



ZONING AND PLANNING

MONDAY, APRIL 4, 2016

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



CITY OF MIAMI SPRINGS, FLORIDA

ZONING AND PLANNING BOARD

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

Board member Bill Tallman
Board member Juan Molina
Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Monday, April 4, 2016
6:30 p.m.
City Hall - Council Chambers
201 Westward Drive – Miami Springs

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A) **January 4, 2016**
3. **SWEARING IN OF ALL WITNESSES AND ZONING AND PLANNING DIRECTOR**
4. **NEW BUSINESS**
 - A) **CASE # 02-ZP-16**
SUCRE, LLC
4949 N.W. 36 STREET
ZONING: NW36, NORTHWEST 36 STREET DISTRICT

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

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

Applicant is seeking site plan approval to construct a hotel.

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

Applicant is seeking site plan approval to construct a hotel

5. ADJOURNMENT

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)



City of Miami Springs, Florida

The regular meeting of the Miami Springs Zoning and Planning Board was held on Monday, January 4, 2016 in the Council Chambers at City Hall following the Board of Adjustment meeting.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:42 p.m.

Present were: Bill Tallman
Bob Calvert
Juan Molina
Alejandro Gonzalez

Absent: Chairman Manuel Pérez-Vichot
Vice Chair Ernie Aloma

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

In the absence of Chairman Perez-Vichot and Vice Chair Aloma, Board member Tallman, the longest serving board member that was present, served as Chairman.

2. APPROVAL OF MINUTES OF REGULAR MEETING:

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

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

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

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

4. NEW BUSINESS

- A) **CASE # 01-ZP-16
CHRIS DESAI, MIAMI AIRPORT LODGING, LLC
3449 N.W. 42 AVENUE
ZONING: ABRAHAM TRACT DISTRICT
LOT SIZE: 80,242 SQ. FT.**

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

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

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

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

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

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

Board member Tallman asked if there was any further discussion or any questions from the audience and there were neither.

Board member Molina moved to approve the site plan as long as it met the seven conditions requested in the Staff Report by the Zoning and Planning Director. Alternate Board Member Gonzalez seconded the motion, which passed 4-0 on roll call vote.

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

5. ADJOURN

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

Respectfully submitted:

Juan D. Garcia
Board Secretary

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

Manny Perez-Vichot, Chair

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

"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".

ZONING AND PLANNING CASE

NO. 02-ZP-16

SUCRE, LLC

4949 NW 36 STREET

(REQUEST FOR VACATION OF RIGHT-OF-WAY)

ZONING AND PLANNING BOARD

MEETING: 04-04-2016

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

SUBJECT: Application for street abandonment and alley vacation

CASE # 02-ZP-16

APPLICANT: Sucre, LLC

ADDRESS: 4949 NW 36 Street

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

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

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

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

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

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

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

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

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

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

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

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



**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 of Owner

Signature of Co-Owner

Salvatore Natoli
Authorized Representative, Sucre, LLC

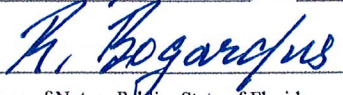
Printed Name of Co-Owner

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, 20 15.

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

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

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.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: _____

MIADOC'S 11240250 2

EXHIBIT "A"

LEGAL DESCRIPTION (ALLEY)

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

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

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



SANTIAGO D. ECHEMENDIA
PARTNER
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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.

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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.

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PREPARED BY AND RETURN TO:

Santiago Echemendia, Esq.
Shutts & Bowen LLP
200 S. Biscayne Boulevard
Suite 4100
Miami, Florida 33131

(Space reserved for Clerk)

**COVENANT RUNNING WITH THE LAND
IN LIEU OF UNITY OF TITLE**

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

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

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

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

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

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

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

1. The Owner of the Property hereby agrees and declares that (i) for the purpose of determining compliance with all aspects of the Zoning Code of the City, the Property shall be considered as one plot and parcel of land, and (ii) so long as this instrument shall remain in effect, any and all conveyances or transfers of all or any portion of the Property by the Owner, its grantees, successors and assigns, shall be subject to the terms and restrictions of this Declaration as if any such grantee, successor, or assign were a party hereto or a signatory hereof. The recordation of separate mortgages on each phase or parcel subsequent to the recordation of this instrument shall not be deemed as a breach of the covenants contained herein, nor shall the submission of the Property to condominium ownership or the sale of phases or individual units in the development to third party purchasers.
2. The Property will be developed in substantial conformity with the site plan entitled "La Villa Drive Development Hotel & Office – Overall Site Plan," prepared by EOF Designs and dated _____. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property and the Director of Planning and Zoning; provided that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to 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)

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.

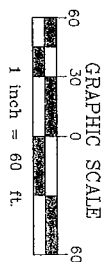
THE ABOVE DESCRIBED PARCEL CONTAINING 5,367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

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.



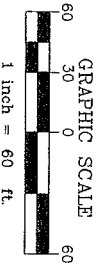
A PORTION OF THE 1.6 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40. BOTH OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCED AT THE NE CORNER OF LOT 133 OF THE ABOVE DESCRIBED PARCEL, THENCE S87°28'29.1"E ALONG THE WEST LINE OF THE HEREINAFTER DESCRIBED PARCEL, THENCE N67°31.12"E FOR 16.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S20°39'17"E FOR 53.65 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87'22'20-2506, SHEET 7 OF 11 SHEETS, THENCE S87°28'29.1"E ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 16.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY, THENCE N02°03'17"W ALONG THE WEST LINE OF SAID ALLEY, FOR 53.65 FEET TO A POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL, CONTAINING 5.367 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

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 MAPPER pursuant to SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 55-17 OF THE F.A.C.

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

MANUEL GIERA & ASSOCIATES, INC. 17900 SW 42nd Street, Suite 202 Miami, Florida 33195 Telephone (305) 271-1251 Telex 150000 GIERA Fax (305) 271-1252		MANUEL GIERA & ASSOCIATES, INC. 17900 SW 42nd Street, Suite 202 Miami, Florida 33195 Telephone (305) 271-1251 Telex 150000 GIERA Fax (305) 271-1252	
REVISIONS: DATE: 05-23-19 UPGRADE LEGAL DESCRIPTION 05-23-19 REVISED AS NOTED BY THE CLIENT AND THE CITY		REVISIONS: DATE: 05-23-19 UPGRADE LEGAL DESCRIPTION 05-23-19 REVISED AS NOTED BY THE CLIENT AND THE CITY	
DATE:	05-23-19	DATE:	05-23-19
DRAWN BY:	S.N.	DRAWN BY:	S.N.
SCALE:	1"=40'	SCALE:	1"=40'
F.S. P.		F.S. P.	
JOB No.	14-889-00	JOB No.	14-889-00
DATE:	05-23-19	DATE:	05-23-19
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

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

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.

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


SOUTH LINE SECTION 19.53.4.1
N87°29'29"E

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

SURVEYOR'S 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.

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 REVISED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 11 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 S02°08'26"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 945.62 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°09'29"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.

		MANUEL G. VERA & ASSOCIATES, INC.	
1100 S.W. 10th Avenue, Suite 1000 Fort Lauderdale, FL 33315 P.O. BOX 12228 Fort Lauderdale, FL 33322 TEL: (954) 572-1188 FAX: (954) 572-1189		ENGINEERS SURVEYORS MAPPERS	
DATE:		REVISIONS:	
09-23-15		UPDATE LEGAL DESCRIPTION	
SHEET TO ACCOMPANY LEGAL DESCRIPTION			
DATE:	DESIGNED BY	SCALE	F.B. PG.
01-08-15	S.N.	1"=50'	145/80
DATE:	SCALE	F.B. PG.	
01-08-15	1"=50'	145/80	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOT A SURVEY

ZONING AND PLANNING CASE

NO. 03-ZP-16

WYNDHAM GARDEN HOTEL

SUCRE, LLC

4949 NW 36 STREET

ZONING AND PLANNING BOARD

MEETING: 04-04-2016

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

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

CASE # 03-ZP-16

APPLICANT: Sucre, LLC

ADDRESS: 4949 NW 36 Street

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

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

The central parcel, separated by La Villa Drive from the western parcel, is identical 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.
- Sheet A-050, SITE PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet L-001, PLANTING PLAN, by Studio Roberto Rovira, dated, signed and sealed February 3, 2016.
- Sheet A-100, GROUND & 2ND FLOOR PLAN, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-101, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-102, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-103, TYPICAL 3RD-6TH, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-104, PH (9 &10) AND ROOF, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-200, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-201, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-202, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-250, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-251, MATERIALS AND FINISHES, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-300, ELEVATIONS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-400, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.
- Sheet A-401, RENDERINGS, by EOF Designs, dated, signed and sealed March 1, 2016.

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

2. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
3. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
4. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
5. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
6. The on-going maintenance of La Villa Drive, from the north property line south to NW 36 Street shall be the responsibility of the applicant, and/or successors.



**ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA**

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

OFFICIAL USE ONLY

Case No. : _____ -ZP- _____ Date: _____ Fees Paid/ Receipt No. : _____
Date hearing is advertised: _____ Date set for Public Hearing: _____
The owner and/or his/her agent has _____ has not _____ submitted a petition regarding the
subject within the last six months.

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

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

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

The subject property is located at NW 36th & 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 & 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



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

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: _____

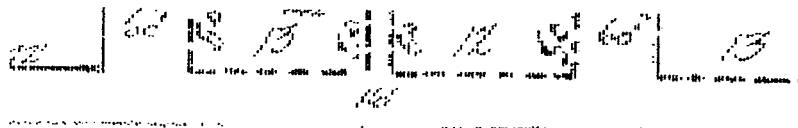
The contents of this Petition are Sworn
to and subscribed before me this _____
day of _____, 20_____.

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

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

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

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
 11907 NE 10 AVE, MIAMI, FL 33161

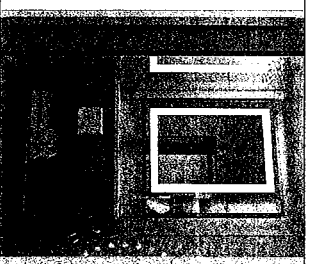
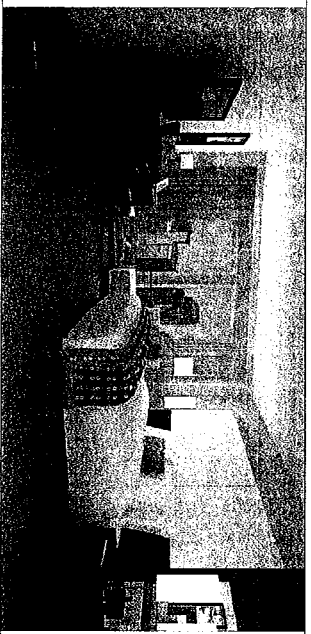
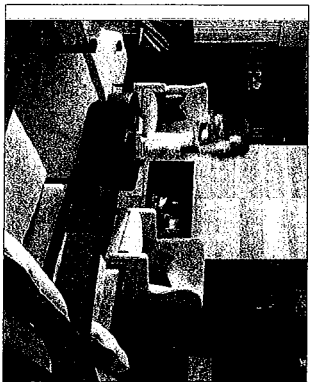
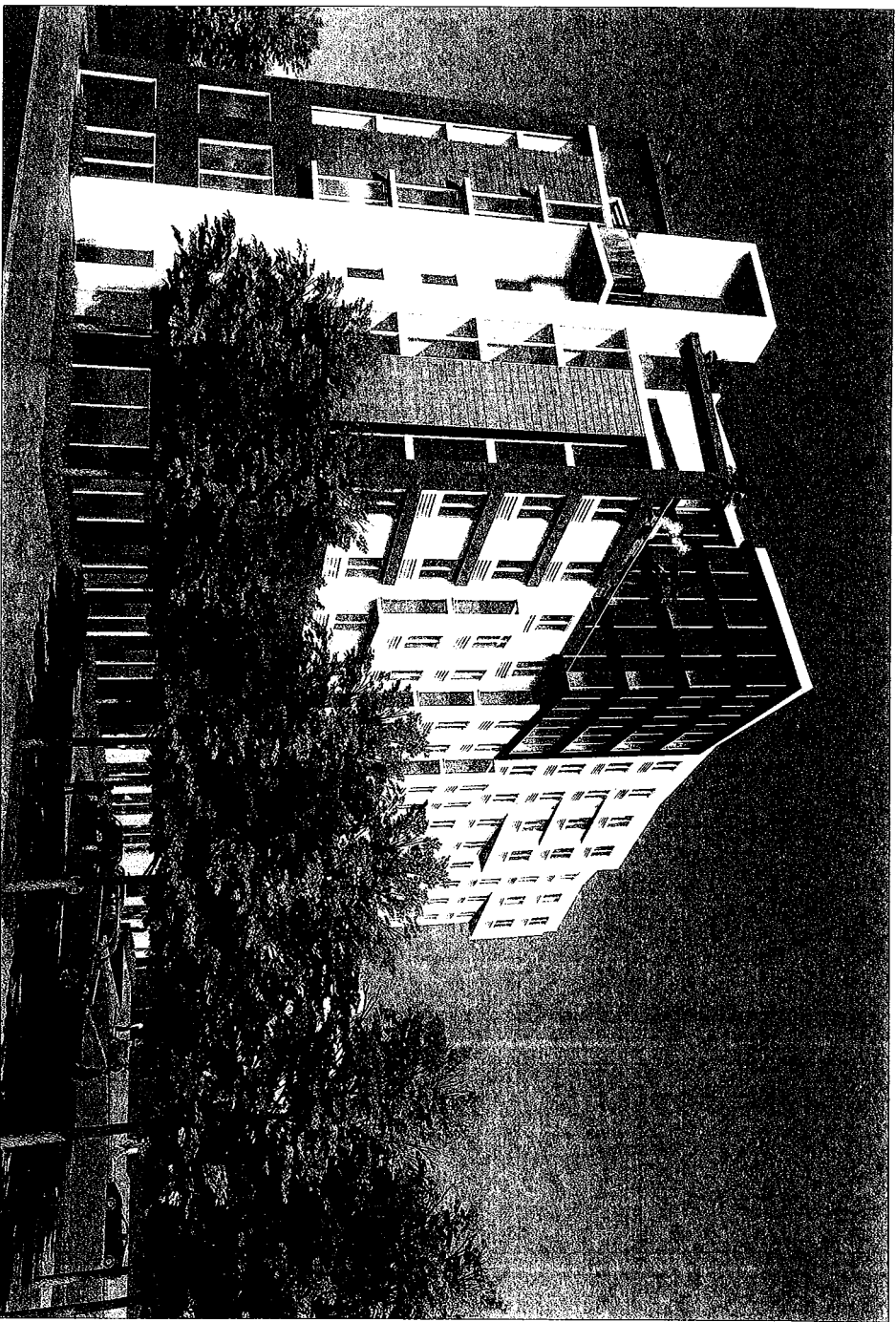
ARCHITECT:
 MODIS ARCHITECTS
 4955 SW 75TH AVENUE, MIAMI, FL 33155

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. DIKE HIGHWAY, SUITE 890, MIAMI, FL 33156

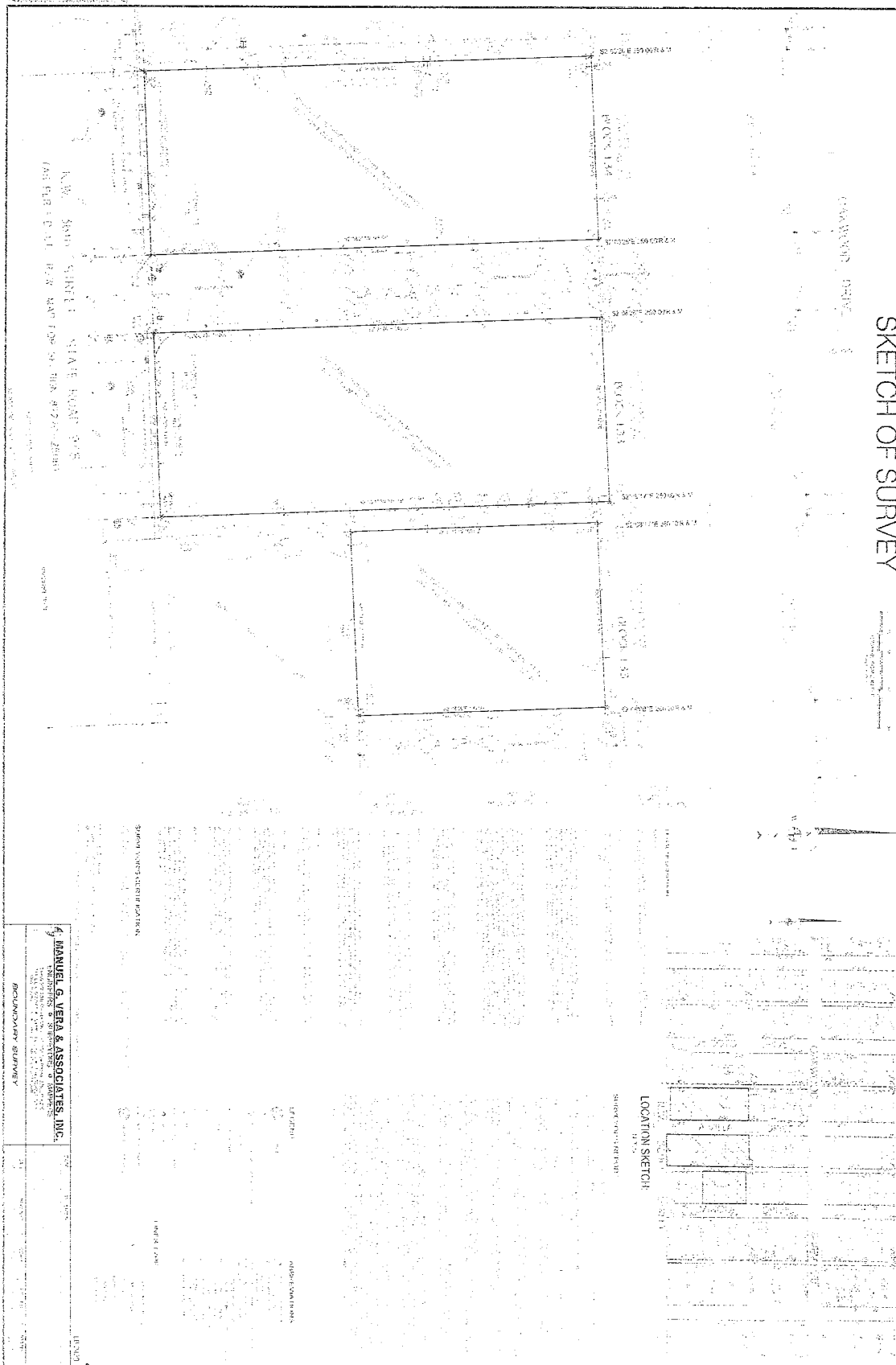
MEP ENGINEER:
 RPJ INC.
 4977 SW 74TH COURT, MIAMI, FL 33155



PLANNING AND ZONING SUBMITTAL (2016-02-15)

<p>A-000</p>	<p>WYNDHAM GARDEN</p> <p>4909 NW 36TH STREET MIAMI SPRINGS, FLORIDA</p>	<p>WYNDHAM GARDEN</p>	<p>WYNDHAM GARDEN HOTEL</p> <p>4909 NW 36TH STREET MIAMI SPRINGS, FLORIDA</p>	<p>DELANT CONSTRUCTION</p>	<p>EOF designs</p>
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2016



PLANNING AND ZONING SUBMITTAL (2016-02-15)

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

DELANI
construction
2201 W. 10th St., Room 101
Tulsa, OK 74103
(918) 436-4773

EO designs
 6750 VOA PLAZA STE 100
 FARMACIA, CALIF 92630



WYNDHAM
GARDEN

MODIS ARCHITECTS
ARCHITECTS

DATE: 02.08.201

A-004

ARCH. MED.
AR 03259

2015

ARTICLE XV = LARGE SCALE COMMERCIAL DEVELOPMENT DISTRICT

SEC 150-164 - NORTHWEST 36TH STREET DISTRICT

(A) PURPOSE: THE PURPOSE OF THE NW 36TH STREET DISTRICT IS TO PROVIDE FOR THE DEVELOPMENT OF LARGE SCALE COMMERCIAL OPERATIONS THAT ENHANCE THE DISTRICT PROVIDE ARCHITECTURAL AND DESIGN STANDARDS THAT ENHANCE THE DISTRICT DESIGN STANDARDS AND ENHANCE OVERALL COMMERCIAL REVITALIZATION.

