

2011NG AND PLANNING

MONDAY, JUNE 6, 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 Martin L. Marquez Board member Juan Molina Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Monday, June 6th, 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) April 4, 2016
- 3. SWEARING IN OF ALL WITNESSES
- 4. **NEW BUSINESS**
 - A) CASE # 05-ZP-16 AQ GROUPO, LLC 650 DE SOTO DRIVE NW 36, NW 36TH STREET DISTRICT

Applicant is seeking site plan approval in order to construct a 122 room hotel.

5. ADJOURNMENT



City of Miami Springs, Florida

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

1. CALL TO ORDER AND ROLL CALL

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

Present were:

Chairman Manuel Pérez-Vichot

Vice Chair Ernie Aloma

Bill Tallman Juan Molina

Alejandro Gonzalez

Absent:

Bob Calvert

Also Present:

Councilwoman Roslyn Buckner

City Attorney Jan K. Seiden

Planning and Zoning Director Chris Heid

Board Secretary Juan D. Garcia

2) APPROVAL OF MINUTES OF REGULAR MEETING:

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

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

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

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

4) NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B) CASE # 03-ZP-16 SUCRE, LLC 4949 N.W. 36 STREET ZONING: NW 36

LOT SIZE: 151,059 SQ. FT.

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

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

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

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

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

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

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

Applicant is seeking site plan approval to construct a hotel.

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

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

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

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

5) ADJOURN

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

| Respectfully submitted: | |
|---|----|
| Juan D. Garcia Board Secretary | |
| Adopted by the Board on this day of, 2016. | |
| Manny Perez-Vichot, Chair | |
| Words <u>-stricken through</u> have been deleted. <u>Underscored</u> words represer changes. All other words remain unchanged. | ٦t |
| "The comments, discussions, recommendations and proposed actions of City Citize 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". | y, |

ZONING AND PLANNING CASE NO. 05-ZP-16

AQ GROUP, LLC

650 DE SOTO DRIVE

ZONING AND PLANNING BOARD MEETING: 06-06-2016

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: June 6, 2016

SUBJECT: Application for Public Hearing

CASE # 05-ZP-16

APPLICANT: AQ Group, LLC

ADDRESS: 650 De Soto Drive

REQUEST: The applicant is requesting site plan approval in order to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot at 5001 NW 36 Street, in the NW 36 Street Zoning District.

(This project, including three related variances was previously approved by the Board of Adjustment and the City Council, and extended by the Board of Adjustment and the City Council. That extension of time has expired, necessitating new approval from the Zoning and Planning Board and Board of Adjustment as well as the City Council).

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

THE PROJECT: The applicant is proposing to construct an 80,170 square foot, five story hotel with 122 rooms on an existing surface parking lot. An unused City-owned 16 foot wide alley that runs through the parcel would be abandoned.

Entrance to the hotel will be from both De Soto Drive and De Leon Drive, with the main entrance on De Soto Drive featuring a large decorative brick-paver circle. A

six (6) foot tall CBS wall will separate the hotel from the adjacent single-family residences, including across De Soto Drive, with openings at the sidewalks to permit continued pedestrian access. Setback terraces and projecting balconies break up the façade, and provide additional visual interest.

The hotel is designed in a crisp and pleasing contemporary style, with a stucco façade, large windows, a projecting section with decorative parapet, and a sweeping glass storefront enclosing the top floor.

The building is raised on columns above surface parking, with additional open surface parking. There is a compact lobby on the ground floor of approximately 1,858 square feet that includes the front desk and baggage storage room. A large covered drop-off area projects to the south.

The second floor has 347 rooms and an approximately 2,031 square foot business center. The third and fourth floors each have 41 rooms, eight (8) of which are larger suites.

The public amenities are located on the fifth floor, including a breakfast room, lounge/bar, fitness center and two large terraces, one with hot tubs. There are also a suite of offices related to the operation of the hotel, the kitchen and bath rooms. There are also three (3) suites, each with a private balcony. Large walls of glass face south, providing excellent views of the airport and air traffic.

ANALYSIS: A new hotel replacing a surface parking lot is of great benefit to the NW 36 Street corridor specifically, and City Generally. In addition, it should prove to be a catalyst to further redevelopment of the street, and its attractive design and amenities would set a high standard for projects that follow.

Variances are relatively minor in nature and are supportable. Although the number of stories is exceeded by one, the maximum height of 55 feet (to top of roof) is met, and this allows for a very welcome fifth floor with enticing amenities.

Parking is also considered adequate, as the code does not anticipate a modern airport hotel, where many guests will not have cars, as they use taxis or take advantage of the airport shuttle that will be provided. Finally, the waiver of one (1) foot of the aisle width is of no consequence, and the 22 feet proposed meets the requirements of the current Miami-Dade County code.

HISTORY: This project, including three related variances, received the approval of the Board of Adjustment at the meeting of November 3, 2014 by a vote of 3-0. (Case #11-V-14). This approval was affirmed by the City Council on November 10, 2015 by a vote of 5-0.

This approval would have expired on November 2, 2015. However, a six month extension of time was granted by the Board on September 21, 2015. This approval was affirmed by the City Council on September 28 by a vote of 5-0.

This extension of time expired on May 1, 2016. In accordance with Section 150-111 (B)(5) of the Code, no further extensions may be granted, necessitating reapproval.

RECOMMENDATION: It is recommended that site plan approval be granted, subject to the following conditions.

