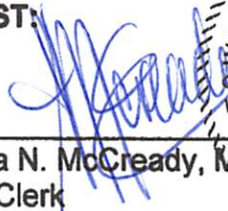
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Shlomo Danzinger, Mayor

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ATTEST:



Sandra N. McCready, MMC
Town Clerk



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



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

	Case #	Date opened	Address	Property Owner	Status	Location of Artificial Grass	Notes
1	170381	6/1/2017	9216 BYRON AVE	RUBEN VALDIVIA RUBEN VALDIVIA LIVING TRUST	On-Hold	Front yard, ROW	
2	180226	2/27/2018	9416 CARLYLE AVE	DEBRA BARRIENTOS & JOSE VALERA	Closed		Artificial grass removed
3	180227	2/27/2018	9325 DICKENS AVE	DIANA E GONZALEZ	On-Hold	Front yard, ROW	
4	180228	2/27/2018	9317 DICKENS AVE	WILLIAM M FLECK ALLISON D FLECK	Closed		Artificial grass removed
5	180229	2/27/2018	9064 BYRON AVE	SINDY POSSO & IVAN SUSSMAN	On-Hold	Front yard, ROW	
6	180230	2/27/2018	8950 HAWTHORNE AVE	PAULA SPERDUTO & H ANTHONY	Closed		Artificial grass removed
7	180231	2/27/2018	8850 HAWTHORNE AVE	LOURDES DIAZ-CARVAJAL	Closed		Artificial grass removed
8	180233	2/27/2018	8810 FROUDE AVE	JEAN PIERRE MALTAIS TRS ET ALL	Closed		Artificial grass removed
9	180234	2/27/2018	1100 88 ST	GREEN HOUSE 88 ST LLC C/O OLIVIER ROCHE	On-Hold	Front yard, ROW, side yard	
10	180235	2/27/2018	708 88 ST	LESLIE ALAN ROZENCWAIG ESQ TRS FRANK FAMILY TRUST	On-Hold	Front yard, ROW, side yard	
11	180268	3/8/2018	9380 BAY DR	YITZAK STERN & DEBORAH STERN	Closed		Artificial grass removed
12	181093	12/6/2018	8926 GARLAND AVE	JOSE CARLOS DE MIER & W YOLANDA GONZALEZ	On-Hold	Front yard, ROW, side yard	
13	190248	3/4/2019	9449 COLLINS AVE	BEACH HOUSE HOTEL LLC	On-Hold	Back yard	
These properties below installed the artificial grass with the current code							
14	200077	5/19/2020	9200 COLLINS AVE	HDP TLD PARTNERS LLC	Closed - Adjudicated		Artificial grass removed/Paid fines
15	200144	5/20/2020	500 SURFSIDE BLVD	ARLENE RAIJMAN	On-Hold	Front,side, back yards- Not on ROW	SM stopped fines- put on hold
16	200199	5/21/2020	1000 88 ST	JARED & ALLISON MARGOLIS	Lien Released/Case Closed		Building permit obtained/Paid Fines
17	200282	6/1/2020	9401 COLLINS AVE	AZURE CONDO ASSOCIATION	Closed		Building permit obtained/Paid Fines
18	200565	10/12/2020	9008 BYRON AVE	MARCO TAGLIATTI SYLVIA NOVELLI	Closed		Building permit obtained
19	211797	11/19/2021	9309 BYRON AVE	RAYMOND SANTIAGO & CLARE MARIA SANTIAGO	On-Hold	Front yard, ROW, side yard	SM put on hold- fines continue
20	220137	1/28/2022	8866 ABBOTT AVE	JUSTIN A SCHULTZ & TAYLER A SCHULTZ	On-Hold	Front yard	Has not gone to SM
21	220195	2/17/2022	9124 ABBOTT AVE	JAY M ROSEN & LAUREN R ROSEN	Closed		Artificial grass removed
22	221693	11/4/2022	9001 COLLINS AVE	SC HOTEL PROPERTY LLC	Closed		Building permit obtained
23	230115	1/25/2023	1036 88 ST	CHARLES L ELDREDGE & W YVONNE	Open	Front yard, ROW	
24	230217	2/9/2023	8858 EMERSON AVE	MARCOS DIGLIODO TRICIA DIGLIODO	Open	Back yard	
25	230455	3/9/2023	924 88 ST	LINDEN & MICHELLE NELSON	Open	Front yard	
26	230471	3/12/2023	824 SURFSIDE BLVD	DANIEL WAISMAN, ET ALL	Open	Front,side, back yards- Not on ROW	