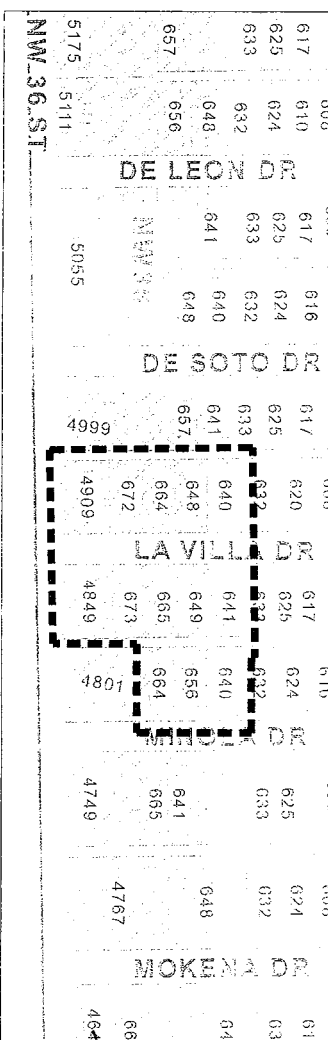
(B) PERMITTED USES: HOTELS

TOTAL PROPERTY AREA 2.87 ACRES = 125,000 SQ. FT.
HOTEL AREA PROJECT 1.36 ACRES = 59,146 SQ. FT. (53% OF ENTIRE PROPERTY)

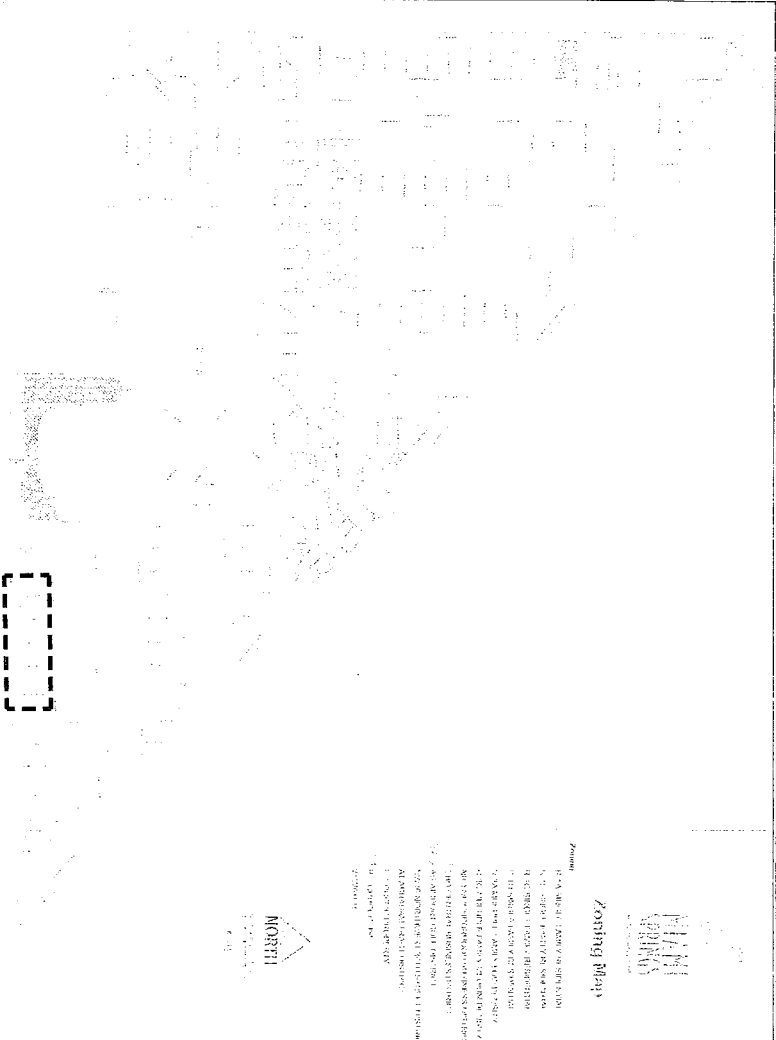


3 SITE PICTURES - STREET VIEW

1 ZONING MAP - LOCATION OF NW 36TH STREET DISTRICT



2 ZONING MAP ENLARGEMENT - PROPERTIES INVOLVED



WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

DELANT CONSULTING

PLANNING AND ZONING SUBMITTAL (2016-02-15)

EGF designs

EGF designs

WYNDHAM GARDEN

WYNDHAM GARDEN

DELANT CONSULTING

DELANT CONSULTING

EGF designs

EGF designs

WYNDHAM GARDEN

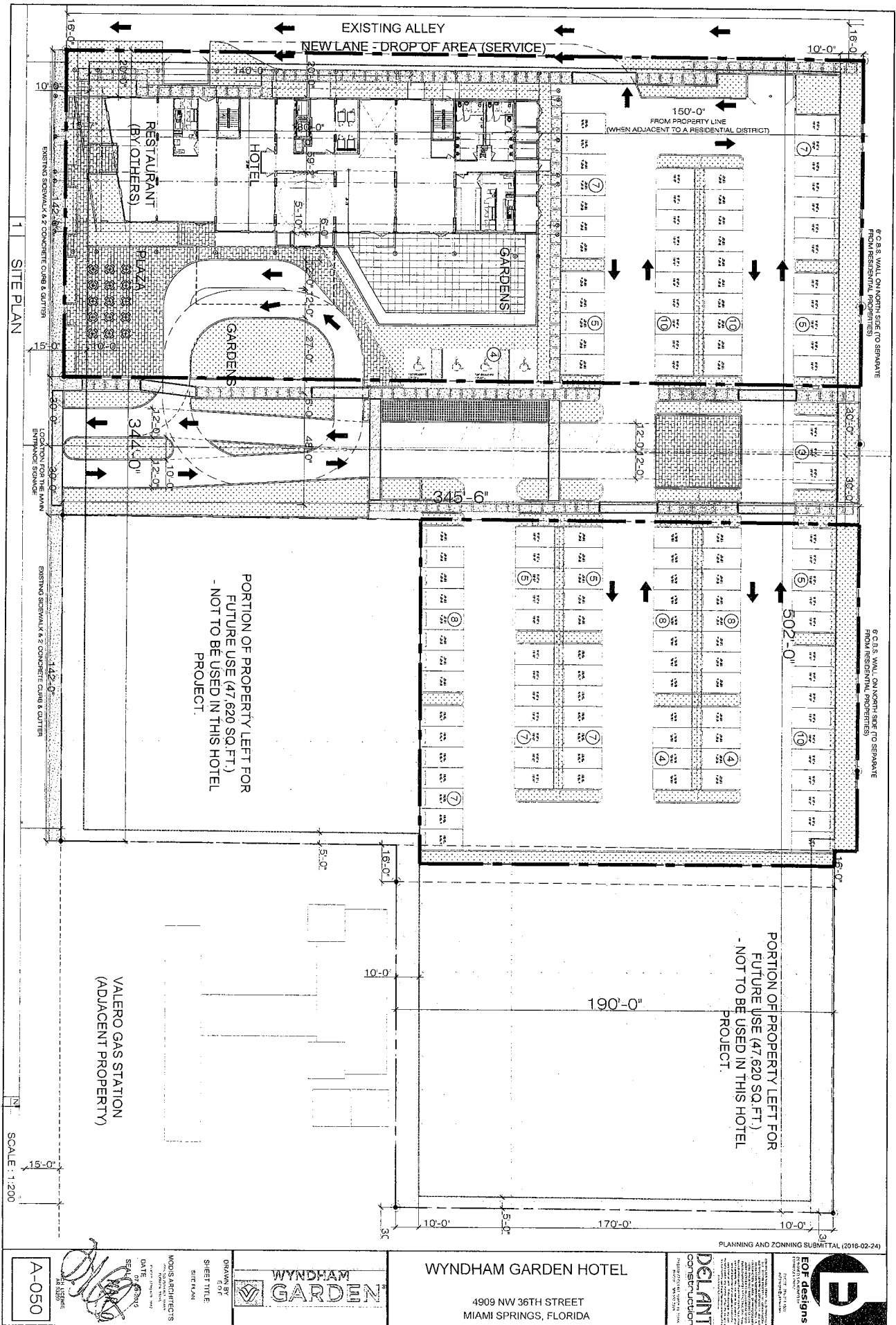
WYNDHAM GARDEN

DELANT CONSULTING

DELANT CONSULTING

EGF designs

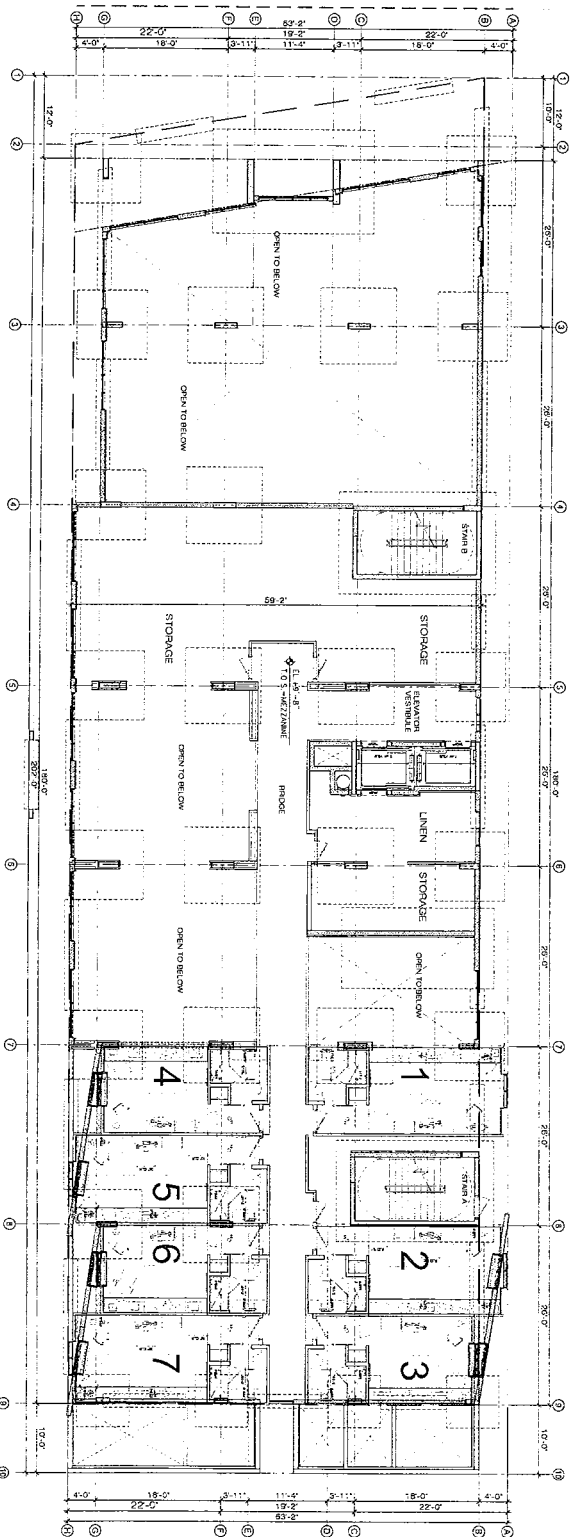
EGF designs




$$\bigcirc \mathbb{Z}$$

SEAL / SIGNATURE / DATE
2/13/14
MARTIN KORTHEIN

2 GROUND FLOOR PLAN - MEZZANINE



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

A-100

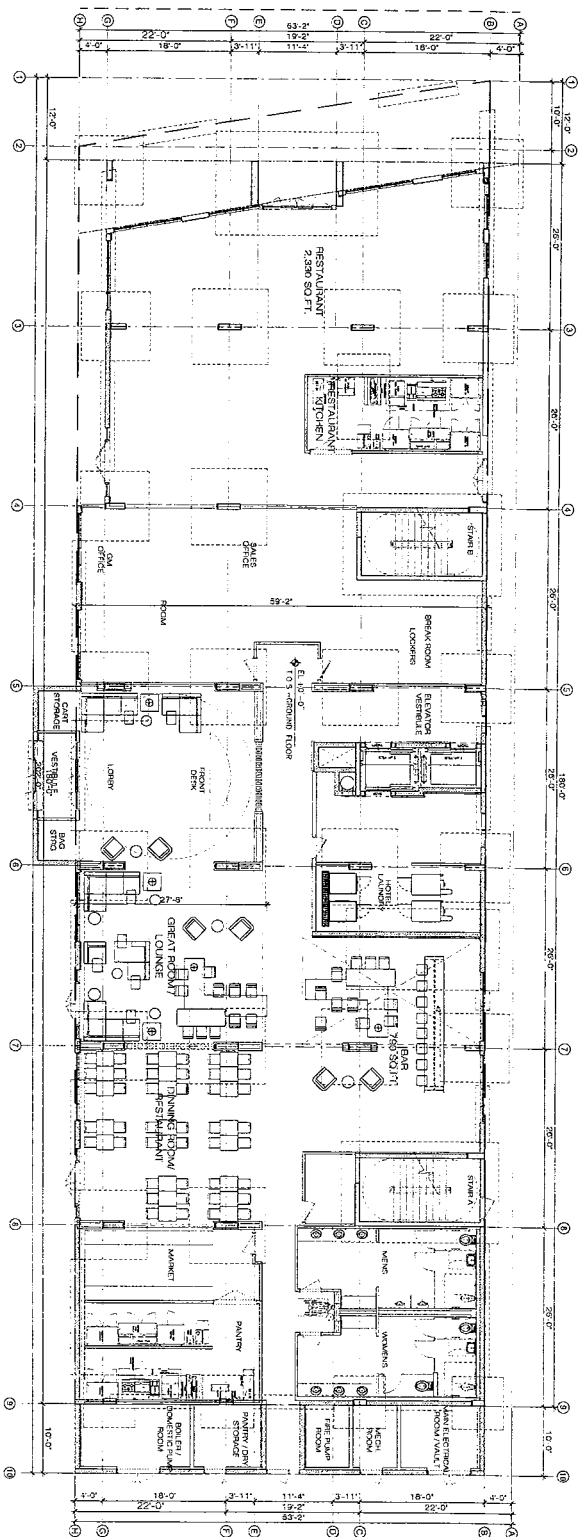
2016

MODS ARCHITECTS
DATE: 3/2/2016
DRAWN BY: [Signature]
SHEET TITLE: GROUND FLOOR PLAN



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

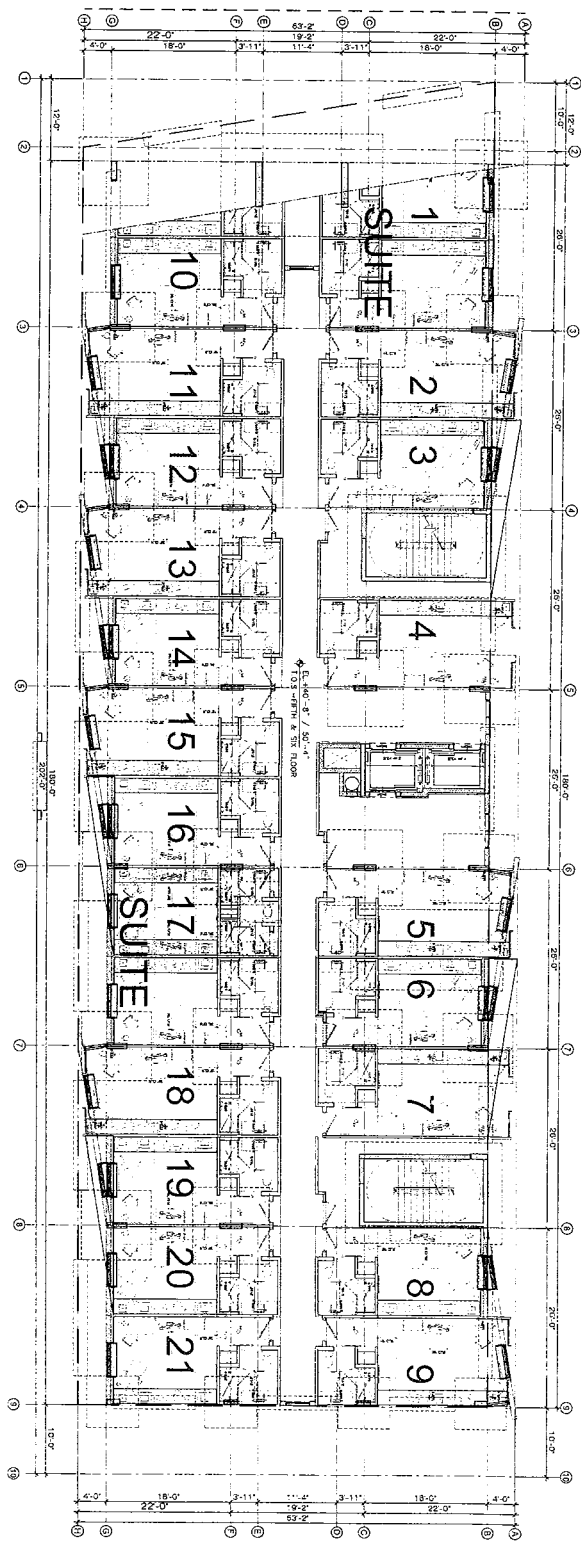
1 GROUND FLOOR PLAN



PLANNING AND ZONING SUBMITTAL (2016-02-24)

