



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

**Vice Mayor Roslyn Buckner
Councilman Billy Bain**

**Councilman Bob Best
Councilman Jaime Petralanda**

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL SPECIAL MEETING AGENDA Monday, July 18, 2016 – 7:00 p.m. City Hall, Council Chambers, 201 Westward Drive

- 1. Call to Order/Roll Call**
- 2. Invocation: Councilman Petralanda**

Salute to the Flag: Audience Participation
- 3. *The City Council will adjourn the Special Council Meeting and convene the Board of Appeals meeting. Upon adjournment of the Board of Appeals meeting the Council will reconvene the Special Council meeting.***

**Board of Appeals Case # 05-V-16
AQ GROUP, LLC
650 DE SOTO DRIVE
ZONING: NW 36TH STREET DISTRICT**

BOARD OF APPEALS IS A QUASI-JUDICIAL PROCEEDING IN WHICH ALL PERSONS TESTIFYING BEFORE THE BOARD SHALL BE SWORN-IN PRIOR TO GIVING TESTIMONY AND MAY BE SUBJECT TO CROSS EXAMINATION.

- 4. Discussion of Eastside Parking Issue**
- 5. Adjourn**

Please visit www.miamisprings-fl.gov for current meeting schedule or follow us on  Twitter @MIAMISPRINGSFL

Live streaming video of this meeting is available at <http://www.miamisprings-fl.gov/webcast>.

Anyone wishing to obtain a copy of an agenda item may contact the City Clerk at (305) 805-5006, download the complete agenda packet from www.miamisprings-fl.gov or view the materials at City Hall during regular business hours.

Pursuant to Florida Statute 286.0114, the City Council provides the public with a reasonable opportunity to be heard on all matters.

If any person decides to appeal any decision of this Board with respect to any matter considered, s/he 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 includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: (305) 805-5006, no later than seven (7) days prior to the proceeding.

Pursuant to Sec. 2-11.1 (S) of the Miami-Dade County Code and Miami Springs Code of Ordinances Chapter 33 - §33-20, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk.



BOARD OF APPEALS

MONDAY, JULY 18, 2016

7:00 P.M.

CITY HALL - COUNCIL CHAMBERS



BOARD OF APPEALS
CITY OF MIAMI SPRINGS, FLORIDA

Vice Mayor Roslyn Buckner
Councilman Billy Bain

Mayor Xavier M. Garcia

Councilman Bob Best
Councilman Jaime Petralanda

AGENDA
Regular Meeting
Monday, July 18, 2016
7:00 p.m.

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES OF REGULAR MEETING
 - A) June 8, 2015
3. SWEARING IN OF ALL WITNESSES
4. NEW BUSINESS
 - A) Case # 05-V-16
AQ GROUP, LLC
650 DE SOTO DRIVE
ZONING: NW 36TH STREET DISTRICT

Appeal by citizen of Board of Adjustment and City Council Approval of three (3) variances for the construction of a 122 room hotel in the NW 36 Street Zoning District. The following documentation is provided as information and guidance for the deciding of this appeal.

1. Case memorandum from City Planner
2. Ordinances related to approved variances
3. Minutes of Board of Adjustment meeting of June 6, 2016
4. Minutes of City Council meeting of June 13, 2016
5. Variance Application for current case (2016)
6. Documentation in support of current variance cases
7. Citizen request for appeal
8. All public records request related to pending appeal
9. Minutes of Board of Adjustment meeting of November 3, 2014

10. Minutes of City Council meeting of November 10, 2014
11. Documentation submitted in support of original variance cases.
12. Minutes of Board of Adjustment meeting of September 21, 2015 related to extension of approvals
13. Minutes of City Council meeting of September 28, 2015 granting extension of approvals
14. Copies of documentation submitted in support of the requested extension
15. Any and all citizen comments/ complaints correspondence received from 2014 through 2016 appeal.

5. **OTHER BUSINESS**

None.

6. **ADJOURNMENT**

If any person decides to appeal any decision of this Board with respect to any matter considered, s/he 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 includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.



City of Miami Springs, Florida

The Miami Springs City Council met in regular session, Monday, January 11, 2016, and during the meeting sat as the Board of Appeals. The meetings were held in the Council Chambers at City Hall, beginning at 7:00 p.m. On ROLL CALL the following were present:

1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:44 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Bob Best
- Councilwoman Roslyn Buckner
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Zoning and Planning Director Chris Heid
- City Clerk Erika Gonzalez-Santamaria, CMC

Sitting as the Board of Appeals, Council took the following actions:

2) MINUTES OF REGULAR MEETING:

Minutes of the June 8, 2015 Board of Appeals meeting were approved as written.

Vice Mayor Bain made a motion to approve the minutes. Councilman Best seconded the motion, which was carried 5-0 on roll call vote. The vote was as follows: Mayor Garcia, Vice Mayor Bain, Councilman Best, Councilwoman Buckner, and Councilman Petralanda voting yes.

3) NEW BUSINESS:

- A) Case # 18-V-15
KATHIE AND MARTIN L. MARQUEZ
401 HUNTING LODGE DRIVE

Zoning: R-1B
Lot Size: 8,159 SQ. FT.

Applicant is seeking variances from Section 150-042 and 150-002 in order to construct a new single family house, replacing an existing house, which would be demolished, as follows:

1. Requests variance from Section 150-042(D) to waive 5'6" (five foot six inches) of the minimum required front yard setback of 30' (thirty feet). (Continuation of an existing non-conforming front yard setback of 24'6" (twenty four feet six inches) proposed).
2. Requests variance from Section 150-042(E) to waive 12' (twelve foot) of the minimum required north (corner) side yard setback of 15' (fifteen feet). (3' (three foot) north (corner) side yard setback proposed).
3. Requests variance from Section 150-042(F) to waive 18'4" (eighteen four four inches) of the minimum required rear yard setback of 25' (twenty five feet). (Continuation of an existing non-conforming rear yard setback of 6'8" (six feet eight inches) proposed).
4. Requests variance from Section 150-002 (C)(79)(b) to waive 21'4" (twenty one feet four inches) of the minimum required setback of 22' (twenty two feet) for a staircase in the rear yard. (8" (eight inch) setback proposed).
5. Requests variance from Section 150-010 (A) to waive the minimum roof pitch of two and one half inches rise per foot. (Flat roof proposed).

Zoning and Planning Director Heid read his recommendation.

Mr. Marquez played a video presentation of the proposed project.

City Attorney Seiden explained that initially when this project was introduced to the City Planner it was considered to be a renovation of the existing house and did not include a garage. Since then, Mr. Marquez has decided to add a garage to the property and because of the addition it now exceeds the minimum required rear yard setback. City Attorney Seiden stated that a condition has been added that prevents the garage to be enclosed as a living area and Mr. Marquez has agreed to use a covenant running with the land, agreeing that the garage will not be enclosed and used as a living area. He added that when this was presented to the Board of Adjustment they acted based on the rules of the code, which states that if you knock down a house that is sitting on a piece of property, once you rebuild the house it must be rebuilt up to code. City Attorney Seiden added that the hardship for this case is that this property is on an irregular lot that makes it difficult to meet all the minimum required setback distances.

Councilman Best thanked City Attorney Seiden for the explanation. He continued by saying that he understood why the Board of Adjustment ruled the way they did, but believes that this case is deeper than that because of the irregularity of the lot. Councilman Best also stated that he does not believe that there will be many more case like this, with a house built on an irregular lot and because of this he will support the rebuild project with the garage included.

Vice Mayor Bain requested that the last portion of the Zoning and Planning Director's recommendation be stated for the record.

Zoning and Planning Director Heid read a portion of the recommendation for the record which stated that any variance granted by the Board of Adjustment or City Council will be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance.

Councilwoman Buckner asked if the one year for the applicant to obtain a permit is from the day it is approved or from the day the applicant breaks ground.

City Attorney Seiden clarified that the applicant has one year from the day the approval is granted to obtain a building permit.

Councilman Petralanda stated that the petition submitted by the applicant should not have any weight in the decision process because the petition was signed by property owners that are currently surrounding the applicant's area, but five, ten years down the line there might be new property owners that may not like the proposed rebuilt project.

City Attorney Seiden stated that Councilman Petralanda brings up a good point. In the past applicants have submitted petition or have had people in the audience that support the project but in the eyes of the law it means nothing.

Councilman Petralanda asked if the house is sold, what would happen to the covenant running with the land that prevents the garage from being enclosed and used as living space.

City Attorney Seiden explained that the covenant running with the land is recorded against his property and becomes part of the title of the property. This would bind the next property owner to the covenant running with the land and continues to prevent the garage from being enclosed.

Discussion ensued regarding what effects might the installation of sidewalks would have in the area surrounding the property.

Councilman Best made a motion to approve all the variances set forth in the City Planner's memo to the Board of Appeals for this case, in addition a variance from Section 150-092 regarding the non-conforming use provisions of the code and to allow a garage to be built within three feet of the Payne Drive swale area. Councilman Bain seconded the motion which was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda, and Mayor Garcia voting yes.

4) OTHER BUSINESS

None.

5) ADJOURNMENT

There was no additional business to be considered by the Council sitting as the Board of Appeals and the meeting was adjourned at 9:41 p.m. to the Council Regular Meeting.

Respectfully submitted,

Erika Gonzalez-Santamaria, CMC
City Clerk

Approved as _____ during meeting of: _____

Transcribed from tape by Juan D. Garcia.

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Appeals

FROM: Christopher Heid, City Planner

DATE: July 18, 2016

SUBJECT: Citizen Appeal of Board of Adjustment and City Council Approval of three (3) variances related to the construction of a 122 room hotel in the NW 36 Street Zoning District

CASE # 05-V-16

APPLICANT: AQ Group, LLC

ADDRESS: 650 De Soto Drive

HISTORY: This project, including the subject three related variances, received the favorable recommendation of the Board of Adjustment at its meeting of November 3, 2014 by a vote of 3-0 (Case #11-V-14). This recommendation was subsequently approved by the City Council on November 10, 2015 by a vote of 5-0.

The approval of the subject variances would have expired on November 2, 2015. However, a six month extension of time was favorably recommended by a vote of 4-0 by the Board on September 21, 2015, and was subsequently approved by the City Council on September 28, 2015 by a vote of 5-0.

This extension of time expired on May 1, 2016. In accordance with Section 150-111 (B)(5) of the Code, no further extensions may be granted, necessitating re-approval.

The applicant then submitted the exact same project and subject variances for a new approval, and was recommended favorably by the Board of Adjustment on June 6, 2016 by a vote of 4-1, and was approved by the City Council on June 13, 2016 by a vote of 4-1.

The June 13, 2016 City Council approval of the subject three requested variances has now been appealed, which is the subject of this Board of Appeals hearing.

ORIGINAL AND RESUBMITTED REQUEST: The applicant requested variances in order to construct an 87,805 square foot, five story hotel with 122 rooms on an existing surface parking lot at 650 De Soto Drive, in the NW 36 Street Zoning District

Variances requested were as follows:

1. Requests variance from Section 150-016 (E) (6), Parking, to waive 19 of the 121 required vehicular parking spaces. (Provision of 102 parking spaces proposed).
2. Requests variance from Section 150-176, Off Street Parking Appendix, to waive one (1) foot of the minimum required aisle width of 23 feet. (Aisle width of 22 feet proposed).
3. Requests variance from Section 150-164 (E) (1), Height Limitations, to exceed by one (1) story, the maximum permitted four (4) stories. (A five story building proposed).

THE PROPERTY: The property is rectangular in shape, with 300 feet of frontage on NW 36 Street, and a depth of 346 square feet. The parcel runs the full width of the block between De Leon Drive and De Soto Drive. A previously vacated 16 foot wide right-of-way (alley) runs through the property in the northwest quadrant of the parcel.

THE PROJECT: The applicant has proposed to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot. An unused City-owned 16 foot wide alley that runs through the parcel was previously abandoned by the City Council.

Entrance to the hotel would be from both De Soto Drive and De Leon Drive, with the main entrance on De Soto Drive featuring a large decorative brick-paver circle. A six (6) foot tall CBS wall will separate the hotel from the adjacent single-family residences, including across De Soto Drive, with openings at the sidewalks to permit continued pedestrian access. Setback terraces and projecting balconies break up the façade, and provide additional visual interest.

The hotel has been designed in a crisp and pleasing contemporary style, with a stucco façade, large windows, a projecting section with decorative parapet, and a sweeping glass storefront enclosing the top floor.

The building is raised on columns above surface parking, with additional open surface parking. There is a compact lobby on the ground floor of approximately 1,858 square feet that includes the front desk and baggage storage room. A large covered drop-off area projects to the south.

The upper floors contain guest rooms, guest amenities and hotel operations.

ANALYSIS: A new hotel replacing a surface parking lot is of great benefit to the NW 36 Street corridor specifically, and the City generally. In addition, it should prove to be a catalyst to further redevelopment of the street, and its attractive design and amenities would set a high standard for projects that follow.

The requested and approved variances are relatively minor in nature and are supportable. Although the number of stories is exceeded by one, the maximum height of 55 feet (to top of roof) is consistent with the district boundary regulations for NW 36 Street Zoning District, and this allows for a fifth floor with additional rooms, allowing the hotel to achieve the 120 room threshold typically required for national branding.

In addition, the onsite parking is also considered acceptable, as the code does not anticipate nor make an allowance for, a modern airport hotel, where many guests will not have cars, as they will utilize other forms of ground transportation, including an airport shuttle that will be provided by the hotel for guests. Finally, the waiver of one (1) foot of the aisle width is of no consequence, and the 22 feet proposed meets the requirements of the current Miami-Dade County Code.

Finally, it cannot be ignored that in the City a number of previously approved and constructed hotels have requested and secured parking and/or parking configuration variances, which have proved to inconsequential to the operations of the hotel and surrounding neighborhoods.

RECOMMENDATION: Approval of the subject three variances should be affirmed. It is, however, important to note that the approval of subject three variances remains specifically subject to the following conditions, to wit;

1. Plans shall substantially comply with those submitted, as follows:
 - Sheet A-0, Cover Sheet, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Survey, by Alvarez, Aiguesvives and Associates, Inc., by Southeast Design Associates, Inc., dated, signed and sealed January 25, 2007
 - Sheet C-1, Preliminary Design [Civil], by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-1, Landscape Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-2, Planting Details, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.0, Overall Site Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.1, Ground Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.2, Second Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.3, Third Floor Plan, by Southeast Design Associates,

- Inc., dated, signed and sealed May 31, 2016.
- Sheet A-1.4, Fourth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-1.5, Fifth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-1.6, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-2.5, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-3.1, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-3.2, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
- Sheet A-4.1, Sections, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized
3. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
4. Any free standing signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
5. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
6. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
7. Final architectural plans shall be submitted to, and approved by staff prior to the issuance of a building permit.

CONCLUSION: The strict "hardship" standard for variances has, for sometimes, been ameliorated, as was clear and applicable in the recent Martin and Kathie Marquez appeal case (see minutes of that case in this packet). The harsh black and white applicability of the old standards has, for the most part, been supplanted by new propositions and standards which question whether any requested variance, and the relief provided by the granting of any variance, would, to wit;

1. Alter the essential character of the location or neighborhood.
2. Interfere with the Zoning Plan for the area and the rights of property owners in the area.
3. Be generally and reasonably beneficial to the interests of the City and its citizens.

It is without question that the subject three variances in the pending case do not violate any of the forgoing propositions and standards for approval and should be allowed to stand as previously approved.

Sec. 150-016. - Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and duplex zoning districts.

(E) *Minimum number of off-street parking spaces.* All uses within the City shall be subject to the following requirements for minimum number of off-street parking spaces. Off-street parking space requirements for those uses not specifically enumerated herein, but which are closely related and similar to the uses listed below, shall be determined in accordance with the requirements for listed similar uses. All fractional number of spaces required shall be rounded off to the next highest space number. Any dispute regarding the number of off-street parking spaces required for any use shall be finally determined at an appropriate hearing before and by the City Council.

(6) Hotels and motels; hospitals: One space for each room or suite up to 20, and one space for every two rooms or suites in excess of 20, provided that parking for each accessory use to hotels and motels, such as bars and restaurants, shops, meeting rooms and the like are to be computed separately and added to the total required for rooms and duties.

Sec. 150-164. - Northwest 36th Street [District].

(E) *Height limitations.*

(1) Structures located within 150 feet from adjoining residential districts shall not exceed four stories or a height of 55 feet.

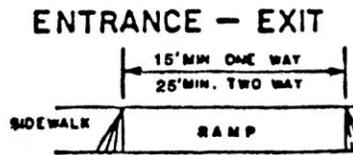
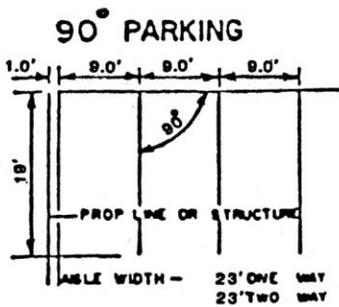
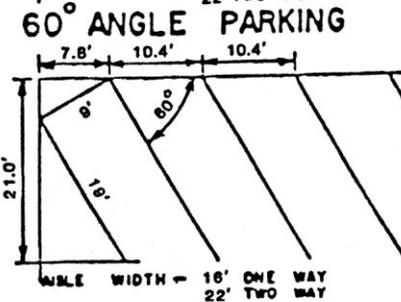
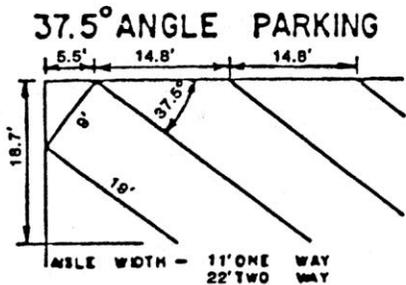
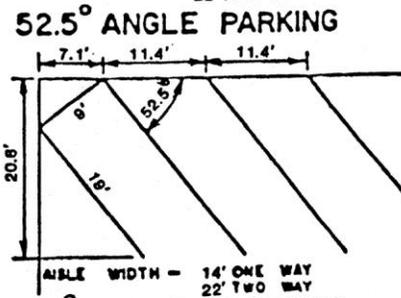
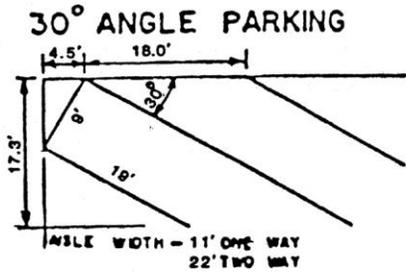
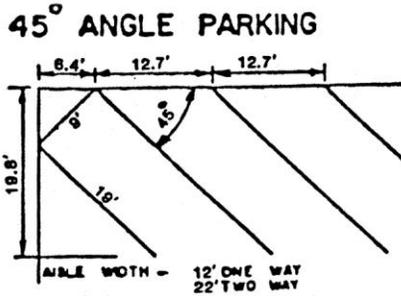
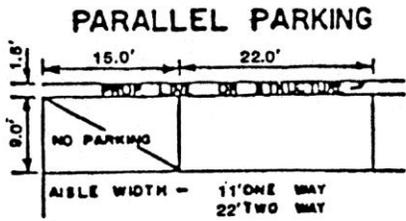
Sec. 150-176. - Adopted by reference.

(A) That the City Council of the City of Miami Springs hereby adopts Miami-Dade County Code Article XIV, Adult Group Homes, and Code Sections 21-251 through 21-254, for applicability and enforcement within the City of Miami Springs. A copy of the aforesaid Article and Code sections are attached hereto as Exhibit "A" and by this reference made a part hereof.

(B) That the City Council of the City of Miami Springs hereby further adopts all future amendments of the aforesaid Article and Code sections for applicability and enforcement within the City of Miami Springs.

(C) That the City Council of the City of Miami Springs hereby authorizes the enforcement of the aforesaid Miami-Dade County provisions by the City's code enforcement violation processes and procedures, the City's supplemental code enforcement citation system, the institution of an enforcement action in the courts of the state, or by any other lawful means or method of enforcement available to the City.

Standard Stall Dimensions





City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, June 6, 2016 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:30 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Bob Calvert
- Juan Molina
- Martin L. Marquez
- Alejandro Gonzalez

Also present:

- Councilwoman Roslyn Buckner
- City Attorney Jan K. Seiden
- Zoning and Planning Director Chris Heid
- Board Secretary Juan D. Garcia

Chair Pérez-Vichot welcomed new Board member Martin Marquez to the Board. Chair Pérez-Vichot then instructed Board Secretary Garcia to send former Board member Bill Tallman a note of gratitude for his compassion and years of service to the City of Miami Springs Board of Adjustment/ Zoning and Planning Board.

2) Approval of Minutes

The minutes for the April 4, 2016 meeting were approved as written.

Board member Molina moved to approve the minutes as written. Vice Chair Aloma seconded the motion, which passed unanimously 4-0 on voice vote. The vote was as follows: Board member Molina, Board Alternate Gonzalez, Vice Chair Aloma, and Chair Pérez-Vichot voting Yes.

3) Swearing In of All Witnesses and Zoning and Planning Director:

Board Secretary Garcia swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

- A) **Case # 04-V-16**
SANDRA VITTERI AND FABIAN MALDONADO
914 IBIS AVENUE
Zoning: R-1B, RESIDENTIAL SINGLE FAMILY
Lot Size: 9,448 SQ. FT

The applicant is seeking a variance from Section 150-042 (E)(1) in order to construct an addition to an existing single family home that would continue the existing non-conforming side yard setback of the residence.

Zoning and Planning Director Heid read his recommendation to the Board. While reading the recommendation, Zoning and Planning Director Heid noted that the plans did not show a roof on the addition that is being requested. Zoning and Planning Director also added a requirement for the air conditioning unit to be in the rear yard and not the side yard as indicated in the plans submitted. He asked the applicant if this would be reroofed, and if so, for the plans to reflect that before it is brought to Council.

The applicant, Sandra Vitteri of 914 Ibis, responded that the room will be reroofed, the air conditioning unit moved to the rear yard and that the plans would be revised to show the changes.

Zoning and Planning Director Heid stated that due to the addition that is being requested, the house would need to have an additional parking space added for a third car. This is a requirement that will be added to the recommendation.

Board member Marquez asked if the parking space that is being added needed to be paved or if it could be made from other materials. Zoning and Planning Director Heid responded that in this case he would require for it to be pavement so that it is consistent to the parking spaces that are existing.

Chair Pérez-Vichot asked if there were any other comments from members of the Board or the audience. There were no comments at this time.

Board member Molina moved to approve the variance requested with the six conditions listed in the Zoning and Planning Director's recommendation. Board member Calvert seconded the motion, which passed unanimously 5-0 on voice vote. The vote was as follows: Board member Calvert, Board member Molina, Board member Marquez, Vice Chair Aloma, and Chair Pérez-Vichot voting Yes.

City Attorney Seiden advised the applicant of the 10 day appeal period.

- B) **Case # 05-V-16**
AQ GROUP, LLC
650 DE SOTO DRIVE
Zoning: NW36, NW 36TH STREET DISTRICT
Lot Size: 102,352 SQ. FT

Chair Pérez-Vichot abstained from any discussion or voting (attached is Form 8B Memorandum of Voting Conflict). Vice Chair Aloma served as Chairman at this time.

The applicant is requesting a variances in ordered to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot at 650 De Soto Drive, in the NW 36 Street Zoning District.

Variances requested are as follows:

1. Requests variance from Section 150-016 (E)(6), Parking, to waive 19 of the 121 required vehicular parking spaces. (Provision of 102 parking spaces proposed).
2. Requests variance from Section 150-176, Off Street Parking Appendix, to waive one (1) foot of the minimum required aisle width of 23 feet. (Aisle width of 22 feet proposed).
3. Requests variance from Section 150-164 (E)(1), Height Limitations, to exceed by one (1) story, the maximum permitted four (4) stories. (A five story building proposed).

Before reading his recommendation, Zoning and Planning Director Heid reminded the Board member that this was a project that was previously recommended favorably by the Board of Adjustment and approved by the City Council. He added that the applicant had one year to obtain a building permit, however prior the expiration of that one year period the applicants came in for a six month extension, which was also approved by the Board and City Council. The applicants are in front of the Board again in order to be reapproved. Zoning and Planning Director Heid also noted that the one year period that is given to applicants to obtain a building permit is extremely short and is something he hopes to discuss changing with the City Council, as well as the Board.

Zoning and Planning Director Heid read his recommendation to the Board.

Discussion ensued as to why to the applicant had to appear in front of the Board for a project that was already approved. Vice Chair Aloma asked if the applicants were to submit an affidavit stating that the variance request that is being submitted is exactly the same as what was requested previously, could the Board vote to approve the variance again. City Attorney Seiden explained that the language of the code states that after the six month extension expires the variance that was granted then becomes null and void.

Board member Molina asked the applicant if the requested variances were the same as the variances that were granted by the Board and approved by Council.

The applicant, Domingo Ansereo of AQ Group, LLC responded that they request is the same as the variances that were previously granted.

Zoning and Planning Director wanted to make it clear that the Board was voting on an entirely new approval, granting the applicant and additional year with the opportunity to request a six-month extension.

Vice Chair Aloma asked if there were any comments from the audience or any Board member. There were no comments at this time.

Board member Molina moved to approve the variances with the four conditions that were listed in the Zoning and Planning Director's recommendation. Board member Calvert seconded the motion, which passed 4-1 on voice vote. The vote

was as follows: Board member Calvert, Board member Molina, Board Alternate Gonzalez and Vice Chair Aloma voting Yes; Board member Marquez voting No. Chair Pérez-Vichot abstained from voting.

City Attorney Seiden advised the applicant of the 10 day appeal period. He added that this item will be brought before council for their review.

5) Old Business: None.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:52 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ___ day of _____, 2016.

Manny Perez-Vichot, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

“The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council”.



City of Miami Springs, Florida
City Council Meeting

Regular Meeting Minutes
Monday, June 13, 2016 7:00 p.m.
Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:10 p.m.

Present were the following:

Mayor Zavier M. Garcia
Vice Mayor Roslyn Buckner
Councilman Bob Best
Councilman Billy Bain
Councilman Jaime A. Petralanda

Assistant City Manager/Finance Director William Alonso
City Attorney Jan K. Seiden
City Clerk Erika Gonzalez-Santamaria
Chief Armando Guzman
City Planner Chris Heid
Recreation Director Omar Luna

2. **Invocation:** Offered by Mayor Garcia

Salute to the Flag: Members of the audience led the Pledge of Allegiance and Salute to the Flag

3. **Awards & Presentations:**

A) Swearing in Ceremony for newly hired Miami Springs Police Officer Johnathan Castillo

After welcoming remarks, Chief of Police Armando Guzman administered the Oath of Office to Police Officer Johnathan Castillo.

B) Recognizing long-time Miami Springs resident Edward Winslow on his 92nd Birthday

Mayor Garcia presented Mr. Winslow with a certificate of recognition and a box of chocolates in celebration of his 92nd birthday.

4. Open Forum: The following members of the public addressed the City Council: Desiree Sardo-Diaz, 751 Dove Avenue, Roger “Dan” Wells, 1020 Quail Avenue, Maria Postel, 280 Fern, Evelio Cabrera, 540 Hunting Lodge Drive, Lily Horton, 7355 NW 41st Street, Donna Hernandez, 769 Pinecrest Drive, Robert Sami, 340 Payne Drive, John Sonder, FS 119 exemption, Helen Ganon, 219 Miami Springs Avenue.

5. Approval of Council Minutes:

A) May 23, 2016 – Regular Meeting

Councilman Petralanda moved to approve the minutes. Councilman Bain seconded the motion, which carried 4-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes; Councilman Best was abstained because he was not present at the meeting.

6. Reports from Boards & Commissions:

A) Board of Adjustment – Approval of Actions Taken at their Meeting of June 6, 2016 Subject to the 10-day Appeal Period

Councilman Petralanda moved to approve the Consent Agenda. Councilman Bain seconded the motion, which carried 4-1 on roll call vote. The vote was as follows: Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes; Vice Mayor Buckner voting No.

7. Public Hearings: None at this time.

8. Consent Agenda: (Funded and/or Budgeted)

A) Approval of the City Attorney’s Invoice for May 2016 in the Amount of \$12,474.00

B) Recommendation by Golf that Council approve an increase to the City’s current open Purchase Order with Acushnet, in an amount not to exceed \$4,000.00, for Titleist and Foot Joy merchandise to be re-sold in the golf pro shop as funds were budgeted in the FY 15/16 Budget pursuant to Section 31.11 (E)(6)(g) of the City Code

The Assistant City Manager/Finance Director William Alonso read the items by title for the record.

Councilman Bain moved to approve the Consent Agenda. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

9. Old Business:

A) Appointments/Re-appointments to Advisory Boards by the Mayor and Council

Members

No appointments were made at this time.

B) Recommendation by the City Planner regarding preparation time required for Council requested Floor Area Ratio (F.A.R.) presentation

Roger Wells, 1020 Quail Avenue and Donna Hernandez, 769 Pinecrest Drive addressed the City Council.

City Planner Chris Heid requested for two months to prepare for the presentation to Council. It was the general consensus of the City Council that the presentation be placed on either the first or second meeting in October.

10. New Business:

A) Ordinance – First Reading – An Ordinance Of The City Council Of The City Of Miami Springs Amending Code Of Ordinance Section 150-164, Northwest 36th Street District; By Deleting The Existing Code Subsection (17) Related To Signs And Enacting A New Code Subsection (17) Which Directs All Signage Inquiries To The City Code Signage Section 150-030; Repealing All Ordinances Or Parts Of Ordinances In Conflict; Effective Date

City Attorney Jan Seiden read the item for the record.

Councilman Best moved to approve the Ordinance on first reading. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

B) Ordinance – First Reading – An Ordinance Of The City Council Of The City Of Miami Springs Amending Code Of Ordinance Section 150-030, Sign Regulations; By Including A Definition Of Monument Sign; Deleting The Figure 3 Illustration For Sign Area For Ground Sign Sizes; Adding Pole Signs To The List Of Prohibited Signs; Updating The Zoning Districts Applicable To Section (G) Of The Ordinance; Deleting The Block Of Descriptive References To Ground Signs; Adding New Sign Regulations For The Northwest 36th Street And Abraham Tract Zoning Districts; Repealing All Ordinances Or Parts Of Ordinances In Conflict; Effective Date

City Attorney Jan Seiden read the item for the record.

Councilman Best moved to approve the Ordinance on first reading. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

C) Resolution – A Resolution Of The City Council Of The City Of Miami Springs Amending The Current Schedule Of Charges For The Use Of City Recreation Facilities And Related Services; Effective Date

City Attorney Jan Seiden read the item for the record.

Councilman Best moved to approve the Resolution. Vice Mayor Buckner seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

D) Approval of Development Order - A Resolution Of The City Council Of The City Of Miami Springs Enacting A Development Order For The Approval Of A Project At 665 Mokena Drive To Construct A 69,538 Square Foot Eight Story Hotel On 32,130 Square Foot (0.737 Acre) Parcel Of Land, Which Includes A Variance From Section 150-16 (E) To Waive Six Of The Required 70 Parking Spaces And Granting A Variance From Section 150-106 (A)(9) To Waive The Requirement That Parking Spaces Have A Minimum Separation Of 12 Inches From Any Structure, As Proposed On Property Legally Described In Exhibit "A" Attached Hereto; Limitation To Secure Permit; Effective Date

Councilman Bain moved to approve the Resolution. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

E) Approval of Development Order - A Resolution Of The City Council Of The City Of Miami Springs Enacting A Development Order For The Approval Of A Project At 4949 NW 36 Street To Construct A 90,080 Square Foot Eleven Story Hotel On Two Parcels Of Land Totaling 49,132 Square Foot (1.13 Acres) As Proposed On Property Legally Described In Exhibit "A" Attached Hereto; Limitation To Secure Permit; Effective Date

Councilman Bain moved to approve the Resolution. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

F) Discussion of revised request for abandonment of La Villa Drive and vacation of alley between Minola and La Villa Drive adjacent to N.W. 36th Street

i) Resolution – A Resolution Of The City Council Of The City Of Miami Springs Vacating That Certain Alley Located Between Lavilla Drive And Minola Drive In The Middle Of Block 133 From N.W. 36th Street In A Northerly Direction To The Existing City Barricades; Providing For The Equal Division Of The Alley Area; Directions To The City Clerk; Effective Date

ii) Resolution – A Resolution Of The City Council Of The City Of Miami Springs Abandoning That Certain Portion Of Lavilla Drive Located Between N.W. 36th Street And The City Barricades In The Approximate Middle Of Lavilla Drive From Northwest 36th Street In A Northerly Direction To The Existing City Barricades; Providing For The Equal Division Of Lavilla Drive Area; Directions To The City Clerk; Effective Date

The applicant respectfully withdrew their requests. Jose Fuentes, representing the applicant, stated that they will come back to the City Council with a proposed project in the near future.