- 1. Plans shall substantially comply with those submitted, as follows:
 - Sheet A-0, Cover Sheet, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Survey, by Alvarez, Aiguesvives and Associates, Inc., by Southeast Design Associates, Inc., dated, signed and sealed January 25, 2007
 - Sheet C-1, Preliminary Design [Civil], by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-1, Landscape Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016
 - Sheet L-2, Planting Details, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.0, Overall Site Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.1, Ground Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.2, Second Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.3, Third Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.4, Fourth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.5, Fifth Floor Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-1.6, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-2.5, Roof Plan, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-3.1, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.
 - Sheet A-3.2, Elevations, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 2016.

• Sheet A-4.1, Sections, by Southeast Design Associates, Inc., dated, signed and sealed May 31, 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.
- 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.



| Official Use Only Submittal Date: |
|-----------------------------------|
| Case No.: |

Building & Planning Department 201 Westward Drive Miami Springs, FL 33166

Phone: 305-805-5034 Fax: 305-805-5036

www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

| APPLICANT II | NFORMATION |
|--|---|
| APPLICANT NAME ACCIPIED LLC | PROPERTY ADDRESS NW 36TH St. |
| APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305, 773, 4584 | e-mail address downsered @ gmail.com |

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

| | PROPERTY INFORMATION | | | | |
|-------------------|----------------------|---|--------------------------|----------------------------------|--------------|
| LEGAL DESCRIPTION | | Productions of the second and production is a second of the second of the second of the second of the second of | LOT SIZE AND ZONING DI | STRICT | A CONTRACTOR |
| TRACES 1,2,3,4 | 135 | AIRWAYS TRACT | 102,352 S.F. | NW 36TH ST. | |
| LOT(S) | BLOCK | SUBDIVISION | LOT SIZE | ZONING DISTRICT | |
| YES | NO | R APPEALS BEEN FILED WITHIN THE LAST | SIX (6) MONTHS IN CONNEC | TION WITH THESE PREMISES? | |
| IF YOU ARE THE C | WNER, HOW LONG H | AVE YOU OWNED THE PROPERTY? | WHAT IS THE APPROXIMA | TE COST INVOLVED IN THIS CHANGE? | |

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

- (I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.
- (I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

| Signature of Owner | Signature of Co-Owner |
|---|--|
| Domingo Ansered | |
| Printed name of Owner | Printed name of Co-Owner |
| The contents of this petition are Sworn to and subscribed before me this 22 day of Yay, 2016. | 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 NAME OF NOTARY PUBLIC | PRINT NAME OF NOTARY PUBLIC |
| STAMP SEAL KARLA M. BELLO NOTARY PUBLIC STATE OF FLORIDA Commil FF098300 | STAMP SEAL |
| COMMISSION EXPIRES: <u>03//5/2018</u> | COMMISSION EXPIRES: |
| PERSONALLY KNOWN: | PERSONALLY KNOWN: |
| PRODUCED IDENTIFICATION: | PRODUCED IDENTIFICATION: |

SOUTHEAST DESIGN ASSOCIATES, INC.

ARCHITECTURE Florida License AA 000 2237

627 Eldron Drive, Suite 101, Miami Springs, FL 33166 www.sedainc.com

Phone: (305) 871-1648 Fax: (305) 871-1734

Total Parking Provided =

97 + 5 = 102 Spaces

June 1, 2016

VARIANCE HEARING NARRATIVE

5055 N.W. 36th Street, Miami Springs, FL Location:

Project: Hotel Addition

AQ Group LLC Owner:

This is a variance request for a proposed 5-story detached hotel addition located at the existing rear parking lot of the Ramada Hotel, N.W. 36th Street. The altered scopes for this project presented to the Board for approval are as follows:

| 1. | PARKING SPACES | MS Code Sec. 150-016 | |
|----|---|--|---|
| | Item Description | Required | Provided/Proposed |
| | Existing Restaurant = 2,300 S.F. | Existing Restaurant = 2,300 / 100 = 23 Spaces | |
| | <u>Hotel Rooms:</u> Existing (2) 2-Story Building Hotel Rooms = 116 Units | First 20 Units = 20 Spaces | |
| | Proposed (1) 5-Story Building Hotel Rooms = 122 Units | 238 Units – 20 Units = 218 Units / 2 = 109 Spaces | Standard = 97 Spaces Handicap = 5 Spaces |
| | Total Rooms: 116 + 122 = 238 Units | Total Parking Required = 23 + 20 + 109 = 152 Spaces | |

Note: Hotels in the MIA area commonly have significant number of unused parking spaces. The amount of proposed parking in this project is more than the number expected. There are existing street parkings that may provide overflow spaces.

152 Spaces X 80% = 121 Spaces

BUILDING HEIGHT 2.

Mixed-Use Occupancy less 20%

| Item Description | Required/Allowed | Provided/Proposed |
|--|---|--|
| Height Limitation per Miami Springs Code of Ordinance Sec. 150-164(E)(1) | NW 36 Street District - Max. of 4 stories or 55 feet within 150' of Residential | Proposed height - 5 stories and 55 feet to roof with 65' H. additional Decorative parapet at east and west end of building |

June 1, 2016

REF: Hotel Detached Addition

5055 NW 36th Street Miami Springs, FL 33166

LETTER OF INTENT

We trust that this petition should be granted for the following reasons:

A Quality Brand Name Hotel such as one from the Intercontinental, Hilton or Marriot Group requires a minimum of about 122 rooms. The operational costs for less number of rooms is not considered operational cost efficient.

A solid Brand Name, 4 Star Hotel, guarantees a level of service and general quality standards not usually possible in traditional smaller Mom/Pop operations.

We are proposing to use the Ground Floor for Parking and require an additional Fifth Floor to satisfy the required 122 Rooms capacity within the available land area.