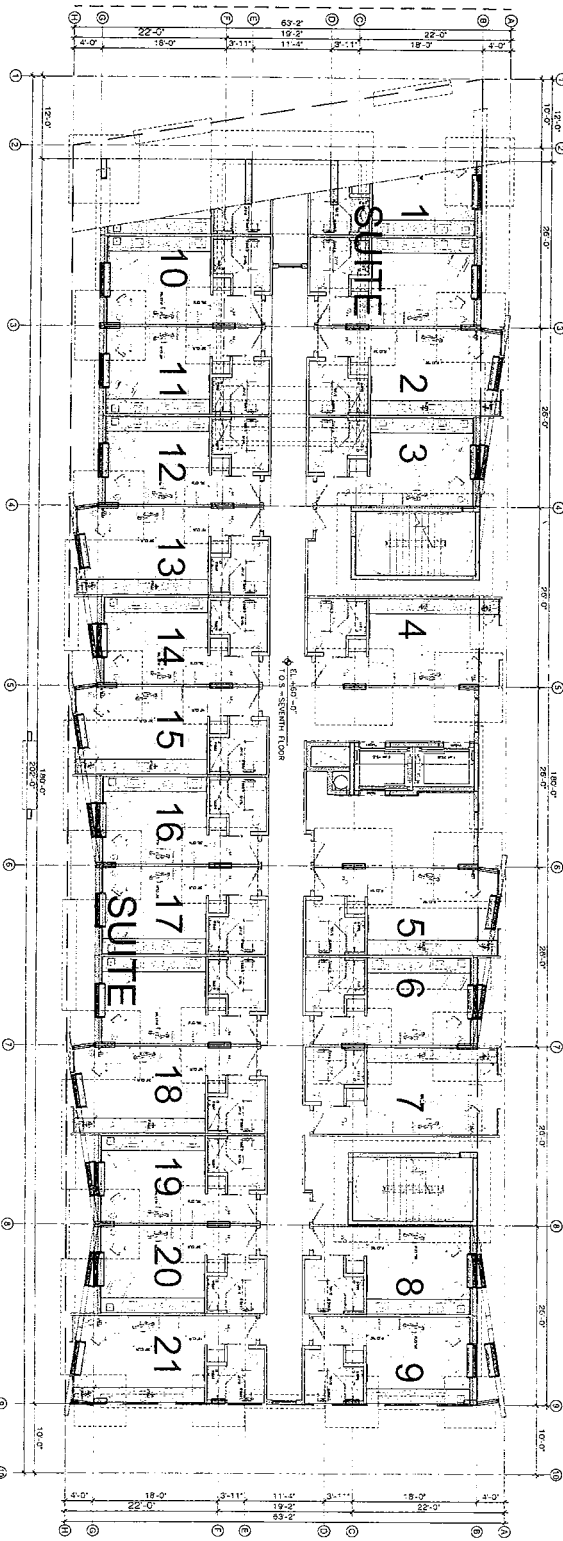
DELANT CONSTRUCTION





1 TYPICAL B - 5TH FLOOR

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

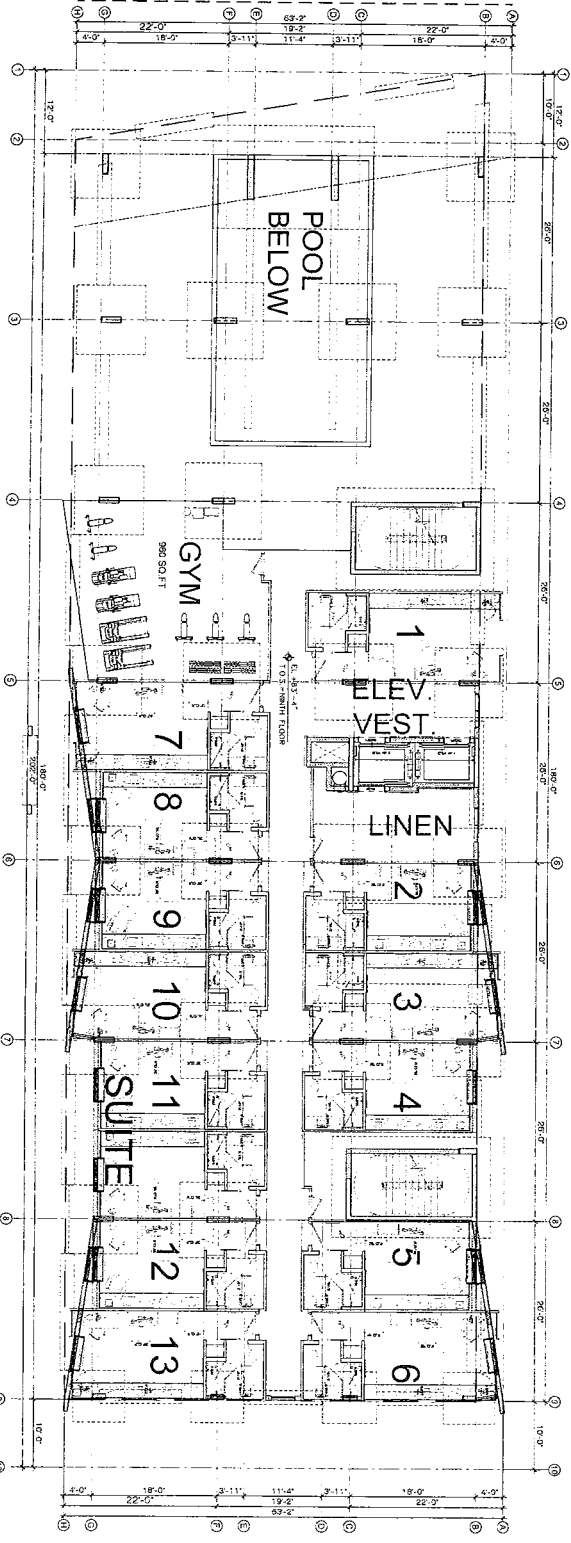


2 TYPICAL C - 6TH AND 7TH

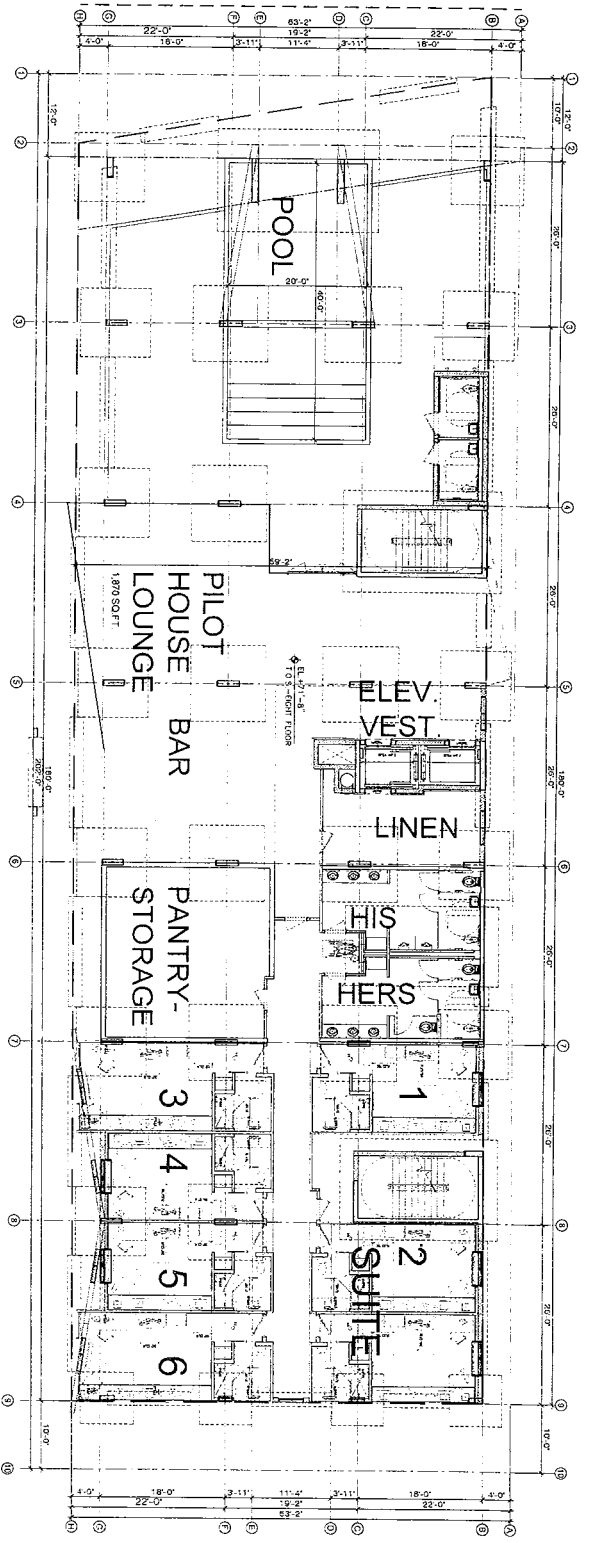
SCALE: 1/8" = 1'-0"

<p>WYNDHAM GARDEN</p> <p>4909 NW 36TH STREET MIAMI SPRINGS, FLORIDA</p>	<p>DELANT CONSTRUCTION</p> <p>10000 NW 36TH STREET, SUITE 100 MIAMI SPRINGS, FL 33166 (305) 415-1111</p>	<p>EOE designs ARCHITECTS</p> <p>10000 NW 36TH STREET, SUITE 100 MIAMI SPRINGS, FL 33166 (305) 415-1111</p>	<p>PLANNING AND ZONING SUBMITTAL (2016-02-24)</p>	<p>A-102</p>
				<p>DATE: 07-06-2015</p> <p>MOON ARCHITECTS</p> <p>10000 NW 36TH STREET, SUITE 100 MIAMI SPRINGS, FL 33166 (305) 415-1111</p>

2 | 9TH FLOOR PLAN (GYM)



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



PLANNING AND ZONING SUBMITTAL (2016-02-24)

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

A-103

2016

WYNDHAM GARDEN

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WYNDHAM GARDEN HOTEL

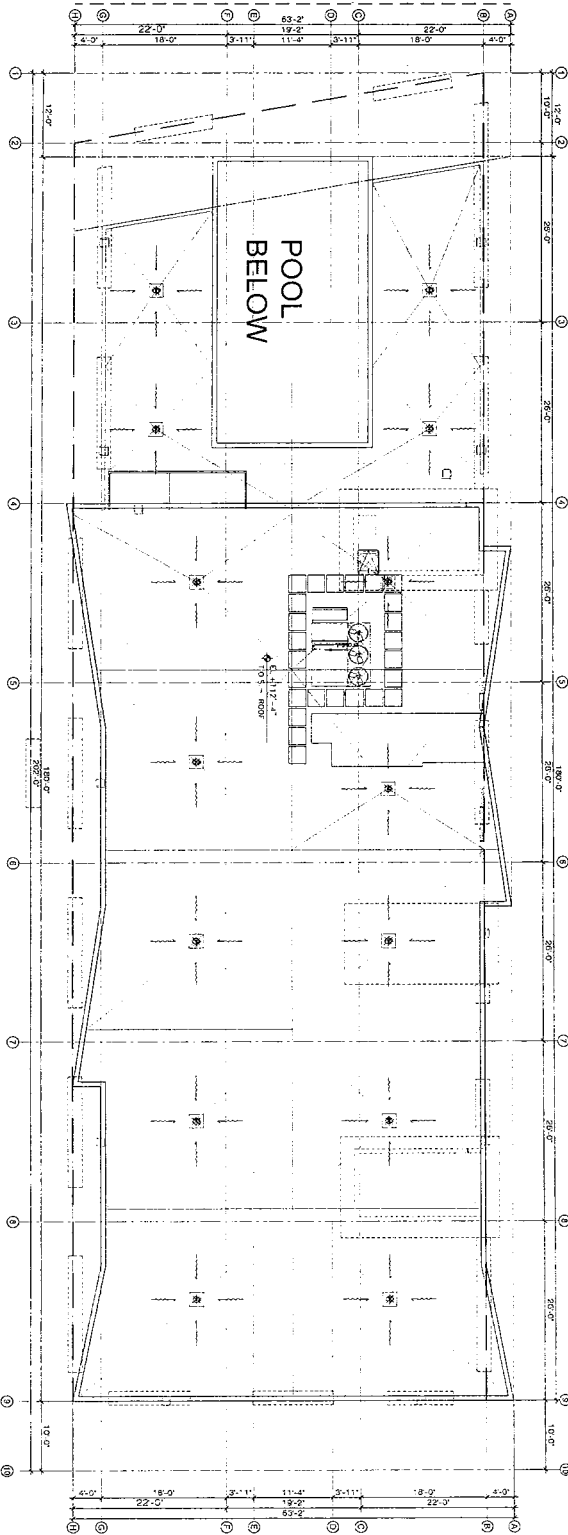
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

DEL ANI
construction

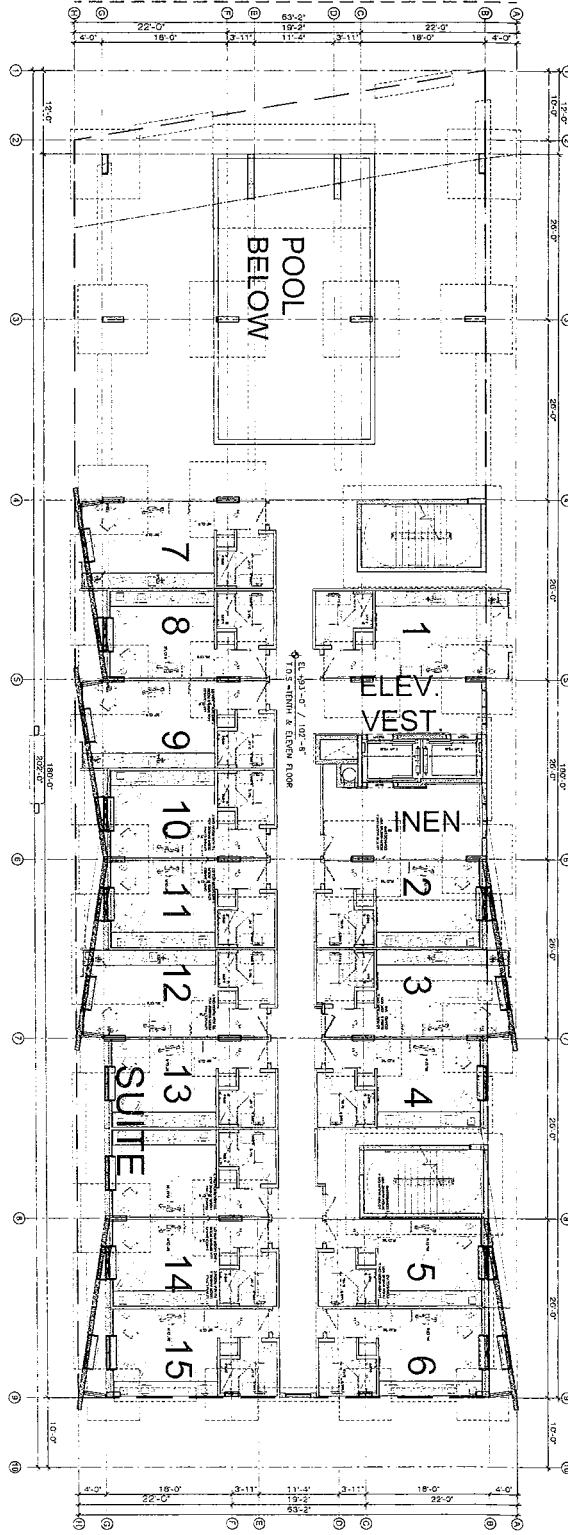
Eof designs

PLANNING AND ZONING SUBMITTAL (2016-02-24)

2 ROOF FLOOR PLAN



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



PLANNING AND ZONING SUBMITTAL (2016-02-24)

A-104

WYNDHAM GARDEN
DATE: 03/02/2016
2016

WYNDHAM GARDEN

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

DELANT
CONSTRUCTION

EOJ designs



1 WEST ELEVATION (LA VILLA DRIVE)

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

A-200

DATE: 07-06-2015

BY: [Signature]

2016

MOON ARCHITECTS

4400 N.W. 11th Ave., Suite 200

Miami, FL 33136

TEL: 305.555.1234

FAX: 305.555.1234

WWW.MOONARCHITECTS.COM

DR. [Signature]

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

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BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