G) Authorization to execute a five-year agreement between the City and Springs on the Green for the utilization of the small parking lot area located adjacent to 627 Eldron Drive

This item was pulled prior to the meeting.

H) Recommendation by Public Works that Council authorize the issuance and/or execution of a contract to Wrangler Construction, Inc., utilizing Miami Dade County contract # RPQ # 20140183 (attached), in an amount not to exceed \$15,400.00, for sidewalks repairs at various locations throughout the city, pursuant to Section §31.11 (E)(5) of the City Code

The Assistant City Manager/Finance Director William Alonso read the items by title for the record.

Councilman Best moved to approve the recommendation. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

I) Recommendation by Finance that Council award City RFP # 02-15/16 to Knight Property Management Service, Inc., the lowest responsible bidder and authorize the execution of a contract, in the amount of \$48,750.00, for annual Professional tree trimming, removal and disposal service- citywide as funds are to be budgeted in the FY16/17 Budget pursuant to Section §31.11 (E)(1) of the City Code

The Assistant City Manager/Finance Director William Alonso read the items by title for the record.

Councilman Best moved to approve the recommendation. Councilman Bain seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

J) Recommendation by Golf that Council award a contract to George Fulmer Construction Co., Inc., the lowest quote obtained, in the amount of \$17,220.00, for renovations and repairs to both of the existing East (Front nine) and West (Back nine) Golf Course restrooms as these funds were approved in the General Fund Balance

Designations #4 for projected FY15/16 Budget pursuant to Section §31.11 (E)(5) of the City Code

The Assistant City Manager/Finance Director William Alonso read the items by title for the record.

Councilman Best moved to approve the recommendation. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

K) Recommendation by Golf that Council award a contract to Kimmons Construction, the lowest quote obtained, in the amount of \$8,470.00, for roof repairs to both of the existing East (Front nine) and West (Back nine) Golf Course restrooms as these funds were approved in the General Fund Balance Designations #4 for projected FY15/16 Budget pursuant to Section §31.11 (E)(5) of the City Code

The Assistant City Manager/Finance Director William Alonso read the items by title for the record.

Councilman Bain moved to approve the recommendation. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

The mayor adjourned the meeting at 9:15 p.m. and reconvened the Council meeting at 9:30 p.m.

L) Request by Councilman Petralanda to allow audio/video pre-recording of public comments/open forum

Donna Hernandez, 769 Pinecrest Drive, John Sauders, address is exempt, and Buzz Fleischman, 810 Pinecrest Drive addressed the City Council.

After much discussion, Councilman Petralanda moved to allow pre-recorded videos during council meetings. The motion failed due to lack of a second.

Discussion ensued, Councilman Best made a motion to allow pre-recorded videos through the City's website. Mayor Garcia passed the gavel to Vice Mayor Buckner and proceeded to second the motion and offered an amendment to the motion on the floor. He amended the motion by adding a request to staff to determine the costs of both options, having the videos played at the Council meeting versus the cost of having the City's website maintain the pre-recorded videos. The motion carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Petralanda and Mayor Garcia voting Yes; Councilman Bain voting No.

M) Discussion on request from Miami Springs Middle School regarding the designation of East Drive to Eagle Way

Tony Ortiz, addressed the City Council.

Councilman Best moved to approve the request for the designation of Eagle Way at Miami Springs Middle School and directed staff to draft a resolution with the cross streets as allowed. Councilman Bain seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

N) Request by Vice Mayor Buckner to discuss changing the Council Meetings to second and fourth Tuesday of the month

Discussion commenced on the item, Vice Mayor Buckner moved to change the Council meetings to the second and fourth Tuesday of each month. Councilman Bain seconded the motion.

Discussion ensued and the following members of the public addressed the Council: Tom Curtis, 53 Curtiss Parkway, Donna Hernandez, 769 Pinecrest Drive, Nery Owens, 169 Corydon Drive, John Sauders, Florida Statute exempt.

Vice Mayor Buckner later withdrew her motion.

Vice Mayor Buckner made a motion to have staff distribute future Council agendas on the Wednesday prior to the Council meeting. Councilman Best seconded the motion which carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Petralanda and Mayor Garcia voting Yes; Councilman Bain voting No.

O) Discussion for Special Event Filming on the Circle from Telemundo

This item was heard earlier in the meeting.

Lily Hurtado, location manager for Telemundo addressed the City Council.

Councilman Best moved to approve the request for temporarily painting Johnny's Diner outside of the color palette as defined in the code for a period of six months. Vice Mayor Buckner seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

P) Consideration of the Board of Parks and Parkways Recommendations for nominating the Yard of the Month Awards for August and September 2016

Councilman Best moved to approve the recommendation. Councilman Bain seconded the motion, which carried 4-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, and Mayor Garcia voting Yes; Councilman Petralanda was absent at the time of the vote.

11. Other Business: None at this time.

12. Reports & Recommendations:

A) City Attorney

City Attorney Seiden had no report at this time.

B) City Manager

Assistant City Manager/Finance Director Alonso reminded the Council that there will be a Flag Day ceremony at the War Memorial at 10:00 a.m. tomorrow.

C) City Council

Vice Mayor Buckner had no report at this time.

Councilman Petralanda had no report at this time.

Councilman Best thanked his fellow Council members for their courtesy at the last meeting for putting off certain agenda items until the next council meeting.

Councilman Bain inquired as to who would be the grand marshal for the July 4th Parade. He also requested that the water spraying be designated and clarified for the upcoming parade.

Mayor Garcia explained that the grand marshal this year will be all of the businesses in the Miami Springs downtown area. He also gave credit to Councilman Best when he made the recommendation to make a part of Golf Course into recreation space. The mayor requested that staff do research and determine how much it would be to develop some type of public park at the sliver at the Golf Course.

13. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:45 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 27th day of June, 2016.*

Zavier M. Garcia, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: June 6, 2016

SUBJECT: Application for Variance Hearing

CASE # 05-V-16

APPLICANT: AQ Group, LLC

ADDRESS: 650 De Soto Drive

REQUEST: The applicant is requesting a variances in ordered to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot at 5001 NW 36 Street, in the NW 36 Street Zoning District

Variances requested are as follows:

1. Requests variance from Section 150-016 (E) (6), Parking, to waive 19 of the 121 required vehicular parking spaces. (Provision of 102 parking spaces proposed).
2. Requests variance from Section 150-176, Off Street Parking Appendix, to waive one (1) foot of the minimum required aisle width of 23 feet. (Aisle width of 22 feet proposed).
3. Requests variance from Section 150-164 (E) (1), Height Limitations, to exceed by one (1) story, the maximum permitted four (4) stories. (A five story building proposed).

THE PROPERTY: The property is rectangular in shape, with 300 feet of frontage on NW 36 Street, and a depth of 346 square feet. The parcel runs the full width of the block between De Leon Drive and De Soto Drive. A 16 foot wide City

owned right-of-way (alley) runs through the property in the northwest quadrant of the parcel.

THE PROJECT: The applicant is proposing to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot. An unused City-owned 16 foot wide alley that runs through the parcel would be abandoned.

Entrance to the hotel will be from both De Soto Drive and De Leon Drive, with the main entrance on De Soto Drive featuring a large decorative brick-paver circle. A six (6) foot tall CBS wall will separate the hotel from the adjacent single-family residences, including across De Soto Drive, with openings at the sidewalks to permit continued pedestrian access. Setback terraces and projecting balconies break up the façade, and provide additional visual interest.

The hotel is designed in a crisp and pleasing contemporary style, with a stucco façade, large windows, a projecting section with decorative parapet, and a sweeping glass storefront enclosing the top floor.

The building is raised on columns above surface parking, with additional open surface parking. There is a compact lobby on the ground floor of approximately 1,858 square feet that includes the front desk and baggage storage room. A large covered drop-off area projects to the south.

The second floor has 347 rooms and an approximately 2,031 square foot business center. The third and fourth floors each have 41 rooms, eight (8) of which are larger suites.

The public amenities are located on the fifth floor, including a breakfast room, lounge/bar, fitness center and two large terraces, one with hot tubs. There are also a suite of offices related to the operation of the hotel, the kitchen and bath rooms. There are also three (3) suites, each with a private balcony. Large walls of glass face south, providing excellent views of the airport and air traffic.

ANALYSIS: A new hotel replacing a surface parking lot is of great benefit to the NW 36 Street corridor specifically, and City Generally. In addition, it should prove to be a catalyst to further redevelopment of the street, and its attractive design and amenities would set a high standard for projects that follow.

Variances are relatively minor in nature and are supportable. Although the number of stories is exceeded by one, the maximum height of 55 feet (to top of roof) is met, and this allows for a very welcome fifth floor with enticing amenities.

Parking is also considered adequate, as the code does not anticipate a modern airport hotel, where many guests will not have cars, as they use taxis or take advantage of the airport shuttle that will be provided. Finally, the waiver of one

(1) foot of the aisle width is of no consequence, and the 22 feet proposed meets the requirements of the current Miami-Dade County code.

RECOMMENDATION: It is recommended that the request for variances be approved, subject to the following conditions.

1. Plans shall substantially comply with those submitted, as follows:
 - Sheet A-0, Cover Sheet, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Survey, by Alvarez, Aiguesvives and Associates, Inc., by Southeast Design Associates, Inc., dated, signed and sealed January 25, 2007
 - Sheet C-1, Preliminary Design [Civil], by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-1, Landscape Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-2, Planting Details, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.0, Overall Site Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.1, Ground Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.2, Second Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.3, Third Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.4, Fourth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.5, Fifth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.6, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-2.5, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-3.1, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-3.2, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-4.1, Sections, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building

permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized

3. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
4. Any free standing signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.



Official Use Only
 Submittal Date: _____
 Case No.: _____

Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <u>AQ Group LLC</u>	PROPERTY ADDRESS <u>5055 NW 36TH ST.</u>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <u>305.773.4584</u>	E-MAIL ADDRESS <u>dansere0@gmail.com</u>

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION <u>TRACTS 1,2,3,4</u> <u>LOT 18, 19</u> <u>135</u> <u>AIRWAYS TRACT</u>	LOT SIZE AND ZONING DISTRICT <u>102,352 S.F.</u> <u>NW 36TH ST.</u>
LOT(S) BLOCK SUBDIVISION _____ _____ _____	LOT SIZE ZONING DISTRICT _____ _____
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>MARCH 2011</u>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? \$ _____

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

Domingo Anserco
Signature of Owner

Domingo Anserco
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 27 day of May, 2016.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Karla Bello

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

KARLA M. BELLO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF098300
Expires 3/15/2018

COMMISSION EXPIRES: 03/15/2018

PERSONALLY KNOWN:

PRODUCED IDENTIFICATION: _____

Signature of Co-Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this ____ day of _____, 20____.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____

June 1, 2016

VARIANCE HEARING NARRATIVE

Location: 5055 N.W. 36th Street, Miami Springs, FL

Project: Hotel Addition

Owner: AQ Group LLC

This is a variance request for a proposed 5-story detached hotel addition located at the existing rear parking lot of the Ramada Hotel, N.W. 36th Street. The altered scopes for this project presented to the Board for approval are as follows:

1.	PARKING SPACES	MS Code Sec. 150-016	
	Item Description	Required	Provided/Proposed
	Existing Restaurant = 2,300 S.F.	Existing Restaurant = 2,300 / 100 = 23 Spaces	
	<u>Hotel Rooms:</u>		
	Existing (2) 2-Story Building Hotel Rooms = 116 Units	First 20 Units = 20 Spaces	
	Proposed (1) 5-Story Building Hotel Rooms = 122 Units	238 Units – 20 Units = 218 Units / 2 = 109 Spaces	Standard = 97 Spaces Handicap = 5 Spaces
	<hr/> Total Rooms: 116 + 122 = 238 Units	<hr/> Total Parking Required = 23 + 20 + 109 = 152 Spaces	<hr/>
	Mixed-Use Occupancy less 20%	152 Spaces X 80% = <u>121 Spaces</u>	Total Parking Provided = 97 + 5 = <u>102 Spaces</u>

Note: Hotels in the MIA area commonly have significant number of unused parking spaces. The amount of proposed parking in this project is more than the number expected. There are existing street parkings that may provide overflow spaces.

2. **BUILDING HEIGHT**

Item Description	Required/Allowed	Provided/Proposed
Height Limitation per Miami Springs Code of Ordinance Sec. 150-164(E)(1)	NW 36 Street District - Max. of 4 stories or 55 feet within 150' of Residential	Proposed height - 5 stories and 55 feet to roof with 65' H. additional Decorative parapet at east and west end of building

June 1, 2016

REF: Hotel Detached Addition
5055 NW 36th Street
Miami Springs, FL 33166

LETTER OF INTENT

We trust that this petition should be granted for the following reasons:

A Quality Brand Name Hotel such as one from the Intercontinental, Hilton or Marriot Group requires a minimum of about 122 rooms. The operational costs for less number of rooms is not considered operational cost efficient.

A solid Brand Name, 4 Star Hotel, guarantees a level of service and general quality standards not usually possible in traditional smaller Mom/Pop operations.

We are proposing to use the Ground Floor for Parking and require an additional Fifth Floor to satisfy the required 122 Rooms capacity within the available land area.

The proposed **(5) Five stories** is one story more than the **(4) Four Stories** allowed in the 36th Street Zoning District within 150 feet from the Residential District. However, we are not exceeding the height requirements, the building satisfies the Code's 55 Feet ground to roof deck height limitation.

The number of Parking spaces are 19 spaces less than the Miami Springs Zoning Code requirements. The code requires **121** spaces and **102** spaces are being provided. Our experience with Business Hotels in the Airport vicinity is that the majority of guests share rides or rely on the Hotel Shuttle for transportation and the proposed 102 Parking spaces is adequate.

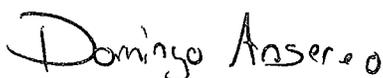
The development will provide significant improvements to the adjacent street right of way, including beautifying the traffic barriers with more permanent structure/landscaping.

Additionally the development will provide significant tax and employment benefits.

As the owner and operator of the Ramada Inn I am committed to continue providing a quality product for both the City of Miami Springs and our benefit.

We look forward to your positive consideration.

Sincerely,



Domingo Ansere
AQ Group LLC/Ramada Hotel



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/2/2016

Property Information	
Folio:	05-3119-014-0010
Property Address:	5055 NW 36 ST Miami Springs, FL 33166-6003
Owner	AQ GROUP LLC
Mailing Address	4542 NW 94 CT DORAL, FL 33178 USA
Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	116
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	50,936 Sq.Ft
Lot Size	61,204 Sq.Ft
Year Built	1949



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,591,304	\$1,713,712	\$1,713,712
Building Value	\$2,808,696	\$2,486,288	\$1,650,270
XF Value	\$0	\$0	\$216,148
Market Value	\$4,400,000	\$4,200,000	\$3,580,130
Assessed Value	\$4,331,957	\$3,938,143	\$3,580,130

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$68,043	\$261,857	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
19 53 41 1.48 AC
AIRWAYS TRACT PB 56-56
TRS 1 & 2 & TRACT 3 PER PB 78-98
LOT SIZE IRREGULAR
OR 12538-861 0685 5

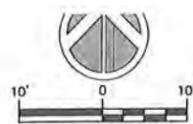
Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,331,957	\$3,938,143	\$3,580,130
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,400,000	\$4,200,000	\$3,580,130
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,331,957	\$3,938,143	\$3,580,130
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,331,957	\$3,938,143	\$3,580,130

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/23/2011	\$8,000,000	27636-4742	Qual on DOS, multi-parcel sale
04/01/2007	\$8,500,000	25617-2021	Deeds that include more than one parcel
05/01/1976	\$650,000	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

LOT 20

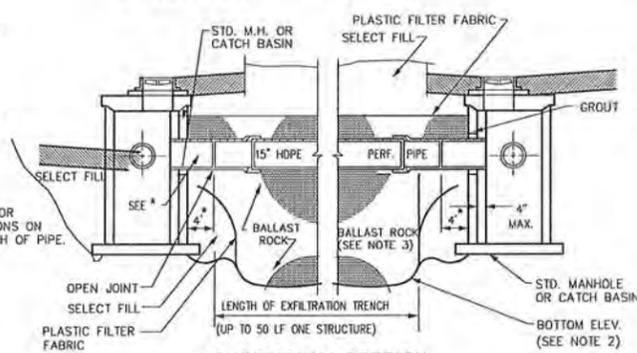


LEGEND

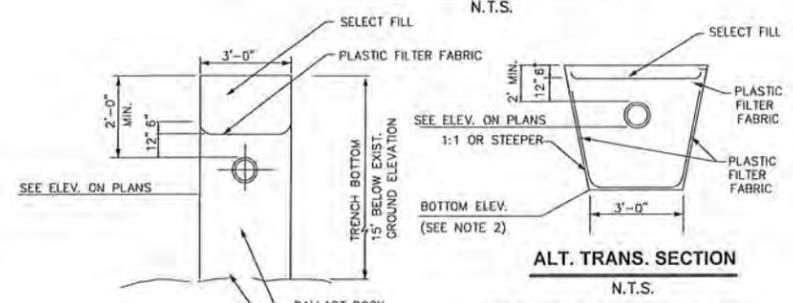
- EXISTING ELEVATION
- PROPOSED ELEVATION
- CATCH BASIN
- STORM MANHOLE
- EXFILTRATION TRENCH
- FLOW DIRECTION

INFILTRATION RATE..... 0.0215 C.F.S./L.F.
 STORM FREQUENCY..... 5 YEARS
 RAINFALL INTENSITY..... i=6.2 in./hr.
 TIME OF CONCENTRATION..... Tc=10 min.
 DADE COUNTY FLOOD CRITERIA..... 6.4

BASIN (No.)	Acre	C RUNOFF COEFF.	TRENCH LENGTH	CONSTRUCTION LF
A	2.35	0.84	376	



LONGITUDINAL SECTION
N.T.S.



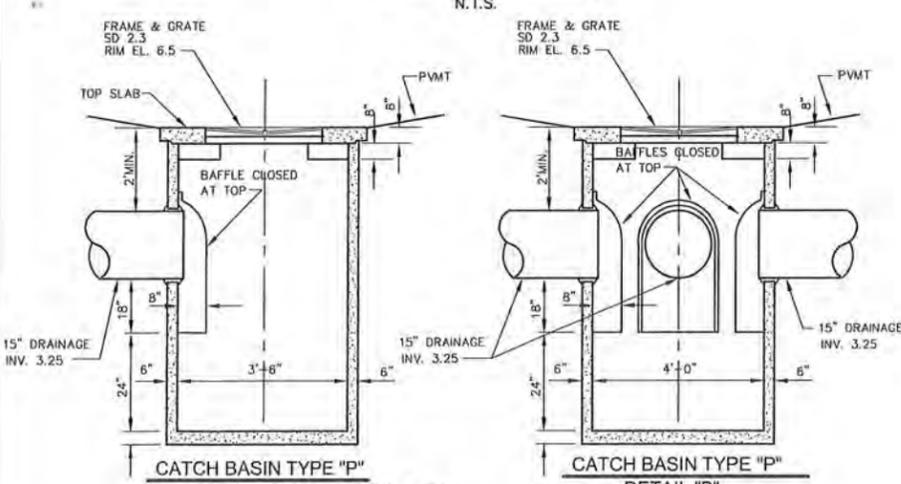
ALT. TRANS. SECTION
N.T.S.

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR TO BE USED AT THE ENGINEER'S DISCRETION



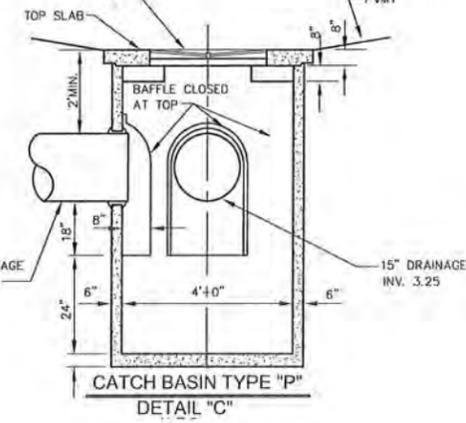
TRANSVERSE SECTION
N.T.S.

EXFILTRATION TRENCH
N.T.S.

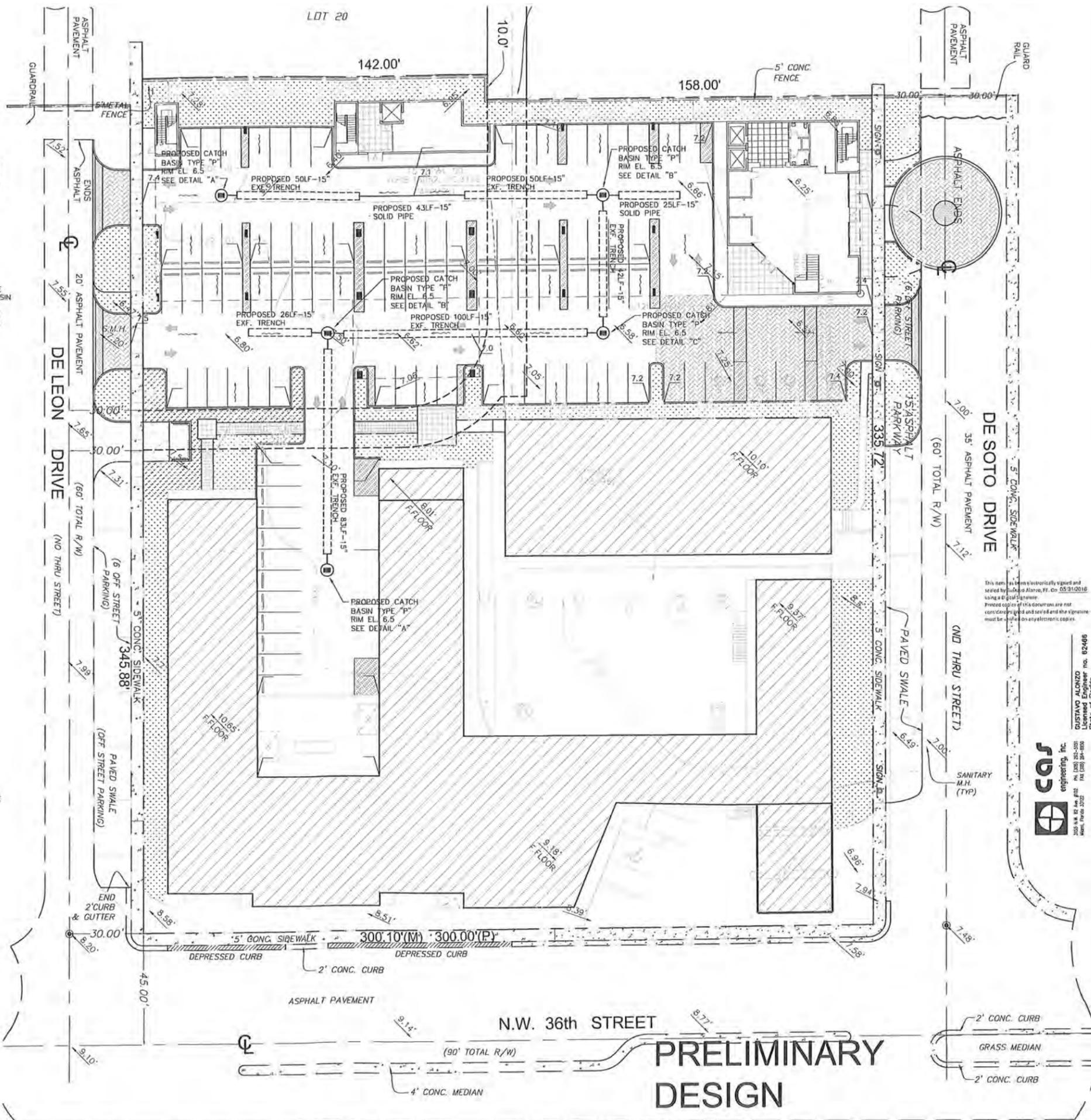


DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



PRELIMINARY DESIGN

This item is not intended to be used as a contract document. It is for informational purposes only. It is not to be used for any other purpose without the express written consent of the engineer. The user assumes full responsibility for any use of this information.



REYFANS ALONZO
 Licensed Engineer no. 82468
 State of Florida

SOUTHEAST DESIGN ASSOCIATES, INC.
 6875 S.W. 15th Street, Suite 101, Miami Springs, FL 33166
 TEL: (305) 871-1111
 FAX: (305) 871-1111
 www.sdaassoc.com

Project: Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

Consultant:
 Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida

Project: Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME:
 ISSUED DATE: 02/01/16
 SCALE:
 DRAWN BY: OS
 DRAWING TITLE:
 SHEET NO: C-1
 OF

PLANT LIST:

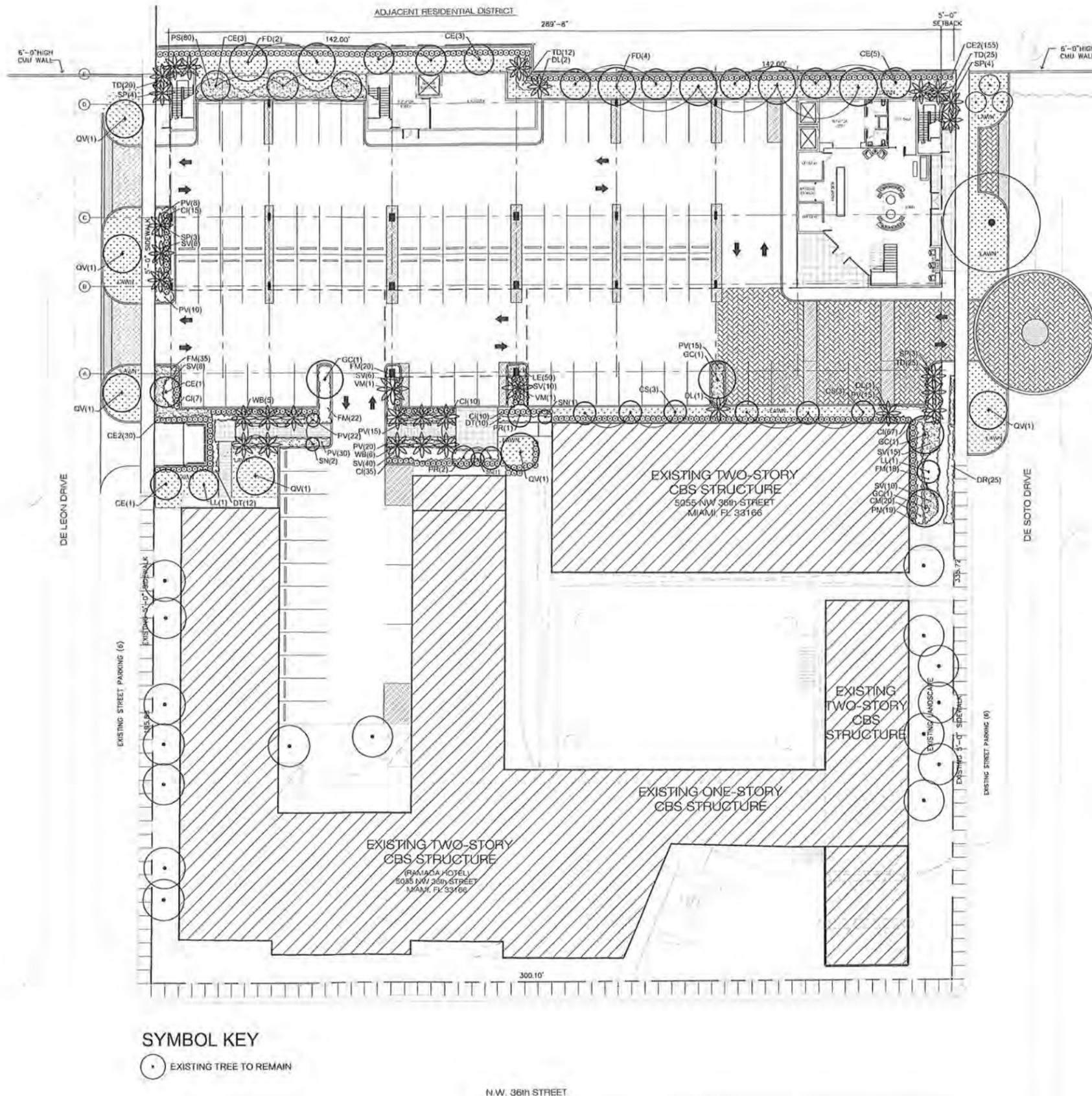
QTY.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
13	CE *	Conocarpus erectus GREEN BUTTONWOOD	12' ht. x 6' spr STD., f.g.
6	CS *	Conocarpus erectus 'Sericus' SILVER BUTTONWOOD	8' ht. STD., f.g.
4	DL	Dypsis lutescens ARECA PALM	10' ht., Full 25 gal.
6	FD	Filicium decipiens JAPANESE FERN TREE	12' ht. x 6' spr f.g.
4	GC	Senna surattensis GLAUCOUS CASSIA	12' ht. x 6' spr f.g.
2	LL	Ligustrum lucidum GLOSSY PRIVET	8' ht. Multi, f.g.
3	PR	Phoenix roebelinii PYGMY DATE PALM	5' ht. triple trk., 15 gal
6	QV *	Quercus virginiana LIVE OAK	12' ht. x 6' spr f.g.
3	SN	Streptocarpus WHITE BIRD OF PARADISE	6' ht. 15 gal.
14	SP *	Sabal palmetto CABBAGE PALM	16' o.a. ht. Booted, f.g.
2	VM	Veitchia montgomeryana MONTGOMERY PALM	18' ht., matched bis. triple trk., f.g.
11	WB	Wodyetia bifurcata FOXTAIL PALM	7' g.w., Heavy single trk., f.g.
185	CE2 *	Conocarpus erectus GREEN BUTTONWOOD HEDGE	30' ht. x 24' spr 3 gal., F
144	CI *	Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24' ht. x 24' spr 3 gal., F
20	CM	Codiaeum variegatum 'Mammy' CROTON MAMMEY	18' ht. x 18' spr 3 gal., F
25	DR *	Duranta repens GOLD MOUND DURANTA	18' ht. x 18' spr 3 gal., F
22	DT	Dianella tasmanica VAR. FLAX LILY	18' ht. x 18' spr 3 gal., F
95	FM	Ficus microcarpa 'Green Island' GREEN ISLAND	18' ht. x 18' spr 3 gal., F
50	LE	Liriope muscari 'Evergreen Giant' GREEN GIANT LIRIOPE	1 gal.
19	PM	Podocarpus macrophyllus 'Maki' PODOCARPUS	35' ht. x 24' spr 7 gal.
60	PS	Monstera deliciosa SWISS CHEESE PLANT	24' ht. x 24' spr 3 gal., F
135	PV	Pittosporum tobira 'Variegata' VAR. PITTOSPORUM	24' ht. x 24' spr 3 gal., F
97	SV	Schefflera arborescens 'Trinette' VAR. SCHEFFLERA	24' ht. x 24' spr 3 gal., F
82	TD *	Tripsacum dactyloides FAKAHATCHEE GRASS	24' ht. x 24' spr 3 gal., F
As needed LAWN 'St. Augustine 'Floridam'			Solid Even Sod
* Indicates Native species			

MIAMI SPRINGS, FLORIDA
ZONING: N.W. 36 STREET DISTRICT
NET LOT AREA: 102,352 S.F.