The proposed **(5) Five stories** is one story more than the **(4) Four Stories** allowed in the 36th Street Zoning District within 150 feet from the Residential District. However, we are not exceeding the height requirements, the building satisfies the Code's 55 Feet ground to roof deck height limitation.

The number of Parking spaces are 19 spaces less than the Miami Springs Zoning Code requirements. The code requires **121** spaces and **102** spaces are being provided. Our experience with Business Hotels in the Airport vicinity is that the majority of guests share rides or rely on the Hotel Shuttle for transportation and the proposed 102 Parking spaces is adequate.

The development will provide significant improvements to the adjacent street right of way, including beautifying the traffic barriers with more permanent structure/landscaping.

Additionally the development will provide significant tax and employment benefits.

As the owner and operator of the Ramada Inn I am committed to continue providing a quality product for both the City of Miami Springs and our benefit.

We look forward to your positive consideration.

Sincerely,

Domingo Ansereo

AQ Group LLC/Ramada Hotel

boningo Agseran



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 6/2/2016

| Property Information | | | |
|----------------------|---|--|--|
| Folio: | 05-3119-014-0010 | | |
| Property Address: | 5055 NW 36 ST Miami Springs, FL 33166-6003 | | |
| Owner | AQ GROUP LLC | | |
| Mailing Address | 4542 NW 94 CT DORAL, FL 33178 USA | | |
| Primary Zone | 6300 COMMERCIAL - RESTRICTED | | |
| Primary Land Use | 3921 HOTEL OR MOTEL : HOTEL | | |
| Beds / Baths / Half | 0/0/0 | | |
| Floors | 2 | | |
| Living Units | 116 | | |
| Actual Area | Sq.Ft | | |
| Living Area | Sq.Ft | | |
| Adjusted Area | 50,936 Sq.Ft | | |
| Lot Size | 61,204 Sq.Ft | | |
| Year Built | 1949 | | |

| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2015 | 2014 | 2013 |
| Land Value | \$1,591,304 | \$1,713,712 | \$1,713,712 |
| Building Value | \$2,808,696 | \$2,486,288 | \$1,650,270 |
| XF Value | \$0 | \$0 | \$216,148 |
| Market Value | \$4,400,000 | \$4,200,000 | \$3,580,130 |
| Assessed Value | \$4,331,957 | \$3,938,143 | \$3,580,130 |

| Benefits Information | | | | |
|--|----------------------|----------|-----------|------|
| Benefit | Туре | 2015 | 2014 | 2013 |
| Non-Homestead Cap | Assessment Reduction | \$68,043 | \$261,857 | |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description | |
|----------------------------------|---------------|
| 19 53 41 1.48 AC | 20102-03-05-0 |
| AIRWAYS TRACT PB 56-56 | |
| TRS 1 & 2 & TRACT 3 PER PB 78-98 | |
| LOT SIZE IRREGULAR | |
| OR 12538-861 0685 5 | |



| Taxable Value Information | | | |
|--|-------------|---|-------------|
| galaci is Egolico (activico de la Recologia de Secretario de La Periodo Cologia (activico de Recologia de La P | 2015 | 2014 | 2013 |
| County | | *************************************** | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,331,957 | \$3,938,143 | \$3,580,130 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,400,000 | \$4,200,000 | \$3,580,130 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,331,957 | \$3,938,143 | \$3,580,130 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,331,957 | \$3,938,143 | \$3,580,130 |

| Sales Info | rmation | | |
|------------------|-------------|---------------------|---|
| Previous Sale | Price | OR Book- Page | Qualification Description |
| 03/23/2011 | \$8,000,000 | 27636- 4742 | Qual on DOS, multi-parcel sale |
| 04/01/2007 | \$8,500,000 | 25617- 2021 | Deeds that include more than one parcel |
| 05/01/1976 | \$650,000 | 00000- 00000 | Sales which are disqualified as a result of examination of the deed |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

