



BOARD OF ADJUSTMENT

MONDAY, APRIL 4, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



**BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA**

**AGENDA
Regular Meeting
Monday, April 4th, 2016
6:30 p.m.
Council Chambers
City Hall**

**Chairman Manuel Pérez-Vichot
Vice Chair Ernie Aloma
Board member Bob Calvert**

**Board member Bill Tallman
Board member Juan Molina
Alternate Alejandro J. Gonzalez**

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES OF REGULAR MEETING

A) January 4, 2016

3. SWEARING IN OFF ALL WITNESSES AND ZONING AND PLANNING DIRECTOR

4. NEW BUSINESS

A) **Case # 02-V-16
CAD AQUISTAIONS, LLC
80 MORNINGSIDE DRIVE
Zoning: R-1C**

Applicant is seeking an after-the-fact variance in order to waive the required minimum finished floor elevation.

B) **Case # 03-V-16
665 MOKENA PARTNERS, LLC/STEVE MARIN
665 MOKENA DRIVE
Zoning: NW36**

Applicant is seeking a variance in order to construct a new 120 room hotel.

5. OLD BUSINESS

None.

6. ADJOURNMENT

The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code
Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made
of the proceedings, which record includes the testimony and evidence upon which the appeal is made.
(F.S. 286.0105)



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, January 4, 2016 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:31 p.m.

The following were present:

- Juan Molina
- Bill Tallman
- Bob Calvert
- Alejandro Gonzalez

Absent:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma

Also present:

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

In the absence of Chairman Perez-Vichot and Vice Chair Aloma, Board member Tallman, the longest serving board member that was present, served as Chairman.

2) Approval of Minutes

The minutes for the November 2, 2015 meeting were tabled until the next Board of Adjustment meeting due to the absence of Chairman Perez-Vichot and Vice Chair Aloma.

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 # 01-V-16
ADRIAN M. GERBER
701 MORNINGSIDE DRIVE
Zoning: R-1B
Lot Size: 12,750 SQ. FT**

Applicant is seeking a variance from Section 150-041 (F) in order to construct an attached screen enclosure in the rear yard of an existing single family home.

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

Board member Tallman asked the applicants if they wanted to comment on the project.

Amado Antonio Reyes of 701 Morningside Drive explained that the project would be to add a screened enclosure in the back of the house, facing the lake mainly for his mother-in-law to enjoy the fresh air during the evenings.

Jennifer Reyes of 701 Morningside Drive added that another reason they wanted to put the screen in was because the home is on the lake and they experience a lot of mosquitos and other wildlife in the yard. The screen enclosure would prevent any wildlife from entering the house when they have their doors open.

Zoning and Planning Director Heid commented that the screen enclosure would not only be in a practical location facing the lake, it is aesthetically where you would want to have it as well.

Alternate Board member Gonzalez asked Zoning and Planning Director Heid if the front of the property considered to be on Morningside Drive. Zoning and Planning Director Heid responded that the narrow portion of the lot is considered the front. He added that even if the front door and driveway were on De Leon Drive, it is the narrow portion of the lot that is considered the front.

Board member Tallman asked the Board if there were any other comments and there were not.

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

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

5) **Old Business: None.**

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:41 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”.

VARIANCE CASE

NO. 02-V-16

CAD ACQUISITION, LLC

80 MORNINGSIDE DRIVE

BOARD OF ADJUSTMENT

MEETING: 04-04-2016

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: April 4, 2016

SUBJECT: Application for Variance

CASE # 02-V-16

APPLICANT: CAD Acquisitions, LLC

ADDRESS: 80 Morningside Drive

ZONING DISTRICT: R-1C, Single Family Residential

REQUEST:

1. The applicant is seeking an after-the-fact variance from Section 154-31 (A) in order to waive 0.33 feet (four inches) of the minimum finished floor elevation of 8 feet. (Approval of a minimum finished floor elevation of 7.67 feet requested).

THE PROPERTY: The property is rectangular in shape, with 50 foot of frontage on Hibiscus Drive and a depth of 112 feet on Morningside Drive, for a total lot area of 5,600 square feet. The property abuts an alley at the rear.

THE PROJECT: The subject building is a newly constructed 1,630 square foot one story single family house with four bedrooms and three bathrooms.

During plan review, a previous building official noticed a discrepancy between the plans drawn by the architect, which showed a minimum finished floor elevation of 7.67 feet, and those drawn by the structural engineer, which showed a minimum finished floor elevation of 8.4 feet. (The actual minimum finished floor elevation for this property is eight feet). The building official required that this discrepancy be corrected.

However, instead of raising the architect's plans to 8.4 feet to meet (and exceed) the city's code, the structural engineer's plans were lowered to 7.67 feet, below the city's requirements. The two sets of plans were then in agreement, but the building official did not notice that they had fallen below the minimum code requirement. The permits were issued, and the house was constructed accordingly.

The problem with the minimum finished floor elevation was detected by the current Building Official during the final inspection. A Temporary Certificate of Occupancy (TCO) has been issued while the applicants go through the variance process.

ANALYSIS: Base elevations are established by the Federal Emergency Management Agency (FEMA). The minimum base elevation of this property is established at seven feet. However, the City's code requires that the minimum finished floor elevation must be one foot above the FEMA requirement. And, at 7.67 feet, the base elevation exceeds the FEMA requirement.

The requested elevation waiver is minor in nature, and requiring its correction would be an extreme hardship.

RECOMMENDATION: It is recommended that the request for variance be approved, subject to the following condition:

1. 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.



Official Use Only
 Submittal Date: _____
 Case No.: 02-V-16

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>CAD Acquisition, LLC</u>	PROPERTY ADDRESS <u>80 Morningside Dr.</u>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <u>706 253 0220.</u>	E-MAIL ADDRESS <u>launa.r2013@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>ES0 FT TRF 74 Country Club Ests Sec 1 Rev P2</u>	LOT SIZE AND ZONING DISTRICT <u>5600</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 <u>X</u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>3 Years.</u>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? <u>\$ 10 000</u>

(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.



Detail by Entity Name

Florida Limited Liability Company

CAD ACQUISITIONS, LLC

Filing Information

Document Number	L12000094324
FEI/EIN Number	61-1688756
Date Filed	07/20/2012
Effective Date	07/20/2012
State	FL
Status	ACTIVE

Principal Address

15476 NW 77TH COURT
439
MIAMI LAKES, FL 33016

Mailing Address

15476 NW 77TH COURT
439
MIAMI LAKES, FL 33016

Registered Agent Name & Address

JOLLEY, CASEY
10275 COLLINS AVE
617
BAL HARBOUR, FL 33154

Address Changed: 03/14/2013

Authorized Person(s) Detail

Name & Address

Title MGR

Jolley, Casey
10275 Collins AVE
617
Bal Harbour, FL 33154

Variance Application Request Letter

Subject Property: 80 Morningside Drive, Miami Springs, FL 33166

Legal Description:

The East 50 feet of Tract "F" in Block 74, of Country Club Estate Section 1, according to the Plat thereof recorded in Plat Book 34, Page 39 of the Public Records of Miami-Dade County, Florida.

Formerly Known as: Lot 1, Block 74, of Country Club Estates, Section 1, according to the Plat thereof recorded in Plat Book 28, Page 11 of the Public Records of Miami-Dade County, Florida.

Folio No. 05-3024-007-1690

Request: A variance for the property to allow for a elevation difference of 0.73 feet. This request comes before the board due to, what can be described as, a perfect storm of errors. Initially there was a discrepancy between the Finish Floor Elevation (F.F.E.) provided by the architect and the structural engineer, F.F.E. of 7.67' and F.F.E. of 8.40' respectively. This discrepancy what noted by, and discussed with, the building official and the plans were changed to reflect the F.F.E. 7.67', the property owner is has now been told that the F.F.E. needs to be 8.40'. The structure has been built making a variance the only means of correcting the situation with the exception of demolishing and rebuilding.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/7/2016

Property Information	
Folio:	05-3024-007-1690
Property Address:	80 MORNINGSIDE DR Miami Springs, FL 33166-5239
Owner	CAD ACQUISITIONS LLC
Mailing Address	15476 NW 77 CT #439 MIAMI LAKES, FL 33016 USA
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	1,475 Sq.Ft
Living Area	1,450 Sq.Ft
Adjusted Area	1,462 Sq.Ft
Lot Size	5,600 Sq.Ft
Year Built	2015



Assessment Information			
Year	2015	2014	2013
Land Value	\$86,719	\$78,856	\$65,675
Building Value	\$0	\$0	\$10,994
XF Value	\$0	\$0	\$605
Market Value	\$86,719	\$78,856	\$77,274
Assessed Value	\$86,719	\$78,856	\$77,274

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
18 19 53 41 24 53 40 .12 AC
COUNTRY CLUB ESTS SEC 1 REV PL
E50FT TR F BLK 74 PB 34-39
LOT SIZE 50.000 X 112
OR 12745-2749 1285 4

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,719	\$78,856	\$77,274
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,719	\$78,856	\$77,274
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,719	\$78,856	\$77,274
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,719	\$78,856	\$77,274

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2013	\$100,000	28474-2785	Qual by exam of deed
07/23/2012	\$90,000	28206-1799	Qual by exam of deed
03/01/2005	\$0	23207-3357	Sales which are disqualified as a result of examination of the deed
10/01/1985	\$69,900	12694-0205	Sales which are qualified

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:



CITY OF MIAMI SPRINGS
DADE COUNTY, FLORIDA
BUILDING DIVISION

TEMPORARY CERTIFICATE OF OCCUPANCY
(CONFORMING 60 DAYS)

PHONE 805-5030

January 20, 2016

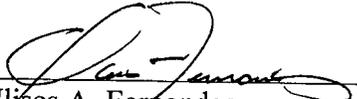
CAD ACQUISITIONS LLC
80 Morningside Drive
Miami Springs, FL 33166

Permit #14-331

This certifies that the building located at **80 MORNINGSIDE DRIVE, MIAMI SPRINGS, FL 33166**, has been inspected, and that the use thereof as a **SINGLE FAMILY HOME, Permit #14-331**, is approved subjected to your providing the following information, approvals and/or undertaking the noted corrective actions:

1. An affidavit was submitted to our Building Official stating a variance will be submitted into the City of Miami Springs. Pending approval then this address will obtain a Certificate of Occupancy for this property.