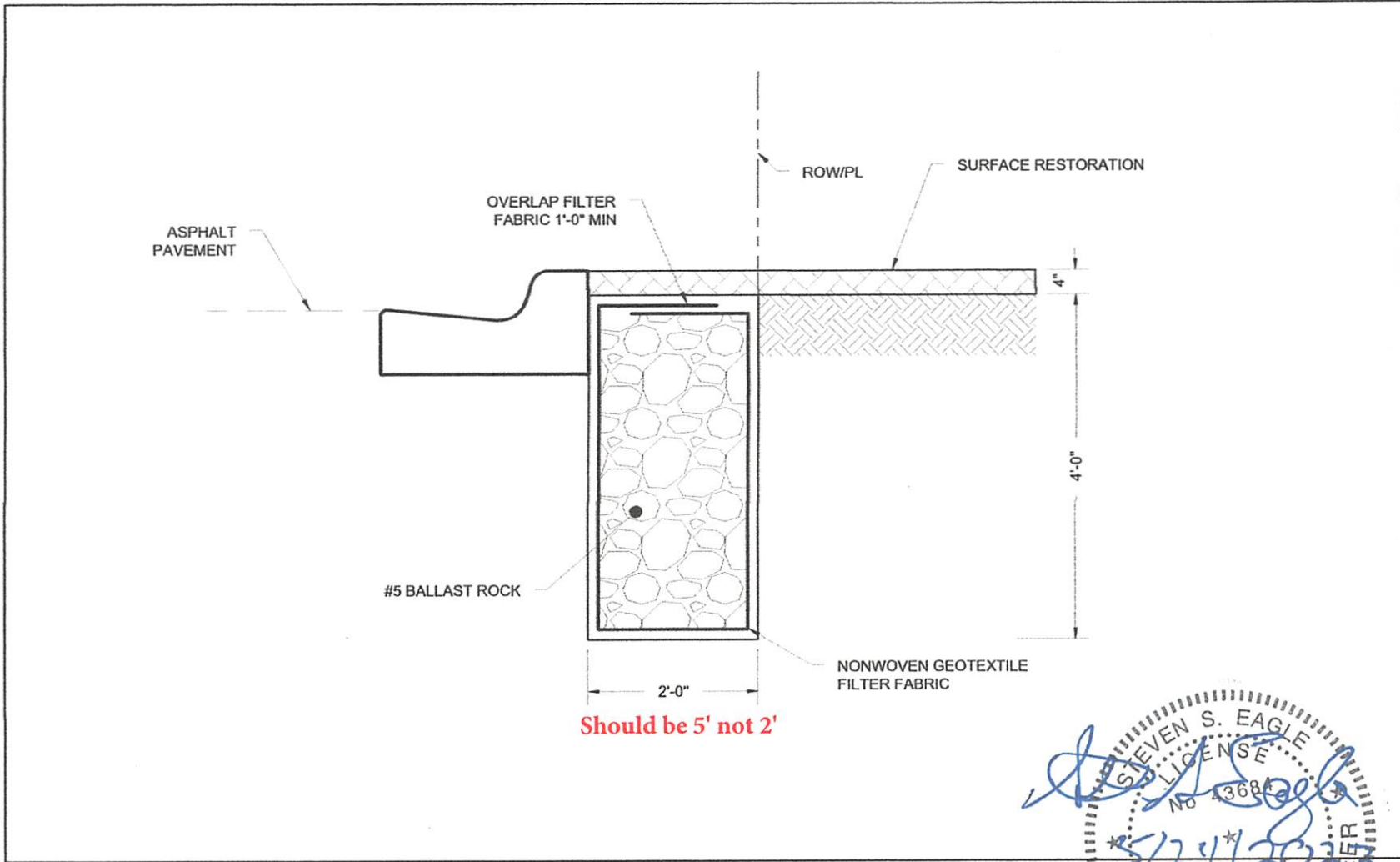
11 cases "on-hold"
4 cases "open"
12 cases "closed"