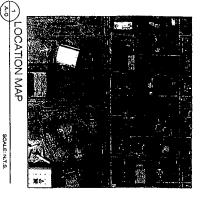
Hotel Addition

AQ Group LLC

5055 NW 36 Street, Miami Springs, FL 33166

| | | 55 CASE \$ 11-4-14 | MOTE, WARMING WARROUGH - REFERENCE CASE |
|--|--------------|--|---|
| PHONOCO = 102 SPACES | SONOME | TOTAL PARKING SPACES : STANDARD - 94 HANDICAP - 3 PARKALLEL - 3 | |
| 0 - 12: 50ACCS | Connect | TOTAL PARENC SPACES | |
| 132 SPACES X BOX - 127 SPACES | ž | DECEMBER 1230 SOX | |
| (23-20+108) - 132 SPACES | ê | 1014 | (See work bettow) |
| (236 - 20) - 216 RDOUS 216 KDOMS / 2 = 100 SPACES | 7 P | (2.36 HOOM.S) | SHOCKE CALCULATIONS |
| PIEST 20 ROOMS - 20 SPACES | ž. | Proce Tion | |
| 2,300 S.F./100 - 23 SPACES | ž | DUZUNG SEZENJEWIE | |
| 20 17 | | 55 CT, 1445 | מנושונה מכושכני מבמנג |
| | | 3 17, 160 | CAST SLOC (DC SOTO DK.) |
| 3 17. | | 0 FI. MF | MEST SLOC (DK UZOM DK.) |
| 10 77. | | ō 7. III. | EV. |
| 123.3 П. | | 10 FT, 1444 | FROMT (NOV JOAN ST.) |
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| a SIGNES / SO FT. WAX | × | | CAUTRE SUCH 23% SPECIALITY TRESSTR |
| 20 FACES | PER PER | 1 THEE / 30 LF BUSTER | STATES |
| HIGH CHU FEHCE | 7 | HIGH OUT FENCE | LANDESCADUS |
| 140,328 SJ. (147) | | 2.38 (wx.) | DADE WIFF BATTO |
| 11,447 \$.4. (11.28) | 2 | 102 MM, OF LOT AREA | CREEK, ASSA |
| CHANGER | | SECTING THY COMES | REMEMBER OF THE |
| 84.5 CBC.88 | | LOCAT BYONOSED | |
| 20 manutos | | BOOL HUN | |
| 20,566 S.f. | | FOURTH FLOOR | |
| 22,342 5.7. | | LHIND STOOM | HERYDYLL S-SIGNY |
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| 2.300 S.F. | | RESTAURANT | DUSTRIC BUILDINGS |
| HEADO SJ. | | (2) 2-SIDEY HOTELS | |
| 140,529 S.F. (TOTAL EGSTING & PROPOSEO) | IOIV. | 140,370 5.F. | BUILDING ARTS |
| 122 SUEST ROOMS HOTEL | 122 52 | S-SIORY. | EBCEOSED BUILDING |
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| 38 SIREET DISTRICT | 33812 8 | Her : | ZONNAS, DUSTRICI |
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| _ | AROPOSED | DOSTING | | NOTE: SEE L | 888 | FO.00. 03-3 | | | | | MICORDS OF | ACCORDING N | of country | AS RECORDED | PLUE BOOK SE | | | | CITCLINCY. P CITCLINC HT20 ACRX PI JAS | |
| | FT, HOVO | 6.25 FT, NONO | (Incl. aurham oresa) | NOTE: SEE LEGAL DESCRIPTION THIS SHEET | 05-3119-013-4366 | -021-0620 | Additions, Remodeli | | E.C | | NAME - DICK COUNTY, PLONG | TOTAL WARD THE MORTH 25 SEET OF LOT 18, DLOCK 133, SECTION 2 OF COUNTRY CLUB ESTATES, ACCOMPANY TO THE PUBLIC METAL BOOK 10, PAGE 79, OF THE PUBLIC | CTR CRAFTS ACCORDED TO THE CONTRACT TO THE CON | TRUCKS J. AND V. BLOCK INJ. ARRIVES TRUCK SURGENSION NO. 2, ACCORDANCE TO THE WAR INVESTIGATION OF THE PURPLE RECORDED IN PLAY SECON 78, PACE 88, OF THE PURPLE RECORDED IN PURPLE | THATS 1 AND 2. BLOCK 135, AMBAN'S HAACI, ACCORDING SO BY, MAJ THANBOOK, AS ACCORDED IN MAJ BOOK 56, MAGE 56, OF THE PUBLIC MICRORYS OF MAJA-DUSE COUNTY, TLOMAN, AND | | LEGA | | WARK IN THE CONTRACT COMMENTS IN ECHEBAL OF THE CONSTRUCTION OF A NCH ADDITION TO THE CONTRAC RECOGNIC COMPRISES OF REPRODUCE A MANAGEMENT AND ADDITIONS AND CONTRACT AND CONT | SOC |
