



# BOARD OF ADJUSTMENT

MONDAY, JUNE 6, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



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

### **BOARD OF ADJUSTMENT**

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

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

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#### **AGENDA**

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

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
  - A) April 4, 2016
- 3. SWEARING IN OFF ALL WITNESSES**
- 4. NEW BUSINESS**
  - A) **Case # 04-V-16**  
**SANDRA VITTERI AND FABIAN MALDONADO**  
**914 IBIS AVENUE**  
**R-1B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a variance in order to construct an addition to a single family home.

- B) **Case # 05-V-16**  
**AQ GROUPO, LLC**  
**650 DE SOTO DRIVE**  
**NW 36, NW 36<sup>TH</sup> STREET DISTRICT**

Applicant is seeking variances in order to construct a 122 room hotel.

#### **5. OLD BUSINESS**

None.

#### **6. ADJOURNMENT**

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

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

### **1) Call to Order/Roll Call**

The meeting was called to order at 6:36 p.m.

The following were present:

- Chairman Manuel Pérez-Vichot
- Vice Chair Ernie Aloma
- Juan Molina
- Bill Tallman \*arrived at 6:41 p.m.
- Alejandro Gonzalez

Absent: Bob Calvert

Also present:

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

### **2) Approval of Minutes**

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

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

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

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

**4) New Business:**

- A) **Case # 02-V-16**  
**CAD ACQUISITIONS, LLC**  
**80 MORNINGSIDE DRIVE**  
**Zoning: R-1C**  
**Lot Size: 32,130 SQ. FT**

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

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

City Attorney Seiden informed the Board that there is a Temporary Certificate of Occupancy currently on the property. This occurred because a building permit was previously issued for an incorrect floor elevation and now the owner is looking to receive a variance to waive the 0.33 foot of minimum finished floor elevation of 8 feet so that a Certificate of Occupancy may be issued.

Anthony Escara of CAD Acquisitions was present to represent the owner and to answer any questions the Board members may have. He submitted a Power of Attorney for the record.

Chair Pérez-Vichot asked if there were any correspondence on the case. City Planner Heid informed the Chair that there was not any correspondence regarding this case.

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

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

\*Board member Tallman arrived at this time.

- B) **Case # 03-V-16**  
**665 MOKENA PARTNERS, LLC/ STEVE MARIN**  
**665 MOKENA DRIVE**  
**Zoning: NW36**  
**Lot Size: 5,600 SQ. FT**

Applicant is requesting variances in order to construct a 69,538 square foot, 120 room hotel. The Variances requested are as follows:

1. Requests variance from Section 150-16 (E) to waive six of the minimum required 70 parking spaces. (Provision of 64 parking spaces proposed).
2. Requests variance from Section 150-106 (A)(9), to waive the requirement that parking spaces have a minimum separation of 12" from any structure. (No separation between parking spaces and support columns proposed)

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

Chair Pérez-Vichot asked is the hotel would have a shuttle to transport people, should the variance be granted for the lesser number of parking spaces that is normally required.

Steve Marin, 665 Mokena Drive, confirmed that there will be a shuttle at the hotel. Mr. Marin added that 665 Mokena Partners, LLC has been residents to the City in business since 1978 and this would be the third newly developed hotel in the City, within the last five years.

Israel Bigelman, 801 Fairway Drive in Miami Beach, who is the architect for this hotel was present and spoke to the Board about the project.

Chair Pérez-Vichot asked if there were any comments from the audience and there were no comments at this time.

**Board member Molina moved to approve the variances as stated with the seven conditions that were read in the Zoning and Planning Director’s recommendation. Board member Gonzalez seconded the motion, which passed unanimously on voice vote.**

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

5) **Old Business:** None.