A new certificate is required for each change in the use, or after alterations of the property described. A new certificate voids any certificate of prior date.


Ulises A. Fernandez
Building Official

SEE OTHER SIDE!

CITY OF MIAMI SPRINGS

BUILDING PERMIT

THIS PERMIT CARD MUST BE DISPLAYED IN FRONT OF JOBSITE
DO NOT REMOVE UNTIL JOB IS COMPLETED (Ref. SFBC SEC. 304.1 (a))

PERMIT NUMBER: 14-331 DATE ISSUED: 7/2/14
JOB SITE ADDRESS: 80 Morningside Dr.
PROPERTY OWNER: CAD ACQUISITIONS LLC
CONTRACTOR: Draam Construction Inc.
TYPE OF WORK: New Single Family Home

BUILDING INSPECTIONS

NOTICE OF COMMENCEMENT
TERMITE TREATMENT CERTIFICATE
FOUNDATION/FENCE HOLE
SOIL DENSITY REPORT(S)
SLAB
FILLED CELLS / COLUMNS
DRY WALL SCREW

TIE BEAM: 1ST FL 2ND FL
TRUSSES
SHEATHING
WINDOWS
FRAMING
INSULATION ATTIC WALL
FINAL
PASS SUBJECT TO = PENDING VARIANCE FOR FINISH FLOOR ELEVATION HEIGHT. NEW CONSTRUCTION REQUIRES 1'-0" ABOVE BASE FLOOR ELEVATION (7'-0") + 1'-0" (8'-0") F.F.F.

POOL INSPECTION

MAIN DRAIN
ELECTRIC ROUGH
POOL STEEL
POOL PIPING
LIGHT NICHE
DECK

LIGHT & GROUNDING
SLAB
ELECTRIC FINAL
PLUMBING FINAL
POOL BARRIER
BUILDING POOL FINAL

PLUMBING INSPECTIONS

GROUND ROUGH
TOP OUT
TUB AND WATER PIPE
SEWER CONNECTION
FINAL PLUMBING

ELECTRICAL INSPECTIONS

UNDERGROUND SERVICE
TEMPORARY FOR CONST.
WORK WITH
ROUGH
FINAL ELECTRIC

MECHANICAL INSPECTIONS

SPECIAL INSPECTIONS

UNDERGROUND
ROUGH DUCT
MECHANICAL FINAL

SHUTTER FINAL

FOR ALL INSPECTIONS CALL THE BUILDING DEPT. 48 HOURS IN ADVANCE AT: 305-805-5030 BETWEEN 8:00 AM & 3:00 PM ONLY. PERMIT NUMBER REQUIRED FOR INSPECTION REQUEST

** SEPARATE PERMITS MUST BE SECURED FOR ELECTRICAL, PLUMBING, MECHANICAL, DRIVEWAYS, WINDOWS, DOORS, SHUTTERS AND ROOFING BEFORE WORK IS STARTED. PLANS & PERMIT MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION INSPECTION IS REQUIRED AT LEAST EVERY 180 DAYS OR PERMIT WILL EXPIRE. ** ALL FINAL INSPECTIONS REQUIRED PRIOR TO ISSUING CERTIFICATE OF OCCUPANCY.

NOTE: City Code Section 93.09 (A) in part states, "Industrial wastes and non-combustible refuse, as defined herein, must be removed by owner, occupant, operator, or contractor performing such work, or other person creating or causing such accumulation of such materials, as the case may be."

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. NOTICE OF COMMENCEMENT IS REQUIRED ON ANY JOB VALUED AT GREATER THAN \$2,500.

ADDRESS . . : 80 MORNINGSIDE DRIVE SUBDIV:
 CONTRACTOR : DRAAM CONSTRUCTION INC PHONE : (786) 715-5044
 OWNER . . : CAD ACQUISITIONS LLC PHONE : (305) 821-6617
 PARCEL . . : 05-3024-007-1690
 APPL NUMBER: 14-00000331 NEW SINGLE FAMILY HOME - ATTACHED

PERMIT: BLDG 00 BUILDING PERMIT - RESIDENT

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B001 01	7/31/14 8/04/14	ER DA	<p>BLDG FOUNDATION</p> <p>****PER THE BUILDING OFFICIAL****</p> <p>A SPOT SURVEY MUST BE AVAILABLE AFTER THE PLACEMENT OF THE PERIMETER BLOCK.</p> <p>July 30, 2014 2:35:17 PM miaslsh. FELIX 786-718-0513</p> <p>August 4, 2014 8:38:20 AM miascjr. 1- TERMITE TREATMENT CERTIFICATE NEEDED 2- DENSITY 98% REQUIRED. 3- CHECK F.F.E. AS TO PLAN DIFFERS GRADE 5.5 TO 6.4 ELEVATION NOW ENGINEER 8.40 N.G.V.D. ARCHITECT 7.67 M.S.L. (NO! STAKE ON JOB 1.25 ABOVE GRADE 6.4 6.4 +1.25 = 7.65+- MUST SEE WHY M.S.L. IS BEING USED OVER N.G.V.D. (9" HIGHER TO BE USED)</p>
B001 02	8/05/14 8/07/14	ER AP	<p>BLDG FOUNDATION</p> <p>****PER THE BUILDING OFFICIAL****</p> <p>A SPOT SURVEY MUST BE AVAILABLE AFTER THE PLACEMENT OF THE PERIMETER BLOCK.</p> <p>August 1, 2014 2:51:48 PM miaslit. contact person: Felix 786-718-0513 August 7, 2014 9:50:00 AM miaslsh. 1.RECEIVED DENSITY AND TERMITE TREATMENT</p>
BSTW 01	8/15/14 8/15/14	ER AP	<p>BLDG STEM WALL</p> <p>August 14, 2014 9:33:45 AM miascjr. August 15, 2014 10:37:21 AM miascjr.</p>
B002 01	8/29/14 8/29/14	ER AP	<p>BLDG SLAB</p> <p>August 28, 2014 12:35:13 PM miaslsh. FELIX 786-718-0513 August 29, 2014 11:54:39 AM miaslsh.</p>
BLDG 01	11/13/14 11/14/14	ER AP	<p>BLDG FILL CELL/COLUMN</p> <p>November 12, 2014 9:50:21 AM miaslsh. FELIX 786-718-0513 November 14, 2014 12:24:46 PM miaslsh.</p>
B004 01	11/13/14 11/14/14	ER AE	<p>BLDG TIE BEAM/COLUMN 1 FLOOR</p> <p>FORMS MUST BE OPEN ON ONE SIDE FOR INSPECTION COLUMNS AND TIE BEAMS</p> <p>November 12, 2014 9:49:24 AM miaslsh. FELIX 786-718-0513 November 14, 2014 12:24:54 PM miaslsh. TEXT OR CALL IN MORNING FOR STRIPS TO BE ADDED ON EACH SIDE OF 8X12 COLUMN 4A @ 12"</p>
BLDG 02	11/18/14 11/19/14	ER AP	<p>BLDG FILL CELL/COLUMN</p> <p>November 14, 2014 12:34:59 PM miascjr.</p>

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE	
Policy Number:	
Company NAIC Number:	

A1. Building Owner's Name
CAD Acquisitions, LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
80 Morningside Drive

City: **Miami Springs** State: **Fl.** ZIP Code: **33166**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
The E 50 feet of Tract F.B-74, Rev. Plat of Section 1 Country Club, Est., P.B. 34, Pg. 39, Miami Dade County, Fl.

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Residential**

A5. Latitude/Longitude: Lat. **25.82032° N** Long. **80.28585° W** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>N/A</u> sq ft	A9. For a building with an attached garage:	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>N/A</u>	a) Square footage of attached garage	<u>N/A</u> sq ft
c) Total net area of flood openings in A8.b	<u>N/A</u> sq in	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>N/A</u>
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		c) Total net area of flood openings in A9.b	<u>N/A</u> sq in
		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Miami Springs 120653

B2. County Name
Miami-Dade

B3. State
Fl.

B4. Map/Panel Number 12086C0283	B5. Suffix L	B6. FIRM Index Date 09/11/09	B7. FIRM Panel Effective/Revised Date 09/11/09	B8. Flood Zone(s) AH	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7
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B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: N/A / _____ / _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **DCBM H-346** Vertical Datum: **NGVD 1929**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.70</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>7.70</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>6.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

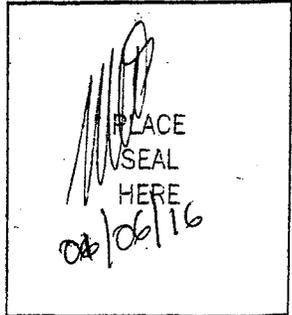
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name Lazaro D. Alonso	License Number 3590
Title Professional Surveyor and Mapper	Company Name UNITEC MAPPING AND SURVEYING, INC.
Address 6187 NW 167th Street # H-5	City Miami
State Fl.	ZIP Code 33015
Signature 	Date Jan. 06, 2016
	Telephone (305) 512-4940



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80 Morningside Drive		Policy Number: _____	
City Miami Springs	State Fl.	ZIP Code 33166	Company NAIC Number: _____

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments: **Elevation shown on C2E, if any refers to A/C Compressor Unit**

Crown of road Elevation at C/L intersection: 6.81 feet.-

Lat. and Long. were taken using a GPS Locator

Signature:  Date: **:Jan. 06, 2016**

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8-G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

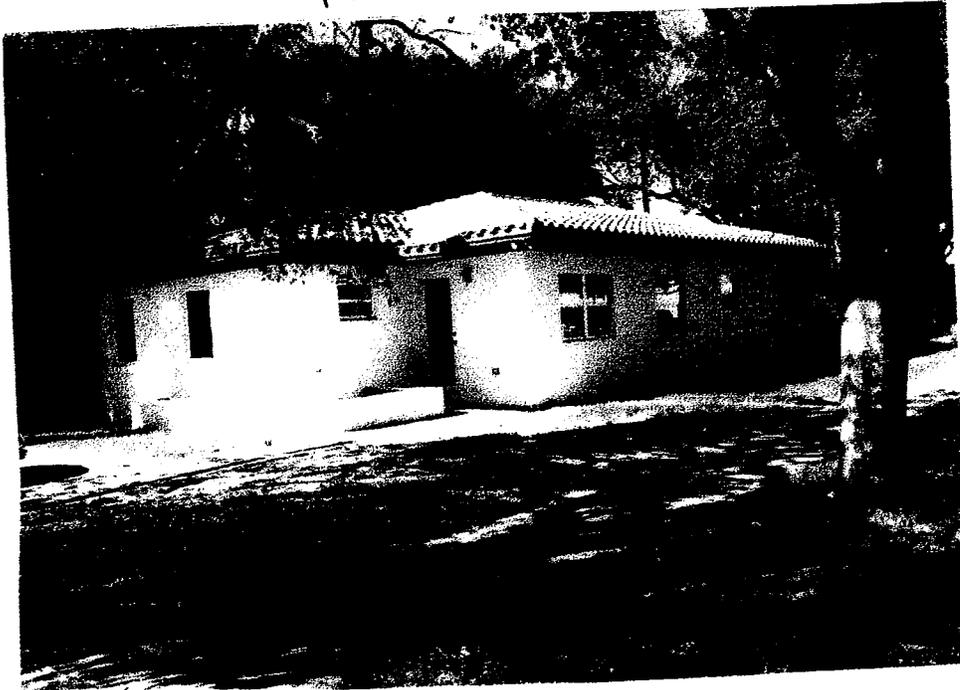
Check here if attachments.

