



REVISED

CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

**Vice Mayor Roslyn Buckner
Councilman Billy Bain**

**Councilman Bob Best
Councilman Jaime Petralanda**

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

CITY COUNCIL REGULAR MEETING AGENDA Monday, May 23, 2016 – 7:00 p.m. City Hall, Council Chambers, 201 Westward Drive

1. Call to Order/Roll Call

2. Invocation: Councilman Bain

Salute to the Flag: Students from All Angels will lead the audience in the Pledge of Allegiance and Salute to the Flag

3. Awards & Presentations:

A) Recognizing Wrestling Coach Dave Ryan of Miami Springs Senior High for 33 Years of Service to the school

B) Recognizing long-time Miami Springs resident Joe Buonassi on his 90th Birthday

C) Yard of the Month for June 2016 – Jan Badura – 589 Deer Run

D) Presentation on the First Tee Program by Paul O'Dell

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

5. Approval of Council Minutes:

A) May 9, 2016 – Regular Meeting

6. Reports from Boards & Commissions: None

7. Public Hearings: None.

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

A) Recommendation by Public Works that Council approve an increase to the City's current open Purchase Order #160507 with Waterfront Property Services d/b/a Gator Dredging, in an amount not to exceed \$71,557.85, for North Esplande Canal Bank restoration which

exceeds the originally budgeted amount of \$224,857.50. Funds have been provided by the State of Florida, Department of Environmental Protection, Division of Water Restoration Assistant Grant on a coat reimbursement basis pursuant to Section 31.11 (E)(6)(g) of the City Code

B) Recommendation by Public Works that Council authorize the issuance of a Purchase Order to Distreebutors, Inc., utilizing Miami-Dade County contract #1298-1/21 (attached), in an amount not to exceed \$7,590.00, for the purchase, delivery and installation of various trees throughout the City as funds were budgeted in the FY 15/16 Budget pursuant to Section 31.11(E)(5) of the City Code

9. Old Business:

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

B) Recommendation by Administration to schedule a Council Workshop or Special Meeting to discuss the potential Floor Area Ratio (F.A.R.) revision process

10. New Business:

A) Recommendation by the Police Department that Council waive the competitive bid process and approve an expenditure to C.R. DeLongchamp, in the amount of \$19,584.00, for building rental as these funds qualify for expenditure from the Police Law Enforcement Trust Fund, pursuant to Section 31.11(E)(6)(g) of the City Code and pursuant to the contract renewal option provided by the City's existing contract/contract vendor for an additional twelve-month period

B) Recommendation by Finance that Council award City RFP # 01-15/16 to HG Construction Development & Investment, Inc., the lowest responsible bidder and authorize the execution of a contract, in the amount of \$589,788.00, for Retrofitting Sidewalks for ADA Compliance as funds will come from the State of Florida Department of Transportation LAP agreement previously approved by Council on February 8th, 2016

C) Approval of a Resolution re-confirming the City's intention to seek annexation and requesting Miami-Dade County to consider the City's previously filed request and application documentation for annexation

D) Request that Council approve a Site Plan for the construction of a 69,538 sq. ft., 120-room hotel, located at 665 Mokena Drive

E) Request that Council approve a Site Plan for the construction of a 90,080 sq. ft., 149-room hotel, located at 4949 N.W. 36th Street

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

11. Other Business: None

12. Reports & Recommendations:

A) City Attorney

- B) City Manager
- C) City Council

13. Adjourn

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

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

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

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

If any person decides to appeal any decision of this Board with respect to any matter considered, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.

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

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



CERTIFICATE OF RECOGNITION

Presented to

Jan Badura

Of

589 Deer Run

for her home being designated as

***“YARD OF THE MONTH”
June 2016***

Presented this 23rd day of May, 2016.

CITY OF MIAMI SPRINGS, FLORIDA

Zavier M. Garcia
Mayor

ATTEST:

Erika Gonzalez-Santamaria, MMC
City Clerk



City of Miami Springs, Florida
City Council Meeting

Regular Meeting Minutes
Monday, May 9, 2016 7:00 p.m.
Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

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

Present were the following:

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

City Manager Ronald K. Gorland
Assistant City Manager/Finance Director William Alonso
City Attorney Jan K. Seiden
City Clerk Erika Gonzalez-Santamaria
Chief Armando Guzman
Recreation Director Omar Luna
Public Works Director Tom Nash

- 2. Invocation:** Offered by Councilman Best

Salute to the Flag: Students from AIE Charter School lead the audience in the Pledge of Allegiance and Salute to the Flag

- 3. Awards & Presentations:**

A) Recognizing Miami Springs Senior High School's Band and Color Guard for their recent win at the Percussion Scholastic AA Championship in Jupiter, Florida

Mayor Garcia presented the Miami Springs Senior High School Band and Color Guard and their instructors with certificates recognizing their win at the championship recently.

B) Recognizing long-time Miami Springs resident Merle Roe on her 97th Birthday

Mayor Garcia presented Ms. Roe with a certificate of recognition and a box of chocolates in celebration of her 97th birthday.

- C) Aquatic Center construction update by Jorge Ferrer, Bermello & Ajamil

Jorge Ferrer, of B&A Architects, updated the Council with the latest Aquatic Facility construction report. He stated that the project is on schedule and has a ribbon cutting ceremony scheduled for July 1st and a grand opening to the public on July 2nd.

4. Open Forum: The following members of the public addressed the City Council: Elaine Martin, 120 Sunset Way, Keni Wilson, 973 Hunting Lodge Drive, and Joe Buonassi, 1131 Swan Avenue.

5. Approval of Council Minutes:

- A) April 25, 2016 – Regular Meeting

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

6. Reports from Boards & Commissions: None at this time.

7. Public Hearings: None at this time.

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

- A) Approval of the City Attorney's Invoice for April 2016 in the Amount of \$13,034.25

- B) Recommendation by Public Works that Council authorize the issuance of a Purchase Order to Distreebutors, Inc., utilizing Miami Dade County contract #1298-1/21 (attached), in an amount not to exceed \$43,215.00, for the purchase, delivery and installation of various trees throughout the City as funds were budgeted in the FY15/16 Budget pursuant to Section §31.11 (E)(5) of the City Code

The City Manager read the items by title for the record.

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

9. Old Business:

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

No appointments were made at this time.

10. New Business:

A) **Resolution** – A Resolution Of The City Council Of The City Of Miami Springs Appointing William Alonso City Manager Of The City Of Miami Springs; Establishing Conditions Of Employment, Salary And Benefits; Effective Date

City Attorney Jan Seiden read the Resolution by title.

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

B) Discussion on Aquatic Facility Marketing Price List

Omar Luna, Recreation Director, addressed the City Council and explained that the fee sheets have been provided to explain the aquatic facility rental options and prices. He explained to Council that since this is a new facility it is difficult to determine the correct pricing at this time, but feels that this is a start and if adjustments need to be made he will come before Council with revised prices. He stated that the fees reflected in the marketing fee sheets are also the fees in the Resolution for the Council's consideration.

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

City Attorney Jan Seiden read the Resolution by title.

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

D) Recommendation by the Police Department that Council approve an expenditure in the amount of \$2,940.00 to Kimmons Builders, Inc., the lowest responsible quote after obtaining three written quotes (attached), for remodeling of the Police Department Squad Room, as these funds were approved in the General Fund Balance Designations List Line #15 for Projected FY15/16 pursuant to Section §31.11 (C)(2) of the City Code

The City Manager read the recommendation by title for the record.

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

E) Recommendation by Golf that Council approve an expenditure in an amount not to exceed \$7,312.00, to Atlas Door & Gate, Inc., the lowest responsible quote after obtaining three written quotes (attached), for roll down doors to secure the fertilizer storage as these funds were approved in the General Fund Balance Designations List #7

for FY15/16 pursuant to Section 31.11 (E)(5) of the City Code

The City Manager read the recommendation by title for the record.

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

F) Discussion on Mr. Vincent Beltran's Alley Stormwater and Paving Request

Tom Nash, Public Works Director, provided a slide show presentation on the alley issue.

He explained that he had cleaned out one of the storm drains near Mr. Beltran's property and it helped with some of the flooding in the alley way. He stated that he has spoken to Mr. Beltran several times in the past on ways of improving his property to avoid the water build up. The City Council requested that Staff inventory which alley ways have asphalt or not. They also requested looking into a Special Tax District and to getting prices for the cleaning out of the drainage in the alley way in question.

G) Optimist Club Request for contribution to fundraiser for the MSVG Soccer Program

Tony Silva, on behalf of the Optimist Club, addressed the Council.

Councilman Best moved to approve the request from the Optimist Club for \$500.00. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

H) River Cities Festival Request for Additional Funding for FY2016 Festival

Tom Curtis, Executive Director of the River Cities Festival Committee, addressed the City Council.

Councilman Best moved to approve the Tom Curtis' request that the City absorb the cost of the Public Works fees in the amount of \$6,196.00. The motion died due to lack of a second.

Discussion ensued and there was no further action taken on the item.

I) Request by CMI for Funding for the Curtiss Mansion Parking Lot

Richard Wheeler, President of CMI, addressed the City Council.

Councilman Best moved to approve the City's commitment to fund the balance required to complete the construction of the parking lot until City issues the RFP documents. Councilman Petralanda seconded the motion, which carried 5-0 on roll

call vote. The vote was as follows: Vice Mayor Buckner, Councilman Best, Councilman Bain, Councilman Petralanda and Mayor Garcia voting Yes.

J) Recommendation by Finance that Council approve an increase to the City's current open purchase order with Southeast Design Associates, Inc., in an amount not to exceed \$5,400.00, for Civil Engineering Services to complete Geometric dimensioning required for the Westward Drive Bike Path Project which exceeds the originally budgeted amount of \$7,800.00 for the completion of the plans in the FY15/16 Budget pursuant to Section §31.11 (E)(6)(g) of the City Code

City Manager Gorland read the recommendation by title.

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

11. Other Business:

A) 2nd Quarter Budget Status Report

Assistant City Manager/Finance Director William Alonso stated that the second quarter budget status report is based on revenues received and appropriations expended through March 31, 2016. The purpose of the report is to apprise the City's governing body of the FY 2015-2016 budgetary status and projected year-end revenues, expenditures, and fund balances.

At the end of the second quarter of FY2016, the City is within budgeted revenues and expenditures and the Administration is not projecting any significant increase/decrease to the fund balance at the end of the fiscal year. The revenues and expenditures as of the end of the second quarter of FY2015-2016 are within budgeted amounts and in line with the amounts reported for the same period of last fiscal year.

There were no questions or discussion regarding this item.

12. Reports & Recommendations:

A) City Attorney

City Attorney Seiden had no report at this time.

B) City Manager

City Manager Gorland reminded the City Council about the ribbon cutting ceremony for the Prince Field Playground "Tot Lot" is Friday, May 20th at 5:30 p.m.

C) City Council

Councilman Petralanda had no report at this time.

Vice Mayor Buckner inquired about the waterslide at the aquatic facility.

Councilman Best had no report at this time

Councilman Bain had no report at this time.

Mayor Garcia had no report at this time.

13. Adjourn

There being no further business to be discussed the meeting was adjourned at 10:40 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 23^d day of May, 2016.*

Zavier M. Garcia, Mayor

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





AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager *Ron Gorland*

From: Tom Nash, Public Works Director

Subject: Increase PO 160507 for Canal Restoration

RECOMMENDATION:

Recommendation by Public Works that Council approve an increase to the City's current open Purchase Order #160507 with Waterfront Property Services d/b/a Gator Dredging, in an amount not to exceed \$71,557.85, for North Esplanade Canal Bank restoration which exceeds the originally budgeted amount of \$224,857.50. Funds have been provided by the State of Florida, Department of Environmental Protection, Division of Water Restoration Assistant Grant on a cost reimbursement basis pursuant to Section §31.11 (E)(6)(g) of the City Code.

DISCUSSION:

PO 160507 has \$66,032.50 left on it. Additional work was required to finish the canal bank restoration and there is still money available from the grant to increase the Purchase Order.

FISCAL IMPACT: None as this project is being funded from the State of Florida.

Submission Date and Time: 5/12/2016 10:36 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Public Works</u>	Dept. Head: <i>[Signature]</i>	Dept./Desc.: <u>Storm Water Improvements</u>
Prepared by: <u>Rosita Hernandez</u>	Procurement: <i>[Signature]</i>	Account No.: <u>440-3901-539-6300</u>
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asst. City Mgr.: <i>[Signature]</i>	Additional Funding: _____
Budgeted/ Funded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Manager: <i>[Signature]</i>	Amount previously approved: \$ <u>224,857.50</u>
		Current request: \$ <u>71,557.85</u>
		Total vendor amount: \$ <u>296,435.35</u>



Invoice

Date	Invoice #
5/10/2016	74638

13630 50th WAY NORTH*CLEARWATER, FLORIDA 33760
 OFFICE: 727-527-1300 FAX: 727-527-1303 www.gatordredging.com

City of Miami Springs
 Finance Department
 201 Westward Drive
 First Floor
 Miami Springs, FL 33166-5259

 PO 160507

Terms
Due on receipt

Description	Qty	Rate	Amount
Esplande Canal Restoration-Section 1, Purchase Order no. 160507: Pay application no. 3 - Final			
Section 1: 2nd Mobilization	1	15,500.00	15,500.00
Mechanical Install Rip Rap (910.7 of 3360.7 total cys)	910.7	58.50	53,275.95
Area 3 Dredging Cost: Mobilization	1	15,500.00	15,500.00
Area 3 Dredging Cost: 30yards	30	52.45	1,573.50
Ditch Clean up	1	22,630.40	22,630.40
Section 2 Additional Rock Placement: Mobilization	1	15,500.00	15,500.00
Section 2 Additional Rock Placement: Installed 233 cys	233	58.50	13,630.50
Contract Total: \$296,435.35 Paid Pay app. no. 1: (\$ 84,179.00) Paid Pay app. no. 2: (\$ 74,646.00) Due this invoice: (\$137,610.35) _____ Amount remaining on contract: \$ 0.00			
Total			\$137,610.35
Payments/Credits			\$0.00
Balance Due			\$137,610.35

ORIGINAL

INVOICE TO:
CITY OF MIAMI SPRINGS
FINANCE DEPARTMENT
201 WESTWARD DRIVE
FIRST FLOOR
MIAMI SPRINGS, FL 33166-5259

TO: WATERFRONT PROPERTY SERVICES,
13630 50TH WAY N
CLEARWATER, FL 33760

SHIP TO:
CITY OF MIAMI SPRINGS
PUBLIC WORKS DEPARTMENT
345 NORTH ROYAL
POINCIANA BOULEVARD
MIAMI SPRINGS, FL 33166

TEL# (727) 527-1300

FAX# (727) 527-1303

VENDOR #
5145

DELIVER BY:
01/15/16

SHIP VIA:
BEST WAY

F.O.B.
DESTINATION

TERMS
NET

CONFIRM BY
BRET SAPP

CONFIRM TO
TAMMY ROMERO

REQUISITIONED BY
R HERNANDEZ/T NASH

ACCOUNT NO.
440-3901-539.63-00

REQ. NO.
40521

REQ. DATE
01/15/16

LINE#	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COS	EXTENDED COST
1	224857.50	DOL	ESPLANDE CANAL RESTORATION	1.000	224857.50
SUB-TOTAL					224857.50
TOTAL					224857.50

REMARKS:
Approved by Council

Bal 66,032.50

AUTHORIZED BY



PURCHASING AGENT

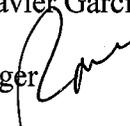
FAXED
01/10/16



AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager 

From: Tom Nash, Public Works Director

Subject: Tree planting city wide

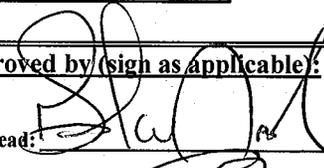
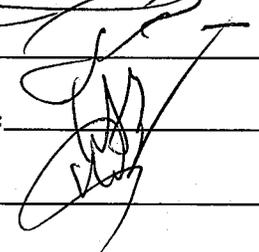
RECOMMENDATION:

Recommendation by Public Works that Council authorize the issuance of a Purchase Order to Distreebutors, Inc., utilizing Miami Dade County contract #1298-1/21 (attached), in an amount not to exceed \$7,590.00, for the purchase, delivery and installation of various trees throughout the city as funds were budgeted in the FY15/16 Budget pursuant to Section §31.11 (E)(5) of the City Code.

DISCUSSION:

The remaining funds above will be utilized for the planting of eleven additional trees within the city. The locations have already been identified.

Submission Date and Time: 5/12/2016 7:55 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Public Works</u>	Dept. Head: 	Dept./ Desc.: <u>Streets dept. for trees</u>
Prepared by: <u>Rosita Hernandez</u>	Procurement: _____	Account No.: <u>001-5402-541-3409</u>
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asst. City Mgr.: _____	Additional Funding: _____
Budgeted/ Funded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Manager: 	Amount previously approved: \$ <u>43,215.00</u>
		Current request: \$ <u>7,590.00</u>
		Total vendor amount: \$ <u>7,590.00</u>



CONTRACT AWARD SHEET
 Internal Services Department
 Procurement Management Services

Bid No. **1298-1/21**
 Award Sheet

Procurement Management Division DIVISION

BID NO.: 1298-1/21

PREVIOUS BID NO.: 1298-4/10-4

TITLE: PLANT MATERIAL & TREE SERVICES PRE-QUAL

CURRENT CONTRACT PERIOD: 03/01/2012 through 02/28/2017

Total # of OTRs: 1

MODIFICATION HISTORY

Bid No. 1298-1/21

Award Sheet

<u>DPM Notes</u>

<u>APPLICABLE ORDINANCES</u>
LIVING WAGE: <u>Yes</u> UAP: <u>No</u> IG: <u>No</u>
OTHER APPLICABLE ORDINANCES:

CONTRACT AWARD INFORMATION:

<u>No</u> Local Preference	<u>No</u> Micro Enterprise	Full Federal Funding	<u>No</u> Performance Bond
Small Business Enterprise (SBE)	PTP Funds	Partial Federal Funding	<u>No</u> Insurance
Miscellaneous:			

REQUISITION NO.:

PROCUREMENT AGENT: Jennyfer Calderon		
PHONE: 305 375-5312	FAX: 305 375-4407	EMAIL: jcalder@miamidade.gov

VENDOR NAME: DISTREEBUTORS INC
 DBA:
 FEIN: 651135295 SUFFIX: 01 33018
 STREET: 820 NW 87TH AVE # 402 CITY:MIAMI ST: FL ZIP:
 FOB TERMS: DEST-P DELIVERY:
 PAYMENT TERMS: NET14 TOLL PHONE: -

VENDOR INFORMATION:

	<i>CERTIFIED VENDOR</i>	<i>ASSIGNED MEASURES</i>
Local Vendor:	SBE	Set Aside Bid Pref.
	Micro Ent.	Selection Factor Goal
	Other:	Vendor Record Verified?

Vendor Contacts:

Name	Phone1	Phone2	Fax	Email Address
MARCOS URRA	305-551-8208	-	305-551-8099	CUSTOMERSERVICE@DISTREEBUTOR

VENDOR NAME: YNIGO LANDSCAPING & LAWN SERVICES INC
 DBA:
 FEIN: 743157248 SUFFIX: 02 33126
 STREET: 780 NW 42ND AVE, SUITE #300 CITY:MIAMI ST: FL ZIP:
 FOB TERMS: DEST-P DELIVERY:
 PAYMENT TERMS: NET14 TOLL PHONE: 786-245-1530

VENDOR INFORMATION:

	<i>CERTIFIED VENDOR</i>	<i>ASSIGNED MEASURES</i>
Local Vendor:	SBE	Set Aside Bid Pref.
	Micro Ent.	Selection Factor Goal
	Other:	Vendor Record Verified?

Vendor Contacts:

Name	Phone1	Phone2	Fax	Email Address
PEDRO YNIGO	305-971-9853	786-245-1530	786-242-8011	YNIGOLANDSCAPING@GMAIL.COM



CITY OF MIAMI SPRINGS
 OFFICE OF THE CITY CLERK
 201 Westward Drive
 Miami Springs, FL 33166-5259
 Phone: 305.805.5006
 Fax: 305.805.5028

TO: Honorable Mayor Garcia and Members of the City Council
 FROM: Erika Gonzalez-Santamaria, City Clerk
 DATE: May 5, 2016
 SUBJECT: PENDING BOARD APPOINTMENTS

The following appointments are pending:

APPOINTMENT COUNCILMEMBER	CURRENT MEMBER	NEW TERM EXPIRES	ORIGINAL APPOINTMENT DATE	LAST APPOINTMENT DATE
<u>Board of Adjustment/Zoning and Planning Board</u>				
Mayor Xavier Garcia	Juan Molina	04-30-2018	01-29-2015	11-09-2015
Councilman Best	Bob Calvert	04-30-2018	01-28-2013	11-09-2015
Bain Vice Mayor	Ernie Aloma	04-30-2019	04-13-2009	01-11-2011
Councilwoman Buckner	Martin Marquez	04-30-2019	01-11-2010	05-14-2012
Councilman Petralanda	Manuel Pérez-Vichot	04-30-2017	12-14-1998	11-09-2015
Mayor Garcia	Alejandro Gonzalez	10-31-2018	12-03-2015	12-03-2015
<u>Architectural Review Board</u>				
Mayor Xavier Garcia	Marc Scavuzzo*	10-31-2016	08-27-2012	11-09-2015
Councilman Best	Valentine Soler	10-31-2016	01-14-2013	11-09-2015
Vice Mayor Bain	Joe Valencia*	10-31-2016	02-27-2012	11-09-2015
Councilwoman Buckner	Fredy Albiza*	10-31-2016	08-27-2012	11-09-2015
Councilman Petralanda	Ana Paula Ibarra*	10-31-2016	10-10-2011	11-09-2015
<u>Code Enforcement Board</u>				
Mayor Xavier Garcia	Jorge Filgueira*	11-30-2017	08-27-2012	11-09-2015
Mayor Xavier Garcia	Walter Dworak	09-30-2016	11-14-2005	09-14-2010
Councilman Best	Marlene B. Jiménez	09-30-2018	03-02-2005	11-09-2015
Vice Mayor Bain	John Bankston	09-30-2017	09-23-2002	11-09-2015
Councilman Bain	Rhonda Calvert	09-30-2017	09-25-2006	11-09-2015
Councilwoman Buckner	Jacqueline Martinez Regueira	09-30-2018	06-09-2003	11-09-2015
Councilman Petralanda	Robert (Bob) Williams	09-30-2016	03-10-2008	10-25-2010
<u>Code Review Board</u>				
Mayor Xavier Garcia	VACANT	04-30-2018		
Councilman Best	Maria (Nuñez) Garrett	04-30-2017	05-08-2009	11-09-2015
Vice Mayor Bain	Arthur Freyre	04-30-2017	05-19-2009	05-09-2011
Councilwoman Buckner	Maria Fernandez	04-30-2019	08-11-2003	05-24-2010
Councilman Petralanda	Jana Armstrong	04-30-2019	06-11-2001	05-10-2010
<u>Disability Advisory Board</u>				
Mayor Xavier Garcia	VACANT	12-31-2016		
Councilman Best	Catherine Stadnik	12-31-2016	12-14-1998	02-14-2011
Vice Mayor Bain	Grace Bain	12-31-2016	01-13-2014	01-13-2014
Councilwoman Buckner	Richard Barnes	12-31-2016	05-11-2009	01-24-2011
Councilman Petralanda	Thomas W. Cannon	12-31-2016		

Ecology Board

Mayor Xavier Garcia	Wendy Anderson Booher*	04-30-2018	01-12-2009	11-09-2015
Councilman Best	Trina Aguila	04-30-2018	10-28-2013	11-09-2015
Vice Mayor Bain	Carl Malek*	04-30-2017	11-22-2010	05-09-2011
Councilwoman Buckner	James Steele	04-30-2019	09-09-2013	09-09-2013
Councilman Petralanda	Michael Kobiakov	04-30-2019	08-12-2013	08-12-2013

Education Advisory Board

Mayor Xavier Garcia	Alyssa C. Roelans	05-31-2017	02-17-2015	11-09-2015
Councilman Best	Constantino Hernandez	05-31-2017	04-27-2015	11-09-2015
Vice Mayor Bain	Dr. Mara Zapata*	05-31-2017	06-13-2011	11-09-2015
Councilwoman Buckner	Ilia Molina	05-31-2017	02-05-2015	11-09-2015
Councilman Petralanda	Dan Bradley	05-31-2017	05-13-2013	11-09-2015

Golf and Country Club Advisory Board

Mayor Xavier Garcia	Michael Domínguez*	07-31-2017	04-12-2010	11-09-2015
Councilman Best	Mark Safreed	07-31-2017	08-08-2005	11-09-2015
Vice Mayor Bain	George Heider	07-31-2017	08-13-2001	11-09-2015
Councilwoman Buckner	Ken Amendola*	07-31-2017	10-10-2011	11-09-2015
Councilman Petralanda	Art Rabade	07-31-2017	03-11-2013	11-09-2015

Historic Preservation Board

Mayor Xavier Garcia	Sydney Garton	01-31-2019	11-08-1993	02-08-2010
Councilman Best	Charles M. Hill	02-28-2018	03-08-2004	11-09-2015
Vice Mayor Bain	Yvonne Shonberger	02-28-2017	06-13-2005	09-10-2012
Councilwoman Buckner	Dr. James Watson	02-28-2018	06-09-2014	11-09-2015
Councilman Petralanda	Jo Ellen Phillips	01-31-2019	2-14-2013	08-26-2013

Board of Parks & Parkways

Mayor Xavier Garcia	Eric Richey	04-30-2018	02-13-1989	11-09-2015
Councilman Best	Tammy K. Johnston	04-30-2018	04-27-2006	11-09-2015
Vice Mayor Bain	Lynne V. Brooks*	04-30-2018	08-08-2011	11-09-2015
Councilwoman Buckner	Irene Priess	04-30-2017	08-13-2001	04-25-2011
Councilman Petralanda	Lee Fisher	04-30-2017	03-23-2015	03-23-2015

Recreation Commission

Mayor Xavier Garcia	E. Jorge Santin	04-30-2019	04-14-2008	12-13-2010
Councilman Best	Mark A. Johnston	04-30-2018	04-22-2013	04-22-2013
Vice Mayor Bain	Dr. Stephanie Kondy	04-30-2017	06-13-2005	09-10-2012
Councilwoman Buckner	Miguel Becerra	04-30-2017	09-09-2015	09-09-2015
Councilman Petralanda	Alexander Anthony	04-30-2019	08-12-2013	08-12-2013

* Architectural Review Board

Ecology Board - Council confirmation required per §32.40

Education Advisory Board - Council confirmation required per §32.99 (A)

Board of Parks and Parkways – Council confirmation required per §32.30

“No Board/Commission member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for two years thereafter, unless the appointment for any additional term shall be confirmed by a majority of the City Council.”



AGENDA MEMORANDUM

Meeting Date: May 23, 2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager

From: Armando Guzman, Chief of Police *Armando Guzman 5/11/2016*

Subject: Community Policing Office Lease Extension

Recommendation: Recommendation by the Police Department that Council waive the competitive bid process and approve an expenditure to C.R. DeLongchamp, in the amount of \$19,584.00, for building rental as these funds qualify for expenditure from the Police Law Enforcement Trust Fund, pursuant to Section §31.11 (E)(6)(g) of the City Code and pursuant to the contract renewal option provided by the City's existing contract/contract vendor for an additional twelve-month period.

Discussion/Analysis: Extension of original lease, from 10/01/16 to 09/30/17, for rent of \$1,632.00 per month, for space at 274 Westward Drive that includes approximately 1,016 square feet of office space and approximately 163 square feet of additional storage space, to provide effective community policing, which has a positive impact on reducing neighborhood crime, helping to reduce fear of crime and enhancing the quality of life in the community. It accomplishes these things by combining the efforts and resources of the police, local government and community members. The substation is a neutral location away from the main police station that enables the Miami Springs Police Department to effectively serve the needs of the community. See attached memorandum from Chief of Police, Armando Guzman and Letter from C. DeLongchamp.

This expenditure and the program that it will fund will comply with the provisions of Florida State Statute 932.7055(5)(a).

Submission Date and Time: 5/10/2016 1:35 PM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Police Department</u>	Dept. Head: <i>Armando Guzman 5/11/16</i>	Dept./ Desc.: <u>Law Enforcement Trust Funds-Buildings</u>
Prepared by: <u>Leah Cates</u>	Procurement: <i>[Signature]</i>	Account No.: <u>650-2011-521.44-01</u>
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asst. City Mgr.: <i>[Signature]</i>	Additional Funding: <u>N/A</u>
Budgeted/Funded <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Manager: <i>[Signature]</i>	(FY15/16) Amount previously approved: \$ <u>19,584.00</u>
		Current request: \$ <u>19,584.00</u>
		Total vendor amount: \$ <u>19,584.00</u>



Miami Springs
Police Department

Memorandum

To: Honorable Mayor Xavier Garcia & Members of the City Council

Through: Ronald K. Gorland, City Manager

From: *Armando Guzman 5/11/2016*
Armando Guzman, Chief of Police

Subject: Community Policing Office Lease

Date: May 11, 2016

I am in receipt of a lease extension proposal for the Community Policing Office from the landlord, Charles R. DeLongchamp. The term of the extension is October 1, 2016 to September 30, 2017 and the amount is \$1,632.00 per month. This is the same amount as paid in the current fiscal year.

I recommend that the lease extension be placed on the agenda of the next regular council meeting for approval. A copy is attached.