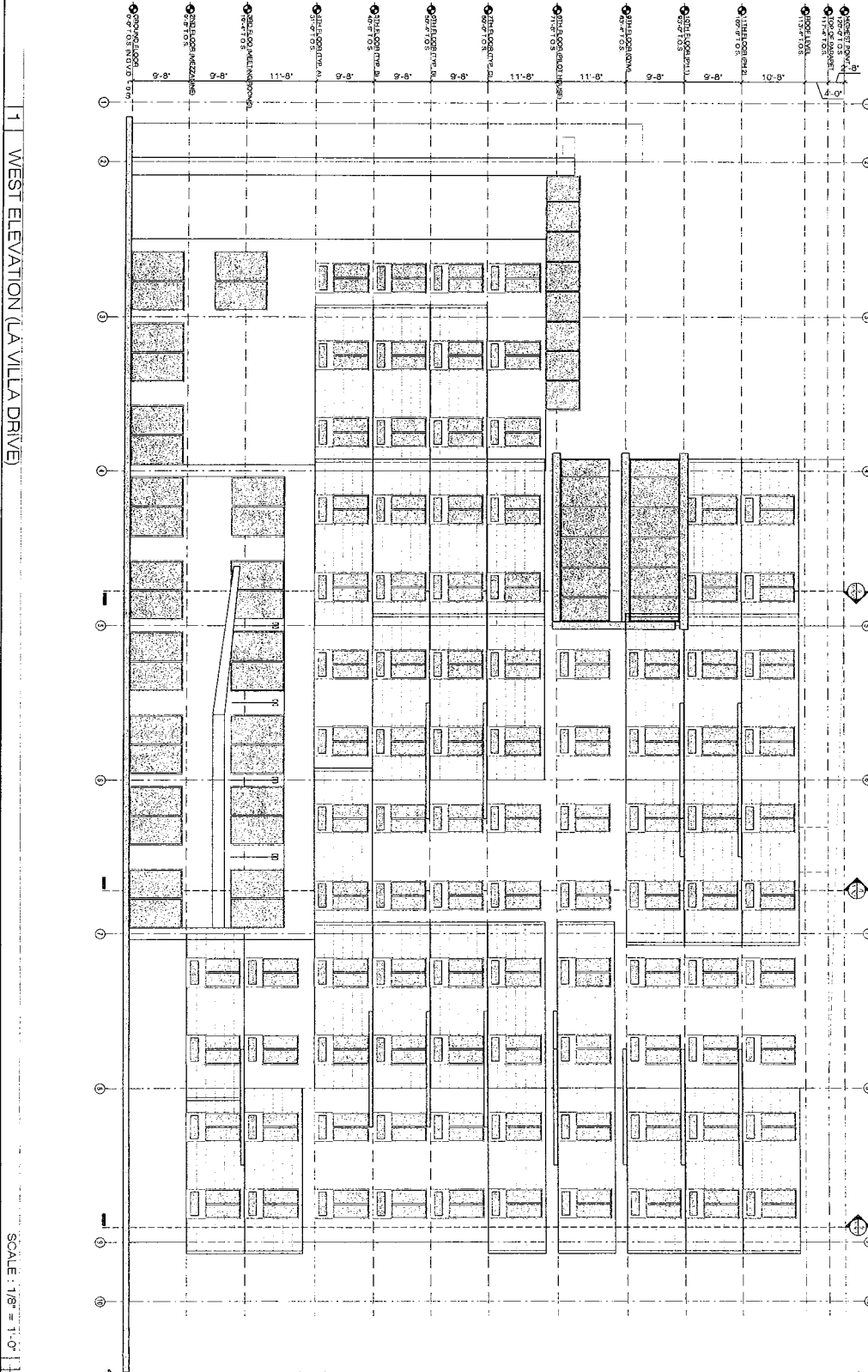
BY: [Signature]

DATE: 07-06-2015

BY: [Signature]

DATE: 07-06-2015

BY: [Signature]



PLANNING AND ZONING SUBMITTAL (2016-02-24)

WYNDHAM GARDEN HOTEL

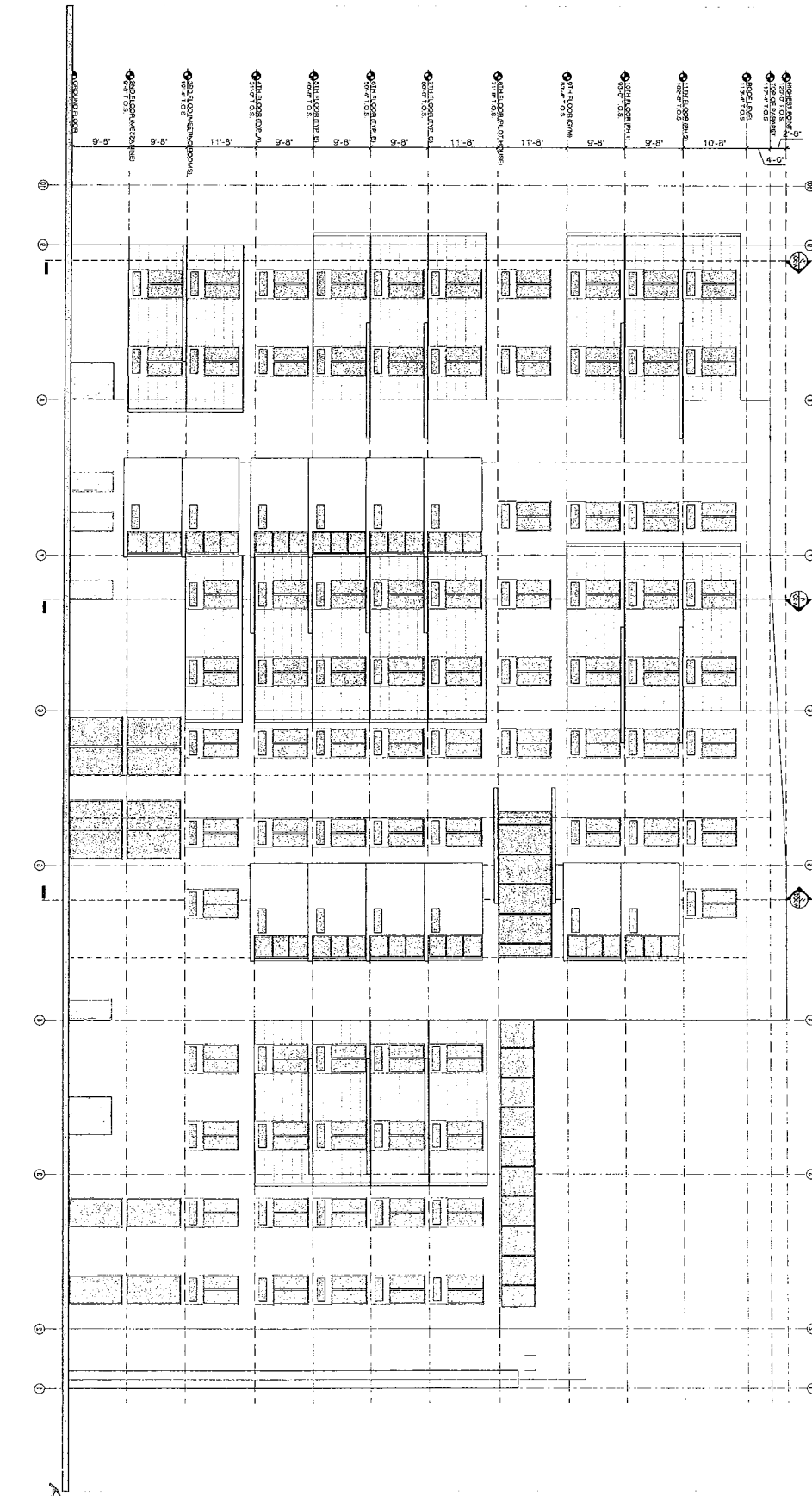
4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



1 EAST ELEVATION (ALLEY-MC DONALDS)

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

A-201



PLANNING AND ZONING SUBMITTAL (2016-02-24)



DELANTE
CONSTRUCTION

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



DRAWN BY
SHEET TITLE
ELEVATIONS

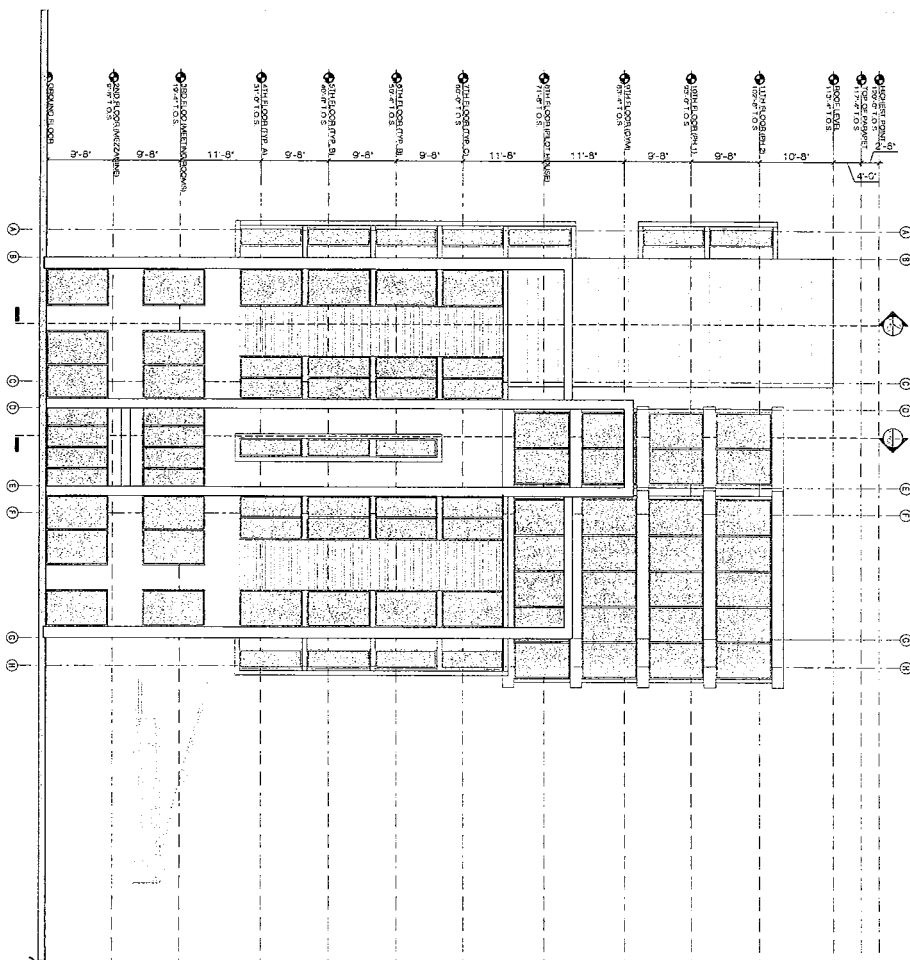
MODIS ARCHITECTS

DATE: 02-08-2015

2016

1 | SOUTH ELEVATION (36TH STREET)

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



PLANNING AND ZONING SUBMITTAL (2016-02-24)

A-202

WYNDHAM GARDEN

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

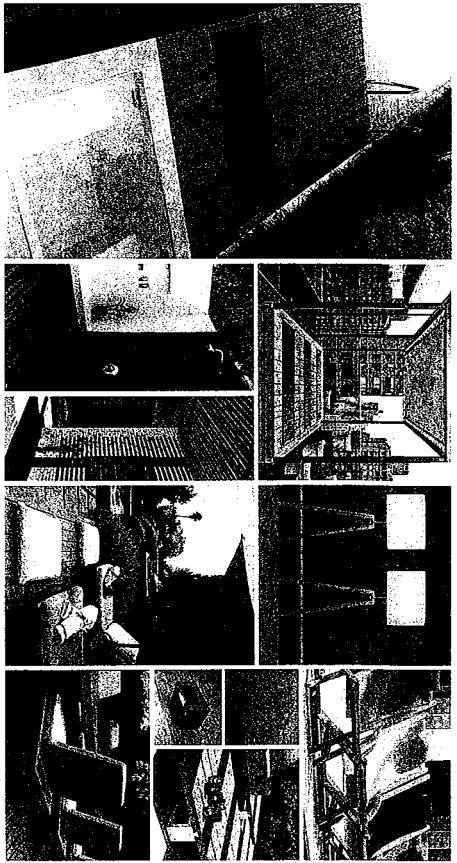
DELANT
construction

FOR designs

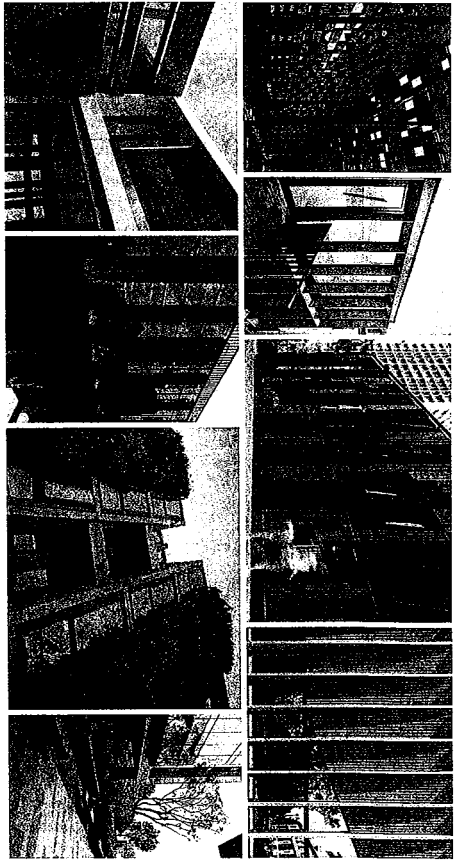
MODS ARCHITECTS

DATE: 03/02/2016

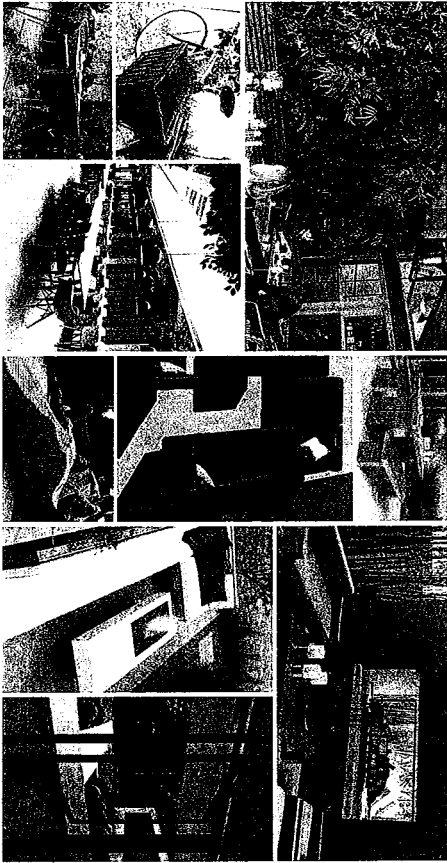
2016



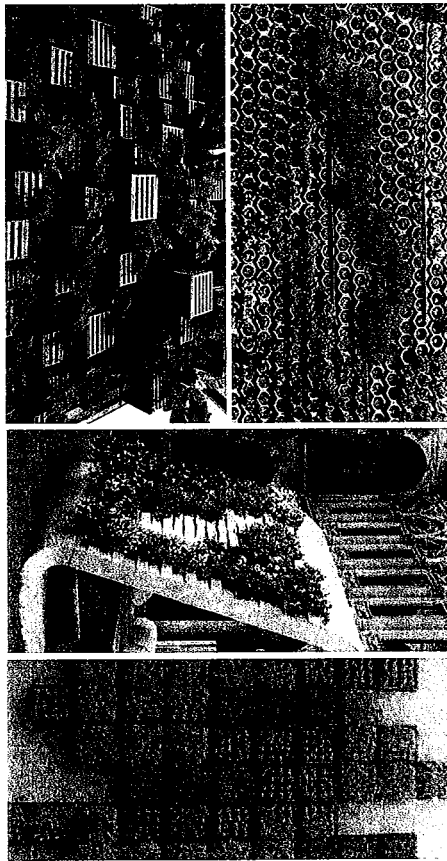
OUTDOOR SPACES - rejuvenating and relaxing



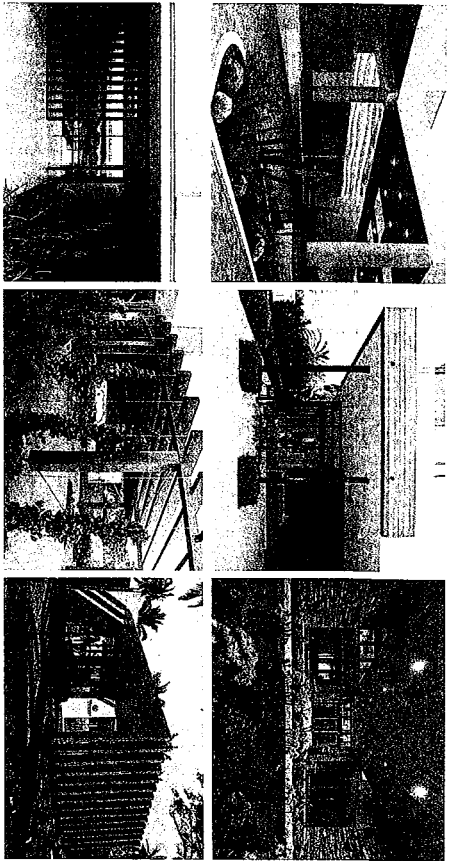
EXTERIORS - aspirational wood frames and green elements



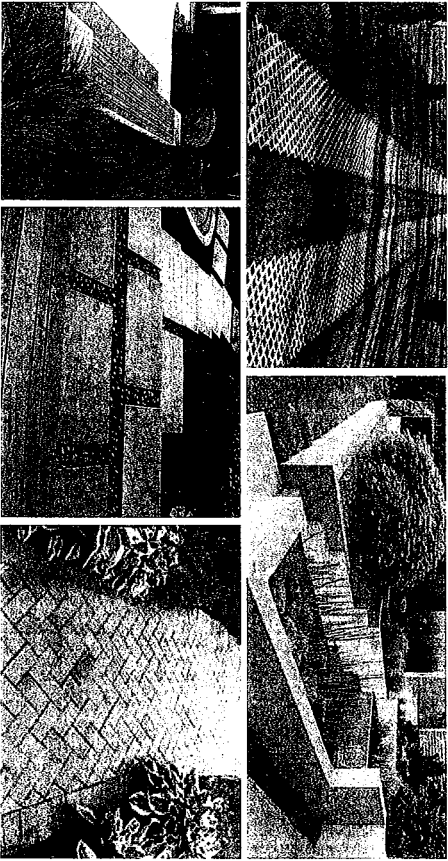
OUTDOOR SPACES - lounging and socializing