PROPOSED BUILDING LANDSCAPE REQ:
REQ.: 10' BUFFER & 6' HT FENCE
PROPOSED: SAME

TREES: 1 TREE PER 30 L.F. BUFFER
REQ.: 11 TREES
PROV.: 17 TREES

SHRUBS: CONTINUOUS HEDGE ALONG BUFFER
REQ.: 155
PROV.: 155



SYMBOL KEY

● EXISTING TREE TO REMAIN

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SOUTHEAST DESIGN ASSOCIATES, INC.
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SUB CONSULTANT
FP Design
4015 NW 12th Street, Suite 100
Miami, FL 33137
www.fpd.com

Consultant:

Project: Hotel Addition
AD GROUP LLC
5055 NW 36 Street
Miami Springs, Florida
Owner: AD Group LLC

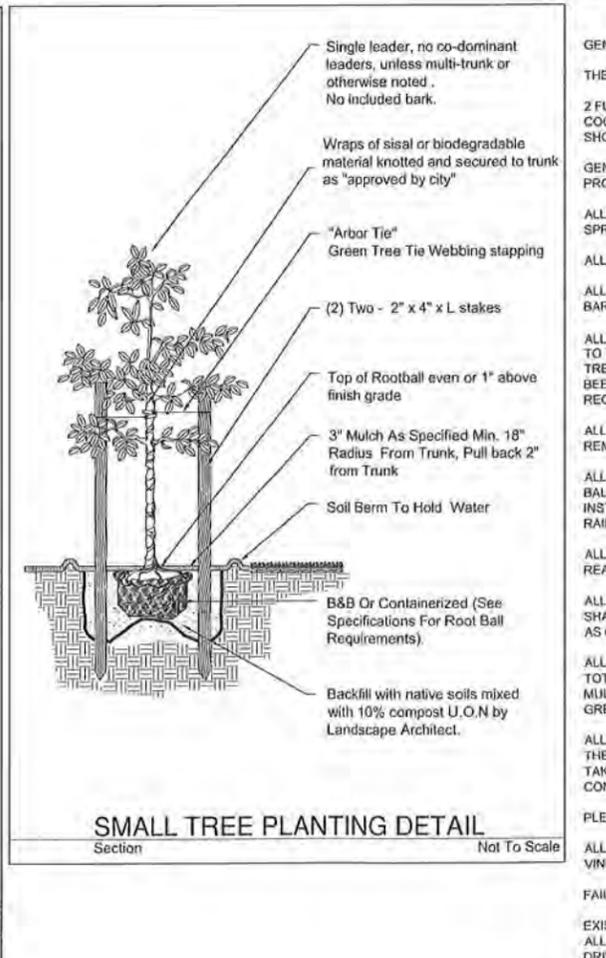
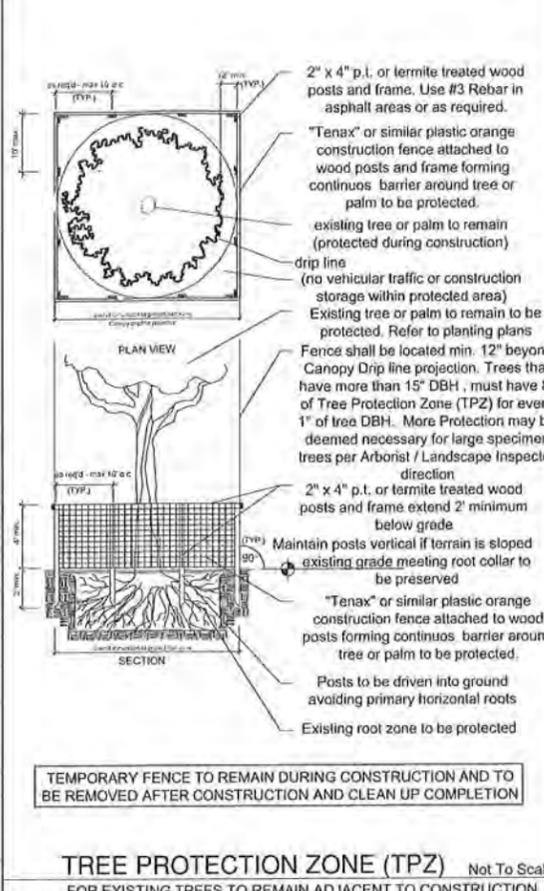
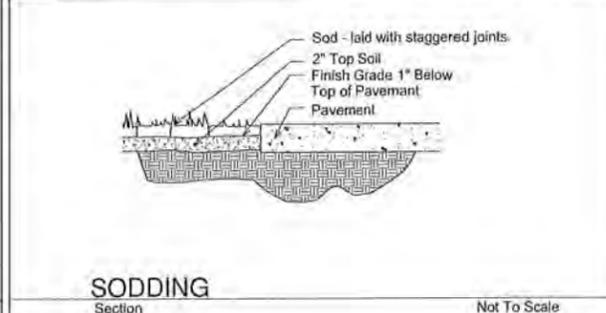
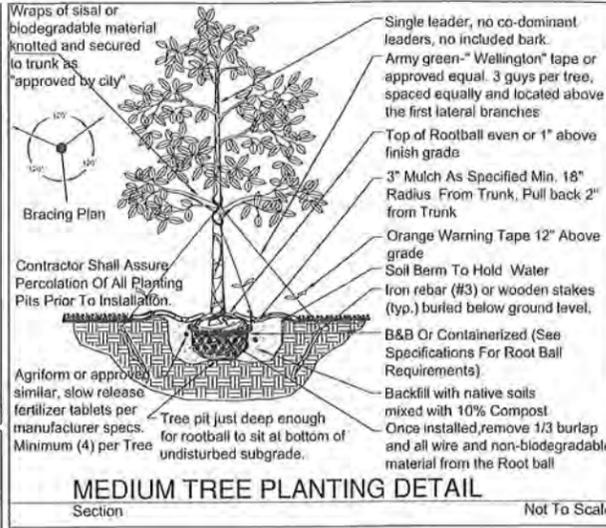
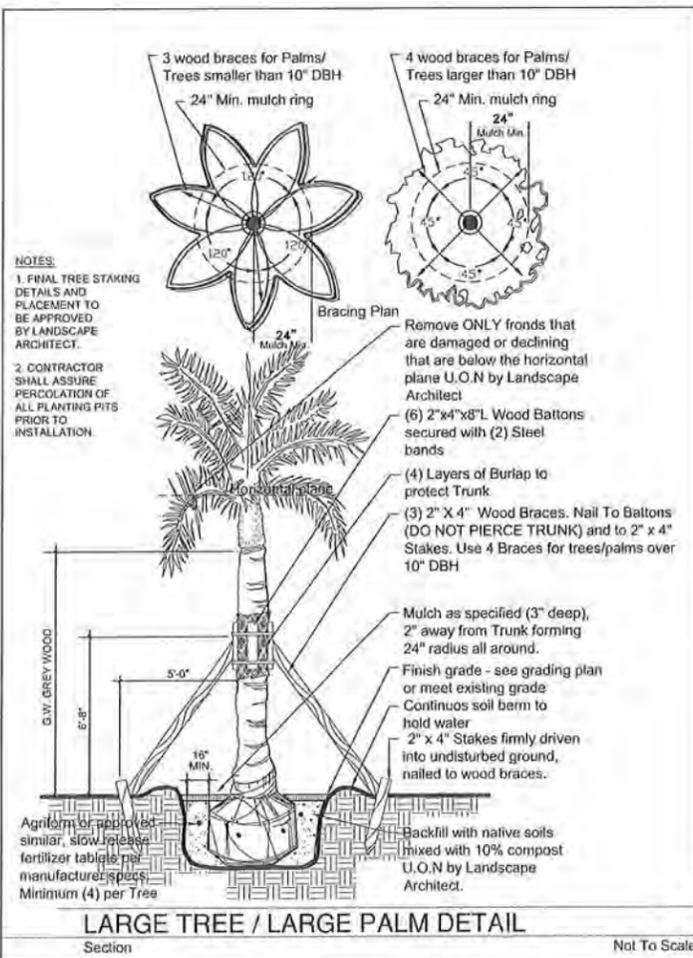
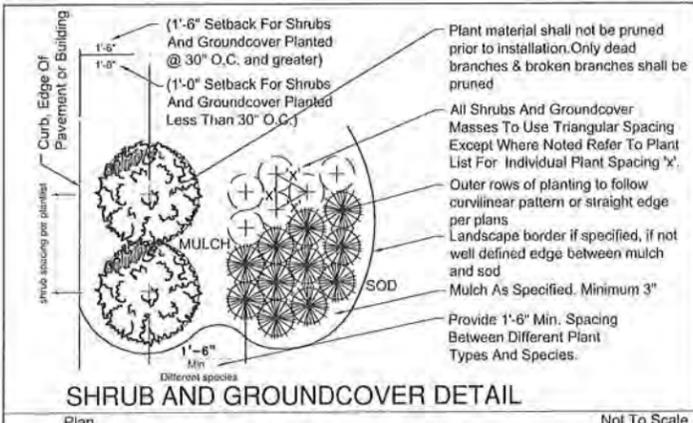
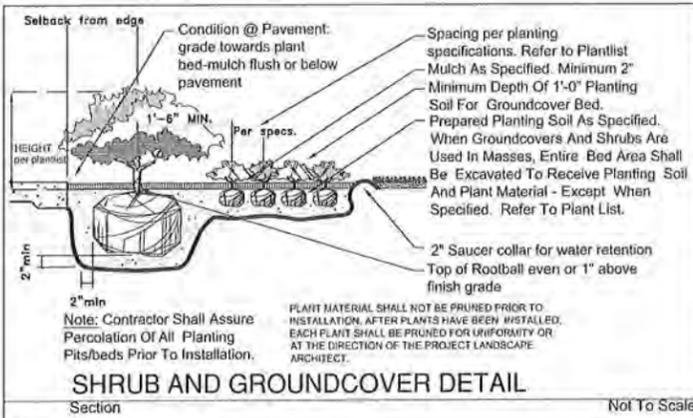
Sec:

NO.	REVISIONS	DATE

COMMISSION NO.:
CADD FILE NAME:
ISSUED DATE: 05/31/15
SCALE:
AS SHOWN
DRAWN BY:
FP
DRAWING TITLE: LANDSCAPE PLAN
SHEET NO. L-1
OF 2

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- ALL PLANTING SOIL SHALL BE 90:10 NATIVE SOILS MIXED WITH COMPOST, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL AND INSURE 100% COVERAGE OF PLANT MATERIAL/SOD. IRRIGATION SHALL BE ADJUSTED IN FIELD AND COORDINATED BETWEEN CONTRACTORS TO ADAPT TO ON SITE CONDITIONS AND CHANGES IN LANDSCAPE LAYOUT. IT IS BOTH, THE LANDSCAPE CONTRACTOR AND THE IRRIGATION CONTRACTOR, IF DIFFERENT, TO INSURE PROPER IRRIGATION TO ALL PLANT MATERIAL AND SOD, AVOIDING OVERSPRAY OF WALKWAYS AND PAVED AREAS.
- ALL TREES / PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED ORGANIC RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH. THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 3 MONTH WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS AND MULCH. PEBBLES OR SOD (MORE QUANTITY MAY BE REQUIRED THAN SHOWN ON PLANTLIST) CONTRACTOR TO DO FINAL TAKE OFF OF REQUIRED SOD FOR FULL COVERAGE AFTER LANDSCAPE INSTALLATION. EDGES BETWEEN DIFFERENT MATERIALS SHALL BE CURVILINEAR (U.O.N) AND WELL DEFINED.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK.
- ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.
- ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.



GENERAL PLANTING REQUIREMENTS

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS 1/2" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMESTONE SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS. THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE FILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING.

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL. NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED, PLEASE REFER TO THE PLANTING DETAILS.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 50% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF FINE STRAW, THEN TOPPED WITH A 2" LAYER OF FINE BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3" AWAY FROM THE TRUNKS/SYSTEMS OF ALL PLANT MATERIAL. ALL TREES IN SODDED AREAS SHALL HAVE A CLEAN CUT 4" DIAMETER MULCH RING. THE 5-6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTED S.F. SHALL BE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL.

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

SOUTHEAST DESIGN ASSOCIATES, INC.
 State Certified Architect Corporation
 Lic. No. AH-0000257
Manuel Perez-Vichot, A.I.A.
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 TEL: (305) 871-1648
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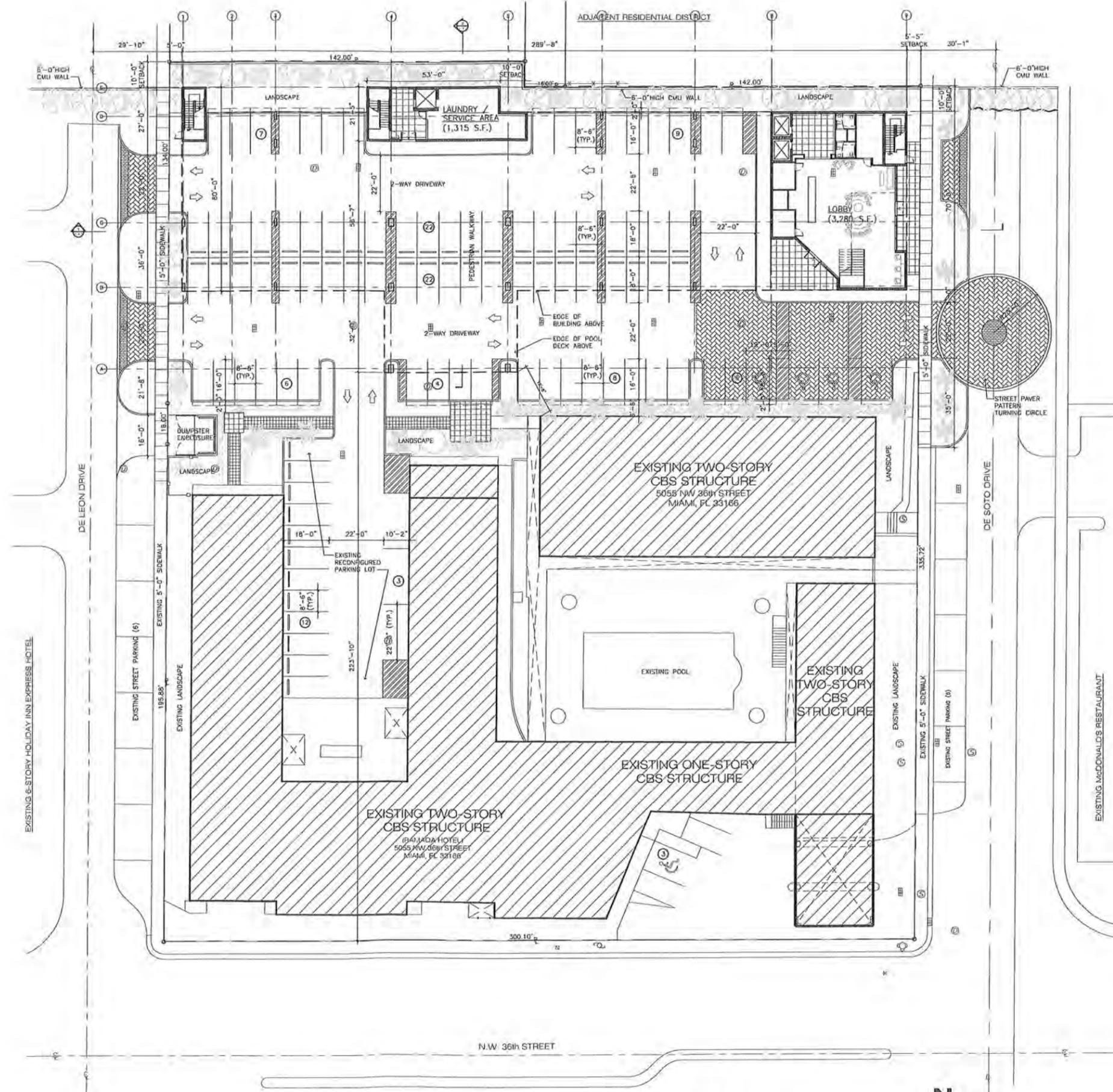
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Project: Hotel Addition
AD GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AD Group LLC

Consultant:
FP Design
 George G. Fournier, a professional seal
 www.fournierfp.com
 122.39.7114
 gffournier@fpdesign.com

NO.	REVISIONS	DATE

COMMISSION NO.:
 CADD FILE NAME:
 ISSUED DATE:
 05/31/16
 SCALE:
 N.T.S.
 DRAWN BY:
 JP
 DRAWING TITLE:
 PLANTING DETAILS
 SHEET NO.:
 L-2
 OF
 SHEET 2 OF 2



1 OVERALL SITE PLAN
A-1.0

SCALE 1" = 20'-0"



SOUTHEAST DESIGN ASSOCIATES, INC.
ARCHITECTURE PLANNING DESIGN
State Certified Architect Corporation Lic. No. AA-000237
Manuel Perez-Veloz, A.I.A. Lic. No. AC-000147
807 S.W. 101st Ave., Suite 101, Miami Springs, FL 33166
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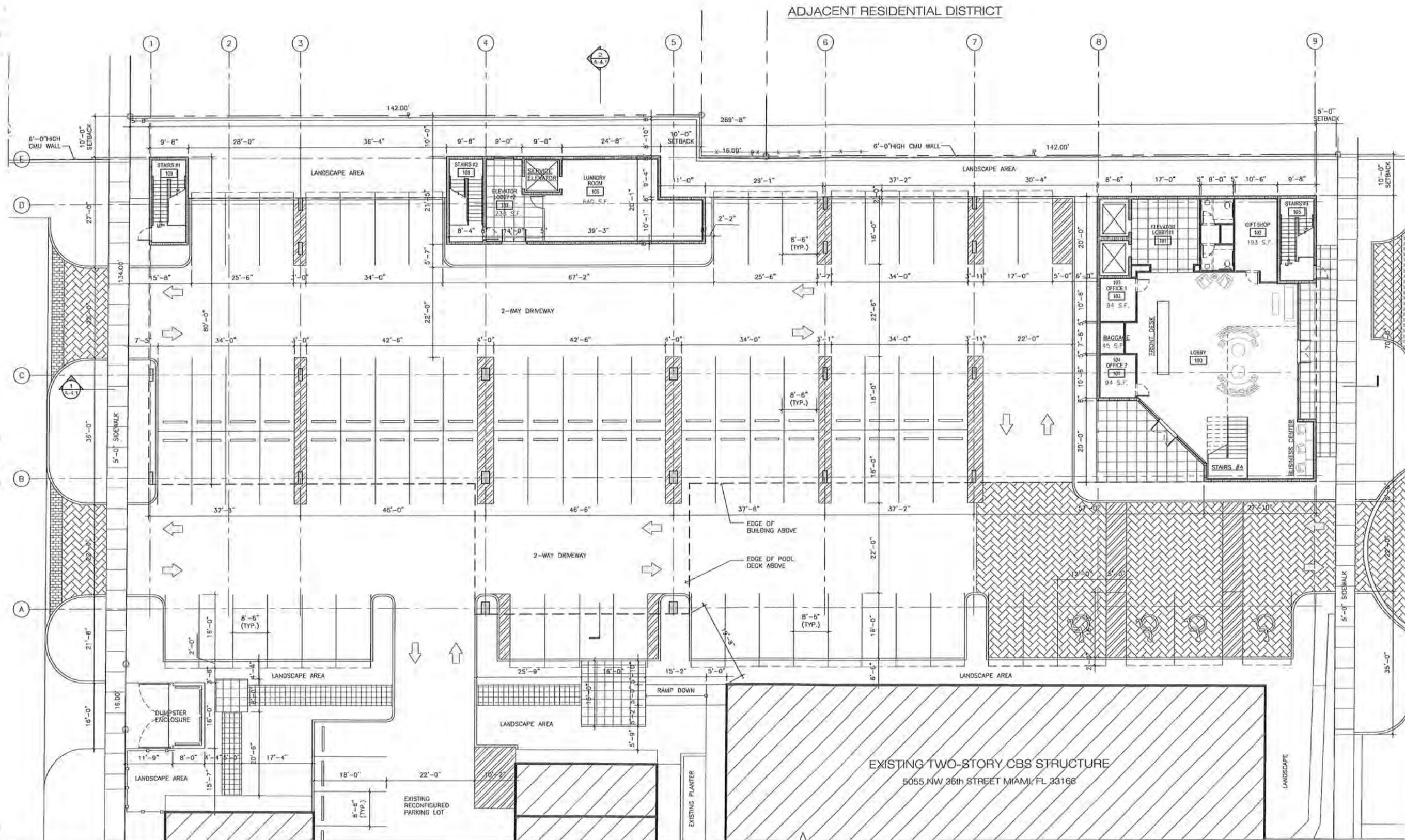
Consultant:

Project: Hotel Addition
AQ GROUP LLC
5055 NW 36 Street
Miami Springs, Florida
Owner: AQ Group LLC

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.: 1805
CADD FILE NAME: 1805-A0.6
ISSUED DATE: 05/31/18
SCALE: AS SHOWN
DRAWN BY: DL
DRAWING TITLE: OVERALL SITE PLAN
SHEET NO. A-1.0
OF SHEET - OF -



ADJACENT RESIDENTIAL DISTRICT

1
A1.1 GROUND FLOOR PLAN

SCALE 3/32" = 1'-0"



SOUTHEAST DESIGN ASSOCIATES, INC.
 ARCHITECTS
 1101 S.W. 15th St., Suite 101, Miami Springs, FL 33166
 Lic. No. AA-000223
 Manual Perez-Vicent, A.I.A.
 Lic. No. AB-000714
 (305) 871-1844
 www.seadna.com

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Consultant:
 Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

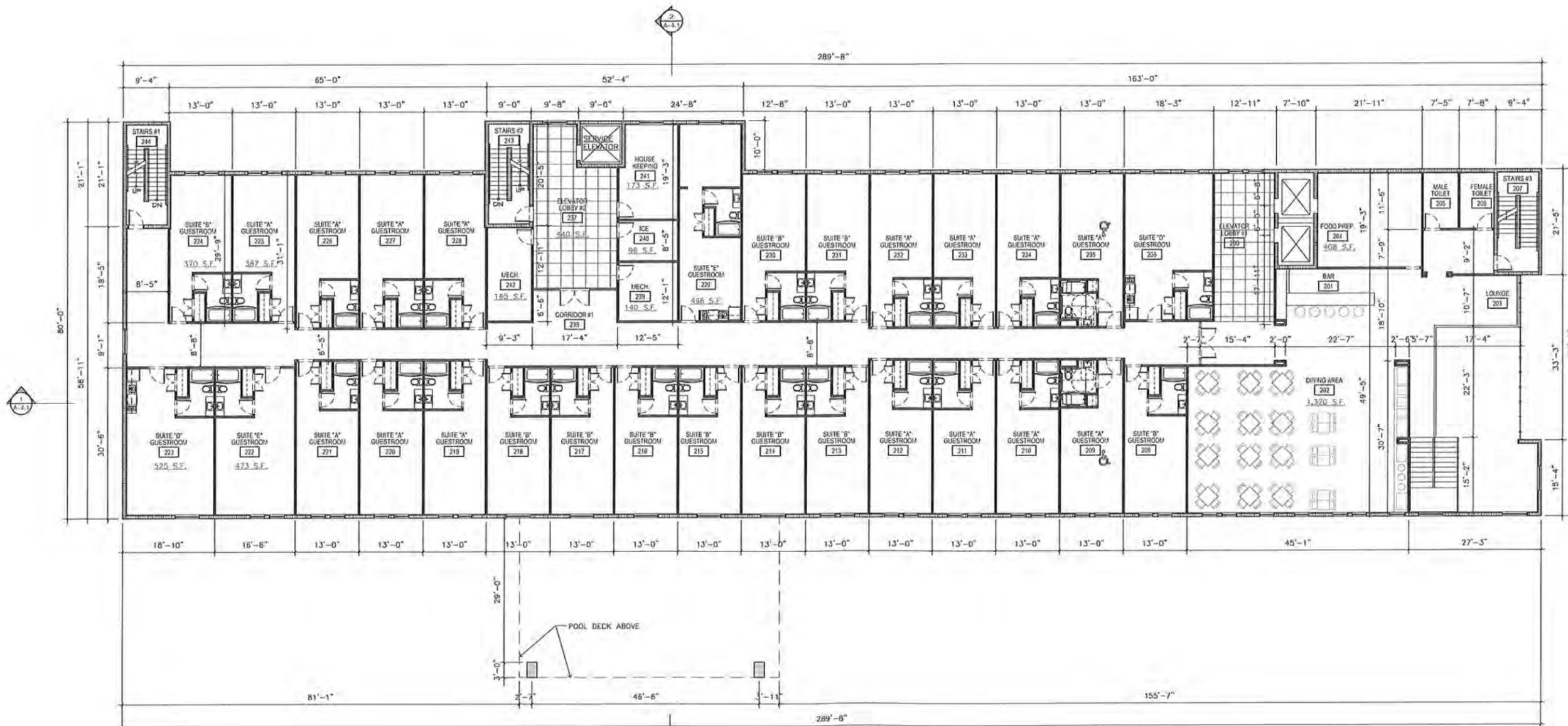
Project:
 Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

NO. REVISIONS DATE

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME: 1605-A1.1
 ISSUED DATE: 05/31/16
 SCALE: AS SHOWN
 DRAWN BY: PL
 DRAWING TITLE: GROUND FLR. PLAN
 SHEET NO.:

A-1.1
 OF - OF -



1 SECOND FLOOR PLAN
 AT.2 SCALE 3/32" = 1'-0"



SOUTHEAST DESIGN ASSOCIATES, INC.
 Architects
 State Certified Architect Corporation
 Lic. No.: AH-000237
 Manuel Perez-Veloz, A.I.A.
 222 S.W. 101st Ave., Suite 101, Miami Springs, FL 33166
 PH: (305) 871-1724
 FAX: (305) 871-1724

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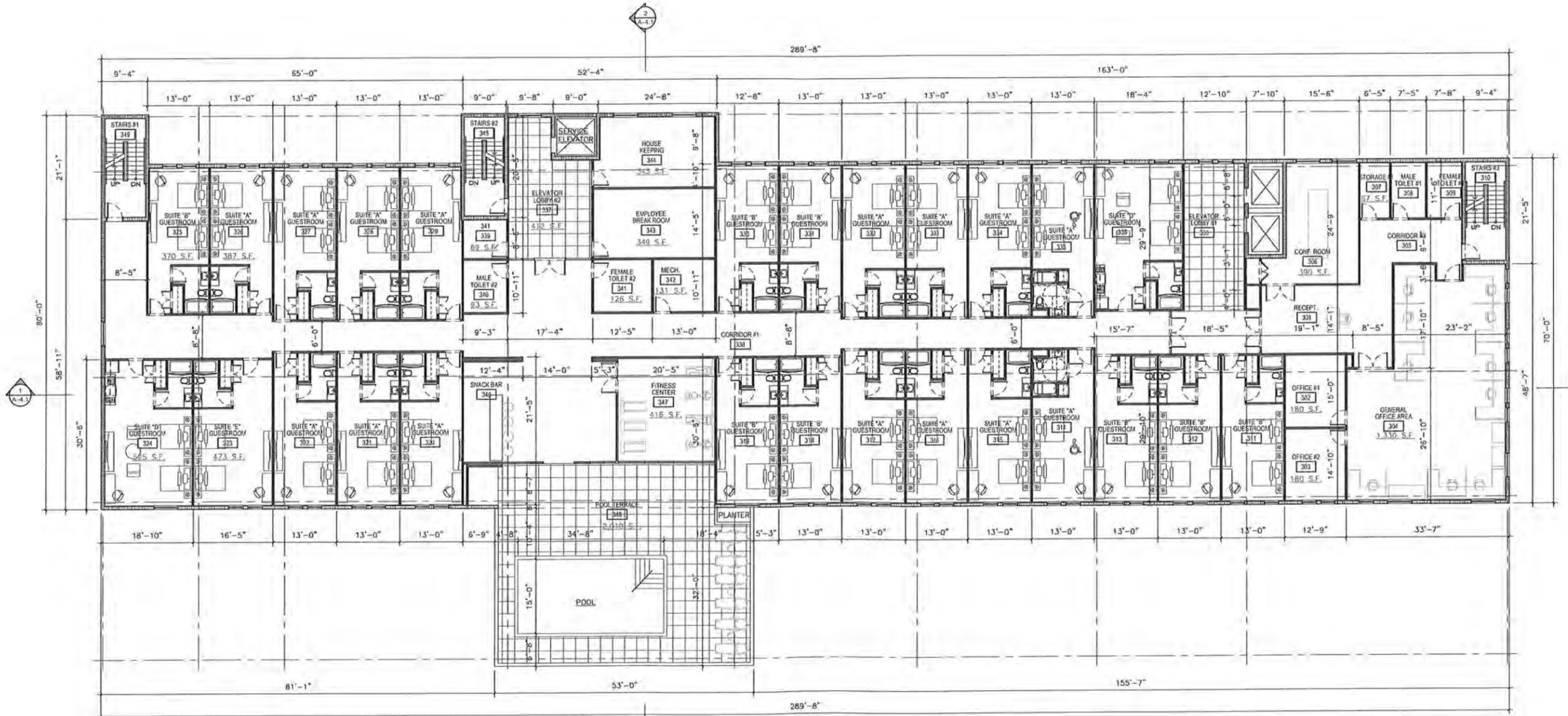
Consultants:

Project: Hotel Addition
Client: AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
Owner: AQ Group LLC

Scale:

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
CADD FILE NAME: 1605-A1.2
ISSUED DATE: 05/31/16
SCALE: AS SHOWN
DRAWN BY: PL
DRAWING TITLE: SECOND FLOOR PLAN
SHEET NO.: A-1.2
OF: 07
SHEET - OF -



1
A1.3

THIRD FLOOR PLAN

SCALE 3/32" = 1'-0"

SOUTHEAST DESIGN ASSOCIATES, INC. DESIGN
 A REGISTERED ARCHITECT FIRM Lic. No. SA-000231
 State Certified Architect Corporation
Manuel Perez-Veloz, A.I.A. Lic. No. AS-000147
 877 Edmon Dr., Suite 101, Miami Springs, FL 33166 TEL: (305) 871-1644
 FAX: (305) 871-1753 www.sedainc.com

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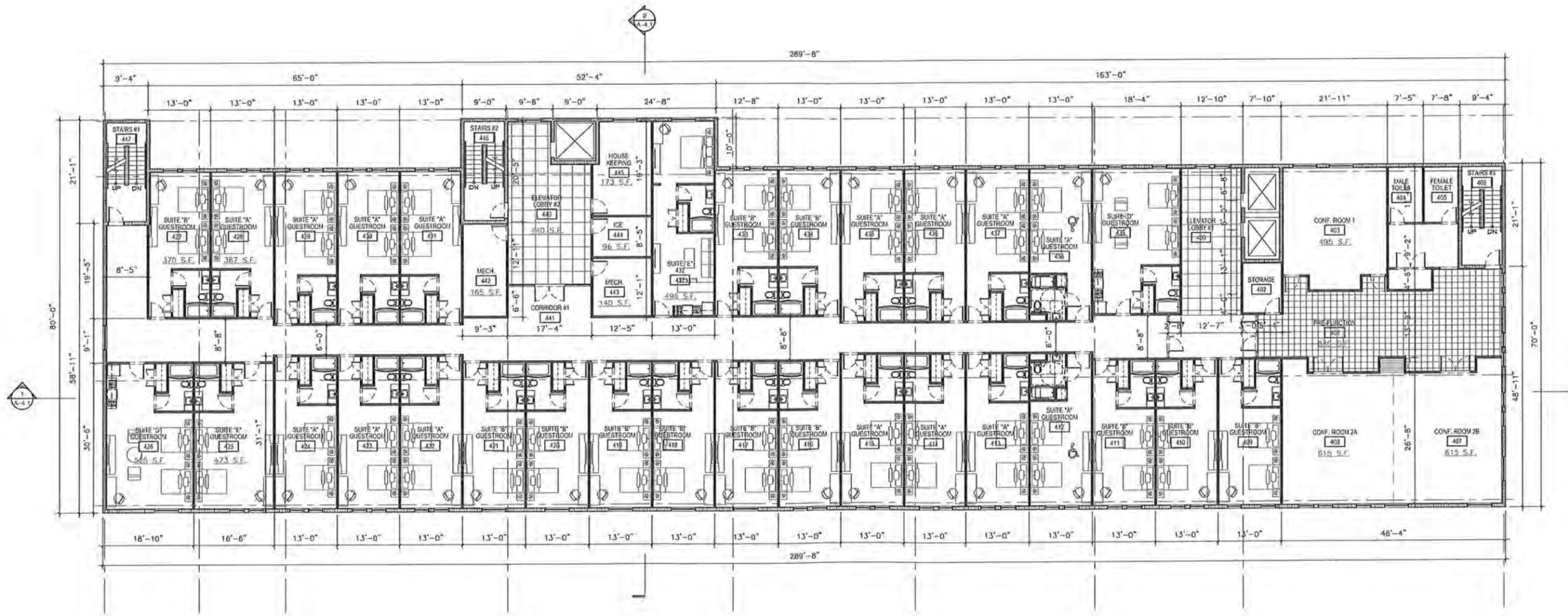
Consultant:

Project: Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street,
 Miami Springs, Florida
 Owner: AQ Group LLC

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME: 1605-A0.3
 ISSUED DATE: 05/31/15
 SCALE:
 AS SHOWN
 DRAWN BY:
 RL
 DRAWING TITLE:
 THIRD FLOOR PLAN
 SHEET NO:
 A-1.3
 OF
 SHEET - OF -



1
A1.4

FOURTH FLOOR PLAN

SCALE 3/32" = 1'-0"



SOUTHEAST DESIGN ASSOCIATES, INC.
 Architecture Planning Design
 State Certified Architect Corporation
 Lic. No. AA-000237
Miguel Perez-Vicente, A.I.A.
 Lic. No. AR-000717
 822 S.W. 10th St., Suite 101, Miami Springs, FL 33166
 TEL: (305) 971-1644
 FAX: (305) 971-1733
 www.sead.com

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Consultant:

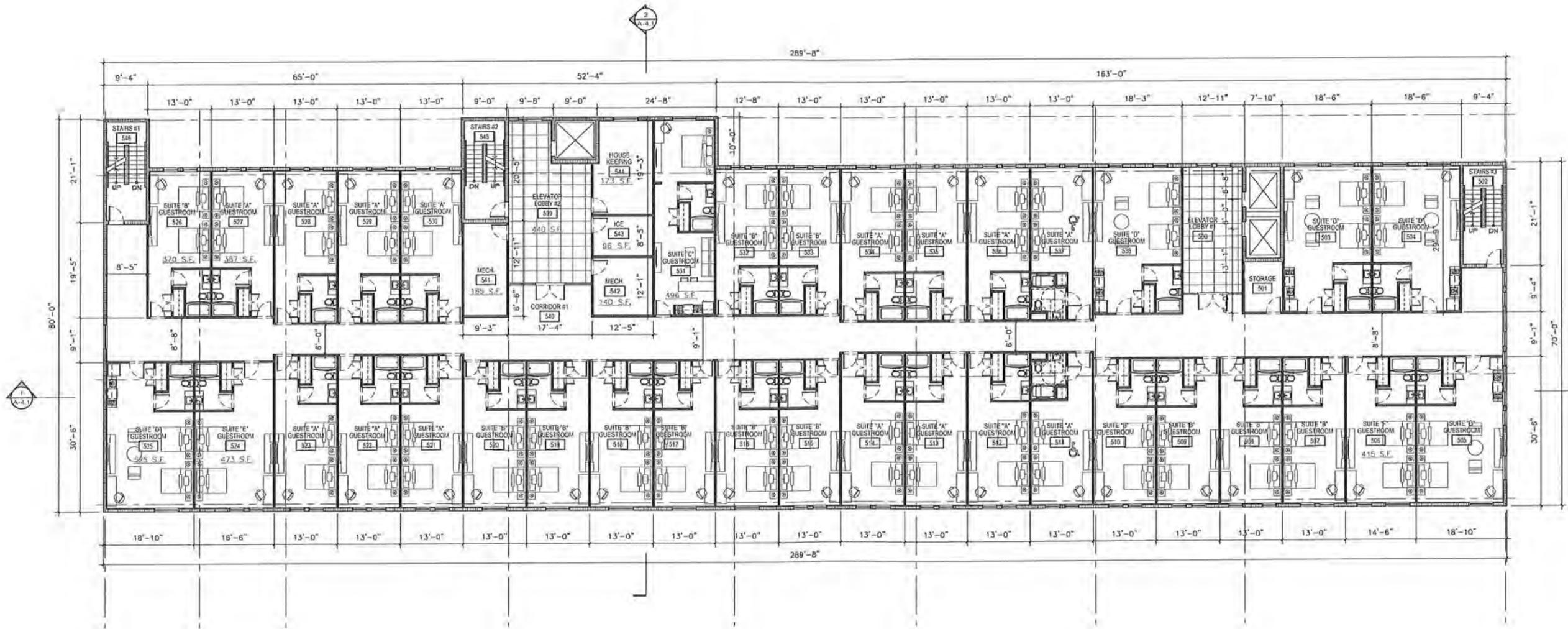
Project: Hotel Addition
 AD GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AD Group LLC

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME: 1605-A1.4
 ISSUED DATE: 05/31/16
 SCALE: AS SHOWN
 DRAWN BY: PL
 DRAWING TITLE: 4TH/5TH FLOOR PLAN
 SHEET NO.