6) **Adjournment**

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

Respectfully submitted:

\_\_\_\_\_  
Juan D. Garcia  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Manny Perez-Vichot, Chair

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

\*\*\*\*\*

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

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**VARIANCE CASE**

**NO. 04-V-16**

**SANDRA VITTERI**

**AND**

**FABIAN MALDONADO**

**914 IBIS AVENUE**

**BOARD OF ADJUSTMENT**

**MEETING: 06-06-2016**

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## MEMORANDUM

**TO:** Board of Adjustment  
**FROM:** Christopher Heid, City Planner  
**DATE:** June 6, 2016  
**SUBJECT:** Application for Variance Hearing  
**CASE #** 04-V-16

**APPLICANT:** Sandra Vitteri and Fabian Maldonado

**ADDRESS:** 914 Ibis Avenue

**ZONING DISTRICT:** R-1B, Single Family Residential

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

1. Requests variance from Section 150-042 (E)(1) to waive one foot of the minimum required corner side yard setback of 7'5" (seven feet five inches). (Side yard setback of 6'5" (six feet five inches) proposed).

**THE PROPERTY:** The property is rectangular in shape, 74 feet in width, and a depth of 127 feet, for a total lot area of 9,448 square feet. The property abuts a 16 foot wide alley at the rear (south).

**THE PROJECT:** The applicant is requesting a side yard setback variance in order to construct a 137 square foot one story addition at the rear of an existing one story single family home consisting of a bedroom.

**ANALYSIS:** As noted, the existing single family home has a non-conforming west side yard setback of 7'5". The applicant is proposing to continue that setback for the addition. Requiring the addition to be set back an additional one

foot would look awkward and make construction more difficult and expensive, particularly tying the new roof to the existing.

**RECOMMENDATION:** It is recommended that the request for variance be approved.

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

- Sheet A.01, Existing Floor Plan, by Roberto C. Toth P.E., dated on February 25, 2015, signed and sealed on March 15, 2016.
- Sheet A.02, Elevation, by Roberto C. Toth P.E., dated on February 25, 2015, signed and sealed on March 15, 2016.
- Sheet S.02, Roof Framing Plan, by Roberto C. Toth P.E., dated on February 25, 2015, signed and sealed on March 15, 2016.

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

2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. The addition shall have a barrel tile roof to match that of the existing structure.



Official Use Only  
 Submittal Date: \_\_\_\_\_  
 Case No.: \_\_\_\_\_

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

**CITY OF MIAMI SPRINGS**

**VARIANCE APPLICATION**

APPLICANT INFORMATION	
APPLICANT NAME <i>Sandra Viteri</i>	PROPERTY ADDRESS <i>914 Ibis Ave Miami Springs FL</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>(786) 444-5541</i>	E-MAIL ADDRESS <i>Sandra24viteri@hotmail.com</i>

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

PROPERTY INFORMATION	
LEGAL DESCRIPTION <i>15 First Addition to Gloria Park</i>	LOT SIZE AND ZONING DISTRICT <i>9451 R1-B</i>
LOT(S)                      BLOCK                      SUBDIVISION <i>estate</i>	LOT SIZE                      ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>10 years</i>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? <i>\$ 15,000<sup>00</sup></i>

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

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

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

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

[Signature]

Signature of Owner

Sandra Vilari

Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 8 day of March, 2016.

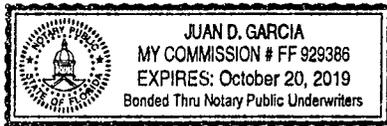
[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Juan D. Garcia

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL



COMMISSION EXPIRES: \_\_\_\_\_

PERSONALLY KNOWN: \_\_\_\_\_

PRODUCED IDENTIFICATION: FL Drivers License

[Signature]

Signature of Co-Owner

Fabian Melton

Printed name of Co-Owner

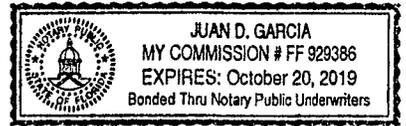
The contents of this petition are Sworn to and subscribed before me this 8 day of March, 2016.

