ZONING AND PLANNING

MONDAY, APRIL 4, 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 Bill Tallman
Board member Juan Molina
Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Monday, April 4, 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) January 4, 2016

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

4. NEW BUSINESS

A) CASE # 02-ZP-16
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW36, NORTHWEST 36 STREET DISTRICT

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

B) CASE # 03-ZP-16
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW36, NORTHWEST 36 STREET DISTRICT

Applicant is seeking site plan approval to construct a hotel.

C) **CASE # 04-ZP-16**
665 MOKENA PARTNERS, LLC/ STEVEN MARIN
665 MOKENA DRIVE
ZONING: NW36, NORTHWEST 36 STREET DISTRICT

Applicant is seeking site plan approval to construct a hotel

5. ADJOURNMENT

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The decisions of the Zoning & Planning Board 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 regular meeting of the Miami Springs Zoning and Planning Board was held on Monday, January 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 6:42 p.m.

Present were:	Bill Tallman Bob Calvert Juan Molina 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 OF REGULAR MEETING:

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

Board member Molina moved to approve the minutes as written. Board member Calvert 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 # 01-ZP-16
CHRIS DESAI, MIAMI AIRPORT LODGING, LLC
3449 N.W. 42 AVENUE
ZONING: ABRAHAM TRACT DISTRICT
LOT SIZE: 80,242 SQ. FT.

Applicant is requesting site plan approval for the construction of a 73,484 square foot, 127 room hotel.

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

Board member Tallman asked Zoning and Planning Director Heid if there was any correspondence on this or if there could be any correspondence and Zoning and Planning Director Heid responded that there could be correspondence but there was not any.

Board member Tallman asked Mr. Chris Desai to approach the podium to comment on the project.

Chris Desai of 3785 NW 82 Avenue presented the Board with a rendering of the site plan and a project overview. Mr. Desai stated that Hilton has very strict standards and guidelines for their hotels and this hotel would follow them.

Board member Molina asked Mr. Desai what the proposed open date would be for the hotel and Mr. Desai responded by saying that they hope to break ground in February. Typically, projects like these take between eleven to fourteen months to complete. This would mean the hotel would be opening early next year.

Board member Tallman 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 seven conditions requested in the Staff Report by the Zoning and Planning Director. Alternate Board Member Gonzalez seconded the motion, which passed 4-0 on roll call vote.

Discussion ensued regarding the following steps that need to be taken for the site plan to be approved by City Council and if the applicant will need to present any further plans to the Zoning and Planning Board.

5. ADJOURN

There was no further business to discuss and meeting was duly adjourned at 6:54 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.

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"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. 02-ZP-16

SUCRE, LLC

4949 NW 36 STREET

(REQUEST FOR VACATION OF RIGHT-OF-WAY)

ZONING AND PLANNING BOARD

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: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

SUBJECT: Application for street abandonment and alley vacation

CASE # 02-ZP-16

APPLICANT: Sucre, LLC

ADDRESS: 4949 NW 36 Street

REQUEST: Applicant is requesting the abandonment of a portion of a City-owned street (La Villa Drive) 20,731 square feet in size, and the vacation of a portion of an alley, 4,284 square feet in size.

THE PROPERTY: The property is 13 separate parcels separated by a City-owned alley, and a City-owned street, La Villa Drive. The western and central parcels are identical, rectangular in shape, with 142 feet of frontage on NW 36 Street, and a depth of 346 square feet. Each parcel contains 48,990 square feet.

La Villa Drive runs between the two parcels. It is a 60 foot wide street with a depth of 346 feet, for a total size of 20,732 square feet.

The eastern parcel is also rectangular in shape, with a width of 190 feet of frontage on Mineola Drive, and a depth of 142 feet, for a total lot size of 26,980 square feet. It abuts a 16 foot wide alley, at the rear (west).

This alley, running between the central and eastern parcels is 16 feet wide and 345 feet in depth, containing 5,367 would be abandoned as well.

In total, the rights-of-way to be abandoned measure 26,099 square feet, or 0.599 acres.

However, when rights-of-way are abandoned, half of the property goes to each adjacent private property owner. As such, the portion of La Villa Drive to be abandoned would go completely to the applicant, as they are the property owners on both sides of the Street. Similarly, the northern portion of the alley to the west of the eastern parcel would go completely to the applicant, as they are the owners on both sides of the street. However, on the south portion of the alley, the west half would go to the applicant, while the east half would go to the adjacent private property owner.

In summary, the thirteen private parcels contain a total of 124,960 square feet, or 2.86 acres. The street and alley to be abandoned is a total of 26,099 square feet, or 0.599 acres. The total lot size, after abandonment, would be 151,059 square feet, or 3.46 acres.

ANALYSIS: La Villa Drive has been closed to through traffic for years by a metal guardrail and landscaping to prevent cut through traffic into the residential neighborhood. Many of the other streets in the area have similar treatment. Therefore, there would be no impact on traffic flow on La Villa Drive, and little impact – other than trash collection- in the alley. And with the construction of a wall along the north property line, the adjacent residential areas will be better protected from the commercial activity on NW 36 Street.

The most difficult aspects of redevelopment in the NW 36 Street District are the small, shallow lots under multiple ownership. The City is willing to vacate the rights-of-way in order to establish what is an unusually large parcel in the City. However, the fundamental condition that the City requires is the creation of a unity of title that secures the multiple parcels into a single development site under single ownership, which can only be separated by the City Council.

This is one of the conditions under which the vacation was approved by the Board previously. The applicant has proposed a "Covenant in Lieu of Unity of Title", which would not assure a unified development, but a project(s) under separate development and ownership, an alternative that staff rejects.

RECOMMENDATION: It is recommended that the request for street abandonment and alley vacation be denied, but that the applicant reconsider their rejection of the proposed unity of title.

ZPBPerryTractROWvacation442016

ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

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OFFICIAL USE ONLY
Case No. : _____-ZP-_____ Date: _____ Fees Paid/ Receipt No. :_____
Date hearing is advertised: _____ Date set for Public Hearing: _____
The owner and/or his/her agent has_____ has not_____ submitted a petition regarding the subject within the last six months.

****

(I) (We) Salvatore Natoli, on behalf of Sucre, LLC of 4909 & 4849 NW 36th Street
Owners Name — Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is See attached Exhibit "A"
Lot(s) — Block — Subdivision

The subject property is generally located at NW 36th Street and La Villa Drive

Interest of applicant to the premises affected: Agent for Owner
(Owner /Lessee/ Agent)

Lot Size: N/A Area of subject property: 0.57± acre (25,016± sq. ft.)
Square feet or acres

Number of street frontage & name of street(s): La Villa Drive – 345.55 feet; Alley – 345.45 feet

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): (i) Vacation of a portion of La Villa Drive extending approximately 345 feet north of N.W. 36th Street, and (ii) vacation of approximately 345 feet of an alley located immediately east of La Villa Drive, as reflected on the enclosed survey.

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons:

Please see attached Letter of Intent.

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

Please see attached Letter of Intent.

What change or changing conditions make the approval of this proposed plan/project necessary?

Please see attached Letter of Intent.

Are there any other circumstances which justify the approval of the plan/project?

Please see attached Letter of Intent.

If you are completing this application and are also the owner of the subject property, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) Salvatore Natoli, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Owner

Signature of Co-Owner

Salvatore Natoli
Authorized Representative, Sucre, LLC
Printed Name of Owner

Printed Name of Co-Owner

786-614-8406
Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 13th day of July, 20 15.

Signature of Notary Public- State of Florida

ROSA A. BOGARDUS
MY COMMISSION # EE 165192
EXPIRES: January 31, 2016
Bonded Thru Budget Notary Services

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: 01-31-2016
Personally known to me:
Produced Identification: FL DL
N346-760-60-292-0

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

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

If you are completing this application as an agent of the subject property owner, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) _____, being duly sworn, depose and say that I/we serve as _____ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

_____
Signature of Agent

_____
Printed Name of Agent

_____
Daytime Phone Number

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

_____
Signature of Notary Public- State of Florida

_____
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

_____
Authorization Signature of Owner

_____
Printed Name of Owner

_____
Daytime Phone Number

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

_____
Signature of Notary Public- State of Florida

_____
Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

MIADOCS 11240250 2

(Revised March 28, 2007)
ZONING AND PLANNINNG 11240250_2.DOCX

MIADOCS 11240250 1

EXHIBIT "A"

LEGAL DESCRIPTION (ALLEY)

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S2°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36TH STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36TH STEREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THEN N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

LEGAL DESCRIPTION (LA VILLA DRIVE)

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.

SANTIAGO D. ECHEMENDIA
PARTNER
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 347-7321
FAX (305) 347-7897
EMAIL SEchemendia@shutts.com

March 7, 2016

BY HAND DELIVERY

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

Re: Sucre, LLC's Request for Vacation of Right-of-Way

Dear Mr. Heid:

Our firm represents Sucre, LLC (the "Applicant"). The Applicant owns 13 parcels totaling approximately 2.83± acres located on the north side of N.W. 36th Street and adjacent to La Villa Drive and Minola Drive (the "Property"). This letter shall serve to respectfully request, on behalf of the Applicant, the City's approval of the closure of the segment of La Villa Drive extending approximately 345 feet north of N.W. 36th Street (the "La Villa Drive ROW") and approximately 335 feet of an alleyway located immediately east of La Villa Drive (the "Alley ROW"), as reflected on the enclosed survey, in order to facilitate the redevelopment of the Property (the "Application").

Background:

The Applicant acquired the Property in February 2015 with the intent to redevelop it with a unified mixed use development in accordance with the NW 36th Street District regulations contained in the City's Comprehensive Plan and Zoning Code. According to the City's Comprehensive Plan, the intent of the NW 36th Street District is to encourage large-scale developments of a wide range of compatible and complementary uses, including hotels, retail and residential uses. The Property currently consists of 13 tax parcels located adjacent to and bisected by the La Villa Drive ROW and Alley ROW. The City's approval of the Application would allow for the aggregation of these 13 parcels in order to create a unified development tract, which will facilitate redevelopment of the Property with a cohesive, mixed use development comprised of hotel, residential and retail uses.

Application:

The Application is consistent with the goals, policies and objectives of the City's Comprehensive Plan. Policy 1.8.1 of the Comprehensive Plan allows for the vacation of right-of-way provided that the vacated right-of-way is not necessary to accommodate future storm or sanitary sewer facilities. The La Villa Drive ROW and Alley ROW are not needed for future City infrastructure needs, as the requested vacation of right-of-way will facilitate redevelopment of the Property and necessary infrastructure upgrades to service the unified project. As a result, infrastructure in the surrounding area will be upgraded to the benefit of all residents and businesses.

In addition, vacation of the subject right-of-ways would not adversely affect traffic circulation or roadway connectivity. The La Villa Drive ROW is a dead-end street, commencing at N.W. 36th Street and terminating at the north boundary of the Property. Therefore, vacating the La Villa Drive ROW would not adversely impact traffic circulation or roadway connectivity as it is currently an isolated segment of roadway bounded on all sides by the Applicant's Property. Approximately 200 feet of the Alley ROW is surrounded by the Applicant's Property, and the remaining 135 feet is bordered by an abutting gas station. However, the gas station is located at the corner of N.W. 36th Street and Minola Drive and has ingress and egress from both street frontages.

Requested Modifications:

We previously presented the Application to the Zoning and Planning Board on August 4, 2015, at which time the Board unanimously recommended approval. We indicated at the Board meeting that as an alternative to a unity of title as requested by staff, our client would like the option of providing a covenant in lieu of a unity of title. We proceeded before the City Council on October 12, 2015, at which time the City Council directed the City Attorney to bring back the item with a draft Resolution for approval. In the interim, the City Attorney opined that we must modify the Application to vacate the entire width of the Alley ROW adjacent to the gas station and that we must re-present the Application before the Zoning and Planning Board for review of our request for a covenant in lieu of unity of title. While we disagree with these requirements, as a courtesy to the City Attorney we are hereby amending the Application and bringing it back before you for your consideration.

With respect to our request to allow for a covenant in lieu of unity of title, we would like to emphasize that it accomplishes the same purpose as a unity of title but simply allows for different ownership of the underlying parcels. A covenant in lieu of unity of title is typically used to regulate multi-phased or mixed-use developments that may result in multiple ownership. It permits a developer to finance separate components of the project, thereby facilitating development. A covenant in lieu contains the same safeguards as a unity of title: (i) it is a recorded in the public records and runs with the land, meaning that is binding on all successors and assigns; and (ii) it can only be amended or released by approval of the City Council.

Conclusion:

The vacation of the La Villa Drive ROW and Alley ROW is an integral component of the redevelopment of the Property. The approval of the Application will facilitate the redevelopment of the Property, which will in turn help revitalize the NW 36th Street corridor by encouraging additional development and investment in the surrounding area. The Application is also in the best interests of the City and its citizens, as redevelopment of the Property will improve the character and design of development along the NW 36th Street corridor in accordance with the City's Comprehensive Plan and Zoning Code regulations.

We respectfully request your favorable review of this Application. Should you have any questions, comments, or require additional information, please do not hesitate to contact me at (305) 347.7321.

Yours very truly,

Shutts & Bowen LLP

Santiago D. Echemendia
Kathleen Maurer

cc: Sucre, LLC
Salvatore Natoli
Peter Lagonowicz, Esq.

MIADOCS 11236676 2

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PREPARED BY AND RETURN TO:
Santiago Echemendia, Esq.
Shutts & Bowen LLP
200 S. Biscayne Boulevard
Suite 4100
Miami, Florida 33131

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE

KNOW ALL BY THESE PRESENTS that the undersigned Owner hereby makes, declares and imposes on the land herein described, these easements and covenants running with the title to the land, which shall be binding on the Owner, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, a Covenant in Lieu of Unity of Title allows for the development of a unified development tract in accordance with local land development regulations, while also permitting the sale or encumbrance of individual parcels or phases to facilitate the development of the unified tract;

WHEREAS, Owner holds the fee simple title to that certain property located in the City of Miami Springs, Florida (the "City"), as more particularly described on Exhibit "A," attached hereto and made a part hereof (the "Property"), which is supported by the attorney's opinion of title attached hereto as Exhibit "B";

WHEREAS, Owner has applied to the City to vacate certain right-of-ways located adjacent to the Property and more particularly described on attached Exhibit "C" (the "Right-of-Ways"), and Owner desires to ensure to the City that, upon the City's vacation of the Right-of-Ways, the Property will be developed as a unified development tract;

WHEREAS, Owner intends to develop a mixed use project on the Property to consist of such uses as hotel, office, retail, and multifamily residential, with such development to be completed in phases (the "Project"); and

WHEREAS, Owner may wish to convey portions of the Property or components of the Project from time to time in order to facilitate the development of the Project, and this instrument is executed in order to assure that the phased development of the Property with future multiple ownership will not violate the Zoning Code of the City.

NOW THEREFORE, in consideration of the premises, Owner hereby agrees as follows:

1. The Owner of the Property hereby agrees and declares that (i) for the purpose of determining compliance with all aspects of the Zoning Code of the City, the Property shall be considered as one plot and parcel of land, and (ii) so long as this instrument shall remain in effect, any and all conveyances or transfers of all or any portion of the Property by the Owner, its grantees, successors and assigns, shall be subject to the terms and restrictions of this Declaration as if any such grantee, successor, or assign were a party hereto or a signatory hereof. The recordation of separate mortgages on each phase or parcel subsequent to the recordation of this instrument shall not be deemed as a breach of the covenants contained herein, nor shall the submission of the Property to condominium ownership or the sale of phases or individual units in the development to third party purchasers.

2. The Property will be developed in substantial conformity with the site plan entitled "La Villa Drive Development Hotel & Office – Overall Site Plan," prepared by EOF Designs and dated _____. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property and the Director of Planning and Zoning; provided that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seeks such modification by application to modify the plan or covenant at public hearing before the City Council.

3. If the Property is developed in phases, each phase will be developed in substantial accordance with the site plan.

4. In the event of multiple ownership, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and such other party or parties have executed and mutually delivered in recordable form an instrument known as an "Easement and Operating Agreement," which shall contain, among other things:

   (i) easements in the common area of each parcel for ingress to and egress from other parcels;

   (ii) easements in the common area of each parcel for the passage and parking of vehicles;

   (iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;

   (iv) easements for access roads across the common area of each parcel to public and private roadways;

   (v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

Signed, witnessed, executed and acknowledged this ____ day of _____, 2016.

Witnesses

SUCRE, LLC, a Florida limited liability company

_____
Print Name:_____

By:_____
Salvatore Natoli, Authorized Representative

_____
Print Name: _____

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2016, by Salvatore Natoli, as Authorized Representative of SUCRE, LLC, a Florida limited liability company. He is personally known __ or produced _____ as identification.

_____
NOTARY SIGNATURE
Print or Stamp Name:
Notary Public, State of_____
My Commission Expires:

APPROVED AS TO FORM AND
CORRECTNESS:

_____
JAN SEIDEN
City Attorney

PARCEL 6:

The South 62.5 feet of the North 187.5 feet of Tract A, Block 134, of the 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, FORMERLY KNOWN AS Lot 8, LESS the North 25 feet thereof, and Lot 9, LESS the South 12.5 feet thereof, Block 134, of 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.

PARCEL 7:

The South 62.5 feet of the North 125 feet of Tract A, Block 134, of the 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, FORMERLY KNOWN AS Lot 8, LESS the South 25 feet and the South 37.5 feet of Lot 7, Block 134 of 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.

PARCEL 8:

Lot 18, LESS the North 12.5 feet, and the North 25.0 feet of Lot 17, Block 133, of 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.

PARCEL 9:

The North 62.5 feet of Tract A, Block 134, of the 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, ALSO KNOWN AS Lot 7, LESS the South 37.5 feet, and all of Lot 6, Block 134, of 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.

PARCEL 10:

The South 62.5 feet of the North 150 feet of Tract D, Block 133, of the 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, ALSO KNOWN AS Lot 16, LESS the North 37.5 feet thereof, and all of Lot 15, Block 133, of 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.

PARCEL 11

The South 62.5 feet of the North 87.5 feet of Tract D, Block 133, of the 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, FORMERLY KNOWN AS Lot 17, LESS the North 25 feet thereof, and the North 37.5 feet of Lot 16, Block 133, of 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.

EXHIBIT B

Opinion of Title

EXHIBIT C

Right-of-Ways

EXHIBIT "A"

LEGAL DESCRIPTION (ALLEY)

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S2°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36TH STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36TH STEREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THEN N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

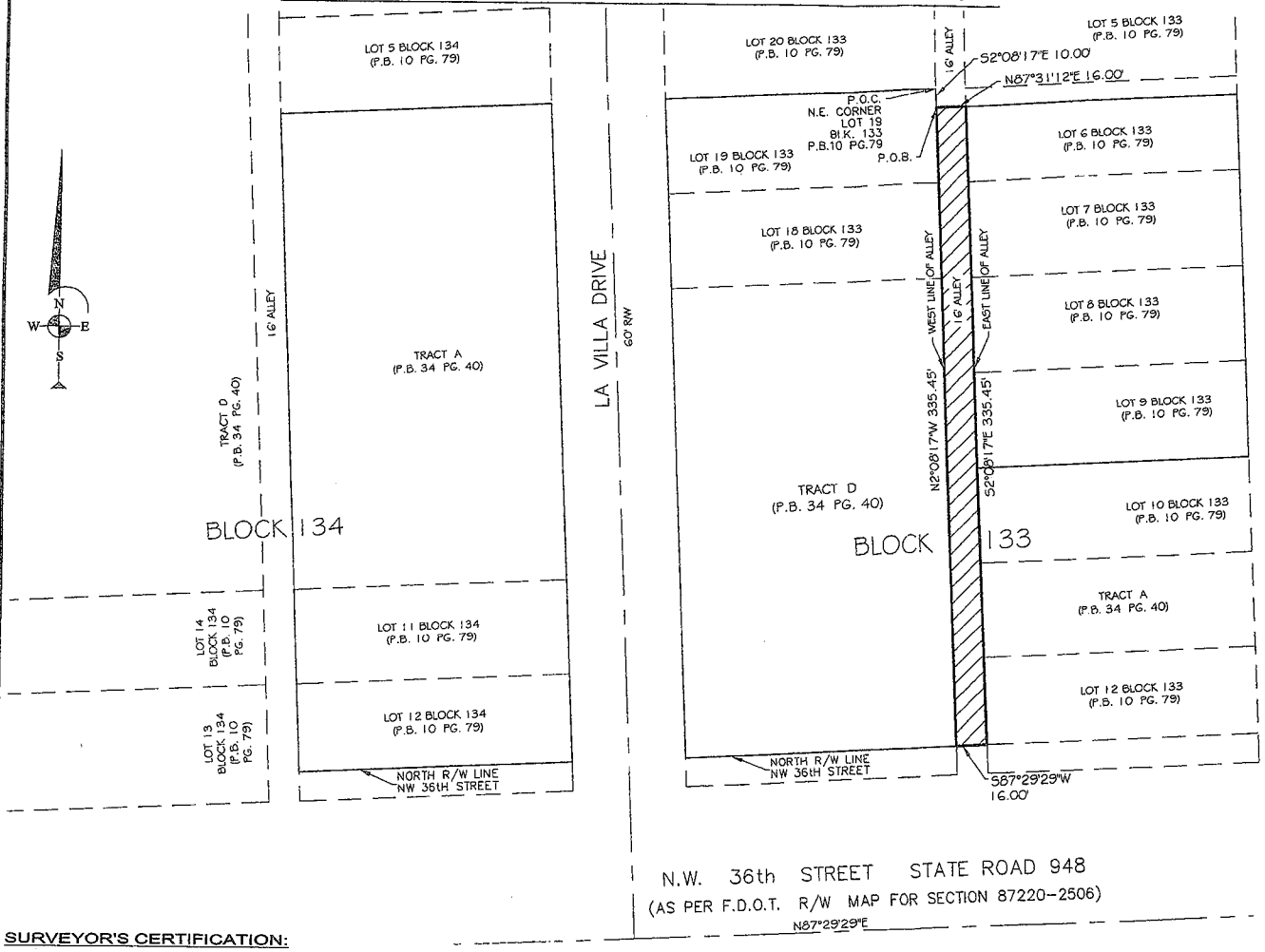
LEGAL DESCRIPTION (LA VILLA DRIVE)

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°10'09"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°10'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

60 30 0 60

1 inch = 60 ft.

LEGAL DESCRIPTION:

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'17"E FOR 10.00 FEET TO THE POINT O BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N87°31'12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S02°08'17"E FOR 335.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY; THENCE N02°08'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 335.45 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 948 N.W. 36th STREET, ALONG THE SOUTH LINE OF SECTION 19-53-41, WHICH BEARS N 87°29'29" E.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

ABBREVIATIONS:

R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
P.O.B.	POINT OF BEGINNING
BLK	BLOCK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MANUEL G. VERA
Professional Surveyor and Mapper No. 2262
State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT A SURVEY

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS SURVEYORS MAPPERS
13360 SW 47th Street Miami, FL 33175 Phone (305)221-6218
P.O. BOX 650578 Miami, FL 33265 Fax (305)221-1295
www.mgvera.com e-mail: info@mgvera.com

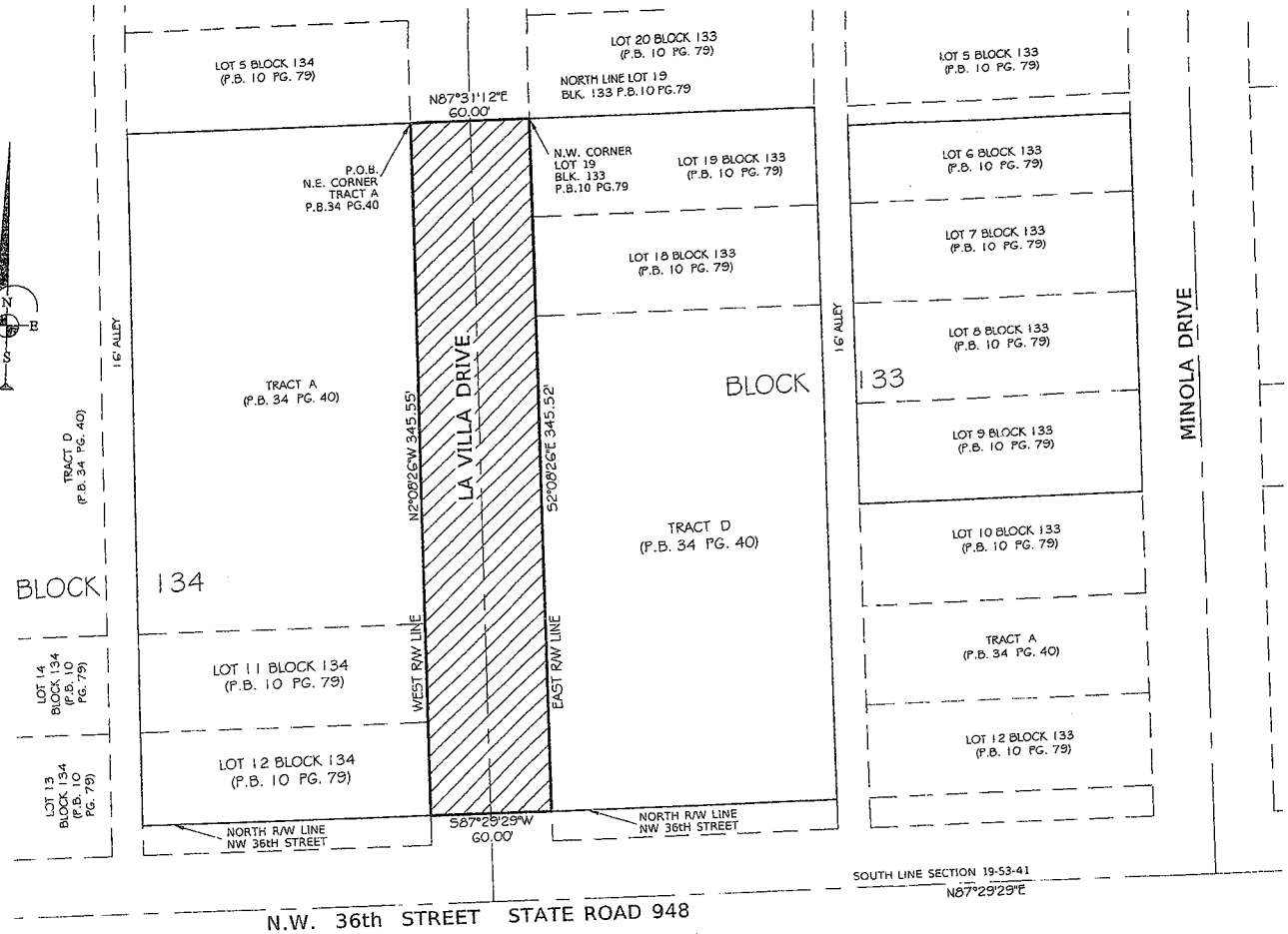
DATE:	REVISIONS:
09-23-15	UPDATE LEGAL DESCRIPTION
09-23-15	REVISE AS REQ. BY THE CLIENT AND THE CITY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
01-08-15	S.N.	1"=60'		14-05-40 14-695

Z:\Misc Job 2014\14-05-40 14-695\ACAD\Road and Alley closure\14-05-40 14-695 alley closure UPDATED 02-24-16.dwg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGAL DESCRIPTION:

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BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°31'12"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°08'26"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°29'29"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°08'26"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.