| | FT. HOVO | 4.25 FT. HO15 | Coroge/ Storage Poer Berdilen | 37 | | | Additions, Remadeling, Repairs & Cambination | | FLOOD LEGEND | | • | 18, DLOCK 1JS, SCETON 2 COROCCO NI PLAT BOOK 10. | O THE PLAY THEREOF, AS IN | , or he public accords | RECORDS OF WANT-DADE C | | LEGAL DESCRIPTION | | ERAL OF THE CONSTRUCTION COUNT, A BATROCOM, KITCHE TRUCTURAL WORK, AS SHOW | SCOPE OF WORK |
| | 57. NO.0 | 7.00 FT. HOYD | Adjocent Grode Clevelian (meet to wolf of structure) | | | | nbinotion | | | | | PACE 79, OF THE PUBLIC | COMPOS IN PLAT BOOK 34. | OF MELLA - DAGE COCKINY, PL | AT THEMOT, AS RECORDED . | | ž | | I OF A NOW ADDITION TO THE | |
| - | 18 | В | _ | | | | | | | | _ | | Ž. | _ | |] | | | e . | |
| | 7.6.COLUPITY WITH THE SAFETY REQUIREMENTS OF LOCAL, STATE OF FLOREDA CODES AND PEDERAL LAWS. | SHOPPING AND BRACING CONSTRUCTION: | 2.500 MCS IDEA STEERINGS AND AND OCCUPANT CARACTY AND PROVIDE ALL REGULARS OF DELIVERY. | J.A. PROTECT THE COSTING STRUCTURE COMMIT CONSTRUCTION AND NEXT THE SITE CLEAN & FREE | PLANTAMENT ON THE DIRECT OPERATION, DECEMBED AND CONSTRUCTION TO PROTECT WORKERS, PROCESTIMANT AND CHISTING CONSTRUCTION. | 2.2 PROVINC CONTRIGUOUS HEARS AND HETHOUSE | 2.1.3, NOTIFY THE JACKHTEST OF MY DECARDMINES BETWEEN THESE PLANS AND THE CHISTHAN COMPRISES. | 7.1.2. LOCATE CONCENED AND UNDERGROUND WITHTES, PIPES, CONDUITS, ETC. | 7.1.), YOMPY ALL EXISTING CONDITIONS AND DIMENSIONS. | 7,1,PHIOR 10 STARBAC HOME | 7. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE THE POLICEMING | SUPPLY OF SUPPLY SET SHALL HIS BY ASSAULT HERE I IL OL BROAD SEE MITTER WAS CONDUCTED FOR SHALL HIS SHALL DESCRIPT. | HAS BEEN COSSESSED AND THAT THE SITE CONDITIONS CONFIDEN TO DESIGN RELIBER PRESSURES OF APPLICUALLY. | BLANCE CANCET OF ZOOM PSS. AT MAY OF DICHARDON THE CONTRACTOR SHALL HOTERY THE AMOUNTED CANCET TO VEST THE STE TO OCCUPY. THE SEE, SAY, CANCETON AND THE AMOUNTED CANCET CONTRACTOR TO VEST THE STE TO OCCUPY. THE STE AMOUNTED CANCET CANCET. AND THE STEEL TO CONTRACTOR THE CONTRACTOR SHALL HOTERY THE STEEL CANCET. | | 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE MEN THE FLORIDA BURGLING COOK, 2014 EGITON AND | 3. DRIVINGES AND STREET CALLONG ARE INTEROSED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF | 2. II DAG HOT CUPHESSLY SET FORTH BUT WHICH HOE REVISIONALLY HAPLED OR HECCESSARY FOR THE PROPER PERFORMANCE OF THIS WERK SHALL DE INCLUDED. | I PICES DRAWNESS AND MICHOLOGO TO SHOW THE CONTINUE ASSEMBLEADING DESIGNATION OF THE MARKE AND AND PRINTALLY DECISIONALIZE, THEY JAST NOT STEDUCED TO SEE SOULDERS ASSEMBLES. | GENERAL NOTES |