[Signature]

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL



COMMISSION EXPIRES: \_\_\_\_\_

PERSONALLY KNOWN: \_\_\_\_\_

PRODUCED IDENTIFICATION: FL Drivers License

## Letter of intention

Dear City of Miami Springs,

We as owners of the House located at the 914 Ibis Av. ask that the city consider the authorization of the permits for the construction according to the given plans without the additional removal of the lateral 12 inches. This will not only improve the aesthetics of the neighborhood, but the construction will be made easier and less expensive.

Sincerely,



Sandra Viteri



Fabian Maldonado



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/24/2016

Property Information	
Folio:	05-3013-054-0070
Property Address:	914 IBIS AVE Miami Springs, FL 33166-3212
Owner	FABIAN J MALDONADO &W SANDRA G VITTERI
Mailing Address	914 IBIS AVE MIAMI SPRINGS, FL 33166-3212
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,245 Sq.Ft
Living Area	1,545 Sq.Ft
Adjusted Area	1,895 Sq.Ft
Lot Size	9,451.34 Sq.Ft
Year Built	1962



Assessment Information			
Year	2015	2014	2013
Land Value	\$136,842	\$118,896	\$81,881
Building Value	\$131,892	\$128,481	\$114,837
XF Value	\$3,329	\$3,368	\$3,407
Market Value	\$272,063	\$250,745	\$200,125
Assessed Value	\$204,751	\$203,126	\$200,125

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$67,312	\$47,619	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description	
13 53 40 PB 72-65	
GLORIA PARK ESTS 1ST ADDN	
LOT 15	
LOT SIZE SITE VALUE	
OR 9376-76	

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$154,751	\$153,126	\$150,125
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$179,751	\$178,126	\$175,125
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$154,751	\$153,126	\$150,125
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$154,751	\$153,126	\$150,125

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2005	\$435,000	23760-1898	Sales which are qualified
06/01/1976	\$62,000	00000-00000	Sales which are qualified
05/01/1974	\$57,500	00000-00000	Sales which are qualified

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



**VARIANCE CASE**

**NO. 05-V-16**

**AQ GROUP, LLC**

**650 DE SOTO DRIVE**

**BOARD OF ADJUSTMENT**

**MEETING: 06-06-2016**

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## MEMORANDUM

**TO:** Board of Adjustment

**FROM:** Christopher Heid, City Planner

**DATE:** June 6, 2016

**SUBJECT:** Application for Variance Hearing

**CASE #** 05-V-16

**APPLICANT:** AQ Group, LLC

**ADDRESS:** 650 De Soto Drive

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

Variations requested are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



<b>Official Use Only</b> Submittal Date: _____ Case No.: _____
----------------------------------------------------------------------

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

## CITY OF MIAMI SPRINGS

## VARIANCE APPLICATION

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

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

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

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

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

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

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

Domingo Ansero  
Signature of Owner

Domingo Ansero  
Printed name of Owner

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

[Signature]  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Karla Bello  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL  
 KARLA M. BELLO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF096309  
Expires 3/15/2018

COMMISSION EXPIRES: 03/15/2018  
PERSONALLY KNOWN:   
PRODUCED IDENTIFICATION: \_\_\_\_\_

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed name of Co-Owner

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

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL  
COMMISSION EXPIRES: \_\_\_\_\_  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: \_\_\_\_\_

June 1, 2016

**VARIANCE HEARING NARRATIVE**

Location: 5055 N.W. 36<sup>th</sup> Street, Miami Springs, FL

Project: Hotel Addition

Owner: AQ Group LLC

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

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

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

2. **BUILDING HEIGHT**

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

June 1, 2016

REF: Hotel Detached Addition  
5055 NW 36<sup>th</sup> Street  
Miami Springs, FL 33166

## LETTER OF INTENT

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

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

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

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

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

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

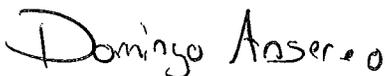
The development will provide significant improvements to the adjacent street right of way, including beautifying the traffic barriers with more permanent structure/landscaping.