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ABBREVIATIONS:

R/W	RIGHT OF WAY
P.B.	PLAT BOOK
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F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
P.O.B.	POINT OF BEGINNING
BLK	BLOCK

GRAPHIC SCALE
60 30 0 60
1 inch = 60 ft.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MANUEL G. VERA
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www.mgvera.com e-mail: admin@mgvera.com

DATE:	REVISIONS:
09-23-15	UPDATE LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
	01-08-15	S.N.	1"=60'		14-05-40 14-696

Z:\Misc Job 2014\14-05-40 14-696\ACAD\Road and Alley closure\14-05-40 14-696 closure UPDATE 09-23-15.dwg

ZONING AND PLANNING CASE

NO. 03-ZP-16

WYNDHAM GARDEN HOTEL

SUCRE, LLC

4949 NW 36 STREET

ZONING AND PLANNING BOARD

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: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

SUBJECT: Application for Site Plan Approval for the Construction of a Hotel.

CASE # 03-ZP-16

APPLICANT: Sucre, LLC

ADDRESS: 4949 NW 36 Street

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

THE PROPERTY: The property is proposed on a portion of the applicant's total land holdings of 125,244 square feet. The hotel and a 44 car surface parking lot would be built on the western parcel, with 142 foot of frontage on NW 36 Street and a depth of 346 feet, for a total parcel size of 49,132 square feet.

The central parcel, separated by La Villa Drive from the western parcel, is identical is size to the western parcel. However, only the rear (northern) 190 feet would be used for a 78 space surface parking lot, for a total lot area of 26,980 square feet. The balance of the central parcel, abutting NW 36 Street, would not be used, and is not seeking development approval. Similarly, the 26,980 square foot eastern parcel, separated from the central parcel by an alley, would not be used.

Therefore, the portion seeking development approval is 76,112 square foot in size, and occurs on both sides of La Villa Drive.

THE PROJECT: The applicant is proposing the construction of an eleven story hotel with 149 rooms, and a total building size of 90,080 square feet. (FAR of 1.18).

The site is accessed from the existing La Villa Drive curb cut, and the street is proposed to be improved with curbing, sidewalks, lighting, landscaping and irrigation. Similarly the alley to the west would be improved with curbing, sidewalk, and landscaping.

A semi-circular drive brings visitors to the hotel site, under the coverage of a decorative porte-cochere. The ground floor of the building contains the lobby, front desk, a great room/lounge, a hotel dining room, bar, pantry and mechanical space. In addition, a 2,330 square foot restaurant intended for lease to an outside operator, is located at the front (south) of the building, facing NW 36 Street. A large outdoor dining terrace is adjacent to the south

The first floor mezzanine provides double height ceilings to the leased restaurant, lobby and great room/lounge. Storage and back of house operations are also accommodated, as are several guest rooms.

The third floor continues the volume ceiling of the lobby, as well as meeting space and eleven guest rooms. Floors 4 through 7 are typical floor plans, with 21 guest rooms per floor.

The eighth floor contains the swimming pool, Pilot House bar, pantry/storage and six guest rooms. The ninth floor contains 13 guest rooms, and a gym overlooking the pool below.

The tenth and eleventh floors contain 15 guest rooms each, with the pool area below

The building is of CBS construction, with a stylish contemporary design. Angular projects on the elevation nicely break up the façade and provide visual interest, as do the eyebrows over windows scattered about. Large areas of glass on the upper floors of the front façade also provide a contemporary style and excellent views of the airport to the south. A stucco parapet at the roofline is of sufficient height to screen all rooftop equipment.

ANALYSIS: The proposed hotel would replace an assortment of long vacant or underutilized buildings, clearly not the highest and best use of the property in its prominent location on NW 36 Street. In its place would be an 11 story, 98,080 square foot hotel with 149 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. The provision of a leased restaurant, highly visible from NW 36 Street, in addition the hotel restaurant is also welcomed

RECOMMENDATION: It is recommended that the request for site plan approval be granted, subject to the following condition.

1. Plans shall substantially comply with those submitted, as follows:

    - Sheet A-000, COVER SHEET, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-004, SURVEY, by Manuel G. Vera & Associates, Inc., dated, December 15, 2014.
    - Sheet A-005.1, LOCATION – ZONING DISTRICT, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-010, SITE DATA, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-050, SITE PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet L-001, PLANTING PLAN, by Studio Roberto Rovira, dated, signed and sealed February 3, 2016.
    - Sheet A-100, GROUND & 2ND FLOOR PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-101, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-102, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-103, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-104, PH (9 &10) AND ROOF, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-200, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-201, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-202, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-250, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-251, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-300, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-400, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.
    - Sheet A-401, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.

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

2. All curbing shall be Miami-Dade County Type “D”. All landscaped areas must be enclosed with said curbing.

3. Any freestanding sign must be a monument type only, the design of which must be approved by staff.

4. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.

5. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.

6. The on-going maintenance of La Villa Drive, from the north property line south to NW 36 Street shall be the responsibility of the applicant, and/or successors.

ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

****

OFFICIAL USE ONLY
Case No. : _____-ZP-_____ Date: _____ Fees Paid/ Receipt No. : _____
Date hearing is advertised: _____ Date set for Public Hearing: _____
The owner and/or his/her agent has_____ has not_____ submitted a petition regarding the subject within the last six months.

****

(I) (We) SALVATORE NATOLI of 4909 NW 36TH STREET
Owners Name — Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is Legal description of properties attached at the back.
Lot(s) — Block — Subdivision

The subject property is located at NW 36st & La Villa Drive

Interest of applicant to the premises affected: _____
(Owner /Lessee/ Agent)

Lot Size: 2.87 acres Area of subject property: 1.58 acres
Square feet or acres

Number of street frontage & name of street(s): NW 36st & La Villa Drive

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): Existing properties are residential single family and commercial. PROPOSED use it will be a hotel, with commercial (restaurant) at bottom.

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons: PROPERTY IS located within the NW 36TH STREET DISTRICT which includes hotel & restaurants within their proposed use.

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

It will embelish the community, in special NW 36TH Street which is currently under developed and at dated.

What change or changing conditions make the approval of this proposed plan/project necessary? N/A

Are there any other circumstances which justify the approval of the plan/project? We are followins all requirements and criteria that the city has presented to us.

If you are completing this application and are also the owner of the subject property, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) SUCRE L.L.C, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Owner

Signature of Co-Owner

SALVATORE NAPOLI

Printed Name of Owner

Printed Name of Co-Owner

Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 16 day of Nov, 20 16.

Signature of Notary Public- State of Florida

Boris Morales

Print, Type, or Stamp Name of Notary Public

BORIS MORALES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF197771
Expires 3/20/2019

Commission Expiration Date:
Personally known to me:
Produced Identification:

Daytime Phone Number

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

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date:
Personally known to me:
Produced Identification:

If you are completing this application as an agent of the subject property owner, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) _____, being duly sworn, depose and say that I/we serve as _____ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Agent

Authorization Signature of Owner

Printed Name of Agent

Printed Name of Owner

Daytime Phone Number

Daytime Phone Number

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

_____

Signature of Notary Public- State of Florida

_____

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

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

_____

Signature of Notary Public- State of Florida

_____

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

LEGAL DESCRIPTION:

PARCEL 1:

Lot 19, and the North 12.5 feet of Lot 18, Block 133, of 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.

PARCEL 2:

Lots 11 and 12, LESS the South 15 feet, Block 134, of 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.

PARCEL 3:

Tract D, in Block 133, of the 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, LESS AND EXCEPTING THEREFROM the North 150 feet of said Tract D and FURTHER LESS AND EXCEPTING THEREFROM those lands made part of the conveyance to the State Road Department for road purposes, as recorded in Deed Book 2381, Page 58, being the South 15 feet of Lot 13, Block 133, of 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.

PARCEL 4:

The South 40 feet of Lot 6 and all of Lot 7, 8 and 9, Block 133, 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. ALSO KNOWN AS the South 40 feet of Lot 6 and the North 23 feet of Lot 7, in Block 133, of 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; TOGETHER WITH the North 37 feet of Lot 8, and the South 27 feet of Lot 7, Block 133, of 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; TOGETHER WITH Lot 9, and the South 13 feet of Lot 8, Block 133, of 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.

PARCEL 5:

The South 62.5 feet of Tract A, Block 134, of the 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, ALSO KNOWN AS Lot 10, and the South 12.5 feet of Lot 9, Block 134, of 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.

PARCEL 6:

The South 62.5 feet of the North 187.5 feet of Tract A, Block 134, of the Revised Plat of Section 2

BLOCK 134 (P.B. 10 PG. 79)

PARCEL 6:

The South 62.5 feet of the North 187.5 feet of Tract A, Block 134, of the 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, FORMERLY KNOWN AS Lot 8, LESS the North 25 feet thereof, and Lot 9, LESS the South 12.5 feet thereof, Block 134, of 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.

PARCEL 7:

The South 62.5 feet of the North 125 feet of Tract A, Block 134, of the 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, FORMERLY KNOWN AS Lot 8, LESS the South 25 feet and the South 37.5 feet of Lot 7, Block 134 of 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.

PARCEL 8:

Lot 18, LESS the North 12.5 feet, and the North 25.0 feet of Lot 17, Block 133, of 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.

PARCEL 9:

The North 62.5 feet of Tract A, Block 134, of the 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, ALSO KNOWN AS Lot 7, LESS the South 37.5 feet, and all of Lot 6, Block 134, of 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.

(P.B. 34 PG. 40)

PARCEL 10:

The South 62.5 feet of the North 150 feet of Tract D, Block 133, of the 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, ALSO KNOWN AS Lot 16, LESS the North 37.5 feet thereof, and all of Lot 15, Block 133, of 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.

PARCEL 11

The South 62.5 feet of the North 87.5 feet of Tract D, Block 133, of the 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, FORMERLY KNOWN AS Lot 17, LESS the North 25 feet thereof, and the North 37.5 feet of Lot 16, Block 133, of 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.

March 7, 2016

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

Re: Sucre LLC – Request for Hearing from Zoning & Planning [Case # 03-ZP-16]

Dear Mr. Heid:

We, Delant Construction Co. ("Delant") represents Sucre LLC (the "Applicant") and we are requesting a hearing for a hotel of +/- 150 rooms at 4909 NW 36th street, Miami Springs, Florida.

The Applicant owns 13 parcels totaling approximately 2.83 acres, located on the north side of N.W. 36th street and adjacent to La Villa Drive and Minola Drive. The purpose of this letter is to get the approval from the Planning and Zoning Department so that we can proceed and get a Building Permit. For the purpose of the hotel (Wyndham Garden) we only intend to use +/- 1.77 acres of the acquired land to provide the hotel, required landscape and parking facilities.

The parcels mentioned above are located within the 'Northwest 36th street district' as disclosed in the Article XV as 'Large Scale Commercial Development District' within the Code of Ordinances of the City of Miami Springs.

It is our intention to build this hotel to service the City of Miami Springs and the families and business who travels thru the gateway of Miami International Airport. We believe this project will enhance the commercial district of Miami Springs and it will promote the revitalization of NW 36th street as it will benefit the residents of this city.

The Project complies with the zoning requisites and the present code. We respectfully request your favorable review and approval of this application. Should you have any questions, comments or require additional information please do not hesitate to contact me at (786) 253-1524.

Sincerely,

Emmanuel Ortiz
Delant Construction Co.

cc: SUCRE LLC
Salvatore Natoli

PLANNER & DESIGNER:
EOF DESIGNS LLC
11501 NE 10 AVE, MIAMI, FL, 33161

ARCHITECT:
MODIS ARCHITECTS
4955 SW 75TH AVENUE, MIAMI, FL, 33155

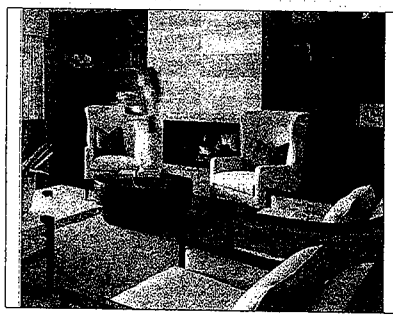
LANDSCAPE ARCHITECT:
STUDIO ROBERTO ROVIRA
P.O.BOX 140472
CORAL GABLES, FL 33114

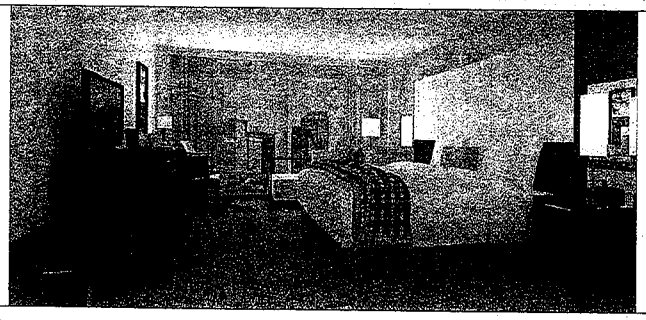
CIVIL ENGINEER:
SRS ENGINEERING, INC.
5001 SW 74TH COURT, MIAMI, FL, SUITE 201

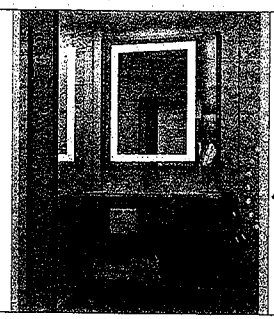
STRUCTURAL ENGINEER:
UNITED ENGINEERING, INC.
9700 S. DIXIE HIGHWAY, SUITE 880, MIAMI, FL 33156

MEP ENGINEER:
RPJ INC.
4977 SW 74TH COURT, MIAMI, FL 33155

WYNDHAM®
Hotels and Resorts







PLANNING AND ZONNING SUBMITTAL (2016-02-15)

EOF designs
DESIGNED & PLANNED BY
EDWARDO LOPEZ
PHONE 786-353-1571
eofdesigns@yahoo.com

DELANT construction
7180 HUTTO COURT, MIAMI, FL 33166
PHONE 305-592-2223

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN®

DRAWN BY:
E.O.F.

SHEET TITLE:
COVER SHEET

MODIS ARCHITECTS
4955 SW 75TH AVE, MIAMI, FLORIDA 33155
PHONE (305)663-0[illegible]

DATE:
07-[illegible]-2015

SEAL:

MAR 01 2016

ARCH. LICENSE
AR 90709

A-000

2/17/2016 11:12:45 AM

SKETCH OF SURVEY

OAKWOOD DRIVE

BLOCK 134

BLOCK 133

BLOCK 133

N.W. 36th STREET STATE ROAD 948

(AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2501)

LOCATION SKETCH:

N.T.S.

OAKWOOD DRIVE

DE SOTO DRIVE

LA VILLA DRIVE

MAHOLA DRIVE

N.W. 36th STREET

LEGAL DESCRIPTION:

SURVEYOR'S REPORT:

LEGEND:

ABBREVIATIONS:

LINE TYPE:

SURVEYOR'S CERTIFICATION:

LB 2439

MANUEL G. VERA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • MAPPERS

BOUNDARY SURVEY

DATE | REVISIONS | SCALE | F.B. NO | PAGE

PLANNING AND ZONING SUBMITTAL (2016-02-15)

EOF designs

DESIGNED & PLANNED BY
D'ANGEL ORTIZ

PHONE 786-253-1921

DELANT construction

PHONE 305-793-2771

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
SURVEY

MODIS ARCHITECTS

DATE:
02-08-2015

SEAL:

MARCH 10 2016

ARCH. LICENSE
AR 93259

A-004

2/17/2016 11:16:11 AM

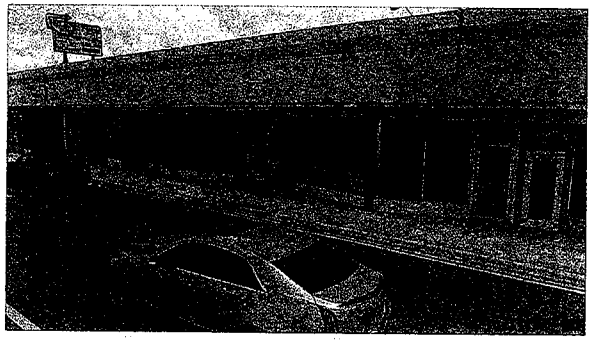
ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

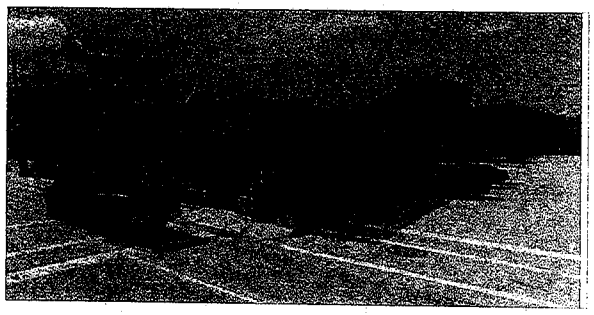
SEC.150-164.- NORTWEST 36TH STREET (DISTRICT)

(A) PURPOSE: THE PURPOSE OF THE NW 36TH STREET DISTRICT IS TO PROVIDE FOR SUCCESSFUL COMMERCIAL OPERATIONS THAT ENHANCE THE DISTRICT, PROVIDE ARCHITECTURAL FEATURES THAT SUPPORT HISTORIC MIAMI SPRINGS DESIGN STANDARDS AND ENHANCE OVERALL COMMERCIAL REVITALIZATION.

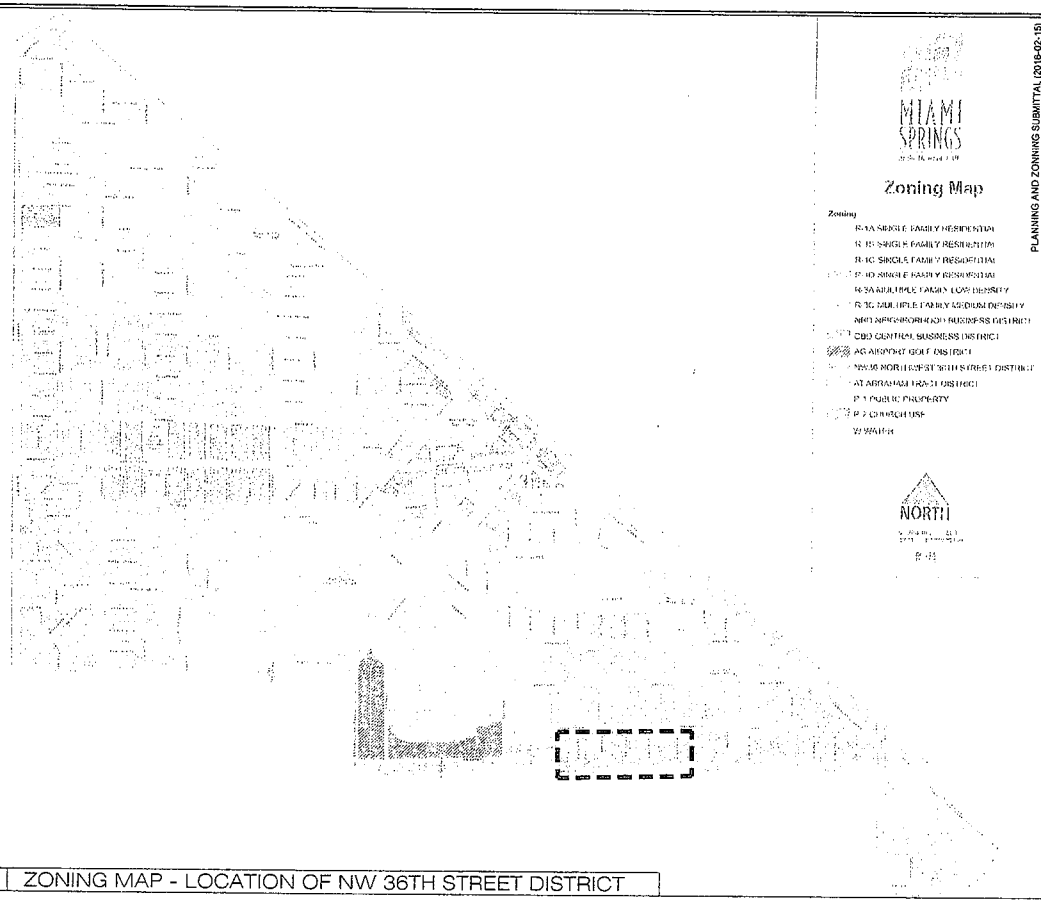
(B) PERMITTED USES: HOTELS

TOTAL PROPERTY AREA	2.87 ACRES = 125,000 SQ.FT.
HOTEL AREA PROJECT	1.58 ACRES = 69,148 SQ.FT. (55% OF ENTIRE PROPERTY)

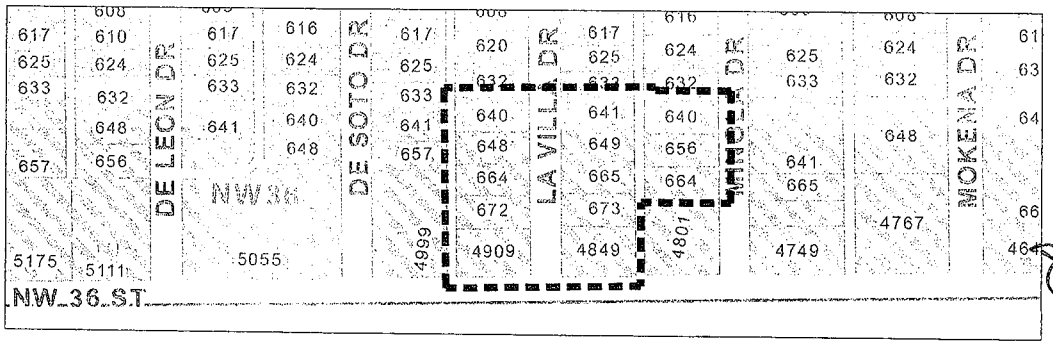




3 SITE PICTURES - STREET VIEW



1 ZONING MAP - LOCATION OF NW 36TH STREET DISTRICT



2 ZONING MAP ENLARGEMENT - PROPERTIES INVOLVED

PLANNING AND ZONING SUBMITTAL (2016-02-16)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: LOCATION - ZONING DISTRICT

MODIS ARCHITECTS

DATE: 02-08-2015

MAR 01 2016

ARCH. LICENSE AR 90200

A-005

2/17/2016 11:17:48 AM

ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

MUNICODE
SEC.150-164 - NORTWEST 36TH STREET (DISTRICT)

(A) PURPOSE: THE PURPOSE OF THE NW 36TH STREET DISTRICT IS TO PROVIDE FOR SUCCESSFUL COMMERCIAL OPERATIONS THAT ENHANCE THE DISTRICT, PROVIDE ARCHITECTURAL FEATURES THAT SUPPORT HISTORIC MIAMI SPRINGS DESIGN STANDARDS AND ENHANCE OVERALL COMMERCIAL REVITALIZATION.

(B) PERMITTED USES: HOTELS

TOTAL PROPERTY AREA	2.87 ACRES = 125,000 SQ.FT.
HOTEL AREA PROJECT	1.58 ACRES = 69,148 SQ.FT. (55% OF ENTIRE PROPERTY)
LOT ADDRESS	4909 NW 36TH STREET, MIAMI SPRINGS, FLORIDA

COMPREHENSIVE PLAN: ADOPTED: MARCH 12, 2012

NW 36TH STREET DISTRICT:
THE AREA COMPRISING THIS DISTRICT EXTENDS FROM CURTISS PARKWAY ON THE WEST TO THE POINT WHERE THE MIAMI CANAL INTERSECTS WITH NW 36TH STREET ON THE EAST. THIS DISTRICT IS INTENDED TO ENCOURAGE LARGE-SCALE DEVELOPMENTS OF A WIDE RANGE OF COMPATIBLE AND COMPLIMENTARY USES, SUCH AS, TO-WIT:

1) OFFICE AND COMMERCIAL BUSINESS,
2) RESTAURANTS,
3) HOTELS,
4) RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH THE CITY CHARTER,
5) MIXED-USE PROJECTS,
6) RETAIL SERVICE OPERATIONS,
7) OTHER ENTERPRISES NOT INCONSISTENT WITH THE INTENT OF THE DISTRICT THAT MAY BE PROVIDED IN THE EFFECTUATING DISTRICT BOUNDARY REGULATIONS.

