



# ZONING AND PLANNING

MONDAY, JUNE 6, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



## **CITY OF MIAMI SPRINGS, FLORIDA**

### **ZONING AND PLANNING BOARD**

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

Board member Martin L. Marquez  
Board member Juan Molina  
Alternate Alejandro J. Gonzalez

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#### **AGENDA**

Regular Meeting  
Monday, June 6th, 2016  
6:30 p.m.  
City Hall - Council Chambers  
201 Westward Drive – Miami Springs

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - A) April 4, 2016**
- 3. SWEARING IN OF ALL WITNESSES**
- 4. NEW BUSINESS**
  - A) CASE # 05-ZP-16**  
**AQ GROUPO, LLC**  
**650 DE SOTO DRIVE**  
**NW 36, NW 36<sup>TH</sup> STREET DISTRICT**

Applicant is seeking site plan approval in order to construct a 122 room hotel.

- 5. 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)  
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## ***City of Miami Springs, Florida***

The **Zoning and Planning Board** met in Regular Session on Monday, April 4, 2016 in the Council Chambers at City Hall following the Board of Adjustment meeting.

### **1. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:52 p.m.

Present were: Chairman Manuel Pérez-Vichot  
Vice Chair Ernie Aloma  
Bill Tallman  
Juan Molina  
Alejandro Gonzalez

Absent: Bob Calvert

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

### **2) APPROVAL OF MINUTES OF REGULAR MEETING:**

Minutes of the January 4, 2015 meeting were approved as written.

**Board member Tallman moved to approve the minutes as written. Board member Molina seconded the motion, which passed unanimously on voice vote.**

### **3) SWEARING IN OFF ALL WITNESS 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 # 02-ZP-16  
SUCRE, LLC  
4949 N.W. 36 STREET  
ZONING: NW 36  
LOT SIZE: 151,059 SQ. FT.**

Applicant is requesting the vacation of certain rights-of-way.

Zoning and Planning Director Heid read his recommendation to the Board. In his recommendation, Zoning and Planning Director Heid noted that this item had been approved by the Board of Adjustment in August with the condition of using a Unity of Title. This item is back in front of the Board because the applicant is requesting to use a Covenant-in-Lieu of the Unity of Title.

Chair Pérez-Vichot mentioned that the difference with the Unity of Title and the Covenant is that in a Unity of Title you are unifying all the parcels of land into one title. In a Covenant-in-Lieu of Unity of Title the property owner is able sell or finance separate components of the project.

City Attorney Seiden explained that a Unity of Title was originally agreed upon by the applicant when they first came in front of the Board, but since then have decided not to go forth with this condition. The applicant has decided to appear again in front of the Board of Adjustment in hope of an approval of the vacation of rights-of-way with the condition of a Covenant-in-Lieu of a Unity of Title.

Chair Pérez-Vichot noted that there are signs on the Valero Gas Station side of the property that the Fire Department put up that read "Do Not Enter". He asked if there would be an issue with the Fire Department and alley vacation. City Attorney Seiden responded by reminding the Board that another condition that was already agreed upon at the previous meeting is that the applicant would contact all the proper agencies (FDOT, Miami-Dade Fire Rescue, etc.) to notify them of the project if it was to be approved.

Santiago Echemendia, of the law firm of Shutts and Bowen, was present to represent the property owner and to answer any questions from the Board. Mr. Echemendia handed out a packet to the Board members, the City Attorney and Zoning and Planning Director Heid. Mr. Echemendia then proceeded to go through each document that was included in the packet. Mr. Echemendia explained to the Board that a Covenant-in-Lieu has been successfully utilized for over thirty years and has achieved its intended goal of fully recognizing the zoning site plan of a parcel of land and permitting additional financing options, such as sale, mortgaging, grants, etc., which would have run afoul of the terms of a Unity of Title. He then read the eight proposed conditions of approval that were recommended by Zoning and Planning Director Heid, with the second condition changed from Unity of Title to a Covenant.

Vice Chair Aloma voiced his concern with a statement that Mr. Echemendia made regarding why the applicant has chosen to revise their request. He wanted to know why the applicant didn't bring up the Covenant-in-Lieu of a Unity of Title when this project was first introduced to the Board seven months ago. He added

that this could have saved them a lot of time and it could have been addressed prior to this meeting.