Additionally the development will provide significant tax and employment benefits.

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

We look forward to your positive consideration.

Sincerely,



Domingo Anserio  
AQ Group LLC/Ramada Hotel

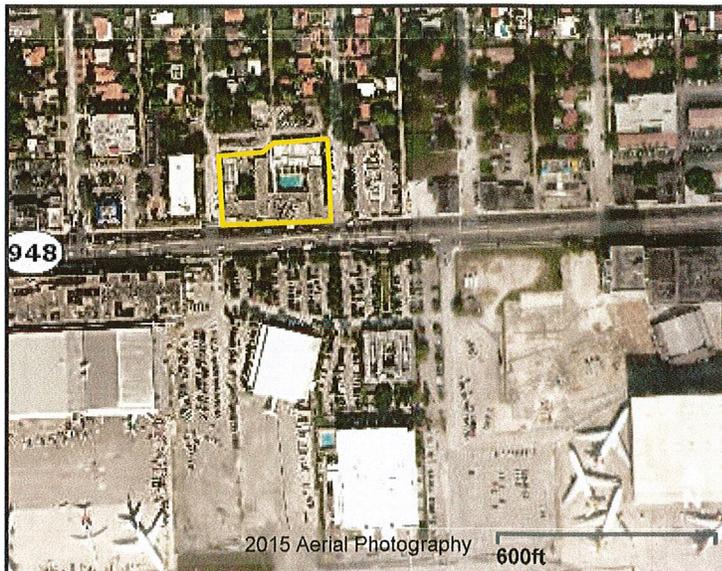


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

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



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

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

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

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

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

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

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

Version:



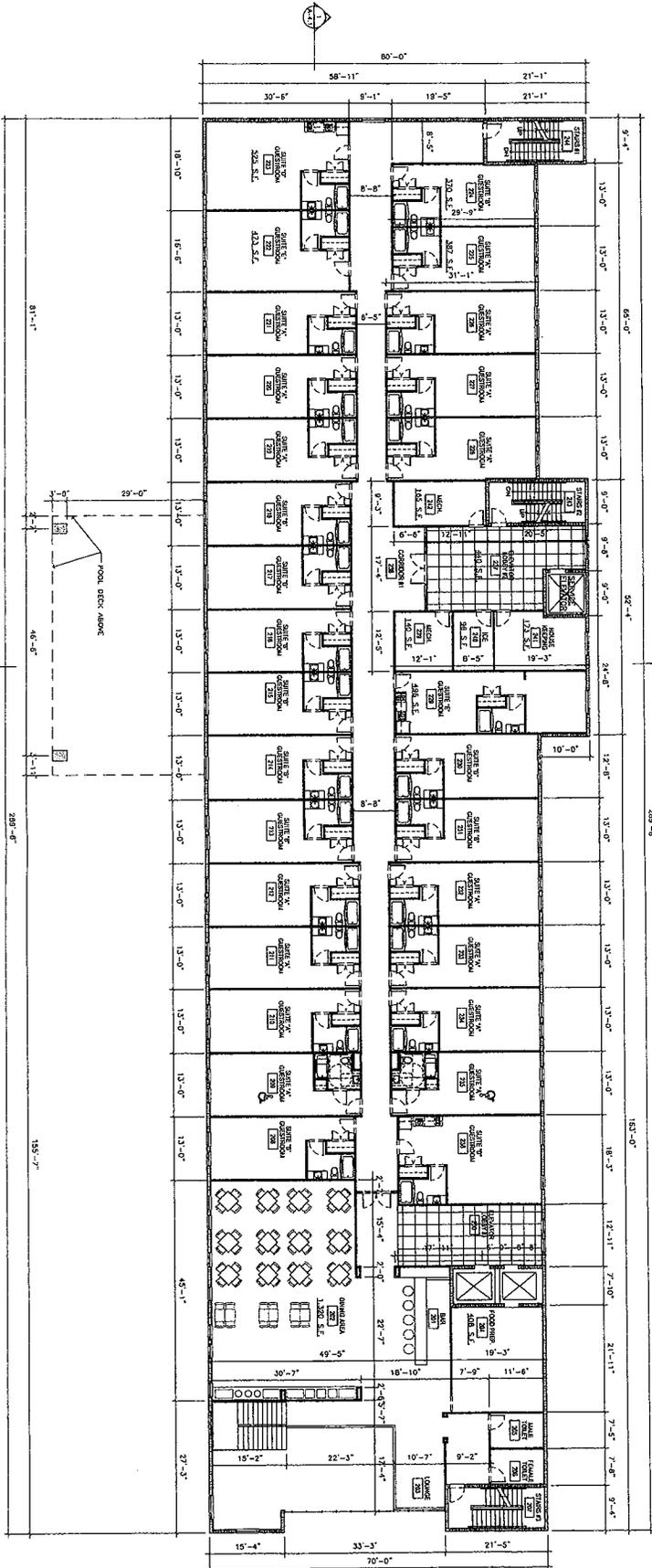












1 SECOND FLOOR PLAN  
 SCALE 3/8" = 1'-0"  
 N

NO.	REVISION	DATE

CONTRACT NO. 100  
 DRAWING TITLE: HOTEL ADDITION  
 PROJECT NO. 101-A12  
 ISSUE DATE: 09/11/18  
 SCALE:  
 AS SHOWN  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:  
 SECOND FLOOR PLAN  
 SHEET NO. A-1.2  
 OF 01

Seal: \_\_\_\_\_

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

Consultant: \_\_\_\_\_

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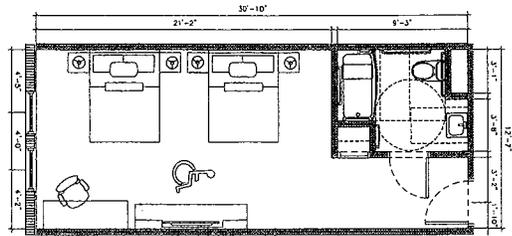
**SOUTHEAST DESIGN ASSOCIATES, INC.**  
 Architecture Planning Design  
 State Certified Architect, Corporation Lic. No. AA-0002  
 7500 West 1st Street - Suite 101, Miami Springs, FL 33166  
 305-438-0007  
 6375 Sunset Dr., Suite 101, Miami Springs, FL 33166  
 (305) 671-1111  
 www.seadec.com



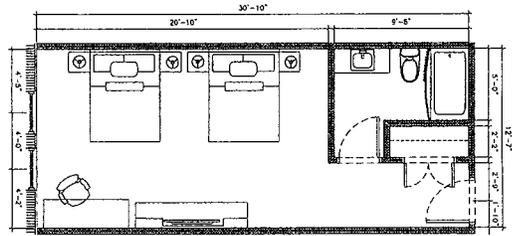




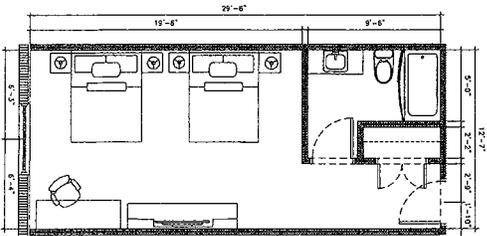




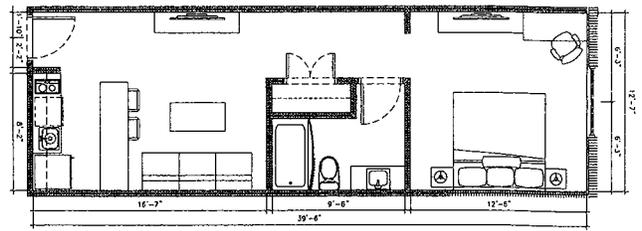
7 ACCESSIBLE UNIT TYPE  
SCALE 1/4" = 1'-0"



