



City of Miami Springs, Florida

The regular meeting of the Miami Springs Zoning and Planning Board was held on Tuesday, August 4, 2015 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 6:32 p.m.

Present were:

- Chairman Manuel Pérez-Vichot
- Vice Chairman Ernie Aloma
- Bill Tallman
- Bob Calvert
- Juan Molina

Also Present:

- City Attorney Jan K. Seiden
- Planning and Zoning Director Chris Heid
- Secretary to the Board Elora Sakal

2. APPROVAL OF MINUTES OF REGULAR MEETING:

Minutes of the February 2, 2015 were approved as written.

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

3. NEW BUSINESS

Board Secretary Sakal swore in the City Planner, the applicants or representatives of the applicants who were going to testify should the Board have any questions.

A) **02-ZP-15**
SALVATORE NATOLI, SUCRE, LLC
4909 N.W. 36 STREET
Zoning: NW 36 ST. DISTRICT
Lot Size: N/A

Applicant is seeking the vacation of a portion of a city owned rights-of-way.

Planning and Zoning Director Heid read his recommendation to the Board. He said that the Public Works Director visited the site with him and said that he would still be able to continue to maintain adequate trash services in the alley. Planning and Zoning Director Heid commented that the largest condition is that there will be a unity of title on this property. If the City does not abandon the streets, there are three separate pieces of land they can easily sell those pieces off. He wants to ensure that by taking the rights of way out of there and combining it to one large piece of land and putting a unity of title on it will guarantee that it will remain one piece of land. The unity of title is not necessarily forever and the applicant and the City will be parties to that unity and if at some point they feel that they want to sell a piece separately that is certainly possible but the City would have to agree to it.

City Attorney Seiden clarified a statement on the recommendation. He said that a street and an alley are not owned by the City. It describes it as being owned by the City but the City does not own it. The City has been given dedicated rights pursuant to plats and other documentation when these streets were sub-divided out. The City has a right to use it and have access to it and transport over it. By approving this application, the process would require that a resolution be added to the public records where the City would give up its right to the dedication in exchange for the conditions that were prescribed by the planner.

Discussion ensued regarding pedestrian access from the North side.

City Attorney Seiden stated that the site plan for this project will come to the Zoning and Planning Board should the Council approve the vacation.

Attorney Santiago Echemendia of 201 S. Biscayne Blvd. introduced his associate, the owners of the building, the architect and a Representative of the Wyndham Hotel. He said that they agree with all of the conditions.

Architect Emmanuel Ortiz of 11501 N.E. 10 Avenue explained that in terms of sidewalk, they are creating an urban development. What is being created is a plaza along 36 Street that will provide restaurants and commercial retail. He commented that in terms of the access, they will be keeping LaVilla Drive as the main access to the building and the secondary access will be Minola Drive.

Discussion ensued regarding a wider sidewalk.

Vice Chair Aloma moved to approve the request with the conditions and the amendment to include Miami Dade Fire Department made by Planning and Zoning Director Heid. Board member Tallman seconded the motion which carried unanimously on voice vote.

4. ADJOURN

There was no further business to discuss and meeting was duly adjourned at 6:56 p.m.

Respectfully submitted:


Elora R. Sakal
Board Secretary

Adopted by the Board on
this 8 day of Sept., 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".