A-1.4
 OF
 SHEET - OF -



2
A1.4

FIFTH FLOOR PLAN

SCALE 3/32" = 1'-0"



NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME: 1605-A1.4
 ISSUED DATE: 05/31/16
 SCALE: AS SHOWN
 DRAWN BY: PL
 DRAWING TITLE: 4th/5th FLOOR PLAN
 SHEET NO.

A-1.5
 OF
 SHEET - OF -

Consultant:
 Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

Project:
 Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

Scale:
 AS SHOWN

Drawn by:
 PL

Drawing title:
 4th/5th FLOOR PLAN

Sheet no.
 A-1.5

Of
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Commission no.
 1605

Cadd file name
 1605-A1.4

Issued date
 05/31/16

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 AS SHOWN

Drawn by
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Drawing title
 4th/5th FLOOR PLAN

Sheet no.
 A-1.5

Of
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Commission no.
 1605

Cadd file name
 1605-A1.4

Issued date
 05/31/16

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Drawing title
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Commission no.
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Issued date
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Commission no.
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Cadd file name
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Issued date
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Commission no.
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Issued date
 05/31/16

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Drawing title
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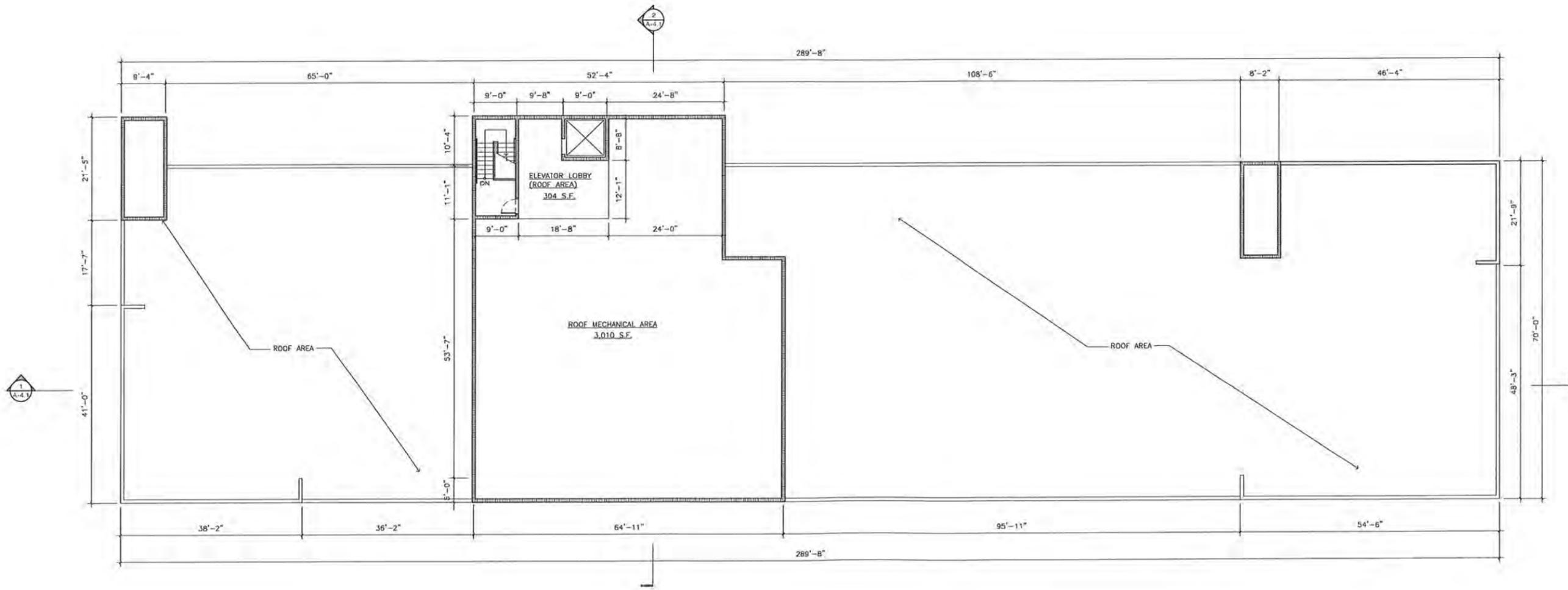
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Of
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Commission no.
 1605

Cadd file name
 1605-A1.4

Issued date
 05/31/16



1
A-1.5

ROOF PLAN

SCALE 3/32" = 1'-0"



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Consultant:

Project: Hotel Addition
AQ GROUP LLC
5055 NW 36 Street
Miami Springs, Florida
Owner: AQ Group LLC

Sub:

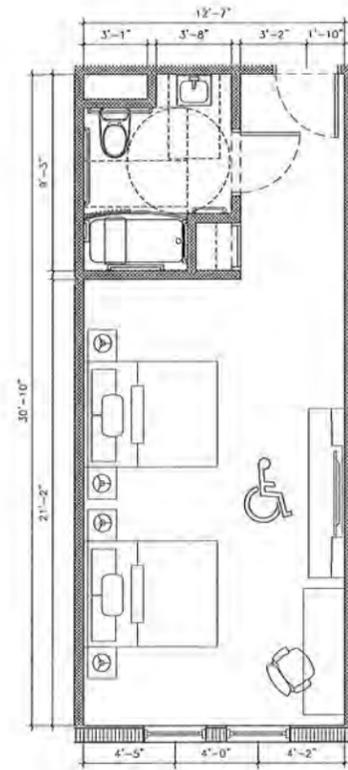
NO.	REVISIONS	DATE

COMMISSION NO.: 1805
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ISSUED DATE: 05/31/16
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DRAWING TITLE: ROOF PLAN
SHEET NO.:

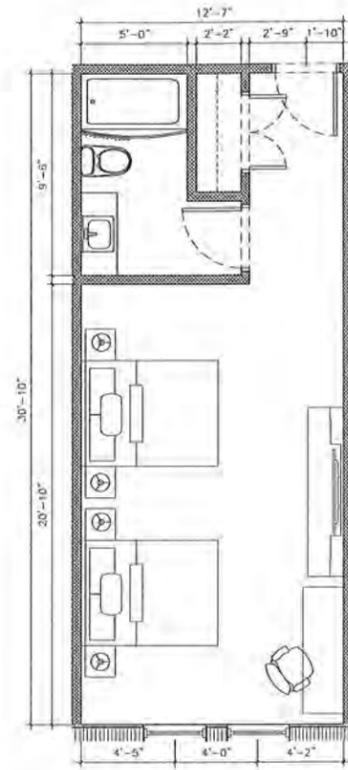
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SHEET - 07 -

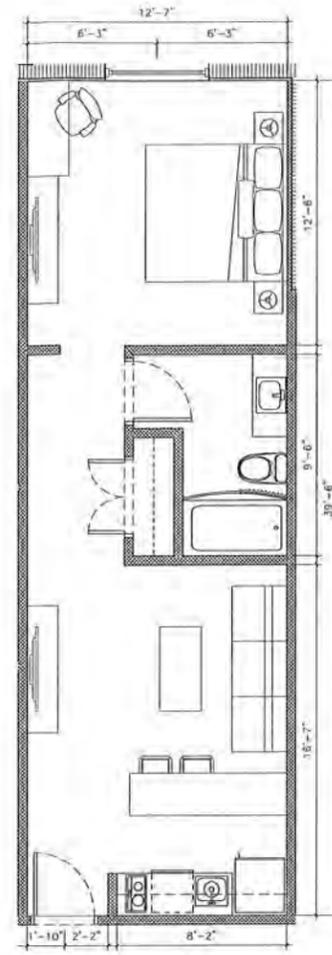
SOUTHEAST DESIGN ASSOCIATES, INC.
ARCHITECTS - PLANNERS
State Certified Architect Corporation Lic. No. AA-000223
Manuel Perez-Vicoh, A.I.A. Lic. No. AR-0007147
527 E. Green Dr., Suite 101, Miami Springs, FL 33166 TEL: (305) 871-1549
www.seadna.com FAX: (305) 871-1753



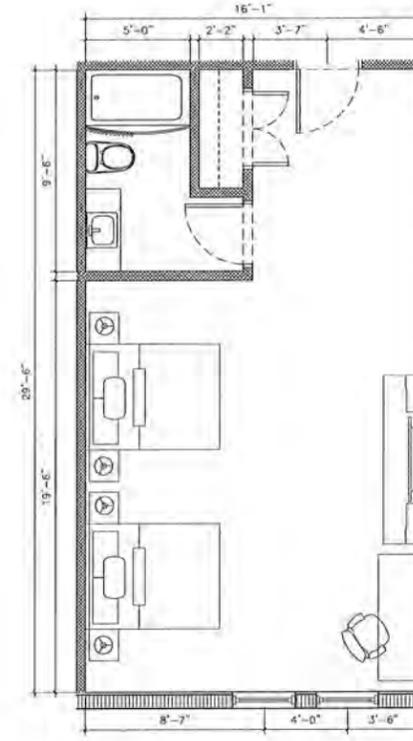
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A-2.5 SCALE 1/4" = 1'-0"



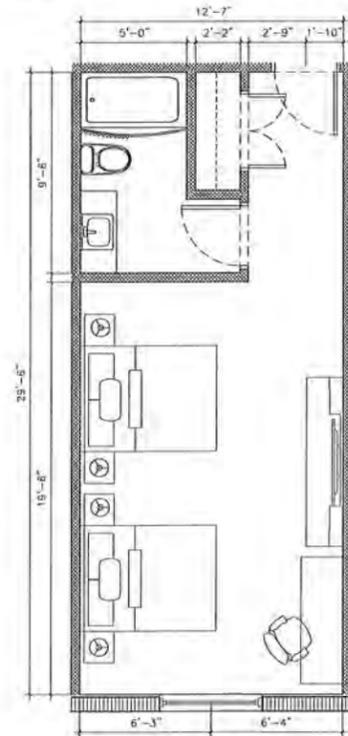
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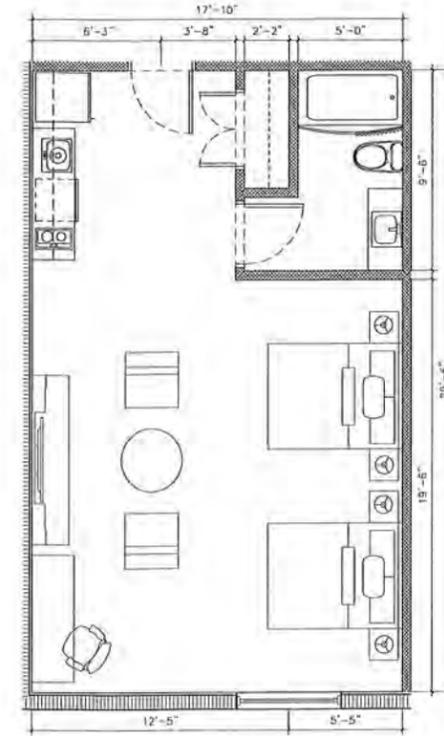
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A-2.5 SCALE 1/4" = 1'-0"



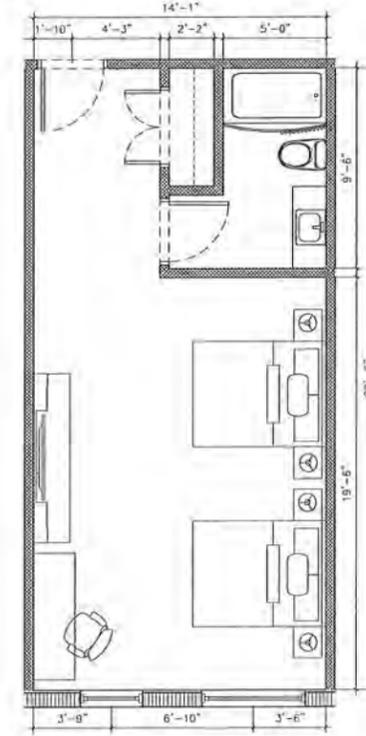
5 UNIT TYPE E
A-2.5 SCALE 1/4" = 1'-0"



2 UNIT TYPE B
A-2.5 SCALE 1/4" = 1'-0"



4 UNIT TYPE D
A-2.5 SCALE 1/4" = 1'-0"



6 UNIT TYPE F
A-2.5 SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE

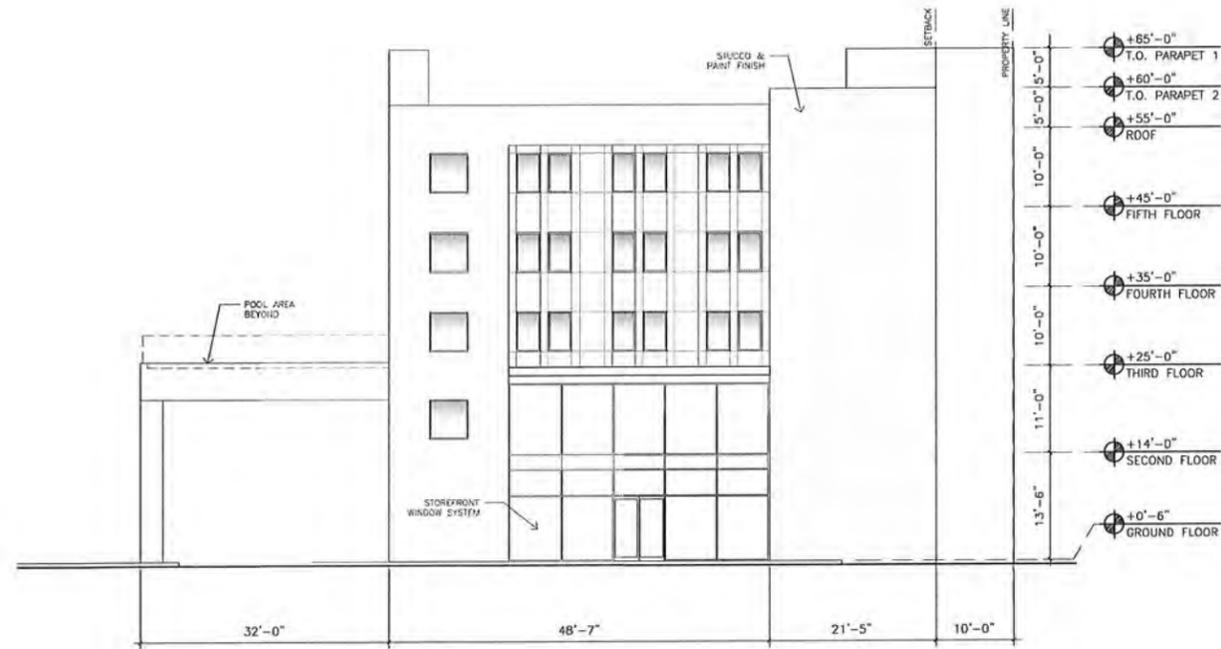
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 CADD FILE NAME: 1605-A1.5
 ISSUED DATE: 05/31/16
 SCALE: AS SHOWN
 DRAWN BY: PL
 DRAWING TITLE: ROOF PLAN
 SHEET NO. A-2.5
 OF SHEET - 0F -

Project: Hotel Addition
 AQ GROUP LLC
 5055 NW 35 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

Consultant:

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 the drawings.

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 ARCHITECTURE PLANNING DESIGN
 State Certified Architect Corporation Lic. No. AR-0007147
 Manuel Perez-Vichot, A.I.A. Lic. No. AR-0007147
 827 Edgton Dr., Suite 101, Miami Springs, FL 33166 TEL: (305) 871 1646
 www.seadna.com FAX: (305) 871 1734



1 EAST ELEVATION
A-3.1

SCALE 3/32" = 1'-0"



1 NORTH ELEVATION
A3.1

SCALE 3/32" = 1'-0"

SOUTHEAST DESIGN ASSOCIATES, INC. DESIGN
 Architecture Planning
 State Certified Architect Corporation
Manuel Perez-Vichot, A.I.A.
 Lic. No. AR-0007147
 627 Edison Dr., Suite 101, Miami Springs, FL 33166 TEL: (305) 871 1648
 www.sedainc.com FAX: (305) 871 1754

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Consultant:

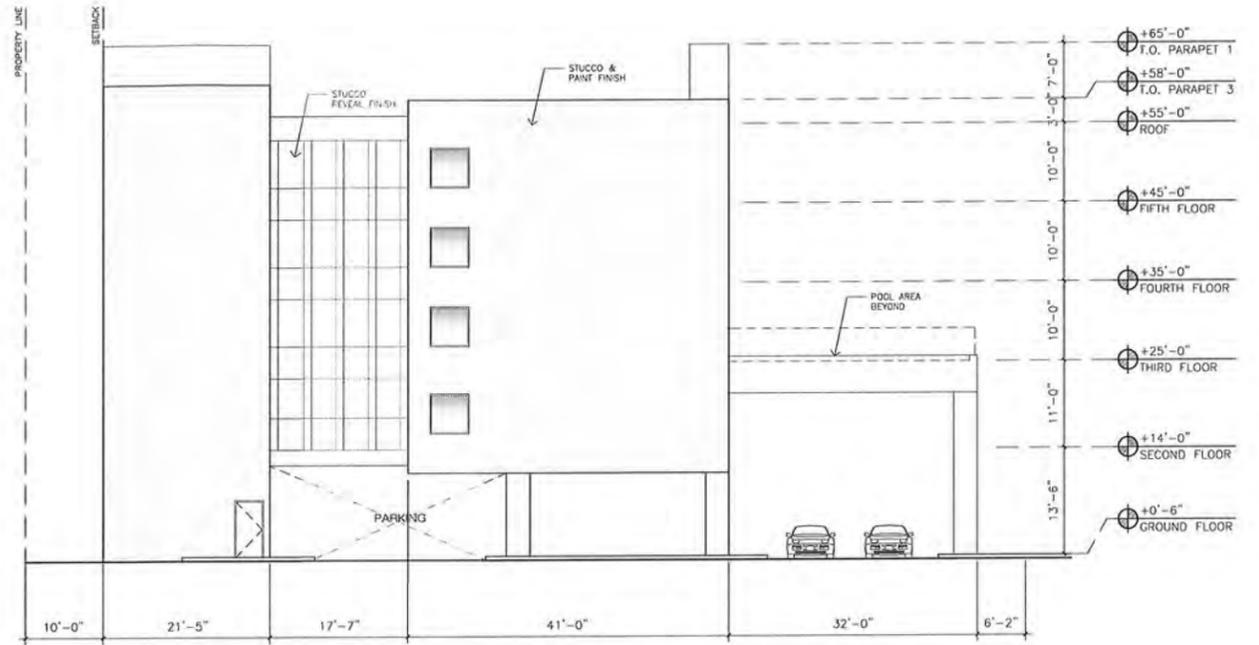
Project: Hotel Addition
 AQ GROUP LLC
 5055 NW 36 Street
 Miami Springs, Florida
 Owner: AQ Group LLC

Seal:

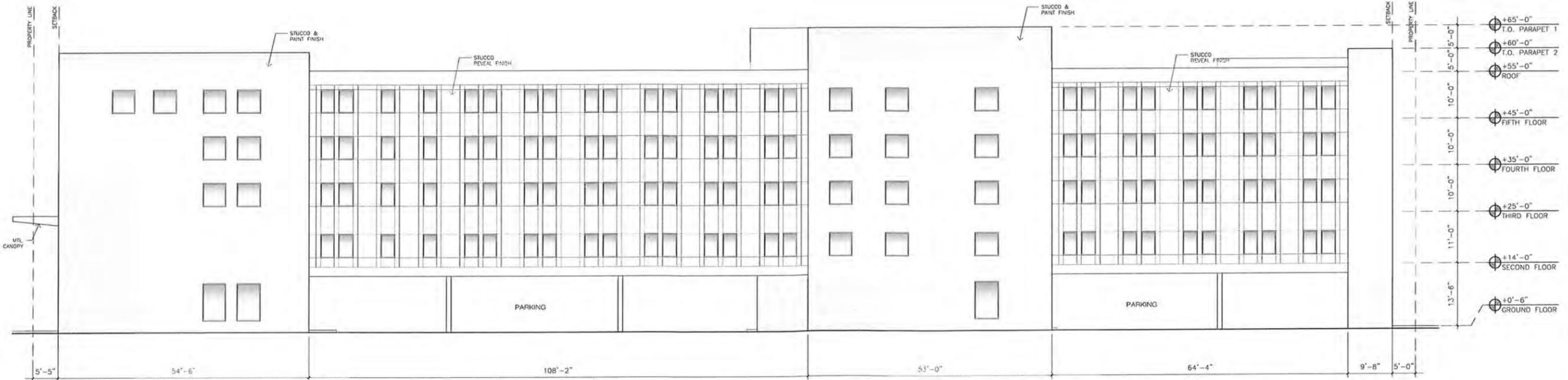
NO.	REVISIONS	DATE

COMMISSION NO.: 1605
 CADD FILE NAME: 1605-A1.5
 ISSUED DATE: 05/31/16
 SCALE: AS SHOWN
 DRAWN BY: FL
 DRAWING TITLE: ELEVATIONS
 SHEET NO.

A-3.1
 OF
 SHEET - OF -



2 WEST ELEVATION
A3.2 SCALE 3/32" = 1'-0"



1 SOUTH ELEVATION
A3.2 SCALE 3/32" = 1'-0"

SOUTHEAST DESIGN ASSOCIATES, INC.
Architectural Planning
State Certified Architect Corporation
Manuel Perez-Vichot, A.I.A.
627 Edison Dr., Suite 101, Miami Springs, FL 33166
TEL: (305) 871-1642
FAX: (305) 871-1734
www.seadinc.com

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Consultant:

Project: Hotel Addition
AQ GROUP LLC
5055 NW 35 Street
Miami Springs, Florida
Owner: AQ Group LLC

See:

NO.	REVISIONS	DATE

COMMISSION NO.: 1605
CADD FILE NAME: 1605-A3.2
ISSUED DATE: 05/31/16
SCALE: AS SHOWN
DRAWN BY: PL
DRAWING TITLE: ELEVATIONS
SHEET NO.

A-3.2
OF -
SHEET - OF -

Date: 15 JUNE 2016

CITY OF MIAMI SPRINGS

2016 JUN 15 A 10:46

City Clerk
City of Miami Springs
201 Westward Drive
Miami Springs, FL 33166

Dear Sirs:

Pursuant to the provisions of Code of Ordinances, Section 150.113 (B) (1) (b) (ii), I am appealing the ruling of variance case No. 05-V-16 heard by the Board of Adjustment on JUNE 6TH., 2016 and pertaining to a variance request from Section 150-016(E)(6), 150-176, & 150-164(E)(1)

It is my understanding that this appeal will be heard by the City Council, sitting as the Board of Appeals and that I will be notified of the date and time of the meeting.

Sincerely,

JOHN SAUNDER, 443 ESPLANADE DRIVE, MIAMI SPRINGS, FL 33166
Applicant
Address

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
City Planner

O:\3\Board of Appeals\Appeal Letter.doc

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 6/15/16 15 Receipt no: 3042
Description Quantity Amount
B8 BD - APPLICATION FEES
1.00 \$600.00
Tender detail
CR CREDIT CARD 2951 \$600.00
Total tendered \$600.00
Total payment \$600.00
Trans date: 6/15/16 Time: 11:14:13

City Clerk

City of Miami Springs

201 Westward Drive

Miami Springs, FL 33166

CITY OF MIAMI SPRINGS

2016 JUN 15 A 10:47

To All City Staff Members Concerned -

Kindly let this letter be processed in conjunction with my Application for Appeal, filed June 15, 2016, regarding Case # 05-V-16, as heard by the Board of Adjustment on June 6, 2016, and as pertains to variance requests that deviate from Sections 150-016(E)(6), 150-176, and 150-164(E)(1).

Please let this letter serve as my request for a Special Meeting regarding this Appeal.

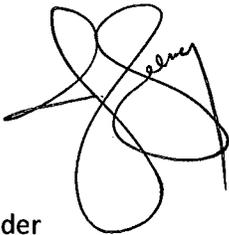
As I feel this matter is of the utmost importance to Our Community, I request that this Appeal take place outside of one of our Regular Council Meetings. This will direct the full attention of Sitting Council to this matter. It will remove the procedural "wait-time" and distractions customary in a Regular Council Meeting. It will allow a forum for any pertinent and expert testimony to be set forth as matter of record. And it will allow for the sitting room (and inherent comfort) for all affected Citizens, who may wish to come and participate.

I feel the \$600 fee charged for a Commercial Appeal justifies this Special Meeting, as we allow Our City Council to sit and serve as the Board of Appeals.

I will be periodically checking in with the Office of The City Clerk for a response to this Appeal.

I thank all of you for kind attention and consideration regarding this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "John Souder", written over a large, stylized scribble or flourish.

John Souder

443 Esplanade Drive



CITY OF MIAMI SPRINGS

2016 JUN 20 P 12:31

City of Miami Springs
Office of the City Clerk
201 Westward Drive, Miami Springs, FL 33166
Phone: 305.805.5006, Fax: 305.805.5028

PUBLIC RECORDS REQUEST
(Florida Statutes §119.07)

*Below is optional information. However, it may be needed to communicate with you regarding the status of your request.

RECORDS REQUEST (check one): [] VIEW [x] COPIES

DATE OF REQUEST: 20 JUNE 2016

PRINT NAME: JOHN SOUSER PHONE: 954-495-0808

ADDRESS: 443 ESPANADE DRIVE

E-MAIL ADDRESS: _____

INFORMATION REQUESTED: (Please refer to the Schedule of Charges)

CASE # 05-V-16
CASE # 05-ZP-16
CASE # 11-V-14
} see attached letter

Florida Statutes, §119.07 - Inspection, examination, and duplication of records; exemption:

"If the nature or volume of public records requested to be inspected, examined, or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both".

I have received the above requested information on:

Date: _____ Time: _____ Signature: _____

OFFICE USE ONLY

Form with fields for NUMBER OF COPIES, AUDIO TAPES, VIDEO TAPES, CERTIFIED COPIES, SERVICE CHARGE, and TOTAL COST.

CC: CITY COUNCIL
CITY MANAGER
ASST. CITY MGR./FIN. DIRECTOR
CITY ATTORNEY

Office of the City Clerk

CITY OF MIAMI SPRINGS

City Clerk Erika Gonzalez-Santamaria

2016 JUN 20 P 12: 32

201 Westward Drive

Miami Springs, Florida 33166

City Clerk Gonzalez-Santamaria –

Pursuant to the provisions of the Code of Ordinances, Section 150.113(B)(1)(b)(ii,) I am appealing the ruling of Variance Case #05-V-16. As such, I am in need of several items.

Please note that there may be several addresses associated with this Case and Project. They are, but may not be limited to the following: 5001 NW 36 Street, currently operating as a Ramada Inn, 5055 NW 36 Street, 650 De Soto Drive, 648 De Soto Drive, 640 De Soto Drive and 641 De Leon Drive.

In the Public Information Request that follows, there may be items in your response(s) and subsequent records that are redundant. Allow me to elaborate.....

I am requesting Detailed Plans and Correspondence on 3 different (but seemingly related) cases. If the public information for any or all of these Cases is identical or overlaps, kindly eliminate (any potential) second and/or third copies of these items. If such overlap is discovered, please note that discovery in your response(s,) and kindly “lump” these records together, labeling them accordingly.

Kindly let this letter serve as my Public Information Request for the following items:

1 – Any and all AUDIO FILES from any and all City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to Case # 05-V-16.

2 – Copies of any and all internal and external CORRESPONDENCE as pertains to Case # 05-V-16. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member.

3 – A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 05-V-16. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations.

4 – Any and all AUDIO FILES from City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to Case # 05-ZP-16.

5 – Copies of any and all internal and external CORRESPONDENCE as pertains to Case # 05-ZP-16. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member.

6 – A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 05-ZP-16. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations.

7 – Any and all AUDIO FILES from City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to Case # 11-V-14.

8 – Copies of any and all internal and external CORRESPONDENCE as pertains to Case # 11-V-14. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member.

9 – A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 11-V-14. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations.

I will be checking in with your office periodically for updates to my request(s.) Please do not wait until the aggregate of my request has been fulfilled to process said request(s.) Instead, kindly pass along any records/documents/information to me as soon as it/they is/are available. I am sure that you are aware that time is critical in this matter, and I will trust you to handle my request as quickly and completely as possible.

I would kindly ask you for a written response that acknowledges your receipt of this Public Information Request. In your response, please indicate when I may expect responses to my various requests, and any fees that may be associated in fulfilling my request(s.)

If you find that any information or documentation, as requested above, is not on file, or does not exist, please provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

I thank you in advance for your kind and careful attention to this matter. And I thank you for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder

443 Esplanade Drive



CITY OF MIAMI SPRINGS

City of Miami Springs
Office of the City Clerk
201 Westward Drive, Miami Springs, FL 33166
Phone: 305.805.5006, Fax: 305.805.5028

2016 JUN 23 A 10:18

PUBLIC RECORDS REQUEST
(Florida Statutes §119.07)

*Below is optional information. However, it may be needed to communicate with you regarding the status of your request.