Chair Pérez-Vichot asked the City Attorney to clarify what the Board will be voting on. City Attorney Seiden explained that the applicant is back in front of the Board with a revised request to vacate the alley and the abandonment of the street just as before, but in this case based upon the condition of using a Covenant-in-Lieu of Unity of Title.

At this time Chair Pérez-Vichot invited any member of the audience to speak. Eric Davendorf, 617 La Villa Drive, addressed the Board notifying them of his concerns for the vacation of the alley. Mr. Davendorf mentioned that he uses the alley to drive his trailer, which he loads with his motorcycle and Jet Ski, out of his property. He added that it is a large trailer and it would be difficult to load it any other way.

City Attorney Seiden let Mr. Davendorf know that there were still many steps in this process. He added that nothing had been done yet and advised Mr. Davendorf to voice his concerns to the City Council if this item is brought before them.

Discussion ensued regarding the process that will take place after the Board votes on this item.

Board member Tallman commented that he had an issue with all the information that was brought by the applicant before the Board at the last minute without any chance to review it prior to meeting. He added that because this information is new, he feels pressed to make a responsible recommendation on whether to move forward with a Covenant-in-Lieu of Unity of Title.

**Vice Chair Aloma made a motion to deny the vacation of the alley and abandonment of the street with the condition of using a Covenant-in-Lieu of Unity of title. Board member Tallman seconded the motion which failed 2-3 by roll call vote. The vote was as follows: Vice Chair Aloma, Board member Tallman voting Yes; Board member Molina, Board member Gonzalez, and Chair Pérez-Vichot voting No.**

**Board member Gonzalez made a motion to approve the vacation of the alley and abandonment of the street as proposed by the applicant, with the use of a Covenant-in-Lieu of Unity of Title so long it is tied to a specific site plan, as well as the other eight conditions proposed. Board member Molina seconded the motion which passed 3-2 by roll call vote. The vote was as follows: Board member Molina, Board member Gonzalez, and Chair Pérez-Vichot voting Yes; Board member Tallman and Vice Chair Aloma voting No.**

Chair Pérez-Vichot notified the applicant's representatives that the Board of Adjustments only makes recommendations to the City Council. This item will be heard at a City Council meeting for their final approval.

**B) CASE # 03-ZP-16  
SUCRE, LLC  
4949 N.W. 36 STREET  
ZONING: NW 36  
LOT SIZE: 151,059 SQ. FT.**

Applicant is requesting site plan approval for the construction of a 90,080 square foot, 149 room hotel.

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

Emmanuel Ortiz of Delant Construction Co. was present to speak to the Board about the proposed site plan. Mr. Ortiz informed the Board that he is the architect for the project. He then went through the layout of the hotel, describing the plans to the Board. Mr. Ortiz added that the Hotel will be a Wyndham Garden and it will feature a variety of green spaces as indicated on the plans. On the top floor there would be a bar/lounge area that will be called "The Pilot House". Plans are to preserve the original neon sign that is on the top of the vacant bar and display it in the new hotel. This was done to honor the City's aviation history, and was done so because the hotel will be located where the bar once was. Mr. Ortiz also mentioned that he took all of Zoning and Planning Director Heid into consideration and tried to integrate all of them into the plans.

Chair Pérez-Vichot asked if there was any further discussion or any questions from the audience and there were neither.

**Board member Molina moved to approve the site plan as long as it met the six conditions requested in the Staff Recommendation that was read by the Zoning and Planning Director. Board Member Gonzalez seconded the motion, which passed unanimously on voice vote.**

City Attorney Seiden notified the applicant's representatives that the Board of Adjustments only makes recommendations to the City Council. This item will be heard at a City Council meeting for their final approval.

**C) CASE # 04-ZP-16  
665 MOKENA PARTNERS, LLC/ STEVE MARIN  
3449 N.W. 42 AVENUE  
ZONING: ABRAHAM TRACT DISTRICT  
LOT SIZE: 80,242 SQ. FT.**

Applicant is seeking site plan approval to construct a hotel.