BUILDING PHOTOGRAPHS
See Instructions for Item A6.

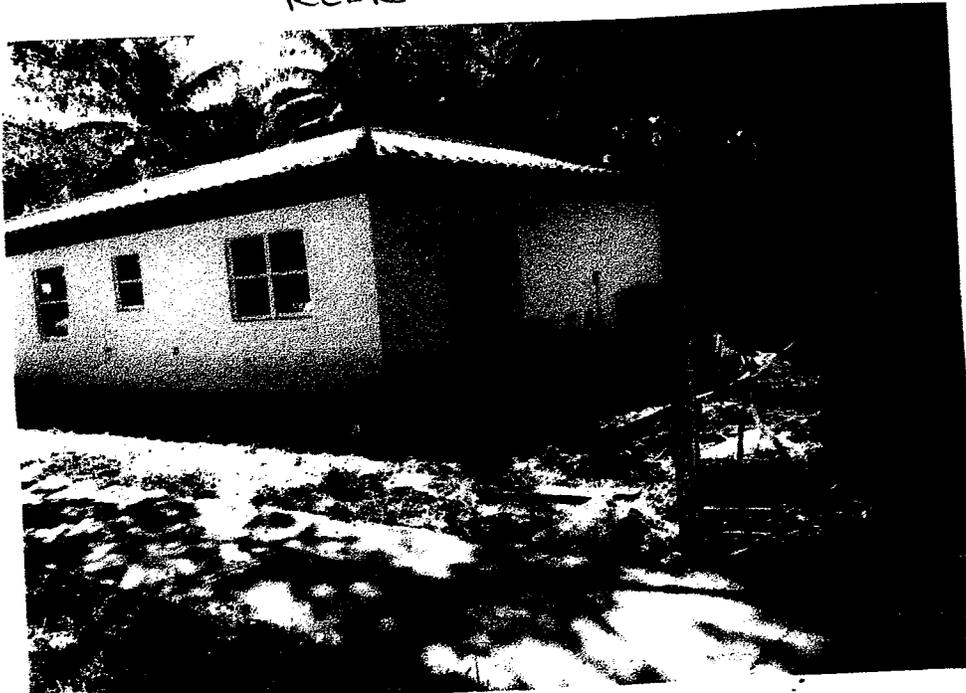
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80 Morningside Drive			Policy Number:	
City Miami Springs	State Fl.	ZIP Code 33166	Company NAIC Number:	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

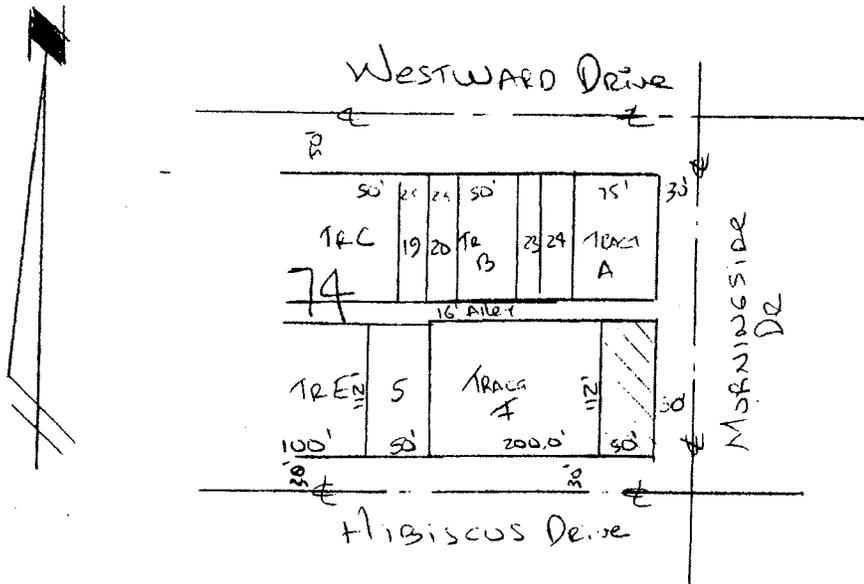
FRONT VIEW



REAR VIEW



[Handwritten signature]
01/06/16



LEGAL DESCRIPTION:The East 50 feet of Tract F,Block 74,**REVISED PLAT OF AMENDED PLAT OF SECTION 1 OF COUNTRY CLUB ESTATES**,according to the Plat thereof as recorded in Plat Book 34, Page 39 of the Public Records of Miami-Dade County,Florida.-

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NGV DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE AH Base Flood Elev. .7 feet
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY. Final Survey :January 06,2016

CERTIFIED TO: CAD Acquisitions,LLC,

DATE:
March 04,2014

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



SURVEYING, INC
L.B. NO. 3333

6187 NW 167TH STREET, H5
MIAMI, FLORIDA 33015
305/512-4940

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statutes.

Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

STRUCTURAL NOTES

- GENERAL**
1. ALL DIMENSIONS UNLESS NOTED OTHERWISE SHALL BE IN ACCORDANCE WITH THE FOLLOWING GENERAL NOTES.
 2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- FOUNDATIONS**
1. ALL FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 5. ALL FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

- SLAB ON GRADE**
1. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 2. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 3. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 4. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 5. ALL SLABS ON GRADE SHALL BE 4" THICK UNLESS OTHERWISE NOTED.

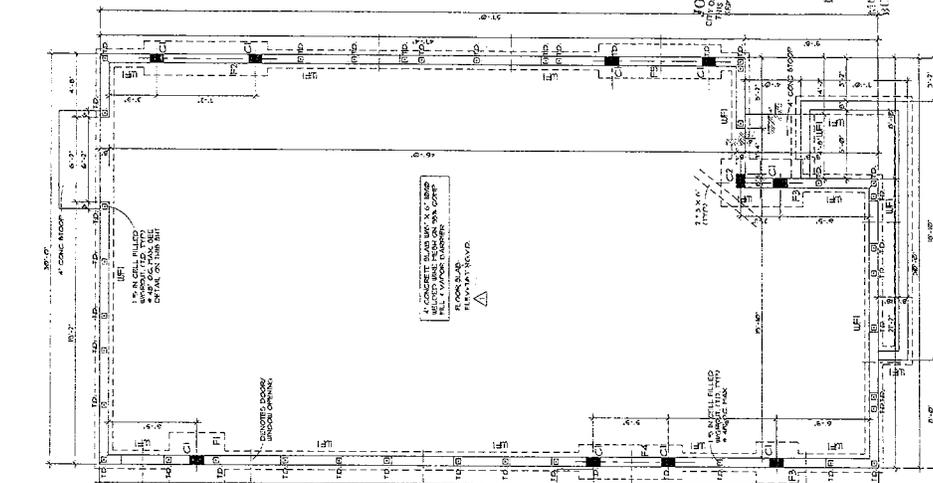
- CONCRETE**
1. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
 2. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
 3. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
 4. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
 5. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.

- WOOD**
1. ALL WOOD SHALL BE 2x4 UNLESS OTHERWISE NOTED.
 2. ALL WOOD SHALL BE 2x4 UNLESS OTHERWISE NOTED.
 3. ALL WOOD SHALL BE 2x4 UNLESS OTHERWISE NOTED.
 4. ALL WOOD SHALL BE 2x4 UNLESS OTHERWISE NOTED.
 5. ALL WOOD SHALL BE 2x4 UNLESS OTHERWISE NOTED.

- REINFORCING STEEL**
1. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
 2. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
 3. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
 4. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
 5. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.

- MASONRY WALLS AND PARTITIONS**
1. ALL MASONRY WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 2. ALL MASONRY WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 3. ALL MASONRY WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 4. ALL MASONRY WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
 5. ALL MASONRY WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.

- STRUCTURAL AND MISCELLANEOUS STEEL**
1. ALL STRUCTURAL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
 2. ALL STRUCTURAL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
 3. ALL STRUCTURAL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
 4. ALL STRUCTURAL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
 5. ALL STRUCTURAL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.



FOUNDATION PLAN

SOIL STATEMENT

VISUAL INSPECTION OF SITE INDICATES A SOIL BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT. THE FOUNDATION DESIGN SHALL BE BASED ON THIS BEARING CAPACITY. THE FOUNDATION DESIGN SHALL BE BASED ON THIS BEARING CAPACITY. THE FOUNDATION DESIGN SHALL BE BASED ON THIS BEARING CAPACITY.