OUTDOOR GREEN ART - larger space defining elements



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



ARRIVAL - pavers and planters, patterns and textures



EOF designs
ARCHITECTS
10000 SW 15th Ave
Suite 100
Miami, FL 33155
Tel: 305.444.1111
Fax: 305.444.1112
www.eofdesigns.com

DELANT
CONSTRUCTION
10000 SW 15th Ave
Suite 100
Miami, FL 33155
Tel: 305.444.1111
Fax: 305.444.1112
www.delantconstruction.com

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA



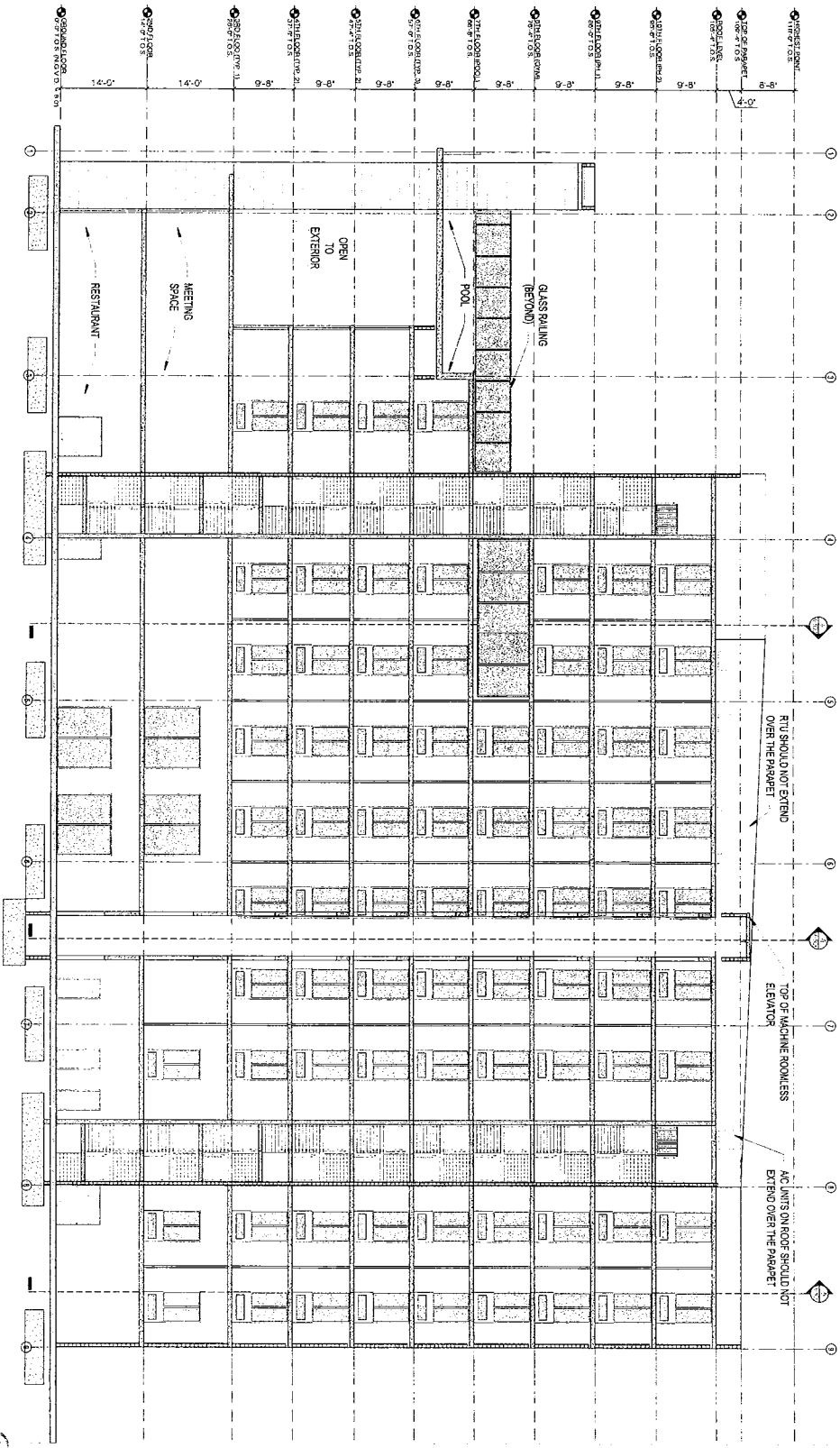
DRAWN BY:
EOF
SHEET TITLE:
ARCHITECTURAL
AND
INTERIOR
MOODS ARCHITECTS
10000 SW 15th Ave
Suite 100
Miami, FL 33155
Tel: 305.444.1111
Fax: 305.444.1112
www.moodsarchitects.com

DATE: 07-01-2015
BY: [Signature]
CHECKED BY: [Signature]
2016

A-251

1 WEST ELEVATION (LA VILLA DRIVE)

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



A-300

WYNDHAM GARDEN
HOTEL
2016

MODIS ARCHITECTS
DATE: 08-01-16
DRAWN BY: J. J. JONES
SHEET TITLE: ELEVATIONS

WYNDHAM GARDEN
HOTEL

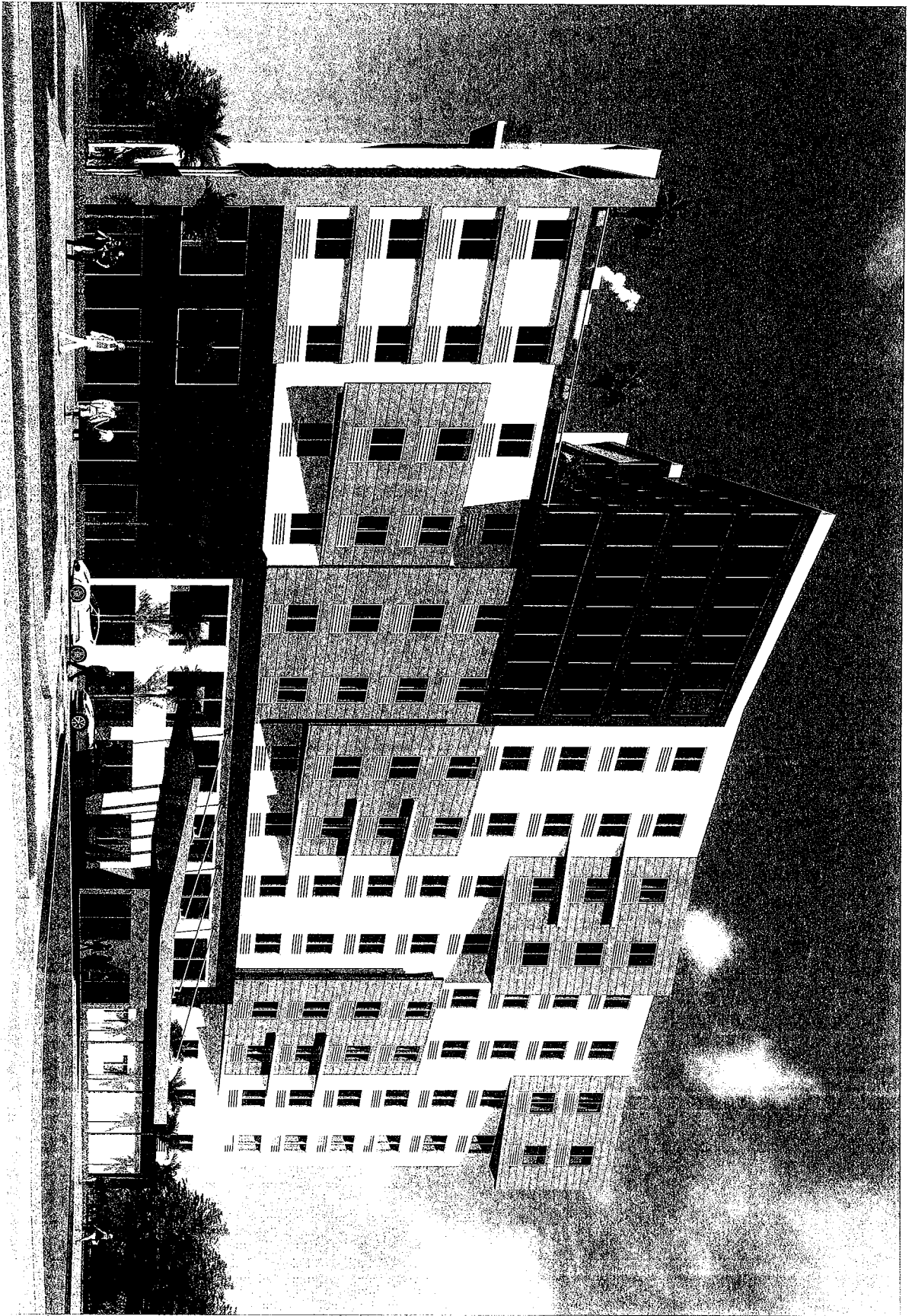
WYNDHAM GARDEN
HOTEL

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

DELANT
CONSTRUCTION

FOR DESIGNS
ARCHITECTURAL
ENGINEERING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
P.O. BOX 1000
MIAMI, FL 33101
TEL: 305.555.1000
WWW.DELANT.COM





1 RENDERING FROM LA VILLA DRIVE

SCALE : N/A

A-400

MOORE ARCHITECTS

DATE: 08/20/2015

BY: [Signature]

2016

MOORE ARCHITECTS

DATE: 08/20/2015

BY: [Signature]

DRAWN BY

SHEET TITLE

PERMITTING



WYNDHAM GARDEN

WYNDHAM GARDEN HOTEL

4909 NW 36TH STREET
MIAMI SPRINGS, FLORIDA

DELANT

CONSTRUCTION

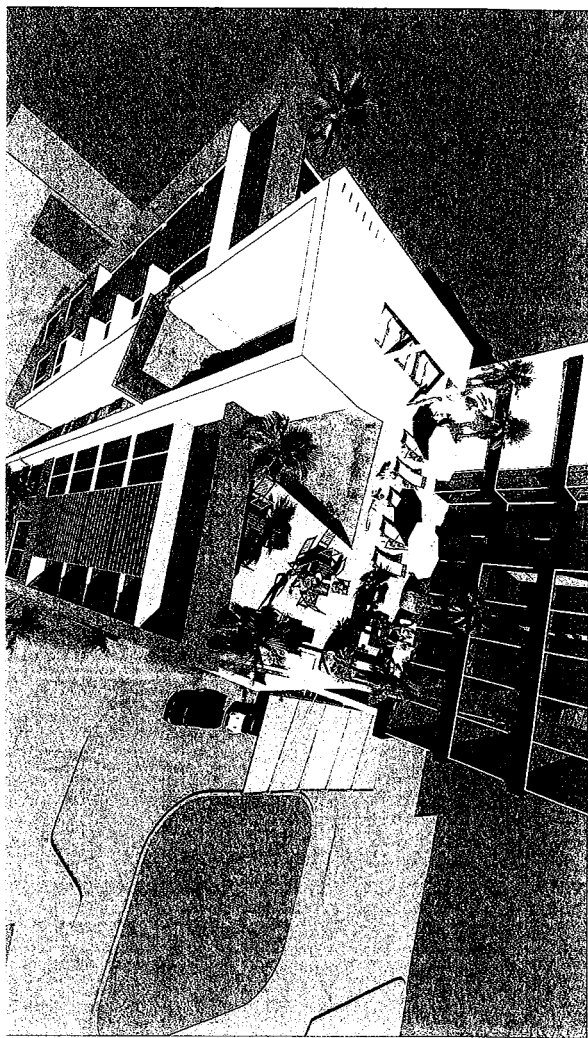
7700 W. 11TH AVENUE, SUITE 100
MIAMI, FL 33155

FOR designs

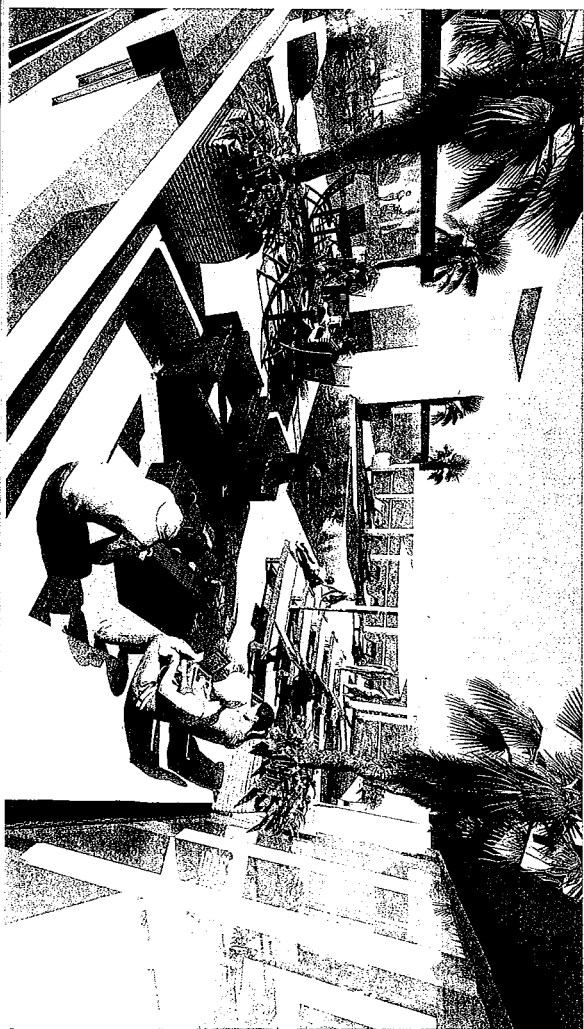
7700 W. 11TH AVENUE, SUITE 100
MIAMI, FL 33155



1 POOL RENDERING - AERIAL



2 POOL RENDERING - PILOT HOUSE



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

N

A-401

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

36TH STREET & LA VILLA DRIVE

MIAMI SPRINGS, FLORIDA

WYNDHAM GARDEN

POOL RENDERING

2016

DATE: 11/13/2015

BY: [Signature]

MODIS ARCHITECTS

**ZONING AND PLANNING CASE
NO. 04-ZP-16**

COMFORT SUITES HOTEL

665 MOKENA PARTNERS, LLC

665 MOKENA DRIVE

ZONING AND PLANNING BOARD

MEETING: 04-04-2016

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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

MEMORANDUM

TO: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: April 4, 2016

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

CASE # 04-ZP-16

APPLICANT: Mokena Partners, LLC

ADDRESS: 665 Mokena Drive

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

THE PROPERTY: The property is roughly square in size, with 175 foot of frontage on Mokena Drive, and a depth of 183 feet, for a total lot size of 32,130 square feet, or 0.737 acres. The property is located just north of NW 36 Street. There is a 16 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

- 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? _____

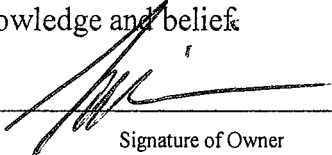
Please see attached Letter of Intent

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

(305) 888-8404

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 _____.

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_____.

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

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

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

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

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

665 MOKENA PARTNERS,LLC
PROFESSIONALS IN HOSPITALTY IN MIAMI SPRINGS SINCE 1978

VIA HAND DELIVERY

Mr. Chris Heid
Planning and Zoning Dept.-City of Miami Springs
201 Westward Drive
Miami Springs,FL 33166

Re: Letter of Intent-Comfort Inn & Suites 665 Mokena Drive.

Dear Mr.Heid:

----- Please consider this our formal letter of intent for a public hearing -----
application before the City of Miami Springs Zoning and Planning Board of
the above-referenced Property.

665 Mokena Partners, LLC is the owner of the property located at 665
Mokena Drive Miami Springs, FL 33166. The Property is currently occupied by a
warehouse/office building, which is proposed to be demolished as part of this
application (photos attached.)

The purpose of the proposed application is to develop a 70,000 sq ft. 120
room hotel, bringing a Comfort Inn & Suites to Miami Springs. Comfort Inn &
Suites is a division of Choice Hotels International, one of the largest and most
successful franchisors in the world. We are excited to bring this brand new
project to the City as the location of the hotel, its proximity to the Miami
International Airport, and its range of services will compliment the existing and
surrounding uses in the area. Comfort Inn & Suites is a preferred lodging choice
for both the business and leisure traveler, and the property is in the perfect
location for the hotel.

The subject property falls under the zoning transect NW 36 St. district,
which specifically lists hotels as a permitted use. Therefore, the proposed use is
consistent with both the City's comprehensive plan and the City's zoning code
and the addition of the proposed new hotel meets the intent of the ordinance.
We have had a chance to review the project with Chris Heid. Our first iterations
of the project were well received with comments that have been noted and
reflected in our current plans.