/lc

Attachment

cc: Sergeant Jimmy Deal
Mr. Charles R. DeLongchamp

May 6, 2016

Chief Armando Guzman
City of Miami Springs Police
201 Westward Dr.
Miami Springs, FL 33166

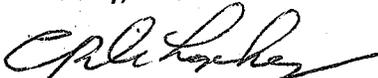
RE: Lease 274 Westward Drive

Dear Chief Guzman:

I am pleased to offer you a one-year extension of the original lease between the City of Miami Springs (Tenant) and Charles Delongchamp (landlord) dated September 22, 2000. The term of this extension will be from October 1, 2016 to September 30, 2017. The monthly rent will continue to be 1,632.00. All other terms and conditions of the original lease and subsequent amendments as noted in prior extensions will remain the same. The monthly rent does not include utility costs for electric, trash, or water/sewer charges.

Please indicate your acceptance by signing below.

Sincerely,


Charles R. Delongchamp

Accepted: _____
Armando Guzman
City of Miami Springs Chief of police



AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager

From: Tammy Romero, Professional Services Supervisor

Subject: Recommendation to Award contract to HG Construction

RECOMMENDATION: Recommendation by Finance that Council award City RFP # 01-15/16 to HG Construction Development & Investment, Inc., the lowest responsible bidder and authorize the execution of a contract, in the amount of \$589,788.00, for Retrofitting Sidewalks for ADA Compliance as funds will come from the State of Florida Department of Transportation LAP agreement previously approved by Council on February 8th, 2016.

DISCUSSION: On March 29th, the City advertised Request for Proposal #01-15/16 for Retrofitting Sidewalks for ADA Compliance. On April 20th, six (6) firms attended a Mandatory Pre-Bid conference (Attachment "A") and on May 11th the City received three (3) bids (Attachment "B"). Bids were reviewed and evaluated and two (2) bids were deemed responsive (refer to Attachment "C").

HG Construction Development & Investment, Inc. was considered the lowest responsive and responsible bidder. References were verified and favorable responses were received from Miami Dade County Parks and Recreation and the Town of Medley.

Submission Date and Time: 5/19/2016 11:57 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Finance</u>	Dept. Head: _____	Dept./ Desc.: <u>PW/ Streets/Improvements</u>
Prepared by: <u>Tammy Romero</u>	Procurement: _____	Account No.: <u>001-5402-541-63-00</u>
Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asst. City Mgr.: _____	Additional Funding: _____
Budgeted/ Funded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Manager: _____	Amount previously approved: \$ _____
		Current request: \$ <u>589,788.00</u>
		Total vendor amount: \$ <u>589,788.00</u>

Bid Evaluation

Bid # 01-15/16														
Title: RETROFIT SIDEWALKS FOR ADA COMPLIANCE														
Name of Bidder	Responsive/ Non-Responsive	Price per ramp	Total Bid Amount	Bid Bond	Proof of current Insurance	Business Licenses	Years of Experience in field	Using subcontractors	Equipment list	References	Acknowledge Amendments	Signed Required RFP Documents		
												Form	Page #	
Metro Express, Inc.	Non-responsive	\$ 2,950.00	\$ 2,283,300.00	√	No, however may be provided later	√	unknown	No	√	√	√	Buy America	93	No
												525-010-46	95	No
												EOO Statement	127	No
												375-030-34	167	No
												375-030-33	168	Yes
												575-060-13	174	Yes
												630-020-07	185	No
375-030-32	222	No												
HG Construction Development & Investment, Inc.	Responsive	\$ 762.00	\$ 589,788.00	√	No, however may be provided later	√	11	No	√	√	√	Buy America	93	Yes
												525-010-46	95	Yes
												EOO Statement	127	Yes
												375-030-34	167	N/A
												375-030-33	168	Yes
												575-060-13	174	Yes
												630-020-07	185	N/A
375-030-32	222	Yes												
Maggolc, Inc.	Responsive	\$ 848.00	\$ 656,352.00	√	Yes	√	11	No	√	√	√	Buy America	93	Yes
												525-010-46	95	Yes
												EOO Statement	127	Yes
												375-030-34	167	N/A
												375-030-33	168	N/A
												575-060-13	174	Yes
												630-020-07	185	N/A
375-030-32	222	Yes												

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS RECONFIRMING ITS INTENTIONS TO CONTINUE ITS LONG STANDING EFFORTS TO SECURE A MUNICIPAL BOUNDARY CHANGE FOR THE CITY THROUGH THE ANNEXATION PROCESSES AND PROCEDURES OF MIAMI-DADE COUNTY CONSISTENT WITH ITS PREVIOUSLY FILED RESOLUTION, ORDINANCES, APPLICATIONS, AND OTHER REQUIRED DOCUMENTATION; REQUESTING THE CONSIDERATION AND APPROVAL OF THE CITY'S REQUESTED ANNEXATION BY MIAMI-DADE COUNTY AND THE BOARD OF COUNTY COMMISSIONERS; PROVIDING AUTHORIZATION TO PROPER OFFICERS AND OFFICIALS; DIRECTING THE CITY CLERK TO NOTIFY MIAMI-DADE COUNTY; EFFECTIVE DATE

WHEREAS, the City has previously filed with Miami-Dade County Resolution No. 2002-3204, Ordinance No. 900-2003, Ordinance No. 912-2004, Ordinance No. 977-2009, and Ordinance No. 991-2010 related to City's requests for annexation, copies of which are attached hereto; and,

WHEREAS, the aforesaid resolution and ordinances, along with all other applications and required documentation previously filed with the County, constitute and support the City's requested boundary change through the County's annexation processes and procedures; and,

WHEREAS, the City of Miami Springs is desirous of advising Miami-Dade County and the Board of County Commissioners of its continued long standing intention to seek and secure a municipal boundary change through annexation; and,

WHEREAS, the City of Miami Springs remains supportive and committed to the four (4) City annexation that was previously negotiated and proposed by Miami-Dade County; and,

WHEREAS, the City Council of the City of Miami Springs hereby affirms the previous acts, actions, and enactments of the City in regard to its efforts to secure annexation and further affirms its belief that annexation for the City is both proper and appropriate and in the best interest of the City and its citizens,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the City Council of the Miami Springs hereby reconfirms its intentions to continue its long standing efforts to secure a municipal boundary change through the annexation processes and procedures of Miami-Dade County.

Section 2: That the City Council of the City of Miami Springs hereby requests consideration and approval of the City's long standing requested annexation by Miami-Dade County and the Board of County Commissioners.

Section 3: That the City Council of the City of Miami Springs hereby authorizes the proper officers and officials of the City to initiate or continue whatever acts or actions are required to secure the consideration of the City's annexation request by the Board of County Commissioners.

Section 4: That the City Council of the City of Miami Springs hereby directs the City Clerk to provide certified copies of this resolution to the Clerk of the Board of County Commissioners and to any and all other appropriate County officials.

Section 5: That the provisions of this Resolution shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this _____ day of _____, 2016, on a motion by _____ and seconded by _____.

Vice Mayor Buckner _____
Councilman Best _____
Councilwoman Bain _____
Councilman Petralanda _____
Mayor Garcia _____

Zavier M. Garcia, Mayor

ATTEST:

Erika Gonzalez-Santamaria, MMC, City Clerk

APPROVED AS TO LEGALITY AND FORM:

Jan K. Seiden, City Attorney

RESOLUTION NO. 2002-3204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS NOTIFYING MIAMI-DADE COUNTY OF THE CITY'S INTEREST IN THE ANNEXATION OF CERTAIN UNINCORPORATED AREAS ADJACENT TO THE CITY; REQUESTING PARTICIPATION IN ALL FUTURE ANNEXATION PROCESSES; DIRECTING PARTICIPATION BY ALL APPROPRIATE MUNICIPAL PERSONNEL; DIRECTING TRANSMISSION OF RESOLUTION BY CITY CLERK; EFFECTIVE DATE

WHEREAS, Miami-Dade County has previously announced that it would consider the annexation of certain unincorporated areas into adjacent and neighboring municipalities under appropriate circumstances; and,

WHEREAS, the City of Miami Springs has received notification that certain areas to the west, south, and east of the City are being considered for annexation by other municipalities; and,

WHEREAS, at its Regular Meeting of October 8, 2002, the Miami-Dade County Commission deferred, for further discussion and review, any decision on the annexation of certain unincorporated areas to the west of the City by the Town of Medley and the yet to be incorporated area of Doral; and,

WHEREAS, the County Commission directed the County Administrative Staff to further review the annexation of the subject area and to secure and consider the positions of all adjacent municipalities in evaluating the feasibility and desirability of any annexation; and,

WHEREAS, at its Regular City Council Meeting of October 14, 2002, the City Council of the City of Miami Springs directed the City Administrative Staff and the City Attorney's office to initiate all appropriate investigations, inquiries, and discussions regarding the possible annexing of unincorporated areas into the City; and,

WHEREAS, the initial investigations, inquiries, and discussions in regard to the annexation of unincorporated areas adjacent to the City have been conducted; and,

WHEREAS, the City has reviewed the policies and procedures adopted and implemented by the County in annexation matters in anticipation of the City's participating in the annexation process with the County and other interested municipalities; and,

WHEREAS, the City Council of the City of Miami Springs has determined that before the City would be in a position to enact an appropriate annexation resolution or to enter into discussions with the County Staff and other interested municipalities in the annexation of the unincorporated areas adjacent to all municipalities, it is both appropriate and proper for the City to officially notify Miami-Dade County of its interest in participating in, and being considered for, the annexation of the unincorporated areas to the west, south, and east of the City:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the City Council of the City of Miami Springs hereby officially notifies Miami-Dade County of the City's desire to participate in all appropriate processes and discussions with the County and any other interested municipality in regard to the annexation of the unincorporated areas depicted on the map attached hereto as Exhibit "A".

Section 2: That the City Council of the City of Miami Springs hereby requests that the City be included in all future discussions, negotiations, and meetings that relate to the annexation of any of the unincorporated areas depicted on Exhibit "A" attached hereto.

Section 3: That the City Council of the City of Miami Springs hereby directs all proper and appropriate City officers, officials, employees, and representatives, to participate in any and all future discussions, negotiations, and meetings regarding the annexation of any of the unincorporated areas depicted on Exhibit "A" attached hereto.

Section 4: That the City Clerk is hereby directed to forward a certified copy of this Resolution to the Clerk of the Miami-Dade County Commission for distribution to all appropriate County officials and officers.

Section 5: That this Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this 12th day of November, 2002.

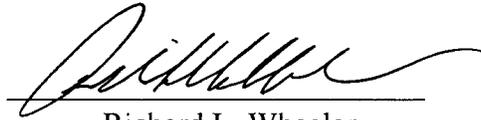
The motion to adopt the foregoing resolution was offered by Councilwoman Gannon, seconded by Councilman Caudle, and on roll call the following vote ensued:

Vice Mayor Youngs
Councilman Caudle

"aye"
"aye"

Councilwoman Fulton
Councilwoman Gannon
Mayor Wheeler

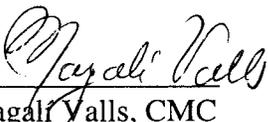
“aye”
“aye”
“aye”



Richard L. Wheeler
Mayor

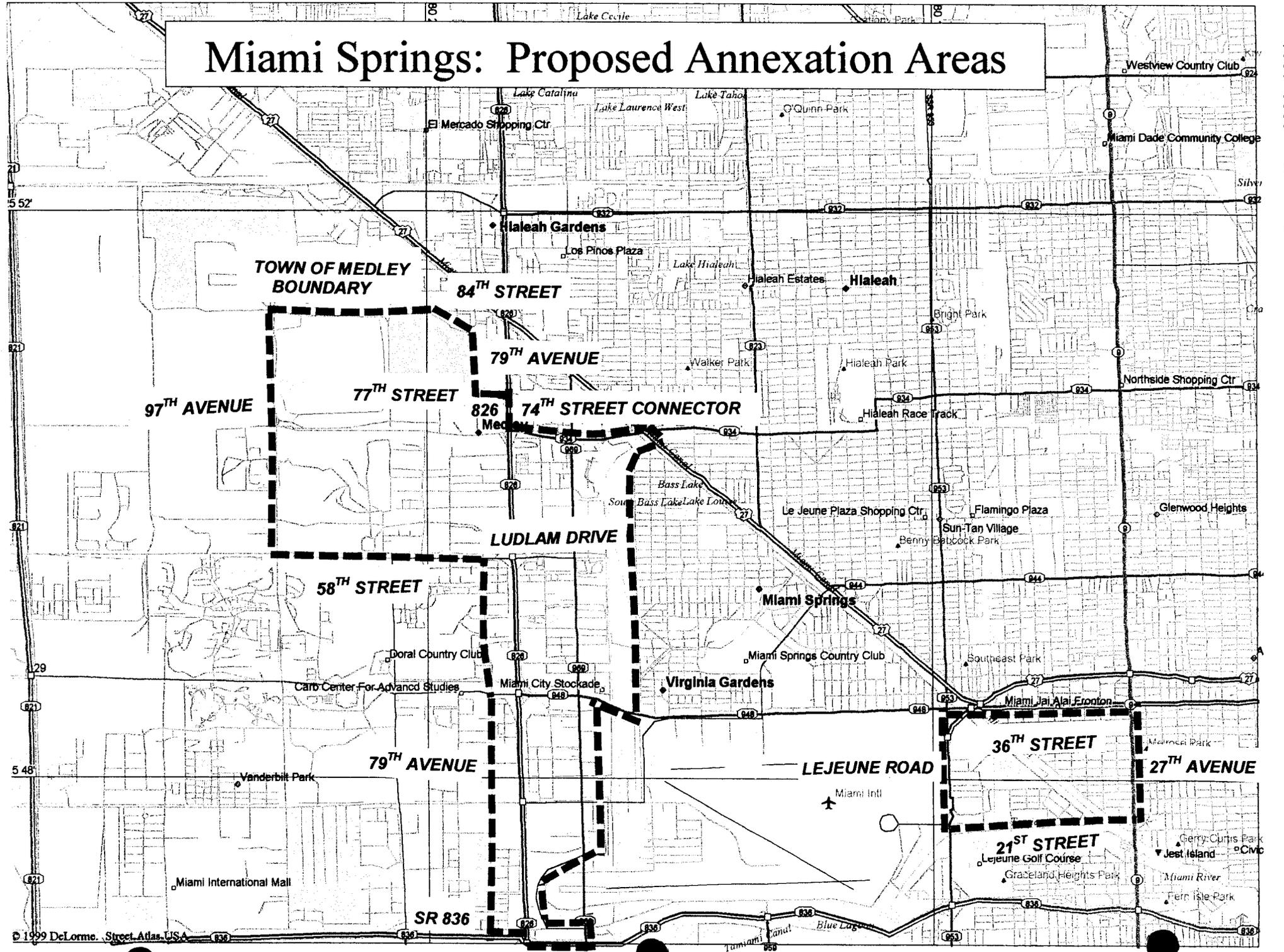
ATTEST:

APPROVED AS TO LEGALITY AND FORM:


Magali Valls, CMC
City Clerk

Jan K. Seiden
Assistant City Attorney

Miami Springs: Proposed Annexation Areas



ORDINANCE NO. 900-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City has received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

Ordinance No. 900-2003

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process; and,

WHEREAS, the City has attached hereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicts and more graphically identifies the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of this ordinance, the City has complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City has accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and is prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, although the City is prepared to address the fiscal impacts of its proposed

Ordinance No. 900-2003

annexation with the appropriate county officials and the Board of County Commissioners, the City believes that the proposed annexation is both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominately industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal

boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Miami-Dade County Code Section.

Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect in the manner provided by law.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 14th day of July, 2003.

The motion to adopt the foregoing ordinance was offered on second reading by Vice Mayor Elza, seconded by Councilman Pacheco, and on roll call the following vote ensued:

Vice Mayor Elza
Councilman Caudle

"aye"
"absent"

Ordinance No. 900-2003

Councilman Pacheco
Councilman Youngs
Mayor Bain

“aye”
“aye”
“aye”



Billy Bain
Mayor

ATTEST:



Magali Valls, CMC
City Clerk

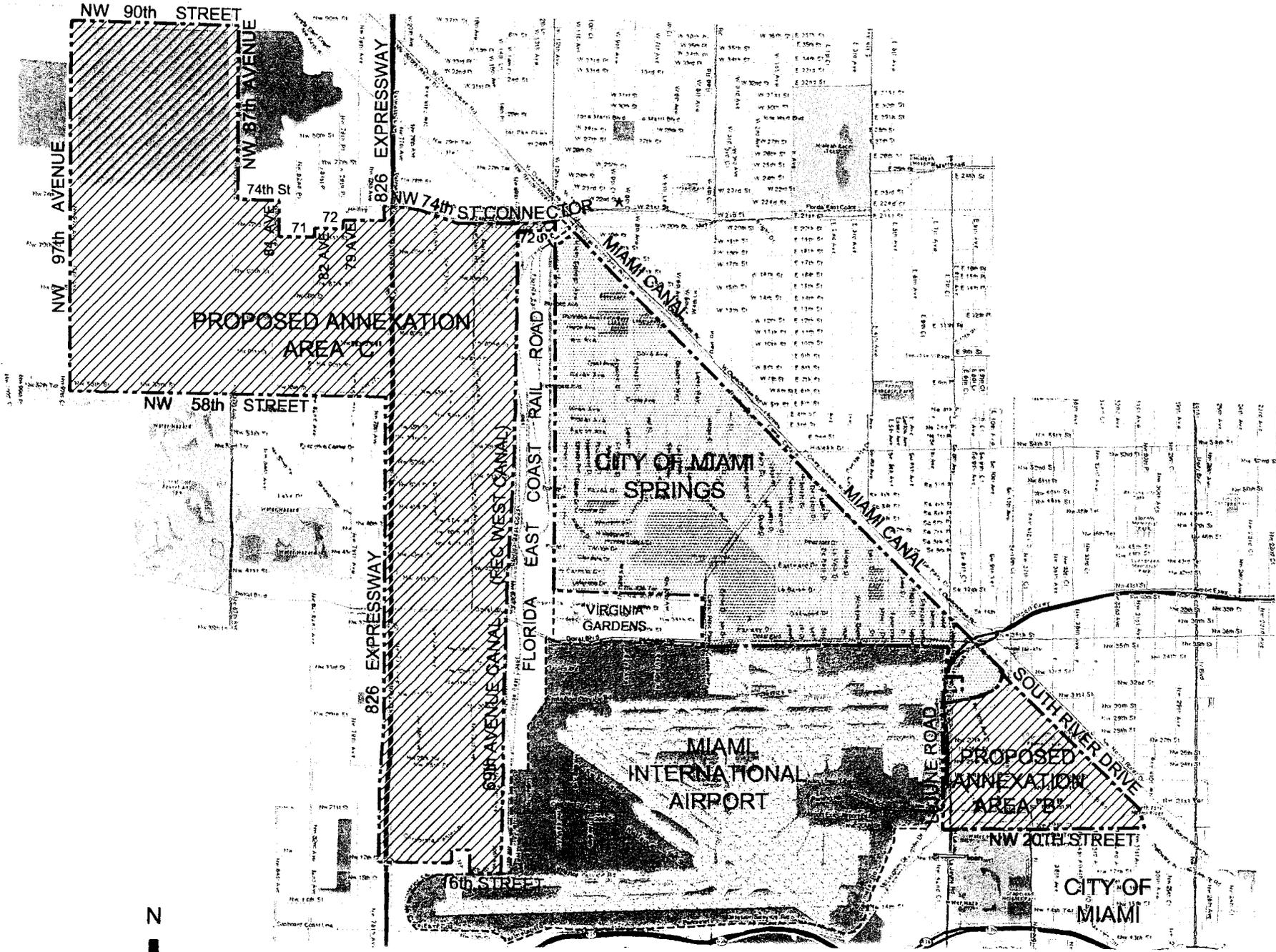
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jan K. Seiden, Esquire
City Attorney

1st reading: 06/23/2003
2nd reading: 07/14/2003

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 900-2003



CITY OF MIAMI SPRINGS: COMPARATIVE LAYOUT
INCORPORATION OF AREAS "B" & "C"

ORDINANCE NO. 912-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

Ordinance No. 912-2004

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, the City Council of the City of Miami Springs previously determined that it was desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process by the enactment of Ordinance No. 900-2003 on July 14, 2003; and,

WHEREAS, since the enactment of Ordinance No. 900-2003, the City has determined that certain lands sought for annexation therein should no longer be annexed by the City; and,

WHEREAS, the City is also desirous of correcting certain inconsistencies and conflicts, and meeting certain requirements, raised by Miami-Dade County in its review of the City's application for annexation filed in conjunction with Ordinance No. 900-2003; and,

WHEREAS, in an effort to present the County with a more concise and accurate application, the City has determined that it is appropriate to again follow and comply with the ordinance and application processes required for the filing of a new annexation application instead of amending the presently pending application; and,

WHEREAS, the City has attached hereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicts and more graphically

Ordinance No. 912-2004

identifies the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of this ordinance, the City has complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City has accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and is prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, although the City is prepared to address the fiscal impacts of its proposed annexation with the appropriate county officials and the Board of County Commissioners, the City believes that the proposed annexation is both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominately industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated

Ordinance No. 912-2004

herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Miami-Dade County Code Section.

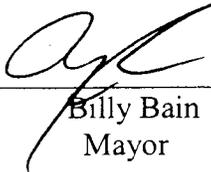
Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 30th day of March, 2004.

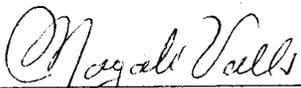
The motion to adopt the foregoing ordinance was offered on second reading by Councilman Pacheco, seconded by Councilman Youngs, and on roll call the following vote ensued:

Vice Mayor Caudle	"aye"
Councilman Elza	"absent"
Councilman Pacheco	"aye"
Councilman Youngs	"aye"
Mayor Bain	"aye"



Billy Bain
Mayor

ATTEST:



Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jan K. Seiden, Esquire
City Attorney

1st reading: 03/22/2004
2nd reading: 03/30/2004

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 912-2004

Exhibit A

The legal description of the parcels comprising the Proposed Annexation Areas B and C are as follows:

That Portion of Section 28, Township 53 South, Range 41 East, Less and except those portions lying Northeasterly of the Centerline of the Miami-Canal Right of Way;

Together with

The East ½ of Section 29, Township 53 South, Range 41 East, Less and except those portions lying Northeasterly of the centerline of the Miami Canal Right of Way; and less that portion of the NE ¼ of said Section 29 previously annexed by the City of Miami Springs, as described in Chapter of the City of Miami Springs Corporate Limits, Section 2.01 (B) and (C) of the Code of Ordinances.

Together with

Section 15, Township 53 South, Range 40 East, less and except the following described Property: All of Tracts 1, 15, 16, 17, 18, and 19 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1", in Section 15, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at page 17, of the Public Records of Miami-Dade County, Florida.

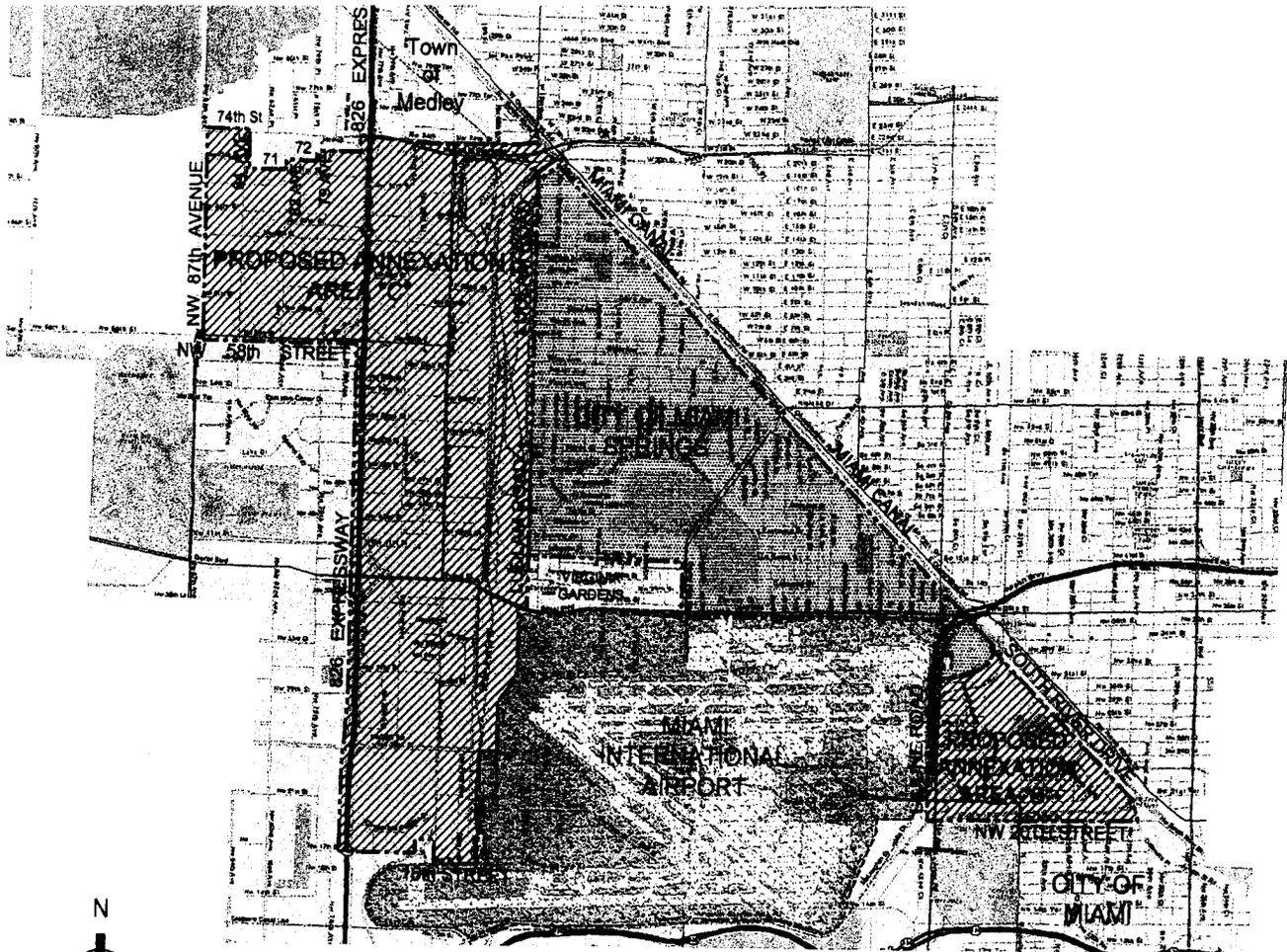
Together with

Those portions of Tracts 31 and 32 in the NW ¼ of Section 13, Township 53 South, Range 40 East, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1", lying Southwesterly of the centerline of the Miami Canal, and Northwesterly of the centerline of the Florida East Coast Railroad Main Line; and Sections 14, 23, and 26, Township 53 South, Range 40 East, Miami-Dade County, Florida

Together with

Portions of Section 35, Township 53 South, Range 40 East, more particularly described as follows: Beginning at the Northwest corner of said Section 35; thence run S 89 degrees 50'00" along the north line of said Section 35 for 3,956.99 feet to the Western Boundary of Miami International Airport; Thence Southerly following the Western Boundary of Miami International Airport to the point that that boundary meets with NW 16th Street / Perimeter Road (the boundary of the Miami International Airport; Thence Westerly following that Airport Boundary to the Western boundary of said Section 35, inclusive of the "AIRPORT CORPORATE CENTER"; Thence N 01 degrees 25' 45" W along the West line of said Section 35 for 2,641.91 feet to the POINT OF BEGINNING.

Exhibit B



CITY OF MIAMI SPRINGS: COMPARATIVE LAYOUT
INCORPORATION OF AREAS "B" & "C"

ORDINANCE NO. 977-2009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, at that time the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City previously received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

Ordinance No. 977-2009

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, in 2003, the City Council of the City of Miami Springs determined that it was desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process by and through the enactment of Ordinance No. 900-2003 on July 14, 2003; and,

WHEREAS, following the enactment of Ordinance No. 900-2003, the City determined that certain lands sought for annexation therein and thereby should no longer be annexed by the City; and,

WHEREAS, at that time, the City was also desirous of correcting certain inconsistencies and conflicts, and complying with certain requirements noted by Miami-Dade County in its review of the City's application for annexation filed in conjunction with Ordinance No. 900-2003; and,

WHEREAS, in an effort to present the County with a more concise and accurate application, the City determined that it was then appropriate to again follow, and comply with, the ordinance and application processes required for the filing of a new annexation application instead of amending the presently pending application; and,

WHEREAS, the City attached thereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicted and more graphically identified the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of ordinance No. 912-2004, the City complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City previously accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and was prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, the City was prepared to address the fiscal impacts of its proposed annexation with the appropriate county officials and the Board of County Commissioners and believed that the proposed annexation was both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominantly industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs determined that it was both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County by the enactment of City ordinance No. 912-2004; and,

WHEREAS, since the enactment of ordinance No. 912-2004, the City participated in County mandated conferences with the Village of Virginia Gardens, Town of Medley and City of Doral in an effort to secure joint approval of the annexation boundary lines for each of the four cities; and,

WHEREAS, following many conferences, meetings, discussions, and an “ex parte session” with county officials, the four (4) cities were finally able to agree on the annexation boundary lines to be provided to the County; and,

WHEREAS, it was mutually agreed by the four (4) cities and the county, that each city would only be required to file amended annexation applications instead of starting the process from the beginning; and,

Ordinance No. 977-2009

WHEREAS, the city re-hired The Corradino Group to update its annexation report previously provided to the city and to amend the city's pending annexation application with the county; and,

WHEREAS, the City Council continued to conduct discussion and debate on annexation at its City Council meetings, conducted a Special Meeting for the purpose of presenting the updated annexation report by The Corradino Group, and called a Special City Election for citizens to vote on the pending annexation (copies of the ballot question and diagram of the proposed annexation area are attached hereto for reference); and,

WHEREAS, the City Council adopted Resolution No. 2009-3437 on March 16, 2009, which supported the pending annexation by the City and the citizens of Miami Springs authorized and approved the City's proposed annexation by a margin of 76.09% for and 23.91% against (a copy of the ballot tabulation sheet is attached hereto for reference) at the city's Special Election of April 7, 2009; and,

WHEREAS, in light of all the foregoing acts and actions taken by the city in the investigation of annexation, the currently updated city annexation report and amended annexation application, City Resolution No. 2009-3437 supporting annexation and the mandate of the voters in support of annexation secured at the Special City Election of April 7, 2009, the City Council has determined, that is both proper and appropriate and in the best interests of the City and its citizens, to enact this ordinance to comply with the City Charter and the annexation procedures of Miami-Dade County, and to secure the requested boundary change through the annexation process with Miami-Dade County:

Ordinance No. 977-2009

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Ordinance No. 977-2009

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Code Section to Miami-Dade County.

Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 11th day of May, 2009.

The motion to adopt the foregoing ordinance was offered on second reading by VICE MAYOR BEST , seconded by COUNCIL WOMAN ATOR , and on roll call the following vote ensued:

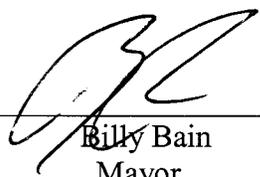
Vice Mayor Best
Councilman Espino

"aye"
"aye"

Ordinance No. 977-2009

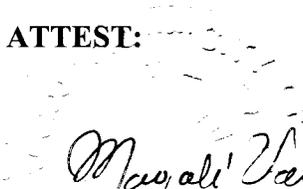
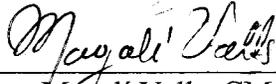
Councilman Lob
Councilwoman Ator
Mayor Bain

“aye”
“aye”
“aye”


Billy Bain
Mayor



ATTEST:



Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Jan K. Seiden, Esquire
City Attorney

First reading: 04/22/2009
Second reading: 05/11/2009

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 977-2009

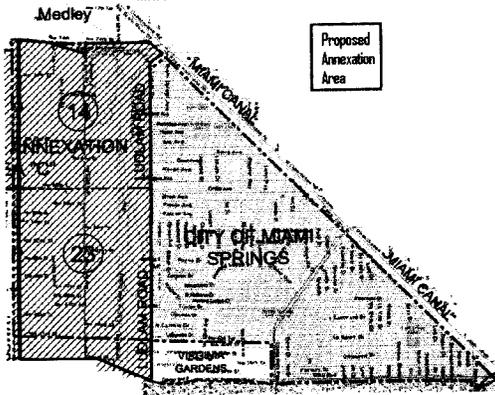


City of Miami Springs **ANNEXATION: WHAT YOU NEED TO KNOW**

April, 2009

Mayor Billy Bain
Councilman Bob Best
Councilman Paul Dotson

Councilman Xavier Garcia
Councilman Rob Youngs
City Manager James R. Borgmann



At the April 7th municipal election, or by absentee ballot or early voting, Miami Springs voters will be deciding important questions regarding annexation. This fact sheet has been prepared to acquaint our residents with the key facts of this significant opportunity. An expanded version of this information may be viewed at www.miamisprings-fl.gov.

The map to the left shows the 2.11 square mile area under consideration. It includes all land north of NW 36th Street on the south, to NW 74th Street on the north (except for certain small "out parcel" areas), to Ludlum Drive on the east, and to the service road parallel to the Palmetto Expressway on the west.

YOUR CITY COUNCIL HAS VOTED TO URGE YOU TO VOTE "YES" ON THIS OPPORTUNITY!

- ✓ This property is currently zoned industrial and commercial by Miami-Dade County. Miami Springs Intends to maintain this zoning until this area can be included in the Miami Springs Comprehensive Plan. There are no residential properties in this area.
- ✓ This area will be annexed by some city, either Doral, Medley, Virginia Gardens or Miami Springs. These cities have all agreed that they will not object to the annexation of this area by Miami Springs.
- ✓ This is a chance for Miami Springs to:
 - Secure much needed additional revenue without increasing millage rates.
 - Achieve agreement with the County on the control of zoning, land use and code enforcement under the County's "Terminal Ordinance" in this area. (Although the County will retain zoning and land use authority so long as a terminal "use" exists in the area.)
 - Achieve a more balanced commercial/residential tax base ratio, ensuring the financial viability of our City into the future. This annexation will improve our assessed tax base ratio to approximately 50% commercial in comparison to 90% residential today.
 - Achieve the ability to lower taxes by up to 3.2 mils and increase the quality of services for current and future tax payers.
- ✓ The proposed annexation will produce (according to our consultant using 2008 County records and our current millage rate) net surplus taxes of approximately \$3.2 million after providing City services such as Police, Street Maintenance, Drainage, Building Inspection, Planning and Zoning.
- ✓ If property tax revenues decrease due to economic conditions, the City believes there will still be a substantial net revenue gain to the City.
- ✓ The City will not be assuming any responsibility or incurring any financial liability for cleanup costs for any of the County designated 27 hazardous waste sites in this area, or any new sites in the future. According to State and Federal law, the cleanup costs are the responsibility of the property owners, site operators, site contributors, or site transporters and is administered and controlled by the County Department of Environmental Resource Management (DERM) and the Federal Environmental Protection Agency (EPA).

Following voter approval, an interlocal agreement with the County will need to be approved by the City Council in order to finalize annexation.



Ciudad de Miami Springs

ANEXION: LO QUE NECESITA SABER

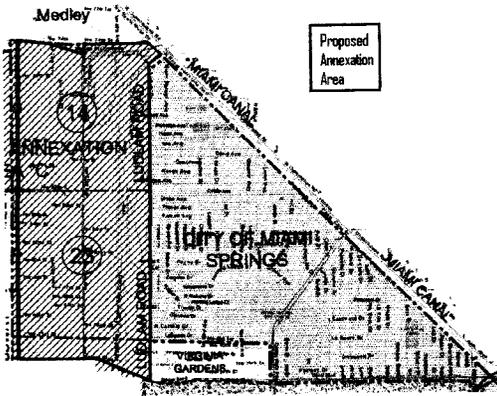
Abril del 2009

Alcalde Billy Bain
Concejal Bob Best
Concejal Paul Dotson

Concejal Xavier Garcia
Concejal Rob Youngs
Administrador de la Ciudad James R. Borgmann

En la Elección Municipal del 7 de abril, o por medio de la boleta de ausente o por votación anticipada, los electores de Miami Springs tomarán decisiones sobre preguntas importantes respecto a la anexión. Esta hoja de datos ha sido preparada para familiarizar a nuestros residentes con los puntos más sobresalientes de esta oportunidad tan significativa. Se puede encontrar una versión más completa de esta información en www.miamisprings-fl.gov.

El mapa a la izquierda presenta el área que se va a considerar de 2.11 millas cuadradas. Incluye toda la zona al norte de la calle 36 del NW por el sur, hasta la calle 74 del noroeste por el norte, (excepto por unas pequeñas "parcelas externas"), hasta Ludlam Drive por el este, y hasta la vía de servicio paralela a la autopista del Palmetto por el oeste.



¡EL CONCEJO MUNICIPAL VOTÓ Y LOS EXHORTA A QUE VOTEN "SÍ" EN ESTA OPORTUNIDAD!

- ✓ En la actualidad, esta propiedad está considerada como zona industrial y comercial por el Condado de Miami-Dade. Miami Springs tiene la intención de mantener esta zonificación hasta que esta área esté incluida en el Plan General de Miami Springs. No hay propiedades residenciales en esta área.
- ✓ El área será anexada por alguna ciudad, que puede ser Doral, Medley, Virginia Gardens o Miami Springs. Todas estas ciudades han acordado no oponerse a la anexión de esta área por Miami Springs.
- ✓ Esta es una oportunidad para Miami Springs de:
 - Asegurar ingresos adicionales de los cuales estamos muy necesitados, sin subir la tasa de amillaramiento.
 - Llegar a un acuerdo con el Condado sobre el control de la zonificación, el uso de los terrenos y la aplicación del código bajo la "Ordenanza Terminal" del Condado en esta área. (A pesar de que el Condado retendrá la autoridad sobre la zonificación y el uso de los terrenos hasta que el "uso" terminal exista en el área).
 - Lograr una tasa de impuestos comercial/residencial más equilibrada, asegurando la viabilidad financiera de nuestra Ciudad para el futuro. Esta anexión mejorará la tasa básica de impuestos de amillaramiento hasta aproximadamente un 50% comercial en comparación con el 90% residencial actual.
 - Tener la habilidad de rebajar los impuestos hasta un amillaramiento de 3.2 e incrementar la calidad de servicios para los actuales y futuros pagadores de impuestos.
- ✓ La anexión propuesta producirá (de acuerdo con nuestro asesor y utilizando los datos del Condado del 2008 y nuestra tasa de amillaramiento actual) un superávit neto de aproximadamente \$3.2 millones en los impuestos después de que la Ciudad provea servicios tales como Policía, Mantenimiento y Drenaje de las Calles, Inspección de Edificios y Zonificación y Planeamiento.
- ✓ Si los ingresos de los impuestos de la propiedad disminuyen debido a las condiciones económicas, la Ciudad estima que todavía quedaría una ganancia substancial neta para la Ciudad.
- ✓ La Ciudad no asumirá ninguna responsabilidad ni incurrirá en ninguna obligación financiera por los gastos de limpieza de ninguno de los 27 sitios existentes designados por el Condado como áreas de materiales de desechos peligrosos en esta área, o ningún nuevo sitio en el futuro. De acuerdo con las leyes estatales y federales, los costos de limpieza recaen sobre los dueños de la propiedad, los operadores del lugar, los que llevan desechos a ese lugar, o los transportadores a ese lugar, y es legislada y controlada por el Departamento de Administración de Recursos Ambientales del Condado (DERM) y la Agencia Federal de Protección Ambiental (EPA).

Después de la aprobación de los electores, se necesitará que un Acuerdo Interlocal con el Condado sea aprobado por el Concejo Municipal para completar la anexión.

SUMMARY REPT-GROUP DETAIL

OFFICIAL MUNICIPAL ELECTION
 MIAMI SPRINGS, FLORIDA
 APRIL 7, 2009

OFFICIAL RESULTS

RUN DATE:04/09/09 01:41 PM

REPORT-EL45A PAGE 001

	TOTAL VOTES	%	ED OSS	ED IVO	ABSENTEE	EV OSS	EV IVO
PRECINCTS COUNTED (OF 4)	4	100.00					
REGISTERED VOTERS - TOTAL	8,122						
BALLOTS CAST - TOTAL	2,420		1,195	2	540	682	1
VOTER TURNOUT - TOTAL		29.80					
MAYOR CITY:MIAMI SPRINGS							
(Vote for) 1							
Billy Bain	1,473	61.30	735	1	289	447	1
Paul C. Dotson	930	38.70	449	1	245	235	0
Total	2,403		1,184	2	534	682	1
Over Votes	1		0	0	1	0	0
Under Votes	16		11	0	5	0	0
CITY COUNCIL - GROUP I CITY:MIAMI SPRINGS							
(Vote for) 1							
Bob Best	1,381	58.37	677	1	285	417	1
Jim Llewellyn	985	41.63	495	1	235	254	0
Total	2,366		1,172	2	520	671	1
Over Votes	0		0	0	0	0	0
Under Votes	54		23	0	20	11	0
CITY COUNCIL - GROUP II CITY:MIAMI SPRINGS							
(Vote for) 1							
Dan Espino	1,448	62.07	742	1	313	391	1
Todd Stiff	885	37.93	409	0	203	273	0
Total	2,333		1,151	1	516	664	1
Over Votes	1		0	0	1	0	0
Under Votes	86		44	1	23	18	0
CITY COUNCIL - GROUP III CITY:MIAMI SPRINGS							
(Vote for) 1							
Mel P. Johnson	553	23.65	234	1	182	136	0
George V. Lob	1,166	49.87	613	1	178	373	1
Fernando J. "Fred" Suco	619	26.48	310	0	155	154	0
Total	2,338		1,157	2	515	663	1
Over Votes	2		0	0	2	0	0
Under Votes	80		38	0	23	19	0
CITY COUNCIL - GROUP IV CITY:MIAMI SPRINGS							
(Vote for) 1							
Jennifer Ator	1,289	55.92	612	1	261	414	1
Peter G. Newman	1,016	44.08	527	1	249	239	0
Total	2,305		1,139	2	510	653	1
Over Votes	0		0	0	0	0	0
Under Votes	115		56	0	30	29	0
Amend1 CITY:MIAMI SPRINGS							
(Vote for) 1							
YES/SI	1,502	64.49	702	1	383	416	0
NO/NO.	827	35.51	438	1	142	245	1
Total	2,329		1,140	2	525	661	1
Over Votes	4		0	0	4	0	0
Under Votes	87		55	0	11	21	0

RUN DATE:04/09/09 01:41 PM

	TOTAL VOTES	%	ED OSS	ED IVO	ABSENTEE	EV OSS	EV IVO
Question1 CITY:MIAMI SPRINGS							
(Vote for) 1							
YES/SI	1,779	76.09	890	1	346	541	1
NO/NO.	559	23.91	274	1	167	117	0
Total	2,338		1,164	2	513	658	1
Over Votes	1		0	0	1	0	0
Under Votes	81		31	0	26	24	0

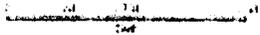
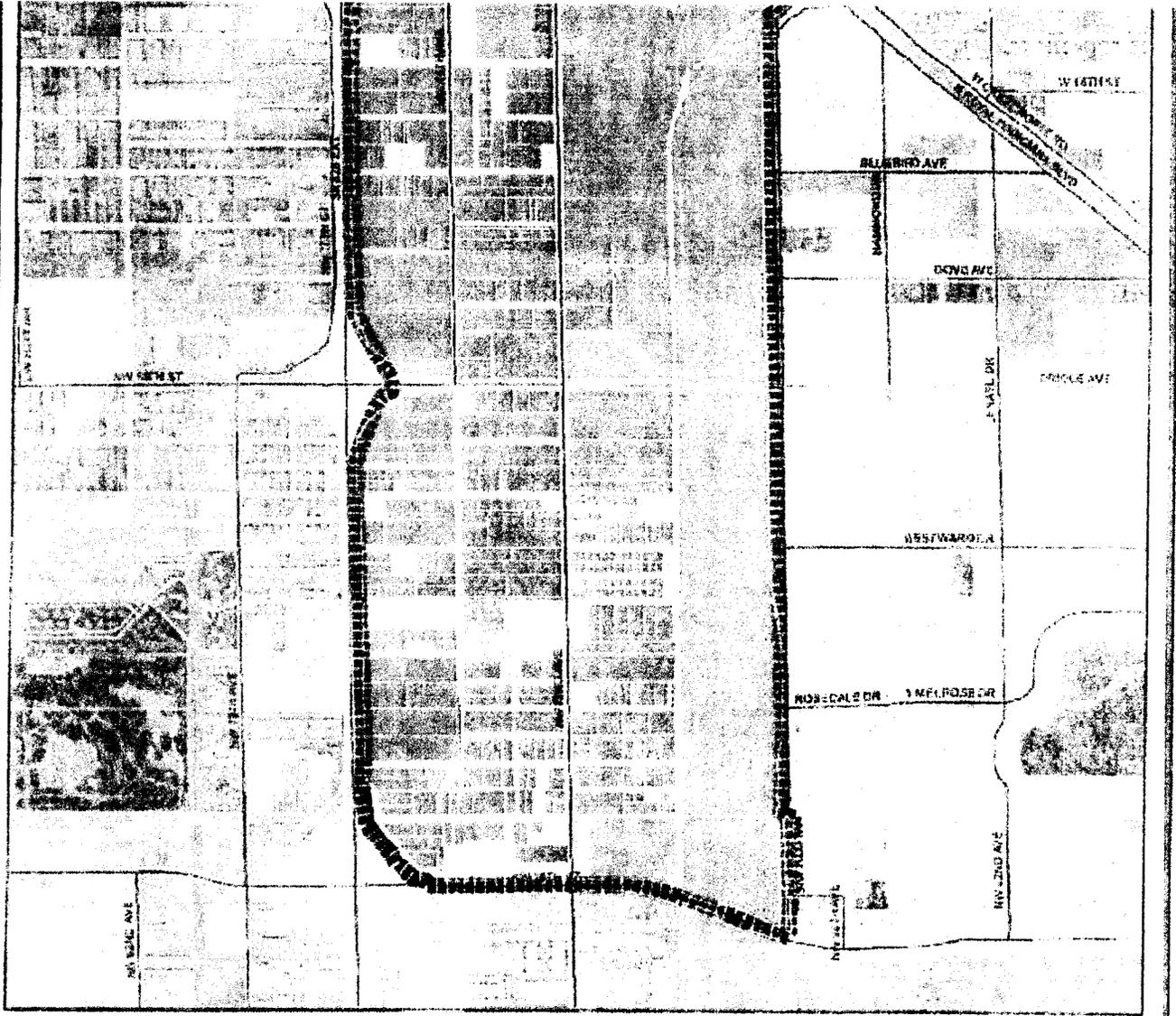
Legal Description

A portion of sections 11, 12, 13, 14, 23, 24 and 26, lying in township 53 south, range 40 east, all lying and being in Miami-Dade County, Florida, as it is more particularly described to wit;

Begin at the northeast corner of section 26, township 53 south, range 40 east; thence southerly along the east line of said section 26 to a point, said point being the intersection of the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 and the east line of said section 26; thence westerly along the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 to the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2516; thence northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2516 and 87260-2517 to the intersection of the north line of section 23, township 53 south, range 40 east and the northerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517; thence easterly along the south line of said section 23 to a point, said point being the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517 and the south line of said section 23, thence continue northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2517 and 87260-2518 to a point, said point being the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the centerline of NW 74 Avenue and the easterly extension on the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence northerly along the centerline of NW 74 Avenue to a point of intersection with the westerly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence continue easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the west line of the NE $\frac{1}{4}$ of section 14, township 53 south, range 40 east and the easterly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence northerly along the west line of the NE $\frac{1}{4}$ of said section 14, also being the centerline of state road 969 (NW 72 Avenue) to a point of intersection with the easterly extension of the southerly right-of-way line of NW 74 Street as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence easterly along the southerly right-of-way line of NW 74 Street and NW 74 Street extension, said right-of-way line also being 40.00 feet south of and parallel to the north line of the NE $\frac{1}{4}$ of section 14, township 53 south, range 40 east, to a point on the west line of the NW $\frac{1}{4}$ of section 13, township 53 south, range 40 east; thence continue easterly along a line 40.00 feet south of and parallel to the north line of the NW $\frac{1}{4}$ of said section 13 to a point, said point being on the easterly right-of-way line of Royal Poinciana Boulevard; thence southeasterly along the easterly right-of-way line of Royal Poinciana Boulevard to a point, said point being the intersection of the centerline of the Florida East Coast Railroad and the easterly right-of-way line of Royal Poinciana Boulevard; thence southwesterly along the centerline of the Florida East Coast Railroad, also being the northern city limits of the City of Miami Springs, to a point, said point being on a line 50.00 feet west of and parallel to the west line

of section 13, township 53 south, range 40 east and the western city limits of the City of Miami Springs; thence southerly along a line 50.00 feet west of and parallel to west line of sections 13 and 24, township 53 south, range 40 east, to a point, said point being on the south line of the SE $\frac{1}{4}$ of section 23, township 53 south, range 40 east; thence easterly along the south line of the SE $\frac{1}{4}$ of said section 23 to the Point of Beginning.

Containing 1,352 acres more or less.



SINGLE FAMILY
 TRANSIENT-SUBSIDIARY (HOTEL, MOTEL)
 COMMERCIAL, SHOPPING CENTER, STAMPIER
 OFFICE
 INSTITUTIONAL
 INDUSTRIAL EXTRACTIVE
 INDUSTRIAL
 AIRPORTS, FIELDS
 COMMUNICATIONS, UTILITIES TERMINALS

STREETS, ROADS, EXPRESSWAYS, RAMP
 UTILITIES, EXPRESSWAYS, RAMP
 WATER CONSERVATION AREAS
 VACANT, UNDEVELOPED, PRIVATELY OWNED
 VACANT, UNDEVELOPED
 ISLAND WATERS
 OCEAN BAY WATERS
 MISCELLANEOUS

MARCH 2009

Planning and Zoning Department

DEPARTMENT OF PLANNING & ZONING
 PLANNING RESEARCH SECTION

ORDINANCE NO. 991-2010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; AUTHORIZING THE FURTHER AMENDMENT OF ITS ANNEXATION APPLICATION NOW PENDING BEFORE MIAMI-DADE COUNTY; DELETING THE FLORIDA EAST COAST RAILROAD RAILYARD PROPERTY FROM THE CITY'S ANNEXATION APPLICATION; ATTACHING AN AMENDED LEGAL DESCRIPTION FOR THE CITY'S ANNEXATION APPLICATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously passed and adopted Ordinance No. 977-2009 on May 11, 2009, which was titled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.”

and,

WHEREAS, the aforesaid Ordinance authorized the filing of the City's amended annexation application with Miami-Dade County; and,

WHEREAS, since the filing of the City's amended annexation application, the City, in consultation with the Florida East Coast Railroad, has determined that the City's annexation application should no longer include the railroad railyard adjacent to the western boundary of the City; and,

WHEREAS, the Miami-Dade County Office of Strategic Business Management has advised that official City action is required in order to delete the railyard property from the City's pending annexation application; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is in the best interests of the City and its citizens to enact this ordinance authorizing the further amendment of the City's pending annexation application with Miami-Dade County by deleting the Florida East Coast Railroad railyard property from legal description of the property to be annexed by the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the City Council of the City of Miami Springs hereby authorizes and approves the further amendment of the City's application for annexation now pending before Miami-Dade County.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the deletion of the Florida East Coast Railroad railyard property, adjacent to the western boundary of the City, from the City's application for annexation now pending before Miami-Dade County.

Section 3: That attached hereto, and by this reference made a part hereof, is the amended legal description for the City's annexation application now pending before Miami-Dade County.

Section 4: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 5: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

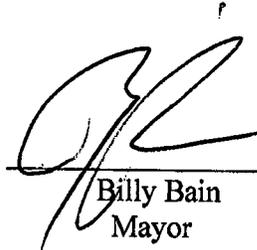
PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 12th day of July, 2010.

The motion to adopt the foregoing ordinance was offered on second reading by Councilman Espino, seconded by Vice Mayor Lob, and on roll call the following vote ensued:

Vice Mayor Lob	"aye"
Councilman Best	"aye"

Councilman Espino
Councilwoman Ator
Mayor Bain

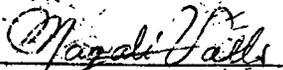
"aye"
"aye"
"aye"



Billy Bain
Mayor



ATTEST:



Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 06/28/2010
Second reading: 07/12/2010

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed.
Words remaining are now in effect and remain unchanged.

Proposed Annexation Area - Without FEC



1010 Acres

1919.97 Acres

Miami Springs Annexation Sections 14, 23 and 26

 Annex Area without FEC
MIAMI SPRINGS

 Major Roadways
Roadways





AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Zavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager 

From: Chris Heid, Planner

Subject: New Hotel; 665 Mokena Drive

Discussion/Analysis: The applicant proposes the construction of a 69,538 square foot, 120 room hotel

Fiscal Impact (If applicable): Increase in taxes paid to the City.

Recommendation: It is recommended that the project be approved subject to the seven conditions as listed below:

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.

- 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.
- All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
- Any freestanding sign must be a monument type only, the design of which must be approved by staff.
- 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.
- Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
- Final architectural plans shall be submitted to, and approved by staff prior to the issuance of a building permit.

Submission Date and Time: 5/12/2016 10:23 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Planning</u>	Dept. Head: <u></u>	Dept./ Desc.: _____
Prepared by: <u>Chris Heid</u>	Procurement: _____	Account No.: _____
Attachments: <u>Yes</u>	Asst. City Mgr.: <u></u>	Additional Funding: _____
	City Manager: <u></u>	Amount previously approved: \$ _____
	Attorney: _____	Current request: \$ _____
		Total vendor amount: \$ _____

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 foot alley 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 64 surface parking spaces, six 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 May 7, 2015
 - Sheet A.01, Architectural Site Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
 - Sheet A.02, First Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
 - Sheet A.03, Second Floor Plan, by Israel Bigelman Architect signed, sealed on March 23, 2016 and dated March 21, 2016.
 - Sheet A.04, Third & Fourth Floor, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
 - Sheet A.05, Typical Floor Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
 - Sheet A.06, Roof Plan, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.

- Sheet A.07, South & West Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.08, North & East Elevations, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.09, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet A.10, Building Sections, by Israel Bigelman Architect, signed, sealed on March 23, 2016 and dated March 21, 2016.
- Sheet LP-1, Landscape Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet IR-1, Irrigation Plan, by Michael J. Phillips Landscape Architecture, dated February 29, 2016, revised, signed, and sealed on March 21, 2016.
- Sheet C-1, Paving, Grading & Drainage Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 2016.
- Sheet C-2, Water and Sewer Plan, by Holland Engineering INC., dated February 25, 2016, signed and sealed March 13, 2016.

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

2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
4. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
5. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff. 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 Marik of 665 Mokena 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 Mokena 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 Mokena 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? _____

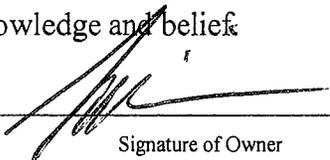
Please see attached Letter of Intent

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 Marin / 665 Moore Parkers 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

Joseph Marin
Printed Name of Owner

Signature of Co-Owner

Printed Name of Co-Owner

(307) 888-1404

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 29 day of March, 20 16.

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

[Handwritten Signature]
Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida



Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

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

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

Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

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

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.