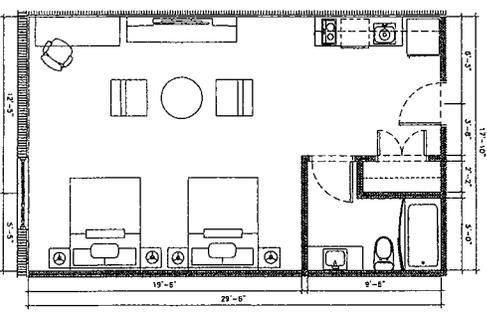
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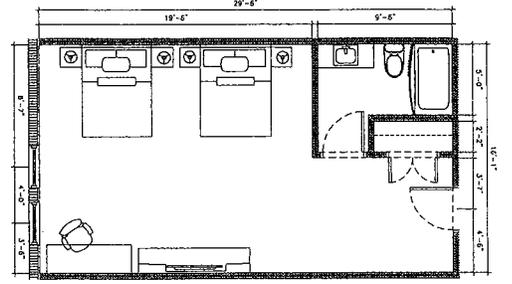
2 UNIT TYPE B  
SCALE 1/4" = 1'-0"



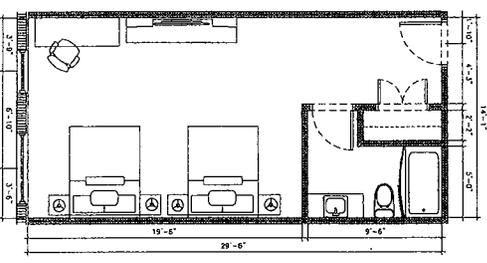
3 UNIT TYPE C  
SCALE 1/4" = 1'-0"



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



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



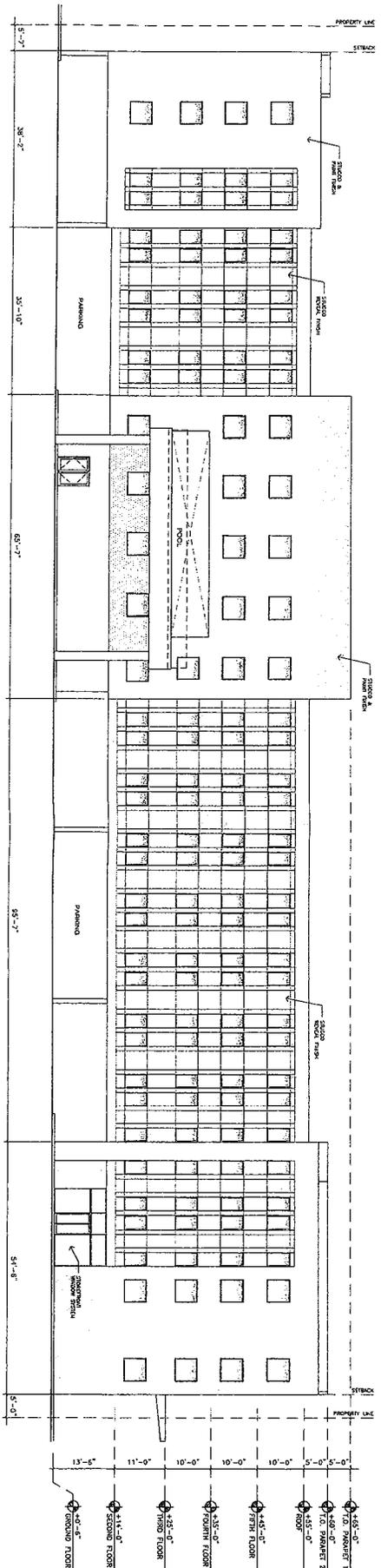
6 UNIT TYPE F  
SCALE 1/4" = 1'-0"