RECORDS REQUEST (check one): VIEW COPIES

DATE OF REQUEST: 23 June 2016

PRINT NAME: SMITH, JOHN PHONE: 931.495.0808

ADDRESS: 443 ESPANADA DRIVE

E-MAIL ADDRESS: _____

INFORMATION REQUESTED: (Please refer to the Schedule of Charges)

657 MINOLA DRIVE ← AV FILES - copies
657 SANTA DRIVE ← AV FILES - copies
SITE PLANS - view only
SITE PLANS - view only } see attached letter

Florida Statutes, §119.07 – Inspection, examination, and duplication of records; exemption:

"If the nature or volume of public records requested to be inspected, examined, or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both".

I have received the above requested information on:

Date: _____ Time: _____ Signature: _____

OFFICE USE ONLY

NUMBER OF COPIES:	_____ @ \$0.15 (one sided) = \$	_____
NUMBER OF COPIES:	_____ @ \$0.20 (two sided) = \$	_____
AUDIO TAPES:	_____ @ \$2.50 each =	\$ _____
VIDEO TAPES:	_____ @ \$ _____ each =	\$ _____
CERTIFIED COPIES:	_____ @ \$1.00 each =	\$ _____
SERVICE CHARGE:	_____ =	\$ _____
TOTAL COST:		\$ _____

CC: CITY COUNCIL
CITY MANAGER
ASST. CITY MGR./FIN. DIRECTOR
CITY ATTORNEY

Office of the City Clerk

City Clerk Erika Gonzalez-Santamaria

201 Westward Drive

Miami Springs, Florida 33166

CITY OF MIAMI SPRINGS

2016 JUN 23 A 10:18

City Clerk Gonzalez-Santamaria –

I am submitting this written request as pertains to my appeal of the Board of Adjustments' ruling on Case # 05-V-16. Said appeal was filed with the Office of the City Clerk on June 15, 2016.

As you are aware, I submitted a Public Records Request on June 20, 2016, asking for 9 specific items in order to prepare for the aforementioned appeal. It was relayed to me yesterday morning, in a phone conversation with your office, that some of these 9 items are now available to me.

I have found a couple of neighboring (to the 05-V-16 - 5001 NW 36 St - AQ Group, LLC project) buildings that interest me. I would like to do some research on the following projects as I continue to prepare myself for the appeal of Case # 05-V-16.

Kindly let this letter serve as my Public Information Request for the following items:

1 – Any and all AUDIO FILES from any and all City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to the hotel located at 657 Minola Drive.

2 – A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of the development of the hotel located at 657 Minola Drive. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. If a set of preliminary plans for this project still exists on file, I would like to see those as well.

3 – Any and all AUDIO FILES from any and all City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to the office building located at 657 South Drive.

4 – A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of the development of the office building located at 657 South Drive. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. If a set of preliminary plans for this project still exists on file, I would like to see those as well.

I will be checking in with your office periodically for updates to my request(s.) Please do not wait until the aggregate of my request has been fulfilled to process said request(s.) Instead, kindly pass along any records/documents/information to me as soon as it/they is/are available. I

am sure that you are aware that time is critical in this matter, and I will trust you to handle my request as quickly and completely as possible.

I would kindly ask you for a written response that acknowledges your receipt of this Public Information Request. In your response, please indicate when I may expect responses to my various requests, and any fees that may be associated in fulfilling my request(s.)

If you find that any information or documentation, as requested above, is not on file, or does not exist, please provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

I thank you in advance for your kind and careful attention to this matter. And I thank you for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder

443 Esplanade Drive

2016 JUN 23 A 10:19
CITY OF MIAMI SPRINGS

Office of the City Clerk

City Clerk Erika Gonzalez-Santamaria

201 Westward Drive

Miami Springs, Florida 33166

City Clerk Gonzalez-Santamaria –

I am submitting this letter as pertains to my appeal of the Board of Adjustments' ruling on Case # 05-V-16. Said appeal was filed with the Office of the City Clerk on June 15, 2016.

As you are aware, I submitted a Public Records Request on June 20, 2016, asking for 9 specific items in order to prepare for the aforementioned appeal.

Yesterday in your office, in conjunction with submitting another appeal-specific Public Records Request (for information on 657 Minola Drive and 657 South Drive,) I retrieved what was purported to be 6 of the 9 items from my original Public Records Request of June 20, 2016.

The 6 items were as follows:

4 total CD's – 2 CD's, labeled as Council Meetings, and dated November 10, 2014, and June 13, 2016; 1 CD, labeled as Board of Adjustment, and dated November 3, 2014; 1 CD, labeled as Board of Adjustment & Zoning and Planning Board, and dated June 6, 2016. I believe, as per my request, that these CD's contain the entire, verbatim audio captured at these meetings. As of the writing of this letter, I have not had an opportunity to listen any of these files.

2 sets of plans – 11-V-14 and 05-V-16/05-ZP-16, which run concurrent.

I sincerely thank you for these items.

(I am still awaiting 3 of the 9 items found in my June 20, 2016 request – the internal and external correspondence pertinent to 11-V-14, 05-ZP-16 and 05-V-16.)

For the record, I would like to point out that the plans I received for 05-ZP-16/05-V-16 are MISSING A SURVEY. As this is an item that I specifically requested, (and as it certainly would be considered a standard item for any set of plans on a commercial project such as this,) I would ask you to kindly check again, to see if a survey for this project exists.

As such, I hereby Re-Request a Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 05-ZP-16/05-V-16. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations.

If you find that the information or documentation, as requested above, is not on file, or does not exist, please provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response.

Please note that absent the aforementioned survey, my prior request of June 20, 2016, has not, in my opinion, been satisfied.

Also, if I may, I would like to draw your attention to the plans that I received for 11-V-14.

This set of plans, serving as the City's response to my Public Record Request, appears to be absent a number of elevations, and perhaps, several other pages as well. As such, the plans appear to be incomplete.

This 7-page set of plans appears to have some "defects," as follows:

1 - The plans appear to have been "merged" on pages 1, 6 and possibly 7. (By "merged," I mean that it appears that "parts of pages" have been cut and spliced, and placed next other "parts of pages." (Generally speaking, and in my opinion, these items should have dedicated pages.)

2 - The plans, as stated above, appear to be specifically absent a number of elevations, and perhaps even whole pages – the landscaping drawings come immediately to mind.

3 – The plans contain CROPPED IMAGES OF ARCHITECTURAL DRAWINGS. Every page of these plans shows architectural renditions missing the inherent "borders," so common to plans such as these. Throughout these pages, and clear to the naked eye, are numerous places where an architectural drawing has been truncated, ELIMINATING THE DATES, AUTHORS AND SEALS ON EVERY PAGE. Only on Page 2, has a portion of the Legend remained intact.

As such, I would like to clearly note for the record, that the City's response to my Public Record Request for a "Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 11-V-14," remains, in my opinion, unsatisfied.

I hereby Re-Request a Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case # 11-V-14. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations.

If you find that the information or documentation, as requested above, is not on file, or does not exist, please provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response.

(SPACE RESERVED FOR RECORDING)

2016 JUL -5 A 8:53

City Clerk Erika Gonzalez-Santamaria

201 Westward Drive, Miami Springs, Florida 33166

RE: July 18, 2016 Special Meeting & Appeal of 05-V-16

City Clerk Gonzalez-Santamaria –

On June 23, 2016, I submitted a Public Records Request (adherent to the above-referenced Meeting and Appeal) for the following:

Any and all AUDIO FILES from any and all City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to the hotel located at 657 Minola Drive.

As of this writing, The City has not satisfied this Public Records Request.

Kindly let this letter serve as my SECOND REQUEST for the aforementioned AUDIO FILE(S).

If it will help, you may wish to broaden your search parameters to include 641 Minola Drive. And in order to save time, I hereby specifically request the following:

The Board of Adjustment Meeting AUDIO FILE for Case # 17-V-08 – 641 & 657 Minola Drive.

In addition, I hereby request any and all AUDIO FILES from ANY Public Hearing held by City Council, or any other City Board, when there was ANY DISCUSSION regarding the change of Our MUB District to Our current zoning/districting/regulations/uses.

As time is of the essence, I trust that these requests will be processed by Your Office as quickly and completely as possible.

If you find that any information or documentation, as requested above, is not on file, or does not exist, please IMMEDIATELY provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

As always, I thank you in advance for your kind and careful attention to these matters. And I thank you and your staff for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder, 443 Esplanade Drive

In your forthcoming written response for 11-V-14, (should the 7-pages serving as the City's Response-to-Request be all that is available in Public Record,) kindly answer the following questions for me:

1 – Are these 7 pages EXACTLY WHAT CROSSED THE CITY PLANNERS' DESK AS HE CONSIDERED 11-V-14, SENDING THEM ONWARD TO THE BOARD OF ADJUSTMENT?

2 – Are these 7 pages EXACTLY WHAT WAS VIEWED BY THE BOARD OF ADJUSTMENT ON THE EVENING OF NOVEMBER 3, 2014?

I will be checking in with your office periodically for updates to my request(s.) Please do not wait until the aggregate of my request has been fulfilled to process said request(s.) Instead, kindly pass along any records/documents/information to me as soon as it/they is/are available. I am sure that you are aware that time is critical in this matter, and I will trust you to handle my request as quickly and completely as possible.

I would kindly ask you for a written response that acknowledges your receipt of this Public Information Request. In your response, please indicate when I may expect responses to my various requests, and any fees that may be associated in fulfilling my request(s.)

Again, if you find that any information or documentation, as requested above, is not on file, or does not exist, please provide a detailed explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

I thank you in advance for your kind and careful attention to this matter. And I thank you for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder

443 Esplanade Drive



**City of Miami Springs
Office of the City Clerk
201 Westward Drive, Miami Springs, FL 33166
Phone: 305.805.5006, Fax: 305.805.5028**

PUBLIC RECORDS REQUEST
(Florida Statutes §119.07)

**Below is optional information. However, it may be needed to communicate with you regarding the status of your request.*

RECORDS REQUEST (check one): VIEW COPIES

DATE OF REQUEST: 07 July 2016

PRINT NAME: JOHN SOUDER PHONE: 954.495.0808

ADDRESS: 413 ESPANOLA DR

E-MAIL ADDRESS: _____

INFORMATION REQUESTED: (Please refer to the Schedule of Charges)

See attached letter

Florida Statutes, §119.07 – Inspection, examination, and duplication of records; exemption:

"If the nature or volume of public records requested to be inspected, examined, or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both".

I have received the above requested information on:

Date: _____ Time: _____ Signature: _____

OFFICE USE ONLY

NUMBER OF COPIES:	_____ @ \$0.15 (one sided) = \$	_____
NUMBER OF COPIES:	_____ @ \$0.20 (two sided) = \$	_____
AUDIO TAPES:	_____ @ \$10.00 each =	\$ _____
VIDEO TAPES:	_____ @ \$50.00 each =	\$ _____
CERTIFIED COPIES:	_____ @ \$1.00 each =	\$ _____
SERVICE CHARGE:	_____ =	\$ _____
TOTAL COST:		\$ _____

CC: CITY COUNCIL
CITY MANAGER
ASST. CITY MGR./FIN. DIRECTOR
CITY ATTORNEY

Office of the City Clerk
City Clerk Erika Gonzalez-Santamaria
201 Westward Drive
Miami Springs, Florida 33166

CITY OF MIAMI SPRINGS
2016 JUL - 7 A 8:53

RE: July 18, 2016 Special Meeting & Appeal of Case # 05-V-16

City Clerk Gonzalez-Santamaria --

Adherent to the above-mentioned Appeal, I am in need of some additional information.

If I may, I want to mention to you that as of the submission of this letter, I have an UNSATISFIED Public Records Request that dates from June 23, 2016. I am specifically referring to the following:

1 - Any and all AUDIO FILES from any and all City Meetings -- Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments -- specific to the hotel located at 657 Minola Drive.

Also note, that a SECOND REQUEST for the aforementioned Public Record(s) was submitted prior to 9am on July 5, 2016. At that time, I provided Your Office with additional information (Case # 17-V-08 / ~~614~~ & 657 Minola Drive,) in hopes that it would help expedite this process.

611
I have yet to receive any CD's containing Audio Files pertinent to the hotel project at 657 Minola, nor have I received a written explanation as to why I have not received this information.

As his input will likely be required to satisfy some of what follows, I would ask you to immediately copy the City Attorney on this letter.

Kindly let this letter serve as my Public Records Request for the following:

1 -- A CD or hard/paper copy of the Full Agenda Packet from the Zoning and Planning AND Board of Adjustment Meetings pertinent to Case # 17-V-08.

2 - A CD or hard/paper copy of the Full Agenda Packet from the Zoning and Planning AND Board of Adjustment Meetings pertinent to Case # 11-V-14.

3 - A CD or hard/paper copy of the Full Agenda Packet from the Zoning and Planning AND Board of Adjustment Meetings pertinent to Case # 05-V-16.

4 – A CD or hard/paper copies of ANY AND ALL internal correspondence between ANY Board of Adjustment Board Members and ANY City Council Member, or ANY City Staff Member, related to the AQ Group, or Cases #05-V-16 and # 05-ZP-16

5 – Any and all INTERNAL AND EXTERNAL CORRESPONDENCE, electronic or otherwise, between and/or among ANY City Staff Member(s), the Developer (including his attorney(s) or representatives,) or any other internal or external agent or contractor, that pertains to Case # 17-V-08 – 641 & 657 Minola Drive. I would like all relevant correspondence/dialogue/information pertinent to this request to be disseminated in CD format.

6 – Any and all AUDIO FILES from any and all City Meetings – Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments – specific to the Vacation of The Alley mentioned in RESOLUTION 2015-3641.

7 – Any and all INTERNAL AND EXTERNAL CORRESPONDENCE, electronic or otherwise, between and/or among ANY City Staff Member(s), the Developer (including his attorney(s) or representatives,) or any other internal or external agent or contractor, that pertains to the Vacation of The Alley named in RESOLUTION 2015-3641. I would like all relevant correspondence/dialogue/information pertinent to this request to be disseminated in CD format.

8 – A written comprehensive and explanatory Staff-drafted memo that will serve as a response to my general inquiry regarding the Vacation of The Alley mentioned in RESOLUTION 2015-3641. In this memo, I would like, at minimum, the following addressed:

A – TIMELINE – I would like specific dates on the Alley Vacation – When it was initially proposed? And by whom? On which dates, and at which Meetings was it discussed?

B – TERMS – I am curious about the specific terms of the Alley Vacation – I want to know by what Instrument was the Alley vacated (Unity of Title, CIL, et cetera;) I want to know who authored the terms of the Alley Vacation; I want to know the names of any person (or their attorneys, agents or representatives,) who took part in the negotiations of the Alley Vacation.

C – DISCLOSURE TO CITIZENS – I would like a detailed list (including dates and times of dissemination) when the Public was duly informed of The City's intent to Vacate the Alley named in RESOLUTION 2015-3641.

D – COMPENSATION – As The City had received Preliminary Plans (to construct a “Hotel – Detached Addition,”) and a Letter of Intent from the Developer, in the Fall of 2014, I would like to see the Accounting Records of any and all Monetary Compensation given The City, as We Vacated the Alley named in RESOLUTION 2015-3641.

SPACE INTENTIONALLY LEFT BLANK FOR RECORDING 338 A - 7 8 53

CITY OF MIAMI SPRINGS

Please note that I have specific concerns (as well) as to The City's INTERNAL DISSEMINATION of material facts pertinent to RESOLUTION 2015-3641. I am speaking specifically to the City Planner Heid Memorandum dated June 6, 2016, in which he writes –

THE PROJECT: The applicant is proposing.....122 rooms on an existing surface parking lot. An unused City-owned 16 foot wide alley that runs through the parcel WOULD BE ABANDONED.

As time is of the essence, I trust that these requests will be processed by Your Office as quickly and completely as possible.

If you find that any information or documentation, as requested above, is not on file, or does not exist, please IMMEDIATELY provide a detailed, explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

And if City Staff is not able to draft a suitable response to my inquiry for details regarding RESOLUTION 2015-3641, kindly draft a written explanation as why this is problematic for The City.

I will be checking in with Your Office periodically for updates to my Requests.

As always, I thank you in advance for your kind and careful attention to these matters. And I thank you and your staff for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder

443 Esplanade Drive

2016 JUL - 7 A 8:53

CITY OF MIAMI SPRINGS

Office of the City Clerk

City Clerk Erika Gonzalez-Santamaria

201 Westward Drive

Miami Springs, Florida 33166

CITY OF MIAMI SPRINGS

2016 JUL 11 A 10:50

RE: July 18, 2016 Special Meeting & Appeal of Case # 05-V-16

City Clerk Gonzalez-Santamaria –

Adherent to the above-mentioned Appeal, I am in need of some additional information.

Kindly let this notice serve as a reminder that I am awaiting (from my July 7, 2016 Initial Request) the following item:

Any and all INTERNAL AND EXTERNAL CORRESPONDENCE, electronic or otherwise, between and/or among ANY City Staff Member(s), the Developer (including his attorney(s) or representatives,) or any other internal or external agent or contractor, that pertains to the Vacation of The Alley named in RESOLUTION 2015-3641. I would like all relevant correspondence/dialogue/information pertinent to this request to be disseminated in CD format.

Please note, as we are now critically short on time, hard/paper copies are entirely acceptable as a means of satisfying the aforementioned (second) request.

You verbally explained to me in Your Office on July 8, 2016, that it was problematic for The City to draft a Memo that would explain the ENTIRETY (timeline, terms, public disclosure, and compensation received) OF RESOLUTION 2015-3641 – the Alley Vacation relevant to the proposed Hotel Project that is at the center of the Appeal.

I am hopeful to receive a full, written explanation to this end the next time I am in Your Office.

Kindly let this letter serve as my Public Records Request for the following information:

1 – A printed copy (unless CD format is more expeditious) of the Developers' Request for Alley Vacation mentioned in RESOLUTION 2015-3641.

Note: If this Record does not exist, I request a CITY STAFF DRAFTED LETTER CLEARLY STATING that this Record does not exist.

2 – A printed copy (unless CD format is more expeditious) of THE ENTIRETY of the E-Mail strand between City Planner Heid and AQ Group, LLC, its agents, attorneys, or representatives (i.e. Domingo Ansereo) as pertains to the Alley Vacation found in RESOLUTION 2015-3641.

Note: If this E-mail Strand does not exist, I request a CITY STAFF DRAFTED LETTER CLEARLY STATING that this Record does not exist.

3 - A printed copy (unless CD format is more expeditious) of ANY AND ALL RECORDS that show PUBLICALLY ADVERTISED (i.e. public notices, flyers, newspaper ads) CITY DISCLOSURE TO RESIDENTS AND/OR BUSINESSES regarding The City's Intent to Vacate the Alley mentioned in RESOLUTION 2015-3641.

Note: If such records do not exist, I request a CITY STAFF DRAFTED LETTER CLEARLY STATING that these Records do not exist. If no public disclosure occurred, I request a CITY STAFF DRAFTED LETTER to that effect.

4 – A printed copy (unless CD format is more expeditious) of ANY AND ALL ACCOUNTING RECORDS that show the COMPENSATION RECEIVED by The City from the Developer, as pertains to the Alley Vacation mentioned in RESOLUTION 2015-3641.

Note: If such records do not exist, I request a CITY STAFF DRAFTED LETTER CLEARLY STATING that these Records do not exist. If The City received NO COMPENSATION for the Vacation of the Alley, I request a CITY STAFF DRAFTED LETTER to that effect.

As time is of the essence, I trust that these requests will be processed by Your Office as quickly and completely as possible.

If you find that any information or documentation, as requested above, is not on file, or does not exist, please IMMEDIATELY provide a detailed, explanation as to why said information or documentation is not on file, or does not exist, in your written response(s.)

I will be checking in with Your Office periodically for updates to my Requests.

As always, I thank you in advance for your kind and careful attention to these matters. And I thank you and your staff for the work you do for The City of Miami Springs every day.

Very Truly Yours,

John Souder

443 Esplanade Drive

2016 JUL 11 A 10:51
CITY OF MIAMI SPRINGS



City of Miami Springs
Office of the City Clerk

*Erika Gonzalez-Santamaria, MMC, City Clerk
Elora R. Sakal, Deputy City Clerk
Juan D. Garcia, Administrative Assistant I*

July 13, 2016

John Souder
443 Esplande Drive
Miami Springs, Florida 33166

This letter will confirm that this office has provided you with the following documentation:

June 20, 2016:

1. Any and all AUDIO FILES from any and all City Meetings -Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments - specific to Case # 05-V-16. **COMPLETED**
2. Copies of any and all internal and external CORRESPONDENCE as pertain to Case# 05-V-16. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member. **COMPLETED**
3. A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case# 05-V-16. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. **COMPLETED**
4. Any and all AUDIO FILES from City Meetings -Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments- specific to Case# 05-ZP-16. **COMPLETED**
5. Copies of any and all internal and external CORRESPONDENCE as pertain to Case# 05-ZP-16. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member. **COMPLETED**





City of Miami Springs
Office of the City Clerk

Erika Gonzalez-Santamaria, MMC, City Clerk

Elora R. Sakal, Deputy City Clerk

Juan D. Garcia, Administrative Assistant I

6. A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case# 05-ZP-16. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. **COMPLETED**
7. Any and all AUDIO FILES from City Meetings - Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments -specific to Case # 11-V-14. **COMPLETED**
8. Copies of any and all internal and external CORRESPONDENCE as pertain to Case # 11- V-14. This should include any and all internal (City Staff) electronic correspondence, as well as any and all communication between the Applicant, AQ Group, LLC, or any of its agents (representatives, attorneys, et al,) and ANY City Staff Member or Council Member. **COMPLETED**
9. A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of Case# 11-V-14. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. **COMPLETED**

Request was completed on 6/28/2016

June 23, 2016:

1. Any and all AUDIO FILES from any and all City Meetings -Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments - specific to the hotel located at 657 Minola Drive. **ADVISED IT DOES NOT EXIST**
2. A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of the development of the hotel located at 657 Minola Drive. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. If a set of preliminary plans for this project still exists on file, I would like to see those as well. **REVIEWED STREET FILE ON JULY 5**
3. Any and all AUDIO FILES from any and all City Meetings -Regular Council, Special Council, Zoning & Planning Board and Board of Adjustments - specific to the office building located at 657 South Drive. **ADVISED IT DOES NOT EXIST**



201 Westward Drive - Miami Springs, Florida 33166

Tel: (305) 805-5006 Fax: (305) 805-5028

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4. A Complete, High Resolution and Fully Detailed set of DRAWINGS, as submitted, as part of the development of the office building located at 657 South Drive. This should include, but may not be limited to, a Survey, a Complete Site Plan, and Elevations. If a set of preliminary plans for this project still exists on file, I would like to see those as well. **REQUESTOR CHOSE NOT TO VIEW STREET FILE**

June 24, 2016:

REQUESTOR SUBMITTED A LETTER WITH ADDITIONAL REQUESTS

July 5, 2016:

1. Audio file for case #17-V-08 – 641 & 657 Minola Drive **ADVISED IT DOES NOT EXIST**
Any and all audio files from any public hearing held by City Council, or any other City Board, when there was any discussion regarding the change of our MUB District to our current zoning/districting/regulations/ uses

July 7, 2016:

1. A CD or hard copy of the full agenda packet from the Zoning and Planning and Board of Adjustment Meetings pertinent to Case #17-V-08 **COMPLETED**
2. A CD or hard copy of the full agenda packet from the Zoning and Planning and Board of Adjustment meeting pertinent to Case #11-V-14 **COMPLETED**
3. A CD or hard copy of the full agenda packet from the Zoning and Planning and Board of Adjustment meeting pertinent to Case #05-V-16 **COMPLETED**
4. A CD or hard copy of any and all internal correspondence between any board of adjustment members, and any city council members, or any city staff member, related to the AQ Group, or Cases #05-V-16 and #05-ZP-16 **COMPLETED**





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5. Any and all internal and external correspondence , electronic or otherwise, between and/or among ANY city staff member(s), the developer (including his attorneys or representatives) or any other internal or external agent or contractor that pertains to Case #17-V-08 - 641 & 657 Minola Drive. I would like all relevant correspondence/ dialogue/ information pertinent to this request to this request to be disseminated in CD format **COMPLETED**
6. Any and all audio files from any and all City meetings, specific to the vacation of the alley mentioned in resolution 2015-3641.
7. Any and all internal and external correspondence, electronic or otherwise, between and/ or among any city staff members, the developer (including the representatives) or any other internal or external agent or contractor, that pertains to the Vacation of the ally mentioned in resolution 2015-3641. I would like all relevant correspondence/dialogue/information pertinent to this request to be disseminated in CD format. **COMPLETED**
8. A written comprehensive and explanatory Staff-drafted memo that will serve as a response to my general inquiry regarding the Vacation of The Alley mentioned in RESOLUTION 2015- 3641. In this memo, I would like, at minimum, the following addressed:

A - TIMELINE -I would like specific dates on the Alley Vacation - When it was initially proposed? And by whom? On which dates, and at which Meetings was it discussed?

B - TERMS -I am curious about the specific terms of the Alley Vacation -I want to know by what Instrument was the Alley vacated (Unity of Title, CIL, etcetera ;) I want to know who authored the terms of the Alley Vacation; I want to know the names of any person (or their attorneys, agents or representatives,) who took part in the negotiations of the Alley Vacation.

C - DISCLOSURE TO CITIZENS -I would like a detailed list (including dates and times of dissemination) when the Public was duly informed of The City's intent to Vacate the Alley named in RESOLUTION 2015-3641





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D - COMPENSATION -As The City had received Preliminary Plans (to construct a "Hotel-Detached Addition,") and a Letter of Intent from the Developer, in the Fall of 2014, I would like to see the Accounting Records of any and all Monetary Compensation given The City, as We Vacated the Alley named in RESOLUTION 2015-3641. **REQUEST IS FOR A CREATION OF A DOCUMENT AND IS NOT A PUBLIC RECORDS REQUEST**

July 8, 2016:

1. Copy of CD labeled "Special Meeting June 6, 2014." **COMPLETED**

This summary of public records request does not include the requests submitted on July 11, 2016 because our office has not assessed what records are responsive as of yet.

As per our conversation, I have advised you that we do not have the audio files for the address 657 Minola Drive. As per State requirements, the City is only required to maintain the audio files for meetings for two anniversary years upon the adoption of the official minutes of the meeting. The meeting took place in June, 2, 2008, as a result, the record you have requested no longer exists.

Best regards,

Erika Gonzalez Santamaria, MMC
City Clerk





City of Miami Springs, Florida

The Board of Adjustment met in Regular Session at 6:15 p.m., on Monday, November 3, 2014 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:21 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Ernie Aloma
- Bill Tallman
- Bob Calvert

Also present:

- City Attorney Jan K. Seiden
- Planning and Zoning Director Chris Heid
- Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the April 7, 2014 meeting were approved as written.

Board member Aloma moved to approve the minutes. Board member Tallman seconded the motion which was carried unanimously on voice vote.

Minutes of the May 5, 2014 meeting were approved as written.

Board member Aloma moved to approve the minutes. Board member Calvert seconded the motion which was carried unanimously on voice vote.

3) New Business:

Board Secretary Sakal swore in all witnesses and the Planning and Zoning Director.

A) Appointment of Vice Chair

Board member Tallman nominated Ernie Aloma to be Vice Chairman. Chair Perez-Vichot seconded the motion which was carried unanimously on voice vote.

Chair Pérez-Vichot took the time to compliment former Board member Francisco Fernandez for his many years of service on the Board of Adjustment. He had great wisdom and compassion for everything that came in front of the Board.

- B) Case No. 11-V-14
AQ GROUP, LLC
5001 NW 36TH STREET
Zoning: NW 36 STREET DISTRICT
Lot Size: 61,204 SQ. FT.

Applicant is seeking a variance from Code Section 150-016 and 150-164 (E)(1) to construct a 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot.

Chair Pérez-Vichot abstained from discussion and voting for this variance due to conflict of interest.

City Attorney Seiden advised the applicant that since Chair Pérez-Vichot has to sit out for this variance request and due to the lack of Board members, to be successful the applicants would have to get a unanimous vote. Any negative vote would require the applicants to appeal to the City Council if they wish to proceed.

The applicants decided to move forward with the variance.

Planning and Zoning Director Heid read his recommendation to the Board.

Domingo Ansereo explained that it is a family business and they have made many improvements to the property. The brand was recently changed to Ramada. They are looking to build a new property in the back to enhance the hotel and the area.

Zoning and Planning Director Heid commented that when the code was written, he does not believe that a lot of the hotels had active shuttle services so the need for parking was greater then. The other oddity in the code is that all elements of the hotel must be parked separately.

Zoning and Planning Director Heid mentioned that the City requested to provide a 6 foot CBS (concrete block stucco) wall along the rear property separating it from the residential area.

Board member Tallman said that it is interesting that it is within the code from the height standpoint but not within the story standpoint.

City Attorney Seiden explained that the code is written badly. The code states "4 stories or 55 feet" technically it is within the height so there should be no issue. Because they are choosing to use their 55 feet differently should not be an issue but because the code is written the way it is they were asked to bring it up as well at the variance hearing in an abundance of caution.

Board member Tallman reiterated that the code needs to be fixed.

Board member Tallman moved to approve the variance. Board member Calvert seconded the motion which was carried unanimously on voice vote.

City Attorney Seiden advised the applicants of the 10 day appeal period. He also suggested that the applicants begin to prepare their plans and that they will be coming back to the Zoning and Planning Board for the site plan review.

C) Case # 12-V-14
DORAL BOULEVARD HOTEL LLC
5301 NW 36TH STREET
Zoning: NW 36 STREET DISTRICT
Lot Size: 121,500 SQ. FT.

Applicant is seeking variances from Section 150-030 (H), Signs, to exceed the maximum square footage for signage as follows:

1. To exceed by 78 square feet the maximum permitted sign size of 40 square feet. (A 108 square foot sign on the south elevation proposed).
2. To exceed by 107 square feet the maximum permitted sign size of 40 square feet. (A 147 square foot sign on the east elevation proposed).
3. To exceed by 107 square feet the maximum permitted sign size of 40 square feet. (A 147 square foot sign on the west elevation proposed).

Planning and Zoning Director Heid read his recommendation to the Board.

Chair Pérez-Vichot commented that in speaking with City Attorney Seiden and Zoning and Planning Director Heid, they will make an attempt to modify the sign code because it is unrealistic.

Board member Tallman would like the code to be corrected.

Discussion ensued regarding the need to modify the code.

Vice Chair Aloma moved to approve the variance. Board member Calvert seconded the motion which was carried unanimously on voice vote.

City Attorney Seiden advised the applicants of the 10 day appeal period.

D) Case # 13-V-14
ROBERT WILLIAMS & JOANNE KOSKI
192 PINECREST DRIVE
Zoning: R-1B
Lot Size: 89 SQ. FT X 132 SQ. FT.

Applicant is seeking a variance from Section 150-042 (E) to waive 5' 4" (five feet four inches) of the minimum required setback of 9' (nine feet) in order to install an outdoor kitchen 3'8" (three feet eight inches) from the east property line.

Planning and Zoning Director Heid read his recommendation to the Board. There was one letter of support from the property owner immediately adjacent to the property which would be the most affected.

Joanne Koski of 192 Pinecrest Drive commented that she and her husband have made many improvements to the property. They would like to put some pavers in the area and install a small barbeque area in the proposed area. The proposed design is the most esthetically pleasing.

Chair Pérez-Vichot asked if this area will ever be covered at any point and Ms. Koski replied that there will never be a roof.

Mr. Williams said that he and his wife are strong proponents of the code and they would never ask for a variance that would deter the quality of life in the City or that would hurt their neighbors. They are only asking for a three foot high counter that would not be visible since they have a 6 foot high fence.

Vice Chair Aloma asked if the appliances could be rearranged so that the barbeque is further away from the neighbor and Mr. Williams replied that it is a possibility.

Mr. Williams commented that in his letter that was provided to the Board he explained three hardships and Chair Pérez-Vichot explained that hardships are unique conditions in their yard that are different from anyone else's backyard.

Vice Chair Aloma asked if the Board can ask the applicants to reverse the request and make it as a condition of approving the variance and City Attorney Seiden replied affirmatively.

Zoning and Planning Director Heid said that if the Board opts to move favorably that they do so with two conditions:

1. To reverse the grill so that it is farthest from the neighbors
2. To make clear that there will be no other structure above 36 inches as proposed

City Attorney Seiden stated that this variance is nothing like the signage code. There is nothing wrong with this code and it has been in existence for almost as long as the City has been in existence. The issue that is created by granting variances is that it leaves it open for anyone to come and say that since it was approved for someone else it should be approved for them as well, even under these circumstances while they do not necessarily impact directly.