	MAXIMUM ALLOWED	PROVIDED
MAXIMUM HEIGHT	120 FEET	118 FEET
MINIMUM LOT AREA	N/A	28,300 SQ.FT.
MINIMUM LOT WIDTH	N/A	142'-0"
MAXIMUM F.A.R. (FLOOR AREA RATIO)	F.A.R.(3.0) = 77,380 SQ.FT. X 3 (232,140 SQ.FT.)	98,000 SQ.FT.
LANDSCAPING	10% OF SITE 77,380 SQ.FT. / 10 (7,380 SQ.FT.)	14,564 SQ.FT.
MINIMUM BUILDING SETBACK (FT)		
FRONT	10'-0"	15'-0"
SIDE YARD	5'-0"	20'-0"
INTERIOR SIDE	5'-0" / 15'-0"	32'-0"
ADJACENT TO RESIDENTIAL	10'-0"	140'-0"

GUESTROOM MIX:

FLOOR LEVEL	KING STUDIO KS	DOUBLE QUEEN STUDIO QQS	KING SUITE KST	KING STUDIO ACCESSIBLE KA	KING STUDIO ACCESSIBLE ROLL-IN SHOWER KRIS	DOUBLE QUEEN STUDIO ACCESSIBLE QQA	KING SUITE ACCESSIBLE KSTA	GRAND TOTAL	TOTAL OR WITH COMMUNICATION FEATURES	FAR (PER FLOOR)
ONE	-	-	-	-	-	-	-	0		10,900 SF
MEZZANINE	6	-	-	-	-	-	-	6		6,480 SF
TWO	10	1	-	-	-	-	-	11		8,820 SF
THREE-FIFTH	17 (51)	4 (12)	1 (3)	-	-	-	-	22 (66)		9,970 SF
SIX	14	4	2	-	-	-	-	20		9,970 SF
SEVEN	7	-	-	-	-	-	-	7		8,000 SF
EIGHT	6	2	3	-	-	-	-	11		8,000 SF
NINE-TENTH	9 (18)	3 (6)	2 (4)	-	-	-	-	14 (28)		8,000 SF
TOTAL	112	26	12	-	-	-	-	149		98,080 SF
%	75%	16.7%	8.3%	0%	0%	0%	0%	100%		

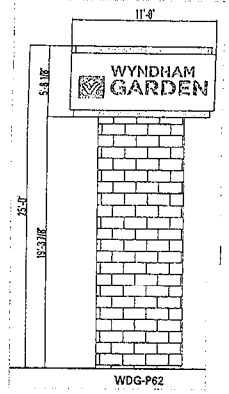
NOTE: ( ) INDICATES AMOUNT % OF GUEST ROOMS THAT OFFER COMMUNICATION FEATURES INCLUDED IN THE TOTAL.

PARKING REQUIREMENTS

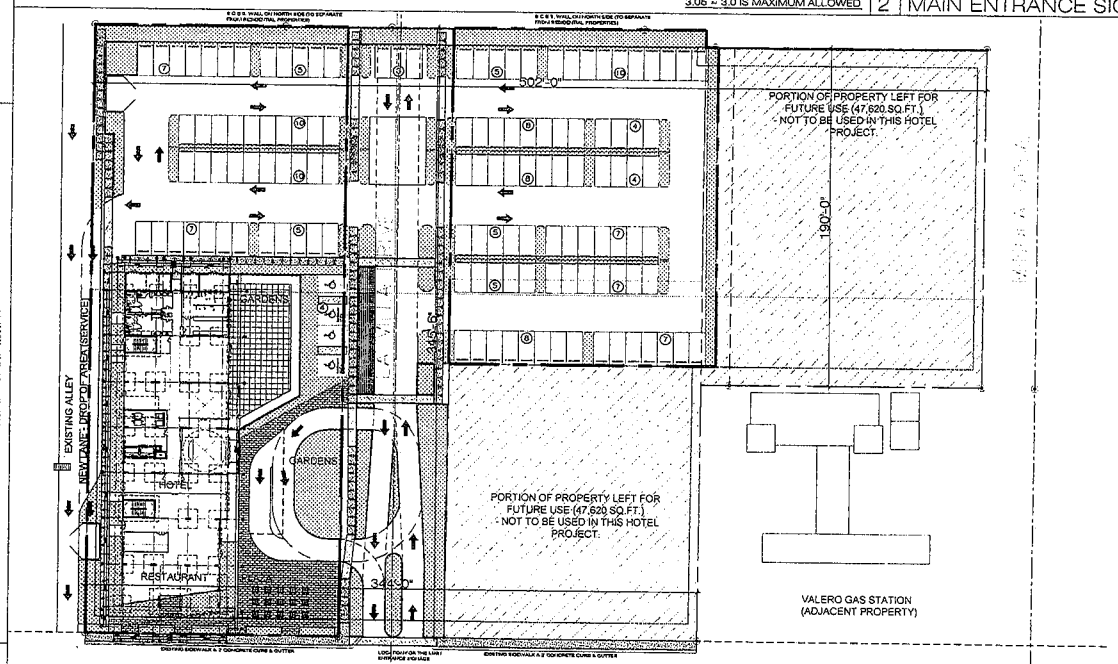
1. HOTEL		
A. 1 SPACE FOR FIRST 20 UNITS	= 20 SPACES	
B. 1 SPACE FOR EVERY OTHER TWO ROOMS	= 150-20=130/2=	65 SPACES
2. RESTAURANT & BARS (1 PER 100 SQ.FT.)		
C. RESTAURANT (TENANT SPACE)	= 2,330 SQ.FT. / 100=	24 SPACES
D. LOBBY BAR	= 790 SQ.FT. / 100=	8 SPACES
E. PILOT BAR & LOUNGE	= 1,870 SQ.FT./100=	19 SPACES
TOTAL=	119 PROVIDED	116 REQUIRED

F.A.R.(DETERMINED BY DESIGN BONUS)

DESIGN CATEGORY	DESIGN BONUS	AMOUNT OF F.A.R. BONUS
A. SITE PLANNING AND DESIGN	A. PEDESTRIAN AMENITIES - CONSIDERING PEDESTRIAN ACCESS, LINKAGE IN CIRCULATION PATTERN, RELATIONSHIP TO ARCHITECTURAL AND URBAN DESIGN FEATURES, RELATIONSHIP TO PUBLIC AND PRIVATE SPACES, ACCESSIBILITY AND COORDINATION WITH ADJACENT PROPERTIES.	0.25
B. BUILDING FEATURES	C. HOTEL UNITS	0.01 PER HOTEL ROOM 0.01 X 156 = 1.56
	E. CONSTRUCTION OF A PORTE COCHERE.	0.25
	F. LANDSCAPE MATURITY - THIS BONUS APPLIES TO LANDSCAPING THAT HAS ACHIEVED A MIMINUM OF 50 PERCENT OF MAXIMUM AVERAGE HEIGHT AT TIME OF PLANTING.	0.25
C. IMPROVEMENTS: RIGHTS-OF-WAY AND ON SITE PUBLIC SPACES	A. ALLEY IMPROVEMENTS - RESURFACING AND LIGHTING IN ACCORDANCE WITH THE SPECIFICATIONS AS ESTABLISHED BY THE CITY ENGINEER. INCLUDES THE PLACEMENT OF ALL UTILITY LINES, TRANSFORMERS AND RELATED EQUIPMENT UNDERGROUND.	0.25
	C. STREET TREES, GRATES AND IRRIGATION - LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY SHALL OCCUR FOR THE ENTIRE STREET FRONTAGE OF THE PROPERTY AND TREES SHALL BE PLANTED NO FURTHER APART THAN 25 FEET ON CENTER OF PALMS AND 30 FEET ON CENTER FOR CANOPY TREES. SHALL ONLY BE AWARDED IF FUNDED BY THE DEVELOPER.	0.25
	D. LIGHTING - INSTALLATION OF DECORATIVE LIGHTING PER REVITALIZATION SPECIALIST SELECTION AND RECOMMENDATION.	0.25
		TOTAL FAR BONUS 3.06 > 3.0 IS MAXIMUM ALLOWED



2 MAIN ENTRANCE SIGNAGE



1 USE OF LAND

SCALE : 1:4500

PLANNING AND ZONNING SUBMITTAL (2016-02-15)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.
SHEET TITLE: SITE DATA

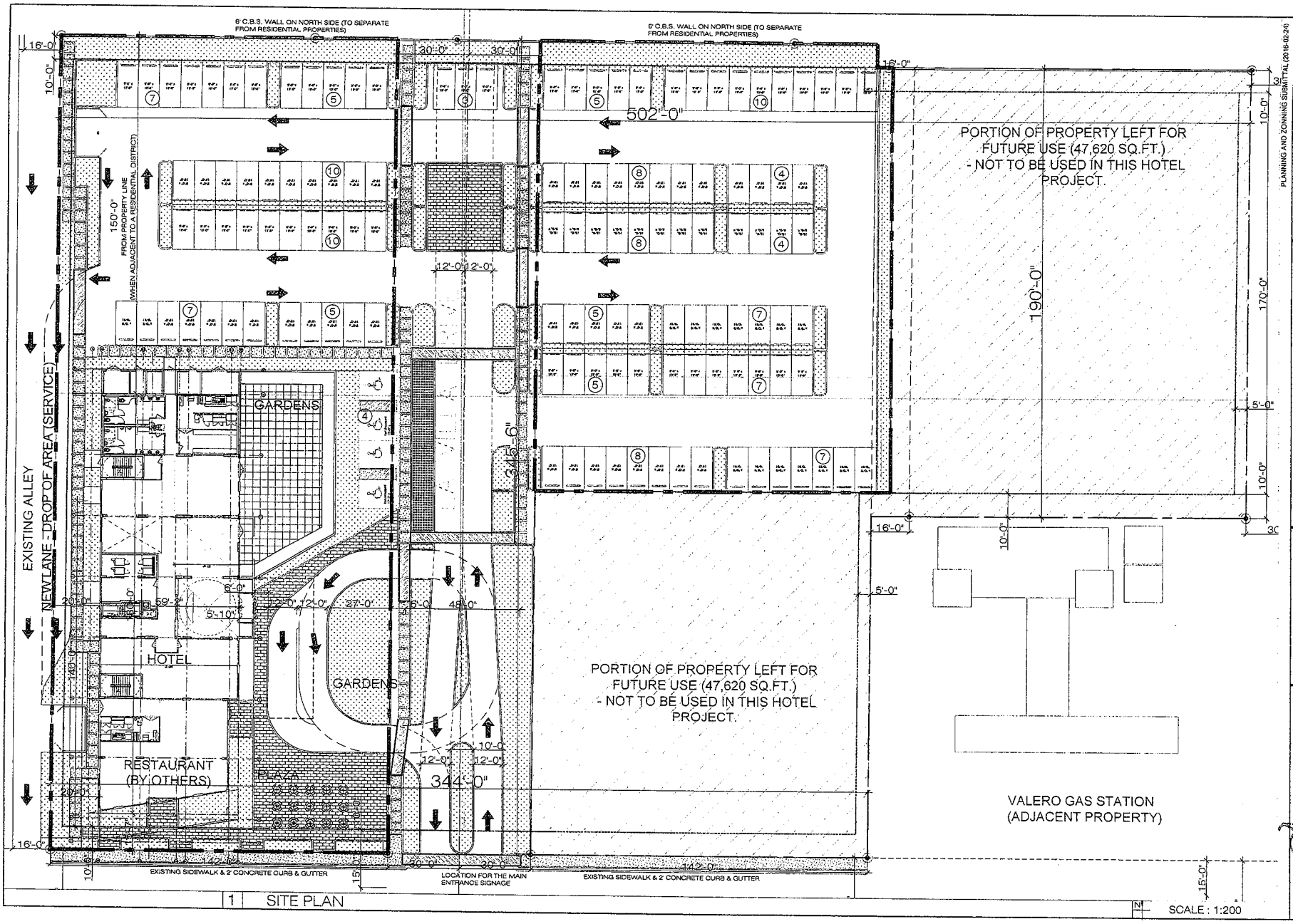
MODIS ARCHITECTS

DATE: 07/08/2015
SEAL:

MAR 10 2016

ARCH. LICENSE AR 93293

A-010



PLANNING AND ZONNING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: SITE PLAN

MODIS ARCHITECTS

DATE: 07-06-2015

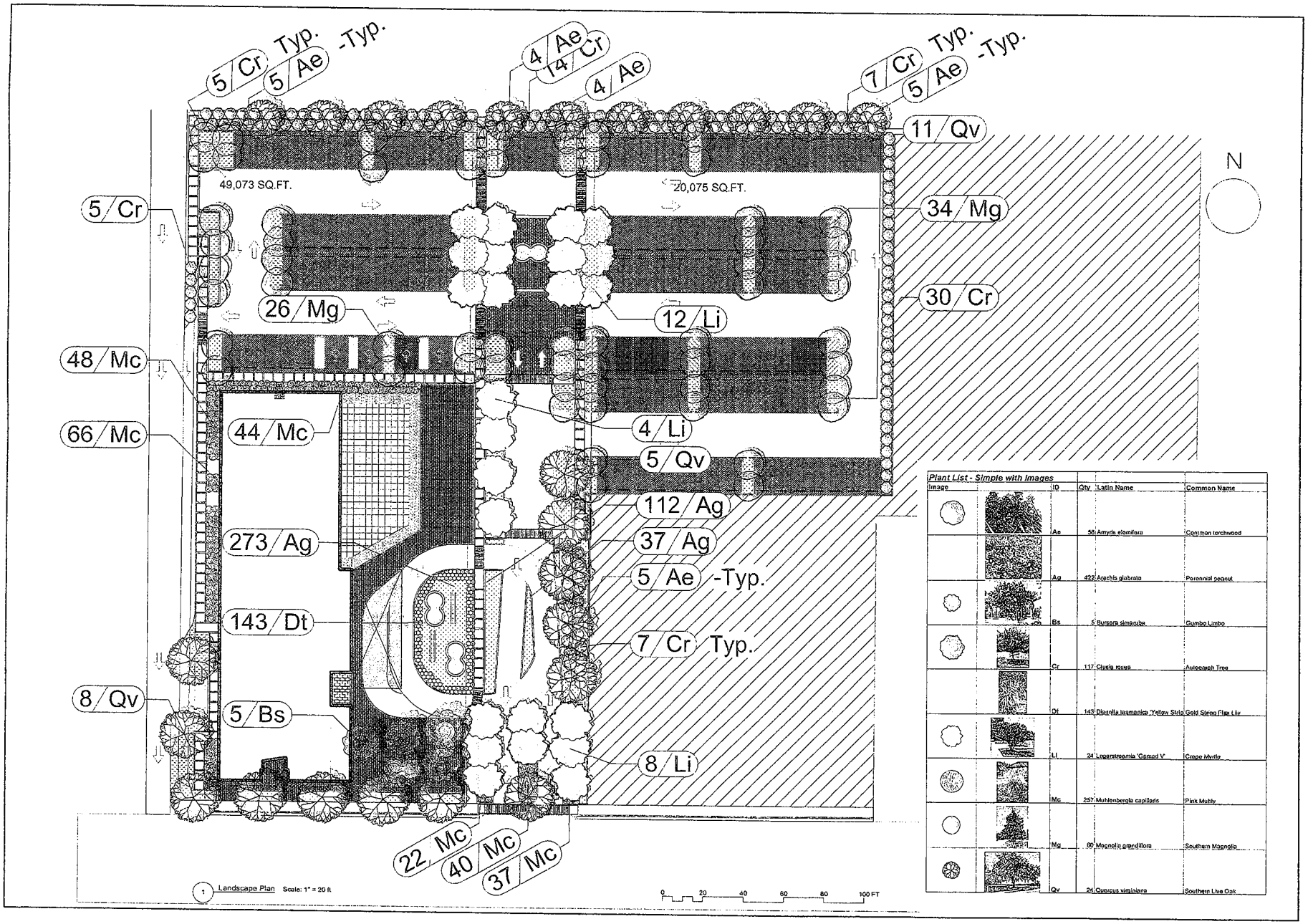
SEAL

MAR 2016

ARCH. LICENSE AR 93208

A-050

3/2/2016 4:52:19 PM



Plant List - Simple with Images

Image	ID	Qty	Latin Name	Common Name
	Ae	58	Amyris elemifera	Common torchwood
	Ag	422	Arachis glabrata	Perennial peanut
	Bs	5	Bursera simaruba	Gumbo Limbo
	Cr	117	Clusia rosea	Autograph Tree
	Dt	143	Dianella tasmanica 'Yellow Stripe'	Gold Stripe Flax Lily
	Li	24	Lagerstroemia 'Comanche'	Crape Myrtle
	Mc	257	Muhlenbergia capillaris	Pink Muhly
	Mg	80	Magnolia grandiflora	Southern Magnolia
	Qv	24	Quercus virginiana	Southern Live Oak

studio roberto rovira
mailing: p.o. box 140472 / coral gables fl 33114
physical: miami beach urban studio 420 lincoln rd, suite 402 miami beach, fl 33139
t 786.528.7112
e studio@robertorovira.com
www.robertorovira.com

WYNDHAM GARDENS
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM HOTELS
1111 STEWART STREET
MONROE GA

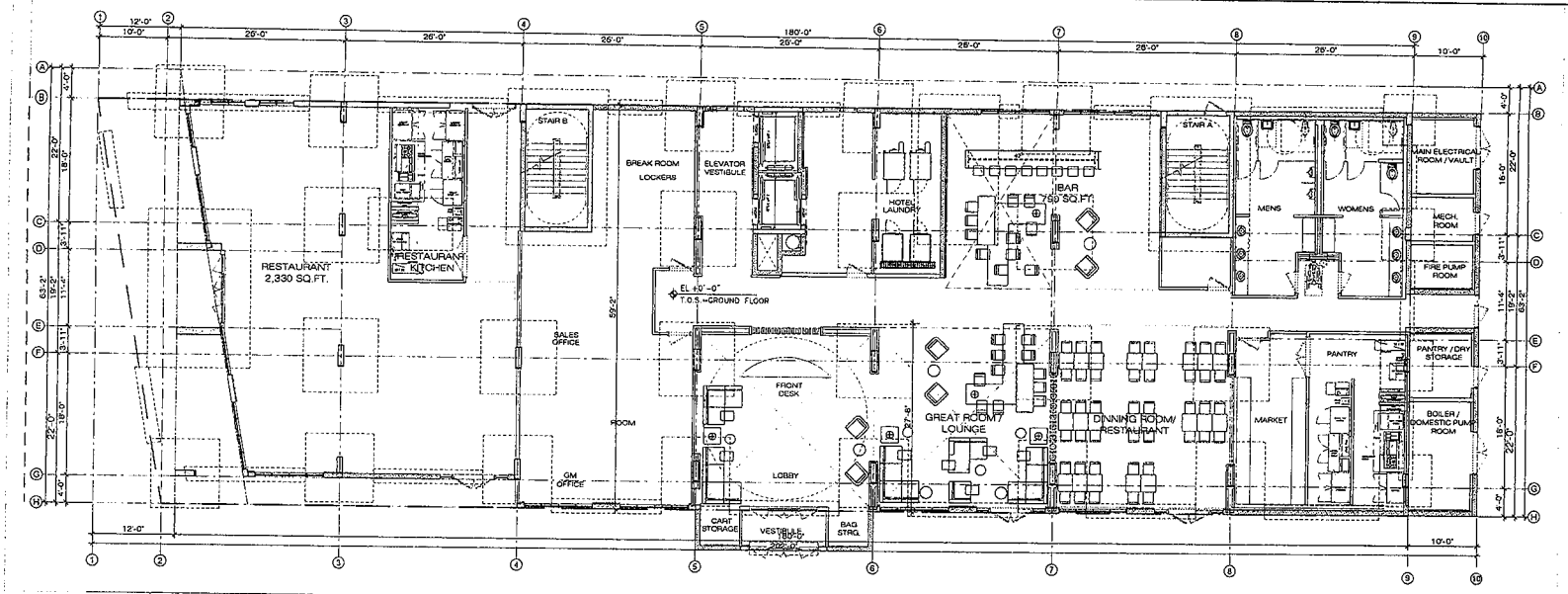
SEAL / SIGNATURE / DATE
2/3/14
#LA0667007
MARSH KRUPLEH

Date Revision

PLANTING PLAN

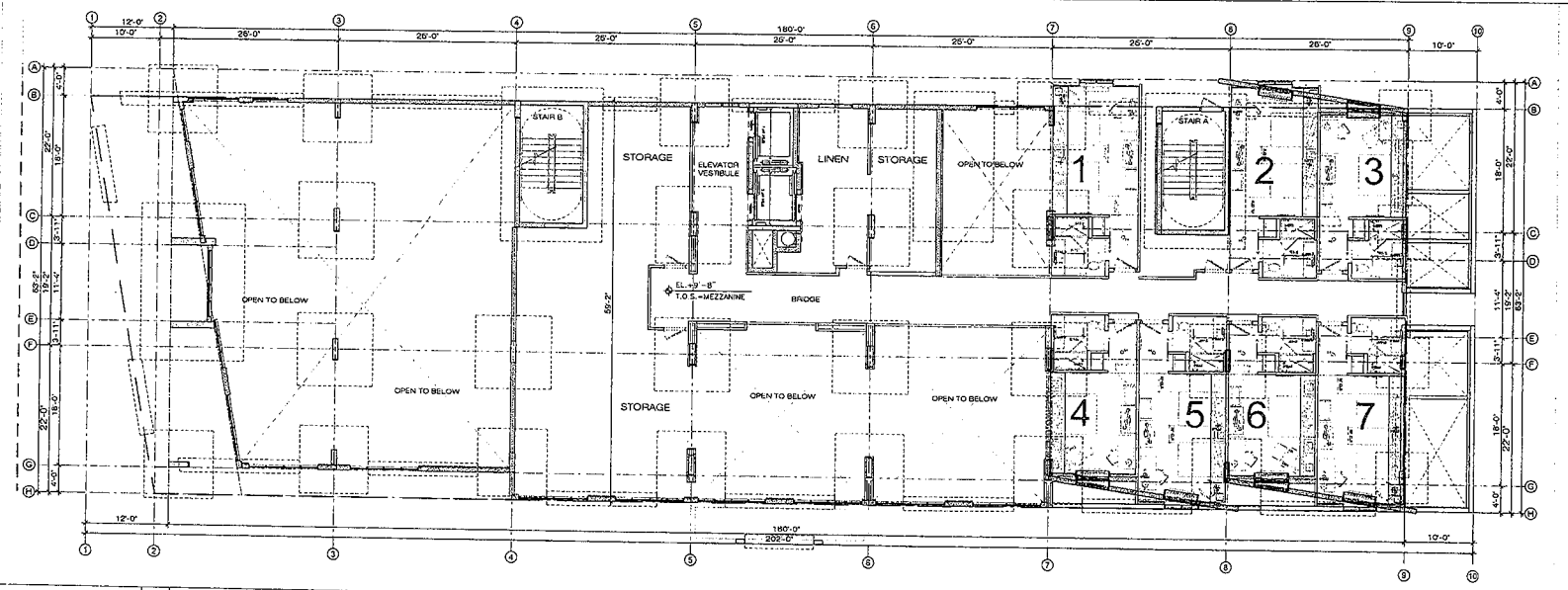
SCALE: AS SHOWN

L_001



1 GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0"



2 GROUND FLOOR PLAN - MEZZANINE

SCALE : 1/8" = 1'-0"

PLANNING AND ZONNING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: GROUND & 2ND FLOOR PLAN

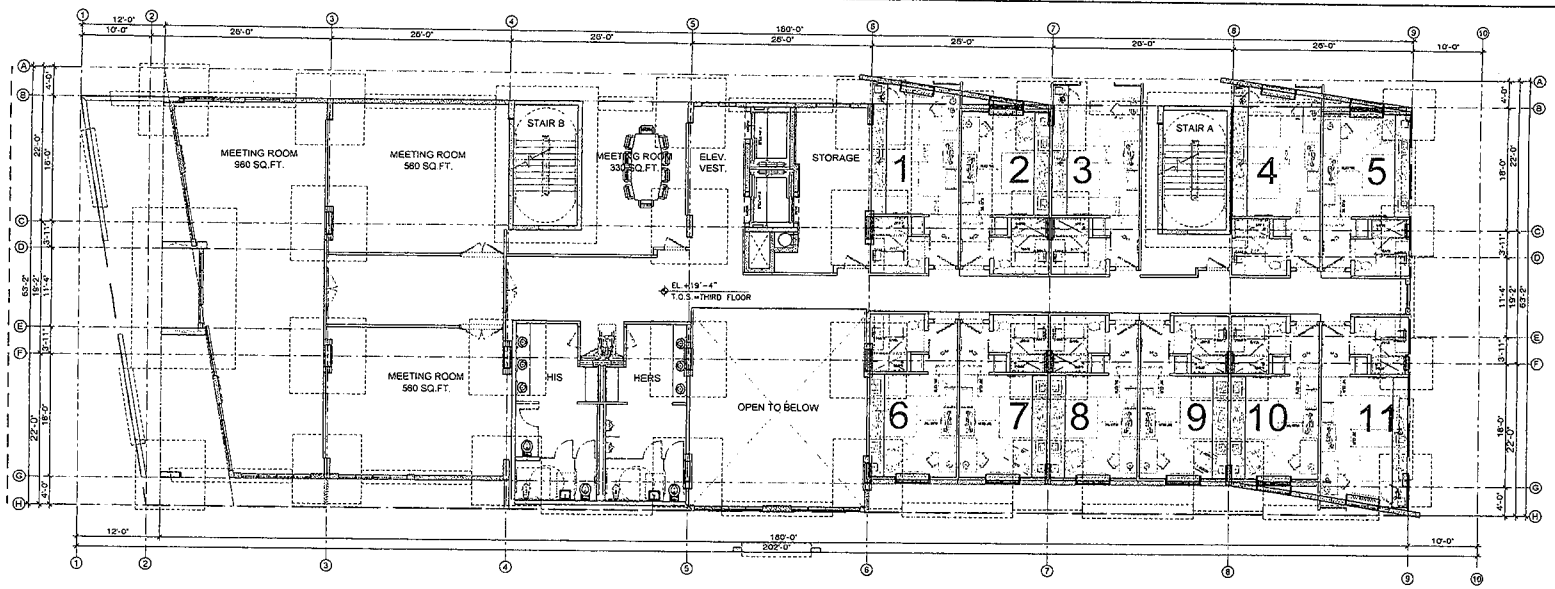
MODIS ARCHITECTS

DATE: 02.08.2015

ARCH. LICENSE AR 93259

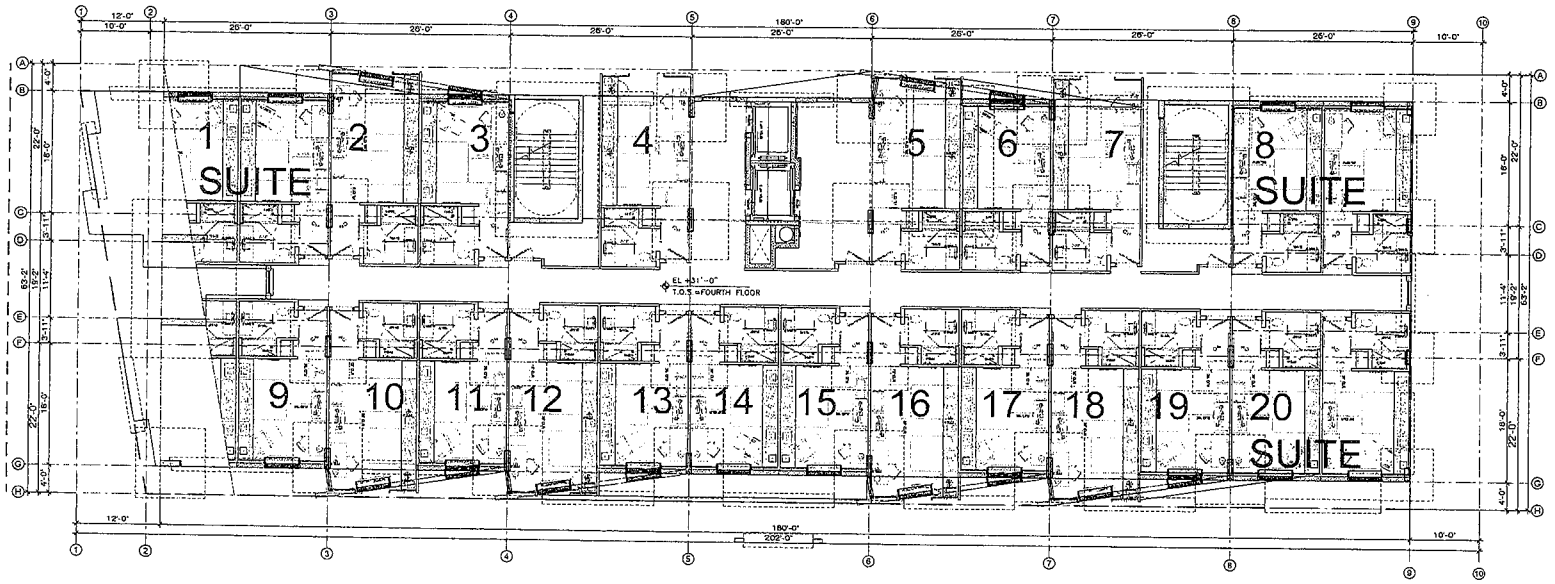
A-100

3/2/2016 5:43:22 PM



1 3RD FLOOR - MEETING ROOMS

SCALE : 1/8" = 1'-0"



