



# ZONING & PLANNING

**MONDAY, FEBRUARY 2, 2015**

**6:15 P.M.**

**CITY HALL**

**COUNCIL CHAMBERS**





**CITY OF MIAMI SPRINGS, FLORIDA**

**ZONING AND PLANNING BOARD**

**Chairman Manuel Pérez-Vichot  
Board member Bill Tallman**

**Vice Chairman Ernie Aloma  
Board member Robert Calvert**

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**AGENDA  
Regular Meeting  
Monday, February 2, 2015  
6:15 p.m.  
City Hall - Council Chambers  
201 Westward Drive - Miami Springs**

- 1. CALL TO ORDER AND ROLL CALL
- 2. APPROVAL OF MINUTES
  - A) June 3, 2013
- 3. NEW BUSINESS
  - A) Case # 1-ZP-15  
AQ Group, LLC  
5051 NW 36 Street  
Zoning: NW36, Northwest 36 Street District  
Lot Size: 101,920 SF

Applicant is requesting the abandonment of a City-owned right-of-way (alley) 4,333 square feet in size, in order to construct a new hotel on an existing surface parking lot.

4. ADJOURNMENT

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

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# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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

## MEMORANDUM

**TO:** Zoning & Planning Board  
**FROM:** Christopher Heid, City Planner  
**DATE:** February 2, 2015  
**SUBJECT:** Application for Alley Vacation  
**CASE #** 1-ZP-15

**APPLICANT:** AQ Group, LLC

**ADDRESS:** 5051 NW 36 Street

**REQUEST:** The applicant is requesting the vacation of a City-owned right-of-way (alley) 4,333 square feet in size, in order to construct a new hotel on an existing surface parking lot.

**THE PROPERTY:** The property is rectangular in shape, with 300 feet of frontage on NW 36 Street, and a depth of 346 square feet. The parcel runs the full width of the block between De Leon Drive and De Soto Drive. A 16 foot wide City owned right-of-way (alley) runs through the property in the northwest quadrant of the parcel which is the subject of this vacation.

**BACKGROUND:** On November 3, 2014, the Board of Adjustment approved the applicants request for site plan approval and variances in order to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot.

**ANALYSIS:** The alley is unused, and has been fenced off at the north end for many years. It is now used as a driveway through the existing surface parking lot. The abandonment will create a unified parcel from what is now two, separate and distinct parcels, enhancing the property's development potential.

**RECOMMENDATION:** It is recommended that the request for right-of-way vacation be approved, subject to the following condition.

1. Any utilities located within the alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
2. A Unity-of Title shall be executed combining all of the subject property , both public and private, into a single parcel. The City shall be a party to the Unity-of-Title, and the manner and format of the document shall be at the sole discretion of the City, and shall be recorded by the applicant with the Miami-Dade County Clerk's Office.

**SOUTHEAST DESIGN ASSOCIATES, INC.**

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ARCHITECTURE  
License AA 000 2237

Florida

627 Eldron Drive, Suite 101, Miami Springs, FL 33166  
Phone: (305) 871-1648  
[www.sedainc.com](http://www.sedainc.com)  
Fax: (305) 871-1734

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December 22, 2014

City of Miami Springs  
Att: Chris Heid  
Miami Springs Planner  
201 Westward Drive  
Miami Springs, FL 33166

RE: Domingo Ansereo Hotel Addition  
5055 NW 36 Street  
Miami Springs, FL 33166

Dear Mr. Heid:

We respectfully request that the Alley located behind the Ramada Hotel and running thru our property's Parking Area at 5055 NW 36 Street be vacated.

The referenced Alley presently only has an FPL Service Pole which will be relocated at our cost. Vacating the Alley will in effect assure that the entire property remain as one large parcel, with a Unity of Title.

Attached for your reference is a Survey of the property and also the legal description for the segment of the Alley inside our property. Please schedule our request to the Planning Board at your earliest convenience.