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

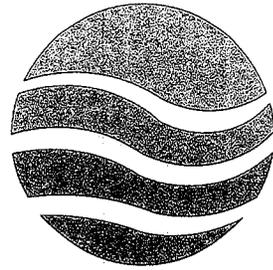
Based on the foregoing, the proposed development is an ideal use along NW 36th Street due to its proximity to the Miami International Airport and other attractions within Miami-Dade County. This project intends to create over 100 construction jobs during the construction phase along with 50 permanent 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



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

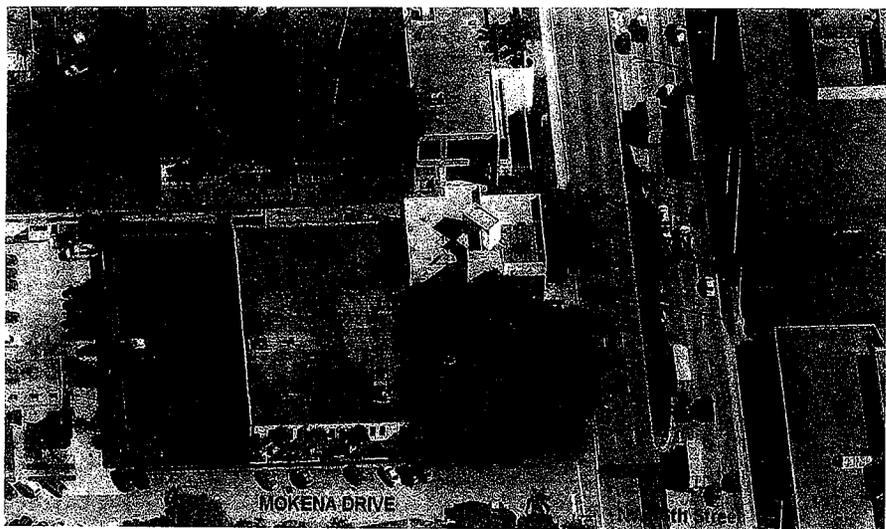
- LP-1 LANDSCAPE PLAN
- IR-2 IRRIGATION PLAN

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)

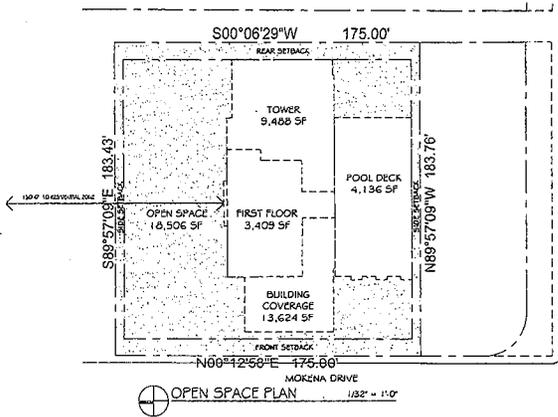


EAST VIEW of current property/use (Office/Warehouse)



EAST VIEW CONT'D



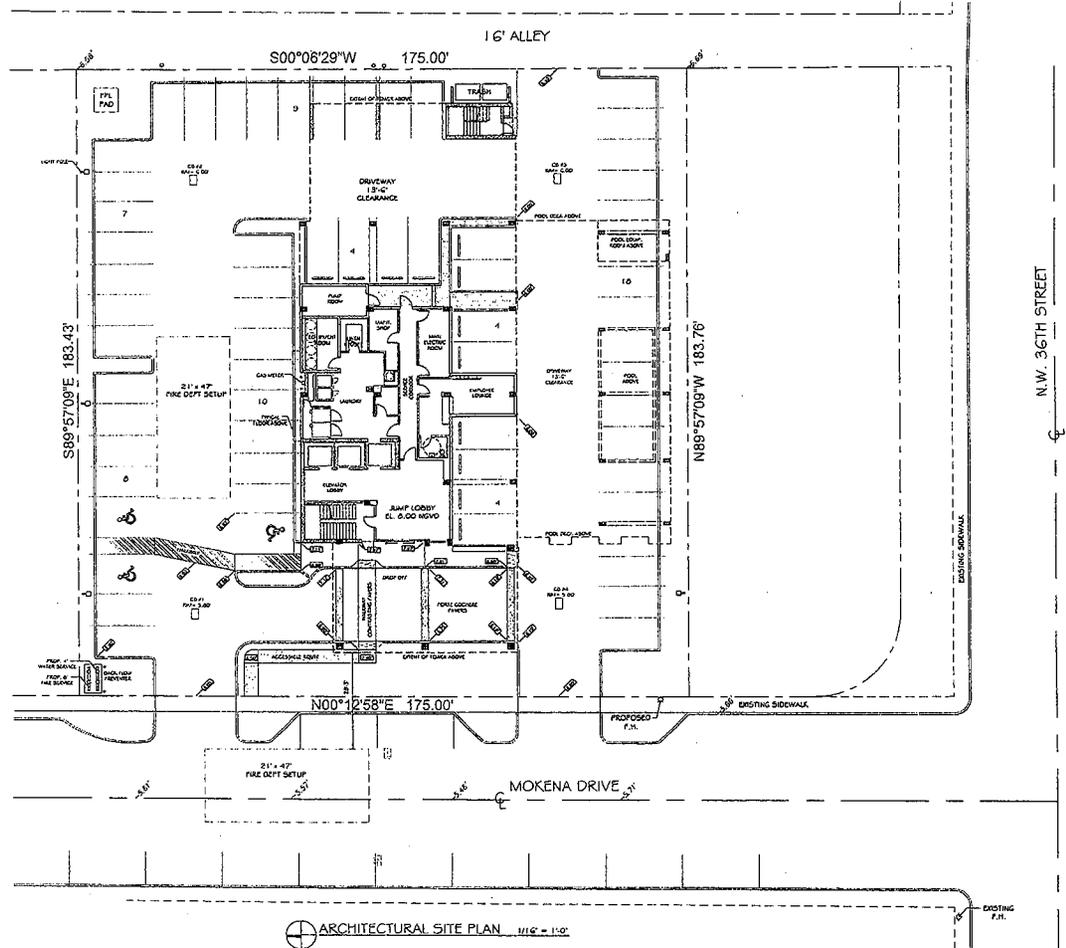


PROJECT DATA			
PROPOSED USE:	NOTE:		
ZONING:	NORTHWEST 36TH STREET (SEC. 150-164)		
LOT AREA:	GROSS LOT AREA (GA) = 32,130 SF (0.7376 AC) NET LOT AREA (NA) = 27,000 SF (MINUS REQUIRED SETBACKS)		
FAR:	REQUIRED / ALLOWED	REQUIRED/ALLOWED	PROPOSED
	BASIC: 1.00	1.00 X 32,130	32,130 SF
	OPEN SPACE BONUS: 25 (5% BELOW)	0.032 SF	
	HOTEL UNIT BONUS: 1.20 (LOI PER HOTEL ROOM)	30,536 SF	
	FOREX COOKWARE BONUS: 35	0.033 SF	
MAXIMUM ALLOWABLE FAR: 2.67	80,750 SF	69,625 SF	
SETBACKS:	FRONT (MOKENA DRIVE)	10'-0"	13'-0"
	REAR (ALLEY)	10'-0"	10'-0"
	NORTH (SIDE)	5'-0"	6'-0"
	SOUTH (SIDE)	5'-0"	5'-0"
OPEN SPACE:	32,130 SF (GA) - 27,000 SF (NA) = 5,130 SF	5,130 SF	10,506 SF
BUILDING HEIGHT:	120 FT (BLDGS. LOCATED MORE THAN 150 FT FROM RES.)	120'-0"	65'-0"
PARKING:	1 SPACE PER ROOM FIRST 20 ROOMS	20 SPACES	
	1 SPACE EVERY 2 ROOMS OVER 20	50 SPACES	
	TOTAL PARKING REQUIRED	70 SPACES	
	REGULAR PARKING (9 FT x 19 FT)	61 SPACES	
	ACCESSIBLE PARKING (12 FT x 19 FT)	2 SPACES	
	TOTAL PARKING PROVIDED	63 SPACES	
LANDSCAPING:	10% OF GROSS LOT AREA: 32,130 SF X 10%	3,213 SF	4,540 SF

OPEN SPACE BONUS COMPUTATION:
 OPEN SPACE REQUIRED: 32,130 (GA) - 27,000 (NA) = 5,130 SF
 OPEN SPACE PROVIDED: 32,130 (GA) - 13,624 (BLDG. COVER) = 10,506 SF
 EXCESS OPEN SPACE: 10,506 - 5,130 = 5,376 SF (2% IN EXCESS)
 OPEN SPACE FAR BONUS: 5,376 / 10 = 537.6 SF = 0.32 FAR

BUILDING AREA COMPUTATION:
 G TYPICAL FLOORS X 9,400 SF = 9,400 SF
 SECOND FLOOR = 3,400 SF
 FIRST FLOOR = 3,400 SF
 TOTAL BUILDING FLOOR AREA = 69,625 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	24
K-R	KING ACCESSIBLE	326	-	-	1	1	1	4
K-R-R	KING ACCESSIBLE - ROLL-IN SHOWER	326	1 (7)	1	-	-	-	2
QD	DOUBLE QUEEN GUEST ROOM	319	10	10	11	11	11	64
QD-C	DOUBLE QUEEN CONNECTING	319	1	1	-	-	-	2
QD-R	DOUBLE QUEEN - ACCESSIBLE	432	1	-	-	-	-	1
KS	KING SUITE	555	3	3	4	4	4	22
KS-R	KING SUITE - ACCESSIBLE	432	-	1	-	-	-	1
TOTAL		20	20	20	20	20	20	120



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

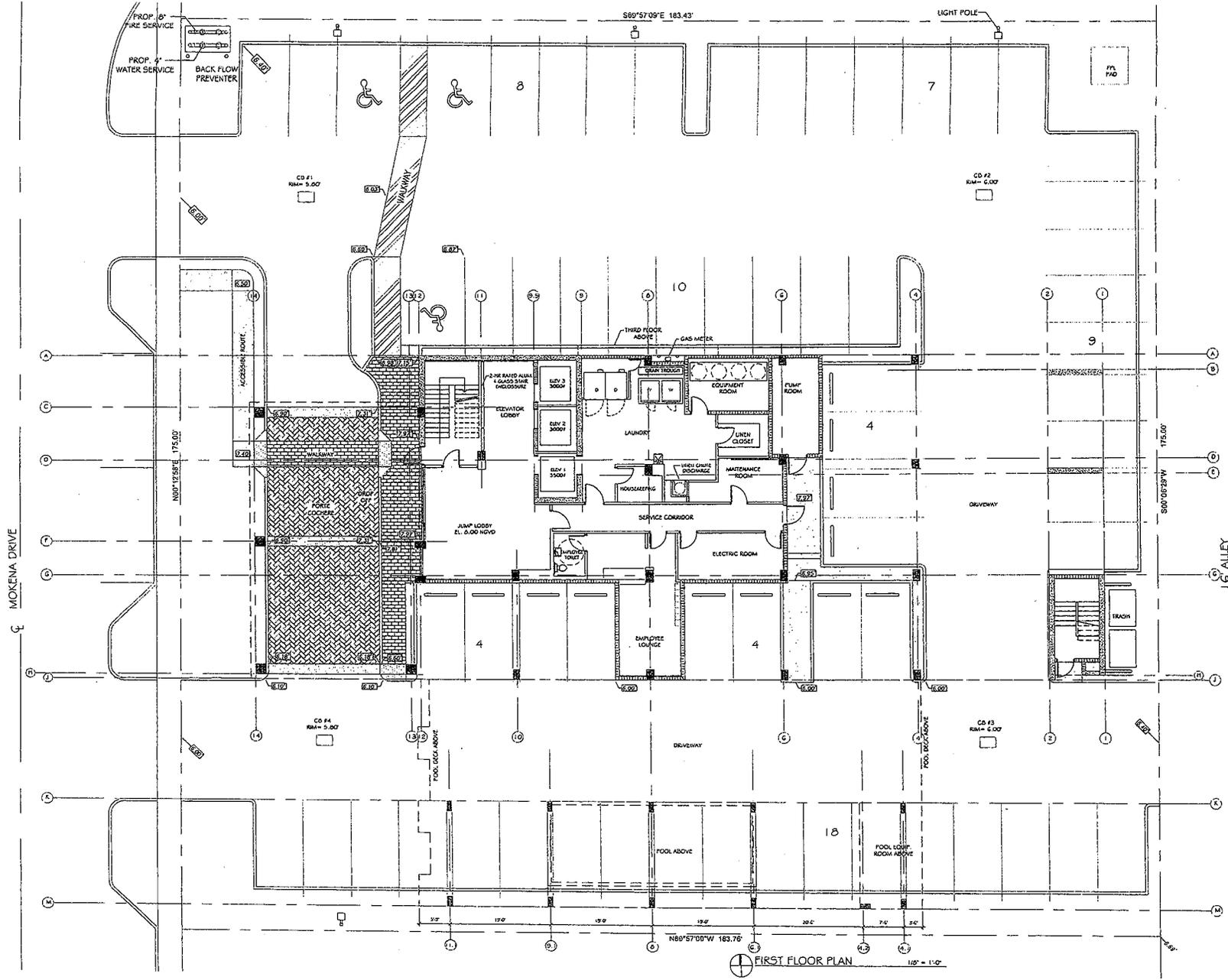
COMFORT ARCHITECTS, INC. 1000 N. W. 36TH STREET, SUITE 100, MIAMI, FL 33150

ARCHITECT: ISRAEL BIGELMAN ARCHITECTS, P.A. 1000 N. W. 36TH STREET, SUITE 100, MIAMI, FL 33150

DATE: 08/27/2014

PROJECT: 150-164 NW 36TH STREET

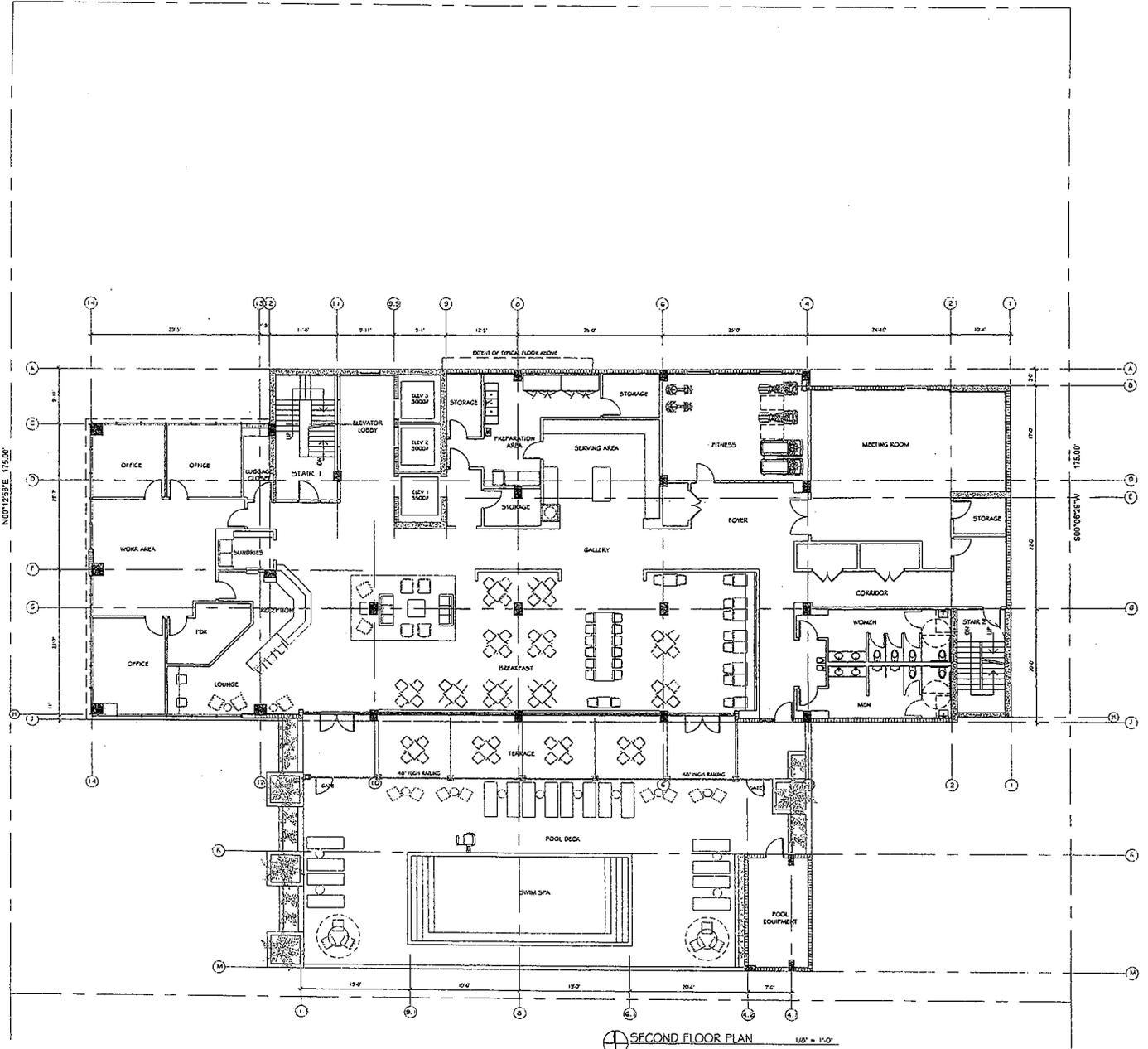
A.01



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

A.02
 FIRST FLOOR PLAN

 Comfort
 INN & SUITES
 6665 MOKENA DRIVE
 MARIETTA, GA 30067
 770.427.1111
 www.comfortinn.com
 Israel Bigelman
 ARCHITECT
 1000 W. BIRCHWOOD DRIVE
 SUITE 100
 MARIETTA, GA 30067
 770.427.1111



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



Israel Bigelman
 architects
INCORPORATED

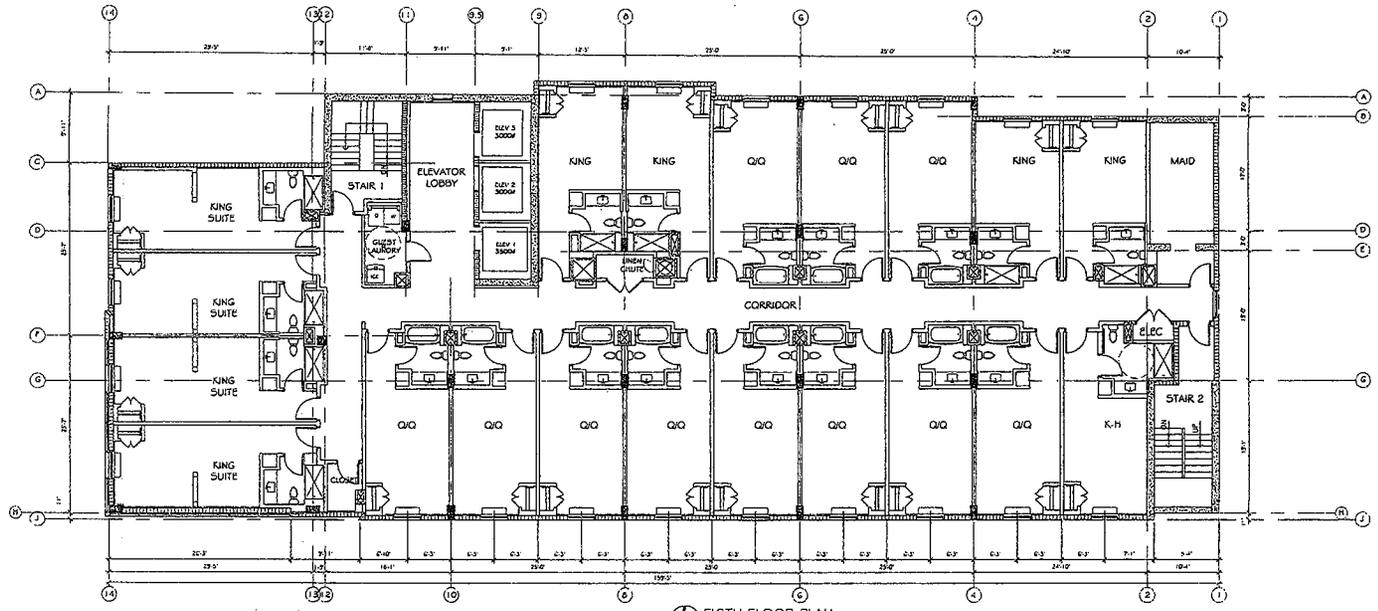
Comfort
 INN & SUITES

SECOND FLOOR PLAN

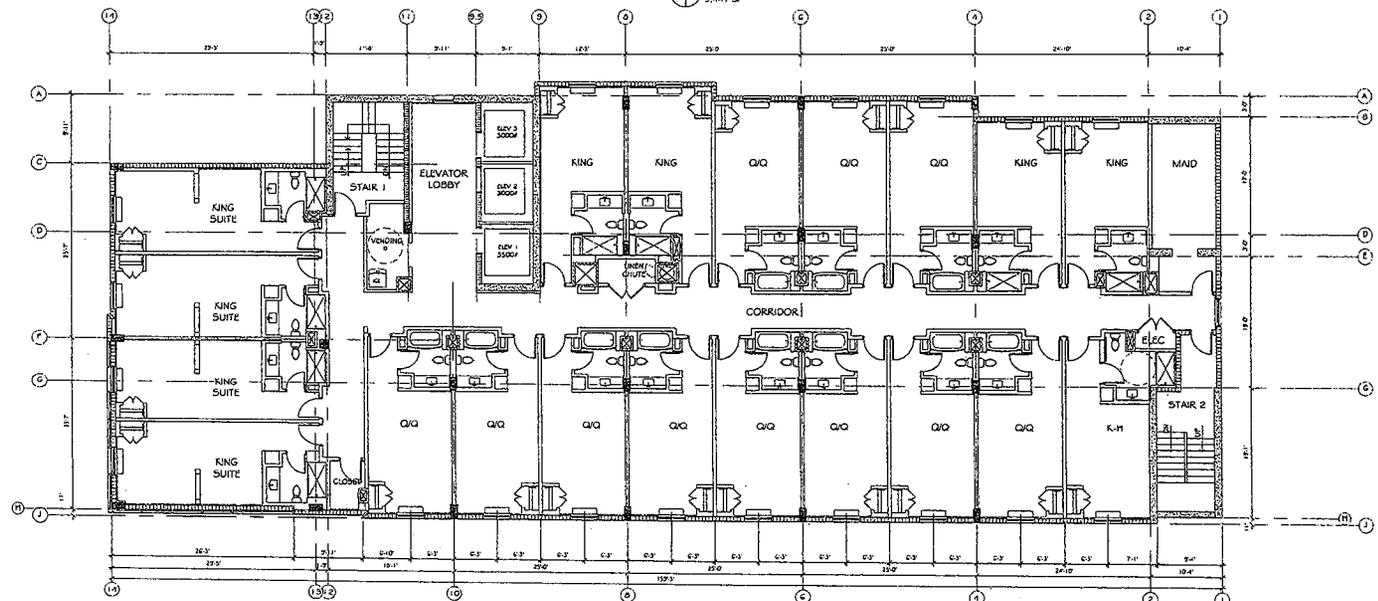
A.03

6815 BISCAYNE DRIVE
 MIAMI SPRINGS, FL 33166
 305.426.1234

6815 BISCAYNE DRIVE
 MIAMI SPRINGS, FL 33166
 305.426.1234



8TH FLOOR PLAN
3,447 SF
1/8" = 1'-0"



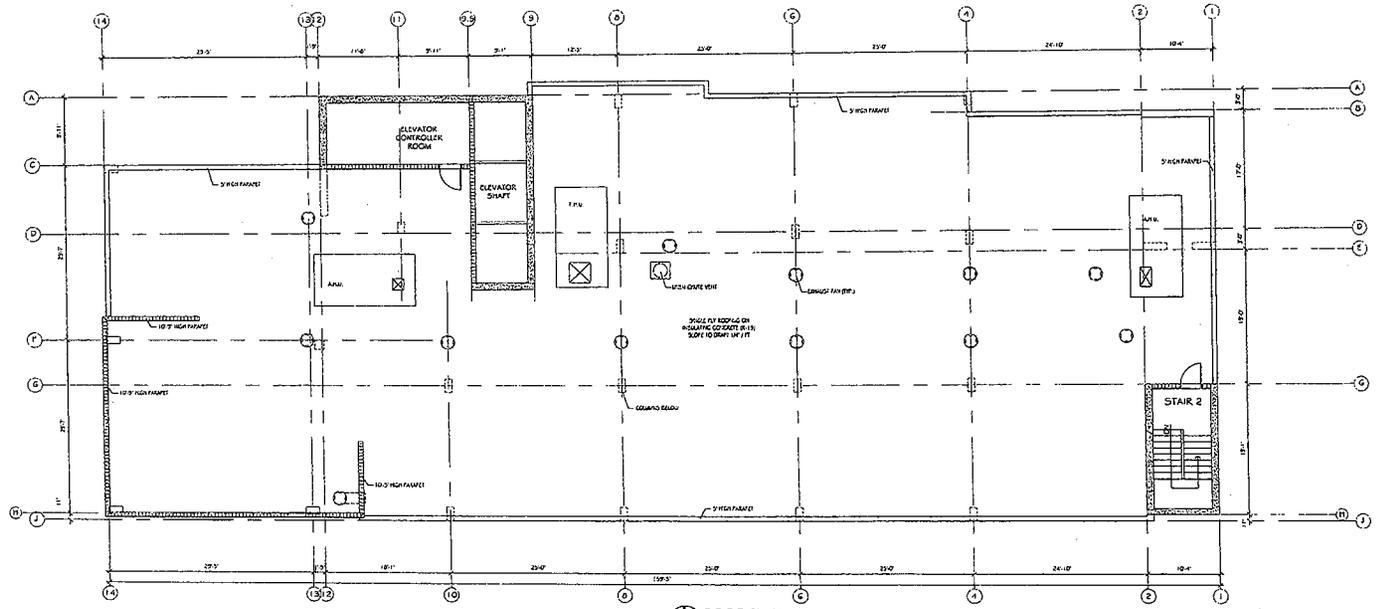
TYPICAL FLOOR PLAN
5TH, 6TH & 7TH FLOORS
1/8" = 1'-0"

Israel Bigelman
 605 MADISON DRIVE
 SUITE 100
 WEST SPRINGFIELD, IL 61091-1311
 618-255-1500
 Fax: 618-255-1501
 www.israelbigelman.com

Comfort
 INN & SUITES

TYPICAL FLOOR PLAN

A.05



ROOF PLAN 1/8" = 1'-0"

Blank space for project information.

Israel Bigelman
 architect
 3011 Avenue of the Stars, Suite 1000
 Miami Beach, FL 33133
 Phone: 305.674.0277
 Fax: 305.674.0278

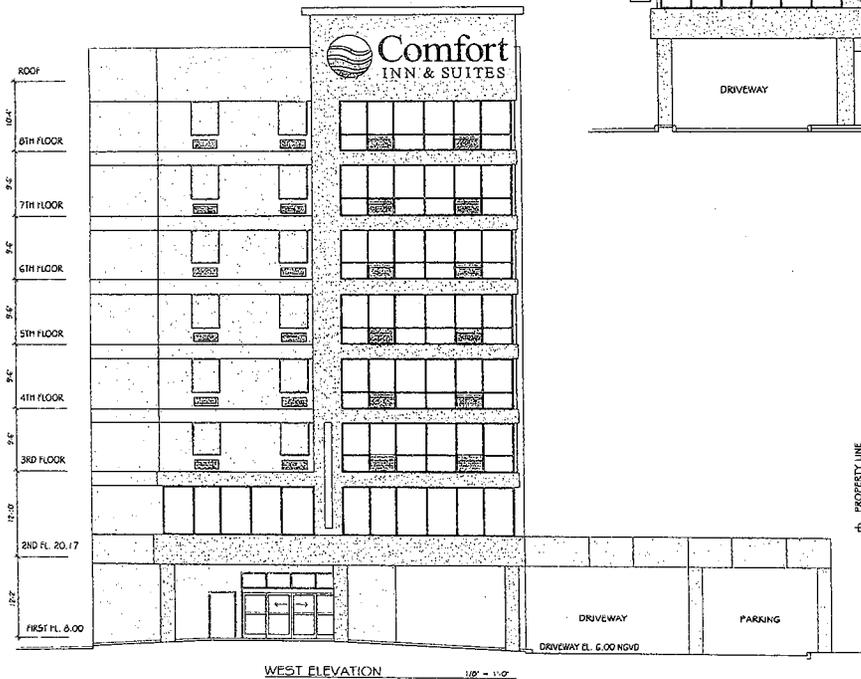
Comfort
 INN & SUITES
 605 ANSELMO WAY
 MIAMI BEACH, FL 33133



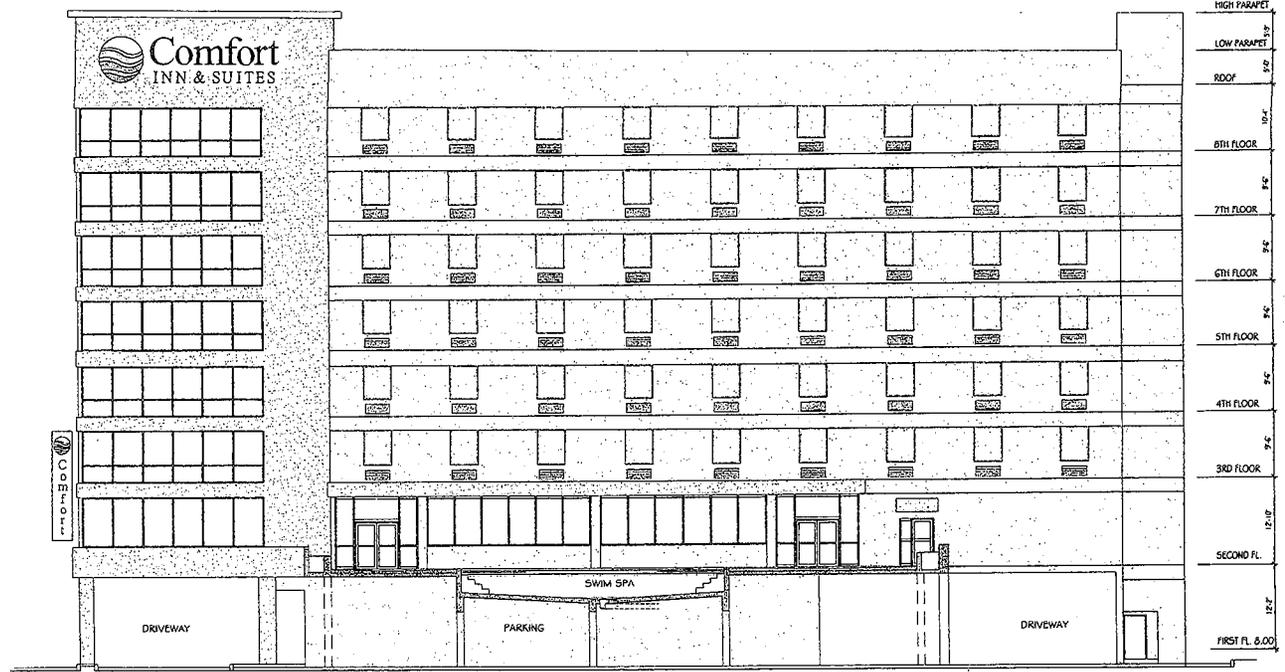
ROOF PLAN

NO.	DATE	REVISION

SCALE: 1/8" = 1'-0"
 A.06



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



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

HIGH PARAPET	1'-0"
LOW PARAPET	1'-0"
ROOF	1'-0"
8TH FLOOR	1'-0"
7TH FLOOR	1'-0"
6TH FLOOR	1'-0"
5TH FLOOR	1'-0"
4TH FLOOR	1'-0"
3RD FLOOR	1'-0"
SECOND FL.	12'-0"
FIRST FL. 6.00	12'-7"



 Israel Bigelstein
 Architect
 4011 Highway 19 West
 Palm Beach Gardens, FL 33418
 Phone: 561-992-1111
 Fax: 561-992-1112



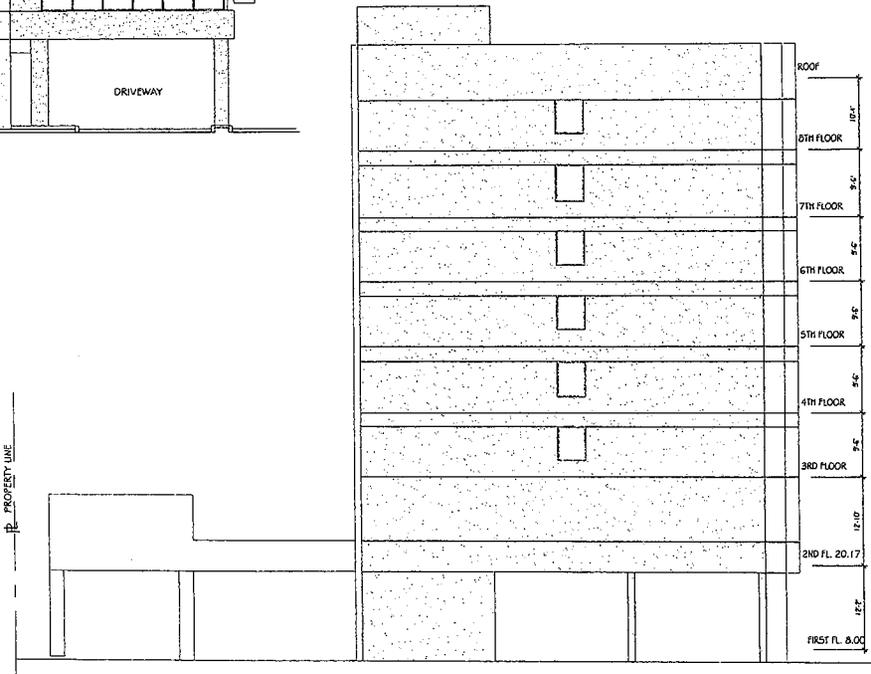
 Comfort
 INN & SUITES
 606 AQUICENA DRIVE
 MIAMI SPRINGFIELD, FL