FOOTING SCHEDULE

NO.	DESCRIPTION	SECTION	LENGTH	WIDTH	DEPTH	REMARKS
1	12" X 12" X 12"	1	10.00	12.00	12.00	
2	12" X 12" X 12"	2	10.00	12.00	12.00	
3	12" X 12" X 12"	3	10.00	12.00	12.00	
4	12" X 12" X 12"	4	10.00	12.00	12.00	
5	12" X 12" X 12"	5	10.00	12.00	12.00	
6	12" X 12" X 12"	6	10.00	12.00	12.00	
7	12" X 12" X 12"	7	10.00	12.00	12.00	
8	12" X 12" X 12"	8	10.00	12.00	12.00	
9	12" X 12" X 12"	9	10.00	12.00	12.00	
10	12" X 12" X 12"	10	10.00	12.00	12.00	

WILLIAM FLAESCENCIA, P.A.
Architect
1750 N. KENDALL DR. #200
MIAMI, FL 33188
TEL: (305) 335-3311
FAX: (305) 335-3311

PROPOSED SINGLE FAMILY RESIDENCE FOR:
CAD ACQUISITIONS LLC
80 CORNING DR
MIAMI SPRINGS, FLORIDA
CONTACT: TEL: 305-286-0222

REVISION

VARIANCE CASE

NO. 03-V-16

MOKENA PARTNERS, LLC

665 MOKENA DRIVE

BOARD OF ADJUSTMENT

MEETING: 04-04-2016

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: April 4, 2016

SUBJECT: Application for Variance Approval for the Construction of a Hotel.

CASE # 03 -V-16

APPLICANT: Mokena Partners, LLC

ADDRESS: 665 Mokena Drive

REQUEST: Applicant is requesting variances in order to construct a 69,538 square foot, 120 room hotel.

Variance is as follows:

1. Requests variance from Section 150-16 (E) to waive six of the minimum required 70 parking spaces. (Provision of 64 parking spaces proposed).

THE PROPERTY: The property is roughly square in size, with 175 foot of frontage on Mokena Drive, and a depth of 183 feet, for a total lot size of 32,130 square feet, or 0.737 acres. The property is located just north of NW 36 Street. There is a 16 alleys abutting the property at the rear (east).

THE PROJECT: The applicant is proposing the construction of an eight story hotel with 120 rooms, and a total building size of 69,538 square feet. (FAR of 2.16).

The site is accessed from two curb cuts on Mokena Drive that access a covered porte-cochere with decorative brick pavers. The site contains 71 surface parking spaces, two short of ordinance requirements. Most of the spaces are open air, although a couple of dozen are located under, or partially under, the building. In

addition, Mokena Drive would be improved with curbing, and the creation of two new public parallel parking spaces.

The ground floor of the hotel is mostly made up of back of house operations, including maintenance, mechanical rooms, linens, laundry and an employee lounge. This area also includes a “jump lobby”, a small area that welcomes guests who then take elevators to the actual lobby on the second floor with reception and check in.

As noted, the second floor contains the lobby, meeting room, fitness area, breakfast area, food preparation and service, a business center, and offices for hotel employees, as well as a terrace and swimming pool.

Floors three through eight are typical floors, with 20 rooms per floor, a mix of double queen, king, king suite, and accessible rooms.

The building is of CBS construction, with bands of windows at the front of the building, and individual windows elsewhere. A stucco parapet at the roofline is of sufficient height to screen all rooftop equipment.

However, the building as submitted is unfinished and lacks detail, including building materials and colors. New architectural drawings are being worked on, and will be reviewed and approved by staff at that time.

ANALYSIS: The variance proposed is minimal in nature, and should not have any negative effect on the property or surrounding properties. In addition, two public parking spaces have been provided in the swale area in front of the building.

The proposed hotel would replace an old two story warehouse built in 1950. In its place would be an eight story, 69,538 square foot hotel with 120 guest rooms, more fully realizing the parcel's potential, adding a new hotel to the City's inventory, while enhancing the NW 36 Street corridor specifically, and the City generally.

In addition, the hotel would provide numerous short term construction jobs, long term hotel jobs, and benefit other hotel service providers.

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:

- Survey, by Pulice Land Surveyors, Inc. dated May 7, 2015
- Sheet A.01, Architectural Site Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.

- Sheet A.02, First Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.03, Second Floor Plan, by Israel Bigelman Architect signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.04, Third & Fourth Floor, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.05, Typical Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.06, Roof Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.07, South & West Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.08, North & East Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.09, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.10, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet LP-1, Landscape Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet IR-1, Irrigation Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet C-1, Paving, Grading & Drainage Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 2016.
- Sheet C-2, Water and Sewer Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 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 freestanding sign must be a monument type only, the design of which must 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.

CITY OF MIAMI SPRINGS APPLICATION

VARIANCE

APPLICANT INFORMATION	
APPLICANT NAME 665 Mokena Partners, LLC/Steven Marin	PROPERTY ADDRESS 665 Mokena Drive Miami Springs, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-785-1050	E-MAIL ADDRESS smarin@travelersshotelgroup.com

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 Tract D _____ 131 _____ Country Club Estates _____ LOT(S) _____ BLOCK _____ SUBDIVISION _____	LOT SIZE AND ZONING DISTRICT _32,130 _____ NW 36 St _____ 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"/> X _____ IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? August 2015 _____	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.



Signature of Owner
Joseph Marin

Printed name of Owner

Signature of Co-Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 29 day of Feb, 2016.

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: _____

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

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

665 MOKENA PARTNERS,LLC
PROFESSIONALS IN HOSPITALTY IN MIAMI SPRINGS SINCE 1978

VIA HAND DELIVERY

Mr. Chris Heid
Planning and Zoning Dept.
City of Miami Springs
201 Westward Drive
Miami Springs,FL 33166

Re: Letter of Intent-Comfort Inn & Suites 665 Mokena Drive.

Dear Mr.Heid:

Please consider this our formal letter of intent for a public hearing application before the City of Miami Springs Zoning and Planning Board of the above-referenced Property.

665 Mokena Partners,LLC is the owner of the property located at 665 Mokena Drive Miami Springs,FL 33166. The Property is currently occupied by a warehouse/office building which is proposed to be demolished as part of this application (photos attached.)

The purpose of the proposed application is to develop a 70,000 sq ft. 120 room hotel, bringing a Comfort Inn & Suites to Miami Springs. Comfort Inn & Suites is a division of Choice Hotels International, one of the largest and most successful franchisors in the world. We are excited to bring this brand new project to the City as the location of the hotel, its proximity to the Miami International Airport , and its range of services will compliment the existing and surrounding uses in the area. Comfort Inn & Suites is a preferred lodging choice for both the business and leisure traveler, and the property is in the perfect location for the hotel.

The subject property falls under the zoning transect NW 36 st. district which specifically lists hotels as a permitted use. Therefore, the proposed use is consistent with both the City's comprehensive plan and the City's zoning code and the addition of the proposed new hotel meets the intent of the ordinance. We have had a chance to review the project with Chris Heid. Our first iterations of the project were well received with comments that have been noted and reflected in our current plans.

I.Requests

In connection with the application we are proposing the following request:

1. A variance to permit a total of 68 parking spaces on site, where a total of 70 parking spaces is required under the City Code.

II. Justification of Request

We are requesting a variance to allow a total of 68 parking spaces where a total of 70 parking spaces are otherwise required. The name of the zoning district recognizes its unique location in proximity to the Miami International Airport along NW 36 st. The Property's location, coupled with the additional transportation services provided by the hotel supports the request for a variance of the number of parking spaces otherwise required under the Code.

Because of the Property's strategic location, many guests of the hotel arrive through Miami International Airport and either travel to the hotel via taxis, Uber, Lyft, or utilize the convenient service of the hotel's complimentary 24 hour per day shuttle that runs on demand. We are experienced hoteliers doing business in the City of Miami Springs since 1978 and have monitored and continue to monitor the parking utilization in this market. We are confident that the variance for the number of parking spaces will not affect this project or the hotel operations in any way.

Additionally, the proposed hotel will service many cruise ships by providing pre and post hotel stays, including transfers to and from the seaport and airport. An outside transportation company is also contracted to transport the individuals which further avoids the need for individual vehicle use.

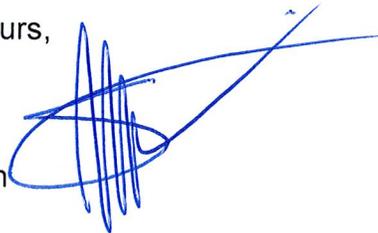
III. Conclusion

Based on the foregoing, the proposed development is an ideal use along NW 36th Street due to its proximity to the Miami International Airport and other attractions within Miami-Dade County. This project intends to create over 100 construction jobs during the construction phase along with 50 permanent jobs once the hotel opens. The proposed hotel will be a positive addition to the Miami Springs community both aesthetically and economically and we look forward to working with the City for the 3rd time to bring another quality new development to the City of Miami Springs.

If you have any questions or require any additional information regarding the above, please feel free to contact me at (305) 888-8404.

Very truly yours,

Steven Marin



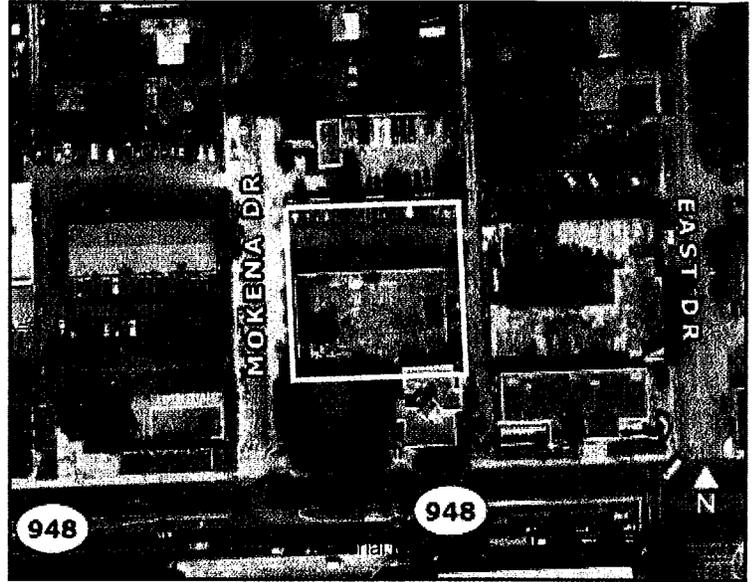


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/28/2016

Property Information	
Folio:	05-3119-013-3960
Property Address:	665 MOKENA DR Miami Springs, FL 33166-6181
Owner	665 MOKENA PARTNERS LLC
Mailing Address	4767 NW 36 ST MIAMI SPRINGS, FL 33166 USA
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	27,893 Sq.Ft
Lot Size	32,090 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	\$770,160	\$770,160	\$770,160
Building Value	\$1,297,121	\$1,297,121	\$1,047,121
XF Value	\$0	\$0	\$77,986
Market Value	\$2,067,281	\$2,067,281	\$1,895,267
Assessed Value	\$2,067,281	\$2,067,281	\$1,895,267