I. Requests

In connection with the application we are proposing the following requests:

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

665 MOKENA PARTNERS,LLC
PROFESSIONALS IN HOSPITALTY IN MIAMI SPRINGS SINCE 1978

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

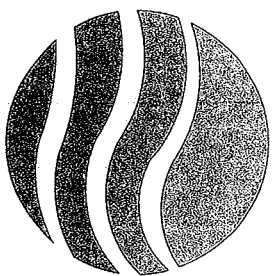
Based on the foregoing, the proposed development is an ideal use along NW 36th Street due to its proximity to the Miami International Airport and other attractions within Miami-Dade County. This project intends to create over 100 construction jobs during the construction phase along with 50 permanent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

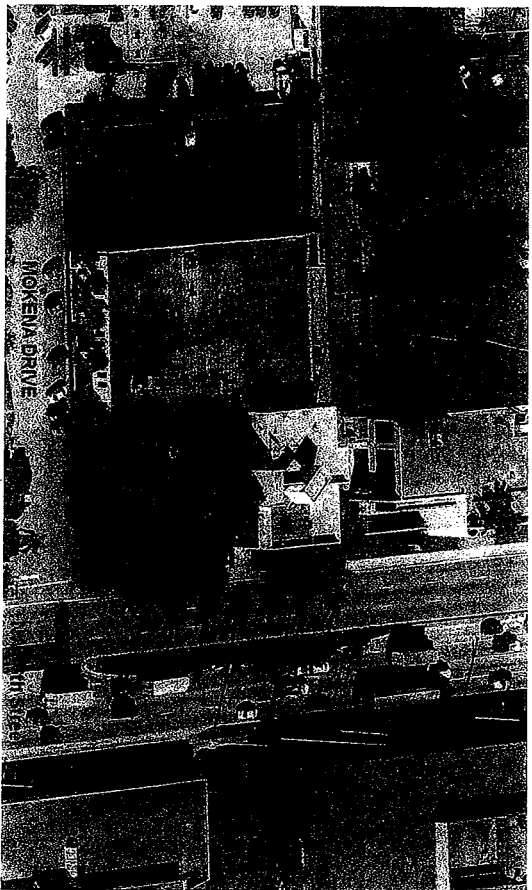
CIVIL

C-1 PAVING, GRADING & DRAINAGE

C-2 WATER AND SEWER PLAN

MARCH 21, 2016

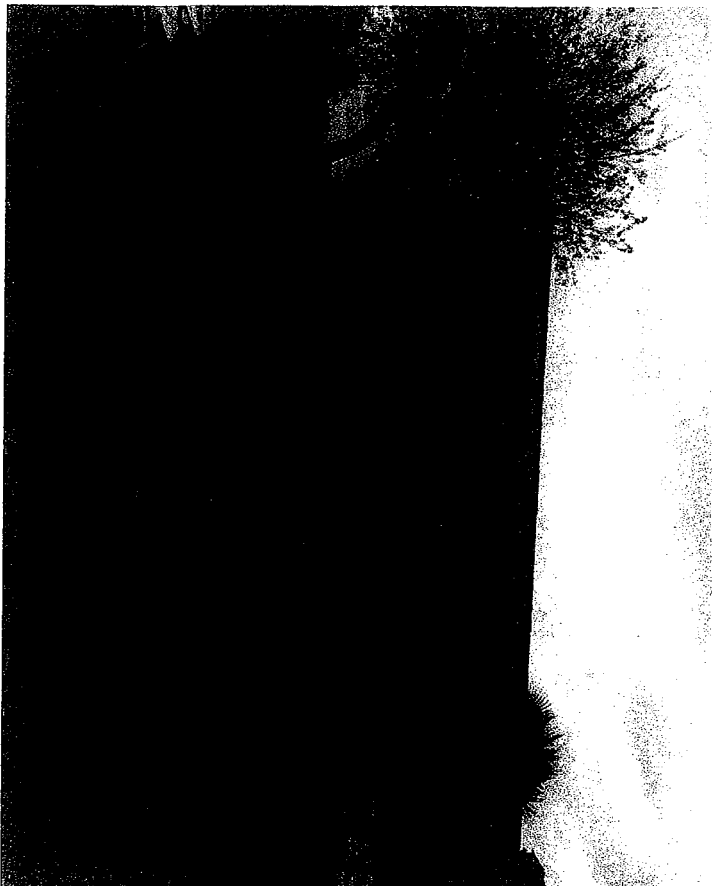
SUBJECT PROPERTY-Current Use (Office/Warehouse)



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

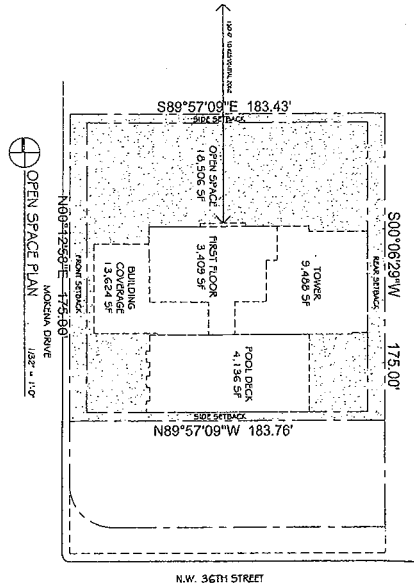


EAST VIEW of current property/use (Office/Warehouse)

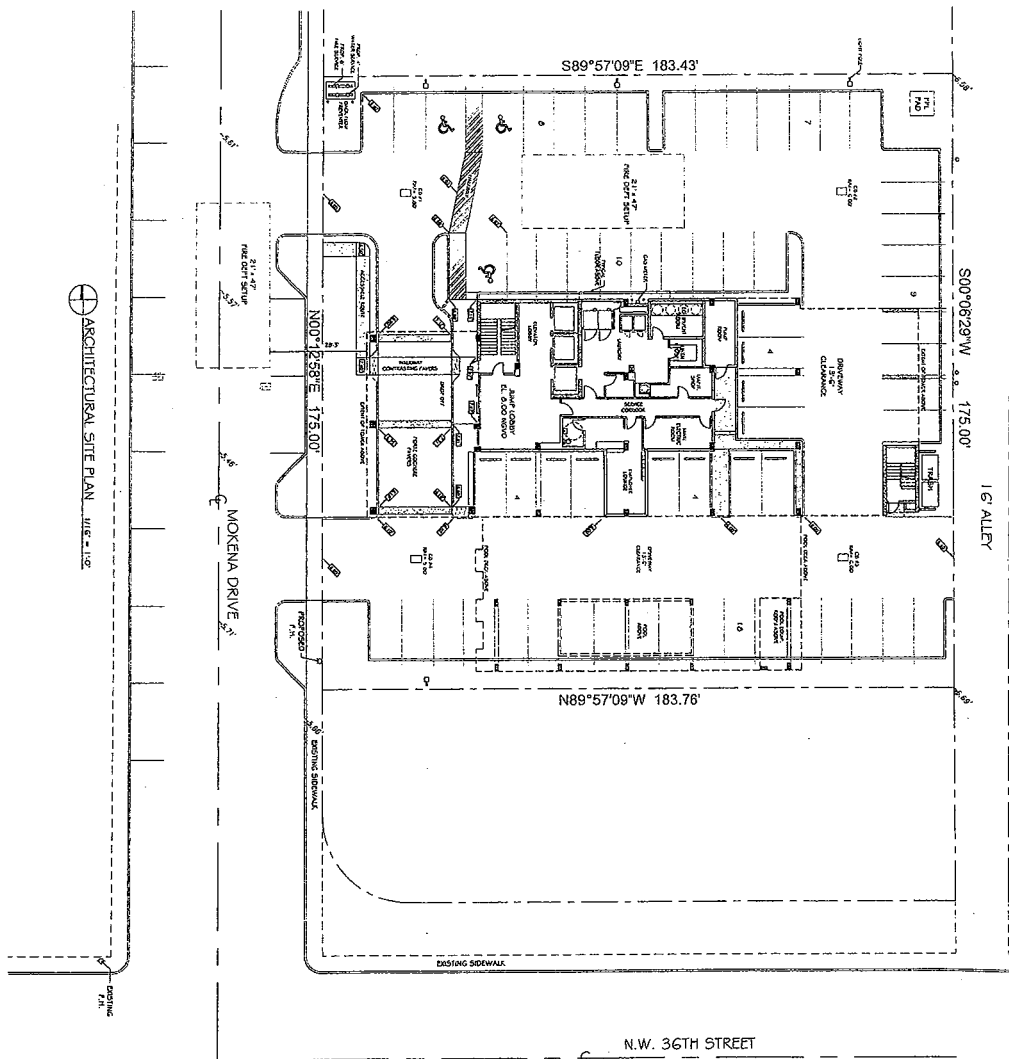


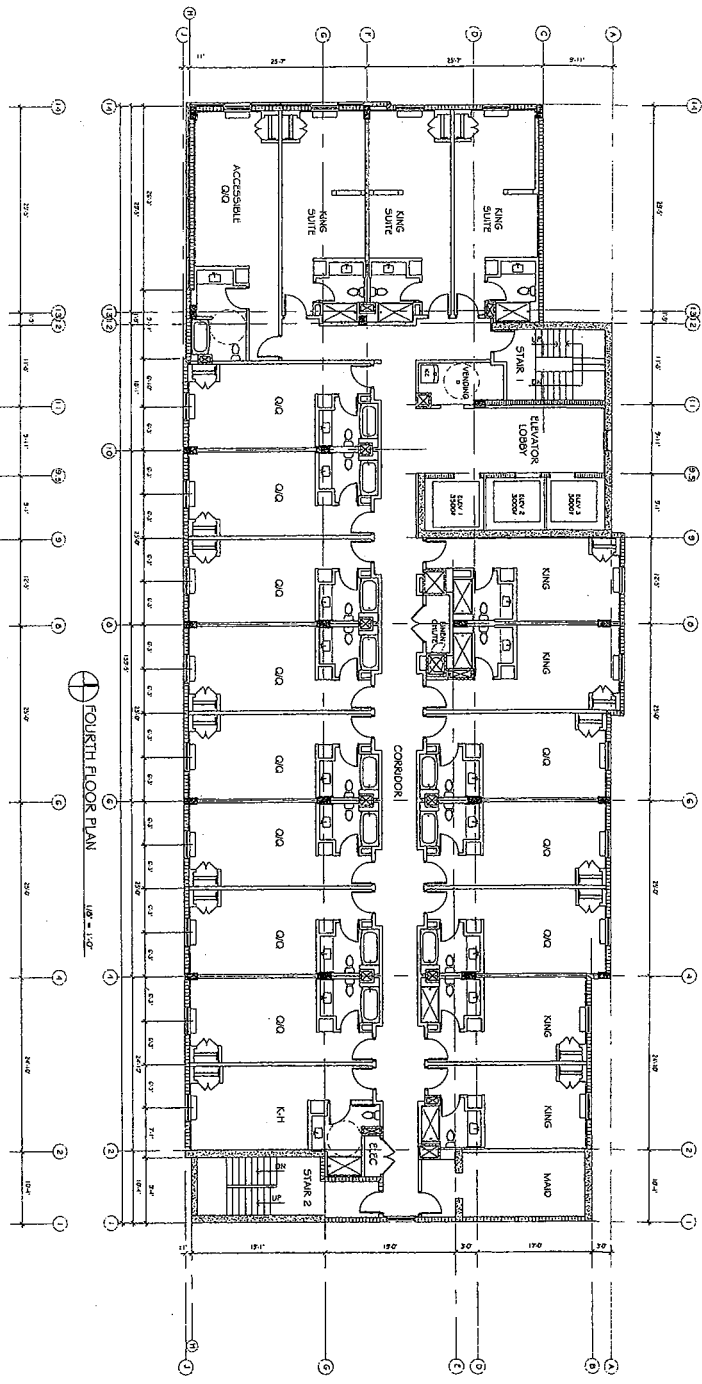
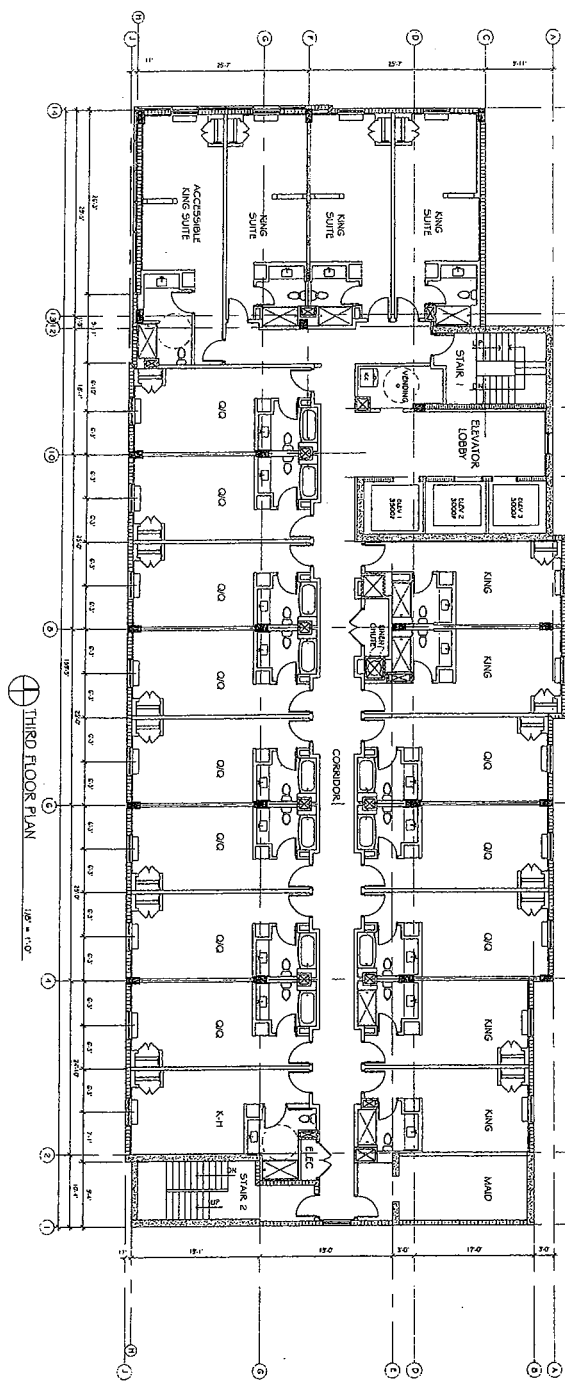
EAST VIEW CONT'D

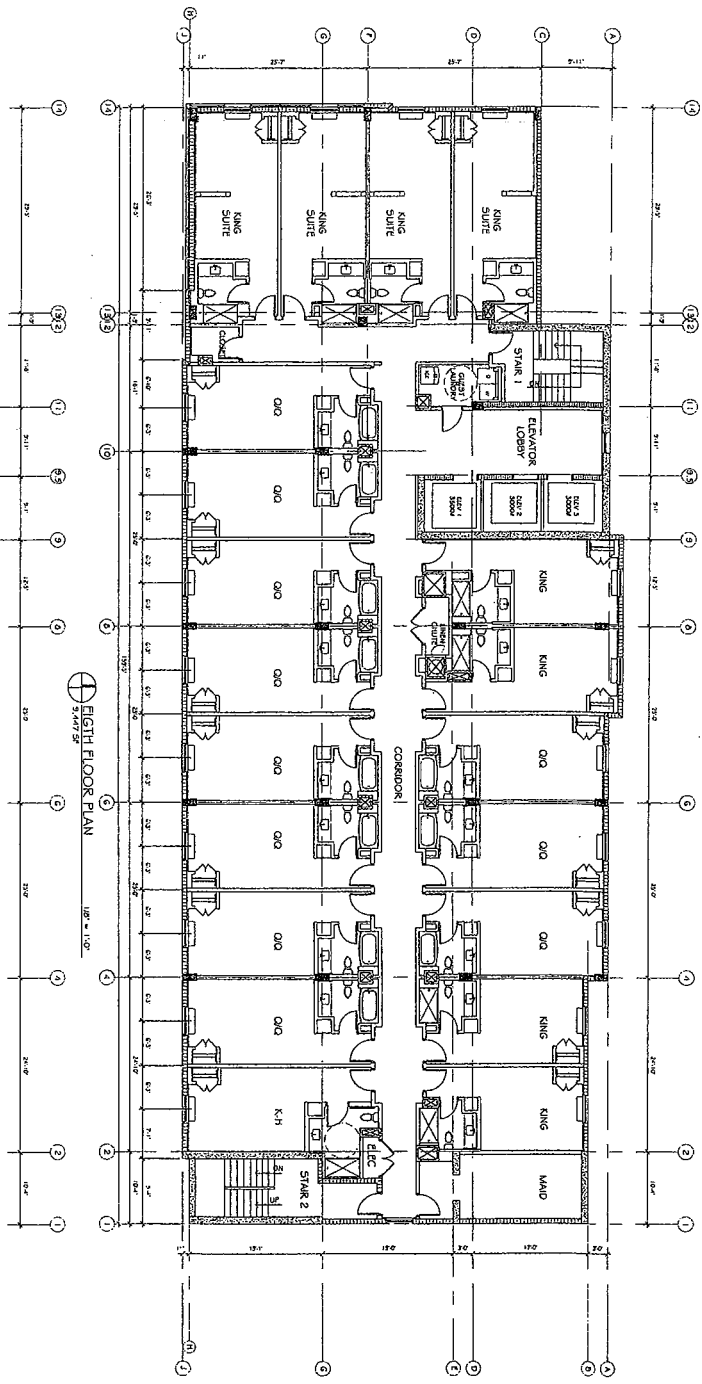
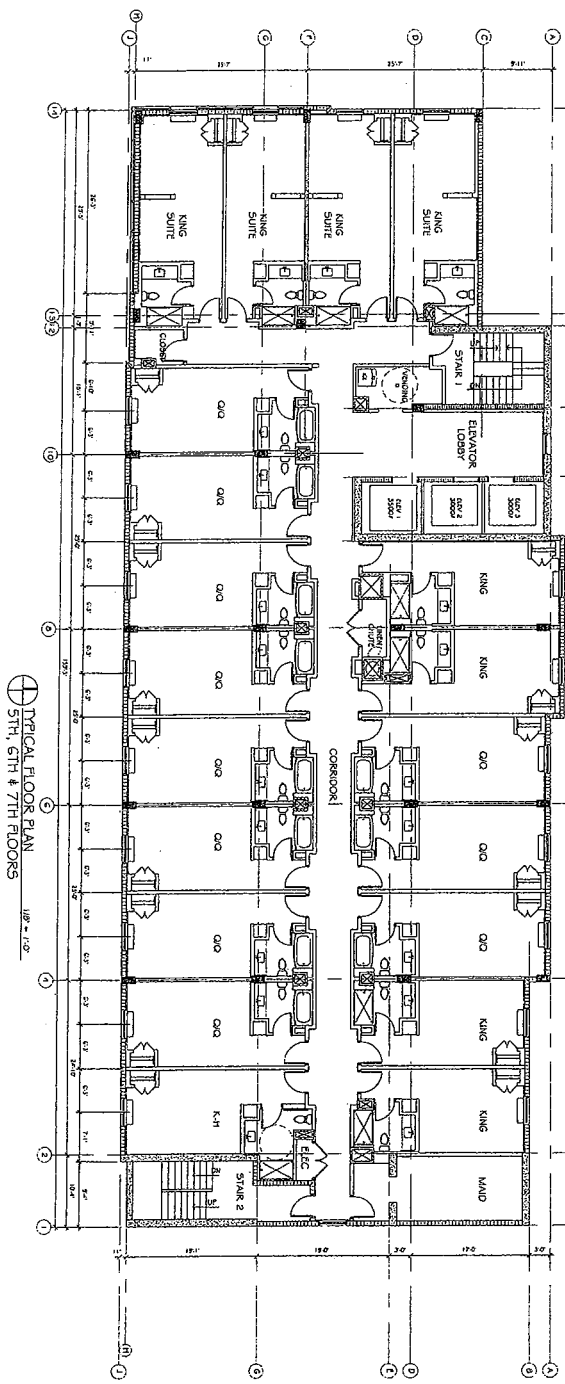