Regards,

*Domingo Ansereo*

*Domingo Ansereo*  
*Personally Known*  
*12-22-2014*



KARLA M. BELLO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF098309  
Expires 3/15/2018

*Karla M. Bello*  
Karla M. Bello



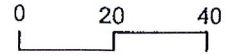
SKETCH OF LEGAL DESCRIPTION  
FOR A PORTION OF 16 FOOT ALLEY VACATION

A PORTION OF LAND IN THE S.E.  $\frac{1}{4}$ , SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.

Scale 1" = 40'

For: AQ GROUP, LLC

Address: 5001 - 5055 N.W. 36th Street, Miami Springs, FL 33166  
641 De Leon Drive, Miami Springs, FL 33166  
640 - 648 De Soto Drive, Miami Springs, FL 33166



SCALE IN FEET

A portion of land in the S.E.  $\frac{1}{4}$ , Section 19, Township 53 South, Range 41 East  
City of Miami Springs, Miami-Dade County, Florida, more particularly described as:

Begin at the Northwest corner of the South 120.00 feet of Tract "A", Block 135, 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; thence southerly along the West line of said Tract "A" for 120.00 feet to the southwest corner of said Tract "A", also being a point on the North line of Tract 3, Block 135, AIRWAYS TRACT SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 78, Page 98, of the Public Records of Miami-Dade County, Florida; thence westerly along the north line of said Tract 3 a distance of 10.43 feet to a point on a curve concave to the northwest, said curve having a radius of 51 feet and a central angle of 82°35'58"; thence southerly and southwesterly along the arc of said curve 46.79 feet to a Point of Tangency said point being on the North line of Tract 1, Block 135, AIRWAYS TRACT, according to the Plat thereof, as recorded in Plat Book 56, Page 56, of the Public Records of Miami-Dade County, Florida; thence westerly along the North line of said Tract 1, 107.27 feet to the northwest corner of said Tract 1, also being a point on the east right of way line of De Leon Drive; thence northerly along said East right of way 16.00 feet to the southwest corner of Tract 4, Block 135, AIRWAYS TRACT SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 78, Page 98, of the Public Records of Miami-Dade County, Florida; thence easterly along the south line of said Tract 4 107.16 feet to a Point of Curvature of a curve concave to the northwest, said curve having a radius of 35.00 feet and a central angle of 89°41'45"; thence North and northeasterly along the arc of said curve 54.79 feet to a point of tangency on the East line of said Tract 4; thence northerly along said East line and the East line of Lot 19 and the North 25.00 feet of Lot 18, Block 135, 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; 89.18 feet; thence Easterly perpendicular to said East lines 16.00 feet to the Point of Beginning, containing 4,333 sq.ft. more or less.

SHEET 1 OF 2

07-11664

Not valid unless  
it bears the  
signature and the  
original raised  
seal of Florida  
licensed Surveyor  
and Mapper.