**SOUTHEAST DESIGN ASSOCIATES, INC.**  
Architecture Planning Design  
State Certified Architect-Contractor Lic. No. AA-000223  
MANUEL TERESA-VICENTE, A.I.A. Lic. No. 00097141  
837 Ocean Dr., Suite 101, Miami Springs, FL 33168 Tel: (305) 871-1848  
www.sdainc.com Fax: (305) 871-1734

Project: Hotel Addition  
AQ GROUP LLC  
3035 NW 36 Street  
Miami Springs, Florida  
Owner: AQ Group LLC

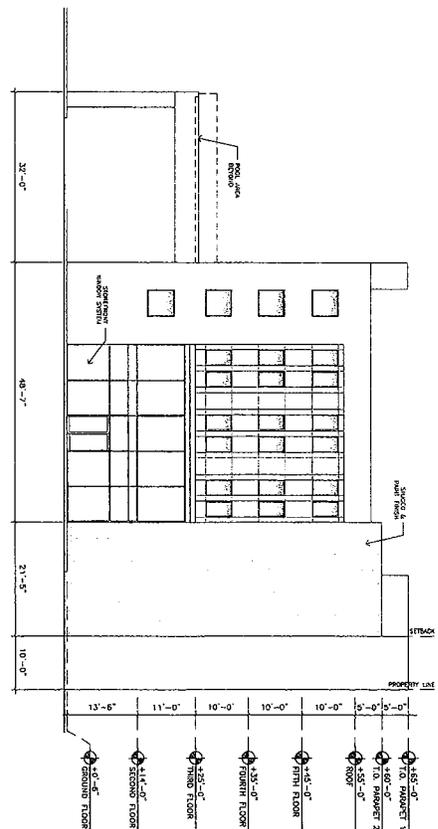
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Seal: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: 1/4" = 1'-0"  
Sheet No. A-2.5  
Total Sheets 68



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A-3.1  
NORTH ELEVATION

SCALE 3/8" = 1'-0"



1  
A-3.1  
EAST ELEVATION

SCALE 3/8" = 1'-0"

- 13'-9" - GROUND FLOOR
- 11'-0" - FIRST FLOOR
- 10'-0" - SECOND FLOOR
- 10'-0" - THIRD FLOOR
- 10'-0" - FOURTH FLOOR
- 10'-0" - FIFTH FLOOR
- 5'-0" - SIXTH FLOOR
- 5'-0" - SEVENTH FLOOR
- 5'-0" - EIGHTH FLOOR
- 5'-0" - NINTH FLOOR
- 5'-0" - TENTH FLOOR
- 5'-0" - ELEVENTH FLOOR
- 5'-0" - TWELFTH FLOOR
- 5'-0" - THIRTEENTH FLOOR
- 5'-0" - FOURTEENTH FLOOR
- 5'-0" - FIFTEENTH FLOOR
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- 5'-0" - EIGHTEENTH FLOOR
- 5'-0" - NINETEENTH FLOOR
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- 5'-0" - TWENTY-FIRST FLOOR
- 5'-0" - TWENTY-SECOND FLOOR
- 5'-0" - TWENTY-THIRD FLOOR
- 5'-0" - TWENTY-FOURTH FLOOR
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- 5'-0" - TWENTY-NINTH FLOOR
- 5'-0" - THIRTIETH FLOOR

- 13'-9" - GROUND FLOOR
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- 10'-0" - TWENTY-EIGHTH FLOOR
- 10'-0" - TWENTY-NINTH FLOOR
- 10'-0" - THIRTIETH FLOOR

NO. REVISIONS	DATE	BY	CHKD.

Project: Hotel Addition  
 AO GROUP LLC  
 5055 NW 34 Street  
 Miami Springs, Florida  
 Owner: AO Group LLC

Consultant:

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