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

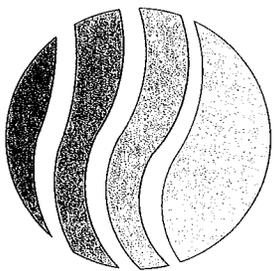
Short Legal Description
19 53 41 .73 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S175FT OF N450FT OF TR D BLK 131 OR 16846-0401 0695 6

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,067,281	\$2,067,281	\$1,895,267
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,067,281	\$2,067,281	\$1,895,267
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,067,281	\$2,067,281	\$1,895,267
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,067,281	\$2,067,281	\$1,895,267

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/04/2015	\$2,075,000	29728-0480	Qual by exam of deed
06/01/1995	\$1,150,000	16846-0401	Other disqualified

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:



Comfort INN & SUITES

665 MOKENA DRIVE, MIAMI SPRINGS, FLORIDA

SURVEY

BOUNDARY, TOPOGRAPHIC AND ALTA/GCSM SURVEY

ARCHITECTURAL

- A-01 ARCHITECTURAL SITE PLAN
- A-02 FIRST FLOOR PLAN
- A-03 SECOND FLOOR PLAN
- A-04 THIRD & FOURTH FLOOR PLAN
- A-05 TYPICAL FLOOR PLAN
- A-06 ROOF PLAN
- A-07 SOUTH & WEST ELEVATIONS
- A-08 NORTH & EAST ELEVATIONS
- A-09 BUILDING CROSS SECTIONS
- A-10 GUEST ROOM PLANS

LANDSCAPE

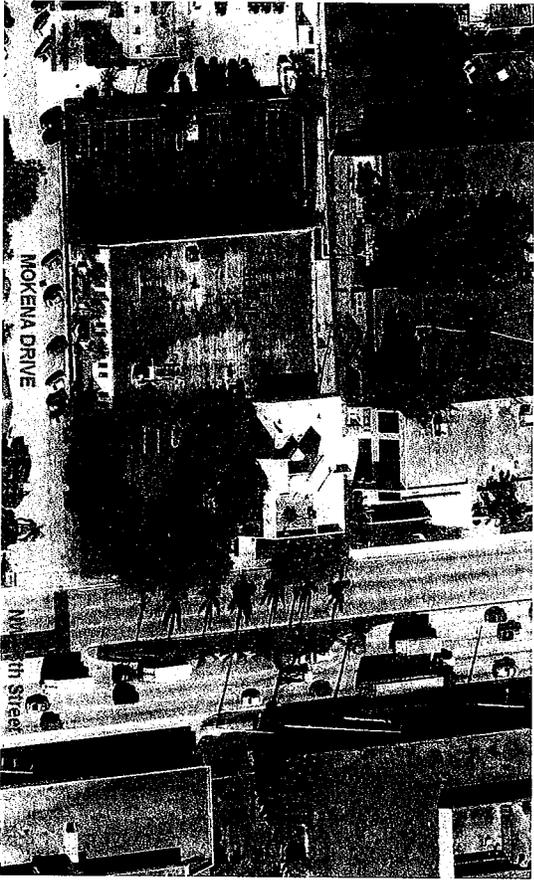
- LP-1 LANDSCAPE PLAN
- IR-2 IRRIGATION PLAN

CIVIL

- C-1 PAVING, GRADING & DRAINAGE
- C-2 WATER AND SEWER PLAN

MARCH 21, 2016

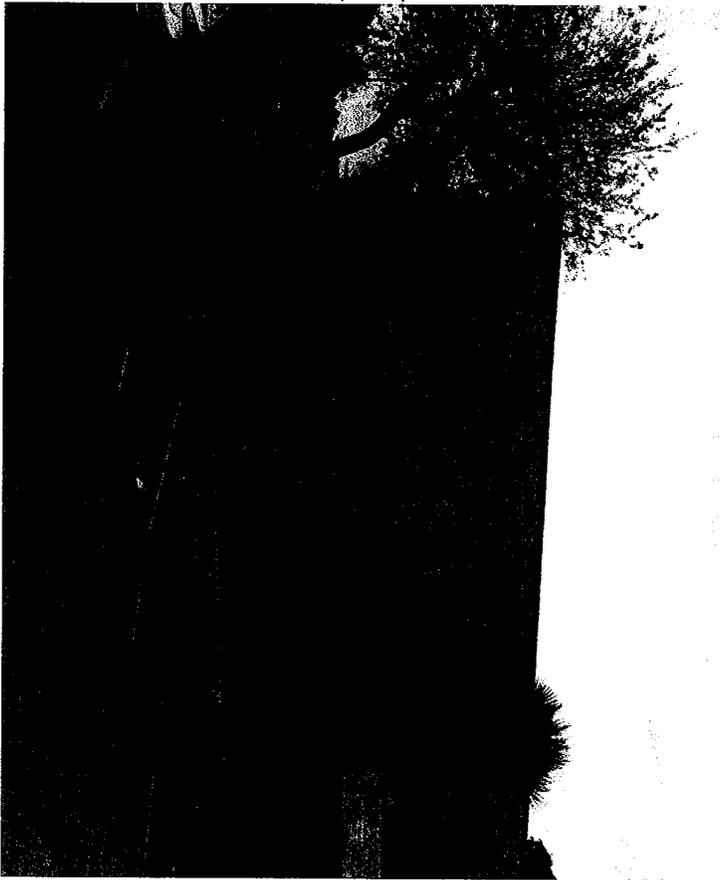
SUBJECT PROPERTY-Current Use (Office/Warehouse)



SE VIEW of current property/use (Office/Warehouse)

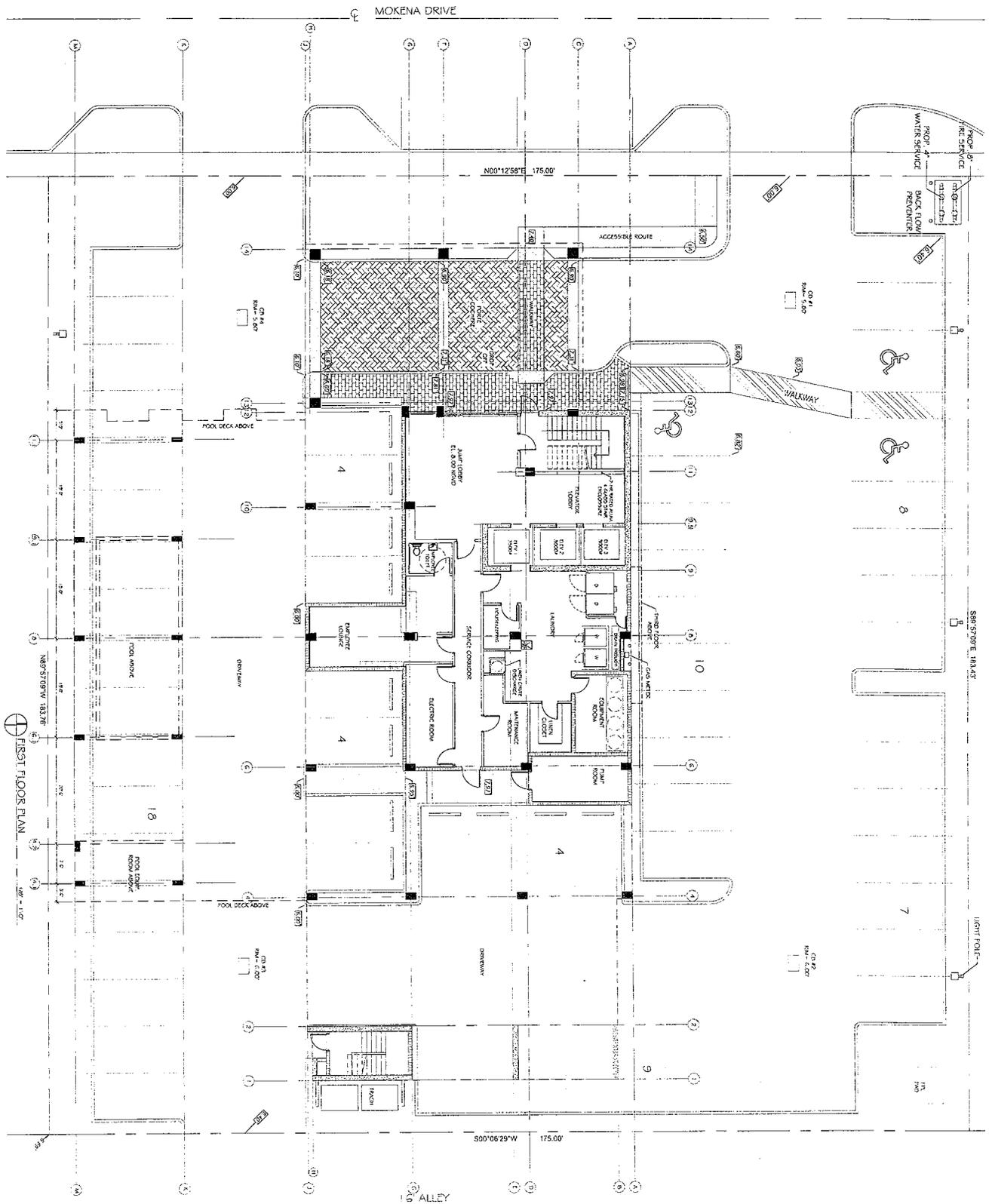


EAST VIEW of current property/use (Office/Warehouse)