Chair Pérez-Vichot asked if the applicants would be willing to change the 3 feet 8 inches to 5 feet and Mr. Williams replied that they may be able to do that.

Vice Chair Aloma made a motion to approve the variance with the conditions that the applicants will reverse the order of the appliances so that the grill is the furthest away from their neighbor, the assembly be shifted so that it is at least 5 feet from the edge of the fence and that there never be no cover or structure over the area. Board member Tallman seconded the motion.

The applicants agreed to the conditions.

The motion was carried unanimously on voice vote.

City Attorney Seiden advised the applicants of the 10 day appeal period.

4) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:06 p.m.

Respectfully submitted:



Elora R. Sakal
Board Secretary

Adopted by the Board on
this 2 day of Feb., 2015



Manny Perez-Vichot, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MANUEL PEREZ-VICHOT, hereby disclose that on NOVEMBER 3, 20 14:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CASE # 11-V-14
AQ GROUP, LLC
5001 NW 36 STREET

I ABSTAINED FROM PARTICIPATING BECAUSE I AM A PRINCIPAL OF SOUTHEAST DESIGN, INC. THE PROJECT'S ARCHITECTURAL FIRM.

NOV. 3, 2014

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



City of Miami Springs, Florida
City Council Meeting

Regular Meeting Minutes
Monday, November 10, 2014, 7:00 p.m.

Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:04 p.m.

Present were the following:

Mayor Zavier M. Garcia
Vice Mayor Jaime A. Petralanda
Councilman Michael Windrem
Councilman Billy Bain
Councilman George V. Lob

City Manager Ronald K. Gorland
Assistant City Manager/Finance Director William Alonso
City Attorney Jan K. Seiden
Chief of Police Peter G. Baan
Building and Code Compliance Director H. "Tex" Ziadie
Golf Director Paul O'Dell
Elderly Services Director Karen Rosson
City Clerk Erika Gonzalez-Santamaria

2. **Invocation:** Offered by Mayor Garcia

Salute to the Flag: Members of Cub Scout Pack 425 led the audience in the Pledge of Allegiance and Salute to the Flag

3. **Awards & Presentations:**

A) Presentation of Certificate of Sincere Appreciation Plaque to Chief Pete Baan in Recognition of 40 Years of Dedicated Service to the City of Miami Springs

Mayor Garcia presented a Certificate of Sincere Appreciation plaque to Chief of Police Pete Baan for 40 years of service to the Police Department from March 11, 1974 to December 31, 2014.

City Manager Gorland presented Chief Baan with a commemorative clock on behalf of the City Administration.

Chief of Police Baan introduced his family members who were present and thanked the City Council and Administration.

B) Officer of the Month Award – October 2014 – Officer Robert A. Evans

Chief of Police Baan presented the Officer of the Month award for October 2014 to Officer Robert A. Evans.

Sergeant Danny Kelly read the nomination letter on behalf of Sergeant Frank Perez describing Officer Evans' outstanding police work that led to the arrest of a suspect who was charged with theft, possession of stolen credit cards and multiple counts of burglary to unoccupied vehicles. Officer Evans, Officers Sandoval and Hall, and Dispatcher Newton were commended for the highest level of professionalism during the investigation and arrest.

C) Yard of the Month – November 2014 – Mario L. Sanchez – 960 N. Royal Poinciana Boulevard

Mr. Sanchez was not present to receive his award for the November Yard of the Month.

4. Open Forum:

Maria Mitchell of 830 Bluebird Avenue addressed the City Council.

5. Approval of Council Minutes:

A) October 27, 2014 – Regular Meeting

Councilman Windrem moved to approve the minutes of the October 27, 2014 Regular meeting. Councilman Bain seconded the motion which was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

6. Reports from Boards & Commissions:

A) Board of Adjustment – Approval of Actions Taken at their Meeting of November 3, 2014, Subject to the 10-day Appeal Period

Councilman Lob moved to approve. Councilman Bain seconded the motion which was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

7. Public Hearings: None

8. Consent Agenda: (Funded and/or Budgeted)

A) Approval of the City Attorney's Invoice for October 2014 in the Amount of \$14,877.00

B) Recommendation by Finance that Council approve an expenditure to Jumpin Jack Flash Productions in the amount of \$1,500 for the December 13 Classic Car Show as funds were approved in the FY14/15 Budget

C) Recommendation by Bldg. & Code Compliance that Council waive the competitive bid process and approve an expenditure to Ulises Antonio Fernandez, DBA Design Builders, in an amount not to exceed \$ 58,000, on an as needed basis for Roofing Plan Reviews and Roofing/Building Inspections as funds were approved in the FY 14/15 Budget, pursuant to Section §31.11 (E)(6)(g) of the City Code

Councilman Windrem moved to approve the consent agenda. Councilman Lob seconded the motion which was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

9. Old Business:

A) Appointments to Advisory Boards by the Mayor and Council Members

There were no appointments to the advisory boards.

City Attorney Seiden explained that the Zoning and Planning Board/Board of Adjustment is in need of two members to fill vacant positions.

10. New Business:

A) Resolution – A Resolution Of The City Council Of The City Of Miami Springs Establishing Rates For Collection Of Garbage, Trash And Recycling For Residential And Commercial Customers Within The City Of Miami Springs; Effective Date

City Attorney Seiden read the title of the resolution.

Assistant City Manager/Finance Director Alonso read the memorandum requesting Council approval of an increase in sanitation/recycling fees to offset the 2.3% increase assessed by the County for Fiscal Year 2014-15. The current annual fee of \$628.00 will increase to \$642.00.

Councilman Windrem moved to approve. Councilman Lob seconded the motion.

After discussion, the motion was carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Lob and Mayor Garcia voting Yes and Councilman Bain voting No.

B) Discussion on Recommendations to Outsource the Building Department

City Manager Gorland read the memorandum recommending that the Building Department function be retained as an in-house City function and not be outsourced to another city or for-profit firm. He also presented a financial analysis explaining that outsourcing would not result in any savings to the City and would reduce the amount of surplus that goes to the General Fund to cover indirect costs.

The following members of the public addressed the City Council: Lee Pelkey of 3549 LeJeune Road, Sanaa Ghorab of 256 Pocatella Street, Don Bower of 850 Bluebird Avenue, Blas Cardonne of 1111 Raven Avenue, Karla Bello, John Bankston of 260 Albatross Street, Charles M. Hill of 841 Heron Avenue and Irene Guzman of 629 Pinecrest Drive.

City Attorney Seiden expressed his support for maintaining the Building Department in-house because it allows the City to regulate the function and avoids the cost of reestablishing the entire department if outsourcing is not successful.

Discussion ensued and by consensus, Council **agreed** to maintain the operation of the Building Department in-house and allow six months to hire a full-time Building Official and make changes in order to improve the department functions and quality of customer service.

C) The Administration requests guidance from Council on how to proceed with the Country Club operations contract with Mr. Carlos Santana which is due to expire on January 9, 2016

Nery Owens of Corydon Drive addressed the City Council regarding this item.

City Manager Gorland read the agenda memorandum into the record describing various alternatives for the Country Club operations contract for the food and beverage service as follows:

1) Extend Mr. Santana's current contract until October 2017 until the golf course debt is paid off and issue an RFP for an operational contract where the city would derive revenues effective October 2017; 2) Issue an RFP early in 2015 for an operator to take over the current contract terms until October 2017, at which time the city could issue another RFP for a five year agreement; 3) Issue an RFP early in 2015 for a five year agreement that would entail operating the first 22 months under the current contract terms and the terms would change for the remaining 38 months until the City begins receiving revenues.

Carlos Santana of 1 Curtiss Parkway and Golf Director Paul O'Dell came forward to address questions raised by the City Council.

Councilman Bain moved to extend the current contract with Mr. Santana until October 2017, and the extended contract would be amended to include slightly different terms and conditions. Councilman Windrem seconded the motion.

The City Attorney clarified that the amended contract would come back to Council for approval.

The motion was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

D) Approval of the Alliance for Aging Local Services Program (LSP) Agreement

City Manager Gorland clarified that the agreement provides for net funding to the City in the amount of \$89,511.30 which was possible through the joint efforts of the City lobbyist and City Council.

Councilman Bain moved to approve. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

E) Consideration of the following Board of Parks and Parkways recommendations based on their actions taken at their meeting of September 10, 2014:

1. Recommend that the Council adopt the plan submitted by Public Works Director Tom Nash for the churches and organizations signage wall on Curtiss Parkway adjacent to the pump house on the corner of Eldron Drive and to budget the installation

City Manager Gorland referred to the documentation submitted to Council regarding the proposed signage and explained the lack of written criteria outlining what organizations are eligible for posting a sign on the board. The cost to install the board is approximately \$2,000 and there is space available for 18 spots on the board.

Council **requested** a recommendation from the Board of Parks and Parkways for the criteria for posting signs on the board.

Councilman Windrem moved to approve the plan submitted. Vice Mayor Petralanda seconded the motion.

After discussion, the motion was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

Council **requested** an update on the status of the renovation of the Geiger Memorial on Curtiss Parkway from Board of Parks and Parkways Chair Eric Richey.

F) Consideration of the following Recreation Commission recommendations based on their actions taken at the meeting of October 27, 2014:

1. Recommendation to Council to sunset the Recreation Commission Board

City Manager Gorland stated that advisory boards have made valuable contributions by working within the guidelines set for them and they can present their ideas to Council for various projects. The mission of the Recreation Commission was lost and he is not sure of the reason.

City Attorney Seiden stated that board meetings require staff time and some boards have been struggling to set an agenda. Staff has requested all boards to set an agenda in advance of their meetings. He explained that the duties of the Recreation Commission have changed over time resulting in less power. Advisory boards are supposed to be proactive in looking for projects to become involved in, although funds are not always available to implement them and they should be encouraged to be more active.

By consensus Council **agreed** not to sunset the Recreation Commission and directed the City Attorney to contact the members to explain the duties and functions of the board.

11. Other Business:

A) Consideration of Cancelling/Rescheduling the Regular Council meetings of Monday, November 24th and Monday, December 22nd

Councilman Lob moved to cancel the Regular Council meetings of November 24th and December 22nd. Vice Mayor Petralanda seconded the motion.

After discussion, the motion was carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilmen Windrem, Bain, Lob and Mayor Garcia voting Yes.

12. Reports & Recommendations:

A) City Attorney

The City Attorney had no report at this time.

B) City Manager

City Manager Gorland reported on the meeting with the residents on LaVilla Drive and gave credit to Chief of Police Baan for an excellent job of discussing and setting a plan in motion to address the problem. He reminded everyone of the Veterans Day ceremony on Tuesday, November 12th and to honor veterans for putting their lives on the line. He served in Viet Nam next to part-time soldiers who never expected to be there. Veterans need to be honored and remembered.

C) City Council

Vice Mayor Petralanda said that he hopes to see everyone at the Veterans Day ceremony. He thanked Lions Club President Bill Windrem for hosting the Veterans dinner last night that was wonderful. He is a Cold War veteran when the Berlin wall fell and he was ready for active duty.

Councilman Lob wished everyone a good night.

Councilman Windrem thanked Chief of Police Baan for 40 years of service. He thanked the veterans who put their lives on the line to protect the liberty and freedom that Americans enjoy, but some people take for granted. He announced that his sister had her first child. He reported that his father is President of the Lions Club and they sponsored the veterans dinner.

Councilman Bain reported that he received a nice letter from Jennifer Glazer-Moon about the City's tennis program, Match Point Tennis Academy, and he suggested that she might be able to help with relocating the tennis courts to the Golf Course through her position with the County. He appreciates the work of Tennis Professional Manny Fabian and said that he could use some publicity. He wished everyone a nice Veterans Day holiday. Councilman Bain joked that the stack of papers in the personnel file for Chief Baan is as tall as the Affordable Health Care Act.

Mayor Garcia said that Council had given praise and thanks to the veterans and he is hoping that everyone who is not working will take the opportunity to attend the Veterans Day Ceremony at the memorial. He thanked Chief Baan for all his hard work, including many things that he does not receive praise for and he never asks for praise. No one understands as well as the elected officials that the job he has is a thankless one and even though there are "bumps in the road" the Chief makes it work. He would never rate or judge how the Chief has performed in the position based on the number of bumps he hit in the road; he rates his performance on how he has handled those things. He gave the Chief "two thumbs up" as the Mayor, former Councilmember and resident and thanked him for all his years of service. He hopes that everyone will be able to attend the Chief's retirement luncheon on Wednesday, December 3rd.

Mayor Garcia attended the Florida Care Review luncheon for foster children at Joe's Stone Crab Restaurant. There are many needy causes and fundraisers and he encourages everyone to get involved. His prayers are with the veterans and children with cancer in the community and urged everyone to keep them in their thoughts and prayers. He said that it was a good meeting and thanked Council for their hard decisions.

13. Adjourn

There being no further business to be discussed the meeting was adjourned at 9:05 p.m.

Respectfully submitted:


Erika Gonzalez-Santamaria, MMC
City Clerk



*Adopted by the City Council on
this 8th day of December, 2014.*


Xavier M. Garcia, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

Vice Mayor Jaime A. Petralanda
Councilman Billy Bain

Councilman Michael Windrem
Councilman George V. Lob

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL REGULAR MEETING AGENDA **Monday, November 10, 2014 – 7:00 p.m.** **City Hall, Council Chambers, 201 Westward Drive**

1. Call to Order/Roll Call

2. Invocation: Mayor Garcia

Salute to the Flag: Cub Scout Pack 425 will lead the audience in the Pledge of Allegiance and Salute to the Flag

3. Awards & Presentations:

A) Presentation of Certificate of Sincere Appreciation Plaque to Chief Pete Baan in Recognition of 40 Years of Dedicated Service to the City of Miami Springs

B) Officer of the Month Award – October 2014 – Officer Robert A. Evans

C) Yard of the Month – November 2014 – Mario L. Sanchez – 960 N. Royal Poinciana Boulevard

4. Open Forum: Persons wishing to speak on items of general city business, please sign the register located on the speaker's stand before the meeting begins.

5. Approval of Council Minutes:

A) October 27, 2014 – Regular Meeting

6. Reports from Boards & Commissions:

A) Board of Adjustment – Approval of Actions Taken at their Meeting of November 3, 2014, Subject to the 10-day Appeal Period

7. Public Hearings: None

8. Consent Agenda: (Funded and/or Budgeted)

A) Approval of the City Attorney's Invoice for October 2014 in the Amount of \$14,877.00

B) Recommendation by Finance that Council approve an expenditure to Jumpin Jack Flash Productions in the amount of \$1,500 for the December 13 Classic Car Show as funds were approved in the FY14/15 Budget

C) Recommendation by Bldg. & Code Compliance that Council waive the competitive bid process and approve an expenditure to Ulises Antonio Fernandez, DBA Design Builders, in an amount not to exceed \$ 58,000, on an as needed basis for Roofing Plan Reviews and Roofing/Building Inspections as funds were approved in the FY 14/15 Budget, pursuant to Section §31.11 (E)(6)(g) of the City Code

9. Old Business:

A) Appointments to Advisory Boards by the Mayor and Council Members

10. New Business:

A) Resolution – A Resolution Of The City Council Of The City Of Miami Springs Establishing Rates For Collection Of Garbage, Trash And Recycling For Residential And Commercial Customers Within The City Of Miami Springs; Effective Date

B) Discussion on Recommendations to Outsource the Building Department

C) The Administration requests guidance from Council on how to proceed with the Country Club operations contract with Mr. Carlos Santana which is due to expire on January 9, 2016

D) Approval of the Alliance for Aging Local Services Program (LSP) Agreement

E) Consideration of the following Board of Parks and Parkways recommendations based on their actions taken at their meeting of September 10, 2014:

1. Recommend that the Council adopt the plan submitted by Public Works Director Tom Nash for the churches and organizations signage wall on Curtiss Parkway adjacent to the pump house on the corner of Eldron Drive and to budget the installation

F) Consideration of the following Recreation Commission recommendations based on their actions taken at the meeting of October 27, 2014:

1. Recommendation to Council to sunset the Recreation Commission Board

11. Other Business:

A) Consideration of Cancelling/Rescheduling the Regular Council meetings of Monday, November 24th and Monday, December 22nd

12. Reports & Recommendations:

- A) City Attorney
- B) City Manager
- C) City Council

13. Adjourn

Please visit www.miamisprings-fl.gov for current meeting schedule or follow us on  Twitter @MIAMISPRINGSFL

Live streaming video of this meeting is available at <http://www.miamisprings-fl.gov/webcast>.

Anyone wishing to obtain a copy of an agenda item may contact the City Clerk at (305) 805-5006, download the complete agenda packet from www.miamisprings-fl.gov or view the materials at City Hall during regular business hours.

Pursuant to Florida Statute 286.0114, the City Council provides the public with a reasonable opportunity to be heard on all matters.

If any person decides to appeal any decision of this Board with respect to any matter considered, s/he 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 includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: (305) 805-5006, no later than (7) days prior to the proceeding.

Pursuant to Sec. 2-11.1 (S) of the Miami-Dade County Code and Miami Springs Code of Ordinances Chapter 33 - §33-20, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk.

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment
FROM: Christopher Heid, City Planner
DATE: November 3, 2014
SUBJECT: Application for Public Hearing
CASE # 11-V-14

APPLICANT: AQ Group, LLC

ADDRESS: 5001 NW 36 Street

REQUEST: The applicant is proposing the construction of a, 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot at 5001 NW 36 Street, in the NW 36 Street Zoning District

Variances requested are as follows:

1. Requests variance from Section 150-016 (E) (6), Parking, to waive 19 of the 121 required vehicular parking spaces. (Provision of 102 parking spaces proposed).
2. Requests variance from Section 150-176, Off Street Parking Appendix, to waive one (1) foot of the minimum required aisle width of 23 feet. (Aisle width of 22 feet proposed).
3. Requests variance from Section 150-164 (E) (1), Height Limitations, to exceed by one (1) story, the maximum permitted four (4) stories. (A five story building proposed).

THE PROPERTY: The property is rectangular in shape, with 300 feet of frontage on NW 36 Street, and a depth of 346 square feet. The parcel runs the full width of the block between De Leon Drive and De Soto Drive. A 16 foot wide City owned right-of-way (alley) runs through the property in the northwest quadrant of the parcel.

THE PROJECT: The applicant is proposing to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot. An unused City-owned 16 foot wide alley that runs through the parcel would be abandoned.

Entrance to the hotel will be from both De Soto Drive and De Leon Drive, with the main entrance on De Soto Drive featuring a large decorative brick-paver circle. A six (6) foot tall CBS wall will separate the hotel from the adjacent single-family residences, including across De Soto Drive, with openings at the sidewalks to permit continued pedestrian access. Setback terraces and projecting balconies break up the façade, and provide additional visual interest.

The hotel is designed in a crisp and pleasing contemporary style, with a stucco façade, large windows, a projecting section with decorative parapet, and a sweeping glass storefront enclosing the top floor.

The building is raised on columns above surface parking, with additional open surface parking. There is a compact lobby on the ground floor of approximately 1,858 square feet that includes the front desk and baggage storage room. A large covered drop-off area projects to the south.

The second floor has 347 rooms and an approximately 2,031 square foot business center. The third and fourth floors each have 41 rooms, eight (8) of which are larger suites.

The public amenities are located on the fifth floor, including a breakfast room, lounge/bar, fitness center and two large terraces, one with hot tubs. There are also a suite of offices related to the operation of the hotel, the kitchen and bath rooms. There are also three (3) suites, each with a private balcony. Large walls of glass face south, providing excellent views of the airport and air traffic.

ANALYSIS: A new hotel replacing a surface parking lot is of great benefit to the NW 36 Street corridor specifically, and City Generally. In addition, it should prove to be a catalyst to further redevelopment of the street, and its attractive design and amenities would set a high standard for projects that follow.

Variances are relatively minor in nature and are supportable. Although the number of stories is exceeded by one, the maximum height of 55 feet (to top of roof) is met, and this allows for a very welcome fifth floor with enticing amenities.

Parking is also considered adequate, as the code does not anticipate a modern airport hotel, where many guests will not have cars, as they use taxis or take advantage of the airport shuttle that will be provided. Finally, the waiver of one (1) foot of the aisle width is of no consequence, and the 22 feet proposed meets the requirements of the current Miami-Dade County code.

RECOMMENDATION: It is recommended that the variances be approved.

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

Domingo Anserero
Signature of Owner

Signature of Co-Owner

Domingo Anserero
Printed name of Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 06 day of August, 2014.

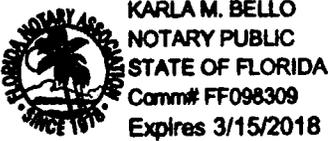
The contents of this petition are Sworn to and subscribed before me this ____ day of _____, 20__.

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Karla Bello
PRINT NAME OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL 

STAMP SEAL

COMMISSION EXPIRES: 03/15/2018
PERSONALLY KNOWN:
PRODUCED IDENTIFICATION: _____

COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

September 16, 2014

REF: Hotel Detached Addition
5055 NW 36th Street
Miami Springs, FL 33166

LETTER OF INTENT

We trust that this petition should be granted for the following reasons:

A Quality Brand Name Hotel such as one from the Intercontinental, Hilton or Marriot Group requires a minimum of about 122 rooms. The operational costs for less number of rooms is not considered operational cost efficient.

A solid Brand Name, 4 Star Hotel, guarantees a level of service and general quality standards not usually possible in traditional smaller Mom/Pop operations.

We are proposing to use the Ground Floor for Parking and require an additional Fifth Floor to satisfy the required 122 Rooms capacity within the available land area.

The proposed **(5) Five stories** is one story more than the **(4) Four Stories** allowed in the 36th Street Zoning District within 150 feet from the Residential District. However, we are not exceeding the height requirements, the building satisfies the Code's 55 Feet ground to roof deck height limitation.

The number of Parking spaces are 19 spaces less than the Miami Springs Zoning Code requirements. The code requires **121** spaces and **102** spaces are being provided. Our experience with Business Hotels in the Airport vicinity is that the majority of guests share rides or rely on the Hotel Shuttle for transportation and the proposed 102 Parking spaces is adequate.

The development will provide significant improvements to the adjacent street right of way, including beautifying the traffic barriers with more permanent structure/landscaping.

Additionally the development will provide significant tax and employment benefits.

As the owner and operator of the Ramada Inn I am committed to continue providing a quality product for both the City of Miami Springs and our benefit.

We look forward to your positive consideration.

Sincerely,

Domingo Ansereo
AQ Group LLC/Ramada Hotel

September 9, 2014

VARIANCE HEARING NARRATIVE

Location: 5055 N.W. 36th Street, Miami Springs, FL

Project: Hotel Addition

Owner: AQ Group LLC

This is a variance request for a proposed 5-story detached hotel addition located at the existing rear parking lot of the Ramada Hotel, N.W. 36th Street. The altered scopes for this project presented to the Board for approval are as follows:

1.	PARKING SPACES	MS Code Sec. 150-016	
	Item Description	Required	Provided/Proposed
	Existing Restaurant = 2,300 S.F.	Existing Restaurant = 2,300 / 100 = 23 Spaces	
	<u>Hotel Rooms:</u> Existing (2) 2-Story Building Hotel Rooms = 116 Units	First 20 Units = 20 Spaces	
	Proposed (1) 5-Story Building Hotel Rooms = 122 Units	238 Units – 20 Units = 218 Units / 2 = 109 Spaces	Standard = 97 Spaces Handicap = 5 Spaces
	<hr/> Total Rooms: 116 + 122 = 238 Units	<hr/> Total Parking Required = 23 + 20 + 109 = 152 Spaces	
	Mixed-Use Occupancy less 20%	152 Spaces X 80% = <u>121 Spaces</u>	Total Parking Provided = 97 + 5 = <u>102 Spaces</u>

Note: Hotels in the MIA area commonly have significant number of unused parking spaces. The amount of proposed parking in this project is more than the number expected. There are existing street parkings that may provide overflow spaces.

2. **BUILDING HEIGHT**

Item Description	Required/Allowed	Provided/Proposed
Height Limitation per Miami Springs Code of Ordinance Sec. 150-164(E)(1)	NW 36 Street District - Max. of <u>4 stories</u> or <u>55 feet</u> within 150' of Residential	Proposed height - <u>5 stories</u> and <u>55 feet</u> to roof with <u>65" H.</u> additional Decorative parapet at east and west end of building

LEGAL DESCRIPTION:

Tracts 1 and 2, Block 135, AIRWAYS TRACT, according to the Plat thereof, as recorded in Plat Book 56, Page 56, of the Public Records of Miami-Dade County, Florida.

AND

Tracts 3 and 4, Block 135, AIRWAYS TRACT SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 78, Page 98, of the Public Records of Miami-Dade County, Florida.

AND

The South 120 feet of the North 180 feet of Tract A, Block 135, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida.

AND

Lot 19 and the North 25 feet of Lot 18, Block 135, Section 2 of COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/25/2014

Property Information	
Folio:	05-3119-014-0010
Property Address:	5055 NW 36 ST 5001 NW 36 ST
Owner	AQ GROUP LLC
Mailing Address	4542 NW 94 CT DORAL , FL 33178
Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	116
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	50,936 Sq.Ft
Lot Size	61,204 Sq.Ft
Year Built	1949



Assessment Information			
	2014	2013	2012
Land Value	\$1,713,712	\$1,713,712	\$1,713,712
Building Value	\$2,486,288	\$1,650,270	\$1,838,462
XF Value	\$0	\$216,148	\$257,905
Market Value	\$4,200,000	\$3,580,130	\$3,810,079
Assessed Value	\$3,938,143	\$3,580,130	\$3,810,079

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$261,857		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
19 53 41 1.48 AC
AIRWAYS TRACT PB 56-56
TRS 1 & 2 & TRACT 3 PER PB 78-98
LOT SIZE IRREGULAR
OR 12538-861 0685 5

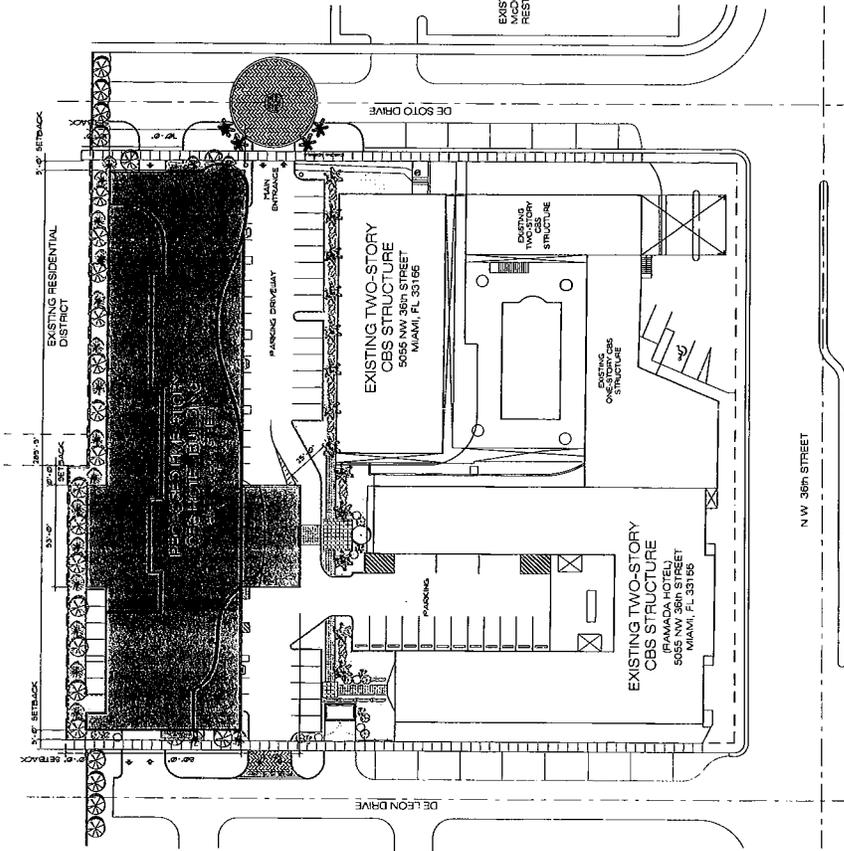
Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,938,143	\$3,580,130	\$3,810,079
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,200,000	\$3,580,130	\$3,810,079
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,938,143	\$3,580,130	\$3,810,079
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,938,143	\$3,580,130	\$3,810,079

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/23/2011	\$8,000,000	27636-4742	Qual on DOS, multi-parcel sale
04/01/2007	\$8,500,000	25617-2021	Qual by verifiable & documented evidence
05/01/1976	\$650,000	00000-00000	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

on:

Hotel Addition AQ Group LLC 5055 NW 36th Street, Miami Springs



PROJECT DATA

1	PROJECT INFORMATION	
1.1	ZONING DISTRICT	NW 36 STREET DISTRICT
1.2	NET LOT AREA	102,330 S.F.
1.3	BUILDING AREA	131,168 S.F. (TOTAL DECKING & PROPOSED)
1.3.1	EXISTING BUILDING AREA	90,938 S.F.
1.3.2	PROPOSED BUILDING (1)	40,230 S.F. (TOTAL ALL FLOORS)
	GROUND FLOOR	1,180 S.F.
	SECOND FLOOR	22,435 S.F.
	THIRD FLOOR	21,380 S.F.
	FOURTH FLOOR	21,380 S.F.
	FIFTH FLOOR	13,195 S.F.

2	BUILDING DESCRIPTION	
2.1	PROPOSED HOTEL	5 STORES WITH PUBLIC LOBBY & PARKING AT GROUND LEVEL
2.1.2		150 GUEST UNITS

3	PARKING CALCULATION	
3.1	PARKING STALL	RECOMMENDED
3.2	RECOMMENDED	RECOMMENDED
3.3	RECOMMENDED	RECOMMENDED

4	ZONING CODE ANALYSIS	
4.1	ITEM DESCRIPTION	REQUIREMENTS
4.2	LANDSCAPING	10' W. BUFFER 4.6 CHAUVENEC
4.3	TRUSS	20' TRUSS PROPOSED
4.4	WEST SIDE (DE LEON DR)	5'00' MIN
4.5	EAST SIDE (DE SOTO DR)	5'00' MIN
4.6	FRONT (NW 36th ST)	5'20' (EXISTING POST COOPER)
4.7	REAR	10'00' MIN
4.8	WEST SIDE (DE LEON DR)	5'00' MIN
4.9	EAST SIDE (DE SOTO DR)	5'00' MIN
4.10	DISTANCE BETWEEN BLDGS.	20'00' PROPOSED

DRAWING INDEX

01	ARCHITECTURAL	
01.1	CONTRACT SHEET: PROJECT DATA	
02	BOUNDARY SURVEY	
03	SITE PLAN	
04	GROUND FLOOR PLAN	
05	SECOND FLOOR PLAN / THIRD & FOURTH FLOOR PLAN	
06	FIFTH FLOOR PLAN, SOUTH ELEVATION	
07	TYPICAL UNIT PLAN, BUILDING SECTION	



1 LOCATION PLAN
C-1
SCALE 1/32" = 1'-0"

VARIANCE HEARING SET
DATE 09/01/14



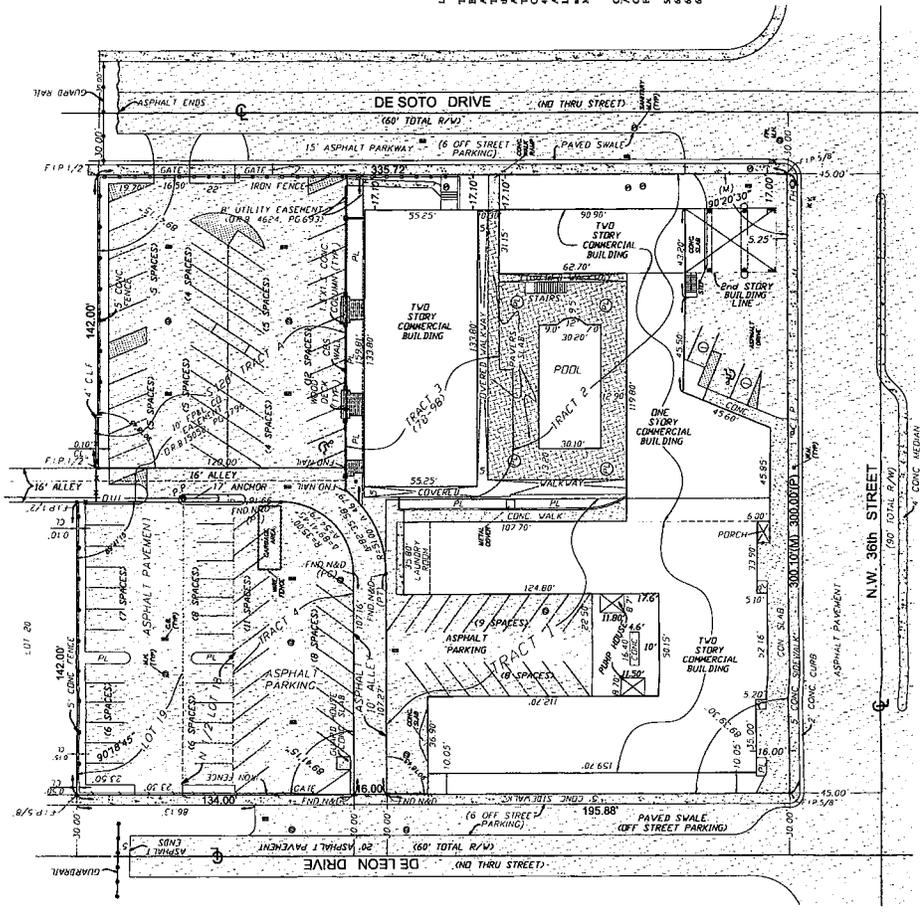
LEGAL DESCRIPTION

Tracts 1 and 2, Block 135, AIRWAYS TRACT, according to the Plan shown, as recorded in Public Record Book 10, Page 55, of the Public Records of Miami-Dade County, Florida.
Tract 3 and 4, Block 135, AIRWAYS TRACT SUBDIVISION NO. 2, according to the Plan shown, as recorded in Public Record Book 79, Page 79, of the Public Records of Miami-Dade County, Florida.
The South 120 feet of the North 180 feet of Tract A, Block 135, REVERSED P.L.A. according to the Plan shown, as recorded in Public Record Book 10, Page 55, of the Public Records of Miami-Dade County, Florida.
AND
The South 120 feet of the North 180 feet of Tract B, Block 135, REVERSED P.L.A. according to the Plan shown, as recorded in Public Record Book 10, Page 55, of the Public Records of Miami-Dade County, Florida.
AND
The South 120 feet of the North 180 feet of Tract C, Block 135, REVERSED P.L.A. according to the Plan shown, as recorded in Public Record Book 10, Page 55, of the Public Records of Miami-Dade County, Florida.
AND
The South 120 feet of the North 180 feet of Tract D, Block 135, REVERSED P.L.A. according to the Plan shown, as recorded in Public Record Book 10, Page 55, of the Public Records of Miami-Dade County, Florida.