SOUTH & WEST
 ELEVATIONS

DATE: 10/24/2011
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO.: A.07



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



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

Comfort
 INN & SUITES
 NORTH & EAST ELEVATIONS

685 SIOXENIA DRIVE
 MIAMI SPRINGS, FL

Israel Bigelman
 ARCHITECT
 1000 S.W. 15TH AVENUE, SUITE 100
 MIAMI, FL 33135
 TEL: 305.441.1111
 FAX: 305.441.1112

A.08



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

Isreal Bigelman
 architect
 500 S.W. 10th St., Ft. Lauderdale, FL 33304
 (305) 463-1111

Comfort
 INN & SUITES
 5855 BOYCE DRIVE
 MIAMI SPRINGS, FL 33158

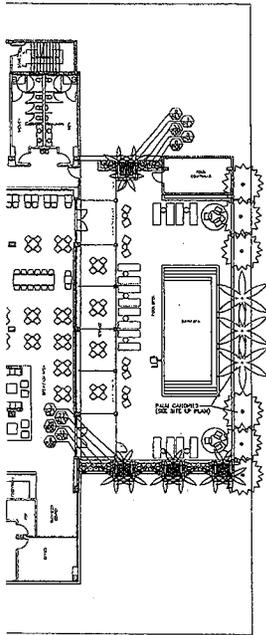
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REVISIONS

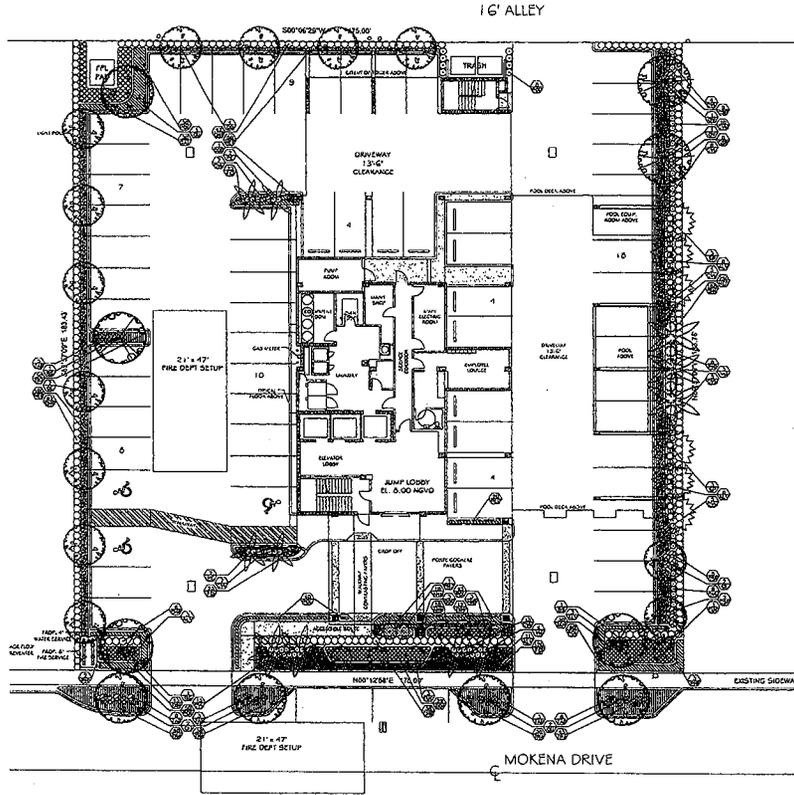
BUILDING SECTIONS

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

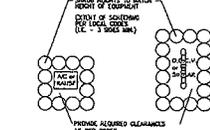
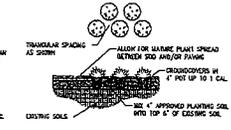
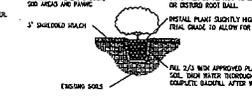
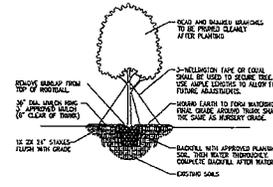
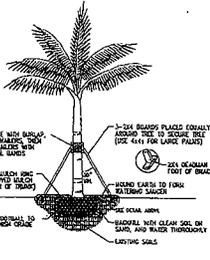
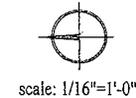
A.09



Pool Deck Landscape Plan



Site Landscape Plan



PLANT LIST

KEY	QTY	PLAN	FOOT	PLANT NAME AND SPECIFICATION
N BS 3				Bursera simaruba (Desimo Limbo) 12-14" H, 5" dia. full canopy
N CE 9				Conocarpus erectus (Green Buttonwood) 12" H, 6" dia. full canopy
N CD 4				Chrysophyllum molle (Salt Lic) 12-14" H, 5" dia. full canopy
N CU 3				Bursera simaruba (Desimo Limbo) 12-14" H, 5" dia. full canopy
N QV 2				Quercus virginiana (Live Oak) 12-14" H, 5" dia. full canopy
PE 4				Phytolacca dioica (Saltire Palm) 12" dia. H, 24" dia. heavy mulch, 1/2" dia. heavy mulch
PE 4				Phytolacca dioica (Saltire Palm) 12" dia. H, 24" dia. heavy mulch, 1/2" dia. heavy mulch
N SP 8				Scaevola taccada (Coastal Palm) 12" H, 24" dia. heavy mulch, 1/2" dia. heavy mulch
TM 7				Terminalia catappa (Royal Poinciana) 12" H, 24" dia. heavy mulch, 1/2" dia. heavy mulch

KEY	QTY	PLAN	FOOT	PLANT NAME AND SPECIFICATION
ANK 36				Annona sp. (Pineapple) 4" pot, 1/2" dia. per year & L.A.
ALV 33				Albizia julibrissin (Hortensia Shell Ginger)
N DSI 351				Dioscorea alata (Cocoyam)
DOE 4				Dioscorea alata (Cocoyam)
OSP 20				Ornithoglossum sp. (Yellow Onion)
DM 63				Dioscorea sp. (Cocoyam)
N EUG 4				Eugenia sp. (Native Shrub) 2" pot, 1/2" dia. full canopy
FEI 40				Ficus m. (Green Island) (Green Island Palm) 12" H, 24" dia. heavy mulch, 1/2" dia. heavy mulch
GAL 30				Gaillardia sp. (Gaillardia) 2" pot, 1/2" dia. full canopy
HIB 3				Hibiscus sp. 2" pot, 1/2" dia. full canopy, color per owner
N NEP 400				Neptunia sp. (Neptunia) 2" pot, 1/2" dia. full canopy
N PEP 20				Peperomia sp. (Baby Rubber Plant) 2" pot, 1/2" dia. full canopy
PIR 13				Piper sp. (Piper) 2" pot, 1/2" dia. full canopy
PIZ 7				Pilea sp. (Pilea) 2" pot, 1/2" dia. full canopy
POD 8				Podocarpus sp. (Podocarpus) 2" pot, 1/2" dia. full canopy
POZ 223				Polygonum sp. (Polygonum) 2" pot, 1/2" dia. full canopy
TAD 33				Tillandsia sp. (Tillandsia) 2" pot, 1/2" dia. full canopy
TRA 185				Tradescantia sp. (Tradescantia) 2" pot, 1/2" dia. full canopy

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 applications stipulated in this plan and plant list. Landscape Plan and specifications shall be considered Contract Documents.

PLANTING SPECIFICATIONS

IDENTIFICATION: All plant material used shall be true to name and size, and shall conform to the Florida Nurserymen's Greeds and Standards or Florida Grade #1 or better.
PLANT LISTS: Plant quantities, sizes, and locations shall be determined by plan and plant list. Plant height and spread shall have precedence over container size. Container size noted is to be considered minimum. Spacing of plant material will be determined by plant list and criteria. Quantities shown on plant list are guidelines only. Contractor is responsible for the actual quantities indicated on plan. 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 addendum on proposals.
PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Topsoil when available, shall be used for the planting of trees and shrubs. The existing soil shall be amended with organic material to achieve the pH levels to between 5 and 6. Amendment one to be incorporated into the planting backfill material. Groundcover trees shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soil 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 of manufacturer's recommended application rates. Slow release 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 tree-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 of 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 obstructions as far as not to affect the plant or structure in the future. Unacceptable 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 thoroughly at installation as well as remove all pockets. Watering is the responsibility of the Contractor, and he shall hand water as necessary. A temporary watering system may be necessary for large material.

CUTTING: Proper support of trees and palms shall be the grower's part. It is the responsibility of the Contractor. Staking shall be per industry standards. No harm shall be caused by the staking process (no crosses are not to be nailed into trees). See attached details for examples.

SOIL: Soil shall be clean, sterile, and well be amended with the pH levels to between 5 and 6. Amendment one to be incorporated into the planting backfill material. Groundcover trees shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soil during planting.

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

Michael J. Phillips
 Landscape Architecture
 (561) 866-5978
 Mike@mjphillipsLA.com
 25 Michael J. Phillips Landscape Architecture, Inc.
 (LCS000011)

DATE: _____
 PROJECT: _____
 DRAWING: _____

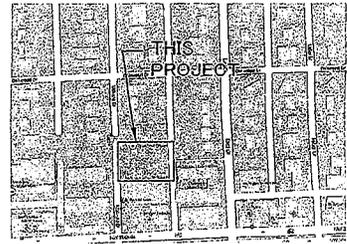
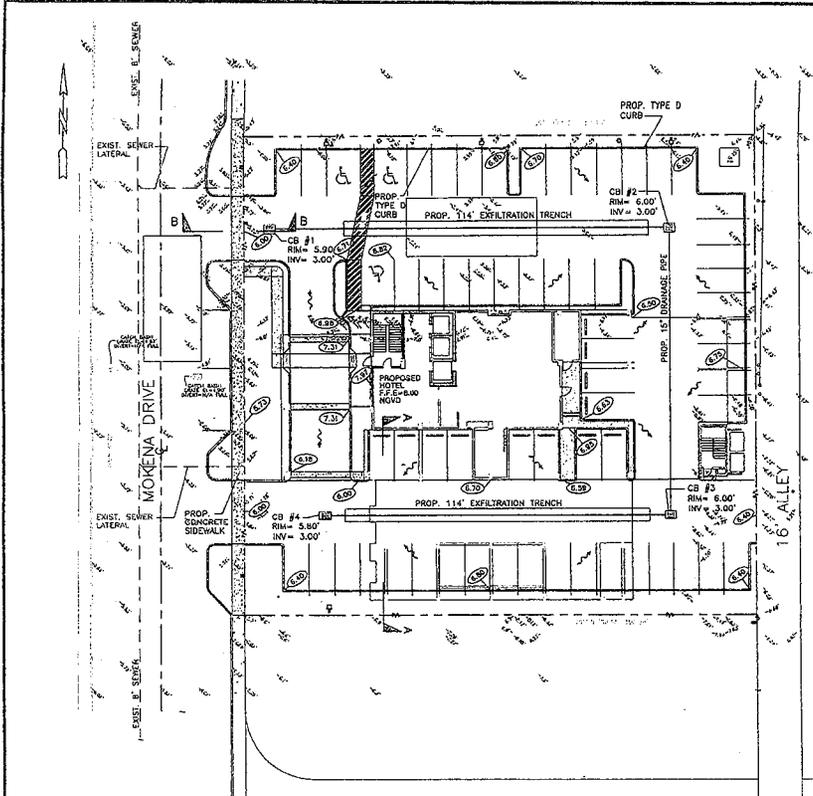
REV. DESCRIPTION DATE
 01 Site Plan/Planting 02/29/2016
 02 _____
 03 _____

665 MOKEMA DRIVE
 MIAMI SPRINGS, FL

Comfort
 INN & SUITES

PLAN DATE
 02/29/2016
 TITLE: _____

Landscape Plan
 LP-1



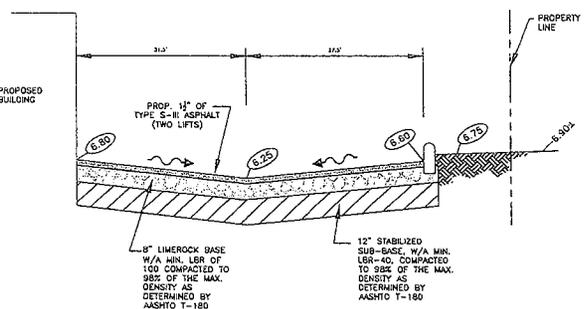
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

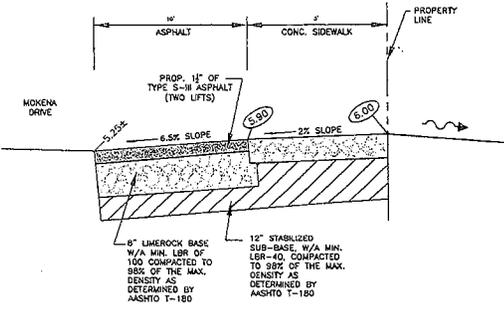
THE SOUTH 75 FEET OF THE NORTH 350 FEET OF TRACT "D," IN BLOCK 131, OF "REVISED PLAT OF PORTION OF SECTION-2 OF COUNTRY CLUB ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 100 FEET OF THE NORTH 450 FEET OF TRACT "D," IN BLOCK 131, OF "REVISED PLAT OF PORTION OF SECTION-2 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 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.



SECTION A-A
N.T.S.



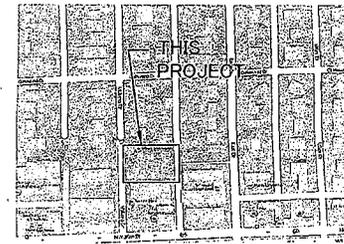
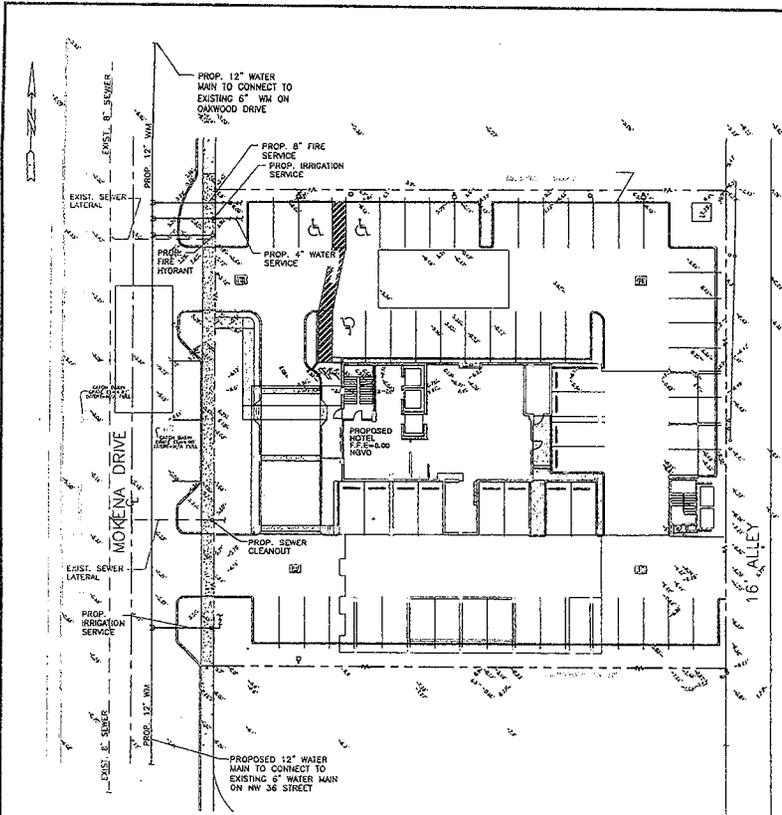
SECTION B-B
N.T.S.

PAVING, GRADING & DRAINAGE
SCALE 1" = 20'-0"

FINAL APPROVAL PAL. REC. ENG. 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 3800 NE 163RD AVE, STE. 203 - PALMWOOD - A - 33071 (305) 881-7777, (305) 881-7778	
SUSAN C. HOLLAND, PE Reg. No. 41631	
EP 7325	
REVISIONS NO. DATE BY 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	

1/20/15-3/12-31-C-DRAINAGE 01/09/13

1/20/12-01/12-81, C.L. - PENANCE, 01/09/13



LOCATION MAP
NOT TO SCALE

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

WATER AND SEWER PLAN FOR COMFORT INN & SUITES 665 MOKENA DRIVE MIAMI SPRINGS, FL		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION																	HOLLAND ENGINEERING INC. CIVIL ENGINEERS 3800 PALMWOOD BLVD., STE. 203 - PALMWOOD - FL - 32901 (888) 987-5817, (407) 897-7616 SUSAN C. HOLLAND, PE Reg. no. 41831		TRIAL APPROVAL PLAN REG. NO. 41831 FIELD BOOK: N/A CHECKED BY: N/A SCHEDULED BY: N/A DATE: 02/25/16 SCALE: 1"=20' DRAWN BY: EN	
NO.	DATE	BY	DESCRIPTION																								
NO. OF SHEETS: 2 SHEET NO.: C-2 CAD FILE NO.: 15-91		ES 7325		REG. NO. 41831		PLAN REG. NO. 41831																					



City of Miami Springs, Florida

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

1. CALL TO ORDER AND ROLL CALL

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

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

Absent: Bob Calvert

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

2) APPROVAL OF MINUTES OF REGULAR MEETING:

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

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

3) SWEARING IN OFF ALL WITNESS AND ZONING AND PLANNING DIRECTOR

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

4) NEW BUSINESS

- A) CASE # 02-ZP-16
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW 36
LOT SIZE: 151,059 SQ. FT.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant is seeking site plan approval to construct a hotel.

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

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

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

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

5) ADJOURN

There was no further business to discuss and meeting was duly adjourned at 8:13 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

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

Manny Perez-Vichot, Chair

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

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



AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager 

From: Chris Heid, Planner

Subject: New Hotel; 4949 NW 36 Street

Discussion/Analysis: The applicant proposes the construction of a 90,080 square foot, 149 room hotel to replace a long vacant commercial building.

Fiscal Impact (If applicable): Increase in taxes paid to the City.

Recommendation: It is recommended that the project be approved with the six conditions as listed below:

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.

Submission Date and Time: 5/12/2016 10:26 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Planning</u>	Dept. Head: <u></u>	Dept./ Desc.: _____
Prepared by: <u>Chris Heid</u>	Procurement: _____	Account No.: _____
Attachments: <u>Yes</u>	Asst. City Mgr.: <u></u>	Additional Funding: _____
	City Manager: _____	Amount previously approved: \$ _____
	Attorney: _____	Current request: \$ _____
		Total vendor amount: \$ _____

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 in 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.
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 - 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 36th A 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 36th A 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 embellish the community, in special NW 36TH Street which is currently under developed and out 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 following 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 NATOLI

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 15.

Signature of Notary Public- State of Florida

Boris Morales

Print, Type, or Stamp Name of Notary Public



Commission Expiration Date: 3/20/2019
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: _____

(P.B. 10 PG. 7)

(P.B. 34 PG. 40)

2 (79)

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 127.5 feet of Tract A, Block 134, of the Revised Plat of Section 2

BLOCK 132
(P.B. 10 PG. 79)

TRACT E
(P.B. 34 PG. 40)

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.

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

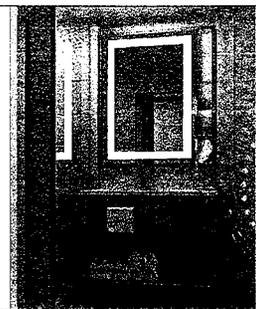
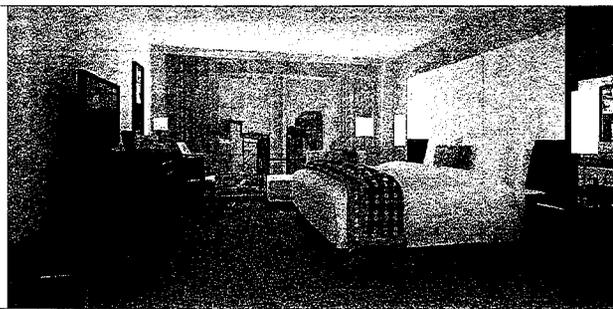
ARCHITECT:
 MODIS ARCHITECTS
 4955 SW 75TH AVENUE, MIAMI, FL, 33155

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 890, MIAMI, FL
 33156

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



PLANNING AND ZONING SUBMITTAL (08/04/15)



EOF designs
 INCORPORATED
 PLANNING AND ZONING
 11501 NE 10 AVE
 MIAMI, FL 33161
 305.575.1100
 eof@eofdesigns.com



DELANT
 construction
 1900 NW 77th Ave, Suite 101, Ft. Lauderdale, FL 33311
 PHONE: 954.767.7211

WYNDHAM GARDEN HOTEL
 4809 NW 38TH STREET
 MIAMI SPRINGS, FLORIDA



DRAWN BY
 EOF
 SHEET TITLE
 COVER SHEET

MODIS ARCHITECTS
 4955 SW 75TH AVENUE
 MIAMI, FL 33155
 DATE: 07-20-15
 SEAL:

[Handwritten signature]

ARCH LICENSE
 AR 80253

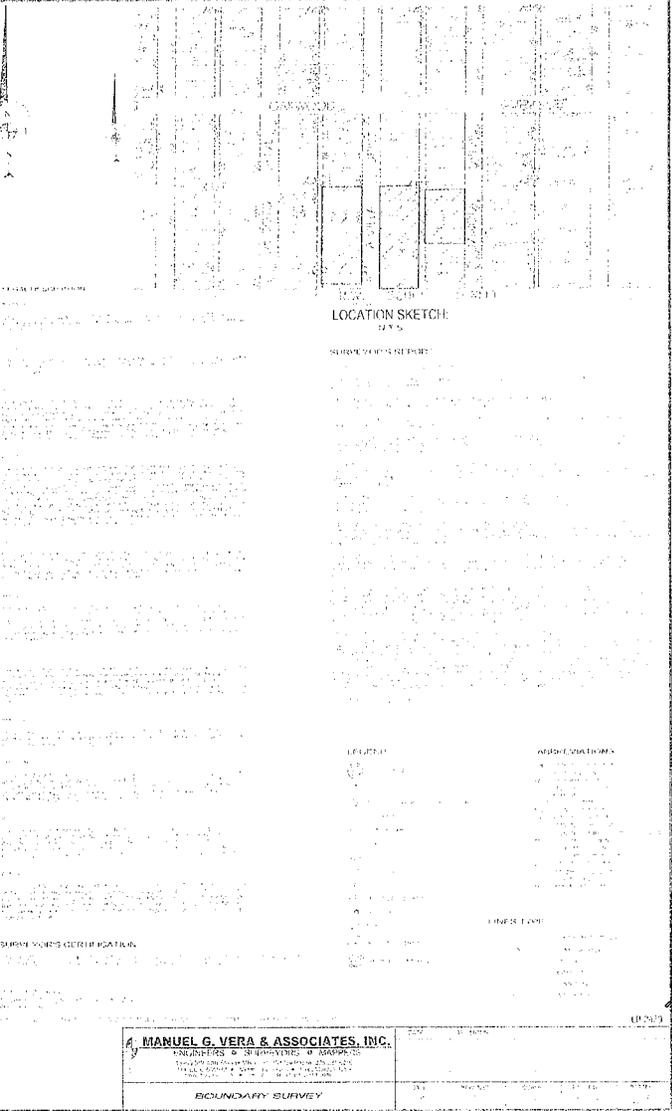
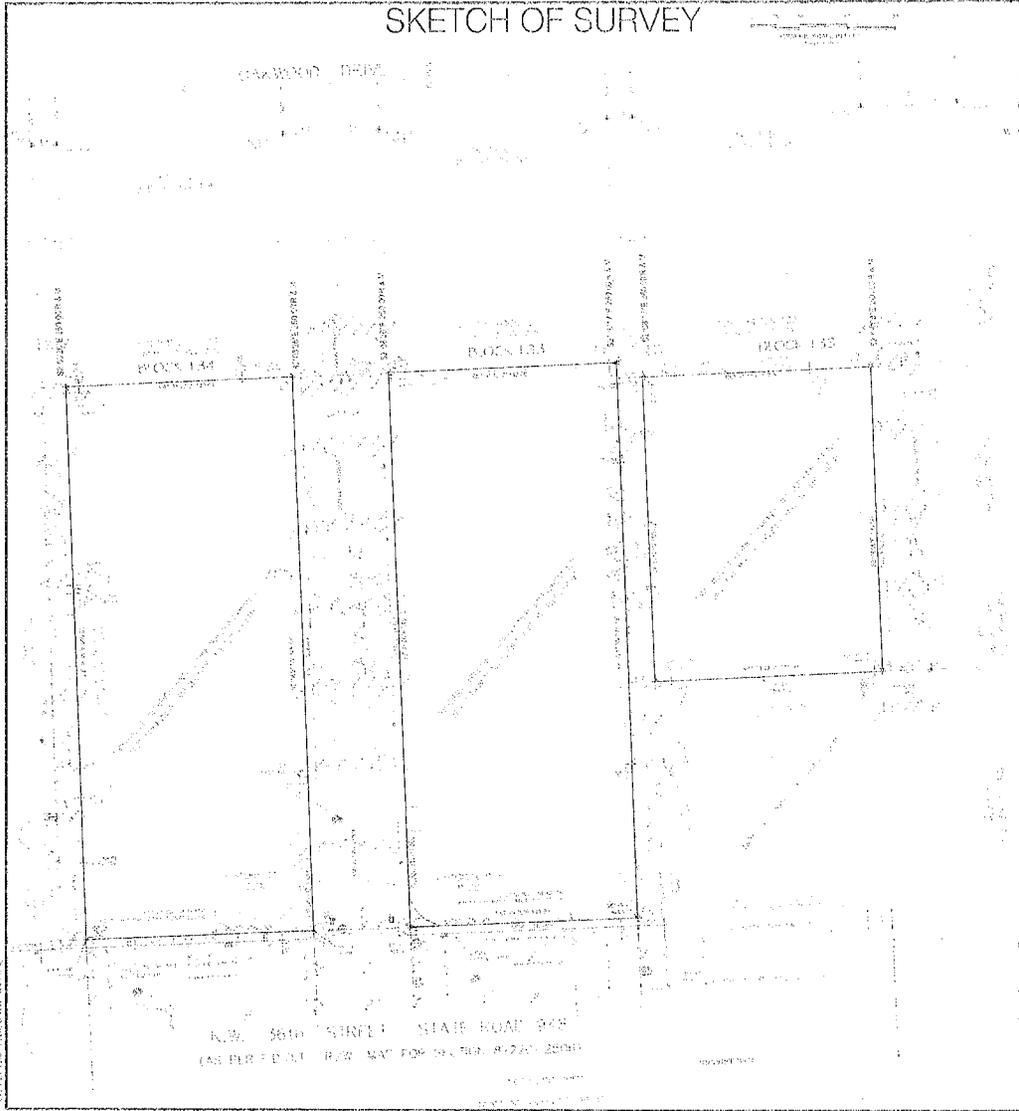
A-000

2016



2/17/2016 11:16:11 AM

SKETCH OF SURVEY



N.W. 56th STREET STATE ROAD 949
 (AS PER FINAL PLAT MAP FOR SECTION 9-22-01 2004)

MANUEL G. VERA & ASSOCIATES, INC.
 ENGINEERS & ARCHITECTS & SURVEYORS
 4809 NW 36th Street
 Miami Springs, Florida 33166
 (305) 415-1111

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 ENGINEERS & ARCHITECTS & SURVEYORS
 4809 NW 36th Street
 Miami Springs, Florida 33166
 (305) 415-1111

DELANT construction
 4809 NW 36th Street
 Miami Springs, Florida 33166
 (305) 415-1111

WYNDHAM GARDEN HOTEL
 4809 NW 36th STREET
 MIAMI SPRINGS, FLORIDA



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 SHEET TITLE
 SURVEY

MODIS ARCHITECTS
 4809 NW 36th Street
 MIAMI SPRINGS, FLORIDA
 DATE
 02-08-2015
 SEAL
 [Signature]

ARCH. LICENSE
 #00229

A-004

2016

ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

MUNICIPALITY: SEC. 150-1164 - NORTHWEST 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:

- OFFICE AND COMMERCIAL BUSINESS.
- RESTAURANTS.
- HOTELS.
- RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH THE CITY CHARTER.
- MIXED-USE PROJECTS.
- RETAIL SERVICE OPERATIONS.
- 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 (7,738 SQ.FT.)	14,554 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	DOUBLE QUEEN STUDIO	KING SUITE	KING STUDIO ACCESSIBLE	KING STUDIO QUEEN ACCESSIBLE	DOUBLE SUITE ACCESSIBLE	KING SUITE ACCESSIBLE	GRAND TOTAL	TOTAL GR WITH COMMUNICATION FEATURES	SF PER FLOOR
ONE	KS	QQS	KST	KA	KRS	QSA	KSTA	0	0	10,900 SF
TWO	6	1	1	1	1	1	1	6	6	6,480 SF
THREE	17 (9)	4 (2)	1 (5)	1	1	1	1	22 (66)	22 (66)	3,570 SF
FOUR	14	4	2	1	1	1	1	20	20	3,570 SF
FIVE	7	2	3	1	1	1	1	11	11	3,000 SF
SIX	6	2	3	1	1	1	1	11	11	3,000 SF
SEVEN	9 (6)	5 (6)	2 (4)	1	1	1	1	14 (28)	14 (28)	3,000 SF
TOTAL	112	25	12	12	12	12	12	149	149	98,080 SF
X	75%	16.2%	8.5%	8%	8%	8%	8%	100%	100%	

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

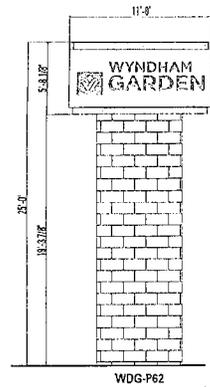
PARKING REQUIREMENTS

- HOTEL
 - 1 SPACE FOR FIRST 20 UNITS = 20 SPACES
 - 1 SPACE FOR EVERY OTHER TWO ROOMS = 150-20=130/2= 65 SPACES
- RESTAURANT & BARS (1 PER 100 SQ.FT.) = 2,330 SQ.FT. / 100= 24 SPACES
- RESTAURANT (TENANT SPACE) = 790 SQ.FT. / 100= 8 SPACES
- LOBBY BAR = 1,870 SQ.FT./100= 19 SPACES

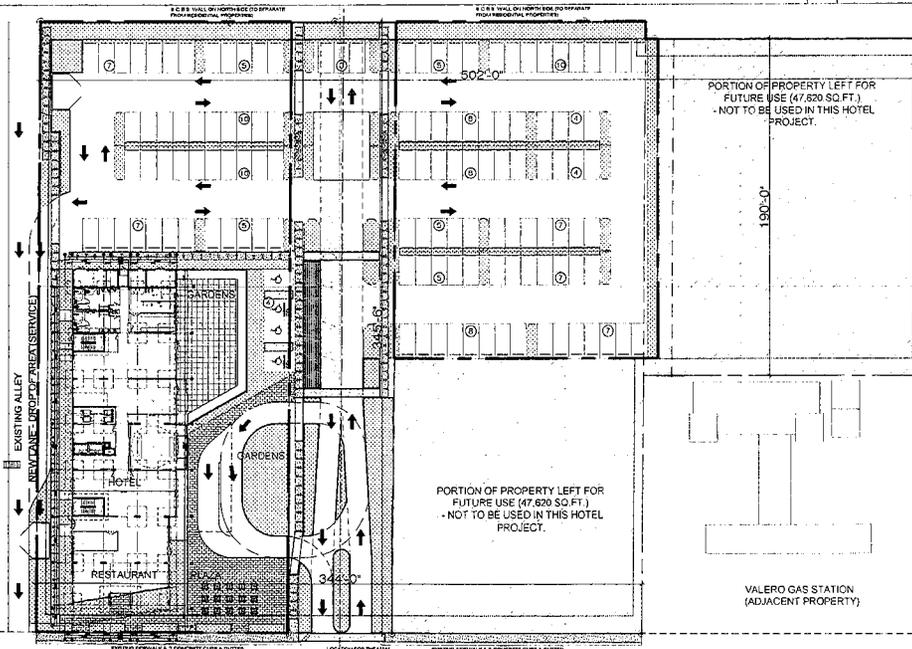
TOTAL= 119 PROVIDED 116 REQUIRED

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 MINIMUM OF 50 PERCENT OF MAXIMUM AVERAGE HEIGHT AT TIME OF PLANTING.	0.25
	A. ALLEY IMPROVEMENTS - RESURFACING AND LIGHTING IN ACCORDANCE WITH THE SPECIFICATIONS AS ESTABLISHED BY THE CITY ENGINEER. (INCL. LINES THE PLACEMENT OF ALL UTILITY LINES, TRANSFORMERS AND RELATED EQUIPMENT UNDERGROUND).	0.25
C. IMPROVEMENTS: RIGHTS-OF-WAY AND ON SITE PUBLIC SPACES	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 ZONING SUBMITTAL (2016-08-15)

Eof designs
 1000 N.W. 36TH STREET
 MIAMI SPRINGS, FLORIDA 33166
 PHONE: 305.275.1452
 WWW.EOFDESIGNS.COM

DELANT construction
 17500 S.W. 11TH STREET
 MIAMI, FLORIDA 33185

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

WYNDHAM GARDEN

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

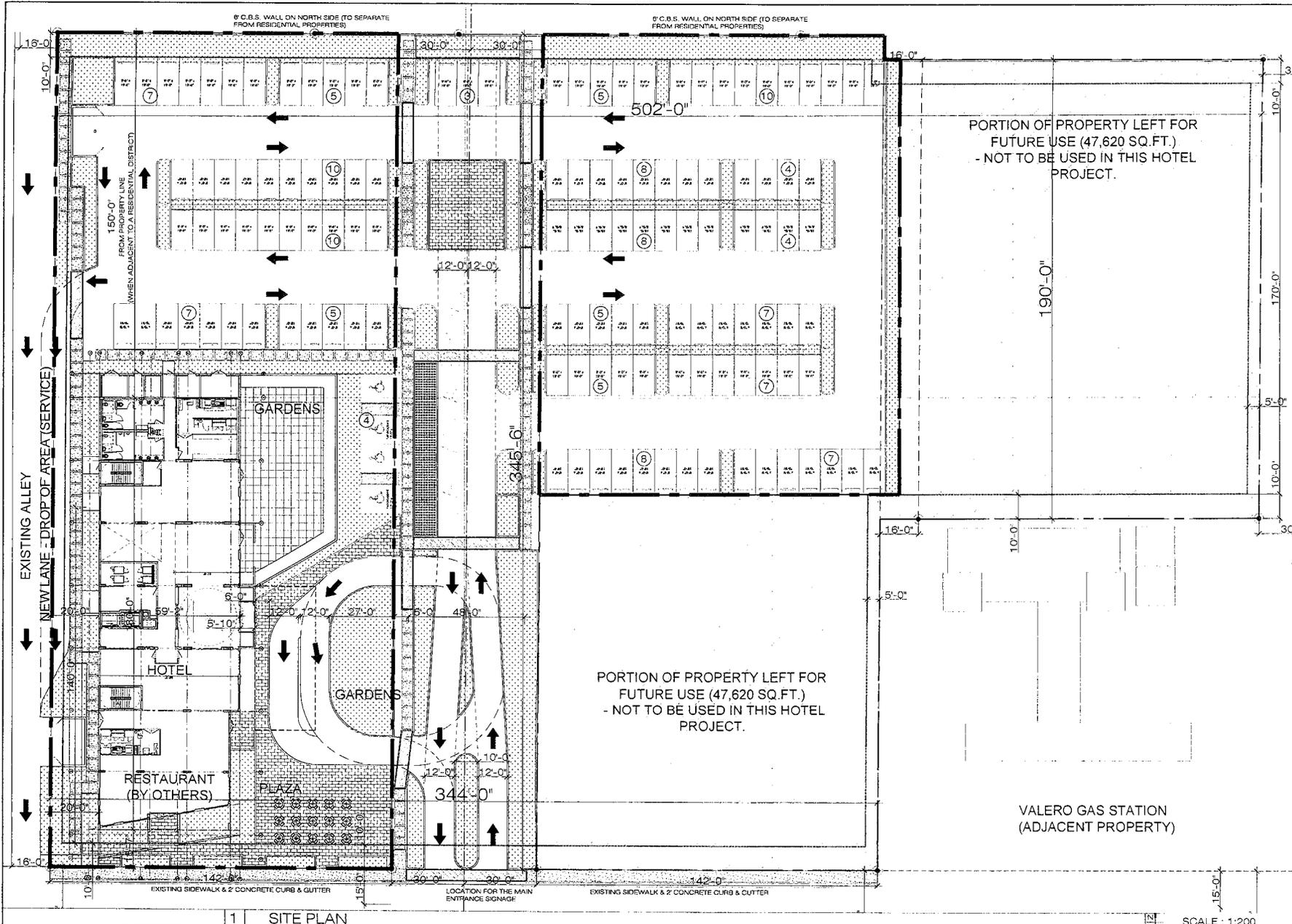
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 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA 33166
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2016

ARCHITECT LICENSE #10000

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 PLANNING AND ZONING SUBMITTAL (00160224)

DELANT construction

WYNDHAM GARDEN HOTEL
 4809 NW 38TH STREET
 MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

DRAWN BY: G.O.F.
 SHEET TITLE: SITE PLAN
 MODIS ARCHITECTS
 DATE: 07/28/2016
 SEALED BY: [Signature]
 LICENSE: AR 10220

A-050



Studio Roberto Covino
 4909 NW 36th Street
 Miami Springs, Florida 33155
 Phone: 305.556.1112
 www.studiocovino.com

WYNDHAM GARDENS
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA
 WYNDHAM GARDENS
 111 STREET STREET
 MIAMI SPRINGS, FLORIDA

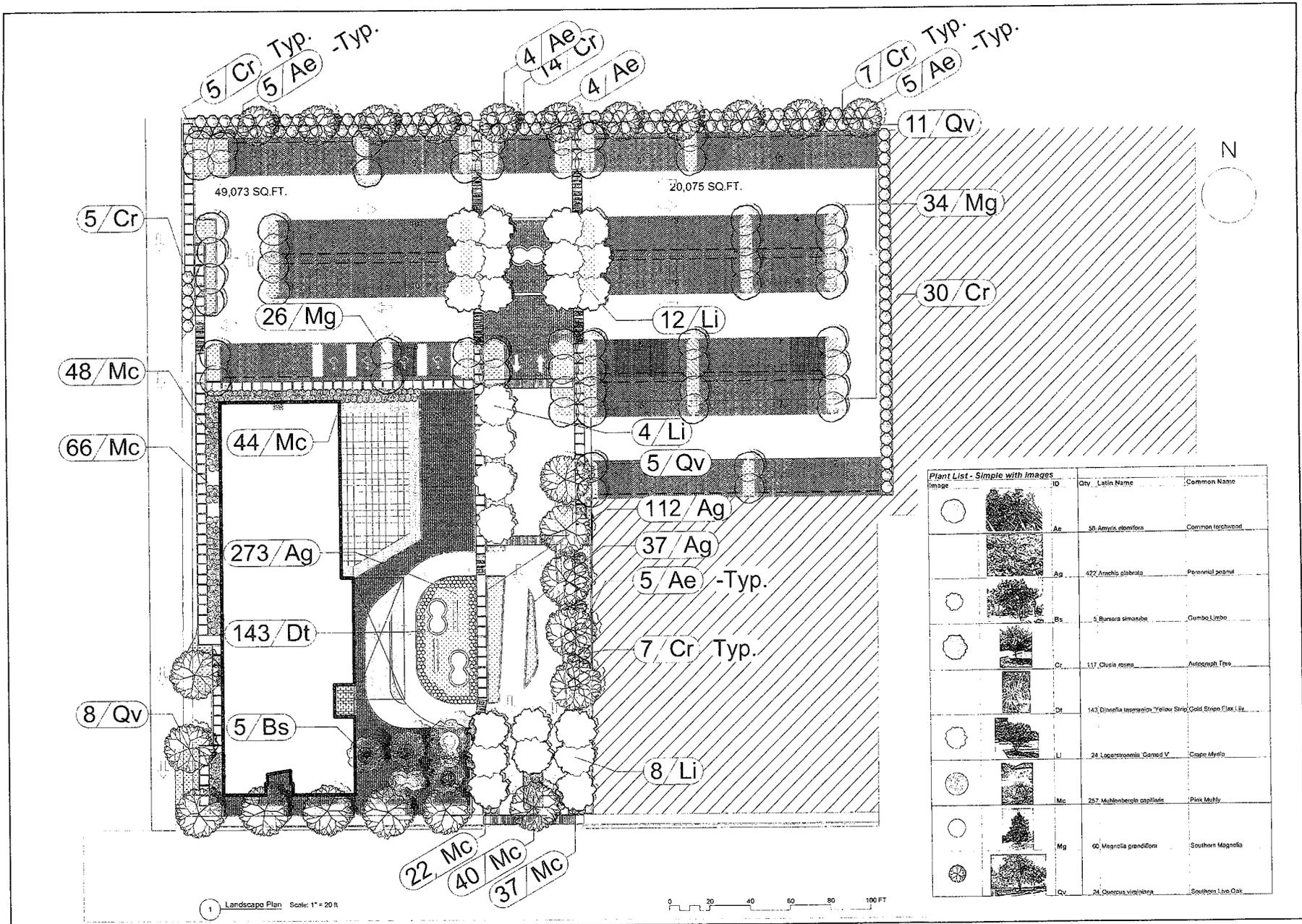
SCALE / SIGNATURE / DATE
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 2/3/16
 MARCH 2016

DATE:
 REVISION:
 1

PLANTING PLAN

SCALE: AS SHOWN

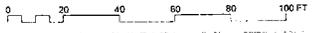
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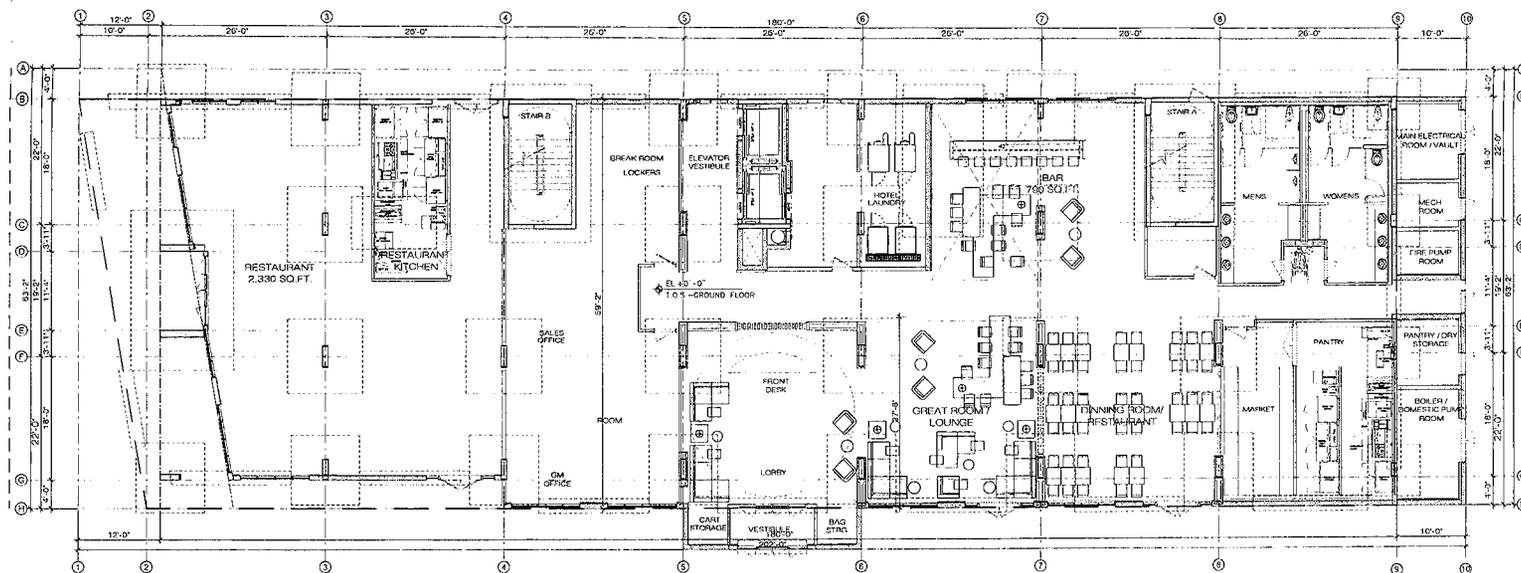
Plant List - Simple with Images

Image	ID	Qty.	Latin Name	Common Name
	Ae	38	<i>Amyris elaeagnifolia</i>	Common leechwood
	Ag	422	<i>Anachlis glabrata</i>	Perennial peanut
	Bs	5	<i>Bursera simaruba</i>	Gumbo Limbo
	Cr	117	<i>Clusia rosea</i>	Anticlimax Tree
	Dt	143	<i>Dinella leucantha</i> "Yellow Strip/Gold Strip Clim. Lib."	
	Li	24	<i>Lagerstroemia grandiflora</i>	Crape Myrtle
	Mc	257	<i>Multiberberis cuneata</i>	Pink Mulberry
	Mg	60	<i>Magnolia grandiflora</i>	Southern Magnolia
	Qv	24	<i>Quercus virginiana</i>	Southern Live Oak

1 Landscape Plan Scale: 1" = 20 ft

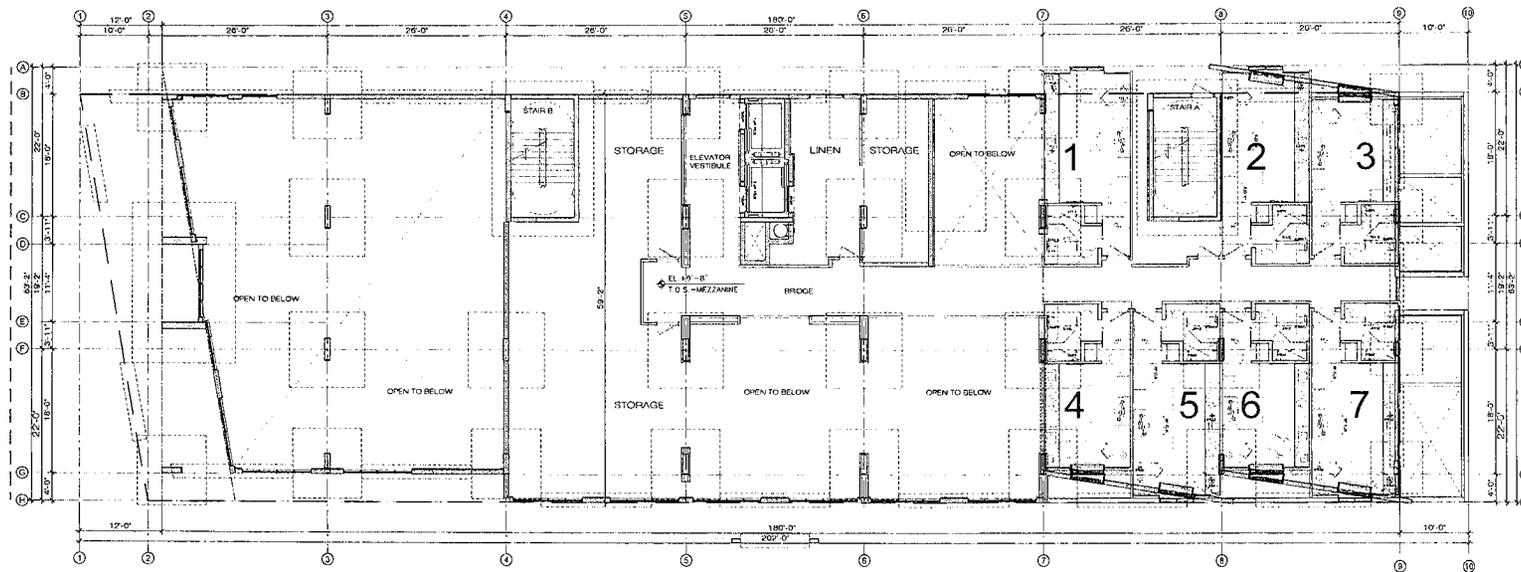


3/2/2016 5:43:22 PM



1 GROUND FLOOR PLAN

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



2 GROUND FLOOR PLAN - MEZZANINE

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

PLANNING AND ZONING SUBMITTAL (01010324)



EOF designs

1801 NW 13th Ave, Suite 100
Miami, FL 33135

PH: 305.371.1421
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13401 SW 12th Street, Suite 100
Miami, FL 33186

WYNDHAM GARDEN HOTEL
4809 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



DRAWN BY: EOF

SHEET TITLE: GROUND & 2ND FLOOR PLAN

MODIS ARCHITECTS

4800 SW 12th Ave, Suite 100
Miami, FL 33135

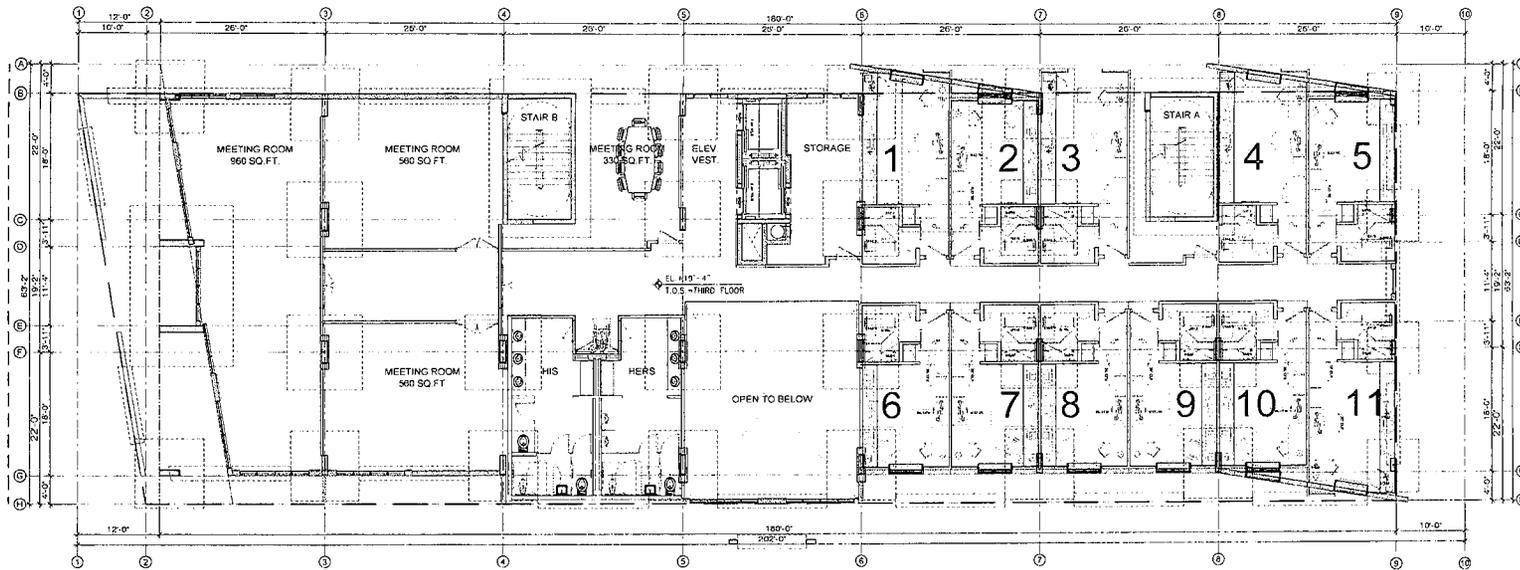
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[Signature]
ARCH. LICENSE
FK-0299

A-100

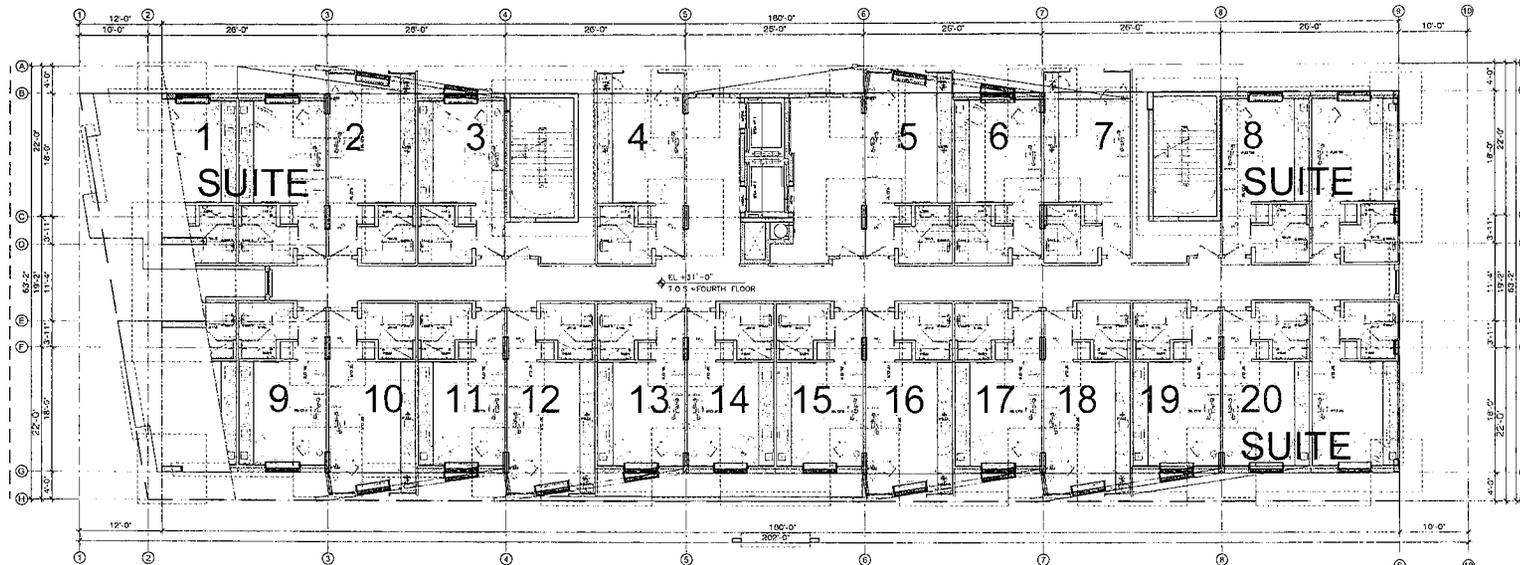
2016

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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)



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ARCHITECTS

PHOTO: REPTILES
BY: REPTILES
BY: REPTILES

DELANT construction

GENERAL CONTRACTOR

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



DRAWN BY:
E.O.F.