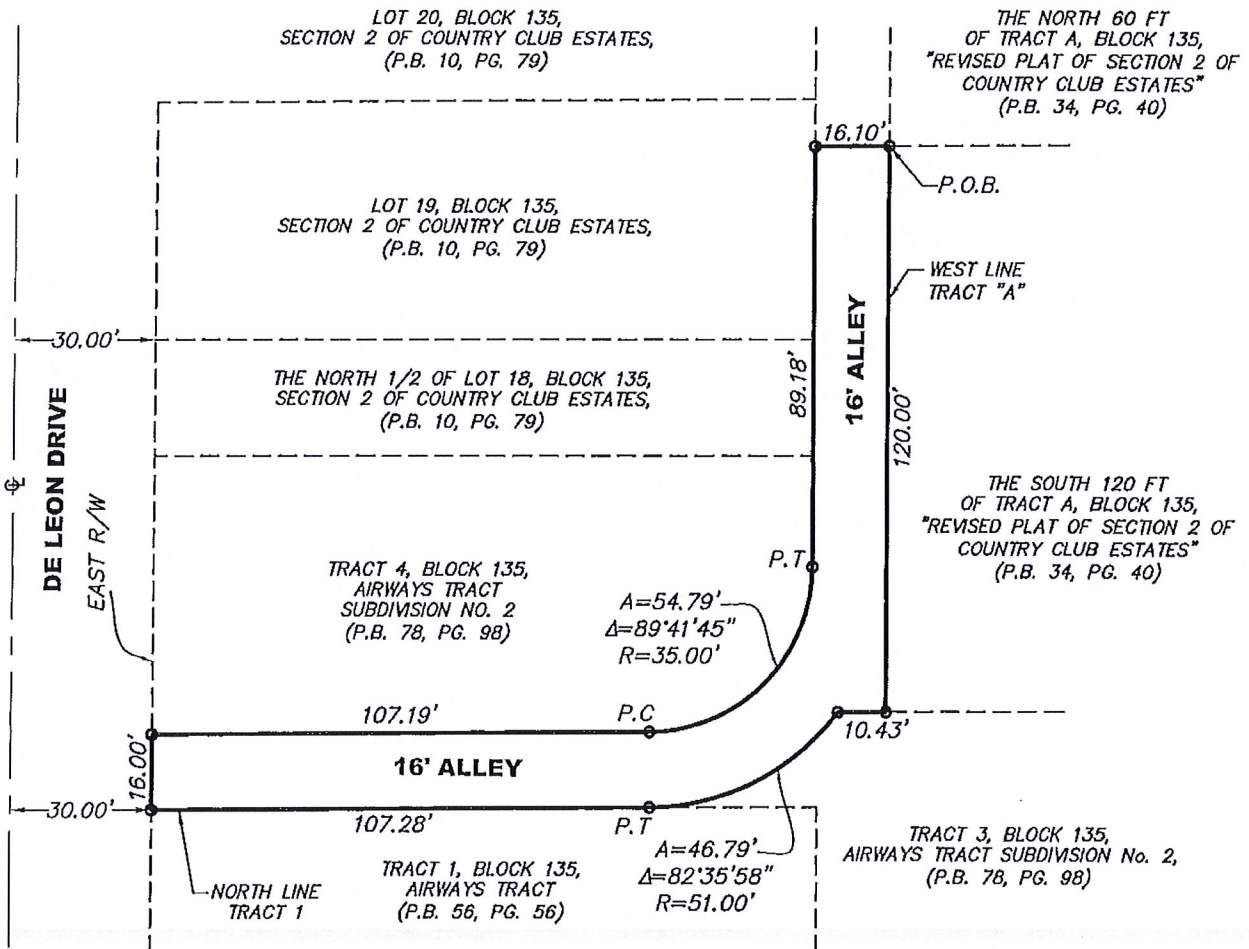
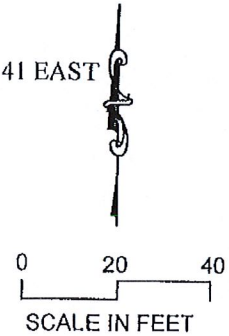
Alvarez, Aiguesvives and Associates, Inc.  
L.B. No. 6867  
Surveyors, Mappers and Land Planners  
5701 S.W. 107th Avenue # 204, Miami, FL 33173  
Phone 305-220-2424 Fax 305-552-8181

**SKETCH OF LEGAL DESCRIPTION  
FOR A PORTION OF 16 FOOT ALLEY VACATION**

A PORTION OF LAND IN THE S.E. 1/4, SECTION 19, TOWNSHIP SOUTH, RANGE 41 EAST  
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.

Scale 1" = 40'

For: AQ GROUP, LLC  
Address: 5001 - 5055 N.W. 36th Street, Miami Springs, FL 33166  
641 De Leon Drive, Miami Springs, FL 33166  
640 - 648 De Soto Drive, Miami Springs, FL 33166



Date: 12 / 01 / 2014  
This Sketch is not a Boundary Survey.  
Not valid without the signature and the original raised seal  
of a Florida licensed surveyor and mapper.

PREPARED BY:

RENE AIGUESVIVES  
PROFESSIONAL SURVEYOR AND  
MAPPER No. 4327. State of Florida.

**ABBREVIATIONS:**  
P.O.C. = Denotes Point of Commencement  
P.O.B. = Denotes Point of Beginning  
P.O.T. = Denotes Point of Termination

SHEET 2 OF 2

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