[illegible]

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3	RAIL ACCESSORIAL	INDUST. SHOWR								24
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100	RAIL ACCESSORIAL									24







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

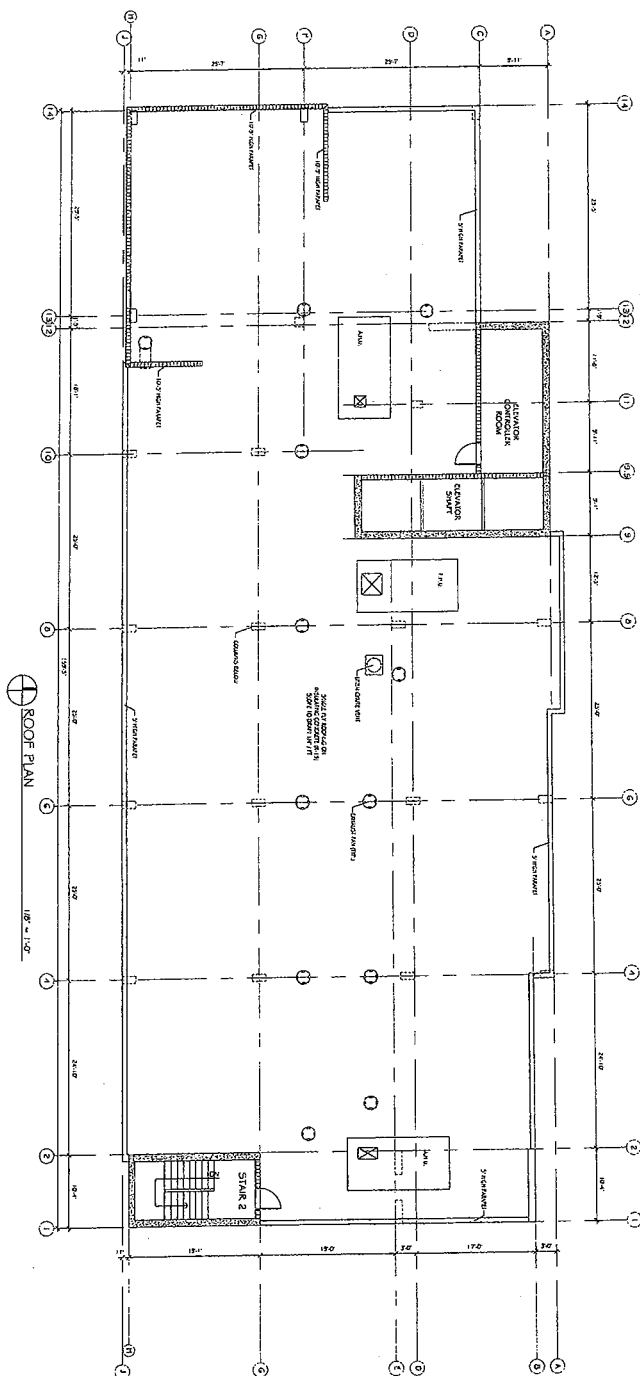
⊕ TYPICAL FLOOR PLAN
5TH, 6TH & 7TH FLOORS
1/8" = 1'-0"

REV.	DATE	DESCRIPTION
A.05		

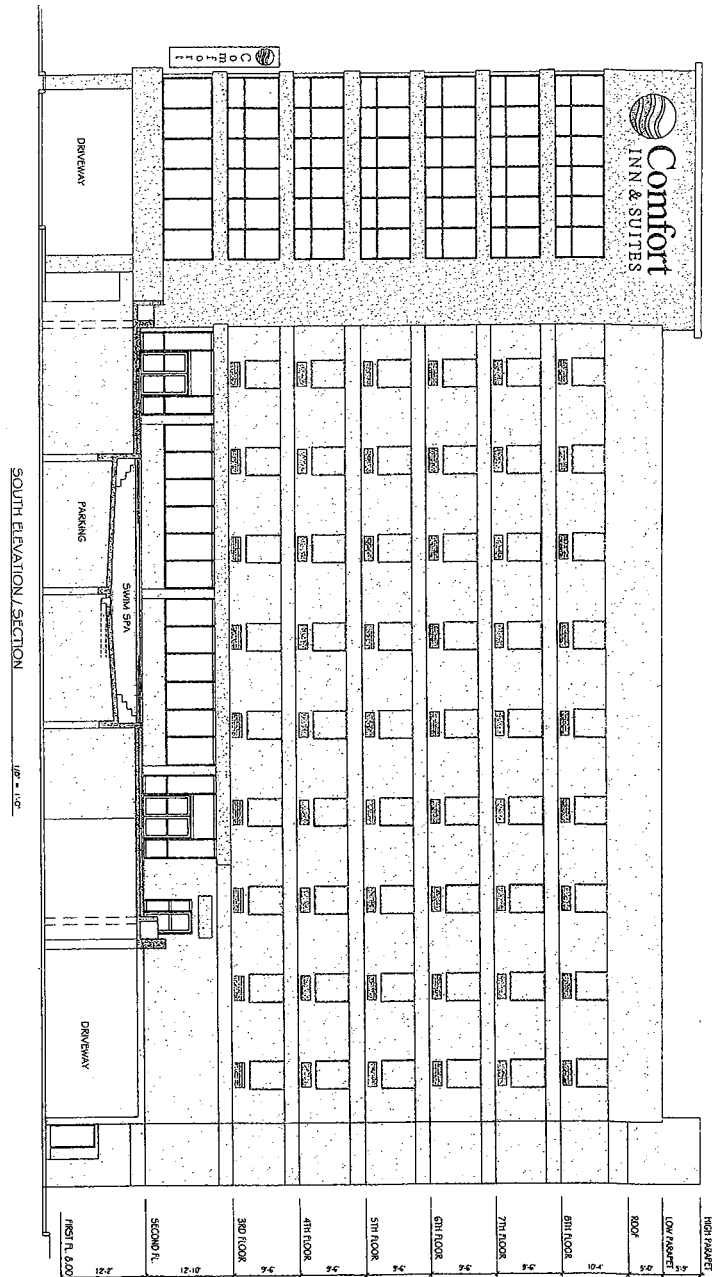
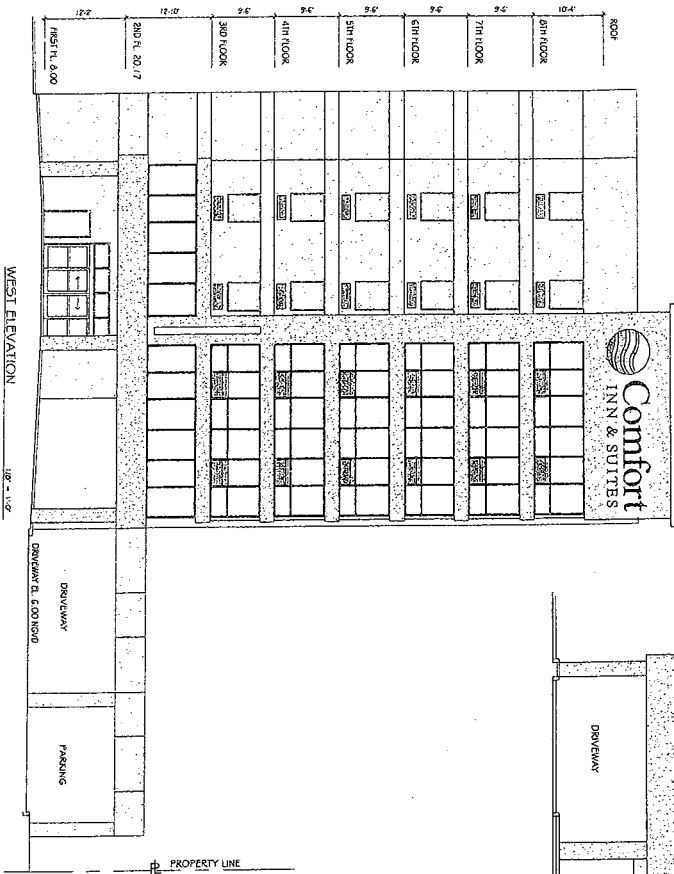
TYPICAL FLOOR PLAN

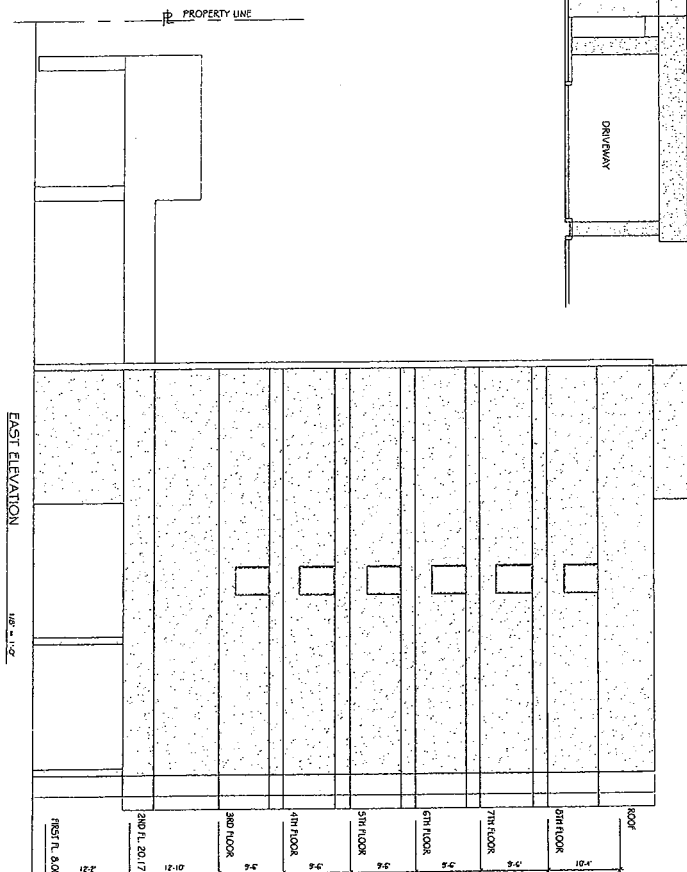
Comfort
INN & SUITES
605 MOKENA DRIVE
MAIRI SPRING, FL

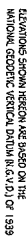
Israel Bigelman
architect
601 FAIRWAY DRIVE
LAKE OKEECHOBEE, FL 33411
Phone: 352-461-4547
ibigelman@icloud.com

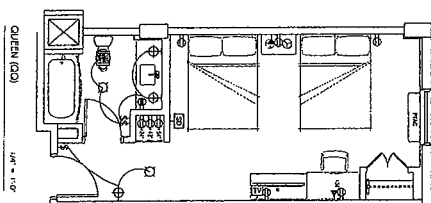
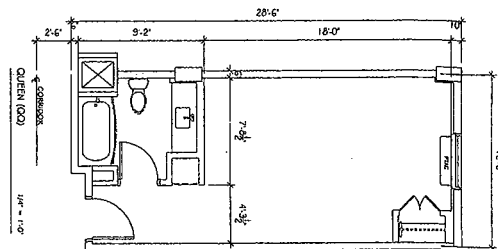


⊕ ROOF PLAN
1/8" = 1'-0"





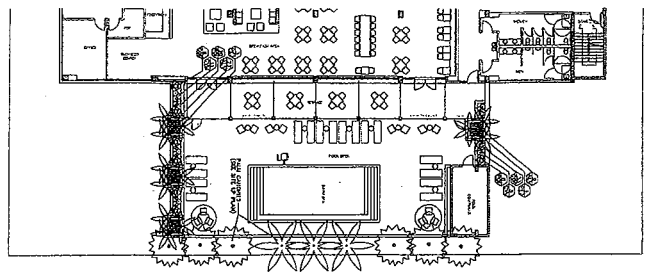




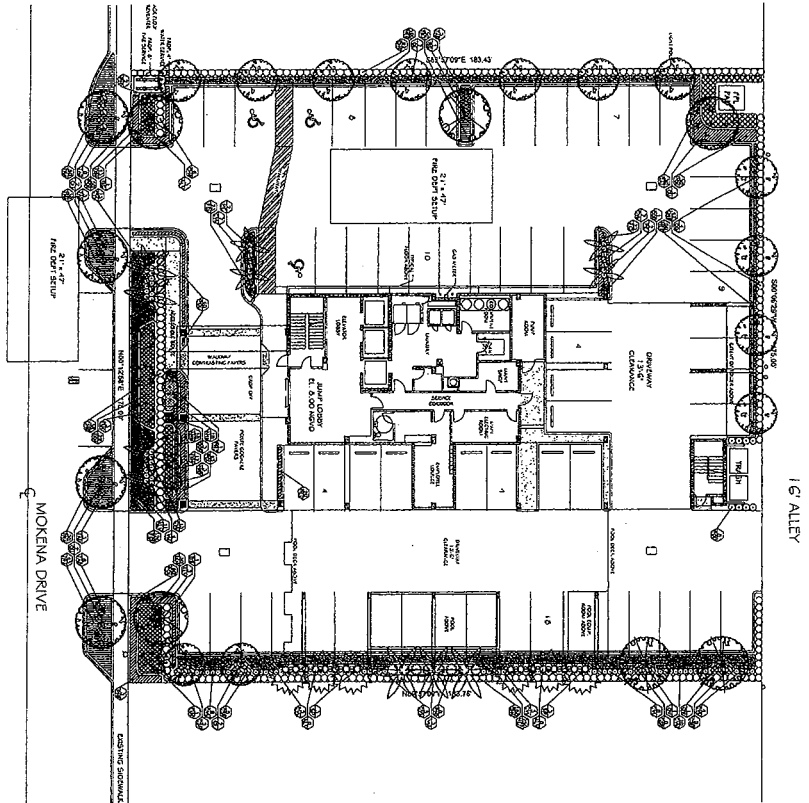
DATE: FEBRUARY 25, 2016 A.10	REV.	DATE	DESCRIPTION
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655 HOKENA DRIVE
MIAMI SPRINGS, FL

Phone: 303.861.4547
WWW.MAYBACH.COM

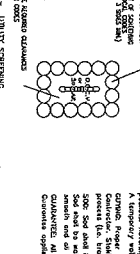
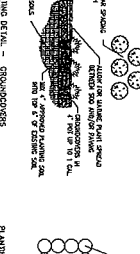
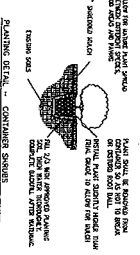
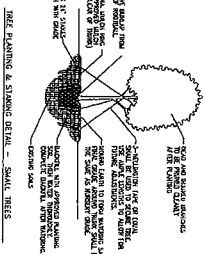
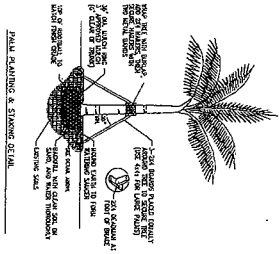