2/13/2018 *TOWN COMMISSION DISCUSSED THIS ITEM ON EITHER ALLOWING ARTIFICIAL GRASS BY CHANGING THE CODE OR TO LEAVE CODE AS IS. AT THE TOWN COMMISSION MEETING ON FEBRUARY 13, 2018 TOWN COMMISSION VOTED ON LEAVING CODE AS IS AND GIVING PROPERTY OWNERS WITH ARTIFICIAL GRASS ON THEIR PROPERTIES A 2-YEAR PERIOD TO BRING THE PROPERTY INTO COMPLIANCE.
1/14/2020 * TOWN COMMISSION ADOPTED A REVISED ORDINANCE ON 1-14-2020 THAT ALLOWS ARTIFICIAL GRASS ON PROPERTIES, AND PROVIDES A ONE-YEAR PERIOD TO OBTAIN A BUILDING PERMIT.

Code Compliance "on hold" Synthetic Turf Cases

Case #	Date opened	Address	Property Owner	Status	Location of Artificial Grass	Notes	
1	170381	6/1/2017	9216 BYRON AVE	RUBEN VALDIVIA RUBEN VALDIVIA LIVING TRUST	On-Hold	Front yard, ROW	
2	180227	2/27/2018	9325 DICKENS AVE	DIANA E GONZALEZ	On-Hold	Front yard, ROW	
3	180229	2/27/2018	9064 BYRON AVE	SINDY POSSO & IVAN SUSSMAN	On-Hold	Front yard, ROW	
4	180234	2/27/2018	1100 88 ST	GREEN HOUSE 88 ST LLC C/O OLIVIER ROCHE	On-Hold	Front yard, ROW, side yard	
5	180235	2/27/2018	708 88 ST	LESLIE ALAN ROZENCWAIG ESQ TRS FRANK FAMILY TRUST	On-Hold	Front yard, ROW, side yard	
6	181093	12/6/2018	8926 GARLAND AVE	JOSE CARLOS DE MIER & W YOLANDA GONZALEZ	On-Hold	Front yard, ROW, side yard	
7	190248	3/4/2019	9449 COLLINS AVE	BEACH HOUSE HOTEL LLC	On-Hold	Back yard	
These properties below installed the artificial grass with the current code							
8	200144	5/20/2020	500 SURFSIDE BLVD	ARLENE RAIJMAN	On-Hold	Front,side, back yards- Not on ROW	SM stopped fines- put on hold
9	211797	11/19/2021	9309 BYRON AVE	RAYMOND SANTIAGO & CLARE MARIA SANTIAGO	On-Hold	Front yard, ROW, side yard	SM put on hold- fines continue
10	220137	1/28/2022	8866 ABBOTT AVE	JUSTIN A SCHULTZ & TAYLER A SCHULTZ	On-Hold	Front yard	Has not gone to SM
11	230115	1/25/2023	1036 88 ST	CHARLES L ELDREDGE & W YVONNE	Open	Front yard, ROW	
12	230217	2/9/2023	8858 EMERSON AVE	MARCOS DIGLIODO TRICIA DIGLIODO	Open	Back yard	
13	230455	3/9/2023	924 88 ST	LINDEN & MICHELLE NELSON	Open	Front yard	
14	230471	3/12/2023	824 SURFSIDE BLVD	DANIEL WAISMAN, ET ALL	On-Hold	Front,side, back yards- Not on ROW	
15	230717	4/26/2023	9140 HARDING AVE	ALBA M BAIZA & GLORIA HERNANDEZ & BRUCE BAIZA	Open	Front yard	

TOWN OF SURFSIDE BACK OF CURB FRENCH DRAIN STANDARD DETAIL



FRENCH DRAIN DETAIL
N.T.S.