SHEET TITLE
TYPICAL
3RD - 6TH

MODIS ARCHITECTS
1975 SW 24TH AVE. SUITE 400
MIAMI, FLORIDA 33135

PHOTO: JONAS REPT
DATE
07-08-2015

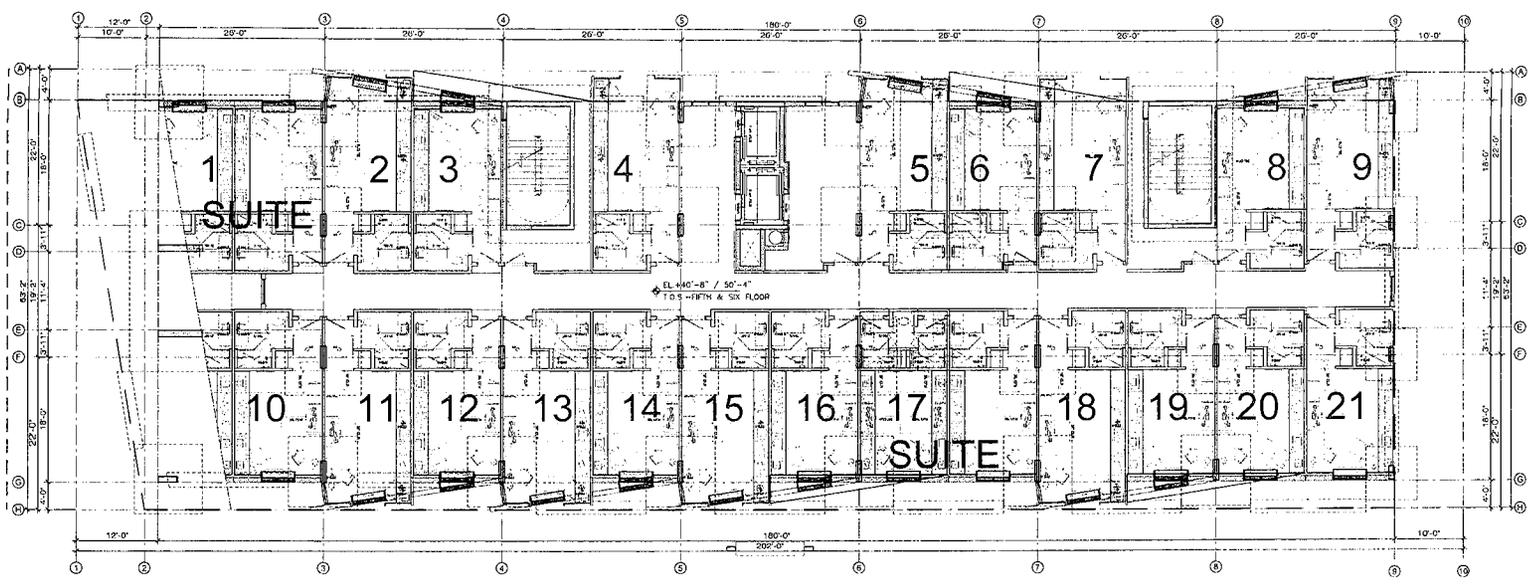
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SEAL
ARCHITECT
AR 8350

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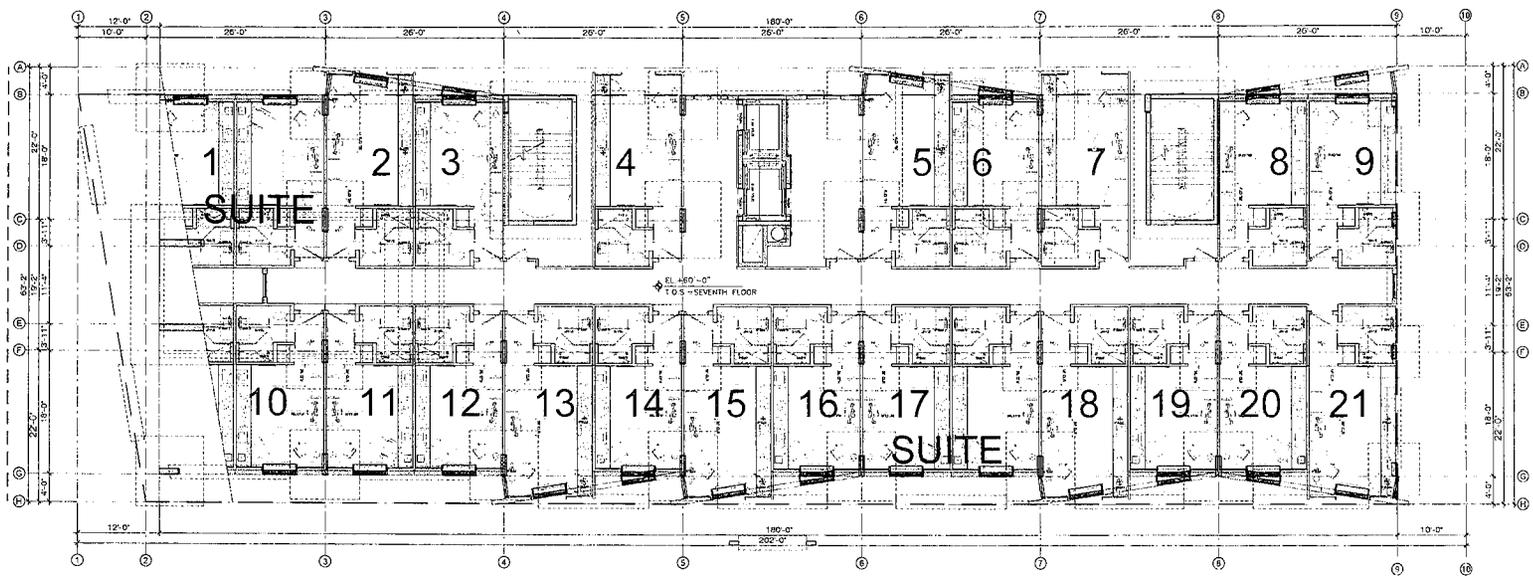
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1 | TYPICAL B - 5TH FLOOR

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



2 | TYPICAL C - 6TH AND 7TH

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

EOG designs
 PLANNING AND ZONING SUBMITTAL (DATE: 02.24)

DELANT construction
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA 33166

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



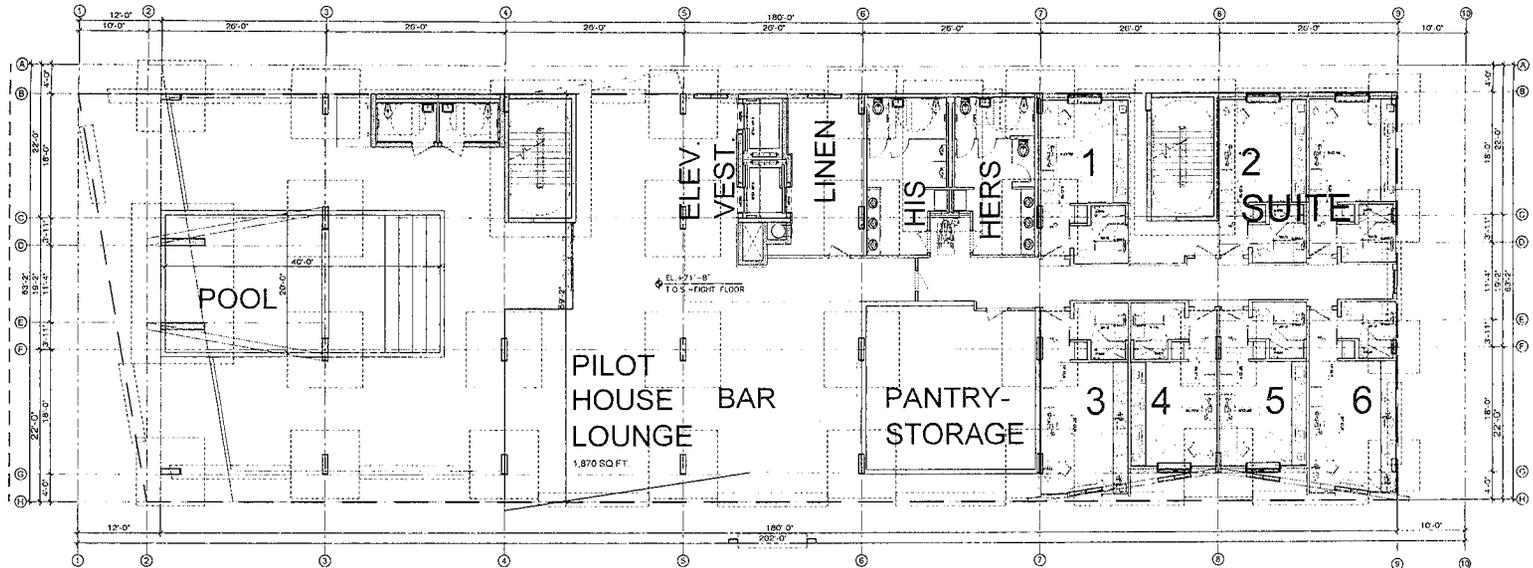
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 E.O.F.
 SHEET TITLE
 TYPICAL
 JOB # 614

MODIS ARCHITECTS
 1000 SW 10TH AVE, 11TH
 FLOOR, MIAMI, FL 33135
 DATE
 07-08-2015

SEAL
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 #00379

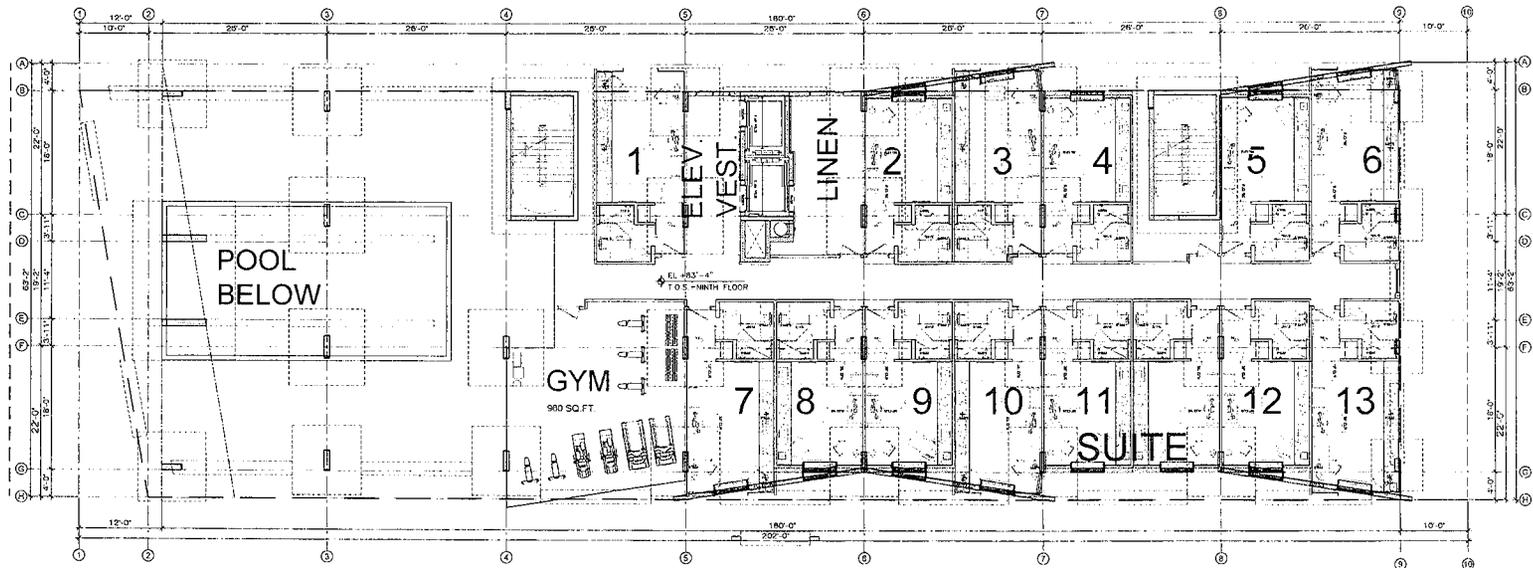
A-102

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

SCALE : 1/8" = 1'-0" 1/2"



2 | 9TH FLOOR PLAN (GYM)

SCALE : 1/8" = 1'-0" 1/2"

PLANNING AND ZONING SUBMITTAL (2016-02-24)



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1000 BROADWAY, SUITE 1000
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WWW.EOFDESIGNS.COM

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4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



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SHEET TITLE
TYPICAL
8TH - 9TH

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ARCHITECTS
1100 BROADWAY, SUITE 1000
MIAMI, FLORIDA 33139
PH: 305.375.1423
WWW.MODISARCHITECTS.COM

DATE
08-20-2015

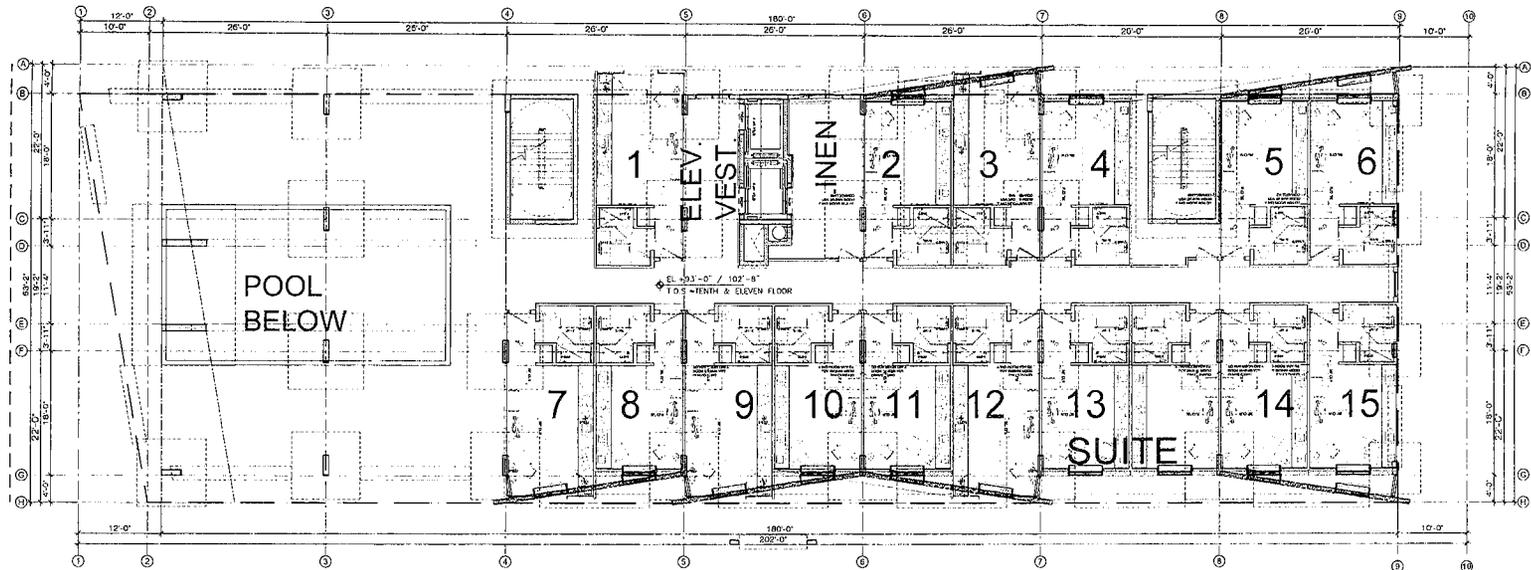
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2016

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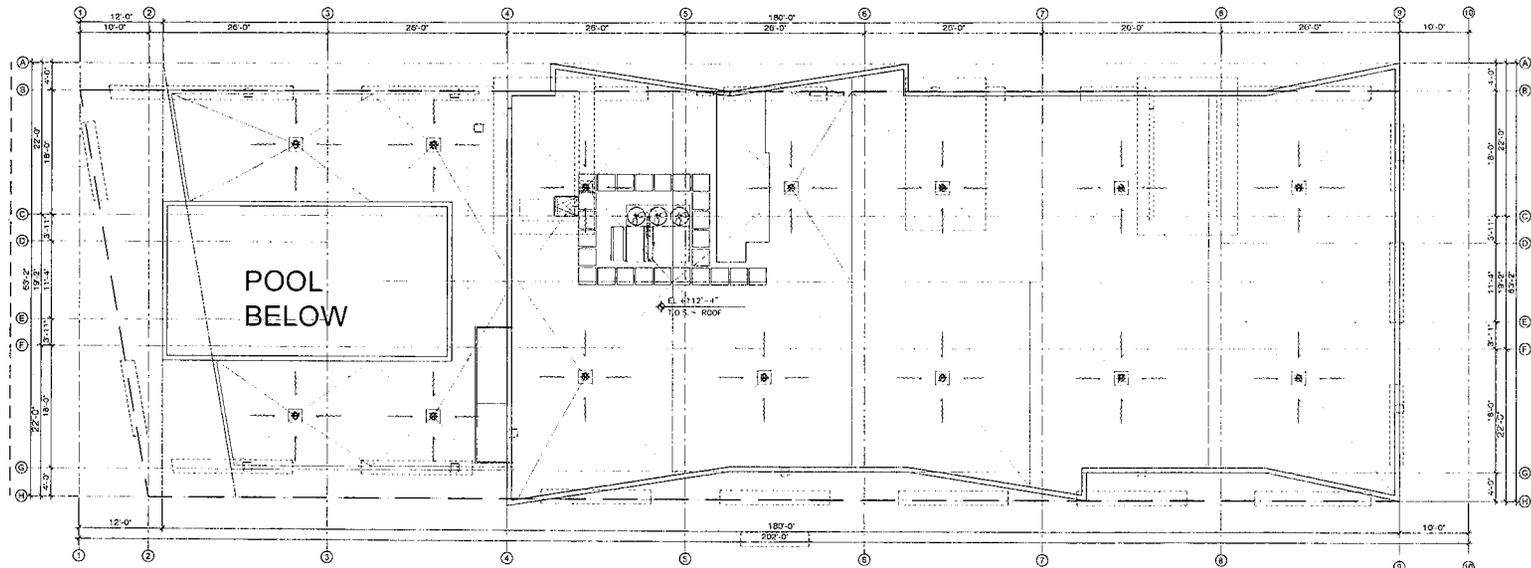
A-103

3/2/2016 5:47:46 PM



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

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



2 | ROOF FLOOR PLAN

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


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 ARCHITECTURAL PLANNING
 PLANNING AND ZONING SUBMITTAL (2016.02.24)

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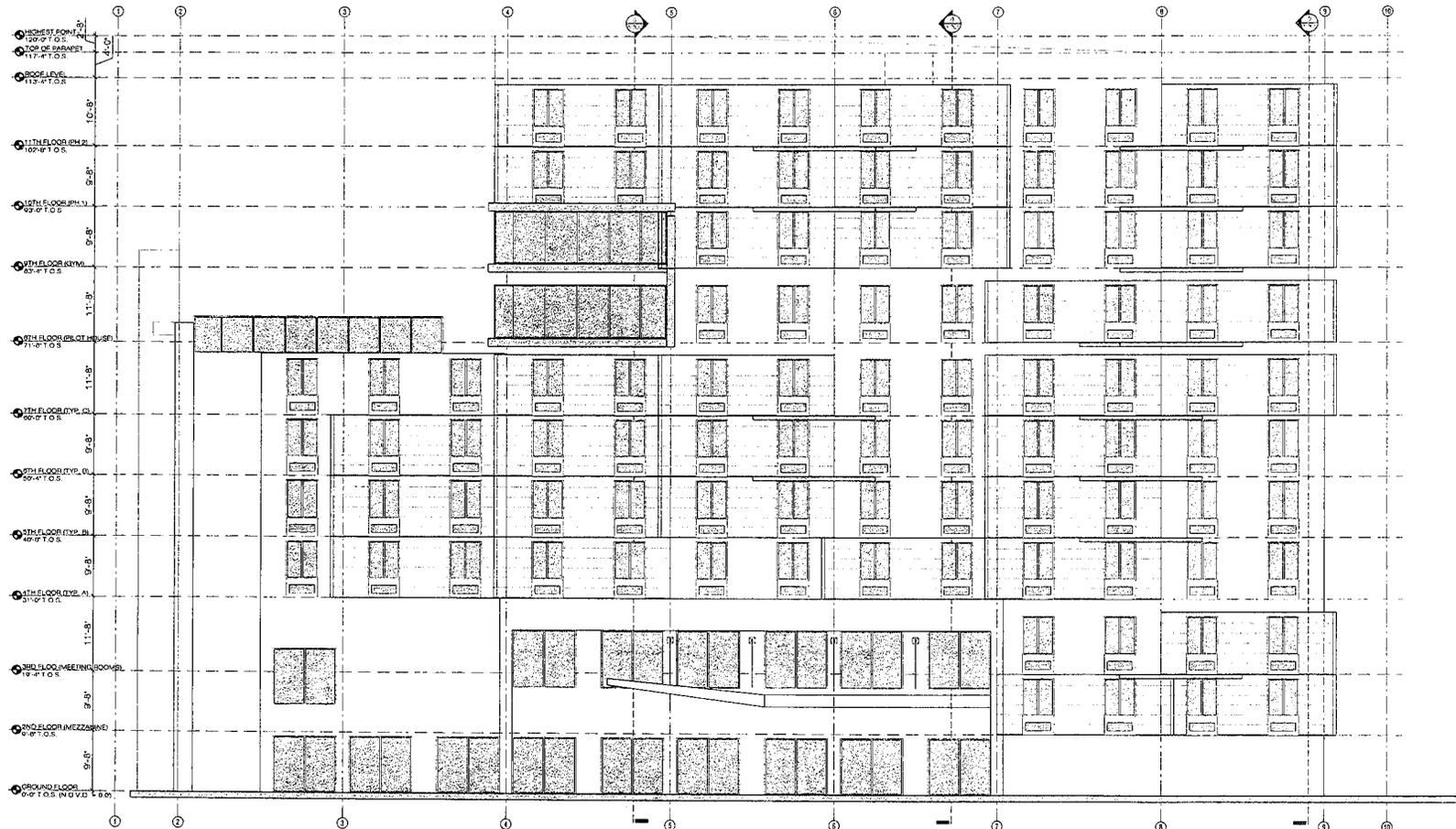
WYNDHAM GARDEN HOTEL
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN


DRAWN BY: E.O.F.
 SHEET TITLE: PH (A 10) AND ROOF
 MODIS ARCHITECTS
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA
 DATE: 03-02-2016
 2016
 ARCH LICENSE: 283292

A-104

3/2/2016 5:48:52 PM



1 WEST ELEVATION (LA VILLA DRIVE)

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

PLANNING AND ZONING SUBMITTAL 03/16/2016



WYNDHAM GARDEN HOTEL
 4908 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA



DRAWN BY: EOF
 SHEET TITLE: ELEVATIONS
 MODIS ARCHITECTS
 2000 SW 15th Ave, Suite 100
 Fort Lauderdale, FL 33304
 DATE: 07-08-2015
 SEAL: [Signature]
 ARCH. LICENSE # 92250

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2016

3/2/2016 5:48:33 PM



1 EAST ELEVATION (ALLEY-MC DONALDS)

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

PLANNING AND ZONING SUBMITTAL (2016-02-24)



1. THESE PLANS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF MODIS ARCHITECTS IS STRICTLY PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



THOMAS DELANT
 PROJECT MANAGER
 thomas@delant.com

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



DRAWN BY: E.O.
 SHEET TITLE: ELEVATIONS

MODIS ARCHITECTS
 1000 SW 24TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135

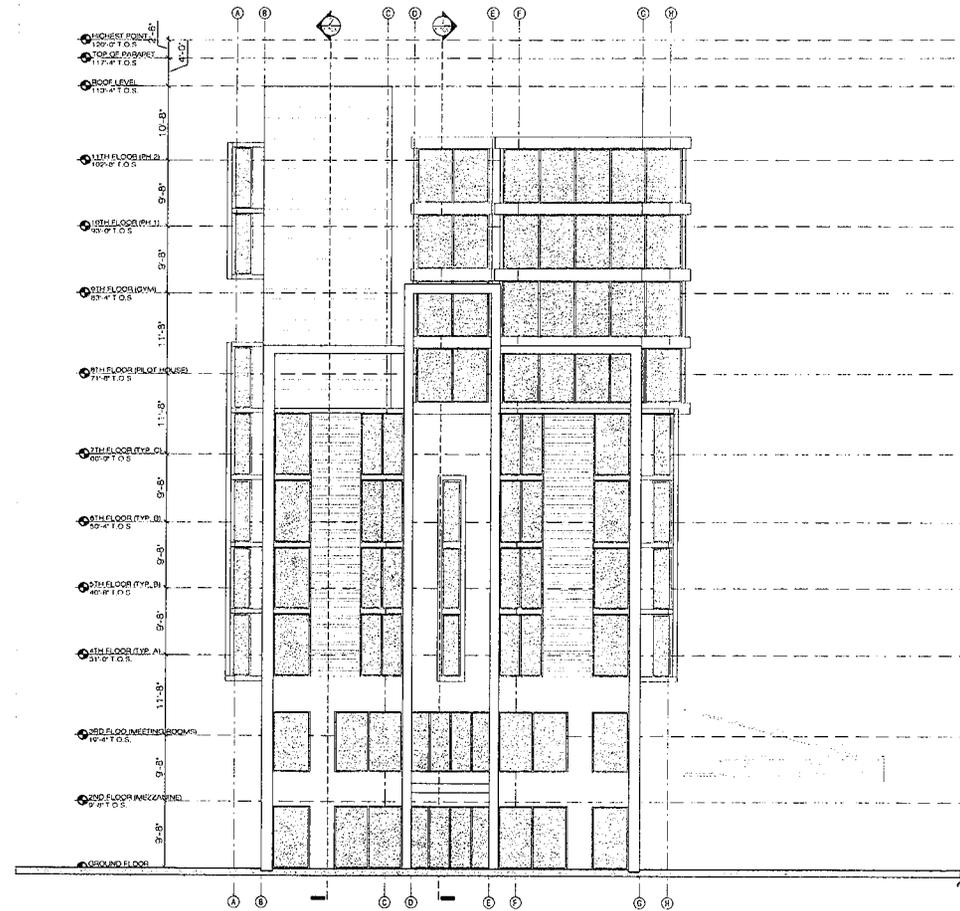
DATE: 02-08-2015

(Handwritten signature)
 PROJECT MANAGER

A-201

2016

3/2/2016 5:49:24 PM



1 | SOUTH ELEVATION (36TH STREET)

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

PLANNING AND ZONING SUBMITTAL (2016-02-24)



FOR THE CLIENT'S INFORMATION, THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND DOES NOT CONFLICT WITH THE CHARACTER OF THE AREA. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND DOES NOT CONFLICT WITH THE CHARACTER OF THE AREA.



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



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BOF

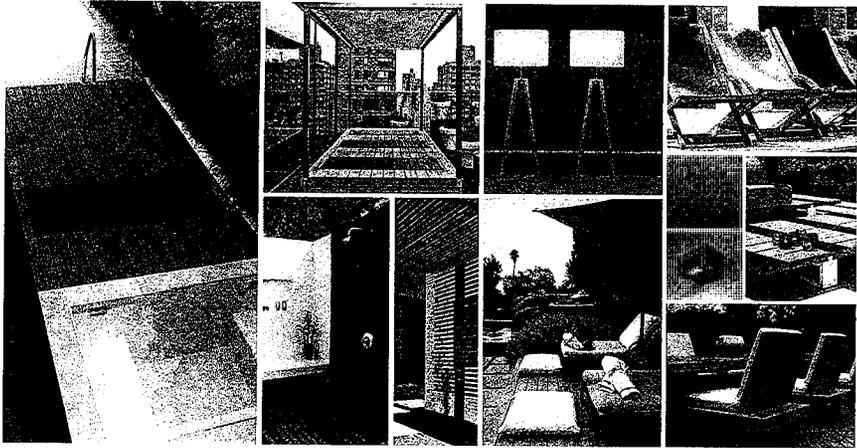
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MIAMI, FLORIDA 33135
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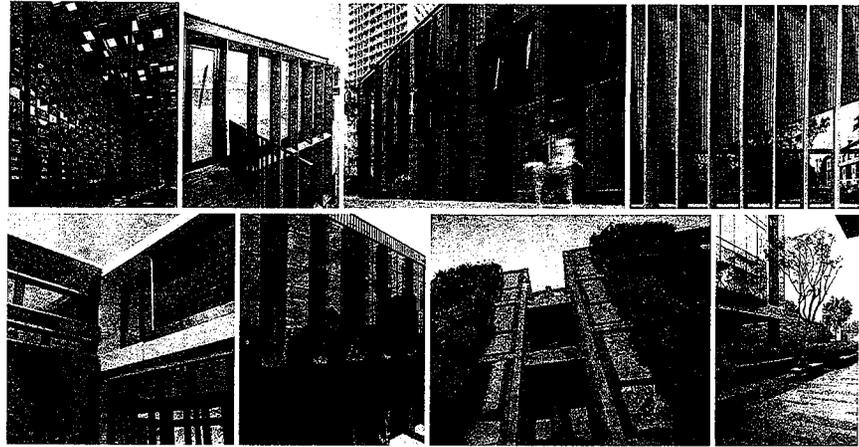
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A-202

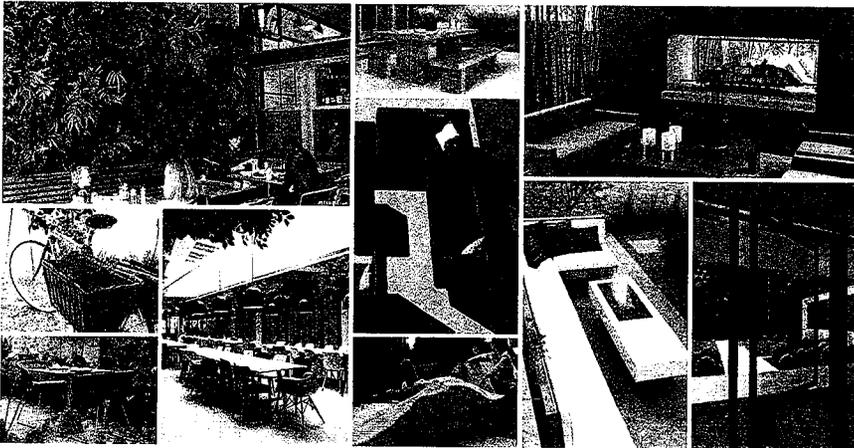
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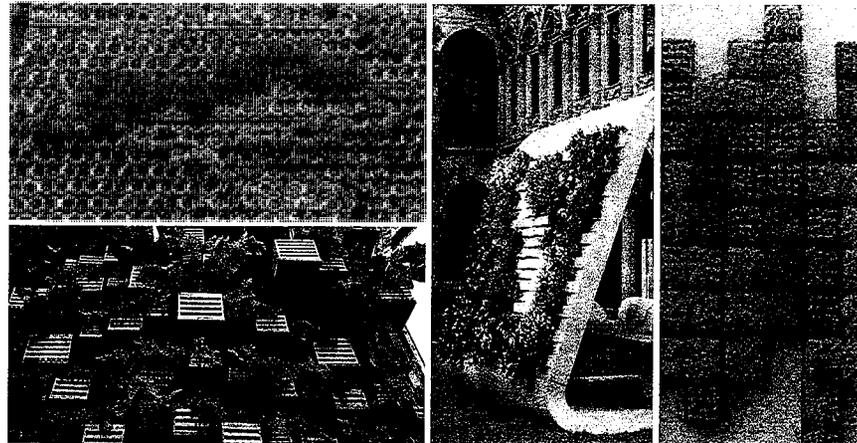
OUTDOOR SPACES - rejuvenating and relaxing



EXTERIORS - aspirational wood frames and green elements



OUTDOOR SPACES - lounging and socializing



OUTDOOR GREEN ART - larger space defining elements



EOF designs

1000 NW 11th Street
Miami, FL 33136

Working with you to create an environment that is both functional and beautiful. We provide a wide range of services including interior design, landscape architecture, and construction management. Our goal is to create a space that is both functional and beautiful.

DELANT construction

1000 NW 11th Street, Miami, FL 33136
Phone: 305.375.1111

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

WYNDHAM
GARDEN



DRAWN BY:
F.O.F.

SHEET TITLE:
LANDSCAPE
AND
FINISHES

MODIS ARCHITECTS

1000 NW 11th Street
Miami, FL 33136

PROJECT: WYNDHAM GARDEN

DATE: 08/2015

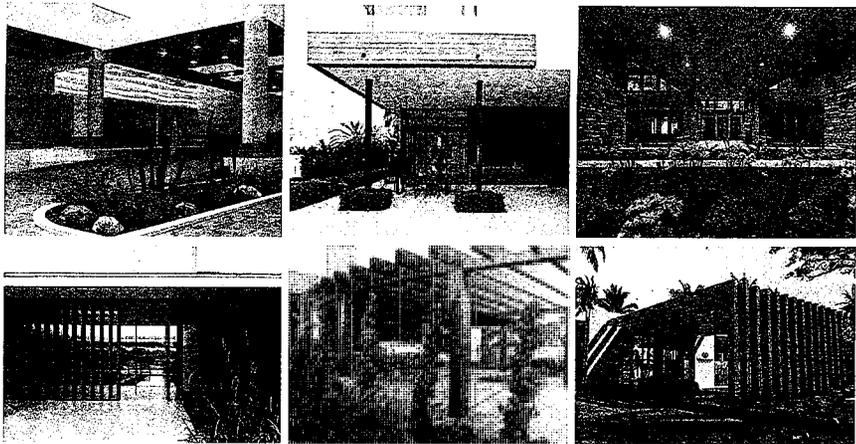
SCALE: 1/8" = 1'-0"

ARCHITECT: F.O.F.