EAST VIEW CONT'D





FIRST FLOOR PLAN

A.02

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

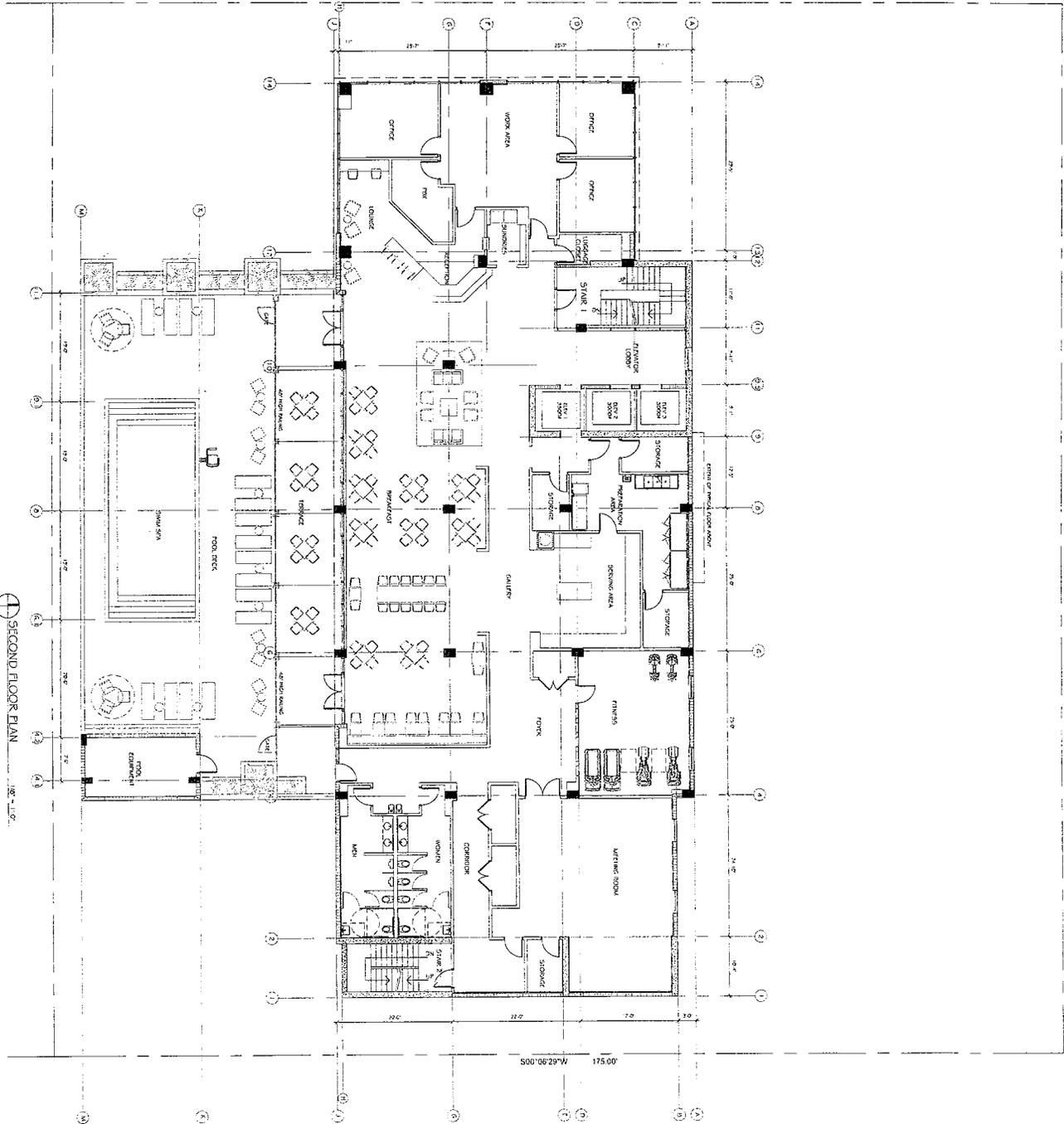


300 MOKENA DRIVE
 WEST BIRMINGHAM, AL 35226
 (205) 966-1111

Israel Bigelman
 ARCHITECT
 80 PARKWAY 201
 WEST BIRMINGHAM, AL 35226
 (205) 966-1111

DATE: 06/25/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

N00°12'58"E 175.00'



SECOND FLOOR PLAN

A.03

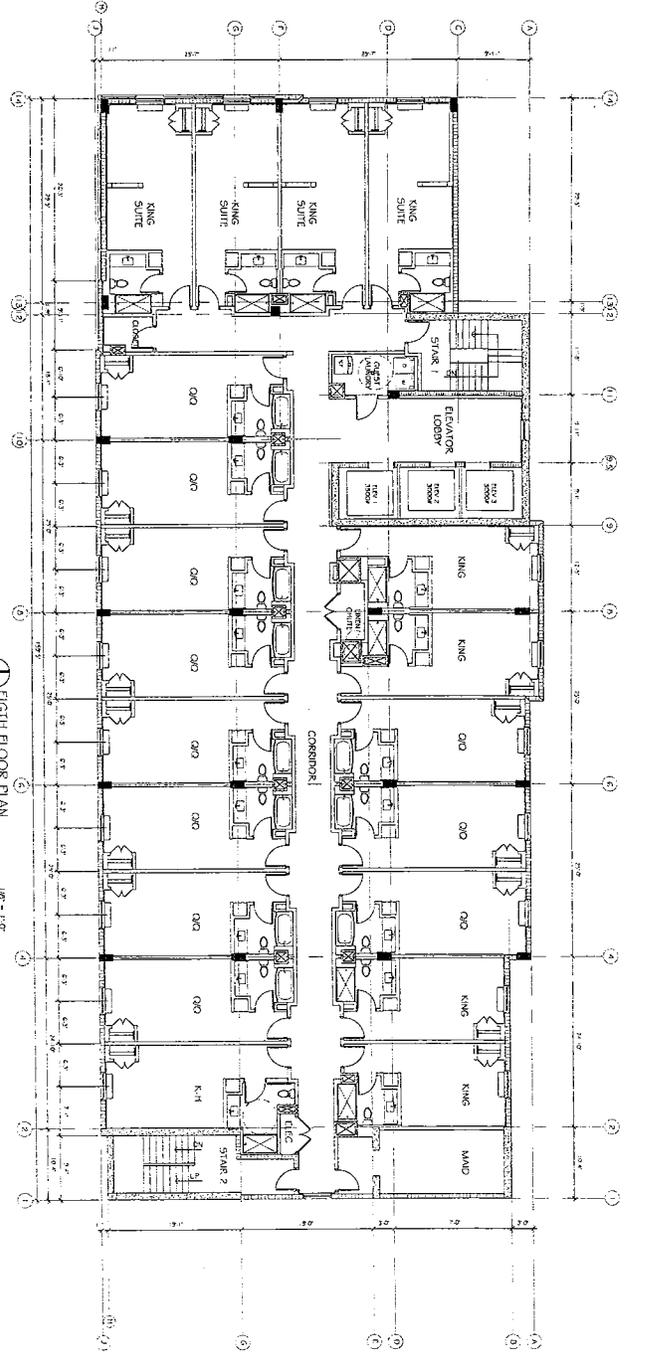
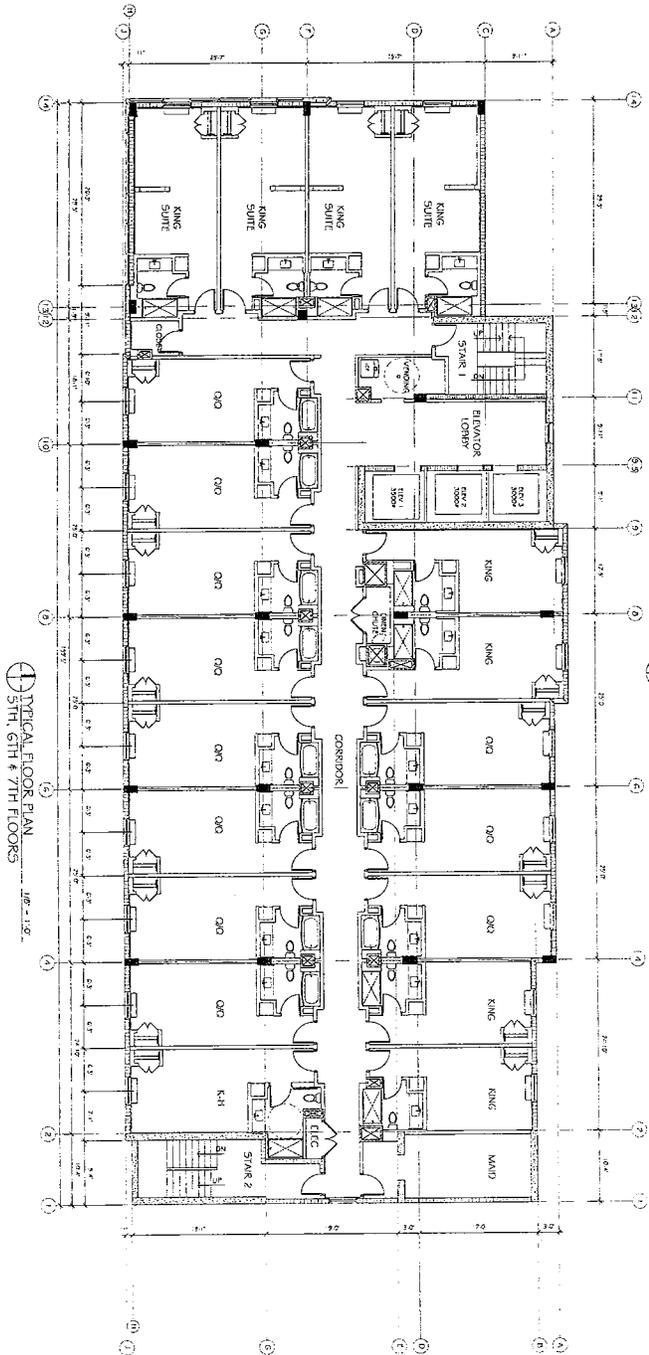
DATE	DESCRIPTION