CREATED BY:

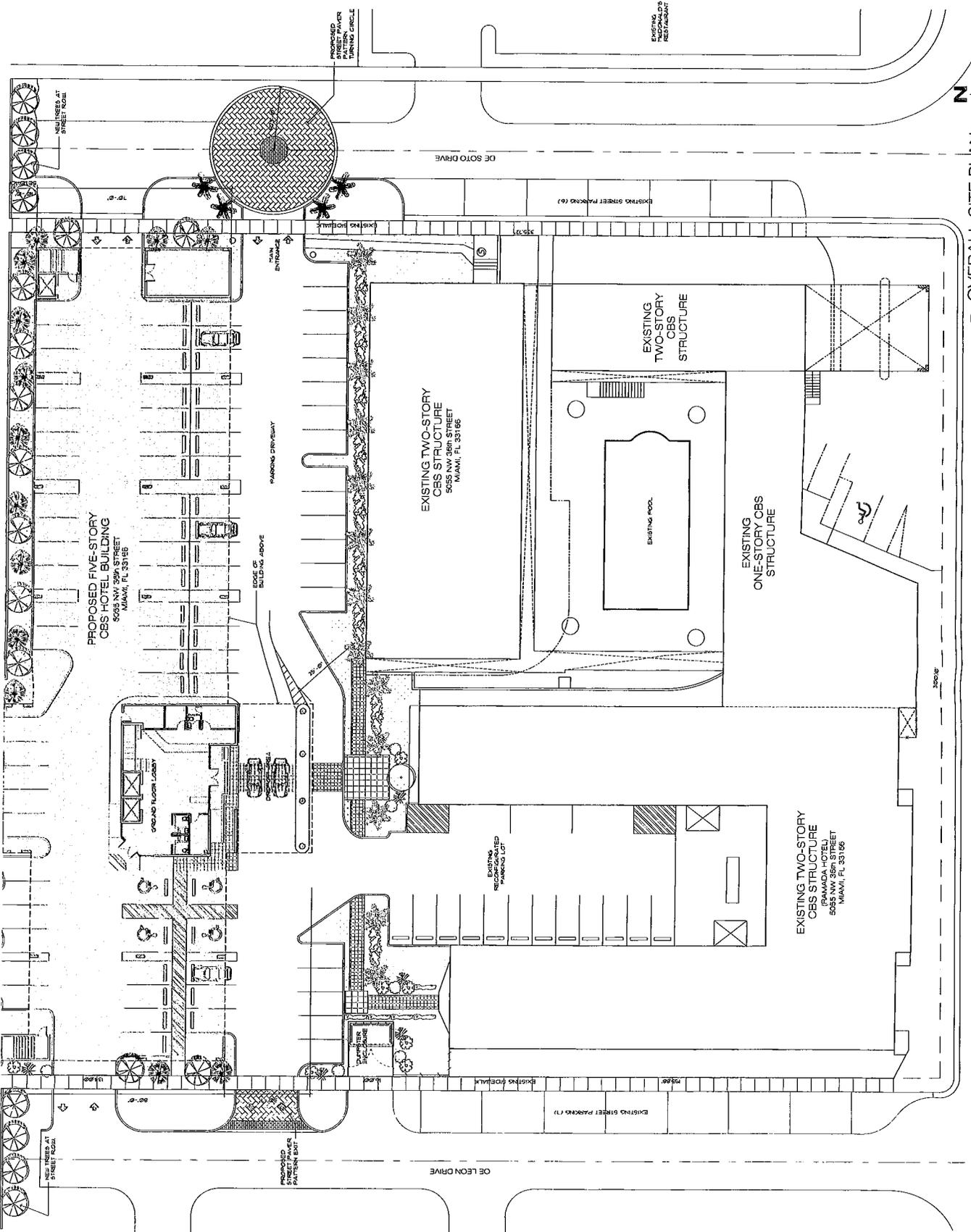
A.S. Group, LLC
Carmen, Ortiz & Collins, P.A.
Fort Homestead Title Insurance Company
5055 N.W. 56th Street, Miami Springs, FL 33166
Tel: 305-430-1100
498 D.S. South Drive, Miami Springs, FL 33166
641 D.S. South Drive, Miami Springs, FL 33166

THIS SURVEY CALCULATED BY MEANS OF THE FIELD DATA INDICATED, TO THE SURVEY INSTITUTIONS OF SUBDIVISION NO. 2



LEGEND

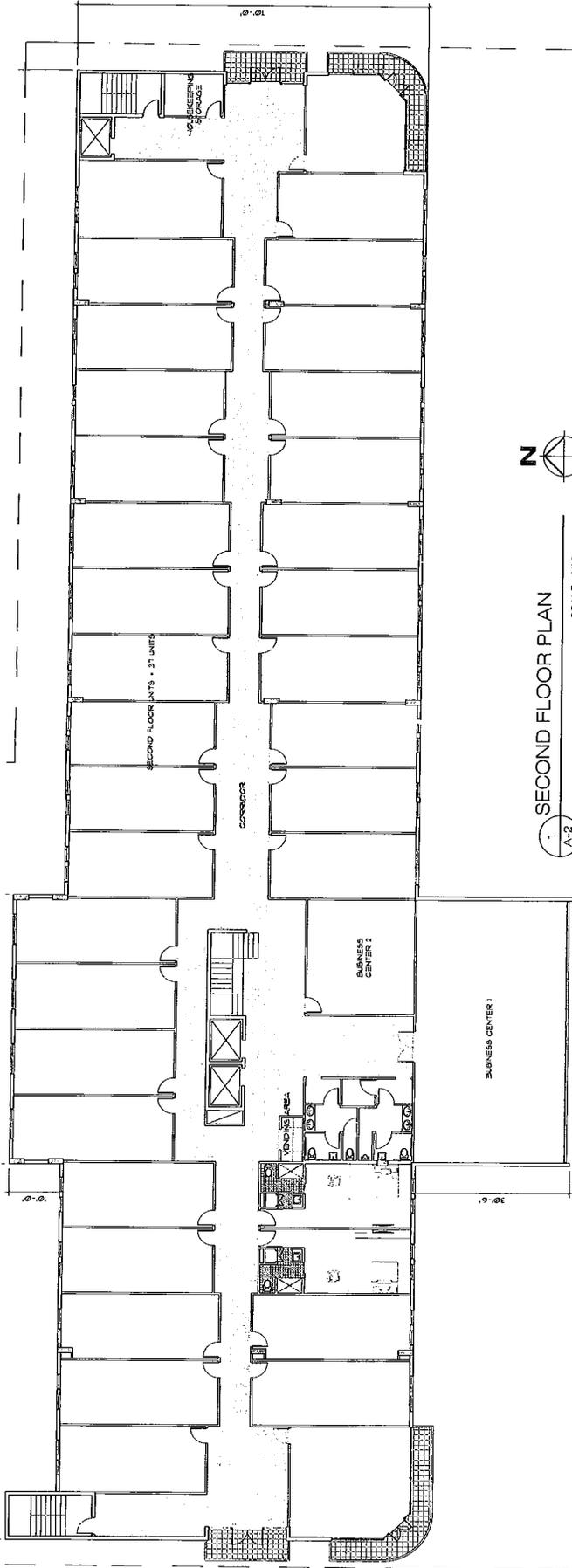
1	Asphalt
2	Concrete
3	Grass
4	Water
5	Electric
6	Gas
7	Sanitary
8	Storm
9	Telephone
10	Other
11	Asphalt
12	Concrete
13	Grass
14	Water
15	Electric
16	Gas
17	Sanitary
18	Storm
19	Telephone
20	Other
21	Asphalt
22	Concrete
23	Grass
24	Water
25	Electric
26	Gas
27	Sanitary
28	Storm
29	Telephone
30	Other



N

EXISTING 4-5 STORY BUSINESS HOTEL

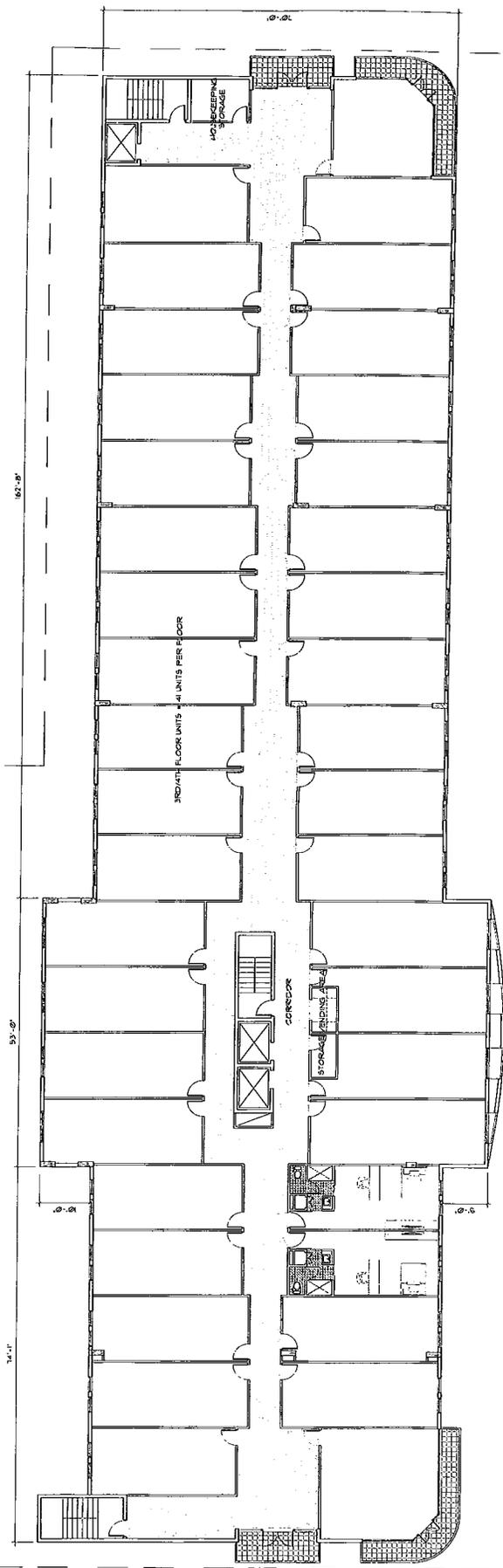
EXISTING 4-5 STORY BUSINESS HOTEL



1 SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

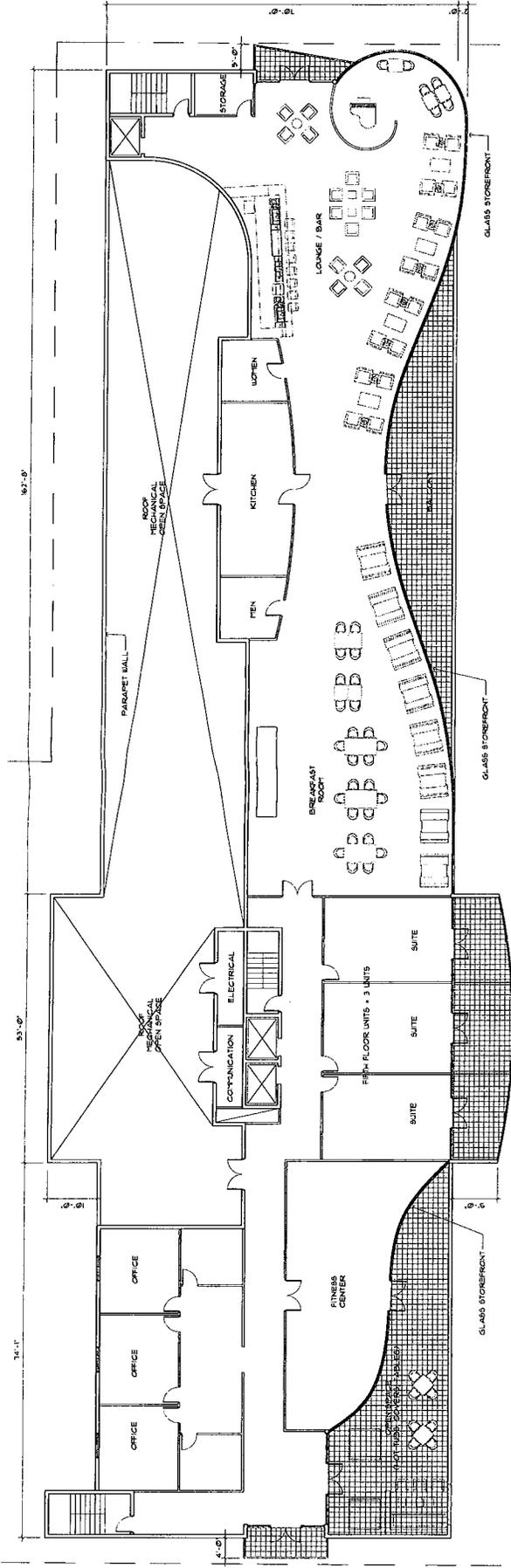
A-2



2 THIRD / FOURTH FLOOR PLAN

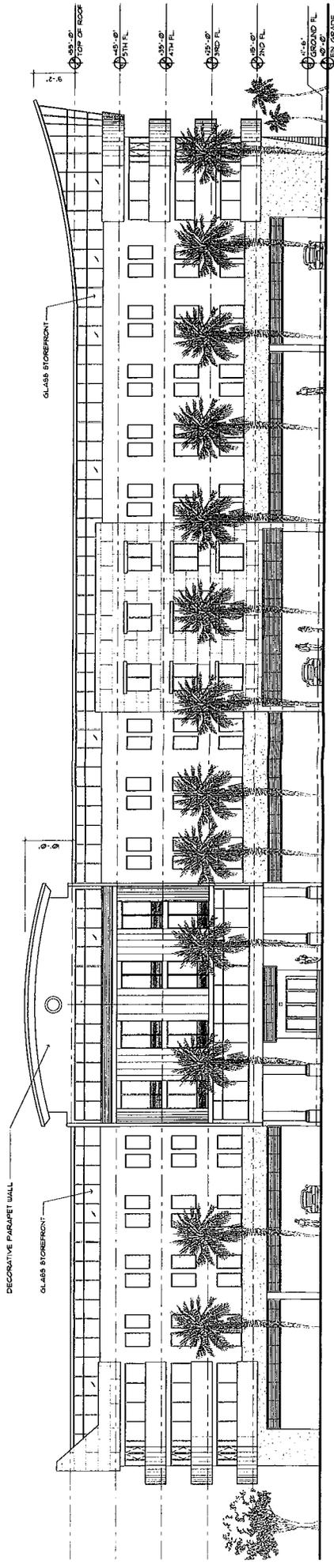
SCALE 3/32" = 1'-0"

A-2



1 FIFTH FLOOR / ROOF PLAN

A-3 SCALE 3/32" = 1'-0"



2 SOUTH ELEVATION

A-3 SCALE 3/32" = 1'-0"



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 7:00 p.m., on Monday, September 21, 2015 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:00 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Juan Molina
- Bill Tallman
- Bob Calvert

Also present:

- City Attorney Jan K. Seiden
- Planning and Zoning Director Chris Heid
- Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the September 8, 2015 meeting were approved as written.

Board member Molina moved to approve the minutes. Board member Tallman seconded the motion which was carried unanimously on voice vote.

3) Swearing in of all witnesses and Zoning and Planning Director

Board Secretary Sakal swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

Chair Pérez-Vichot commented that he has a conflict of interest with three of the five variances. He is going to step down and the Board will hear those three variance first and then he will come back to participate in the final two variances.

- A) Case # 11-V-15
LIANA LOUGHLIN
351 DEER RUN
Zoning: R-1A
Lot Size: 10,650 SQ. FT.**

Applicant is seeking a setback variance from Section 150-041 to construct a carport addition to an existence residence.

This variance was heard after variance no. 16-V-15.

Chair Pérez-Vichot abstained from voting (attached is Form 8B Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board. He had one resident who was concerned with the variance but once he reviewed the plans with them they were in support of it.

Rhonda Calvert of 101 South Drive asked if this was going to use part of the sidewalk and Vice Chair Aloma replied that this is within her property and she is asking for 1'6" towards her neighbor.

Board member Tallman moved to approve the variance subject to the conditions recommended by Staff. Board member Molina seconded the motion which carried 4-0 on roll call vote.

**B) Case # 13-V-15
JOY SPRADLEY
580 HUNTING LODGE DRIVE
Zoning: R-1A
Lot Size: 19,821 SQ. FT.**

Applicant is seeking a setback variance from Section 150-041 (E) (1) to construct additions to an existing residence.

Chair Pérez-Vichot abstained from voting (attached is Form 8B - Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board.

To answer Board member Calvert's question, City Attorney Seiden explained that the front yard has a 55% coverage requirement and the rear yard is at least 15%. This home is not in violation of that code.

Board member Molina moved to approve the variance subject to the conditions recommended by Staff. Board member Tallman seconded the motion which carried 4-0 on roll call vote.

**C) Case # 14-V-15
JORGE VALDEZ
900 PINECREST DRIVE
Zoning: R-1B
Lot Size: 8,175 SQ. FT.**

Applicant is seeking a setback variance from Section 150-034 (A) to place AC equipment in a required side yard.

Planning and Zoning Director Heid read his recommendation to the Board.

Planning and Zoning Director Heid commented that the prohibition on the location of the mechanical equipment is essentially there to protect the neighbor and in this case the neighbor already has their equipment in that same location in their yard and is in support of this variance.

Planning and Zoning Director Heid wanted to advise the Board that there are plenty of locations where this mechanical equipment can be without a variance.

Chair Pérez-Vichot commented that the applicant has room to put the equipment behind the cabana area.

Chair Pérez-Vichot stated to the applicant that there are a couple of places where the equipment can go such as where the open patio is and Mr. Valdes replied that it is actually going to be a courtyard and a pool is going to be made in that area.

Discussions ensued regarding the site plans that were provided to the Board.

City Attorney Seiden explained that this is a vacant lot. There is no hardship to build this property in any way but in code.

Mr. Valdes stated that there is a hardship because this is a corner lot and a regular lot has 10% coverage and on this particular lot the City is requiring for him to leave 15 ft. on one side and 7.5 feet on the other side which makes that buildable lot at 52.5 ft. only.

Chair Pérez-Vichot advised Mr. Valdes that on the 15 ft. setback, the City will allow him to leave 10 ft. and place their equipment not within the 10 ft.

Planning and Zoning Director Heid agreed that he cannot put the equipment in the first 10 ft. but he can put the equipment in the next 5 ft. so he could place it without setting the house back at all or losing any width in the house.

Mr. Valdes was unaware of that and had he known that he would not have applied for a variance.

City Attorney Seiden advised Mr. Valdes that if he wishes to go back and speak to his engineer he can table this variance and bring it back to the Board or they can vote on the variance tonight.

Mr. Valdes said that he would like to proceed with the variance tonight. Board member Molina asked why this was recommended for approval and Planning and Zoning Director Heid replied that his thinking was that the prohibition on the location of the mechanical equipment is essentially there to protect the neighbor and in this case the neighbor already has their equipment in that same location in their yard and is in support of this variance but he is persuaded by the City Attorney certainly regarding the fact that this is a vacant lot and there is no hardship.

To answer Mr. Valdes' question, Planning and Zoning Director Heid clarified that Mr. Valdes is proposing modifications to the conditions for recommendation of approval but he believes that it is a moot point if the Board votes against the recommendation because then the conditions will not apply.

City Attorney Seiden clarified that if Mr. Valdes decides that he does not need a variance that that is fine and Mr. Valdes would then have to draw his plans according to Code.

Mr. Valdes said that he understands now but was under the impression that he was not allowed to put the equipment in his side yard setback of the 15 ft. or 7 ft.

City Attorney Seiden clarified for Mr. Valdes that he does not need to wait 10 days and can submit his plans as soon as tomorrow as long as they are within the code. The 10 days is only if the applicant wishes to appeal the decision of the Board.

Board member Molina moved to deny the variance. Board member Calvert seconded the motion which carried 5-0 on roll call vote.

**D) Case # 15-V-15
VENERANDA MARTINEZ
1357 WESTWARD DRIVE
Zoning: R-1D
Lot Size: 4,000 SQ. FT.**

Applicant is seeking a variance from Section 150-025 (N)(3)(c) and Section 150-044 (F) to place a canopy within the required rear setback.

Planning and Zoning Director Heid read his recommendation to the Board.

City Attorney Seiden commented that a person can have a canopy in the rear yard but it has to be within the setback. The violation here is that the supporting posts of the canopy intrude 15 ft. into the required 25 ft. yard setback. The house as it is constructed is right at the 25 ft. so anything that would go into the side yard setback would require a variance.

Board member Aloma commented that there are issues with the engineer drawing in that the measurements are incorrect and as shown it would show that they would have issues opening the back door. His other concern is that tie beams in Miami Springs are usually 16-18" in depth and these drawings show 2'6". The bottom attachment will go to a hollow block which will not hold this structure.

Chair Pérez-Vichot stated that the Board is only approving the concept and not on the engineering portion although Board member Aloma's concerns are valid.

Board member Molina moved to approve the variance subject to the conditions recommended by Staff. Board member Calvert seconded the motion which carried 5-0 on roll call vote.

**E) Case # 16-V-15
AQ GROUP LLC
5001 NW 36 STREET
Zoning: NW36 STREET
Lot Size: 100,500 SQ. FT.**

Applicant is requesting an extension of time for previously approved variances for a six month period of time in accordance with the provisions of Section 150-111 (B)(5).

This variance was heard by the Board first.

Chair Pérez-Vichot abstained from voting (attached is Form 8B Memorandum of Voting Conflict).

Planning and Zoning Director Heid read his recommendation to the Board. He explained that the requirements are that applicants obtain a permit from the City within one year from the date of approval which for an even moderately complex project is nearly impossible because applicants do not go to their working drawings until they have approval of the Board. It is extremely difficult to pull a permit within one year so he has had discussions on revising that language to give applicants more time to pull the permit.

Board member Tallman moved to approve the extension in time for 6 months. Board member Molina seconded the motion which carried 4-0 on roll call vote.

5) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:54 p.m.

Respectfully submitted:



Elora R. Sakal
Board Secretary

Adopted by the Board on
this 2 day of NOVEMBER, 2015.



Manny Perez-Vichot, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Perez-Vichot, Manuel</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Board of Adjustment</i>
MAILING ADDRESS <i>1056 Hunting Lodge Dr.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Miami Springs Miami-Dade</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>September 21, 2015</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Manuel Perez-Vichot hereby disclose that on September 21, 2015:

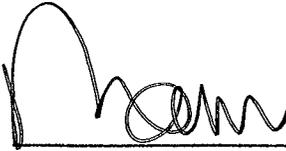
(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

- My daughter is the applicant for variance NO. 11-V-15.
- My client is the applicant for variance NO. 13-V-15.
- My client is requesting a VARIANCE EXTENSION - 16-V-15

September 21, 2015
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



City of Miami Springs, Florida
City Council Meeting

Regular Meeting Minutes
Monday, September 28, 2015 7:00 p.m.

Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:10 p.m.

Present were the following:

Mayor Zavier M. Garcia
Vice Mayor Bob Best
Councilman Billy Bain
Councilwoman Roslyn Buckner
Councilman Jaime A. Petralanda

City Manager Ronald K. Gorland
Assistant City Manager/Finance Director William Alonso
City Attorney Jan K. Seiden
Chief of Police Armando A. Guzman
Recreation Director Omar Luna
City Clerk Erika Gonzalez-Santamaria

2. **Invocation:** Offered Mayor Garcia

Salute to the Flag: The audience participated in the Pledge of Allegiance and Salute to the Flag

3. **Awards & Presentations:**

A) **Swearing-in Ceremony** for newly hired Miami Springs Police Officers Denise Martinez and Michael Garcia

After welcoming remarks, Chief of Police Armando Guzman administered the Oath of Office to Police Officers Denise Martinez and Michael Garcia.

B) **Introduction** of newly promoted Miami Springs Police Sergeants Carlos Nuñez and Alberto Sandoval

Chief Armando Guzman introduced the recently promoted sergeants, Officers Carlos Nuñez and Alberto Sandoval.

Chief Guzman requested that the Council allow him to recognize an outstanding staff member that has assisted him since the beginning of his tenure. He recognized Ms. Leah Cates for all her efforts and he then announced that he is promoting her to Senior Executive Assistant and presented her with a plaque.

C) Unit Citation Award for the month of August to the Miami Springs Police Department Midnight Shift: Sgt. F. Perez, Ofc. A. Sandoval, Ofc. E. Estok, Ofc. N. Figueredo, Ofc. C. Dweck, Ofc. R. Castillo and Ofc. B. Nickerson

Chief of Police Armando Guzman introduced Lt. Mulla who then presented the Unit Citation Award to the midnight shift supervised by Sergeant Frank Perez for their excellent police work that resulted in the apprehension of a burglary suspect and recovery of stolen property. He commended Sergeant Perez and Officers Sandoval, Estok, Figueredo, Dweck R. Castillo and Nickerson.

D) Yard of the Month Award for October 2015 - 1001 Swan Avenue – Joan and Walt Dworak

Mayor Garcia presented the certificate to Mr. and Mrs. Dworak for the yard of the month award.

4. Open Forum:

The following members of the public addressed the City Council: Tony Lima, Helen Gannon, Westward Drive, Elaine Martin on behalf of Childhood Cancer Event.

5. Approval of Council Minutes:

A) September 28, 2015 – Regular Meeting

Vice Mayor Best moved to approve the minutes. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

6. Reports from Boards & Commissions:

A) Board of Adjustment – Approval of Actions Taken at their Meeting of September 21, 2015 Subject to the 10-day Appeal Period

Councilman Bain moved to approve. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

7. Public Hearings:

A) A Resolution Of The City Council Of The City Of Miami Springs, Florida Adopting The Final Levying Of Ad Valorem Taxes For General Operations For The City Of Miami Springs For The Fiscal Year 2015-2016; Providing For An Effective Date

City Attorney Seiden read the Resolution in its entirety for the record.

Mayor Garcia opened the public hearing and there were no speakers at this time.

Vice Mayor Best moved to approve the Resolution. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

B) A Resolution Of The City Council Of The City Of Miami Springs, Florida Adopting The Final General Fund, Special Revenue Funds, Debt Service Fund, And Enterprise Fund Budgets For The Fiscal Year 2015-2016; Authorizing The City Manager To Proceed With Implementation Of Service Programs And Projects; Prohibiting Unauthorized Liabilities And Expenditures Of Funds; Providing For An Effective Date

City Attorney Seiden read the Resolution in its entirety for the record.

Mayor Garcia opened the public hearing and there were no speakers at this time.

Vice Mayor Best moved to approve the Resolution. Councilwoman Buckner seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

8. **Consent Agenda: (Funded and/or Budgeted)** None at this time.

9. **Old Business:**

A) Appointments to Advisory Boards by the Mayor and Council Members

There were no appointments made at this time.

10. **New Business:**

A) Resolution - A Resolution Of The City Council Of The City Of Miami Springs Amending The Current Schedule Of Charges For The Use Of City Recreation Facilities And Related Services; Effective Date

City Attorney Seiden read the Resolution by title.

Councilman Petralanda moved to approve the Resolution. Councilman Bain seconded the motion, but later withdrawn by Councilman Petralanda.

Councilman Petralanda made a motion to allow seniors, 60 and over, to use all recreational facilities for free between 9:00 a.m. and 12:00 p.m. Monday through Friday. Councilman Bain seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

B) Approval of Facility Agreement for Theatrical Services – Pelican Playhouse

After some discussion, Councilman Bain moved to approve the agreement with the amended language to reflect the clarification of the non-profit organization fees. Vice Mayor Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

C) Approval of the Memorandum and the First Amendment to Flagpole Antenna Lease Agreement with STC Five LLC and the City of Miami Springs

City Attorney Seiden explained that the contract is a continuation of the current contract.

Vice Mayor Best moved to approve the agreement. Councilman Bain seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilwoman Buckner, Councilman Petralanda and Mayor Garcia voting Yes.

- D) Approval of Memorandum of Understanding with the F.O.P.

City Manager Gorland introduced the item to Council.

Councilwoman Buckner excused herself from the dais and left the meeting room to abstain from the vote.

Councilman Bain moved to approve the Memorandum. Vice Mayor Best seconded the motion, which carried 4-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes; Councilwoman Buckner abstained.

10. Other Business: None at this time.

11. Reports & Recommendations:

- A) City Attorney

The City Attorney had no further comments.

- B) City Manager

City Manager Gorland reminded the public that there will be a yard sale event on Curtiss Parkway this weekend.

- C) City Council

Vice Mayor Best had no report at this time.

Councilwoman Buckner had no report at this time.

Councilman Petralanda had no report at this time.

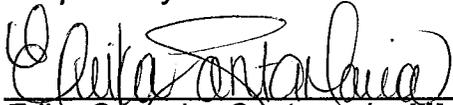
Councilman Bain stated that he heard the Optimist BBQ was a huge hit. He also reminded administration that the flood issue is still pending and is expecting an update.

Mayor Garcia spoke of the Optimist BBQ event. He said the event was very successful and thanked everyone that participated and attended the event.

13. Adjourn

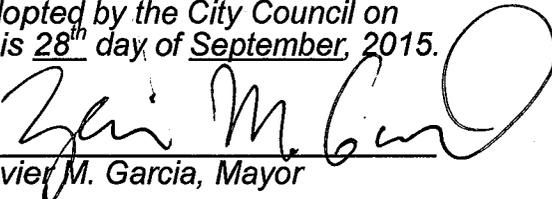
There being no further business to be discussed the meeting was adjourned at 8:35 p.m.

Respectfully submitted:


Erika Gonzalez-Santamaria, MMC
City Clerk



Adopted by the City Council on
This 28th day of September, 2015.


Xavier M. Garcia, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Buckner, Roslyn	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CITY COUNCIL OF MIAMI SPRINGS
MAILING ADDRESS 201 Westward Drive	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY MIAMI SPRINGS MIAMI DADE	NAME OF POLITICAL SUBDIVISION: N/A
DATE ON WHICH VOTE OCCURRED MONDAY, September 28, 2015	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ROSLYN BUCKNER, hereby disclose that on MONDAY, September 18, 2015.

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Matter for vote directly affected me due to the relationship of my spouse, who works for the Police Dept, I would derive an indirect benefit. ie: "Approval of Memorandum of Understanding with the F.O.P. agenda item 10D."