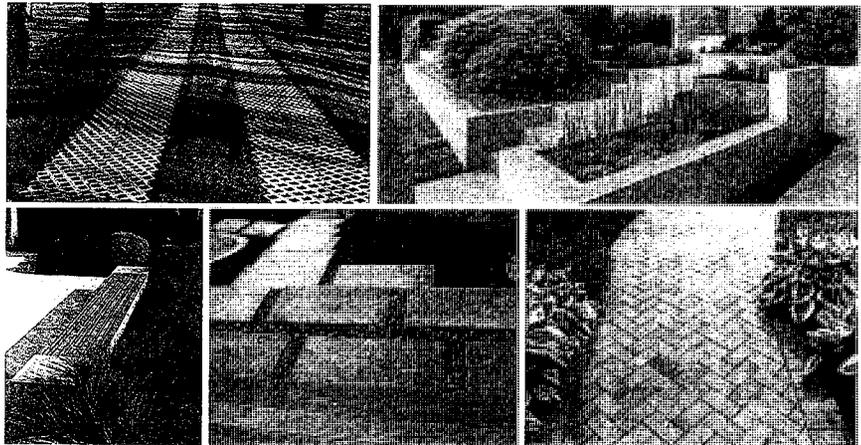
ARCH. LICENSE
#10359

2015

A-250



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



ARRIVAL - pavers and planters, patterns and textures



EOF designs
DESIGN & CONSTRUCTION
MIAMI, FLORIDA

PHONE: 781-235-1514
WWW.EOFDESIGNS.COM

EOF designs is a professional architectural and interior design firm. We provide a full range of services from conceptual design to construction administration. Our team of experienced professionals is dedicated to providing our clients with the highest quality design and construction services. We are committed to creating a sustainable and functional environment for our clients.

DECLANT construction
12800 NW 22ND AVENUE, SUITE 100
MIAMI, FLORIDA 33187
PHONE: 781-235-1514

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



DRAWN BY:
E.O.P.
SHEET TITLE:
MATERIALS
AND
FINISHES

MODIS ARCHITECTS
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA 33187

DATE:
07-08-2015

[Handwritten signature]
ARCHITECT
FLORIDA LICENSE
#12345

2016

A-251



DELANT construction
 12800 W. GARDEN HWY. #3, 33166
 MIAMI, FL 33157

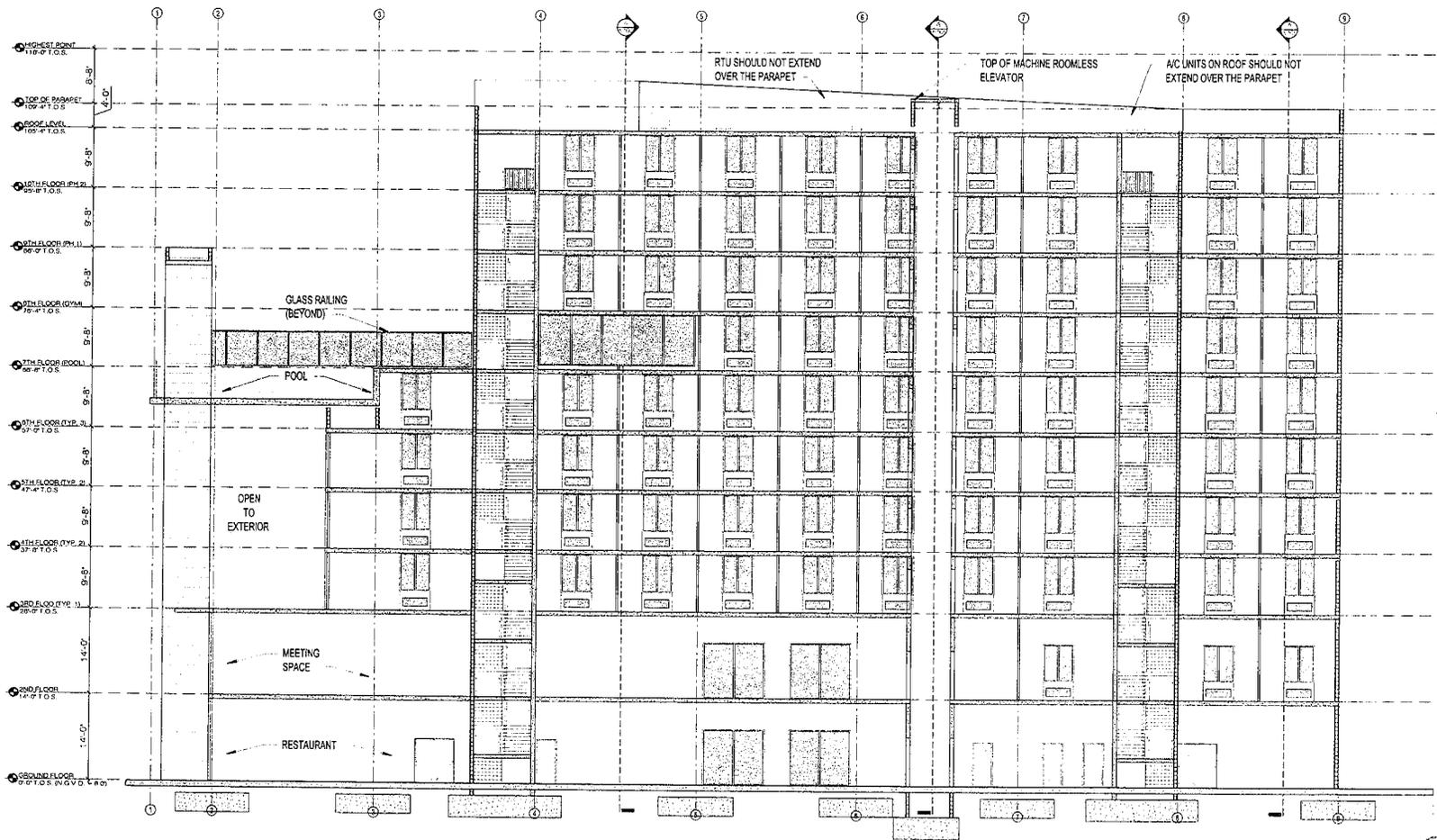
WYNDHAM GARDEN HOTEL
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA



DRAWN BY
EOE
 SHEET TITLE
 ELEVATIONS

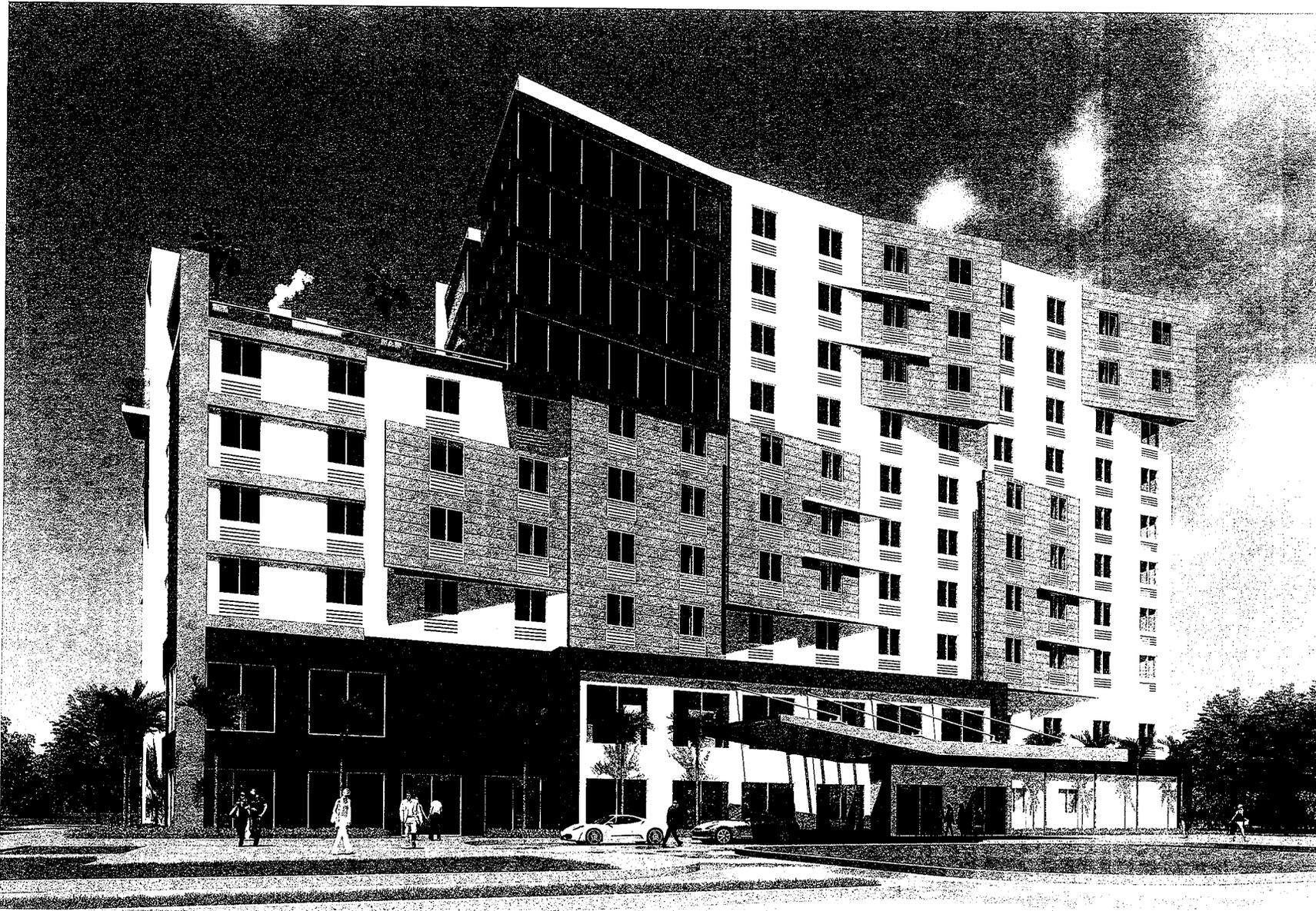
MODIS ARCHITECTS
 1000 W. UNIVERSITY BLVD
 SUITE 100
 TAMPA, FL 33606
 (813) 288-1111
 DATE
 08-2016
 MAR 2016
 ARCH. LICENSE
 #48809

A-300



1 WEST ELEVATION (LA VILLA DRIVE)

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



EOF designs
 ARCHITECTURAL ARCHITECTS
 10000 SW 15th Ave, Suite 100
 Miami, FL 33185

PROJECT NO: 1501-001
 DATE: 01/20/16
 DRAWN BY: E.O.F.
 CHECKED BY: E.O.F.
 SCALE: N/A



DELANT construction
 12000 SW 15th Ave, Suite 100
 Miami, FL 33185

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



DRAWN BY:
 E.O.F.
 SHEET TITLE:
 RENDERINGS

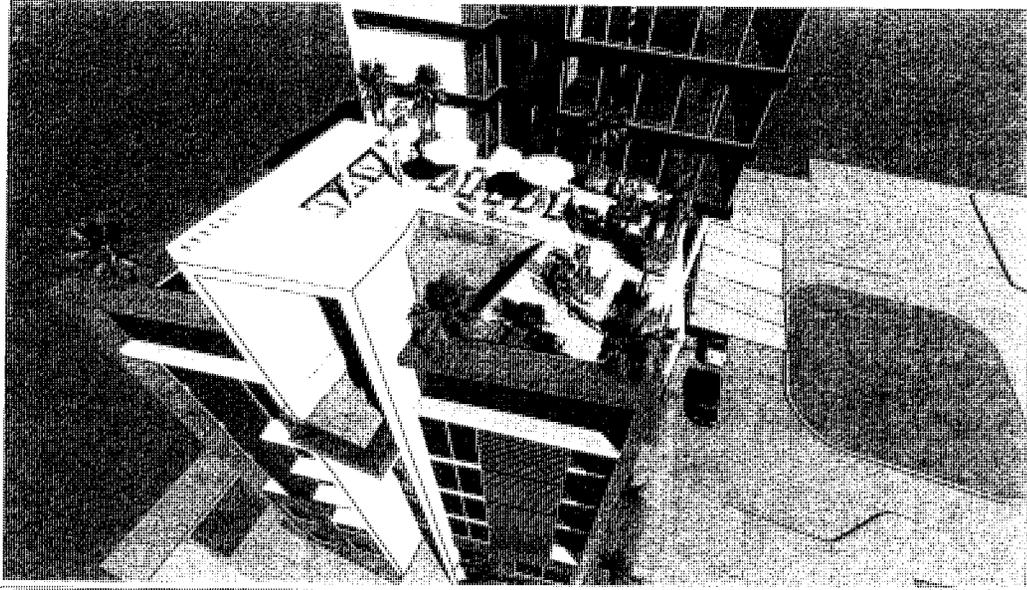
MODIS ARCHITECTS
 4909 NW 36TH STREET
 MIAMI SPRINGS, FLORIDA 33166
 DATE: 01/20/16
 SCALE: N/A
 ARCH. LICENSE: 00000000

A-400

1 RENDERING FROM LA VILLA DRIVE

SCALE: N/A

2016



1 | POOL RENDERING - AERIAL



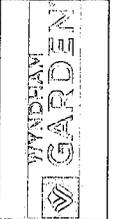
2 | POOL RENDERING - PILOT HOUSE



EOF designs
 EXTERIOR ORNAMENTAL FINISHES
 1000 N.W. 11th Ave
 Miami, FL 33136

DELANT construction
 1000 N.W. 11th Ave
 Miami, FL 33136

WYNDHAM GARDEN HOTEL
 36TH STREET & LA VILLA DRIVE
 MIAMI SPRINGS, FLORIDA



DRAWN BY:
 P.O.P.
 SHEET TITLE:
 RENDERINGS

MODIS ARCHITECTS
 1000 N.W. 11th Ave
 Miami, FL 33136
 DATE: 08/2015
 SCALE: 1/8" = 1'-0"
 ARCH. LICENCE
 015020

A-401

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



City of Miami Springs, Florida

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

1. CALL TO ORDER AND ROLL CALL

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

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

Absent: Bob Calvert

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

2) APPROVAL OF MINUTES OF REGULAR MEETING:

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

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

3) SWEARING IN OFF ALL WITNESS AND ZONING AND PLANNING DIRECTOR

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

4) NEW BUSINESS

- A) CASE # 02-ZP-16
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW 36
LOT SIZE: 151,059 SQ. FT.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant is seeking site plan approval to construct a hotel.

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

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

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

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

5) ADJOURN

There was no further business to discuss and meeting was duly adjourned at 8:13 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

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

Manny Perez-Vichot, Chair

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

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



AGENDA MEMORANDUM

Meeting Date: 5/23/2016

To: The Honorable Mayor Xavier Garcia and Members of the City Council

Via: Ron Gorland, City Manager *Rog*

From: Chris Heid, Planner

Subject: Rights-of-Way Vacation

Discussion/Analysis: The applicant proposes the abandonment of portions of City-owned rights-of-way

Fiscal Impact (If applicable): Increase in taxes paid as these properties become privately owned and taxable. Potential increase in taxes paid to the City as a larger development parcel should yield a larger project.

Recommendation: It is recommended that the rights-of-way be vacated subject to the eight conditions listed below:

1. Any utilities currently located within the abandoned street and vacated alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
2. A six foot high CBS wall shall be constructed along the north property line.
3. A Covenant-Lieu-of Unity of Title shall be executed in substantially similar form as that as submitted as part of the record. The Covenant-Lieu-of Unity of Title shall be recorded by the applicant with the Miami-Dade County Clerk's Office.
4. Approval for the vacations must be obtained from Miami-Dade County and the Florida Department of Transportation, and Miami Dade Fire Department, as applicable.
5. An Opinion of Title must be submitted for the review and approval of the City.
6. A cross-access, cross-parking agreement shall be submitted for all common areas of the unified site plan, in a form and manner to be approved by the City.
7. A property owner's association shall be created among all owners that is responsible for upkeep and maintenance of all common areas in a form and manner to be approved by the City.
8. Applicant must agree to a unified development that utilizes the full development site in a manner consistent with the site plan entitled "Miami Springs Development-Overall Site Plan" and

“Miami Springs Development-Overall Site Plan-Roof View”, prepared by EOF Designs and dated March 31, 2016. Any substantial deviation from the site plan must be approved by the City Council at a public hearing. Minor deviations from the site plan may be addressed administratively. What constitutes substantial and minor deviations is at the sole discretion of the City.

Submission Date and Time: 5/19/2016 9:34 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Planning</u>	Dept. Head: _____	Dept./ Desc.: _____
Prepared by: <u>Chris Heid</u>	Procurement: _____	Account No.: _____
Attachments: <u>Yes</u>	Asst. City Mgr.: _____	Additional Funding: _____
	City Manager: _____	Amount previously approved: \$ _____
	Attorney: _____	Current request: \$ _____
		Total vendor amount: \$ _____

CCCovermemo4949nw36stROW

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Mayor & Council

FROM: Christopher Heid, City Planner

DATE: May 23, 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 square feet 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 recordation of a unity of title or covenant in lieu of 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.

HISTORY: This request received a favorable recommendation from the Zoning & Planning Board on April 4, 2016 by a vote of 3-2.

RECOMMENDATION: It is recommended that the request for street abandonment and alley vacation be approved, subject to the following conditions:

1. Any utilities currently located within the abandoned street and vacated alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
2. A six foot high CBS wall shall be constructed along the north property line.
3. A Covenant-Lieu-of Unity of Title shall be executed in substantially similar form as that as submitted as part of the record. The Covenant-Lieu-of Unity of Title shall be recorded by the applicant with the Miami-Dade County Clerk's Office.

4. Approval for the vacations must be obtained from Miami-Dade County and the Florida Department of Transportation, and Miami Dade Fire Department, as applicable.
5. An Opinion of Title must be submitted for the review and approval of the City.
6. A cross-access, cross-parking agreement shall be submitted for all common areas of the unified site plan, in a form and manner to be approved by the City.
7. A property owner's association shall be created among all owners that is responsible for upkeep and maintenance of all common areas in a form and manner to be approved by the City.
8. Applicant must agree to a unified development that utilizes the full development site in a manner consistent with the site plan entitled "Miami Springs Development-Overall Site Plan" and "Miami Springs Development Overall Site Plan- Roof View, prepared by EOF Designs and dated March 31, 2016. Any substantial deviation from the site plan must be approved by the City Council at a public hearing. Minor deviations from the site plan may be addressed administratively. What constitutes substantial and minor deviations is at the sole discretion of the City.



**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, 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]
Signature of Owner

Signature of Co-Owner

Salvatore Natoli
Authorized Representative, Sucre, LLC

Printed Name of Co-Owner

Printed Name of Owner
786-614-8406
Daytime Phone Number

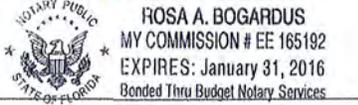
Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 13th day of July, 2015.

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

[Signature]
Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida



Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: 01-31-2016
Personally known to me: _____
Produced Identification: FL D.R.L.I.C
N346-760-60-292-0

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_____.

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

Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

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

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

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 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:

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 STREET, 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.



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.

MIADOCS 11236676 2

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.

March 7, 2016

Page 3

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.

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 STREET, 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.

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

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 seek 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;

- (vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
 - (vii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private roads and access roads; and
 - (viii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.
5. The provisions of this instrument shall become effective upon their recordation in the public records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the City Planning Director, acting for and on behalf of the City, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.
 6. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property, with joinders by all mortgagees, if any, provided same is also approved at a public hearing by the City Council.
 7. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
 8. Invalidation of any of these covenants by judgment of court shall not affect any of the other provisions, which shall remain in full force and effect.
 9. This Declaration shall be recorded in the public records of Miami-Dade County at the Owner's expense.
 10. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

[SIGNATURE PAGE FOLLOWS]

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

EXHIBIT A

The Property

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 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)

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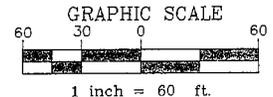
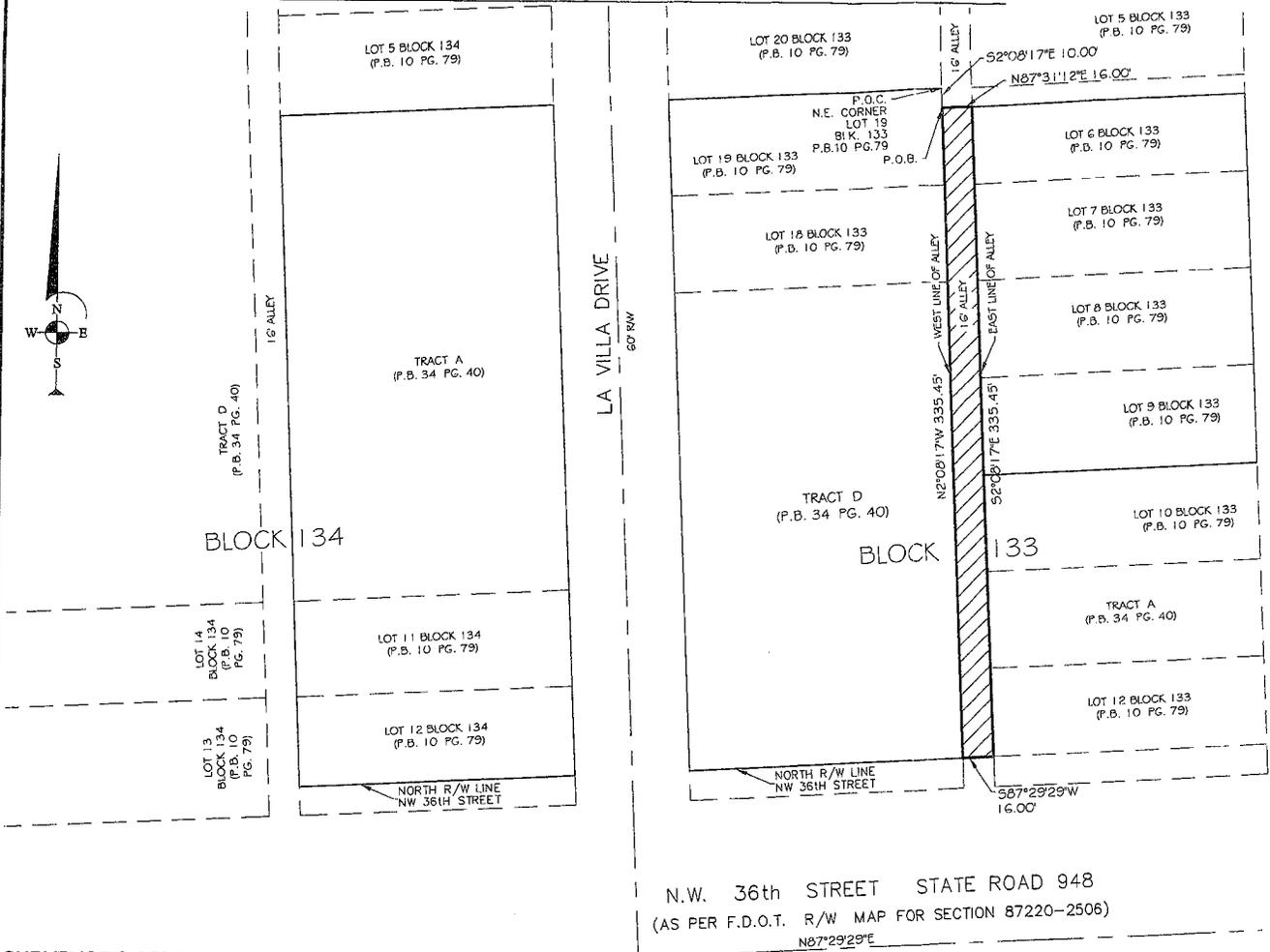
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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 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

N.W. 36th STREET STATE ROAD 948
 (AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2506)
 N87°29'29"E

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

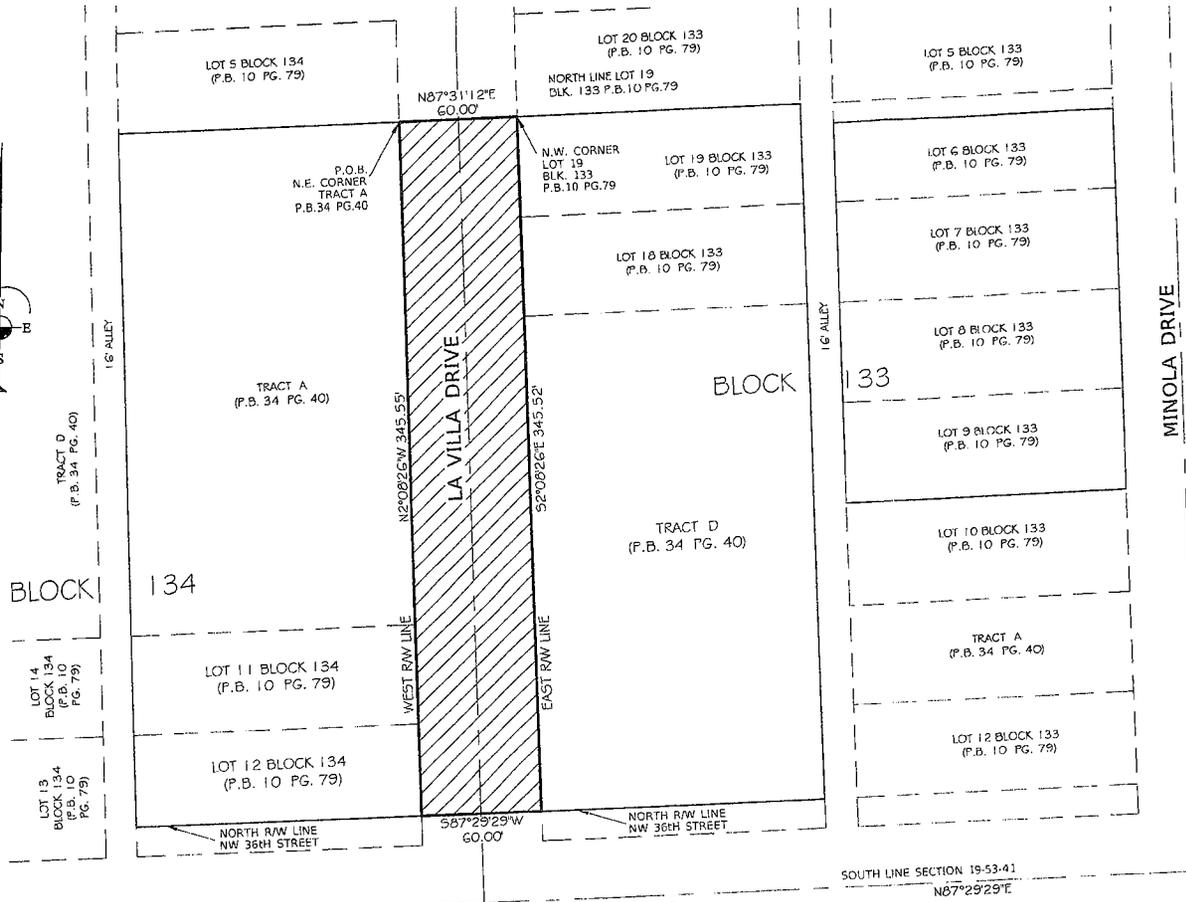
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT A SURVEY

MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS SURVEYORS MAPPERS 1790 NW 47th Street Miami, FL 33155 Phone (305)221-6216 P.O. BOX 896978 Miami, FL 33288 Fax (305)221-1205 www.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 14.696

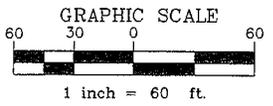
Z:\Misc Job 2014\14-05-40 14-696 VAG\Draw and City closure\14-05-40 14-696 city closure UPDATED 02-24-15.dwg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



N.W. 36th STREET STATE ROAD 948
 (AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2506)

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

LEGAL DESCRIPTION:

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°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°09'26"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.

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
- P.G. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- BLK BLOCK

NOT A SURVEY

MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS SURVEYORS MAPPERS 13980 SW 47th Street, Miami, FL 33155 Phone (305) 671-6110 P.O. BOX 492570 Miami, FL 33248 Fax (305) 671-1995 www.mgv.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"=50'		14-05-40 14-052

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

Z:\MGRJOB\2014\14-05-40 14-698\ACAD\Block and Alley closure\14-05-40 14-698 closure UPDATE 09-23-15.dwg



City of Miami Springs, Florida

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

1. CALL TO ORDER AND ROLL CALL

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

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

Absent: Bob Calvert

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

2) APPROVAL OF MINUTES OF REGULAR MEETING:

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

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

3) SWEARING IN OFF ALL WITNESS AND ZONING AND PLANNING DIRECTOR

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

4) NEW BUSINESS

- A) CASE # 02-ZP-16
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW 36
LOT SIZE: 151,059 SQ. FT.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant is seeking site plan approval to construct a hotel.

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

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

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

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

5) ADJOURN

There was no further business to discuss and meeting was duly adjourned at 8:13 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

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

Manny Perez-Vichot, Chair

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

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