SECOND FLOOR PLAN



72 GORRICH AVENUE
FAIRFIELD, VERMONT 05455
TEL: 802-253-1111

Israel Steiner
A P C h i c
50 PARK ST
FAIRFIELD, VT 05455
TEL: 802-253-1111



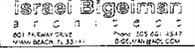
A.05

NO.	REV.	DESCRIPTION

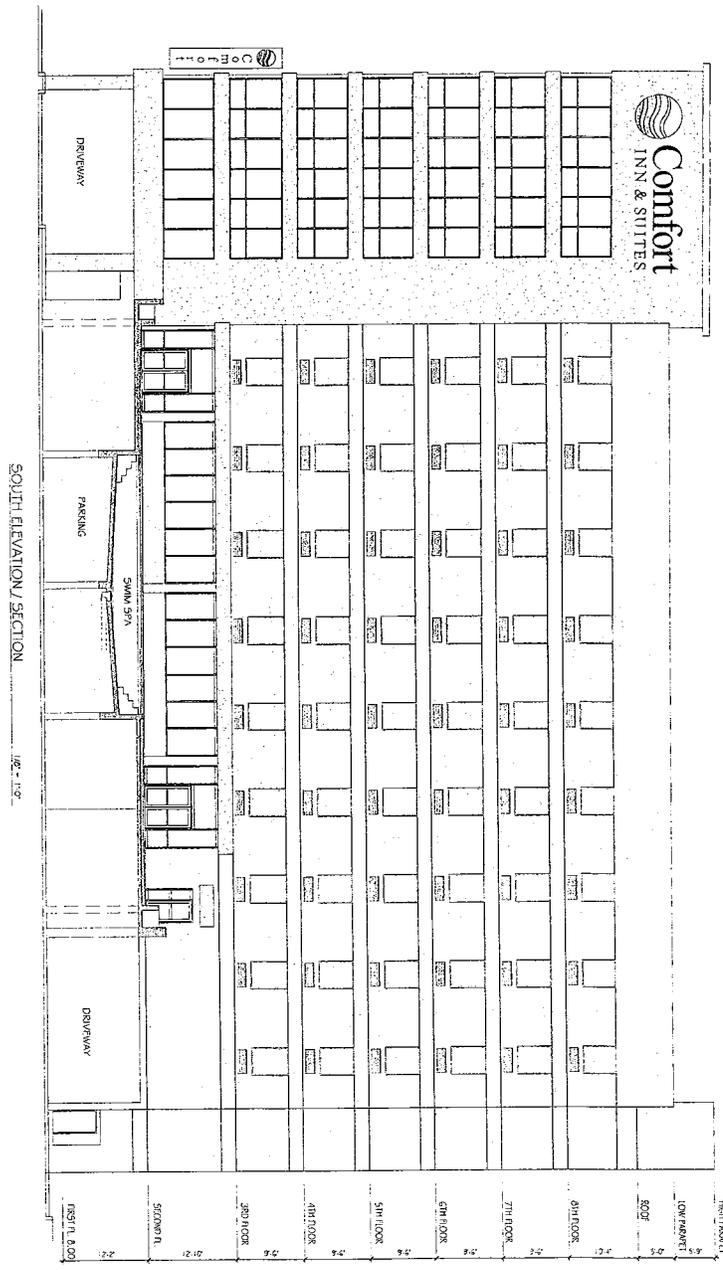
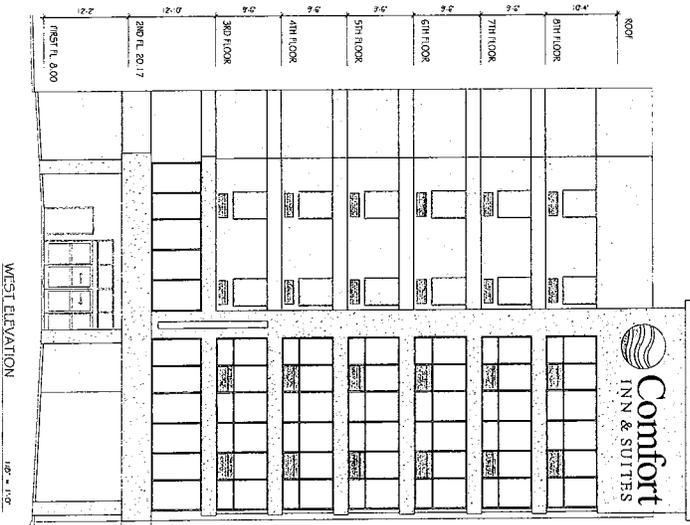
TYPICAL FLOOR PLAN



3811 WOKEMBA DRIVE
MIRAMONTE SPRINGS, TX



800.444.4444
www.steelcase.com



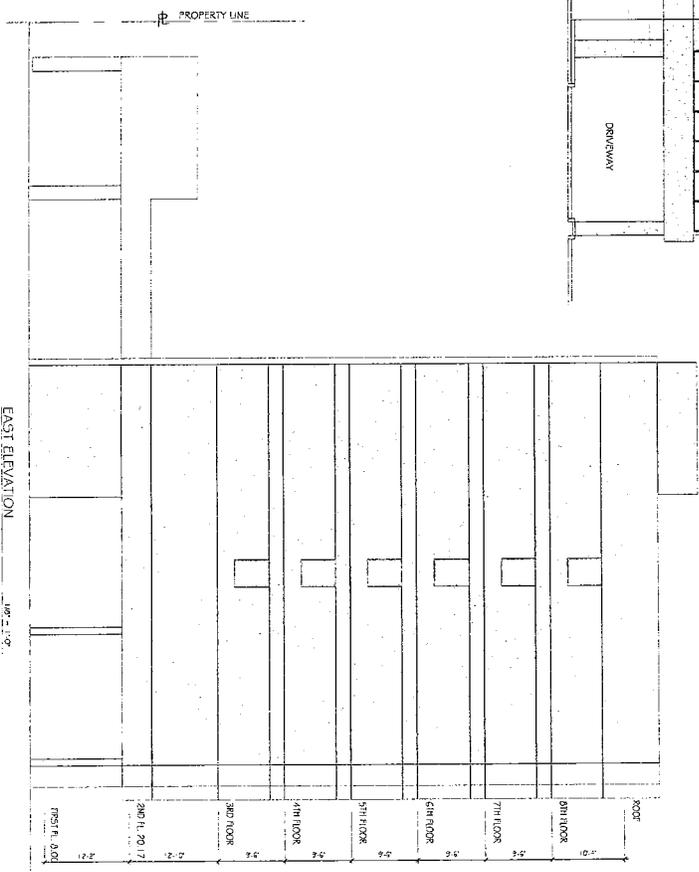
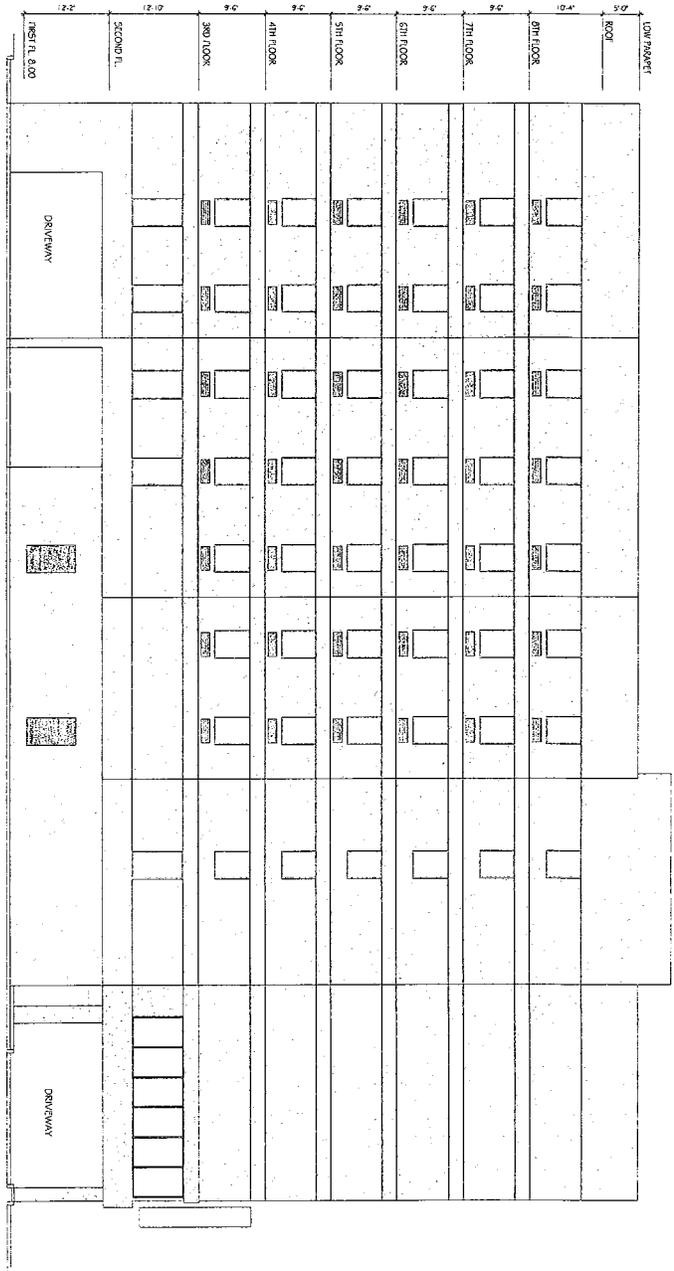
A.07