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

Steve Marin, 665 Mokena Drive, presented the site plan for the proposed Comfort Suite Hotel. Mr. Marin mentioned that the hotel will be very similar to the three other hotels that 665 Mokena Partners, LLC has developed in the City. The hotel will have 8 floors, 120 rooms and approximately 70,000 square feet. Mr. Marin informed the Board that he has been working with Zoning and Planning Director Heid and has included the majority of his suggestions into the project.

**Board member Tallman moved to approve the site plan, subject to the seven conditions that were read in the Zoning and Planning Director's recommendation. Vice Chair Aloma seconded the motion, which passed unanimously on voice vote.**

City Attorney Seiden notified the applicant that the Board of Adjustments only makes recommendations to the City Council. This item will be heard at a City Council meeting for their final approval.

**5) ADJOURN**

There was no further business to discuss and meeting was duly adjourned at 8:13 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".*  
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**ZONING AND PLANNING CASE**

**NO. 05-ZP-16**

**AQ GROUP, LLC**

**650 DE SOTO DRIVE**

**ZONING AND PLANNING BOARD**

**MEETING: 06-06-2016**

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## MEMORANDUM

**TO:** Zoning & Planning Board

**FROM:** Christopher Heid, City Planner

**DATE:** June 6, 2016

**SUBJECT:** Application for Public Hearing

**CASE #** 05-ZP-16

**APPLICANT:** AQ Group, LLC

**ADDRESS:** 650 De Soto Drive

**REQUEST:** The applicant is requesting site plan approval in order 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.

(This project, including three related variances was previously approved by the Board of Adjustment and the City Council, and extended by the Board of Adjustment and the City Council. That extension of time has expired, necessitating new approval from the Zoning and Planning Board and Board of Adjustment as well as the City Council).

**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.

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

This approval would have expired on November 2, 2015. However, a six month extension of time was granted by the Board on September 21, 2015. This approval was affirmed by the City Council on September 28 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 reapproval.

**RECOMMENDATION:** It is recommended that site plan approval be granted, 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 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.



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. 36<sup>th</sup> 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. 36<sup>th</sup> Street. The altered scopes for this project presented to the Board for approval are as follows:

<b>1. PARKING SPACES</b>	MS Code Sec. 150-016	
<b>Item Description</b>	<b>Required</b>	<b>Provided/Proposed</b>
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/>	<hr/>	<hr/>
Total Rooms: 116 + 122 = 238 Units	Total Parking Required = 23 + 20 + 109 = 152 Spaces	Total Parking Provided = 97 + 5 = <u>102 Spaces</u>
Mixed-Use Occupancy less 20%	152 Spaces X 80% = <u>121 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**

<b>Item Description</b>	<b>Required/Allowed</b>	<b>Provided/Proposed</b>
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 36<sup>th</sup> 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 36<sup>th</sup> 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.

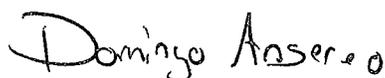
The development will provide significant improvements to the adjacent street right of way, including beautifying the traffic barriers with more permanent structure/landscaping.

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
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,331,957	\$3,938,143	\$3,580,130
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,400,000	\$4,200,000	\$3,580,130
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,331,957	\$3,938,143	\$3,580,130
<b>Regional</b>			
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:



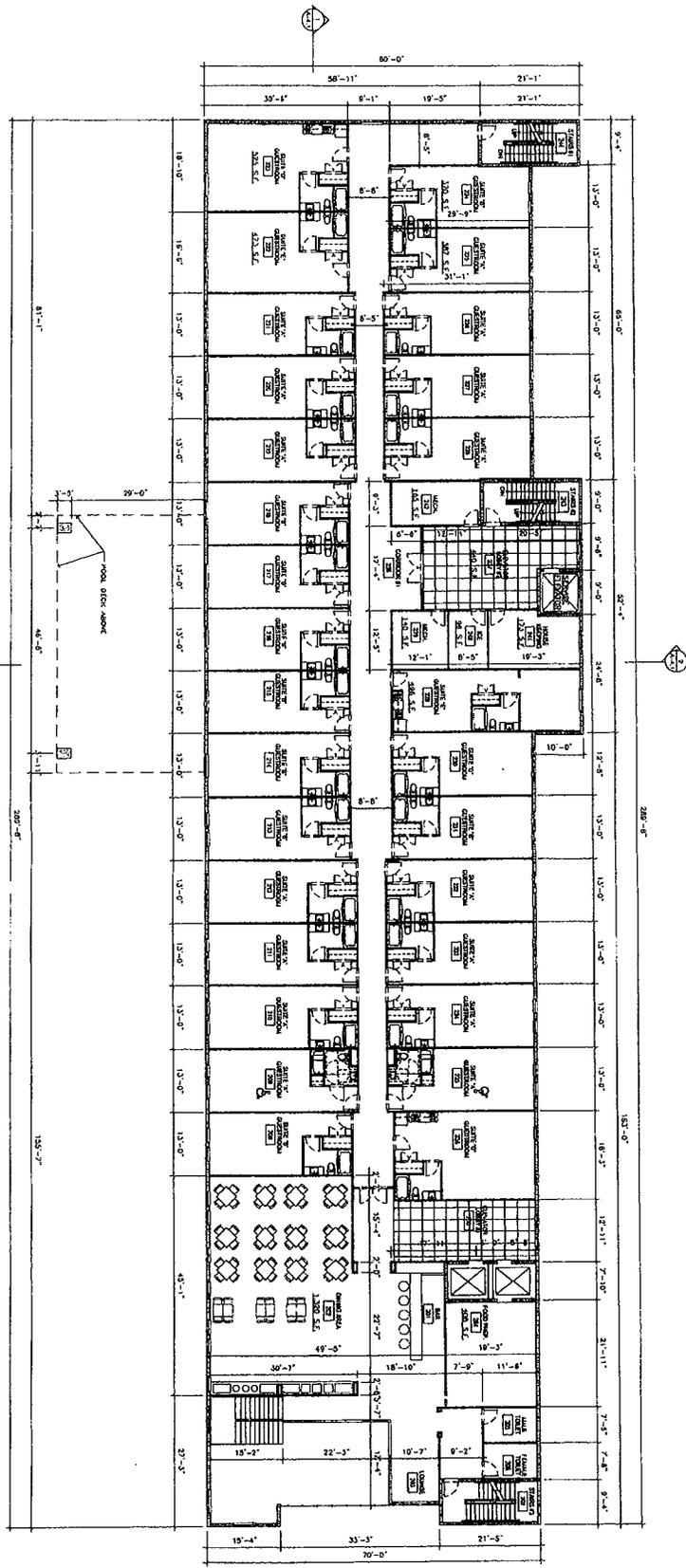












1 SECOND FLOOR PLAN  
 A1.2  
 SCALE 3/8" = 1'-0"



NO. REVISIONS	DATE	BY	DESCRIPTION

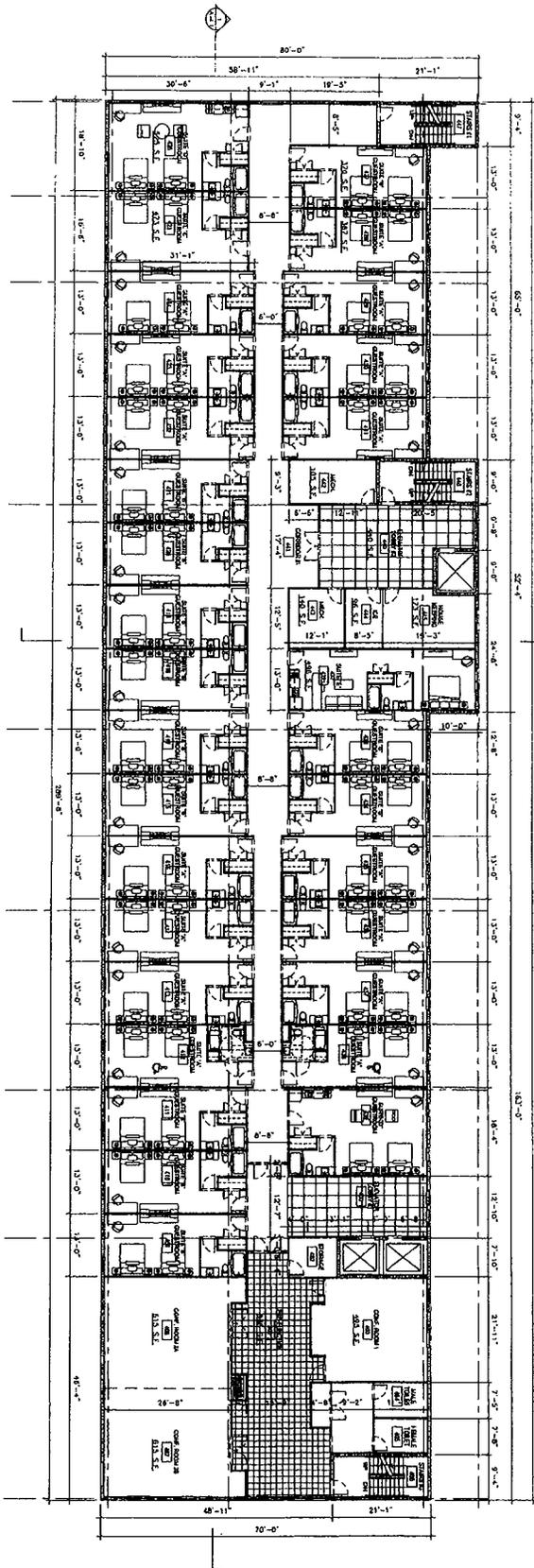
Client: AO Group LLC  
 Project: Hotel Addition  
 AO GROUP LLC  
 5055 NW 36 Street  
 Miami Springs, Florida  
 Owner: AO Group LLC

Consultant: Southeast Design Associates, Inc.  
 430 South Dr., Suite 101, Miami Springs, FL 33154  
 Tel: 305.430.1111  
 Fax: 305.430.1112  
 www.seadec.com

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**SOUTHEAST DESIGN ASSOCIATES, INC.**  
 Architecture Planning  
 State Certified Architectural Corporation Lic. No. AA-0009  
**Manuel Perez-Viehot, A.I.A.** Lic. No. AA-0007  
 430 South Dr., Suite 101, Miami Springs, FL 33154  
 Tel: 305.430.1111  
 Fax: 305.430.1112  
 www.seadec.com





1 FOURTH FLOOR PLAN  
A1.4

SCALE 3/32" = 1'-0"



NO.	REVISION	DATE

Project: Hotel Addition  
 AQ GROUP LLC  
 5055 NW 38 Street  
 Miami Springs, Florida  
 Owner: AQ Group LLC

Consultant: SOUTHEAST DESIGN ASSOCIATES, INC.  
 ARCHITECTS PLANNING ENGINEERS  
 State Certified Architect Corporation Lic. No. A1-0009237  
 8200 Parkway Parkway - Vero Beach, A.I.A. FL No. A1-0009167  
 8200 Parkway Dr., Suite 100, Vero Beach, FL 32909 FL - (888) 881-1666  
 Vero Beach, FL 32909 FL - (888) 881-1666  
 www.sdainc.com