CITY OF MIAMI SPRINGS
2015 SEP 29 P 3:28

September 29, 2015
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment
FROM: Christopher Heid, City Planner
DATE: September 21, 2015
SUBJECT: Application for Public Hearing
CASE # 16-V-15
APPLICANT: AQ Group, LLC
ADDRESS: 5001 NW 36 Street

REQUEST: Applicant is requesting an extension of time for previously approved variances for a six month period of time in accordance with the provisions of Section 150-111 (B)(5).

(The Memorandum with the Staff Report and recommendation from the meeting of November 23, 2014 which approved the project is attached for your review).

ANALYSIS: The possibility of obtaining a building permit within one year as required is extremely unlikely, particularly for a multi-story hotel. Almost all applicants wait until after Board of Adjustment approval to begin working drawings, including electrical, plumbing, mechanical and structural drawings. Only upon the completion of the full working drawings may they be submitted to the City. The applicant must then take the plans to both Miami-Dade County DERM and Fire Departments. County-approved plans are then re-submitted to the City for the City's review to begin in earnest.

The hotel project is as desirable today as it was when it was approved in November, 2014, and the approval should not be allowed to expire.

RECOMMENDATION: It is recommended that the request for an extension of time be approved.



5001 NW 36th ST. MIAMI, FL. 33166
Phone: 305-883-4700 Fax: 305-888-8072

September 14, 2015

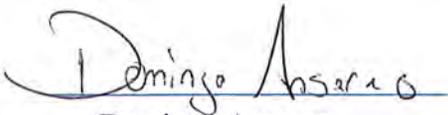
Dear Board of Adjustment:

I am writing to request a time extension of one year for variance number 11-V-14 approved, that will expire on November 13, 2015. This extension is needed to complete the planning and development of the project.

Should you have any additional question do not hesitate to contact me.

Thank You for consideration of my request.

Sincerely,


Domingo Anserero

Sworn to and Subscribed before me this 14 day of September, 2015.
By Domingo Anserero.
Personally Known x or Produced Identification _____
Signature of Notary Public 
Print Name Karla Bello

The notary seal is circular with a palm tree in the center. The text around the border reads 'FLORIDA NOTARY ASSOCIATION' at the top and 'SINCE 1918' at the bottom.
KARLA M. BELLO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF098309
Expires 3/15/2018



AGENDA MEMORANDUM

Meeting Date: 7/18/2016

To: Mayor and Council

From: Ron Gorland, City Manager
William Alonso, Assistant City Manager/ Finance Director

Subject: Eastside parking problems

For some time now, the Administration has met with the single family residents of the eastside area in order to address their concerns and to determine what actions the city could take within our established codes (Attachment A-1 to A-4) to alleviate the situation. As you can see on Attachment B, a series of actions were undertaken by both our Police and Public Works Departments which have had a positive effect. Although residents agree that there have been improvements, they are still unhappy that parking continues on city swales in the area around the Aviation parking lot which is considered commercial (Attachments C-1 & C-2) and the city park swale (Attachment D). These two swale areas provide offsite parking for Miami Springs citizens pursuant to plat dedications. The general consensus of the Administration is that posting no parking signs in these two areas would only exacerbate the problem.

The Administration, as well as the new nursing college, approached Miami Dade Aviation about using the Miami Dade Aviation parking lot (formerly Eastern Airlines lot) about using this lot without success since they already have plans for its use.

We have provided residents the option to contact the city and have signs installed in their own residential swales in order to control unauthorized parking. As you can see on Attachment E, we have had only one request so far from a homeowner in the area and the signs appear to be working.

It is important to note that the Miami Dade Aviation lot and City park swales are not subject to the use of swales ordinance application to off-street swale parking adjoining residential properties. The single family residents in the area are, however, requesting that parking be restricted in commercial swales and city park swales in their area. Some of these residents have requested that only they be allowed to use these two swale areas.

Officer Capote contacted the Managers of the apartment buildings in the area to determine the number of spaces each renter is allowed and if they charge for additional spaces. As you can see from his report (Attachment F) they do not charge for additional spaces and all the buildings, except two of them, provide one space for a one bedroom apartment and two spaces for a two bedroom apartment. It appears that there are larger families renting these apartments and if they have 3 or 4 cars, they are forced to park outside the property of the apartment buildings. Additionally, Police have been unable to obtain evidence that there is "long term parking for the airport" going on in the area.

In addition, Police have no record of any increased criminal activity in this area (Attachment G). As you can see from the attached crime statistics report from the Police department, crime statistics and actual calls have actually decreased compared to last year. Police have increased, and will continue to increase, patrols in the area. Public Works has also increased cleanup activity in this area.

There are two possible actions the city could consider in order to provide additional parking in the area. First, we have contacted the County about converting South Royal Poinciana to one lane westbound in order to provide parking spaces on the north side. The County advised that our first step would be the performance of a traffic study. We contacted the City's Engineers, Craven and Thompson, and they provided a quote for this study of \$49,473.53 (Attachment H). Although this project can be funded with CITT funds, the total project could be extremely expensive and reduce the funds from CITT that would be available for other citywide road and sidewalk repairs. It is unclear at this point how many parking spaces would be created by this project since there are many driveway cutouts currently provided for the apartment and condo buildings along South Royal Poinciana.

A second option is converting the triangle park at South Royal Poinciana and Reagan (Attachment I) from a green space area into a parking lot. This would also be an expensive project and we do not know at this time how many spaces could be created in this area.

Sec. 96-06. - Dedicated right-of-way areas.

The dedicated right-of-way areas of City property for the purposes of this chapter are defined as follows:

- (A) *Parkway*. The portion of a dedicated right-of-way that is unpaved, but generally landscaped, beautified, or otherwise developed by the City, and located in the approximate center of the paved street right-of-way and utilized for nontraffic purposes. This area is also referred to as the "median" located between two paved roadways.
- (B) *Sidewalk*. The portion of a dedicated right-of-way that is constructed of concrete designed for and used primarily by pedestrian traffic, and which is located between a property's boundary or property line and the City swale area.
- (C) *Street*. The portion of a dedicated right-of-way that is generally paved, designed for and used primarily by vehicular traffic, and which is located between parkway and swale areas, or between swale areas if no parkways exist.
-  (D) *Swale*. The portion of a dedicated right-of-way that is unpaved and sodded, designed for and used primarily for the installation of utility and other City services to be provided to adjacent private properties for ingress and egress, for off-site parking, and for landscaping and beautification purposes, and which is located between the paved street right-of-way and the sidewalk, or the boundary or property line of the private property adjacent thereto, if no sidewalk exists.

(1962 Code, § 19-7; Ord. 241, passed 1-23-56; amend. Ord. 844-98, 3-9-98)

Sec. 96-07. - Maintenance of City parkway and swale areas.

- (A) The City shall retain sole jurisdiction over and maintenance responsibility for, all parkway areas in the City.
- (B) It shall be the duty and obligation of all owners of property in the City to maintain all swale areas abutting, adjacent, or contiguous to their property in a good and proper condition. This maintenance duty and obligation for property owners shall include, but not be limited to, sodding, grass cutting, proper landscape maintenance, removal of debris, garbage, or trash, and the elimination of any dangerous conditions or safety hazards in all swale areas.
- (C) Property owners may, however, plant and landscape all abutting, adjacent, or contiguous swale areas to their property for beautification purposes so long as the following conditions and restrictions are met:
- (1) No plantings or landscaping shall be designed, installed or maintained in a manner that constitutes a nuisance or safety hazard.
 - (2) No plantings or landscaping shall in any way obstruct, hinder or restrict the City's use of the swale area for other required purposes.
 - (3) All proposed planting and landscaping designs or plans shall be submitted for approval to the City public works department and City code enforcement department before installation.
 - (4) All trees proposed for planting in City swale areas must be included on the approved City tree list and be planted in conformity with the standards established in the City tree plan.
 - (5) No large railroad ties or concrete pyramid buttons may be located in the City swale areas. However, nonpermanent materials, not exceeding six inches in height, such as small landscape timbers and decorative masonry brick, or natural stone, may be utilized as part of a planting or landscaping plan.
 - (6) The aforesaid approved nonpermanent materials, however, may be located no closer than five feet from the edge of the roadway or pavement, and shall not be farther than two feet from any tree or other planting, and the total area utilized by these materials for beautification and protection purposes shall not exceed four feet in diameter.
 - (7) The approved nonpermanent materials shall be used for the purposes of enclosing specific landscape areas around trees, to protect trunks of trees from lawn maintenance equipment, and for beautification.
 - (8) All plantings and landscaping, with the exception of approved trees, shall be limited to ground covers, bedding, flowers, and other lower height growth items not exceeding 18 inches in height.
 - (9) Small, round and flat-topped concrete parking or traffic buttons may be utilized, so long as the buttons do not obstruct the access to, nor the use of, the City swale areas.
- * (D) In consideration for the duty and obligation imposed by this section upon property owners to maintain all swale areas abutting and adjacent to their property, and the liability created by the provision hereof requiring the elimination of any dangerous conditions or safety hazards in such swale areas, owners of

property abutting and adjacent to swale areas are hereby granted a preferential right to the usage of such swale areas as hereinafter set forth.

- ~~*~~ (1) The preferential right herein conferred upon such property owners shall include all reasonable and justifiable usages of the swale areas, including, but not limited to, the parking of automobiles and the beautification purposes provided in subsection (C) of this section.
- (2) The property owner may also permit others to utilize the subject swale areas for all reasonable and justifiable purposes.
- ~~*~~ (3) The property owner may enforce its preferential rights to the usage of such swale areas by requesting that other parties utilizing such areas, without permission or authorization, cease and desist from the unauthorized use of such areas immediately. If the property owner's request to discontinue the unauthorized use is unsuccessful, the property owner may contact the City Code Compliance Department or the City Police Department for assistance in enforcing the preferential rights conferred by this section.
- ~~*~~ (4) The use of any such swale area by any party in contravention of the provisions of this section shall be subject to the code enforcement provisions and procedures set forth in the City Code of Ordinances and the provisions of the Miami-Dade County Code of Ordinances and state law applicable to such unauthorized use.

(1962 Code, § 19-7; Ord. 241, passed 8-24-59; amend. Ord. 844-98, passed 3-9-98; amend. Ord. 922-05, passed 3-14-05; amend. Ord. 948-06, passed 12-11-06)

Sec. 70-10. - Parking regulations for City parkways.

- (A) *Permitted parkway parking.* Motor vehicles may be parked in the public right-of-way median areas of Curtiss Parkway, Morningside Drive Parkway, and Westward Drive Parkway in accordance with the following rules and regulations:
- (1) Parking must be parallel with the adjoining street pavement.
 - (2) Parking must be as close to the adjoining street pavement as is reasonably practicable.
 - (3) Parking shall not exceed the distance of ten feet from the adjoining street pavement to the side of the motor vehicle farthest from the pavement.
 - (4) Parking is prohibited in all areas of the Parkway median that are curbed.
- (B) *Prohibited parkway use.* Curtiss Parkway, Morningside Drive Parkway, Westward Drive Parkway and all other City Parkways shall not be used for any other purpose, unless specifically authorized in writing by the City.
- (C) *Prohibited parkway parking exceptions.* Parking is prohibited on all other public right-of-way median Parkway areas in the City, except as set forth below:
- (1) Parking for special events authorized in writing by the City.
 - (2) Parking for limited short-time use by service vehicles such as the United States Postal Service, lawn service companies, repair service vehicles, emergency police vehicles and similar uses.
- (D) *Enforcement.* It is the policy of the City to provide courtesy notices of prohibited parking before any punitive enforcement action is taken by the City Code Enforcement Department or Police Department in regard to parking on the prohibited parkway areas of the City.
- * (E) *Signage.* Nothing contained herein shall in any way prohibit, restrict or limit the placement of no parking signs in prohibited parkway areas of the City in the future.

(Code 1962, § 22-2; Ord. 222, passed 1-13-58; amend. Ord. 1029-2011, passed 11-28-11)

Cross reference— Penalty, § 10-99.

William Alonso

From: William Alonso
Sent: Tuesday, June 07, 2016 2:10 PM
To: DEV STEFFEN (steffen72428@bellsouth.net)
Subject: FW: 450 Ragan Drive
Attachments: image1.JPG; image2.JPG; image3.JPG

Good afternoon :

The Manager, Police Chief, PW Director and I visited the area yesterday and based on that visit we took the following actions:

POLICE /ADMINISTRATION ACTIONS:

- Last week, the Police Dept. concentrated on issuing citations to those vehicles that were parked close to the stop sign, fire hydrant etc..
- Over the past few months, the City Manager and Police Chief have met with you and the affected homeowners in order to discuss ways to improve the situation. They have also met with the owners of the new nursing school to discuss the parking issues. The City is doing and has done all it can, within the current city ordinances, to develop solutions to this problem, and we will continue to do so.
- In regards to the parking situation in the area of Regan Drive and LaBaron; MSPD has been actively taking appropriate action. Our Motors Unit have daily STEP (Selective Traffic Enforcement Program) in the general area on a daily basis. Although, the majority of these STEP details are directed toward moving traffic violations our day shift motor units write an average of 4-6 parking citations on a daily basis. I have instructed all of our patrol shifts to conduct active patrols in the area when they can, based on the calls for service and take any appropriate action. I have instructed Ofc. L. Neto of the afternoon shift, who is traffic oriented, to patrol the area twice during his shift and take proper enforcement. Again, this is contingent on his availability due to routine calls for service. On Wednesday, June 1, 2016, I instructed Sgt. Estok, the afternoon shift supervisor to make contact with the new residents ant 1521 La Baron, and with Ms. Stefan, to discuss their parking concerns and to determine how MSPD could continue to assist in alleviating these issues. I have not heard back from Sgt. Estok due to his being off the last 2 nights. I am waiting for Sgt. Estok's and let you know the results of his contacts with the neighbors in the Ragan and La Baron area

Public Works/Administration Actions:

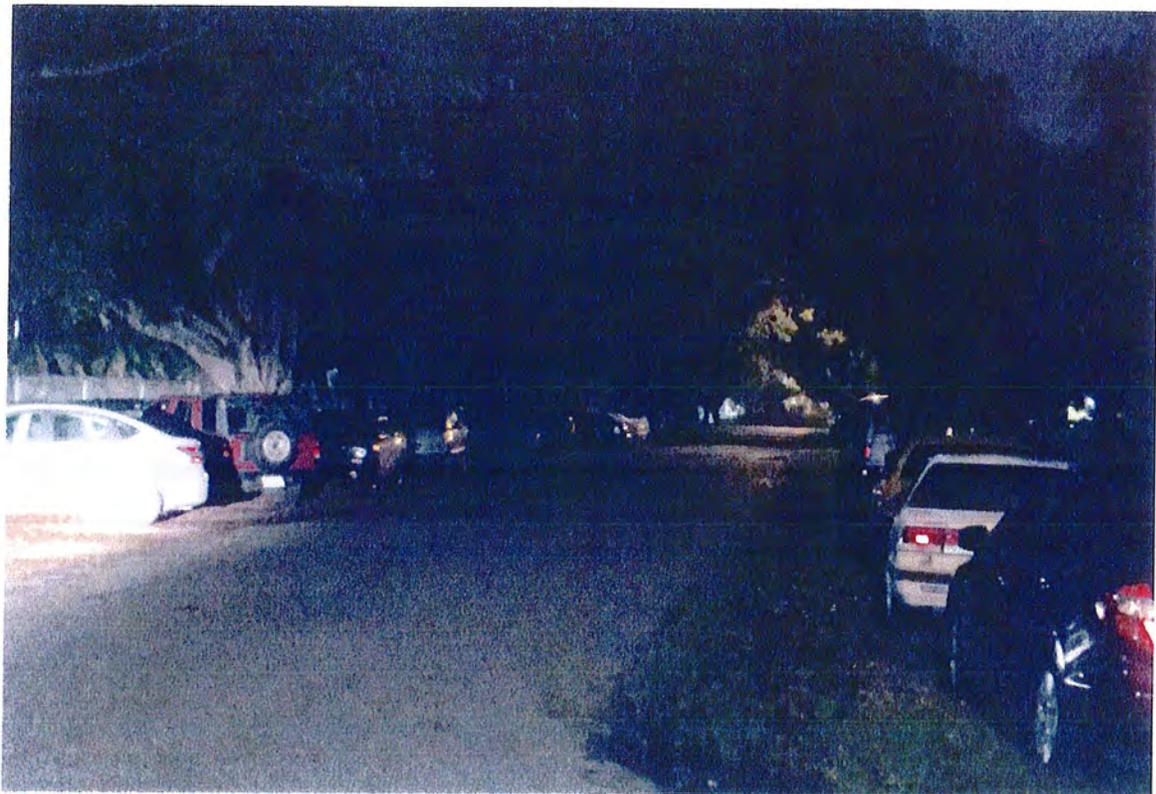
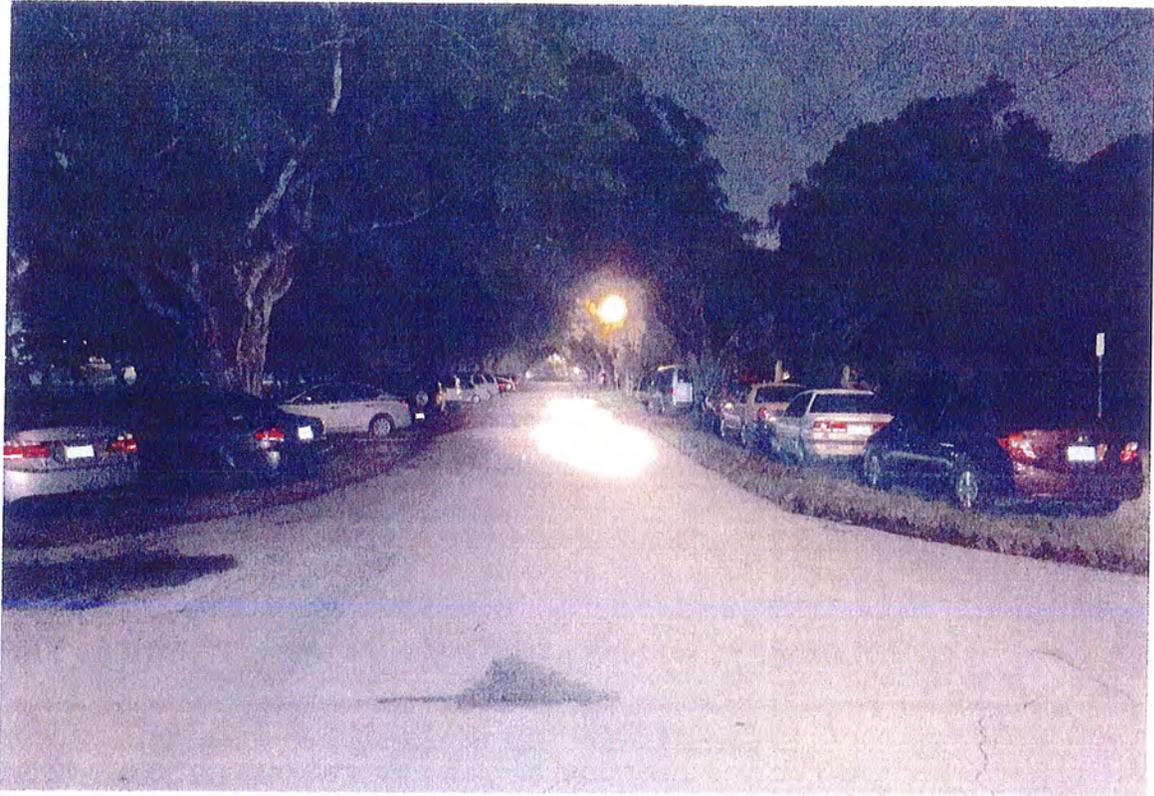
- Public Works met with a County Representative today and he informed us that the signs posted on the fence are illegal and they will contact the Aviation Dept. to see who put those up and why.
- Over the last few months the Public Works Department has installed trees in the area at resident's request. We replaced faded signs on Lee Drive and added Park Hour signs in the park. We make daily site visits for excess trash that gets thrown on swales and placed into the tree trunks and fencing. Public Works has also been in contact with Miami Dade County to inquire about changing S Royal Poinciana westbound to one lane and providing additional parking spaces in front of the apartment buildings in the area. We are awaiting their response of the feasibility of doing this.
- As you can see in the attached pictures, the homeowner requested signage in his swale at 450 Ragan, the signs were installed yesterday. If any other homeowner wants signage on their swales, please contact Tom Nash, PW Director to arrange that. Please remember that these signs say "Unauthorized Parking Prohibited" this means that the homeowner needs to contact the MSPD when an unauthorized vehicle is parked in their swale since we have no way of knowing which b=vehicles are authorized or not.



C-1



C-2





D



E

William Alonso

From: William Alonso
Sent: Tuesday, July 05, 2016 7:58 AM
To: William Alonso
Subject: FW: SRP Apartment/Condo Parking

From: Jorge Capote [<mailto:jcapote@mspd.us>]
Sent: Friday, June 24, 2016 11:53 AM
To: 'jmulla@miamisprings-fl.gov'
Cc: 'Jimmy Deal'; 'Janice Simon'
Subject: SRP Apartment/Condo Parking

Captain Mulla,

 I made contact with 8 buildings today from 511 South Royal Poinciana down to 711 South Royal Poinciana. Almost all of the buildings assign parking spaces the same way. A 1 bedroom unit gets one parking space and a 2 bedroom unit gets 2 parking spaces. 709 SRP and 711 SRP are the only exceptions. They only have one space per unit regardless of how many bedrooms. Visitor Parking is minimal (3 to 5 spaces) if they even have any visitor parking at all. Once again, 709 SRP and 711 SRP are the only exceptions with a total of 15 visitor spaces. All of them said that they DO NOT charge for extra spaces. A few of them said that they don't have any extra spaces to charge for.

I saw that the County has also finished posting their "No Parking" signs. The entire swale area around the fenced in parking lot across from these buildings is now a "No Parking" zone. Except for 3 cars in the mid-block area of Ragan Drive, no one was parked on the perimeter of the lot. I did not observe anyone parked on the swale in front the residences on Ragan Dr, Labaron Drive or Lee Drive. I was there about 9:05 am so it is very possible that there were less cars because people went to work.

Thank You,

Officer Jorge Capote

Miami Springs Police Department
Community Policing Office
274 Westward Drive
Miami Springs FL, 33166
jcapote@mspd.us
Ph: 305-888-5286
Fx: 305-805-5155

Summary and Comparison of Crimes in Grid 1014 between January 1st and June 30th 2015 -2016

	2015	2016
Total number of calls	323	300

Some of the noticeable differences between 2015 and 2016:

Disturbance calls	63	92
Suspicious person/vehicle calls	121	86
Stolen vehicles	8	2
Burglary to curtilage	10	2
Burglary to vehicle	36	28
Narcotics violation	5	0
Robbery	1	0

EXHIBIT "A"

**CITY OF MIAMI SPRINGS
South Royal Poinciana Boulevard Lane Reduction and Parking
Scope of Services - Fee Proposal
Task Order No. 10
June 24, 2016**

This Task Order for Professional Consulting Services ("task Order" hereafter) is made on the ___ day of _____, 2016, between the City of Miami Springs, a Florida municipal corporation located at 201 Westward Drive, Miami Springs, Florida 33166 ("City" hereafter) and Craven Thompson & Associates, ("CTA" hereafter) a Florida corporation, whose local business address is 3563 NW 53rd Street, Fort Lauderdale FL 33309.

1.0 Introduction / Background

The City of Miami Springs is investigating the possibility of reducing the number of lanes on South Royal Poinciana Boulevard (from Forrest Drive to SW 42nd Avenue) from four lanes, two in each direction, down to a total of two lanes, one in each direction, and adding parallel parking on each side of the road. The additional parking has become necessary as the lack of parking in the area has caused significant disruption to the neighborhood. If the four lane down to two lane reduction is not feasible, a reduction to three lanes with parking on one side of the road only will be investigated.

Miami-Dade County owns the right-of-way for this segment of S. Royal Poinciana Boulevard. The County is willing to consider the lane reduction and parking within the right-of-way subject to the City providing a traffic analysis and conceptual engineering/layout plan for the geometry of the lane reduction and proposed parking. CTA's sub-consultant, R. J. Behar & Company Inc.,- (Behar), will provide the traffic analysis, while CTA will provide the survey, conceptual engineering plan, and submittal to the Miami-Dade County Traffic Engineering Division (MDCTED).

2.0 Scope and Fees

Task 1 - Traffic Analysis

Phase I

a. Study Methodology

Prepare draft and final proposed Study Methodology. This task includes review and comment by the City of Miami Springs and the MDCTED.

b. Coordination With Miami-Dade County

Anticipates two (2) meetings with the MDCTED to review initial draft and develop final document of the Study Methodology.

Sub-Total Phase I (Behar)\$2,259.00

Phase II (begins subsequent to approval of Study Methodology)

a. Crash Analysis

Obtain readily available crash history (most recent 3 years if available) along the project limits of S. Royal Poinciana Boulevard (data and/or police reports to be provided by the City of Miami Springs). Analyze obtained crash data to determine safety issues and concerns that will be addressed as part of the study.

b. Data Collection and Field Observations – Traffic data to be collected no sooner than *two weeks after school opens for the new school year*

Collect 72-hour bi-directional vehicular volume counts during typical commuting work days (Tuesday, Wednesday, and Thursday) using machine traffic counters on S. Royal Poinciana Boulevard at three locations: southeast of Forest Drive; northwest of Sheridan Drive; and northwest of Coolidge Drive. In addition to the counts, collect vehicular speed data at the location northwest of Sheridan Drive. Traffic count data will be summarized by hourly intervals and converted to their average annual equivalent using the appropriate factors from FDOT traffic data sources.

Traffic counts data will be summarized by hourly intervals and converted to their average annual equivalent using the appropriate factors from FDOT traffic data sources.

Collect 4-hours turning movement counts (TMC) at the following four (4) unsignalized intersections with S. Royal Poinciana Boulevard:

- i. At Forrest Drive
- ii. At Sheridan Drive
- iii. At Kenmore Drive
- iv. At Coolidge/Oakwood Drive

The TMCs will include vehicles, trucks, pedestrians and bicycles. The data will be collected from 7 to 9 AM and from 4 to 6 PM during a typical commuting day (Tuesday, Wednesday or Thursday) unless determined otherwise by the collected 72 hour counts.

Conduct field observations at each of the above indicated intersections during the AM and PM peak hour to assess pedestrian, bicycle, vehicular operations and safety. Observations will include obvious deficiencies with existing traffic signs, pavement markings, roadway surface conditions, sidewalks and drainage. Results of the field review will determine obvious operational and safety concerns as well as roadway physical defects and deficiencies that would assist in making potential improvement recommendations.

c. Existing Operational Analysis

Perform AM & PM peak-hour capacity / LOS analyses at the above identified four (4) unsignalized intersections. Results will be presented in tabular form reflecting vehicular queues, vehicular delays, v/c ratios and LOS for each lane-grouping, intersection approach and for the whole intersection as applicable. The analyses will use HCS+ software based on the methodologies of the 2010 Highway Capacity Manual (2010 HCM).

Perform roadway link analysis on S. Royal Poinciana Boulevard using the latest readily available FDOT Generalized Level-of-Service/ Capacity tables.

d. Vehicular Traffic Projections

From the Miami-Dade MPO adopted LRTP obtain readily available base year and future year(s) vehicular traffic volumes for S. Royal Poinciana Boulevard within the study limits.

Using data provided by in the MPO data develop vehicular traffic volumes growth rates by interpolation between the base year and future year(s) traffic volumes.

Apply the above obtained growth rates to the existing adjusted vehicular traffic volumes for the above referenced four (4) intersections and corresponding roadway segments. Vehicular volumes will be developed for 10 years into the future (year 2026). Projected vehicular volumes will be checked for reasonableness and if necessary adjusted in accordance with accepted practice.

e. Future Operational Analysis

Capacity / LOS analyses will be performed using the year 2026 forecasted vehicular volumes at the above selected four (4) unsignalized intersections. The analysis includes up to three (3) alternatives: a “Do-nothing” alternative (no improvements) and two improvement alternatives. The analyses will use HCS+ software based on the methodologies of the 2010 Highway Capacity Manual (2010 HCM).

Perform roadway link analysis on S. Royal Poinciana Boulevard using the latest readily available FDOT Generalized Level-of-Service/ Capacity tables.

f. Recommendations

From the results of the tasks above, determine operational and / or safety improvements and measures to address and / or mitigate identified deficiencies as well as input received from the City, stakeholders and the MDCTED.

g. Study Report

Based on the results of previous tasks an initial draft report will be prepared and submitted to the City of Miami Springs for their review. A second draft and final reports will be prepared and submitted to the MDCTED for their review. A final report will be prepared and submitted considering input received from the City and the MDCTED.

h. Coordination

In addition to meetings with City staff and the MDCTED, one presentation will be made to the City Council to present the final draft study findings and recommendations.

Total of five (5) meetings are anticipated.

- Two meetings with City staff.
- Two meetings with Miami-Dade County Traffic Engineering Division

- One Presentation to the City Council

Sub-Total - Phase II (R.J. Behar)..... \$17,694.53

Sub-Total - Phase II (CTA).....\$1,700.00

Task 1 (Phases I & II CTA and Behar) \$21,653.53

Task 2 – Topographic Survey for Engineering Design for S. Royal Poinciana Blvd.

Prepare a topographic survey of a portion of South Royal Poinciana Blvd. in the City of Miami Springs, from 100 feet west Forrest Drive, running southeast to the west right-of-way line of NW 42nd Avenue; including the asphalt turnout areas of all cross streets lying to the south.

- All surveys will meet all of the current surveying “Standards of Practice” requirements of the Board of Professional Surveyors and Mappers of the State of Florida, as defined in Chapter 5J-17.050 - .052, Florida Administrative Code.
- The survey will include the finding or establishing Survey Control monumentation for the existing Right-of-way and adjacent properties to tie all improvements to.
- The location of all above ground and visible improvements including pavement, slabs, fences, signs, trees, overhead wires and utility features within the right-of-way limits of this survey as defined.
- Cross-section elevations will be taken at 100 intervals along the entire route.
- Rims, Inverts and pipe sizes will be measured on all sanitary and drainage structures, if accessible and physically unobstructed, otherwise they will be noted on the drawing.
- All elevations will be relative to North American Vertical Datum of 1988 (NAVD88) and based on National Geodetic Survey (NGS) or Florida Department of Transportation (FDOT) Benchmarks.
- Two benchmarks will be provided on or immediately adjacent to each site for future construction.
- The preparation of the survey drawing will be in AutoCAD Civil 3D, version 2014 or higher, drawing file format, and provided along with hard copy signed and sealed surveys.

Task 2 \$13,560.00

Approximate time of completion of Task 2: Five (5) to Six (6) weeks, after receipt of Notice to Proceed (weather permitting).

Task 3 – Conceptual Engineering & Geometry Plan

CTA will develop a conceptual geometric plan based on the traffic analysis and the Design Topographical Survey. We will develop lanes roadway geometry and parking geometry per Miami-Dade County and AASHTO “Green Book” standards

The design will account for existing driveways, existing utilities, existing preliminary drainage patterns, and other known above or below ground improvements affecting the geometry.

Geometric plans will include approximately three (3) conceptual geometric roadway cross sections.

Conceptual Engineering includes preliminary pavement marking & signage.

Includes two (2) meetings with MDCTED, and one presentation to City Council

Task 3 \$13,760.00

Reimbursables

Reimbursable expenses such as courier services, progress prints, etc.

Estimated Budget..... \$500.00

Assumptions

- a. Work order does not include any geotechnical investigation
- b. No design calculations included
- c. Does not include cost estimates
- d. Does not include final plans, construction documents, bidding assistance, or services during construction
- e. Does not include environmental services.

Budget

WORK ORDER 10 TOTAL..... \$49,473.53

3.0 Schedule

CONSULTANT will complete the three Tasks outlined above within eighty (80) working days of the receipt of a notice-to-proceed from the CITY. This assumes overlap of Tasks 1 & 2.

4.0 Authorization

This Task Order is issued in compliance with the Consultants' Competition Negotiation Act, Section 287.055, Florida Statutes, and pursuant to the Agreement for Professional Consulting Services between the City of Miami Springs and Craven Thompson & Associates dated May 4, 2015.

Approved by:

Signature

Date

Ronald Gorland, City Manager
City of Miami Springs

ATTEST:

City Clerk

Approved as to form and legal sufficiency:

City Attorney

CONSULTANT: Craven Thompson & Associates, Inc.

By:  _____

Print Name: Patrick J. Gibney, P.E.

Print Title: Vice President, Engineering



1