2 TYPICAL A - 4TH FLOOR

SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: TYPICAL 3RD - 6TH

MODIS ARCHITECTS

DATE: 07-08-2015

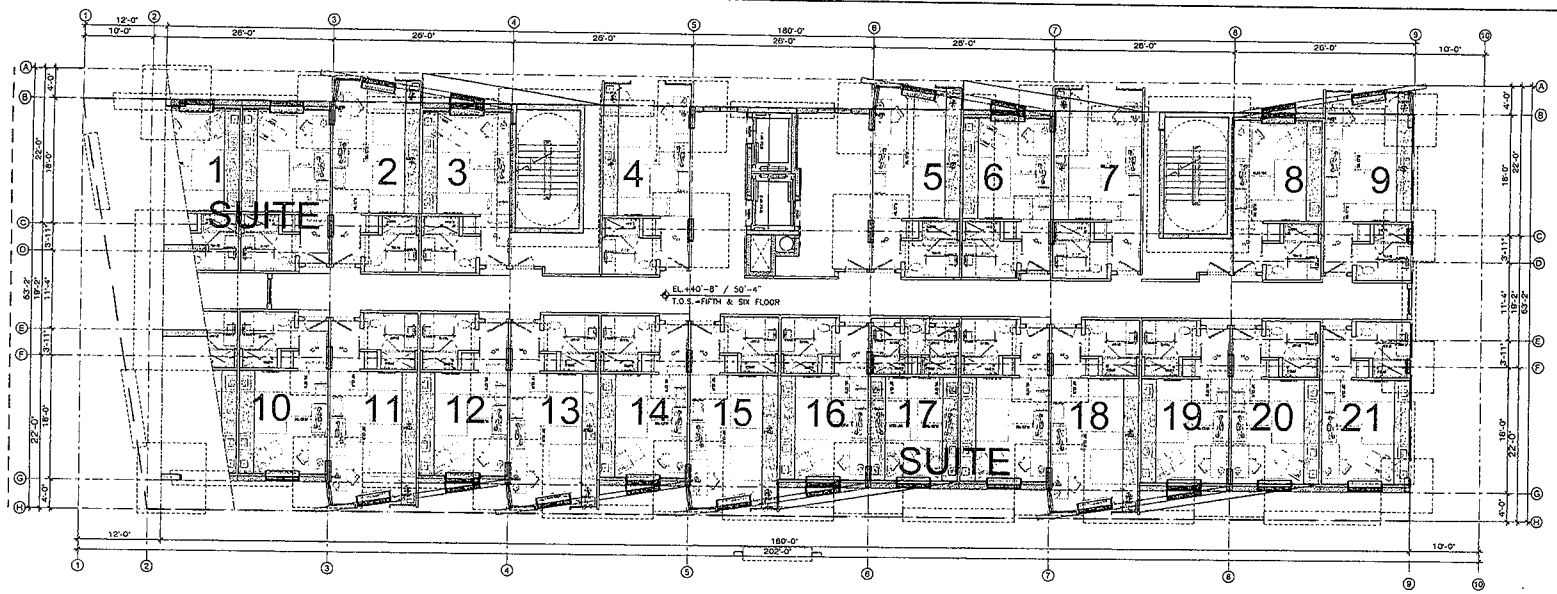
SEAL:

MAR 01 2016

ARCH. LICENSE AR 93259

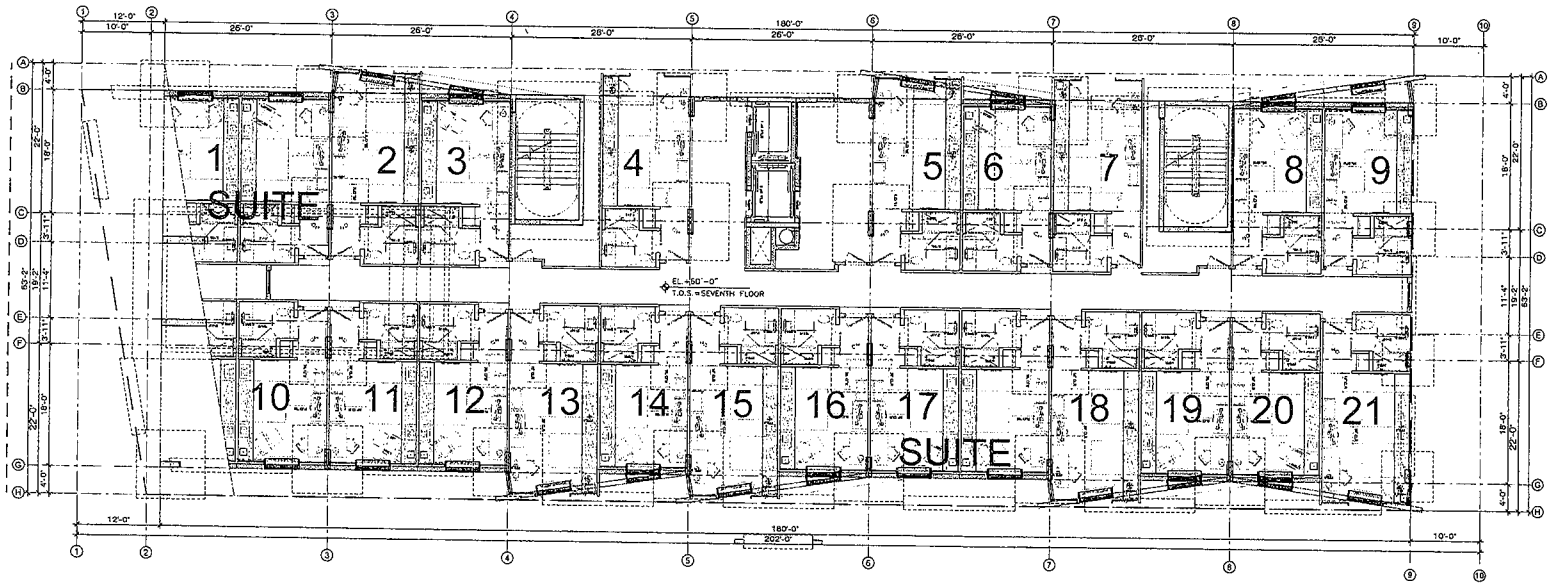
A-101

3/2/2016 5:46:15 PM



1 TYPICAL B - 5TH FLOOR

SCALE : 1/8" = 1'-0"



2 TYPICAL C - 6TH AND 7TH

SCALE : 1/8" = 1'-0"

PLANNING AND ZONNING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
TYPICAL
3RD - 6TH

MODIS ARCHITECTS

DATE:
07-08-2015

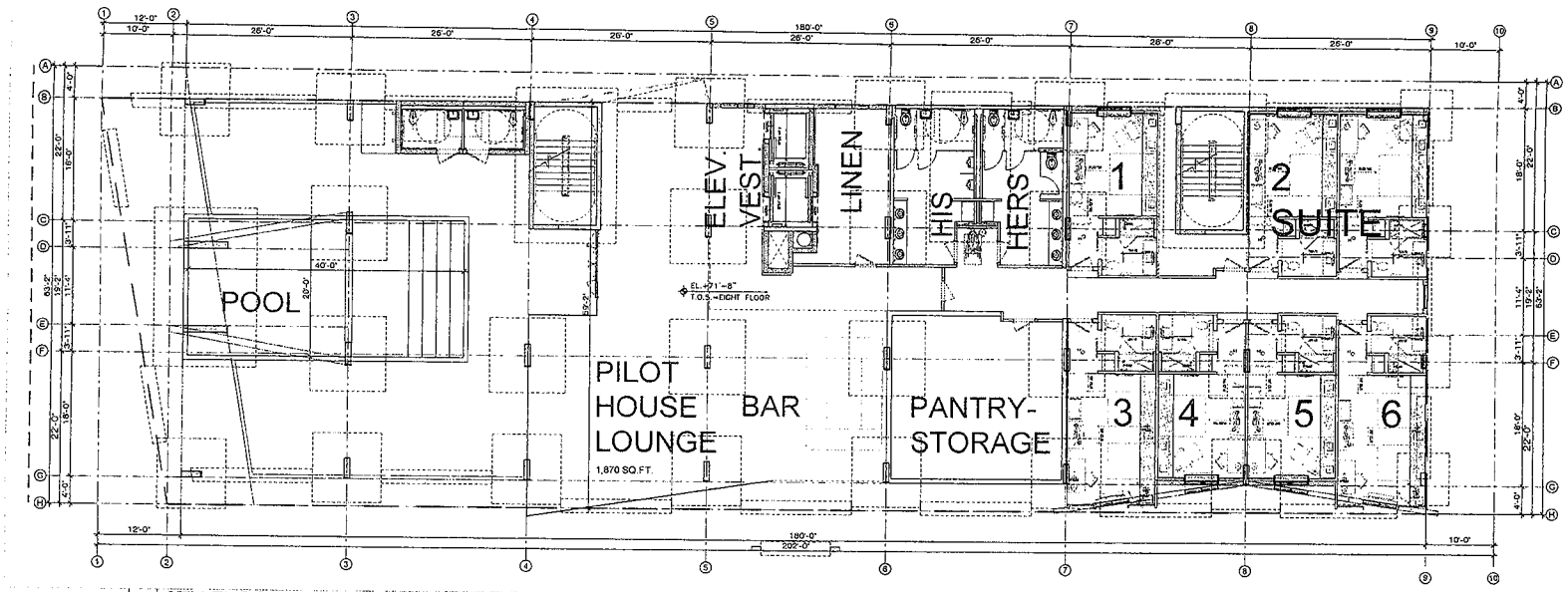
SEAL

MAR 01 2016

ARCH. LICENSE
AR 93259

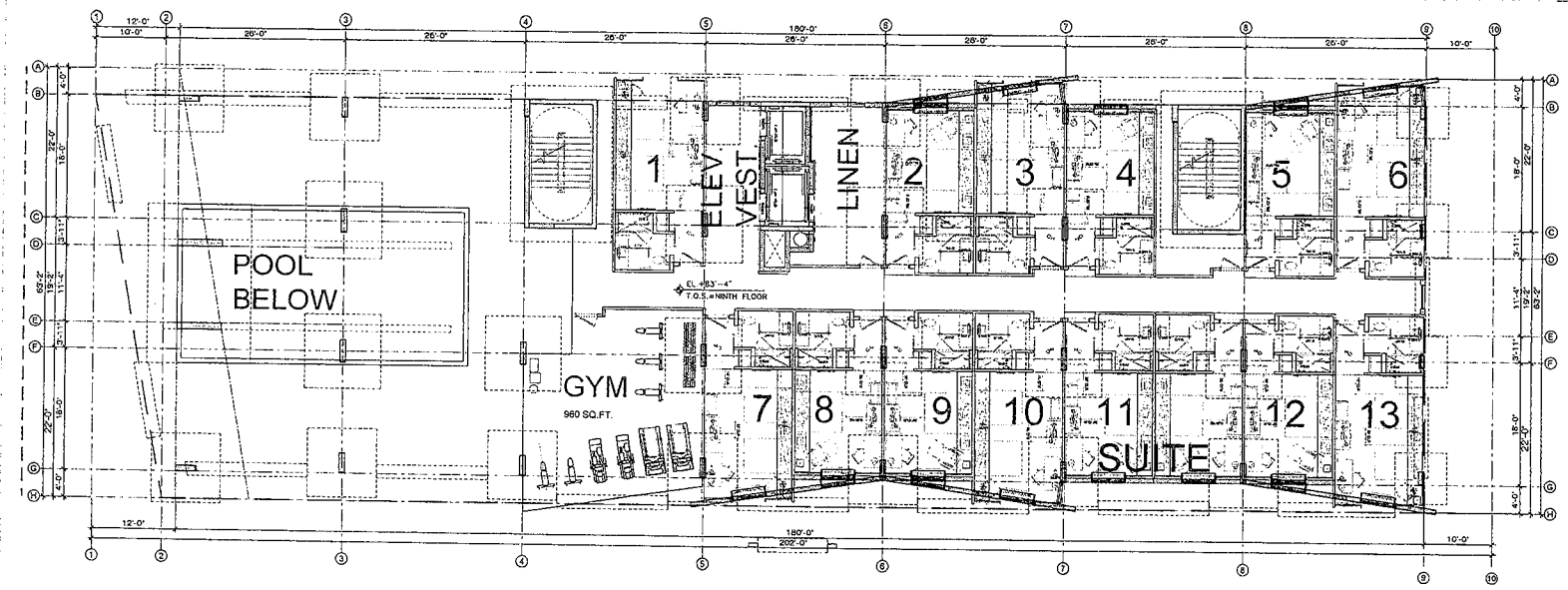
A-102

3/2/2016 5:44:50 PM



1 | 8TH FLOOR PLAN (PILOT HOUSE & POOL)

SCALE : 1/8" = 1'-0"



2 | 9TH FLOOR PLAN (GYM)

SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: TYPICAL 3RD - 6TH

MODIS ARCHITECTS

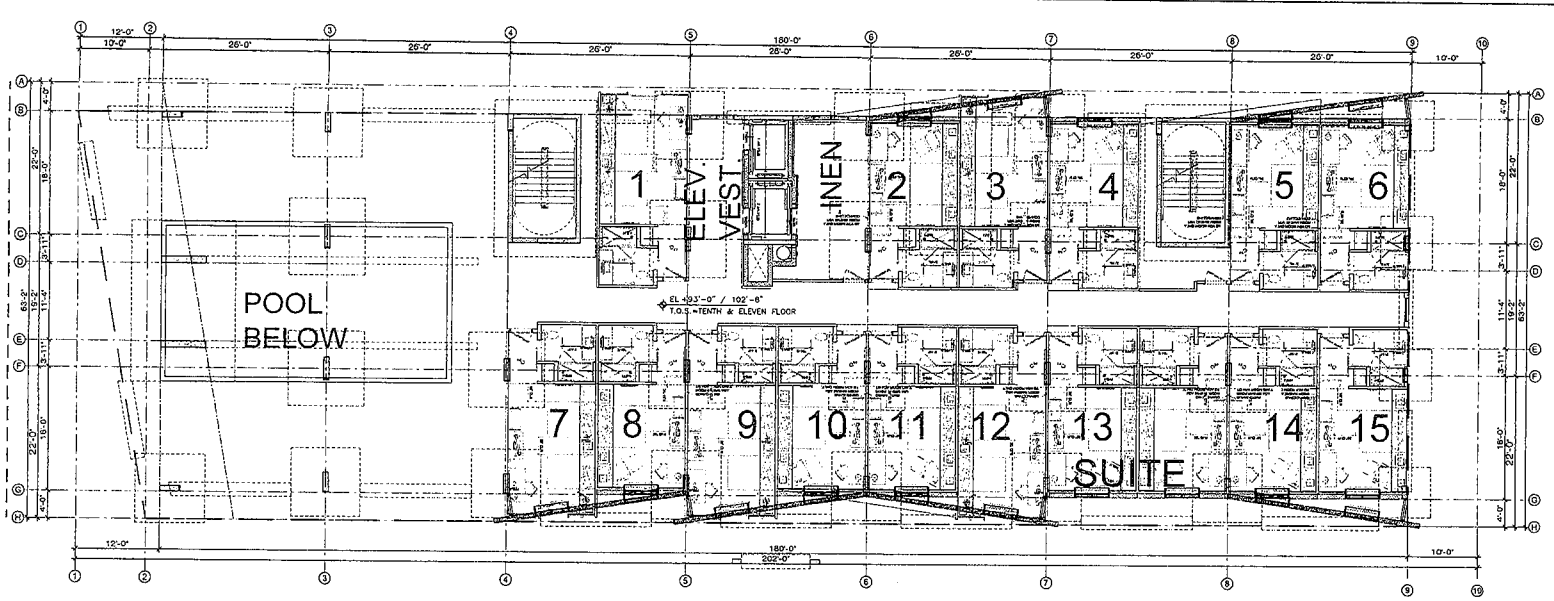
DATE: 08-2015

MAR 2016

ARCH. LICENSE AR 93259

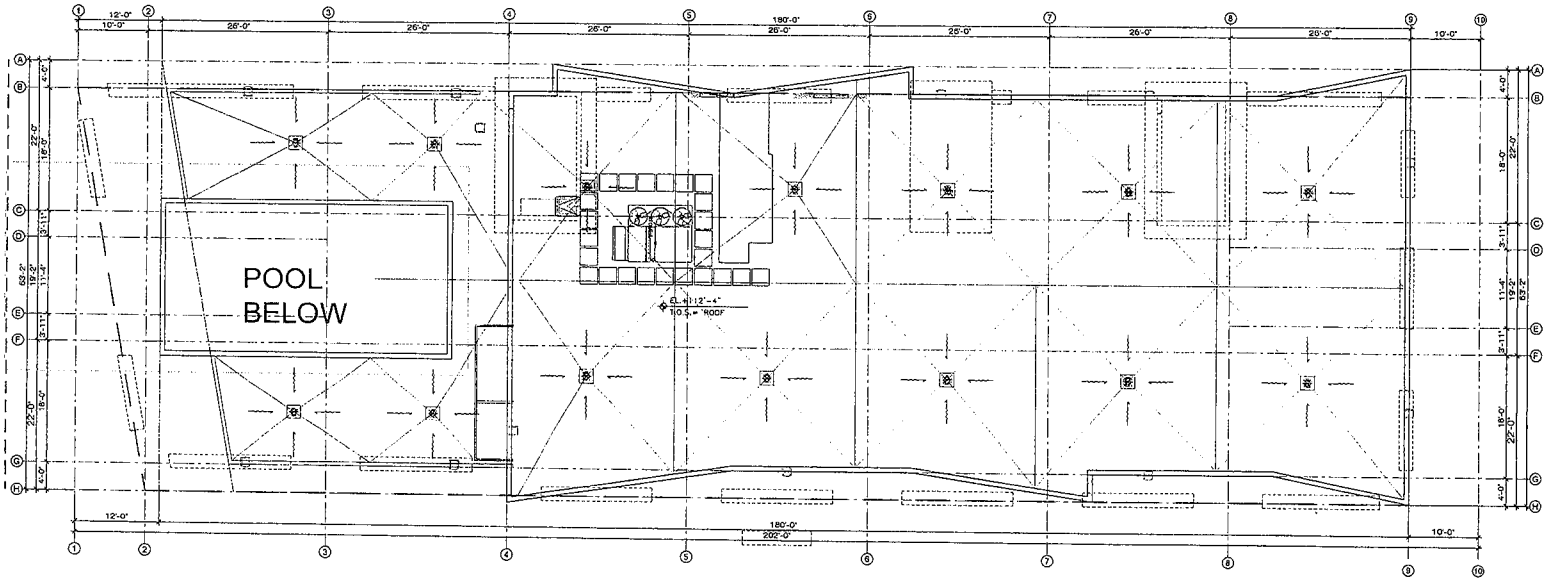
A-103

3/2/2016 5:47:15 PM



1 PENTHOUSE FLOOR PLAN (10TH & 11TH FLOOR PLAN)

SCALE : 1/8" = 1'-0"



2 ROOF FLOOR PLAN

SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: PH (9 & 10) AND ROOF

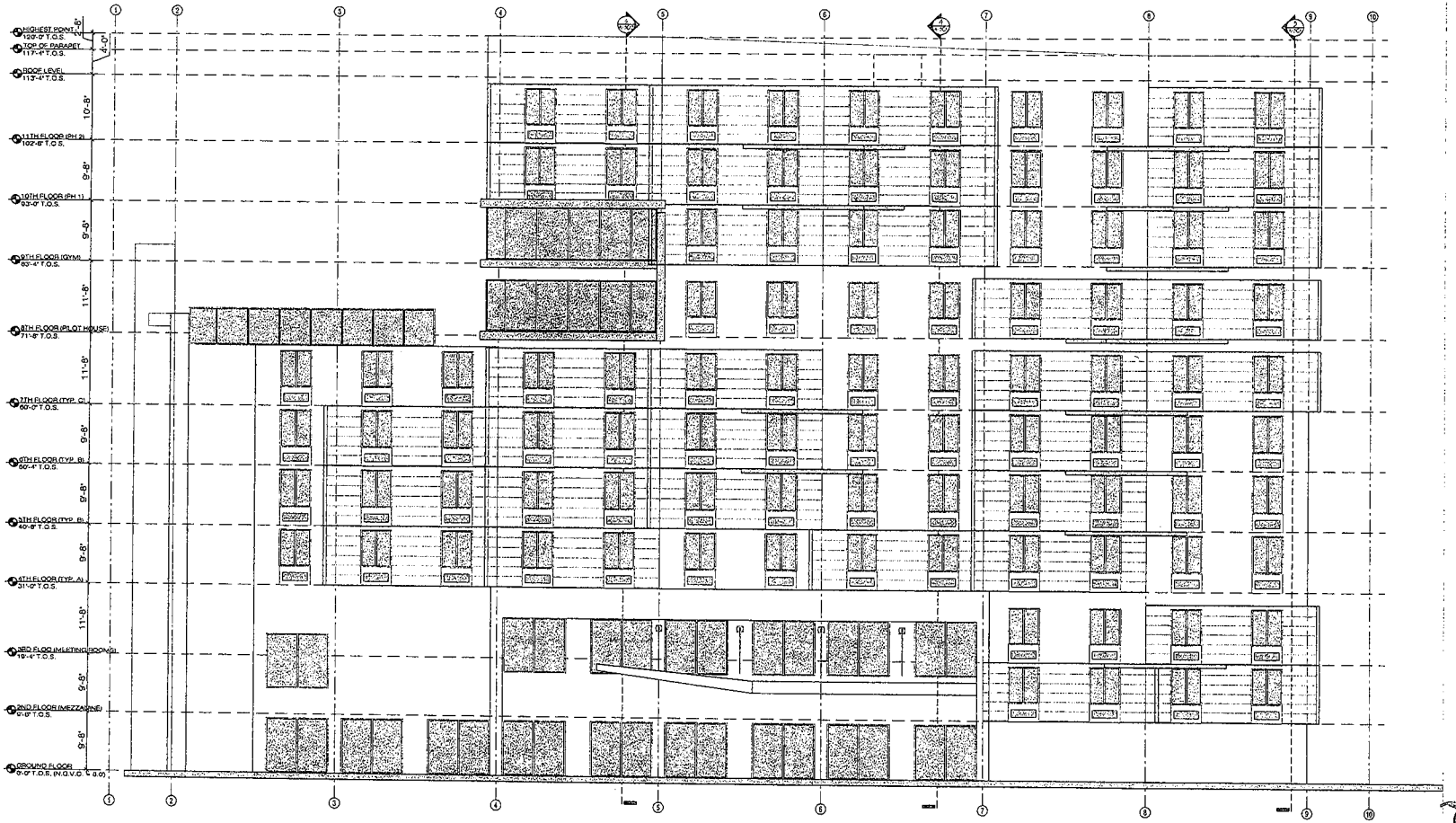
MODIS ARCHITECTS

DATE: 02-08-2015

ARCH LICENSE AR 92009

A-104

3/2/2016 5:47:46 PM



1 WEST ELEVATION (LA VILLA DRIVE)

SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOF designs

DESIGNED & PLANNED BY
EDWINGEL CRUZ

PHONE 786-293-1524
edfm01@yahoo.com

DELANT construction

13801 NW 77 COURT, MIAMI, FL 33166
PHONE 305 793 7701

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
ELEVATIONS

MODIS ARCHITECTS
4899 NW 36th AVE. Miami
FLORIDA 33142
PHONE (305) 573 - 7007

DATE:
07-08-2015

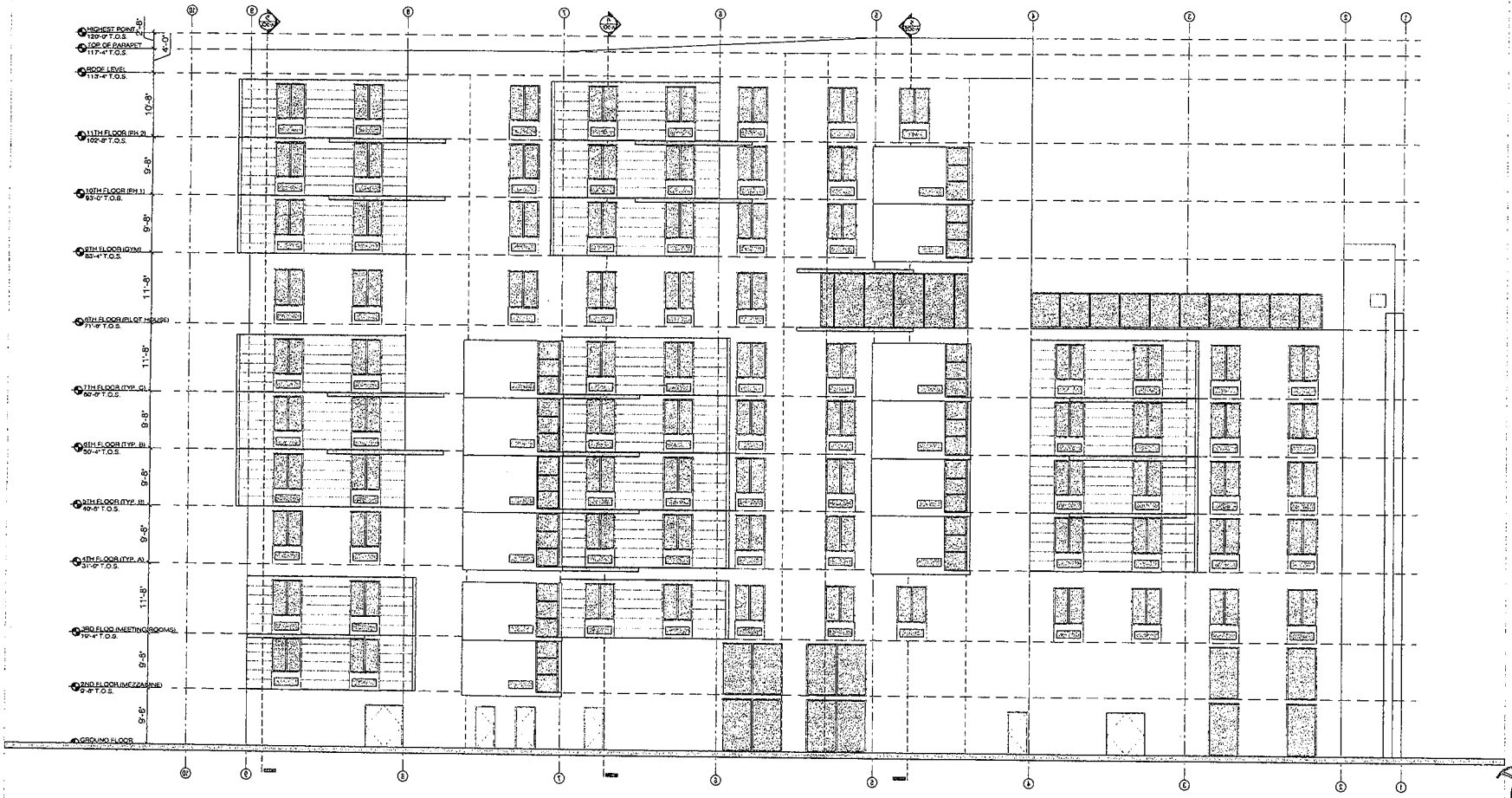
SEAL:

MAR 10 2016

ARCH. LICENSE
AR 93258

A-200

3/2/2016 5:48:52 PM



1 EAST ELEVATION (ALLEY-MC DONALDS)

SCALE : 1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL (2016-02-24)

EOF designs
DESIGNED & PLANNED BY
EDWARD OREJO
PHONE: 786-253-1521
edwardorejo@yahoo.com

DELANT construction
3189 NW 77 COURT, MIAMI, FL 33166
PHONE: 305.592.3209

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F.

SHEET TITLE: ELEVATIONS

MODIS ARCHITECTS
4955 SW 75TH AVE, MIAMI, FLORIDA 33155
PHONE: (305) 670-0442

DATE: 02-08-2015

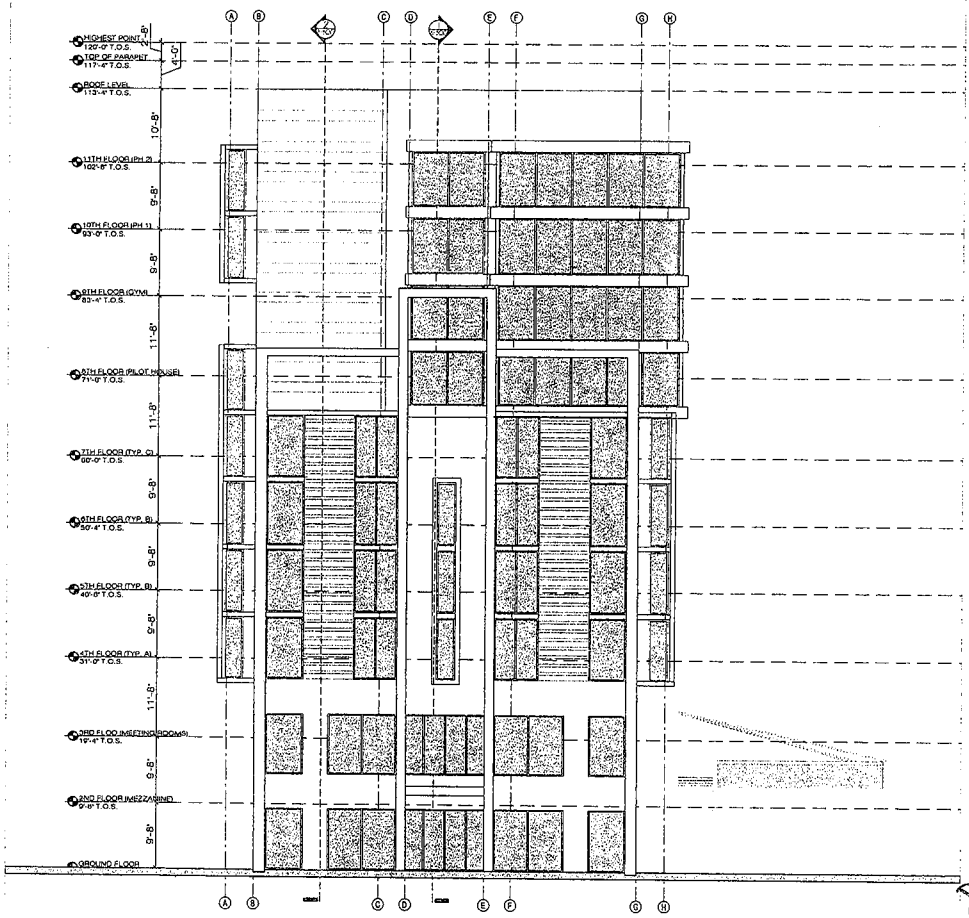
SEAL

MAR 01 2016

ARCH. LICENSE AR 93259

A-201

3/2/2016 5:48:33 PM



1 SOUTH ELEVATION (36TH STREET)

SCALE : 1/8" = 1'-0"

PLANNING AND ZONNING SUBMITTAL (2016-02-24)

EOF designs

DESIGNED & PLANNED BY:
BORIS MOEL, CMIAD

PHONE 786-251-1521
moldesign@yahoo.com

DELANT construction

7340 NW 77 COURT, MIAMI, FL 33166
PHONE 305-592-2223

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
ELEVATIONS

MODIS ARCHITECTS
1935 SW 75TH AVE, MIAMI
FLORIDA 33155
PHONE (305) 275-1092

DATE:
02-02-2015

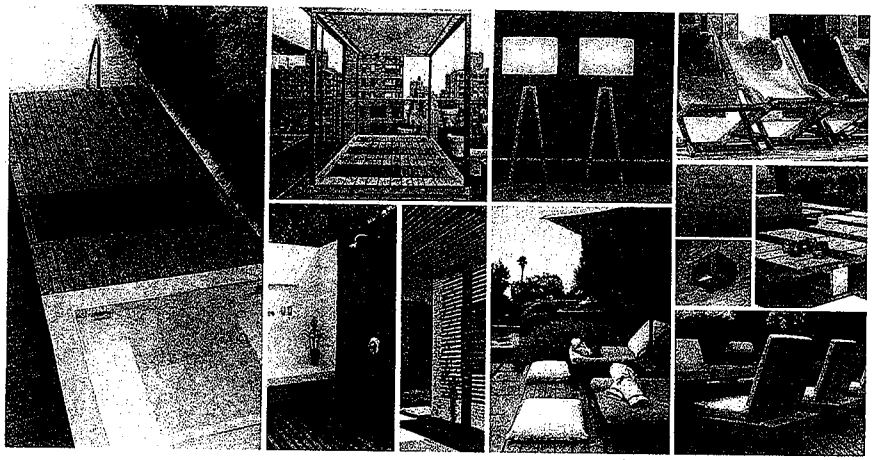
SEAL:

MAR 10 2016

ARCH. LICENSE
AR 90259

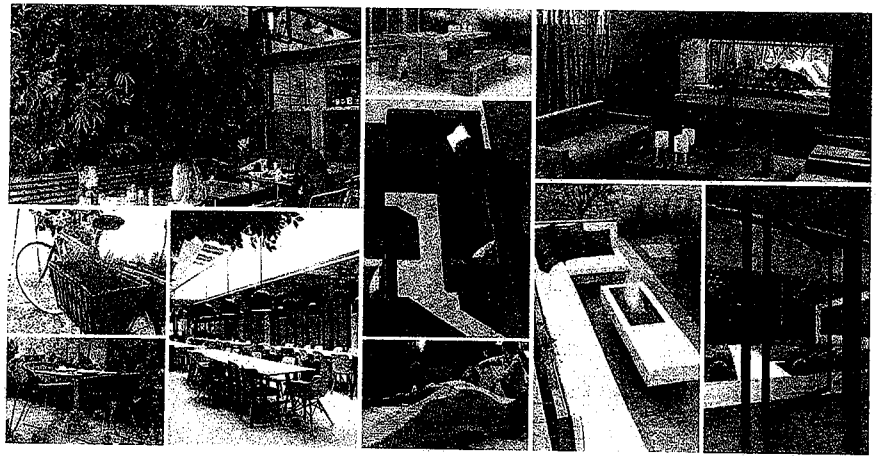
A-202

3/2/2016 5:49:24 PM

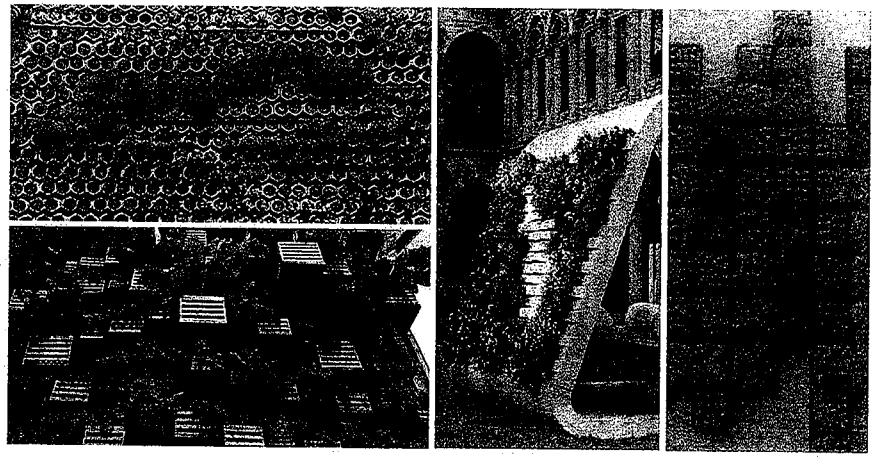


OUTDOOR SPACES - rejuvenating and relaxing

EXTERIORS - aspirational wood frames and green elements



OUTDOOR SPACES - lounging and socializing



OUTDOOR GREEN ART - larger space defining elements

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
MATERIALS
AND
FINISHES

MODIS ARCHITECTS

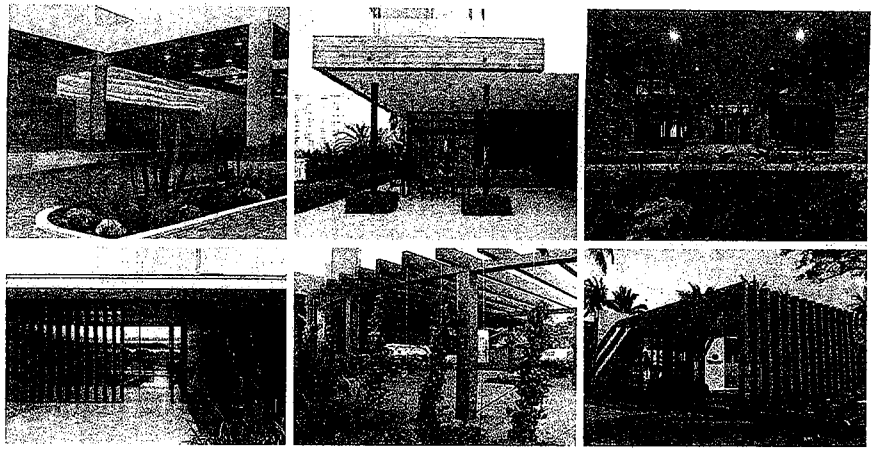
DATE: OCTOBER 2015

SEAL:

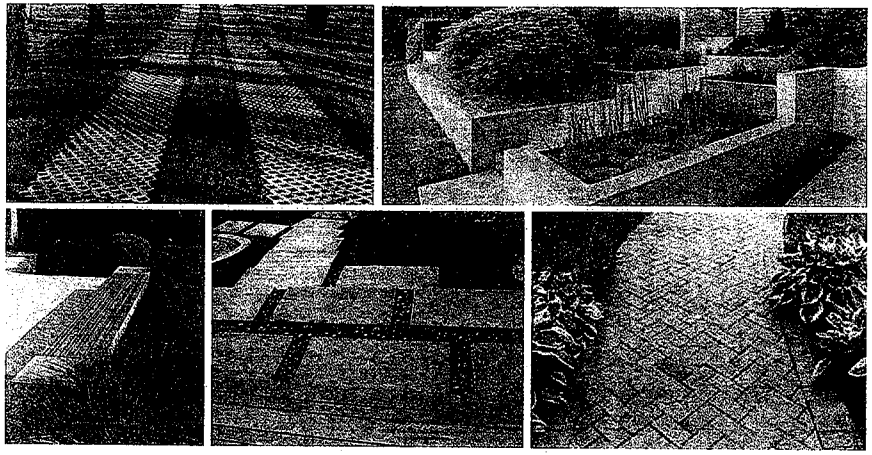
MAR 07 2016

ARCH. LICENSE
AR 93259

A-250



ARRIVAL - trellis systems and wood canopies, stone and steel details



ARRIVAL - pavers and planters, patterns and textures

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
MATERIALS
AND
FINISHES

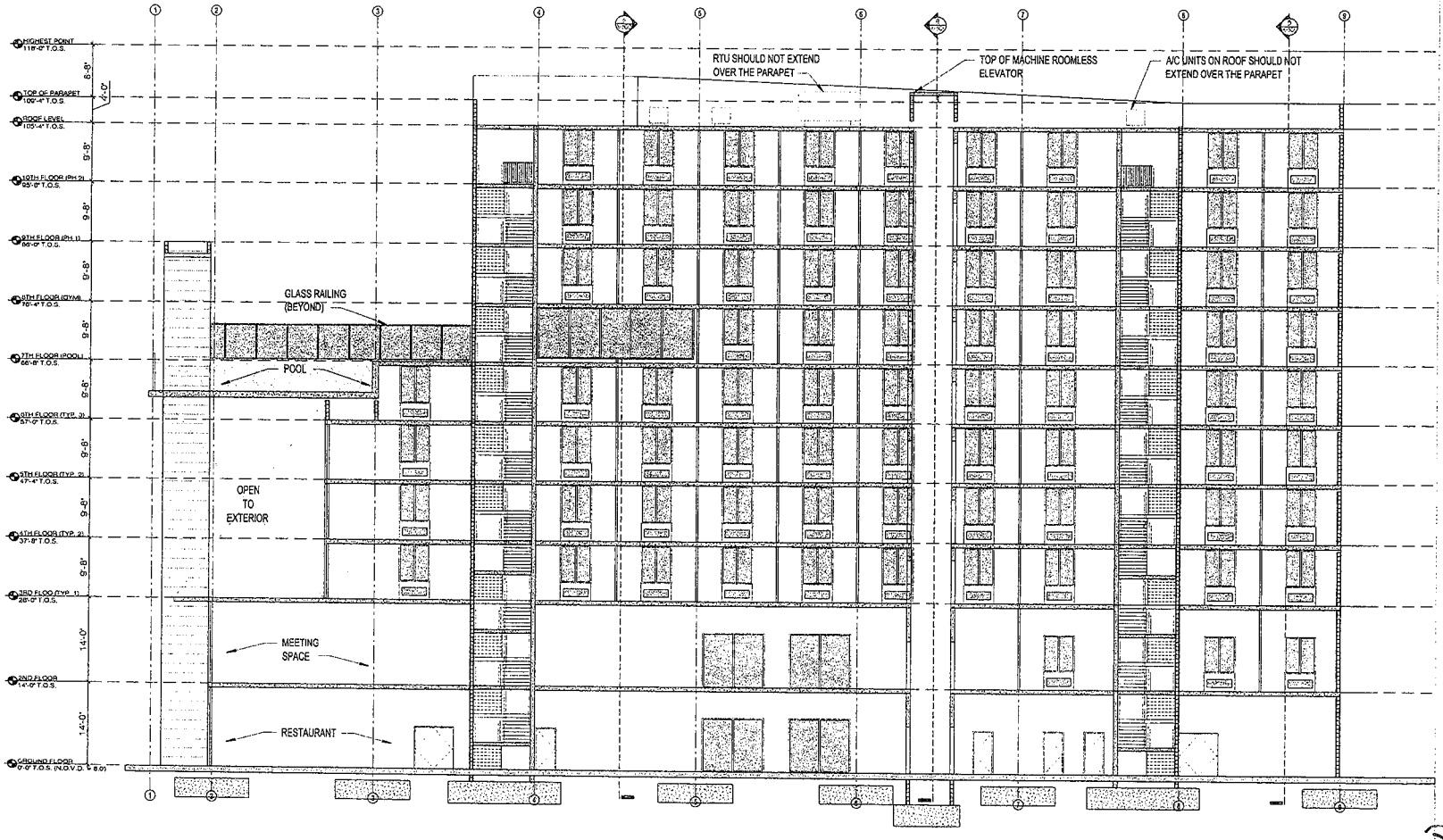
MODIS ARCHITECTS

DATE:
07-08-2015

MAR 01 2016

ARCH. LICENSE
AR 93289

A-251



1 WEST ELEVATION (LA VILLA DRIVE)

SCALE : 1/8" = 1'-0"

EOF designs
DESIGNED & PLANNED BY
DYNAMIZEL OMNE
PHONE 786-333-1531
MAPSH@YAHOO.COM

DELANT construction
7300 NW 72 COURT, MIAMI, FL 33166
PHONE 305-599-2223

WYNDHAM GARDEN HOTEL
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: E.O.F

SHEET TITLE
ELEVATIONS

MODIS ARCHITECTS
4770 BISCAYNE BLVD
FLORIDA 33137
PHONE (305) 573-1672

DATE: 06-08-2015

SEAL

MAR 01 2016

ARCH. LICENSE AR 93259

A-300

1 RENDERING FROM LA VILLA DRIVE

SCALE : N/A

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
RENDERINGS

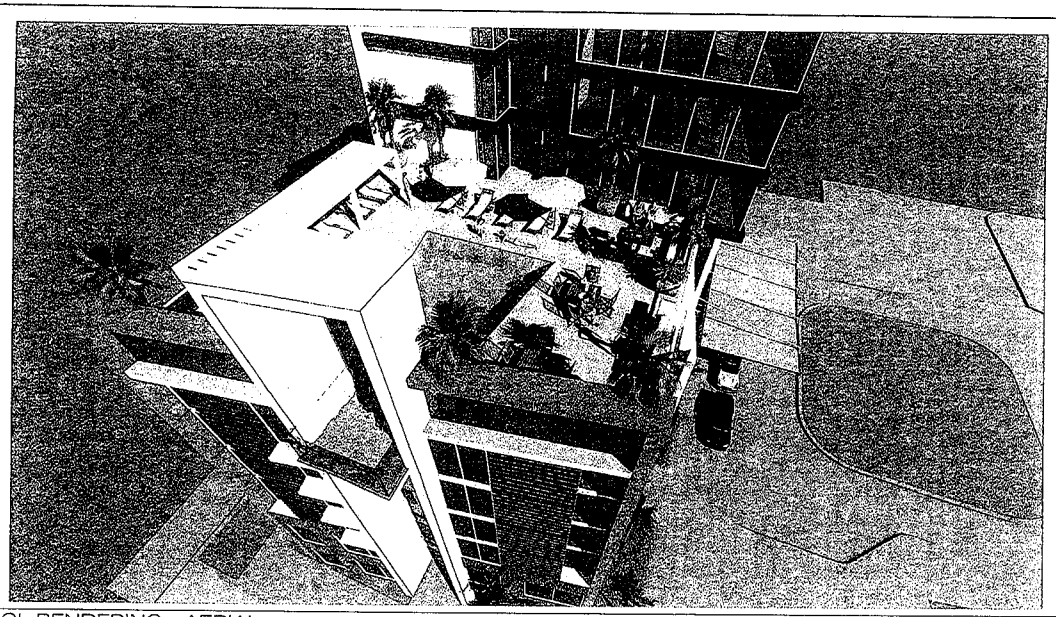
MODIS ARCHITECTS

DATE:
06-08-2015

MAR 01 2016

ARCH LICENSE
AR 92259

A-400



1 | POOL RENDERING - AERIAL

2 | POOL RENDERING - PILOT HOUSE

SCALE : 1/8" = 1'-0"

EOF designs

DELANT construction

WYNDHAM GARDEN HOTEL

36TH STREET & LA VILLA DRIVE
MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY:
E.O.F.

SHEET TITLE:
RENDERINGS

MODIS ARCHITECTS

DATE:
2-26-2015

SEAL:

MAR 01 2016

ARCH. LICENSE
AR 93259

A-401

11/13/2015 4:55:19 PM

ZONING AND PLANNING CASE

NO. 04-ZP-16

COMFORT SUITES HOTEL

665 MOKENA PARTNERS, LLC

665 MOKENA DRIVE

ZONING AND PLANNING BOARD

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: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

SUBJECT: Application for Site Plan Approval for the Construction of a Hotel.

CASE # 04-ZP-16

APPLICANT: Mokena Partners, LLC

ADDRESS: 665 Mokena Drive

REQUEST: Applicant is requesting site plan approval for the construction of a 69,538 square foot, 120 room hotel.

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 and style. New architectural drawings are being worked on, and will be reviewed and approved by staff at that time.

ANALYSIS: 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 site plan approval be granted, subject to the following condition.

1. Plans shall substantially comply with those submitted, as follows:

    - Survey, by Pulice Land Surveyors, Inc. dated March 3, 2015
    - Sheet SP-1, Architectural Site Plan, by Phillips Architects, dated, signed and sealed November 5, 2015.
    - Sheet SP-2, Pool, Enlarged Plan & Details, by Phillips Architects, dated, signed and sealed November 5, 2015.
    - Sheet A-1.1, Floor Plan Level 1, by Phillips Architects, dated, signed and sealed November 5, 2015.
    - Sheet A-1.2, Floor Plan Level 2, by Phillips Architects, dated, signed and sealed November 5, 2015.
    - Sheet A-1.3, Floor Plan Level 3-5, by Phillips Architects, dated, signed and sealed November 5, 2015.
    - Sheet A-2.1, Roof Plan, by Phillips Architects, dated, signed and sealed November 5, 2015.

- Sheet A-4.1, Exterior Elevations, by Phillips Architects, dated, signed and sealed November 5, 2015.
- Sheet A-4.2, Exterior Elevations, by Phillips Architects, dated, signed and sealed November 5, 2015.
- Sheet A-5.1, Building Sections, by Phillips Architects, dated, signed and sealed November 5, 2015.
- Sheet A-5.2, Building Sections, by Phillips Architects, dated, signed and sealed November 5, 2015.
- Sheet LP-1, Landscape Plan, by Phillips Architects, dated October 16, 2015, revised on November 5, 2015, and signed and sealed N.D.
- Sheet C-3, Paving-Grading-Drainage Plan and Notes, by Consulting Engineering & Science, INC., dated June 22, 2015, signed and sealed November 4, 2015.
- Sheet C-7, Water & Sewer Plan, by Consulting Engineering & Science, INC., dated July 31, 2015, signed and sealed November 4, 2015.

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. Signage may not face north towards the nearby single family residential districts.

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.

ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

****

OFFICIAL USE ONLY

Case No. : 04 -ZP- 16 Date: 04-04-16 Fees Paid/ Receipt No. : $2,500 - 1773
Date hearing is advertised: 03-21-16 Date set for Public Hearing: 04-04-2016
The owner and/or his/her agent has ✓ has not_____ submitted a petition regarding the subject within the last six months.

****

(I) (We) Joseph Marin of 665 Morena Partners, LLC
Owners Name — Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is Tract D 131 Country Club Estates
Lot(s) — Block — Subdivision

The subject property is located at 665 Morena Drive

Interest of applicant to the premises affected: Owner
(Owner /Lessee/ Agent)

Lot Size: 32,130 Area of subject property: _____
Square feet or acres

Number of street frontage & name of street(s): 665 Morena Drive

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): Hotel, please see attached Letter of Intent

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons: Please see attached Letter of Intent

State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/project in the immediate neighborhood:

Please see attached Letter of intent.