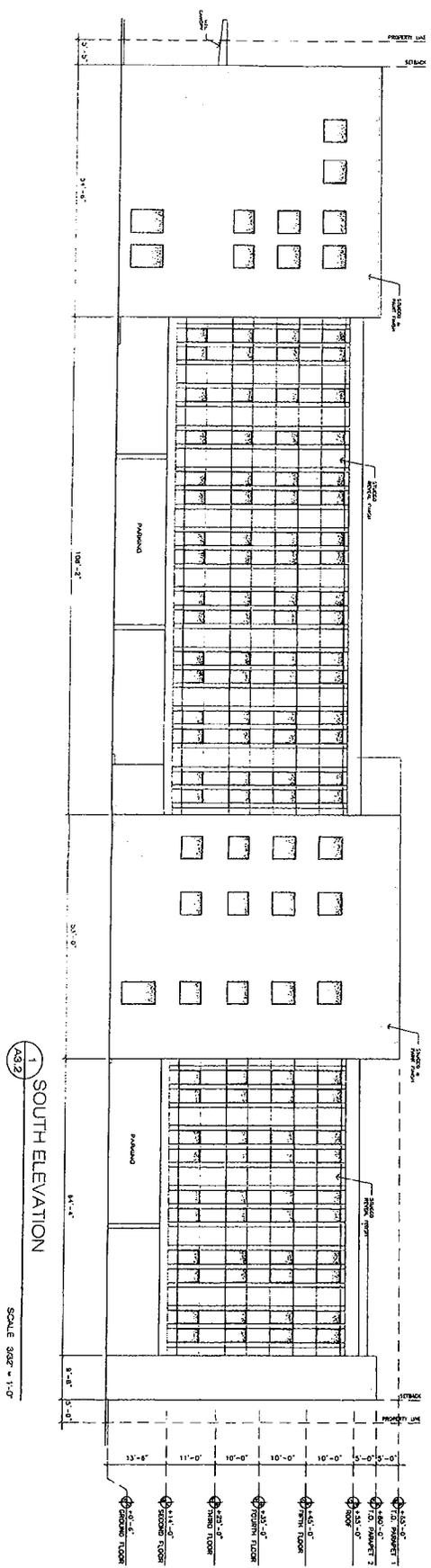
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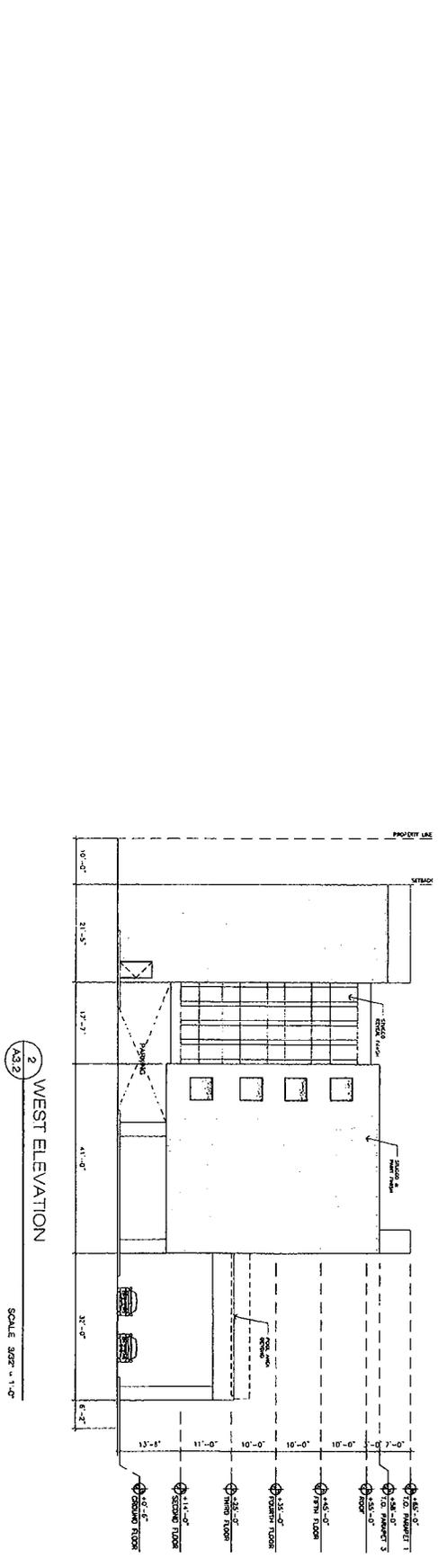






1 SOUTH ELEVATION  
A-3.2

SCALE 3/32" = 1'-0"



2 WEST ELEVATION  
A-3.2

SCALE 3/32" = 1'-0"

DATE: 11-18-11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
A-3.2

OWNER: AD GROUP LLC  
PROJECT: Hotel Addition  
3035 NW 36 Street  
Miami Springs, Florida  
OWNER: AD Group LLC

CONSULTANT: Southeast Design Associates, Inc.  
10000 SW 10th Street, Suite 101  
Miami, Florida 33156  
Tel: (305) 444-1111  
Fax: (305) 444-1112

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SOUTHEAST DESIGN ASSOCIATES, INC.  
10000 SW 10th Street, Suite 101  
Miami, Florida 33156  
Tel: (305) 444-1111  
Fax: (305) 444-1112