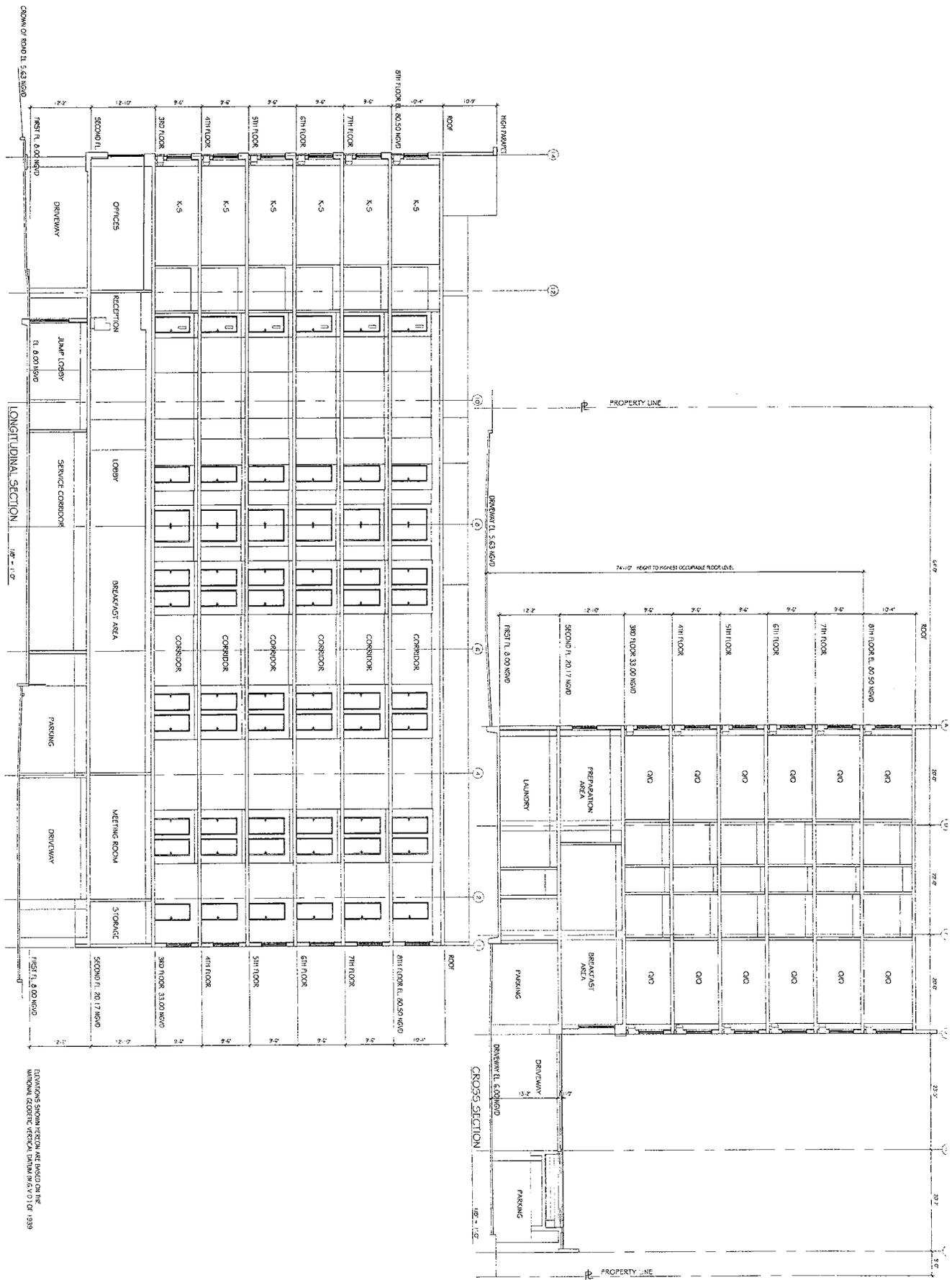
NO.	REVISIONS	DATE	DESCRIPTION

SOUTH & WEST ELEVATIONS

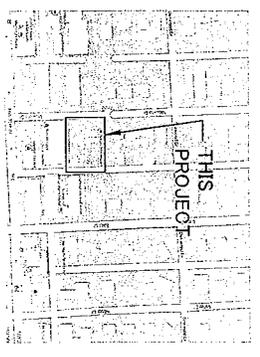
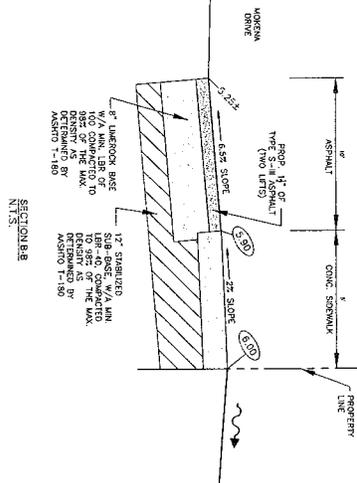
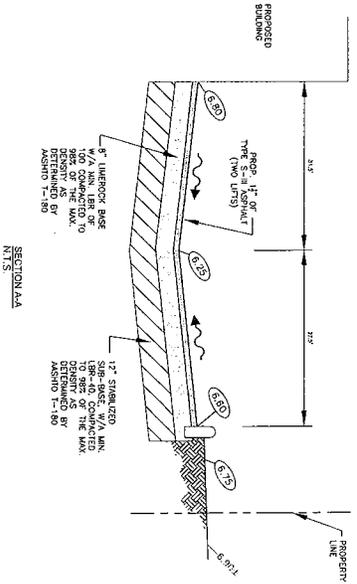
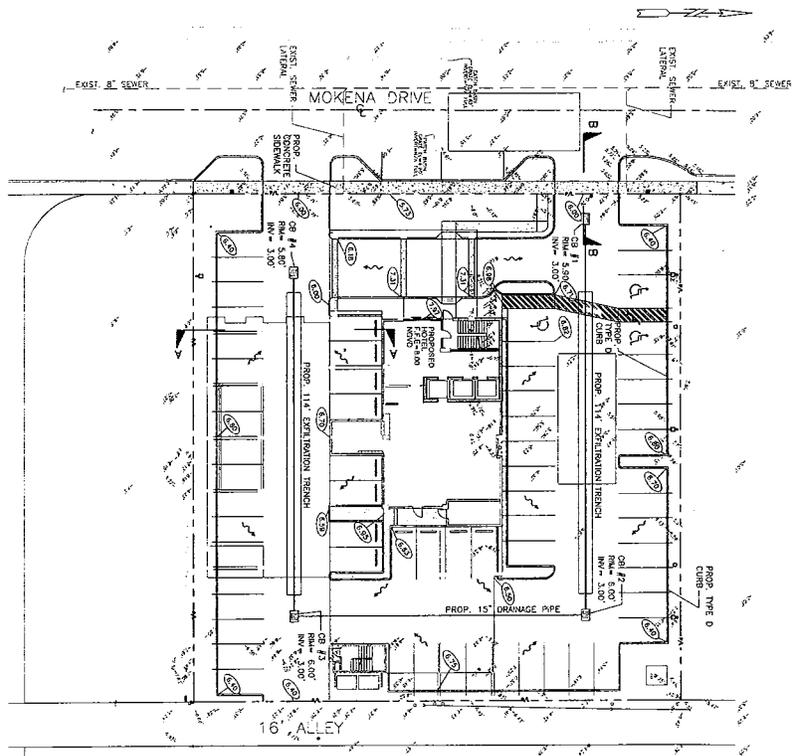

Comfort
 INN & SUITES
 565 ROCKAWAY DRIVE
 MIAMI BEACH, FL 33149


Isroo Bigelman
 ARCHITECTS
 1100 BROADWAY, SUITE 200
 MIAMI, FL 33139





CONSTRUCTION AND DESIGN ARE BASED ON THE NATIONAL GEODETIC SURVEY DATUM OF 1983



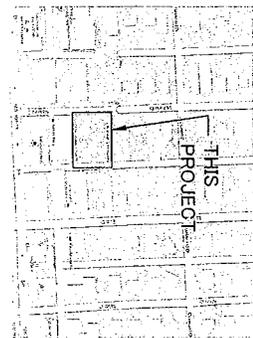
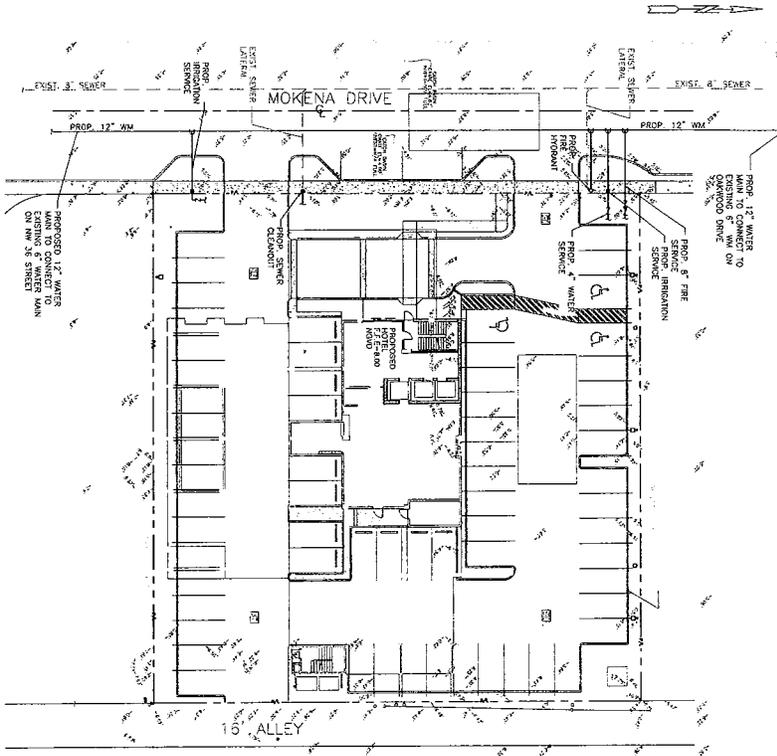
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
 THE SOUTH 75 FEET OF THE NORTH 350 FEET OF TRACT 10, 11 IN BLOCK 131, OF REVERED PLAT OF PORTION OF SECTION-2 OF COUNTY PLAT BOOK 54, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 AND
 THE SOUTH 10 FEET OF THE NORTH 450 FEET OF TRACT 10, 11 IN BLOCK 131, OF REVERED PLAT OF PORTION OF SECTION-2 OF COUNTY PLAT BOOK 54, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 OF SECTION-2 OF COUNTY CLUB ESTIMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PAVING, GRADING & DRAINAGE

SCALE 1" = 20'-0"

NO. OF SHEETS: 2 SHEET NO.: C-1 CAD FILE NO.: 13-91	PAVING, GRADING & DRAINAGE PLAN FOR COMFORT INN & SUITES 665 MOKENA DRIVE MIAMI SPRINGS, FL	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	BY	CHKD	DESCRIPTION						FINAL APPROVAL P.L.A. REG. ENG. NO. 41831
		NO.	DATE	BY	CHKD	DESCRIPTION										
HOLLAND ENGINEERING INC. civil engineers 3600 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD, FL 33021 (954) 944-0077 FAX (954) 944-0072	DRAWN BY: EH DESIGNED BY: SCH CHECKED BY: SCH	SCALE: 1"=20' DATE: 02/25/16 FIELD BOOK: N.A.														



WATER AND SEWER
SCALE 1" = 20'-0"

NO. OF SHEETS: 2
SHEET NO.: C-2
DOW FILE NO. 15-51

WATER AND SEWER PLAN
FOR
COMFORT INN & SUITES
665 MOKENA DRIVE
MIAMI SPRINGS, FL

REVISIONS			
NO.	DATE	BY	DESCRIPTION

HOLLAND ENGINEERING INC.
Civil engineers
3900 HOLLAND BLVD. STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 (954)367-0372 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

DRAWN BY: EH
DESIGNED BY: SCH
CHECKED BY: SCH
SCALE: 1"=20'
DATE: 02/25/16
FIELD BOOK: N/A.

FINAL APPROVAL
FLA. REG. ENG. NO. 41831