What change or changing conditions make the approval of this proposed plan/project necessary? Please See attached Letter of Intent

Are there any other circumstances which justify the approval of the plan/project? _____

Please see attached Letter of Intent

If you are completing this application and are also the owner of the subject property, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) Joseph Murin / 665 Molemar Partners, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Owner

Signature of Co-Owner

Joseph Murin

Printed Name of Owner

Printed Name of Co-Owner

(305) 558-8404

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 24 day of March, 20 16.

Signature of Notary Public- State of Florida

RUTH GAHLANI
MY COMMISSION #FF064604
EXPIRES October 20, 2017
(407) 398-0153 FloridaNotaryService.com

Print, Type, or Stamp Name of Notary Public

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

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: X
Produced Identification: _____

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

If you are completing this application as an agent of the subject property owner, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) _____, being duly sworn, depose and say that I/we serve as _____ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Agent

Authorization Signature of Owner

Printed Name of Agent

Printed Name of Owner

Daytime Phone Number

Daytime Phone Number

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

_____

Signature of Notary Public- State of Florida

_____

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

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

_____

Signature of Notary Public- State of Florida

_____

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
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 requests:

1. A variance to permit a total of 64 parking spaces on site, where a total of 70 parking spaces is required under the City Code.

657 Minola Drive Miami Springs,FL 33166 Tel 305.888.8404 Fax 305.887.3733
www.travelershotelgroup.com

II. Justification of Request

We are requesting a variance to allow a total of 64 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. 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 hotel guests, which further avoids the need for individual vehicle use.

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 guests' access the property or the hotel operations in any way.

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 third time in five years to bring another quality new development to the City of Miami Springs the latest being (the 135 room Hyatt Place Miami Airport located at 3549 Le Jeune Road which we completed and opened in November 2015.)

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

657 Minola Drive Miami Springs,FL 33166 Tel 305.888.8404 Fax 305.887.3733
www.travelershotelgroup.com

Comfort INN & SUITES

665 MOKENA DRIVE, MIAMI SPRINGS, FLORIDA

SURVEY

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM 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

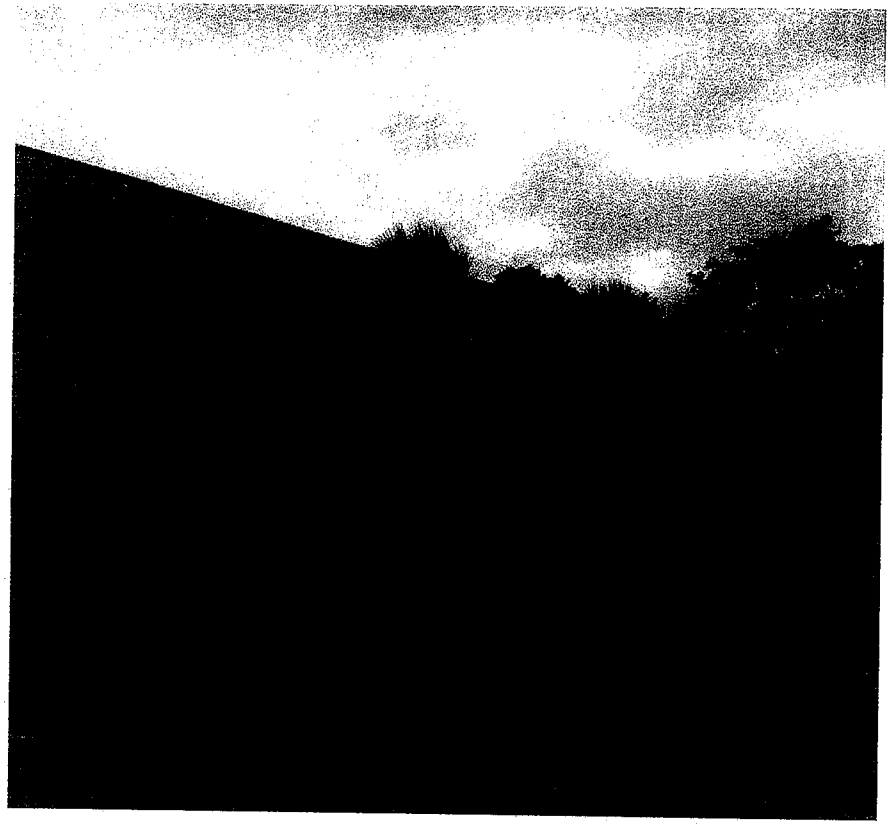
CIVIL

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

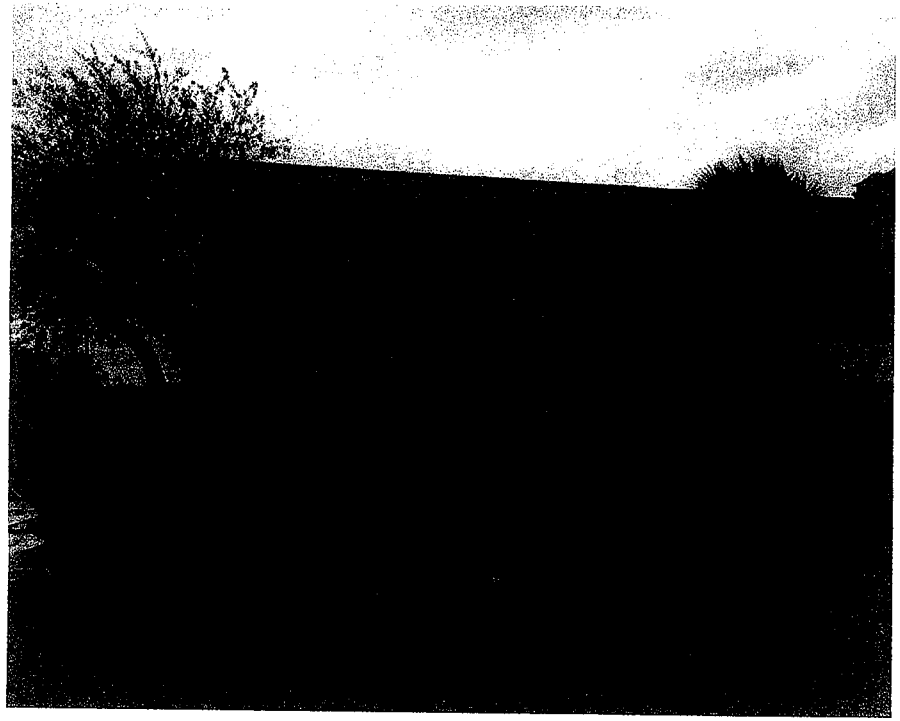
MARCH 21, 2016

SUBJECT PROPERTY-Current Use (Office/Warehouse)

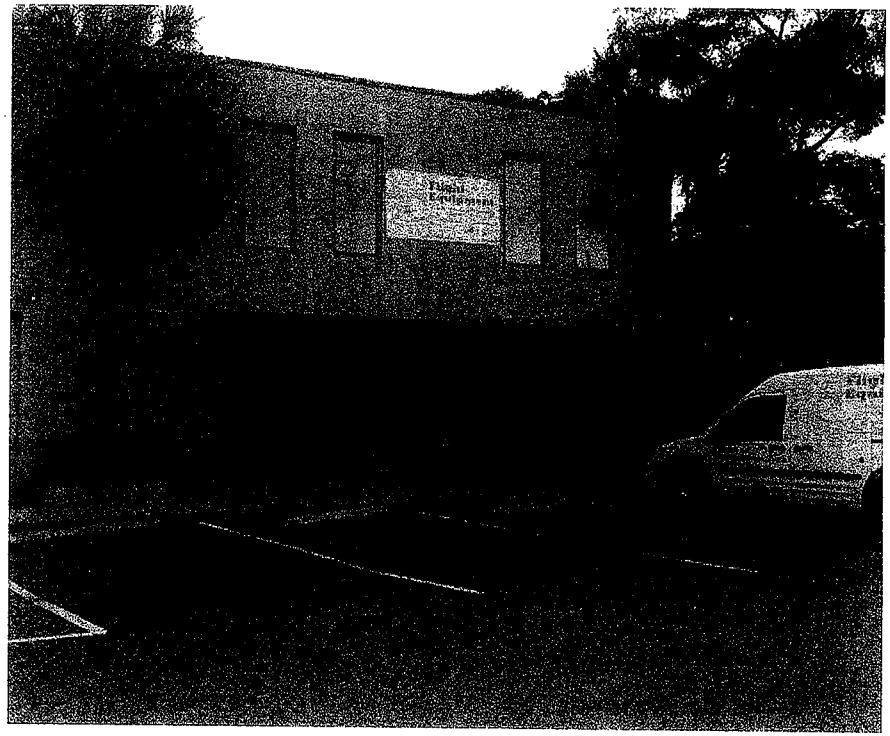
SE VIEW of current property/use (Office/Warehouse)

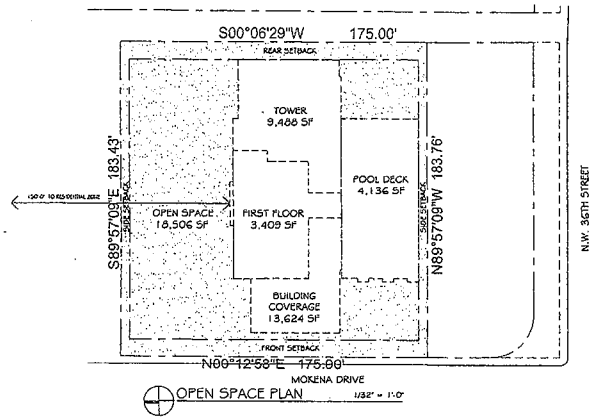


EAST VIEW of current property/use (Office/Warehouse)



EAST VIEW CONT'D





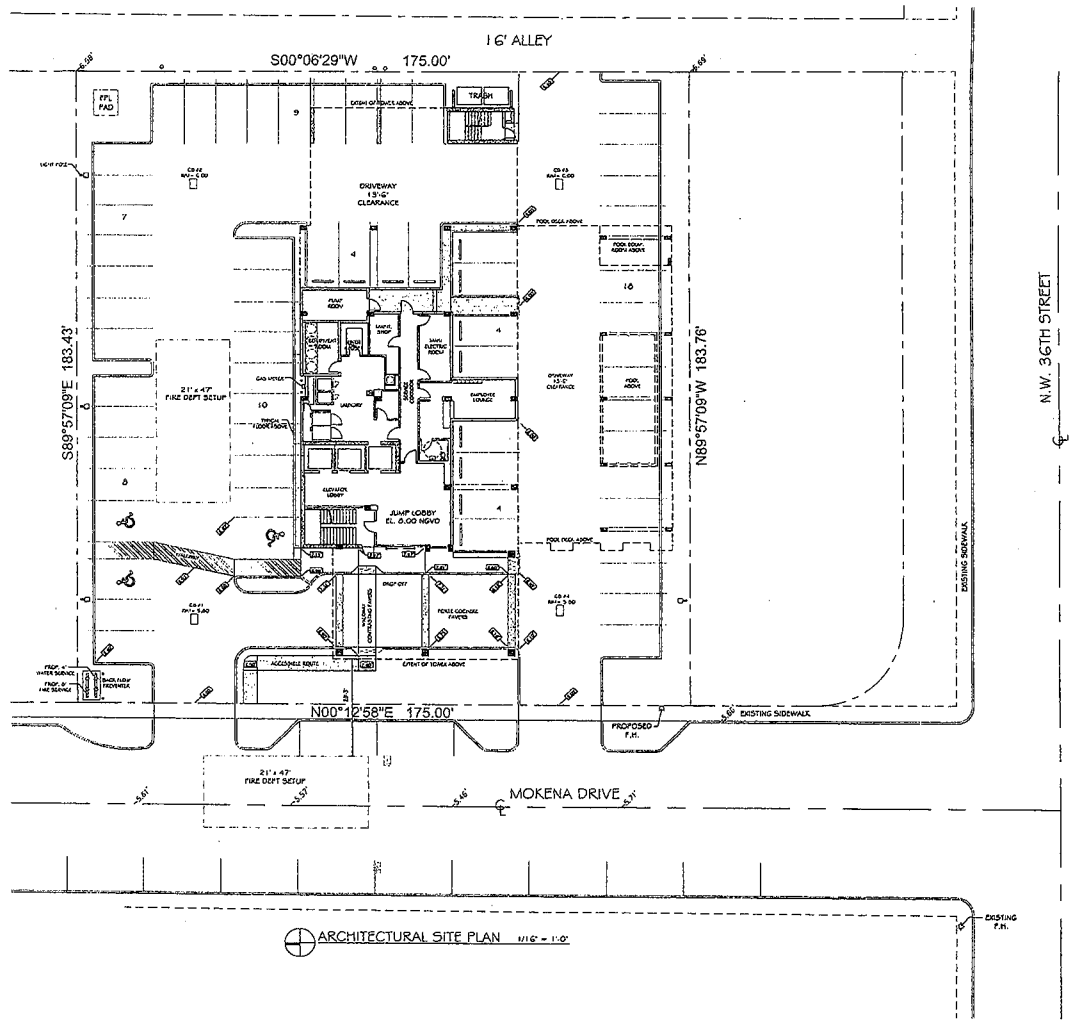
OPEN SPACE PLAN 1/32" = 1'-0"

PROJECT DATA			
PROPOSED USE:	HOTEL		
ZONING:	NORTHWEST 36TH STREET (SEC. 150-164)		
LOT AREA:	GROSS LOT AREA (GLA) = 32,130 SF (0.7376 AC.) NET LOT AREA (NLA) = 27,000 SF (WITHIN REQUIRED SETBACKS)		
	REQUIRED / ALLOWED	REQUIRED/ALLOWED	PROPOSED
FAR	BASIC: 1.00 1.00 X 32,130 OPEN SPACE BONUS: .25 (SEE BELOW) HOTEL UNIT BONUS: 1.20 (01 PER HOTEL ROOM) FORTE COCHERE BONUS: .25 MAXIMUM ALLOWABLE FAR 2.67	32,130 SF 8,032 SF 38,556 SF 8,032 SF 85,750 SF	69,825 SF
SETBACKS:	FRONT (MOKENA DRIVE) REAR (ALLEY) NORTH (SIDE): SOUTH (SIDE):	10'-0" 10'-0" 5'-0" 5'-0"	13'-0" 10'-0" 62'-0" 5'-0"
OPEN SPACE:	32,130 SF (GLA) - 27,000 SF (NLA) = 5,130 SF	5,130 SF	18,506 SF
BUILDING HEIGHT:	120 FT (BLDGS. LOCATED MORE THAN 150 FT FROM RES.)	120'-0"	85'-0"
PARKING:	1 SPACE PER ROOM FIRST 20 ROOMS 1 SPACE EVERY 2 ROOMS OVER 20 TOTAL PARKING REQUIRED REGULAR PARKING (9 FT x 19 FT) ACCESSIBLE PARKING (12 FT x 19 FT) TOTAL PARKING PROVIDED	20 SPACES 50 SPACES 70 SPACES	 61 SPACES 3 SPACES 64 SPACES
LANDSCAPING:	10% OF GROSS LOT AREA: 32,130 SF X 10%	3,213 SF	4,548 SF

OPEN SPACE BONUS COMPUTATION:
OPEN SPACE REQUIRED: 32,130 (GLA) - 27,000 (NLA) = 5,130 SF
OPEN SPACE PROVIDED: 32,130 (GLA) - 13,624 (BLDG. COVER) = 18,506 SF
EXCESS OPEN SPACE: 18,506 - 5,130 = 13,376 SF (261% EXCESS)
OPEN SPACE FAR BONUS: 26.1% / 10 = 26.1% X .01 = 0.26 FAR

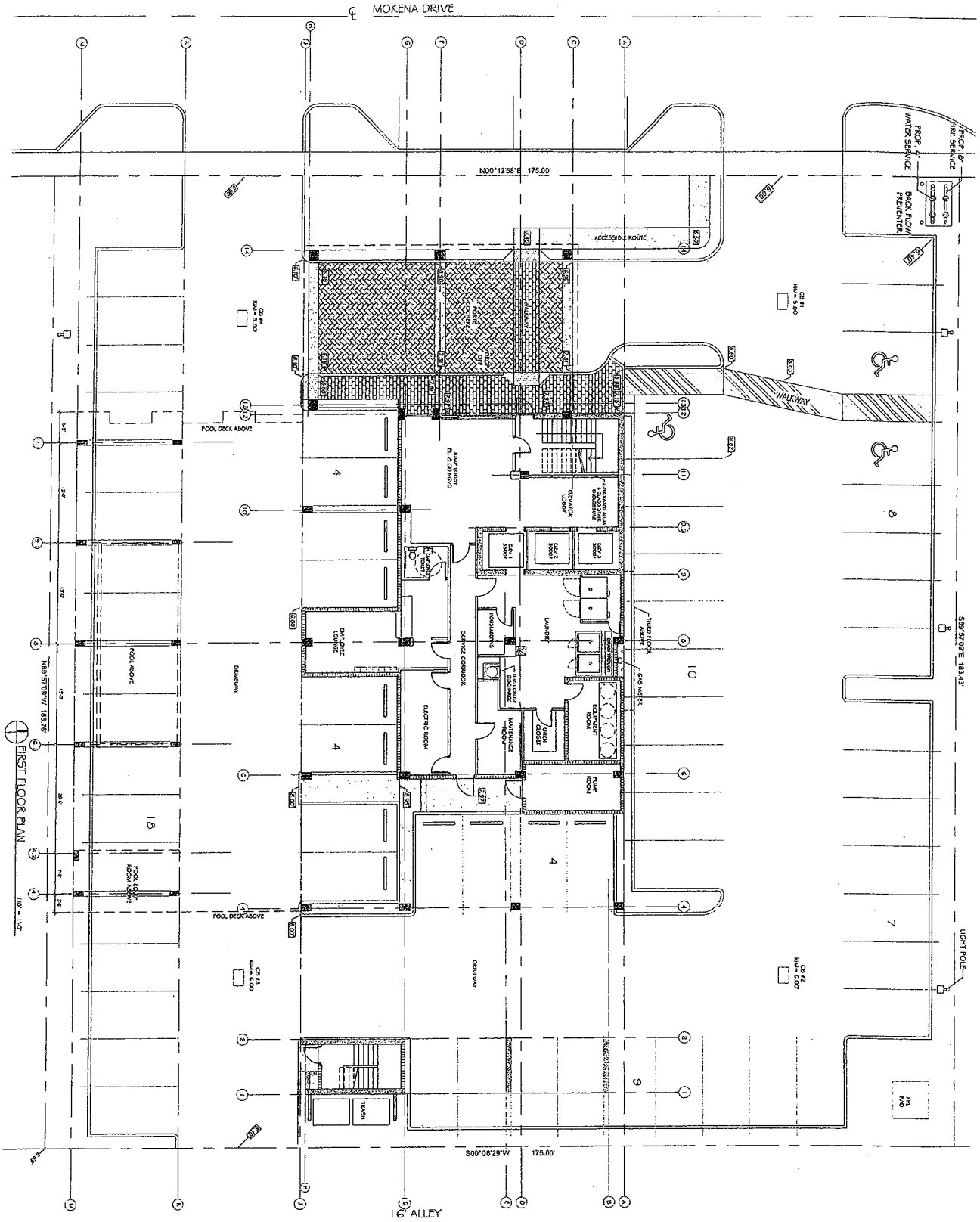
BUILDING AREA COMPUTATION:
6 TYPICAL FLOORS X 9,488 SF 56,920 SF
SECOND FLOOR: 9,488 SF
FIRST FLOOR: 3,409 SF
TOTAL BUILDING FLOOR AREA: 69,825 SF

		NET AREA (SF)	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	6 TH FLOOR	7 TH FLOOR	8 TH FLOOR	TOTAL
K	KING GUEST ROOM	263	4	4	4	4	4	4	24
K-H	KING ACCESSIBLE	326	-	-	1	1	1	1	4
K-HK	KING ACCESSIBLE - ROLL-IN SHOWER	326	1 (7)	1	-	-	-	-	2
QQ	DOUBLE QUEEN GUEST ROOM	313	10	10	11	11	11	11	64
QQ-C	DOUBLE QUEEN CONNECTING	319	1	1	-	-	-	-	2
QQ-H	DOUBLE QUEEN - ACCESSIBLE	432	1	-	-	-	-	-	1
KS	KING SUITE	355	3	3	4	4	4	4	22
KS-H	KING SUITE - ACCESSIBLE	432	-	1	-	-	-	-	1
	TOTAL		20	20	20	20	20	20	120

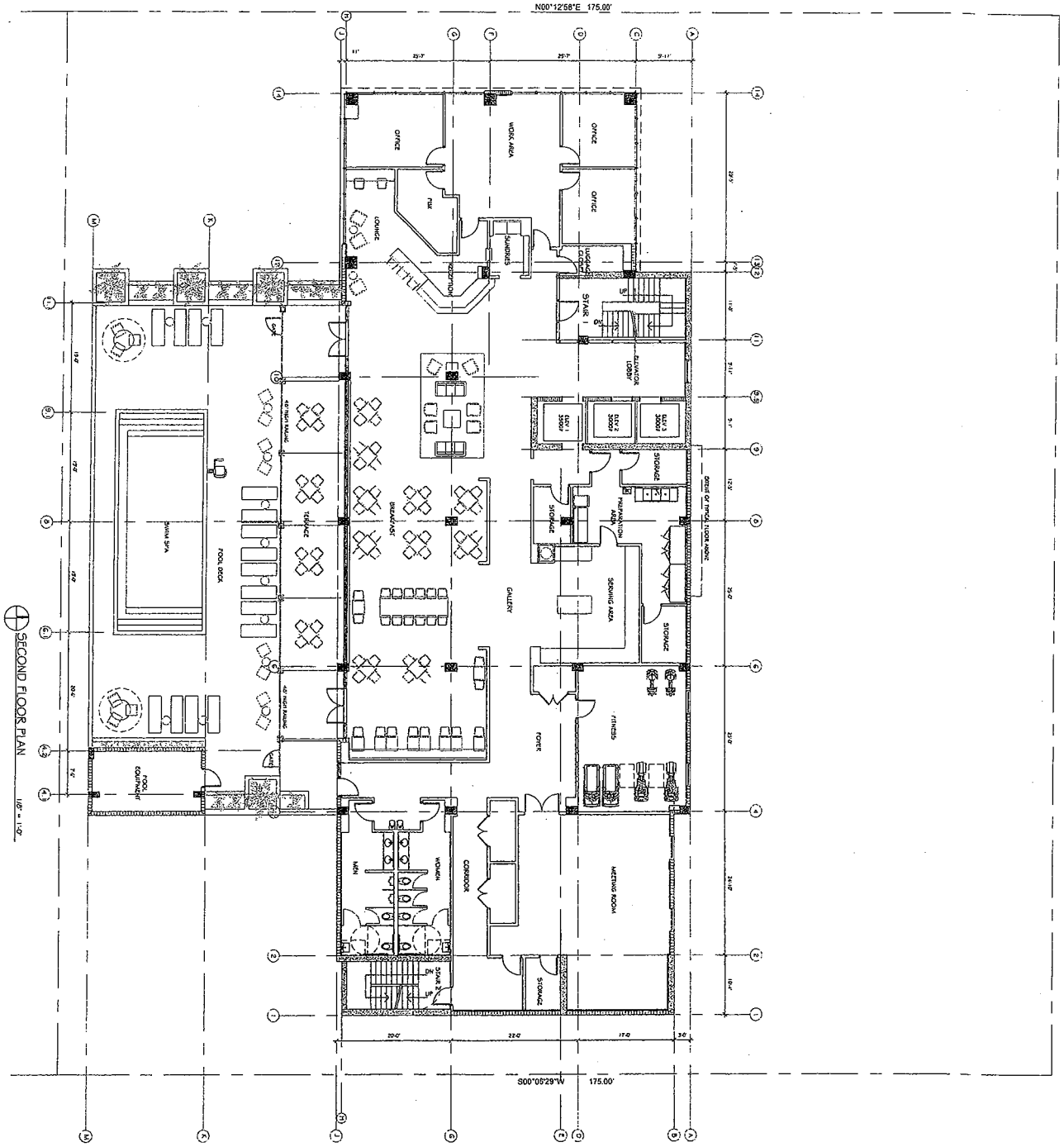


ARCHITECTURAL SITE PLAN 1/16" = 1'-0"

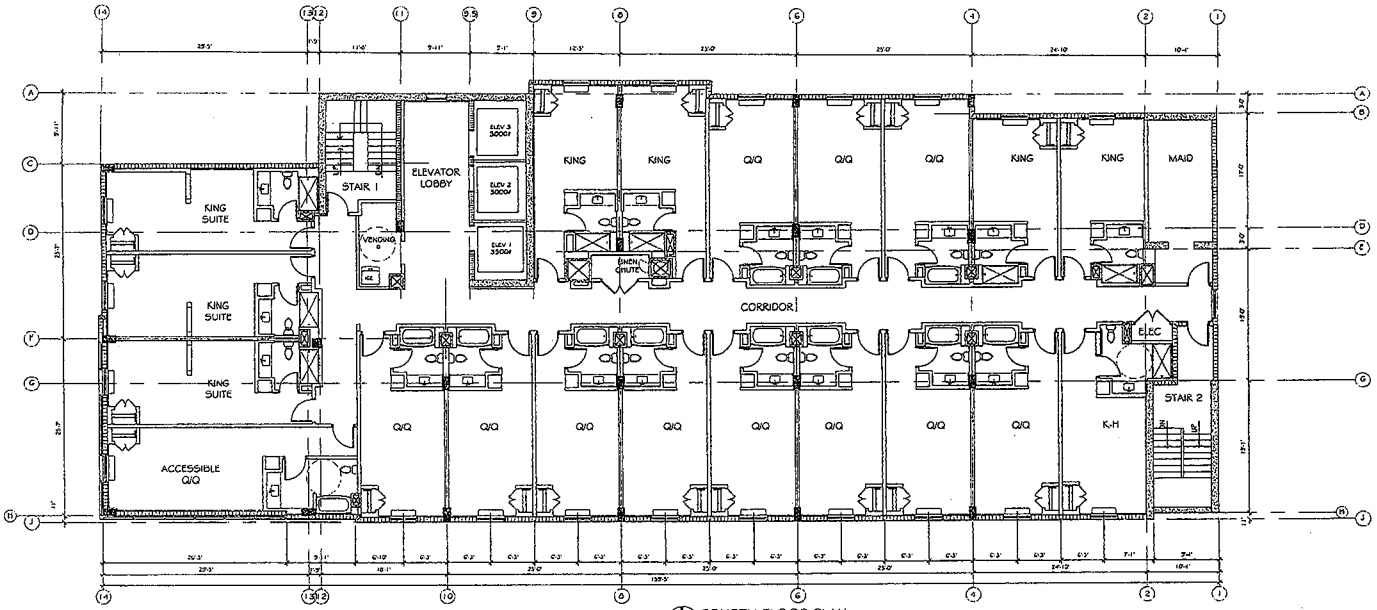
Israel Bigelman
Comfort INN & SUITES
6255 MOKENA DRIVE, MIAMI SPRINGS, FL.
ARCHITECTURAL SITE PLAN
A.01