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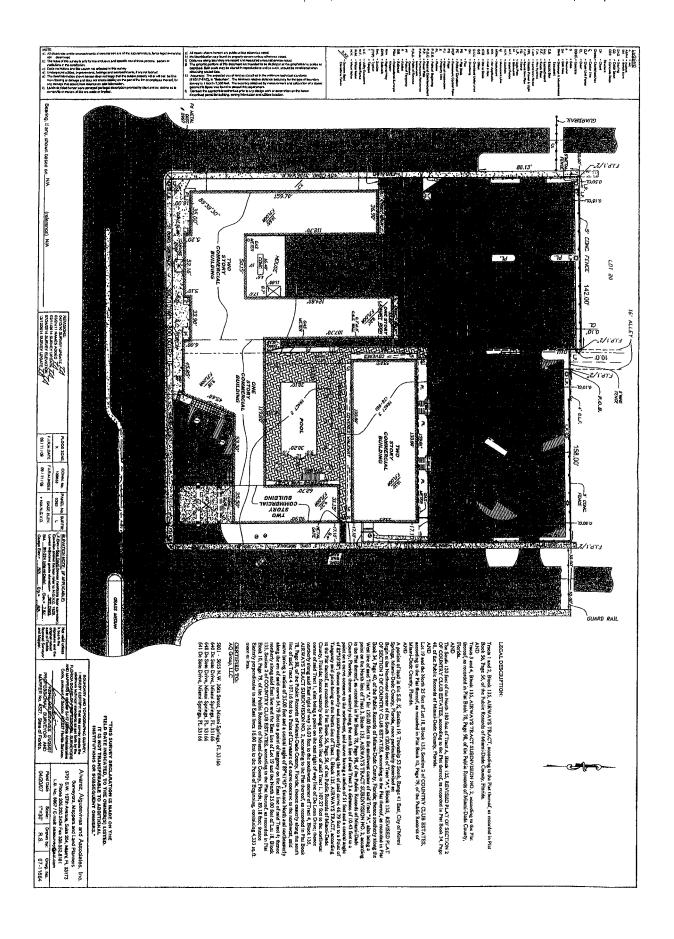
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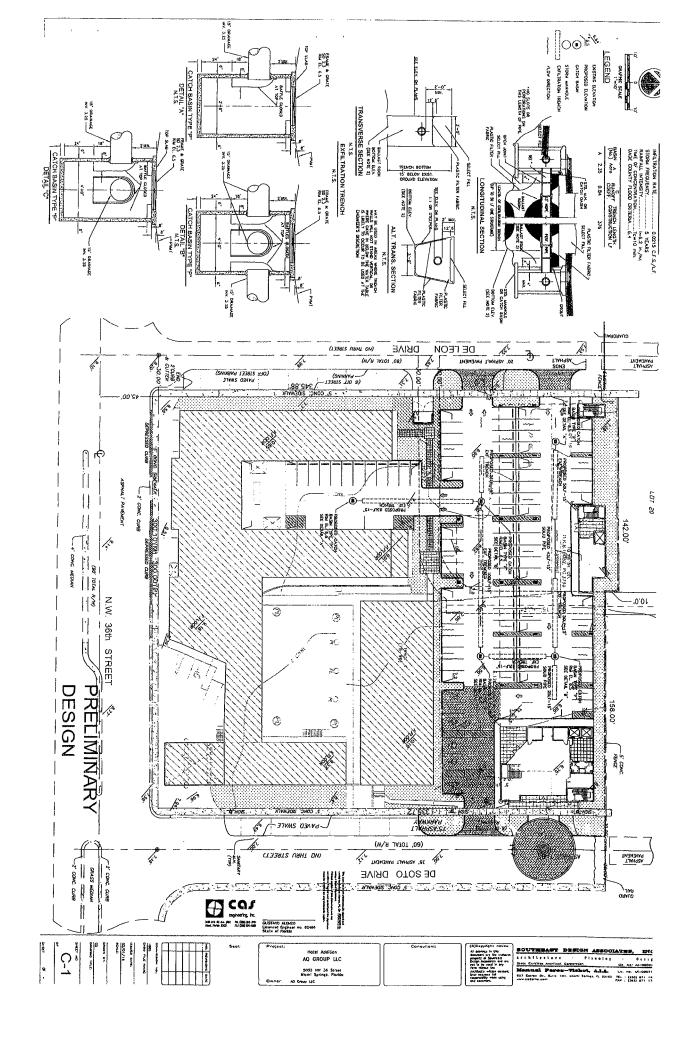
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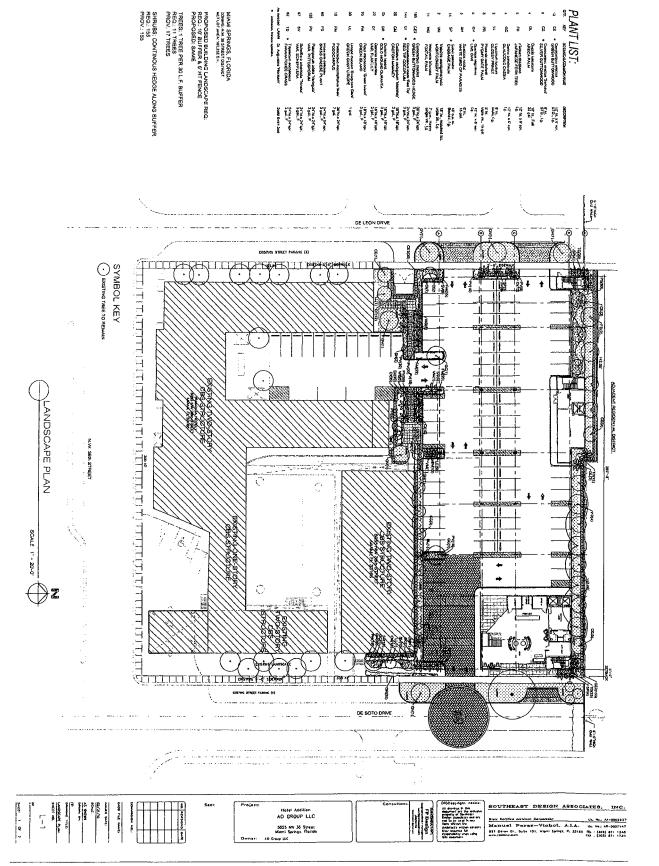
| Project: | |
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| Project: | Hotel Addition |
| | AQ GROUP LLC |
| | 5055 NW 36 Street Miorni Springs, Florido |
| Owner: | AD Grave LLC |

