



## ***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 4 day of April, 2016.



Manny Perez-Vichot, Chair

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

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