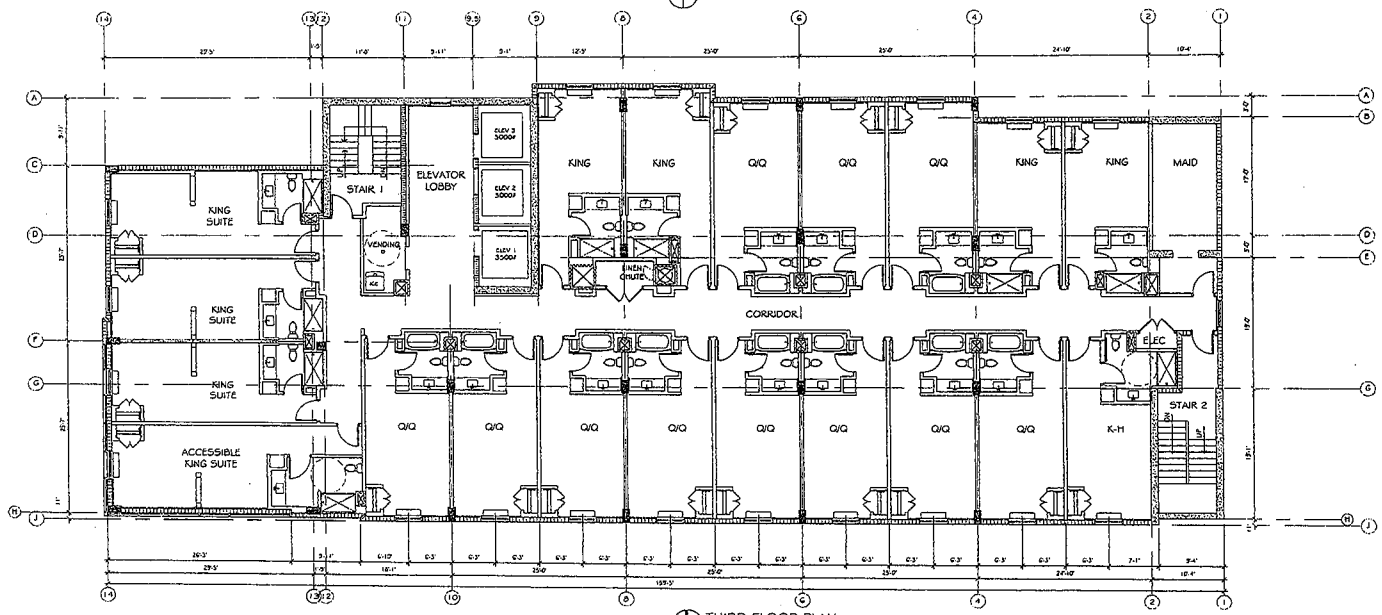
DWG. MARCH 21, 2016 A.02	REV. DATE DESCRIPTION	FIRST FLOOR PLAN	Comfort INN & SUITES 665 MOKENA DRIVE BIAMI SPRINGS, FL.	Israel Bigelman architect 801 FAIRWAY DRIVE MIAMI BEACH, FL 33141 Phone: 305-861-4547 IBIGELMAN@AOL.COM	



DWG. MARCH 31, 2016 A.03	REV. DATE DESCRIPTION /A	SECOND FLOOR PLAN	Comfort INN & SUITES 885 NOKOMA DRIVE MIAMI SPRINGS, FL	Israel Bigelman architect 801 FAIRWAY DRIVE MIAMI BEACH, FL 33141 Phone: 305.861.4347 IBIGELMAN@AOL.COM



FOURTH FLOOR PLAN 1/8" = 1'-0"



THIRD FLOOR PLAN 1/8" = 1'-0"

Israel Bigelman architect
801 Fairway Drive
Miami Springs, FL 33166
Phone: 305-461-2547
ibigelman@bellsouth.net

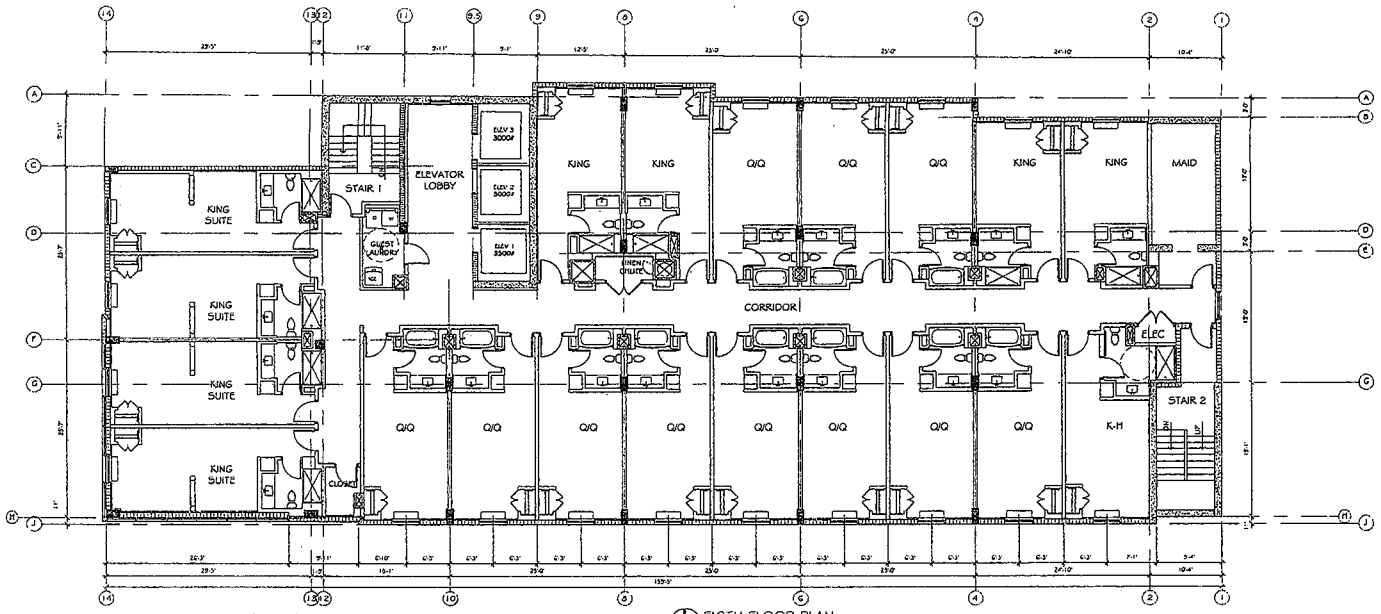
Comfort INN & SUITES
8485 Milemarker Drive
Miami Springs, FL

THIRD & FOURTH FLOOR PLAN

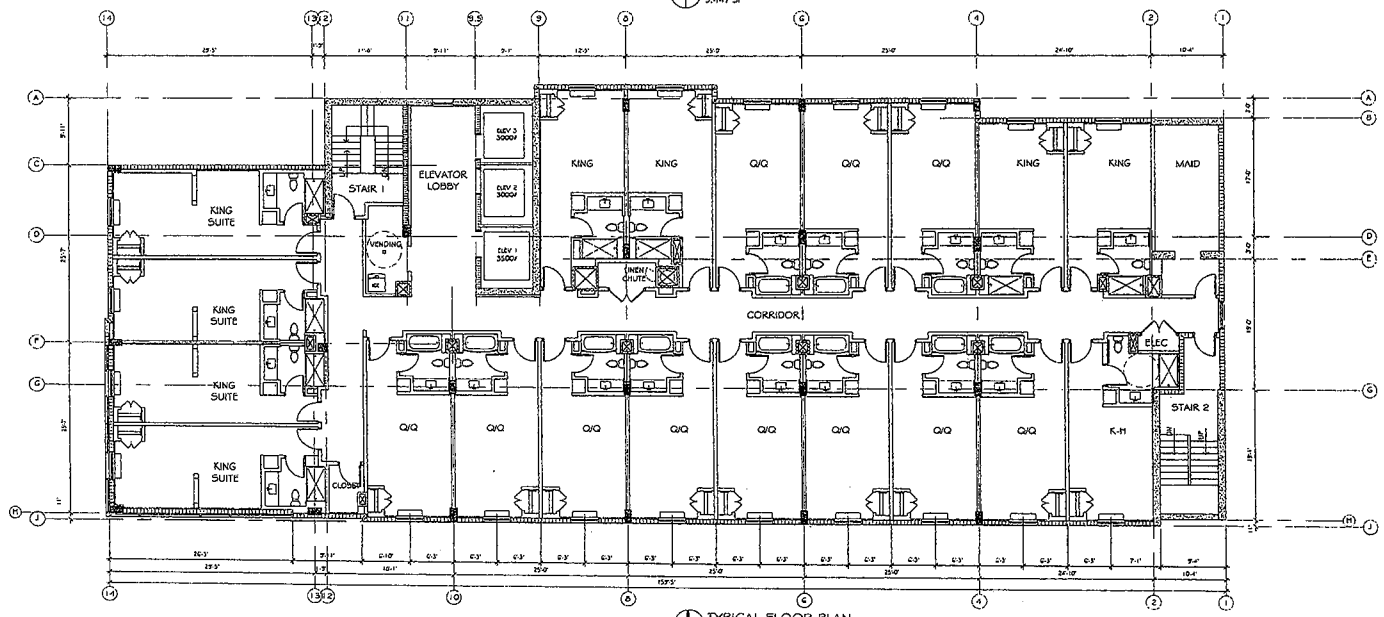
REV.	DATE	DESCRIPTION

DATE: MARCH 21, 2014

A.04



EIGTH FLOOR PLAN 1/8" = 1'-0"
9,447 SF



TYPICAL FLOOR PLAN 1/8" = 1'-0"
5TH, 6TH & 7TH FLOORS

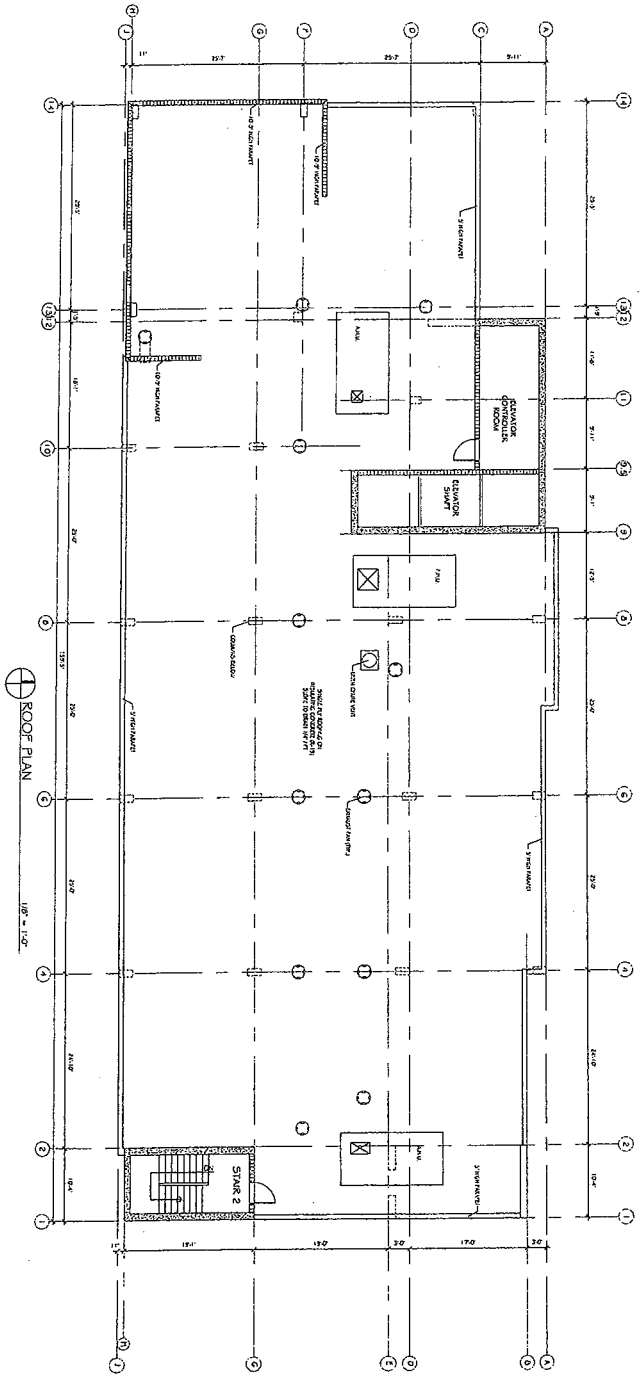
Comfort INN & SUITES
635 NOKOMIS DRIVE
SUMMIT SPRINGS, FL.

Israel Bigelman Architects
21 E. Bennett St.
Maui Beach, FL 33444
Bigelman@aol.com

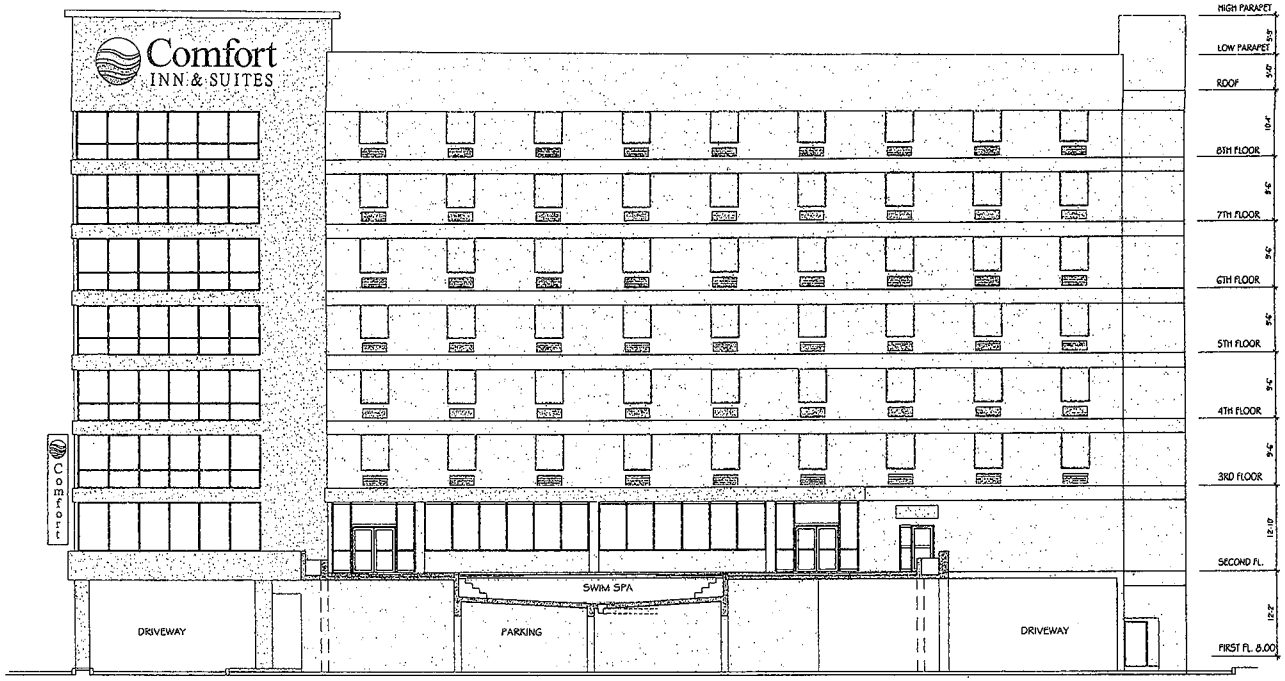
TYPICAL FLOOR PLAN

REV.	DATE	DESCRIPTION

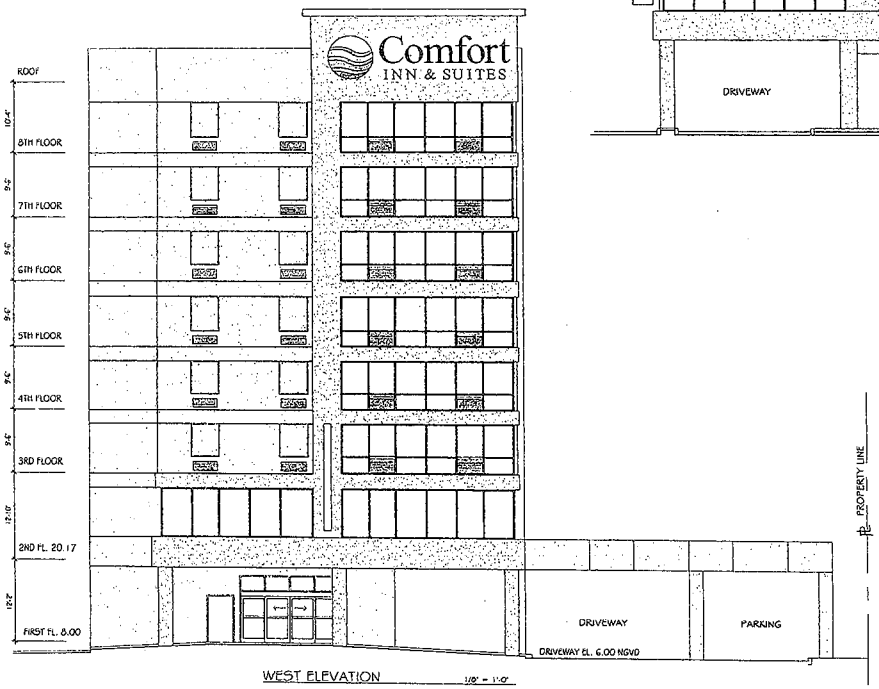
SHEET NUMBER & TITLE
A.05



A.06	REV DATE DESCRIPTION	ROOF PLAN	Comfort INN & SUITES 665 SOKENA DRIVE MIAMI SPRINGS, FL	Israel Bigelman architect 501 FIRENZE DRIVE MIAMI BEACH, FL 33141 Phone: 305.861.4547 IBIGELMAN@AOL.COM	



SOUTH ELEVATION / SECTION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

Comfort INN & SUITES
665 BRICKELL DRIVE
MIAMI SPRINGS, FL.

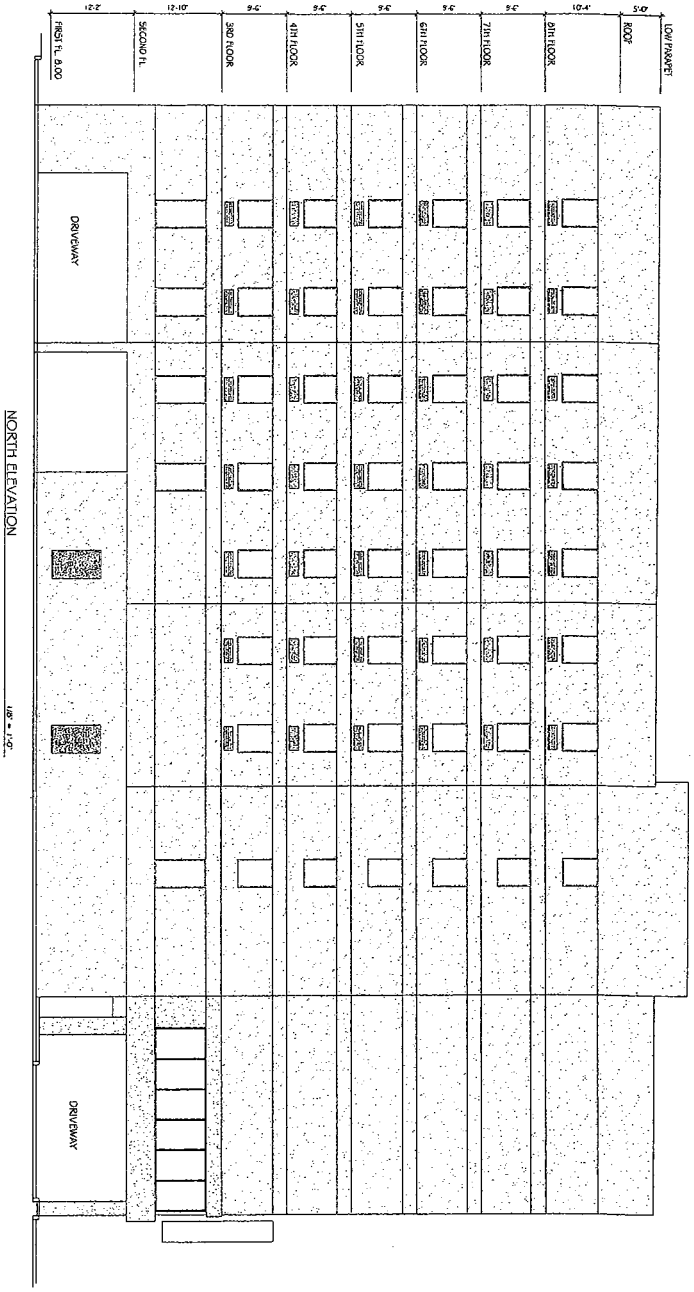
Israel Bigelman architect
201 Alcazar Drive
Miami Springs FL 33166
Phone: 305.461.1547
ibigelman@aol.com

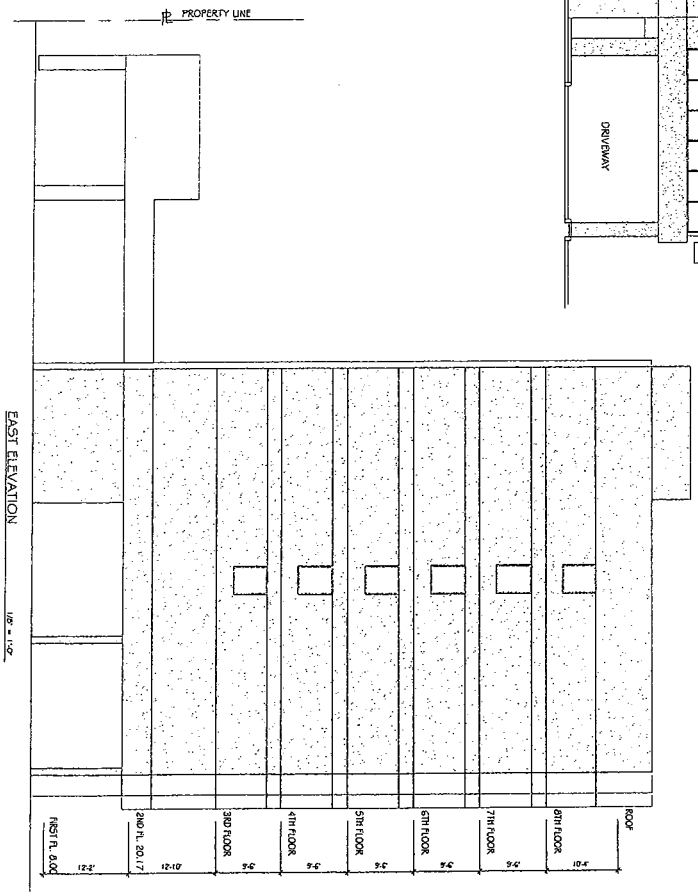
SOUTH & WEST ELEVATIONS

REV.	DATE	DESCRIPTION
A		

DATE: FEBRUARY 26, 2016

A.07





DATE: FEBRUARY 23, 2016

A.08

REV.	DATE	DESCRIPTION
A		

NORTH & EAST ELEVATIONS

Comfort INN & SUITES

665 MOKSNA DRIVE
MIAMI SPRINGS, FL

Israel Bigelman architect
601 FAIRWAY DRIVE
MIAMI BEACH, FL 33141
Phone: 305.861.1547
IBIGELMAN@AOL.COM

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1939

Comfort INN & SUITES
6205 BROOKSIGNA DRIVE
MIAMI SPRINGS, FL.