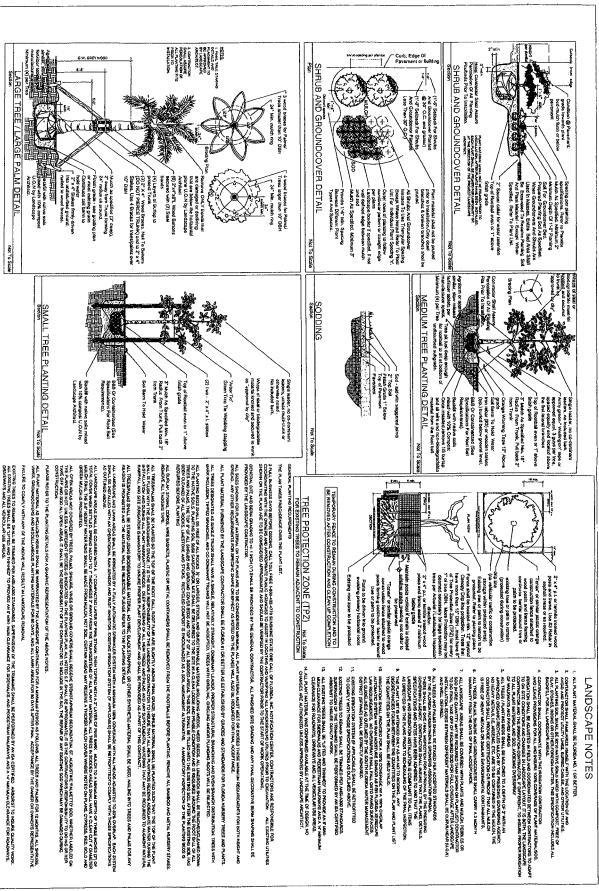
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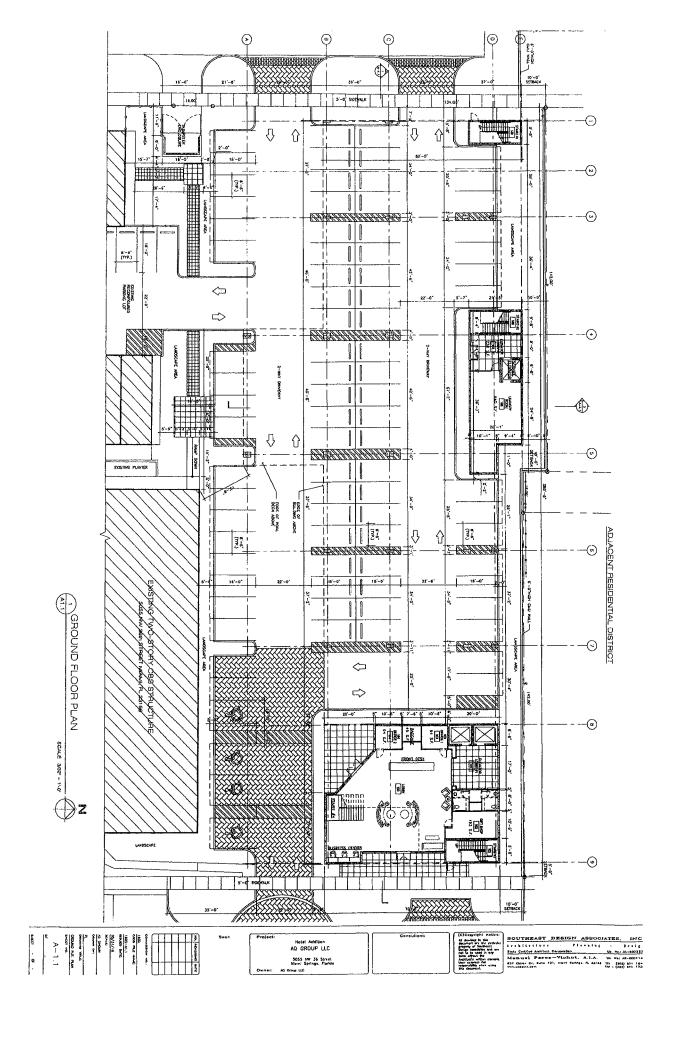
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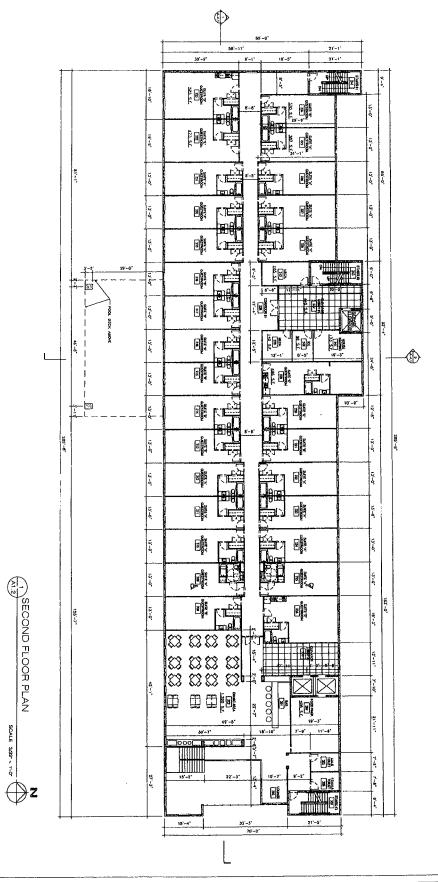
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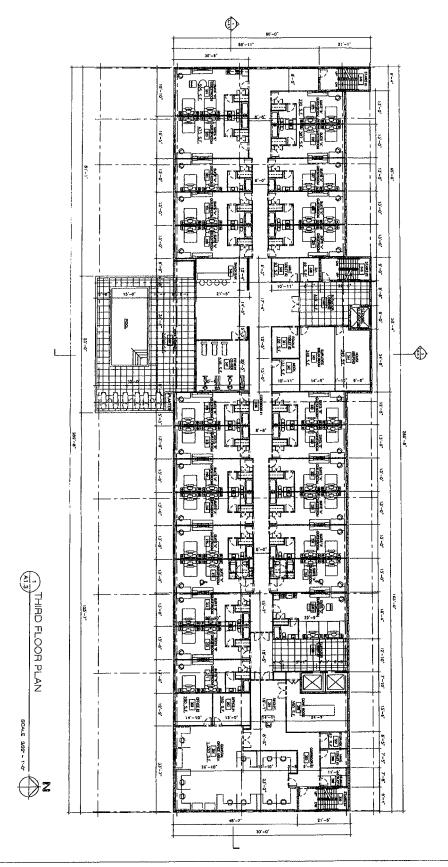
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AQ GROUP LLC