Pool Deck Landscape Plan



Site Landscape Plan

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



PLANT LIST

ITEM	PLANT NAME AND SPECIFICATION
1	1-1/2" PALM TREE (1-1/2" PALM TREE)
2	2-1/2" SHRUB (2-1/2" SHRUB)
3	3-1/2" SHRUB (3-1/2" SHRUB)
4	4-1/2" SHRUB (4-1/2" SHRUB)
5	5-1/2" SHRUB (5-1/2" SHRUB)
6	6-1/2" SHRUB (6-1/2" SHRUB)
7	7-1/2" SHRUB (7-1/2" SHRUB)
8	8-1/2" SHRUB (8-1/2" SHRUB)
9	9-1/2" SHRUB (9-1/2" SHRUB)
10	10-1/2" SHRUB (10-1/2" SHRUB)
11	11-1/2" SHRUB (11-1/2" SHRUB)
12	12-1/2" SHRUB (12-1/2" SHRUB)
13	13-1/2" SHRUB (13-1/2" SHRUB)
14	14-1/2" SHRUB (14-1/2" SHRUB)
15	15-1/2" SHRUB (15-1/2" SHRUB)
16	16-1/2" SHRUB (16-1/2" SHRUB)
17	17-1/2" SHRUB (17-1/2" SHRUB)
18	18-1/2" SHRUB (18-1/2" SHRUB)
19	19-1/2" SHRUB (19-1/2" SHRUB)
20	20-1/2" SHRUB (20-1/2" SHRUB)
21	21-1/2" SHRUB (21-1/2" SHRUB)
22	22-1/2" SHRUB (22-1/2" SHRUB)
23	23-1/2" SHRUB (23-1/2" SHRUB)
24	24-1/2" SHRUB (24-1/2" SHRUB)
25	25-1/2" SHRUB (25-1/2" SHRUB)
26	26-1/2" SHRUB (26-1/2" SHRUB)
27	27-1/2" SHRUB (27-1/2" SHRUB)
28	28-1/2" SHRUB (28-1/2" SHRUB)
29	29-1/2" SHRUB (29-1/2" SHRUB)
30	30-1/2" SHRUB (30-1/2" SHRUB)
31	31-1/2" SHRUB (31-1/2" SHRUB)
32	32-1/2" SHRUB (32-1/2" SHRUB)
33	33-1/2" SHRUB (33-1/2" SHRUB)
34	34-1/2" SHRUB (34-1/2" SHRUB)
35	35-1/2" SHRUB (35-1/2" SHRUB)
36	36-1/2" SHRUB (36-1/2" SHRUB)
37	37-1/2" SHRUB (37-1/2" SHRUB)
38	38-1/2" SHRUB (38-1/2" SHRUB)
39	39-1/2" SHRUB (39-1/2" SHRUB)
40	40-1/2" SHRUB (40-1/2" SHRUB)
41	41-1/2" SHRUB (41-1/2" SHRUB)
42	42-1/2" SHRUB (42-1/2" SHRUB)
43	43-1/2" SHRUB (43-1/2" SHRUB)
44	44-1/2" SHRUB (44-1/2" SHRUB)
45	45-1/2" SHRUB (45-1/2" SHRUB)
46	46-1/2" SHRUB (46-1/2" SHRUB)
47	47-1/2" SHRUB (47-1/2" SHRUB)
48	48-1/2" SHRUB (48-1/2" SHRUB)
49	49-1/2" SHRUB (49-1/2" SHRUB)
50	50-1/2" SHRUB (50-1/2" SHRUB)
51	51-1/2" SHRUB (51-1/2" SHRUB)
52	52-1/2" SHRUB (52-1/2" SHRUB)
53	53-1/2" SHRUB (53-1/2" SHRUB)
54	54-1/2" SHRUB (54-1/2" SHRUB)
55	55-1/2" SHRUB (55-1/2" SHRUB)
56	56-1/2" SHRUB (56-1/2" SHRUB)
57	57-1/2" SHRUB (57-1/2" SHRUB)
58	58-1/2" SHRUB (58-1/2" SHRUB)
59	59-1/2" SHRUB (59-1/2" SHRUB)
60	60-1/2" SHRUB (60-1/2" SHRUB)
61	61-1/2" SHRUB (61-1/2" SHRUB)
62	62-1/2" SHRUB (62-1/2" SHRUB)
63	63-1/2" SHRUB (63-1/2" SHRUB)
64	64-1/2" SHRUB (64-1/2" SHRUB)
65	65-1/2" SHRUB (65-1/2" SHRUB)
66	66-1/2" SHRUB (66-1/2" SHRUB)
67	67-1/2" SHRUB (67-1/2" SHRUB)
68	68-1/2" SHRUB (68-1/2" SHRUB)
69	69-1/2" SHRUB (69-1/2" SHRUB)
70	70-1/2" SHRUB (70-1/2" SHRUB)
71	71-1/2" SHRUB (71-1/2" SHRUB)
72	72-1/2" SHRUB (72-1/2" SHRUB)
73	73-1/2" SHRUB (73-1/2" SHRUB)
74	74-1/2" SHRUB (74-1/2" SHRUB)
75	75-1/2" SHRUB (75-1/2" SHRUB)
76	76-1/2" SHRUB (76-1/2" SHRUB)
77	77-1/2" SHRUB (77-1/2" SHRUB)
78	78-1/2" SHRUB (78-1/2" SHRUB)
79	79-1/2" SHRUB (79-1/2" SHRUB)
80	80-1/2" SHRUB (80-1/2" SHRUB)
81	81-1/2" SHRUB (81-1/2" SHRUB)
82	82-1/2" SHRUB (82-1/2" SHRUB)
83	83-1/2" SHRUB (83-1/2" SHRUB)
84	84-1/2" SHRUB (84-1/2" SHRUB)
85	85-1/2" SHRUB (85-1/2" SHRUB)
86	86-1/2" SHRUB (86-1/2" SHRUB)
87	87-1/2" SHRUB (87-1/2" SHRUB)
88	88-1/2" SHRUB (88-1/2" SHRUB)
89	89-1/2" SHRUB (89-1/2" SHRUB)
90	90-1/2" SHRUB (90-1/2" SHRUB)
91	91-1/2" SHRUB (91-1/2" SHRUB)
92	92-1/2" SHRUB (92-1/2" SHRUB)
93	93-1/2" SHRUB (93-1/2" SHRUB)
94	94-1/2" SHRUB (94-1/2" SHRUB)
95	95-1/2" SHRUB (95-1/2" SHRUB)
96	96-1/2" SHRUB (96-1/2" SHRUB)
97	97-1/2" SHRUB (97-1/2" SHRUB)
98	98-1/2" SHRUB (98-1/2" SHRUB)
99	99-1/2" SHRUB (99-1/2" SHRUB)
100	100-1/2" SHRUB (100-1/2" SHRUB)

NOTES

1. All landscape plants shall be supplied by the contractor. The contractor shall be responsible for all conditions and conditions specifications related to this plan and shall be responsible for all conditions and conditions specifications related to this plan and shall be responsible for all conditions and conditions specifications related to this plan.

PLANTING SPECIFICATIONS

1. All landscape plants shall be supplied by the contractor. The contractor shall be responsible for all conditions and conditions specifications related to this plan and shall be responsible for all conditions and conditions specifications related to this plan and shall be responsible for all conditions and conditions specifications related to this plan.

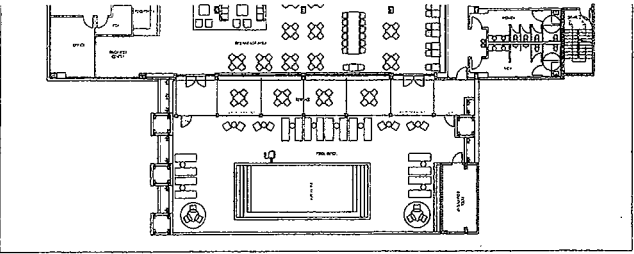
Michael J. Phillips
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mike@mjphilips.com
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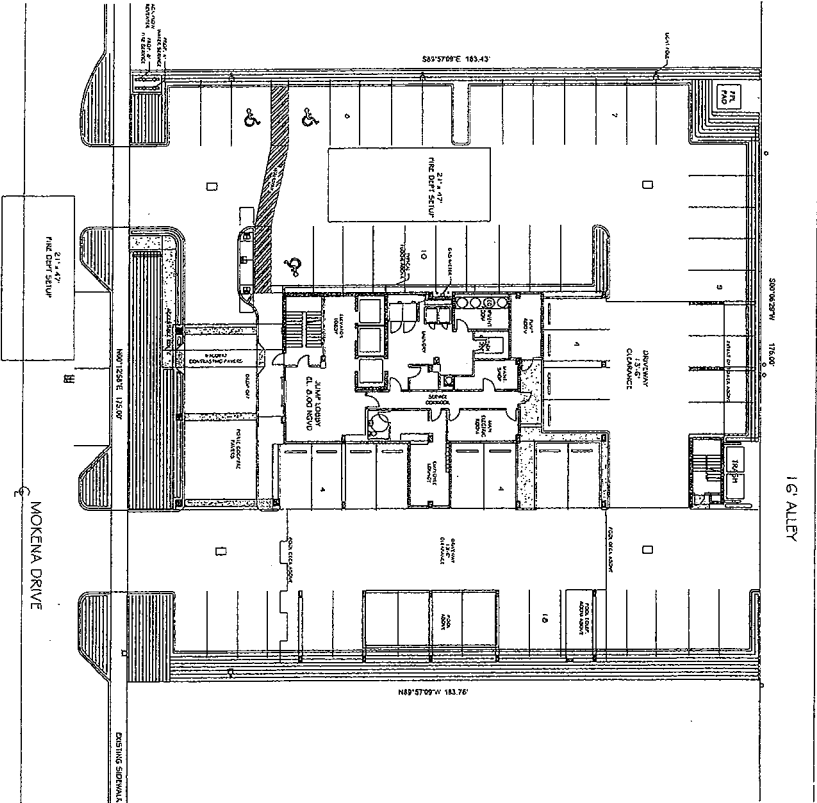
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Comfort
INN & SUITES
665 MOKENA DRIVE
MIAMI SPRINGS, FL

LANDSCAPE PLAN
LP-1
02/29/2016

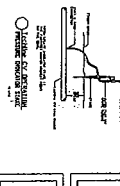
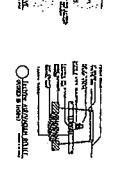
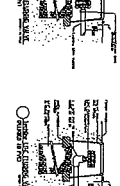
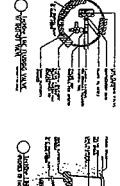
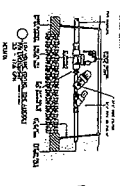
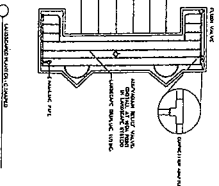
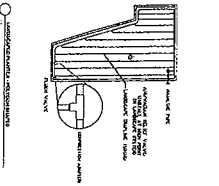
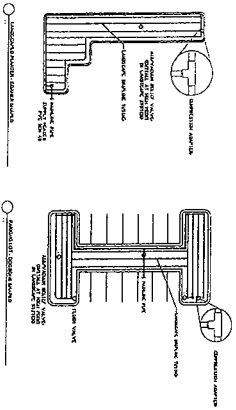


Pool Deck Landscape Plan



Site Landscape Plan

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



IRRIGATION LEGEND - drip	
SYMBOL	DESCRIPTION
	1/2" Drip Emitters
	3/4" Drip Emitters
	1" Drip Emitters
	1 1/2" Drip Emitters
	2" Drip Emitters
	3" Drip Emitters
	4" Drip Emitters
	6" Drip Emitters
	8" Drip Emitters
	10" Drip Emitters
	12" Drip Emitters
	14" Drip Emitters
	16" Drip Emitters
	18" Drip Emitters
	20" Drip Emitters
	22" Drip Emitters
	24" Drip Emitters
	26" Drip Emitters
	28" Drip Emitters
	30" Drip Emitters
	32" Drip Emitters
	34" Drip Emitters
	36" Drip Emitters
	38" Drip Emitters
	40" Drip Emitters
	42" Drip Emitters
	44" Drip Emitters
	46" Drip Emitters
	48" Drip Emitters
	50" Drip Emitters
	52" Drip Emitters
	54" Drip Emitters
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	58" Drip Emitters
	60" Drip Emitters
	62" Drip Emitters
	64" Drip Emitters
	66" Drip Emitters
	68" Drip Emitters
	70" Drip Emitters
	72" Drip Emitters
	74" Drip Emitters
	76" Drip Emitters
	78" Drip Emitters
	80" Drip Emitters
	82" Drip Emitters
	84" Drip Emitters
	86" Drip Emitters
	88" Drip Emitters
	90" Drip Emitters
	92" Drip Emitters
	94" Drip Emitters
	96" Drip Emitters
	98" Drip Emitters
	100" Drip Emitters

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO THE PLANTS AND TO MAINTAIN THE SOIL MOISTURE AT A LEVEL THAT IS SUFFICIENT TO SUPPORT THE PLANTS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO THE PLANTS AND TO MAINTAIN THE SOIL MOISTURE AT A LEVEL THAT IS SUFFICIENT TO SUPPORT THE PLANTS.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO THE PLANTS AND TO MAINTAIN THE SOIL MOISTURE AT A LEVEL THAT IS SUFFICIENT TO SUPPORT THE PLANTS.
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Michael J. Phillips

Landscape Architecture

(561) 966-9792

info@mjphilips.com

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Fort Lauderdale, FL 33304

666 MOKENA DRIVE

MIAMI SPRINGS, FL

02/29/2016

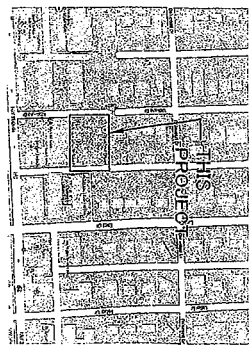
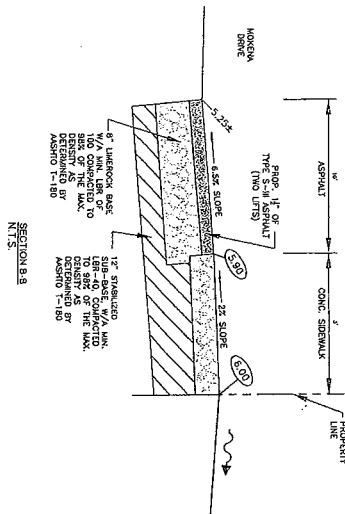
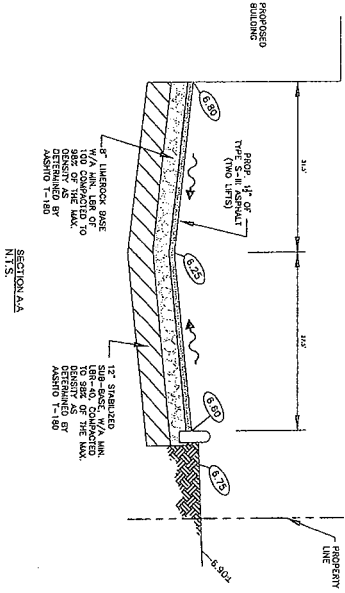
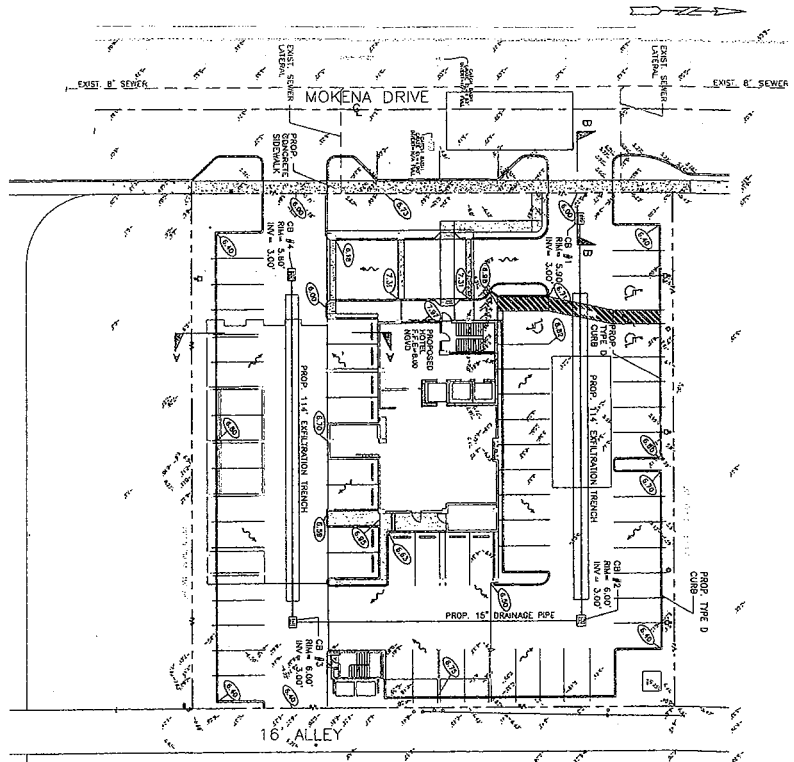
IR-1

Comfort

INN & SUITES

Michael J. Phillips

FL LA 000148



LEGAL DESCRIPTION:

THE SOUTH 75 FEET OF THE NORTH 250 FEET OF TRACT "D", IN BLOCK 131, OF REVESED PLAT OF PORTION OF SECTION 2, COUNTY CLAY, FLORIDA, FORMERLY KNOWN AS LOTS 9 AND 10, IN BLOCK 131, OF SECTION 2, OF COCO PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

NOT TO SCALE

PAVING, GRADING & DRAINAGE

SCALE 1" = 20'-0"

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

REVISIONS				
NO.	DATE	BY	CHK'D	DESCRIPTION
1				
2				
3				
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10				



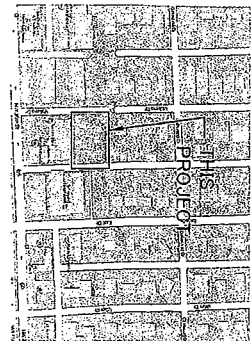
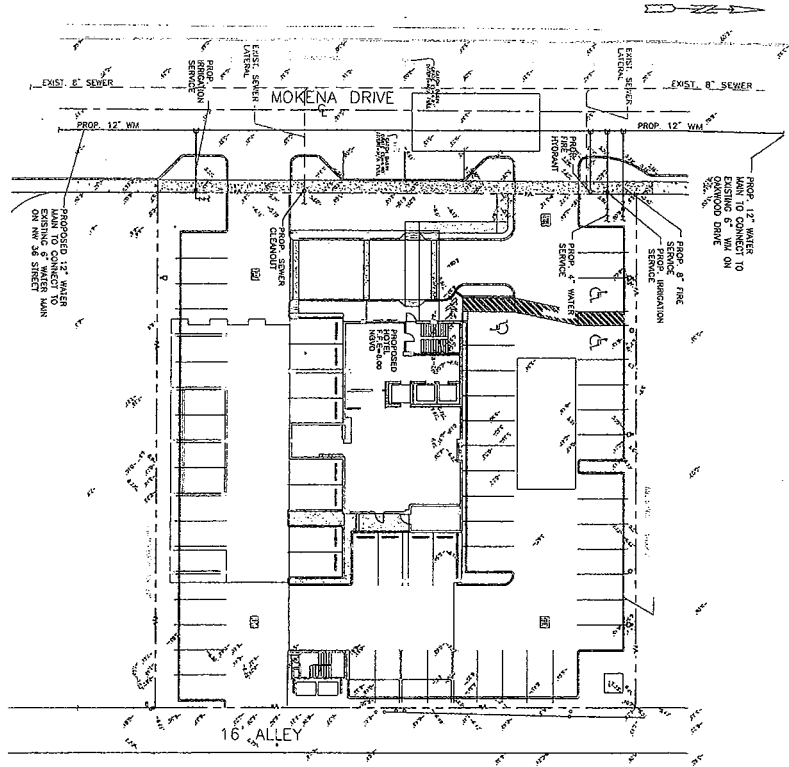
HOLLAND ENGINEERING INC.
civil engineers
3000 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 - (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

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

FINAL APPROVAL
PLA. REG. ENG. NO.
41831

NO. OF SHEETS	2
SHEET NO.	C-1
CAD FILE NO.	13-91



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				
NO.	DATE	BY	CHK'D	DESCRIPTION
1				
2				
3				
4				
5				



HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021
(954)567-0271 • (954)567-0272 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

EB 7325

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

FINAL APPROVAL	
FLA. REG. ENG. NO.	41831

NO. OF SHEETS:	2
SHEET NO.:	C-2
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