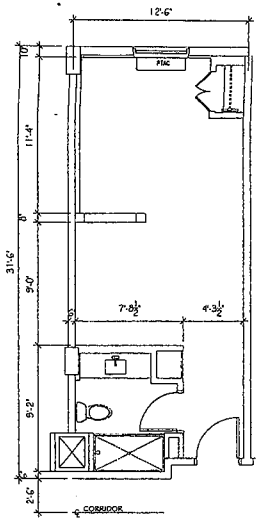
Israel Bigelman architect
801 FAIRWAY DRIVE
MIAMI SPRINGS, FL. 33166
Phone: 305.882.1247
Fax: 305.882.1248

BUILDING SECTIONS

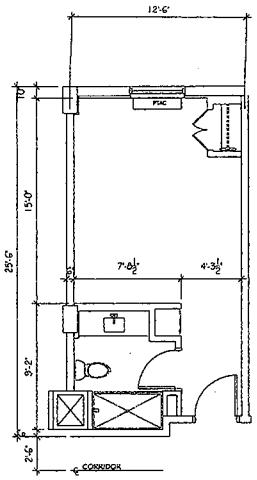
REV.	DATE	DESCRIPTION
A		

DATE: FEBRUARY 28, 2012

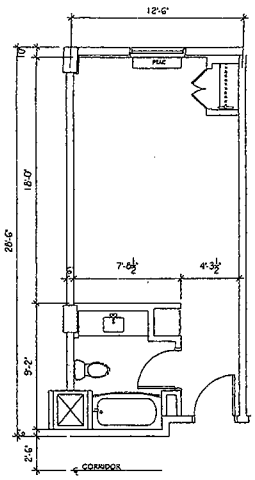
A.09



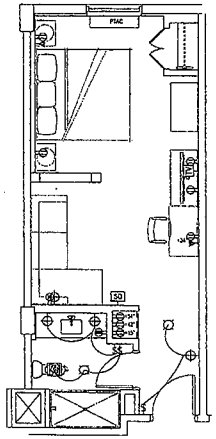
KING SUITE (K5) 1/4" = 1'-0"



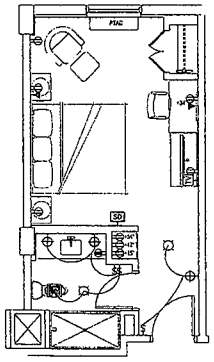
KING (K) 1/4" = 1'-0"



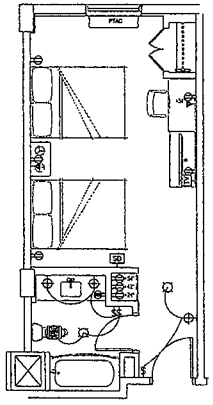
QUEEN (QQ) 1/4" = 1'-0"



KING SUITE (K5) 1/4" = 1'-0"



KING (K) 1/4" = 1'-0"



QUEEN (QQ) 1/4" = 1'-0"

ELECTRICAL LEGEND:

PLAN	ELEV.	
		DUPLEX OUTLET
		QUADPLEX OUTLET
		GFI OUTLET
		SINGLE OUTLET
		TELEPHONE OUTLET
TV		TV OUTLET
		SWITCH
		REMOTE THERMOSTAT
		SMOKE DETECTOR
		STROBE (IN DESIGNATED ROOMS ONLY)
		FIRE HORN/STROBE (IN DESIGNATED ROOMS ONLY)
		FIRE HORN (NON-C.F. ROOMS)
		SIDE WALL SPRINKLER HEAD
		DOORBELL LIGHT (DESIGNATED ROOMS ONLY)
		HSIA (WIRED WHERE APPLICABLE)
		JUNCTION BOX
		EXHAUST FAN AT CEILING
		LIGHT AT CEILING
		WALL SCONCE

Comfort INN & SUITES

665 SHOSHONA DRIVE
MIAMI SPRINGS, FL.

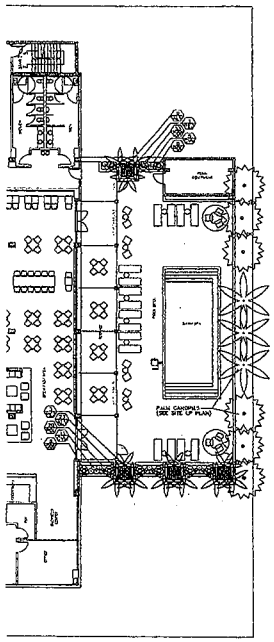
israel bigelman
architect
201 Alhambra Circle, Ph 1
Coral Gables, FL 33134
Phone: 305.461.4447
IBIGELMAN@AOL.COM

GUEST ROOM PLANS

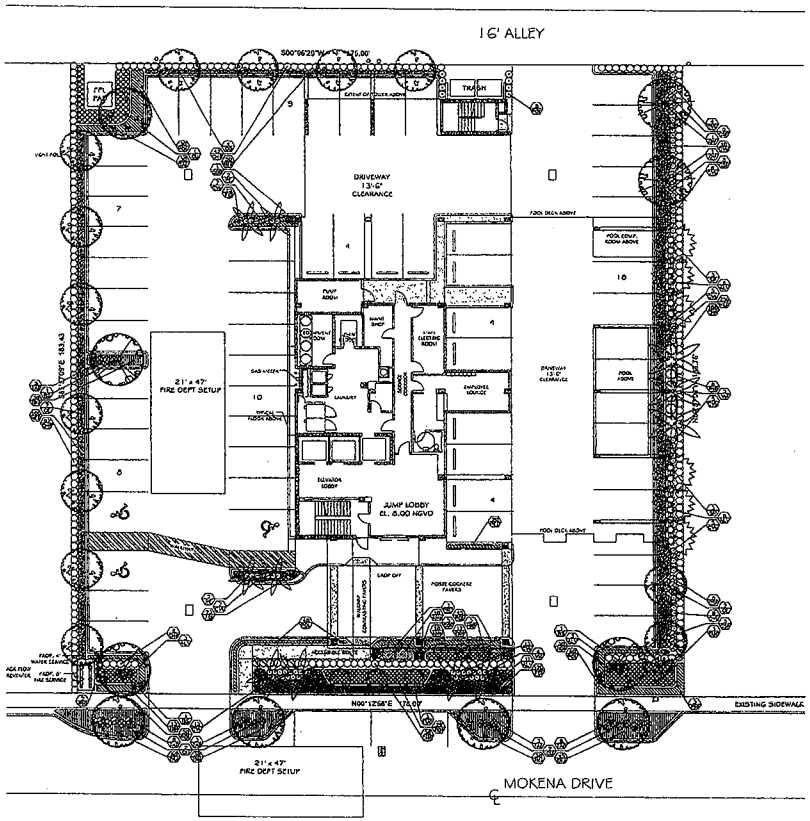
REV.	DATE	DESCRIPTION
A		

DATE: FEBRUARY 24, 2012

A.10

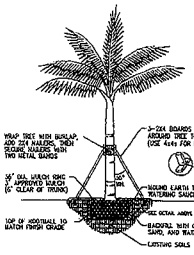


Pool Deck Landscape Plan

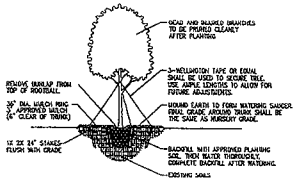


Site Landscape Plan

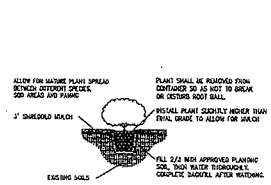
scale: 1/16"=1'-0"



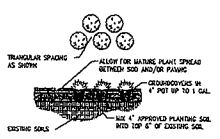
PALM PLANTING & STAKING DETAIL



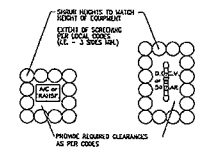
TREE PLANTING & STAKING DETAIL ~ SMALL TREES



PLANTING DETAIL ~ CONTAINER SHRUBS



PLANTING DETAIL ~ GROUNDCOVERS



PLANTING DETAIL ~ UTILITY SCREENING

PLANT LIST

	TREES AND PALMS			
	KEY	QTY PLANT	QTY POOL	PLANT NAME AND SPECIFICATION
**	N BS	3		Bursera simaruba (Gumbo Limbo) 12-14' ht., 6' spr., full canopy
**	N CE	9		Conocarpus erectus (Green Buttonwood) 12' ht., 6' spr., full canopy
**	N CO	4		Chrysophyllum oliviforme (Satin Leaf) 12' ht., 6' spr., full canopy
**	N CU	5		Bursera simaruba (Gumbo Limbo) 12-14' ht., 6' spr., full canopy
**	N QV	2		Quercus virginiana (Live Oak) 12-14' ht., 6' spr., full canopy, 3" dbh.
	PE	4		Ptychosperma elegans (Solitaire Palm) 10' c.t., 18' o.a. ht. min., heavy, matched
	PE3		4	Ptychosperma elegans (Solitaire Palm) 12' o.a. ht. min., heavy, matched, triple
**	N SP	6		Sabal palmetto (Cabbage Palm) 15, 18, & 24' staggered c.t. hts., slick
**	VM	7		Veitchia merrillopsis (Montgomery Palm) 14' c.t. hts., 22' o.a. ht. min., heavy

	SHRUBS & GROUNDCOVERS			
	KEY	QTY PLANT	QTY POOL	PLANT NAME AND SPECIFICATION
	AMN	36		Alternanthera ferrea (Fire Scissors) 4" pot, full, 12" o.c., per owner & L.A.
**	ALV	33	36	Alpinia x. variegata (Variegated Shell Ginger) 30" ht., 30" spr., full
**	N CHR	301		Chrysobalanus icaco (Cocoplum) 24" ht., 24" spr., full, 2' o.c.
*	COR	4	9	Cordyline T. 'Baterii' (Red Hawaiian 'ti) 36" ht., 36" spr., full
**	CSP	20		Codiaeum v. 'Sloppy Painter' (Yellow Croton) 15" ht., 15" spr., full, 18" o.c.
**	CVM	83	18	Codiaeum v. 'Mammey' (Red Croton) 15" ht., 15" spr., full, 18" o.c.
**	N EUC	4		Eugenia spp. (Native Stopper) 3' ht., 3' spr., full canopy
**	FGI	46		Ficus m. 'Green Island' (Green Island Ficus) 12" ht., 14" spr., 18" o.c.
*	GAL	30		Galphimia gracilis (Thryallis) 24" ht., 24" spr., full, 2' o.c.
	HIB	3		Hibiscus spp. 5' ht., 3' spr., full canopy, color per owner
*	N NEP	400		Nephrolepis exaltata (Sword Fern) 12" ht., 14" spr., 2' o.c.
**	N PEP	20		Peperomia obtusifolia (Baby Rubber Plant) 12" ht., 12" spr., 3' o.c.
**	PHI	13		Philodendron selloum 24" ht., 24" spr., full, 3' o.c.
**	PRS	1		Phoenix roebelenii (Dwarf Date Palm) 5' ht., 5' spr., triple
**	POD	8		Podocarpus m. 'Hill' (Podocarpus Hedge) 4' ht., 22" spr., full, 2' o.c.
**	POL	225	28	Polypodium/Microsorum scolopendrium (Hart Fern) 12" ht., 14" spr., 18" o.c.
*	TAB	23		Tabernaemontana spp. (Pinwheel Jasmine) 24" ht., 4" spr., full, 2' o.c.
**	TRA	195		Trachelospermum asiaticum (Asiatic Jasmine) 8" ht., 14" spr., 15" o.c.

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

All landscape areas to receive 100% coverage from automatic irrigation system using approved water source. Bubblers to be provided for trees and palms.

Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Landscape Plan and specifications shall be considered Contract Documents.

PLANTING SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size, and shall conform to the Florida Nurserymen's Grades and Standards as Florida Grade #1 or better.

PLANT LISTS: Plant quantities, sizes, and locations shall be determined by plan and plant lists. Plant height and spread shall take precedence over container size. Container size noted is to be considered minimum. Spacing of plant material will be determined by plant lists and details. Quantities shown on plant lists are guidelines only. Contractor is responsible for the actual quantities indicated on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: Landscape Architect to review and approve any plant substitutions. Substitutions shall be provided as an alternate on proposals.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Topsoil when suitable, shall be used for the planting of trees and shrubs. The existing soils shall be amended with organic material to reduce the pH levels to between 5 and 6. Amendments are to be incorporated into the planting backfill material. Groundcover beds shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soils during planting.

SOIL ADDITIVES: Additives such as water absorbing polymers are welcome additions to soils where water retention is a problem.

FERTILIZER: Slow-release granular fertilizer similar to 12-4-12 formula to be applied at planting at manufacturers recommended application rates. Tree tabs shall be used for all trees and palms.

MULCH: A 3' diameter mulch ring with 3" of approved shredded mulch shall be used around all free-standing trees and palms. Shrub beds shall be mulched with 3" of approved shredded mulch as shown on plan.

PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Large material shall be planted away from overhangs so as not to affect the plant or structure in the future. Unsuitable soil or site conditions are to be brought to the attention of the G.C. and the Landscape Architect.

WATERING: All plant material shall be watered in thoroughly at installation so as to remove air pockets. Watering is the responsibility of the Contractor, and he shall hand water as necessary. A temporary watering systems may be necessary for large material.

GUYING: Proper support of trees and palms during the grow-in period is the responsibility of Contractor. Staking shall be per industry standards. No harm shall be caused by the staking process (i.e. braces are not to be nailed into trees). See attached details for examples.

SOD: Sod shall be dense, green, and well rooted, disease free, and free of weeds, or insects. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

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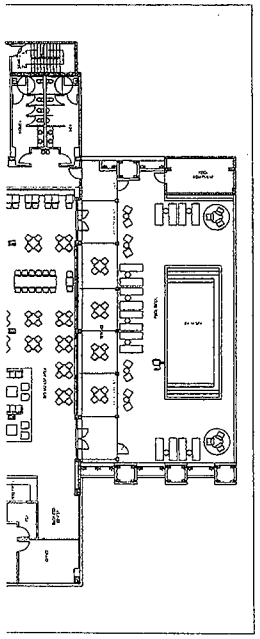
REV	DESCRIPTION	DATE
01	Site Plan Revisions	02-29-2016
02		
03		

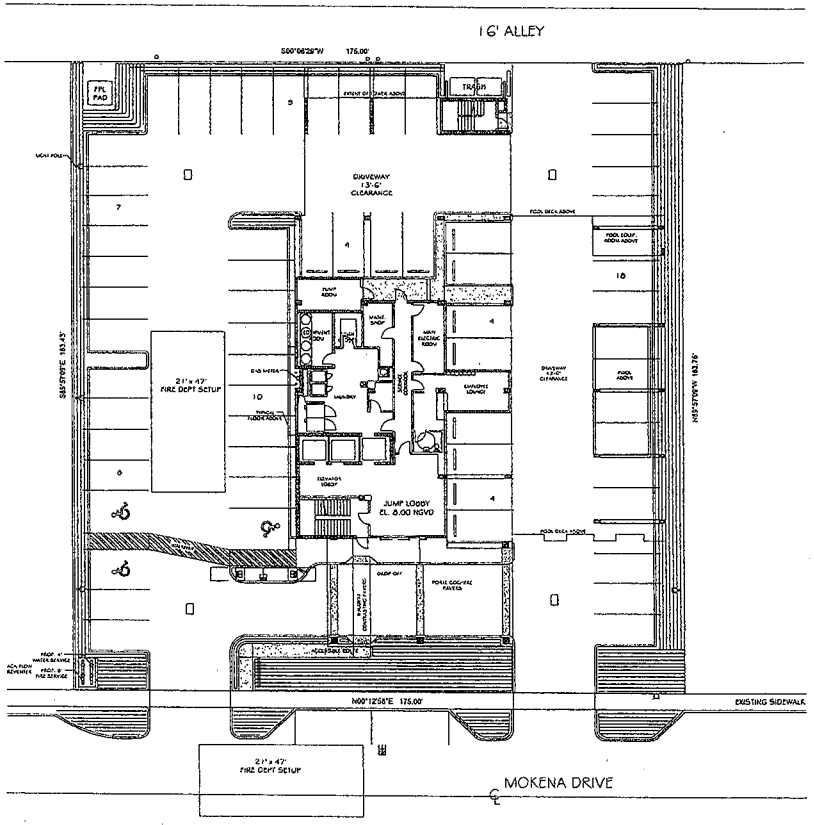
Comfort INN & SUITES
665 MOKENA DRIVE
MIAMI SPRINGS, FL

PLAN DATE
02/29/2016
FILE:LP-1

Landscape Plan
LP-1



Pool Deck Landscape Plan



Site Landscape Plan

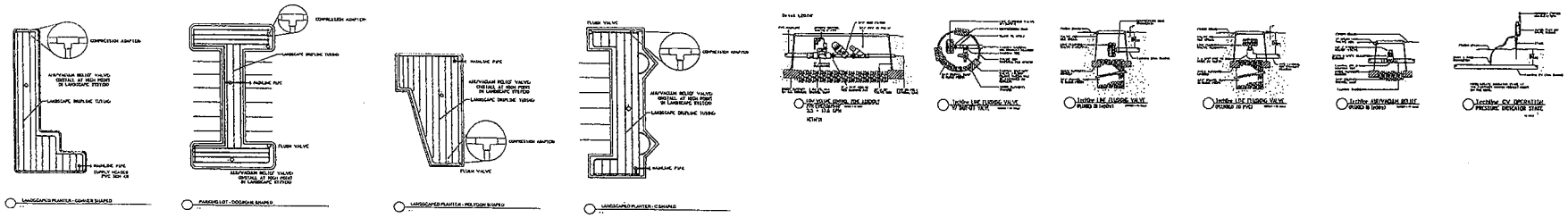
scale: 1/16"=1'-0"

IRRIGATION LEGEND – drip

SYMBOL	DESCRIPTION
	DRIPPER LINE EQUAL TO METAFIM TECHLINE CV TLCV 0.6gph 12" o.c. INSTALL ON SURFACE & SECURE WITH PINS AS PER PLAN
	MANIFOLDS AND LATERAL PIPING TO BE PVC CLASS 160 PIPE PVC FITTINGS AND GLUE JOINTS AS PER SPECIFICATIONS
(F)	LINE FLUSHING VALVE EQUAL TO METAFIM – AS SHOWN ON PLAN IN AMETEK OR CARSON VALVE BOX
(A)	AIR/VACUUM RELIEF VALVE EQUAL TO METAFIM – AS SHOWN ON PLAN IN AMETEK OR CARSON VALVE BOX
	LOW VOLTAGE CONTROL ZONE KIT (HIGH FLOW) EQUAL TO METAFIM #VC210005-HF AS PER PLAN IN AMETEK OR CARSON VALVE BOX
	ALL NECESSARY DRIP SYSTEM FITTINGS TO BE EQUAL TO METAFIM CONTRACTOR TO VERIFY QUANTITY
	SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS AS SHOWN ON PLAN

IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
8. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
9. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
10. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
11. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" ON GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
12. DRIP PIPING TO BE AS PER SPECIFICATIONS AND SPACED AT 12" APART. REFER TO DETAILS FOR ADDITIONAL INFORMATION REGARDING MANIFOLDS, AIR RELIEF VALVES, FLUSH VALVES, ETC.
13. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.



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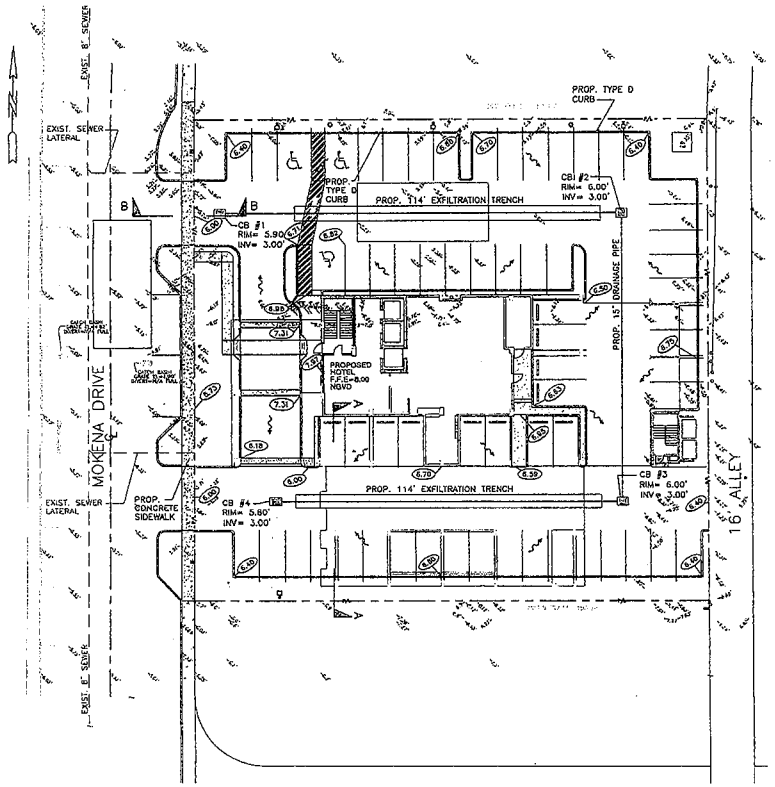
REV	DESCRIPTION	DATE
01	Site Plan Revisions	03-21-2016
02		
03		

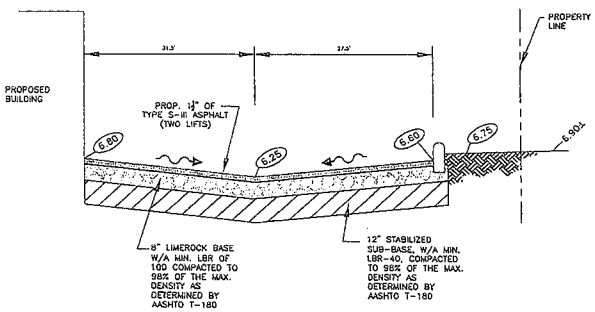
Comfort INN & SUITES
665 MOKENA DRIVE
MIAMI SPRINGS, FL

PLAN DATE
02/29/2016
FILE: LP-1

Irrigation Plan

IR-1





SECTION A-A
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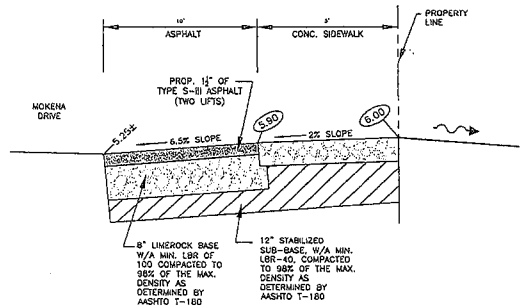

SECTION B-B
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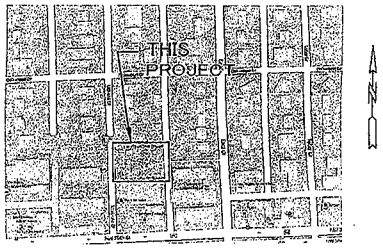


LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE SOUTH 75 FEET OF THE NORTH 350 FEET OF TRACT "D," IN BLOCK 131, OF "REVISED PLAT OF PORTION 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

THE SOUTH 100 FEET OF THE NORTH 450 FEET OF TRACT "D," IN BLOCK 131, OF "REVISED PLAT OF PORTION OF SECTION-2 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. FORMERLY KNOWN AS LOTS 9 AND 10, IN BLOCK 131, OF "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.

PAVING, GRADING & DRAINAGE

SCALE 1" = 20'-0"

FINAL APPROVAL
TAL REG. NO. 41831

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

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD. STE. 303 - HOLLYWOOD - FL - 33021
(954)987-8871 - (954)987-5376 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
EB 7335

REVISIONS

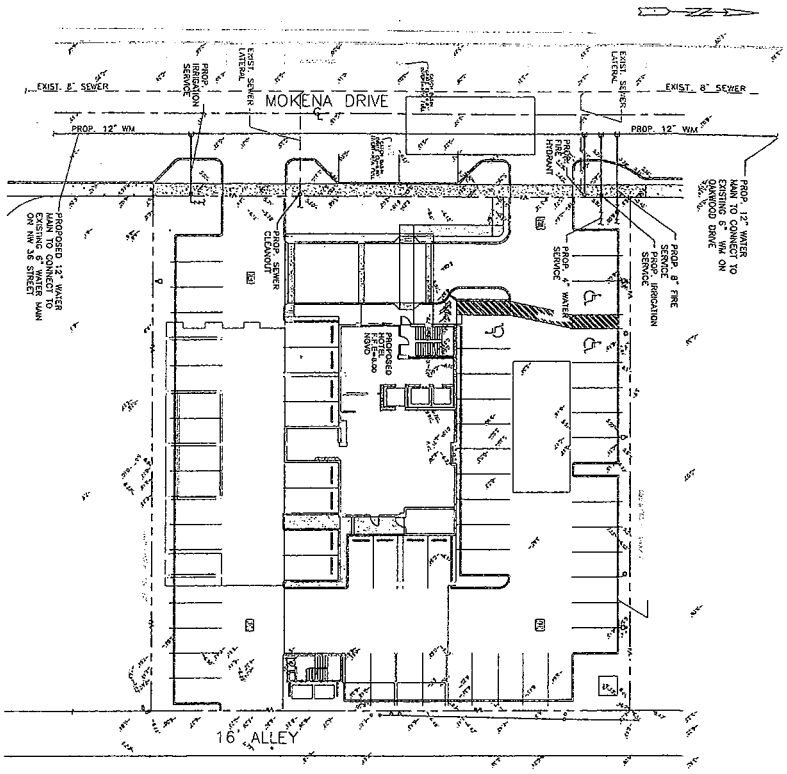
NO.	DATE	BY	CHK'D	DESCRIPTION
-	-	-	-	-

PAVING, GRADING & DRAINAGE PLAN FOR
COMFORT INN & SUITES
665 MOKENA DRIVE
MIAMI SPRINGS, FL

NO. OF SHEETS: 2
SHEET NO.: C-1
CAD FILE NO. 15-91

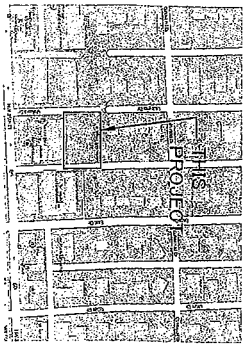
c:/DOS/12-81/12-81_C1-DRAINAGE 01/09/13

I:/CAD/12-81/12-81_C1-DRAINAGE 01/09/13



LOCATION MAP

NOT TO SCALE



WATER AND SEWER

SCALE 1" = 20'-0"

CAD FILE NO. 15-91	NO. OF SHEETS: 2	WATER AND SEWER PLAN FOR COMFORT INN & SUITES 665 MOKENA DRIVE MIAMI SPRINGS, FL	REVISIONS: NO. / DATE / BY / CHK'D / DESCRIPTION	HOLLAND ENGINEERING INC. civil engineers, 3900 HOLLYWOOD BLVD. STE. 303 – HOLLYWOOD – FL – 33021, (954)387-0371 - (954)387-0372 Fax, SUSAN C. HOLLAND, PE, Reg. no. 41831, EB 7325	DRAWN BY: EH / SCALE: 1"=20' / DESIGNED BY: SCH / DATE: 02/25/16 / CHECKED BY: SCH / FIELD BOOK: N.A.	FINAL APPROVAL / FLA. REG. ENG. NO. 41831
	SHEET NO.: C-2						