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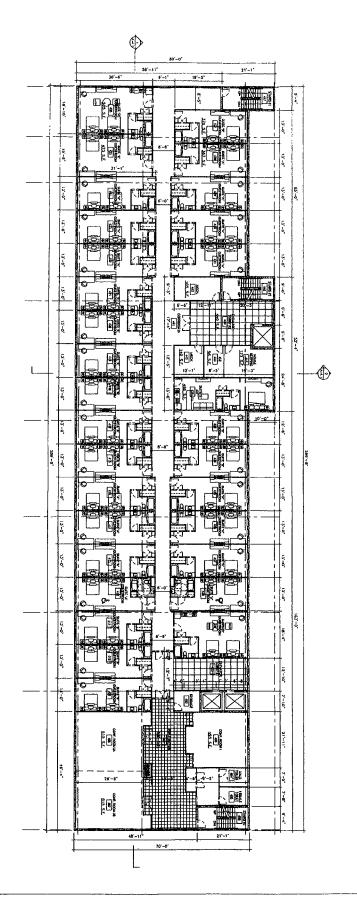
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Project: Motel Addition
AQ GROUP LLC
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Moore Springs, Fleedon
Owner. AQ Group LIC

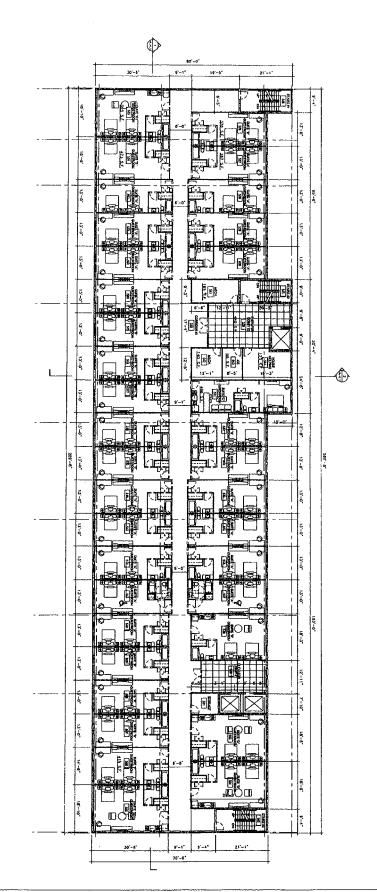
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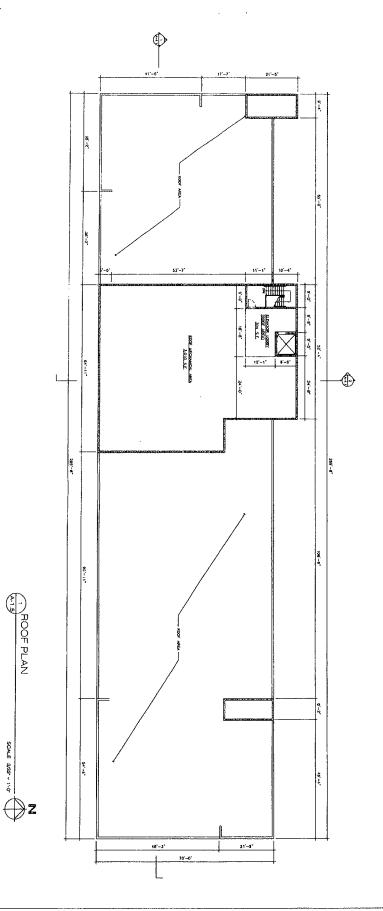


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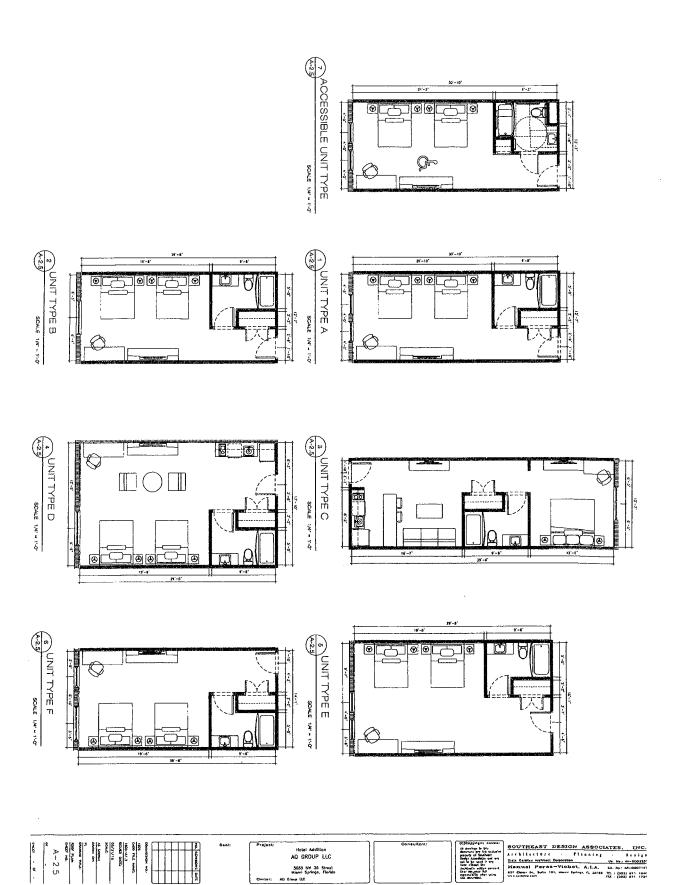


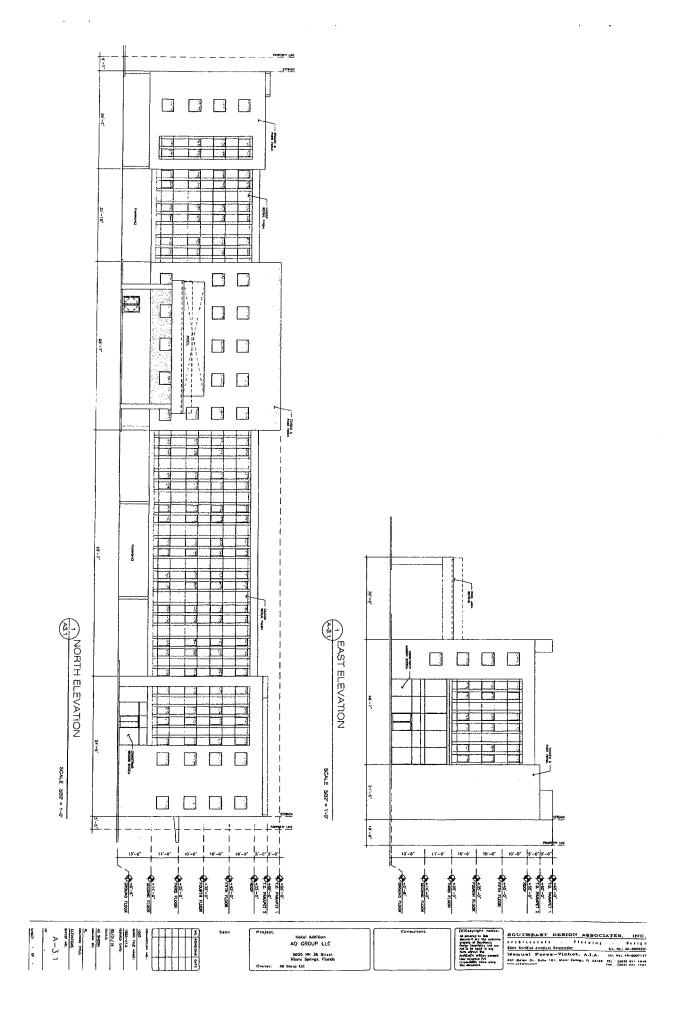
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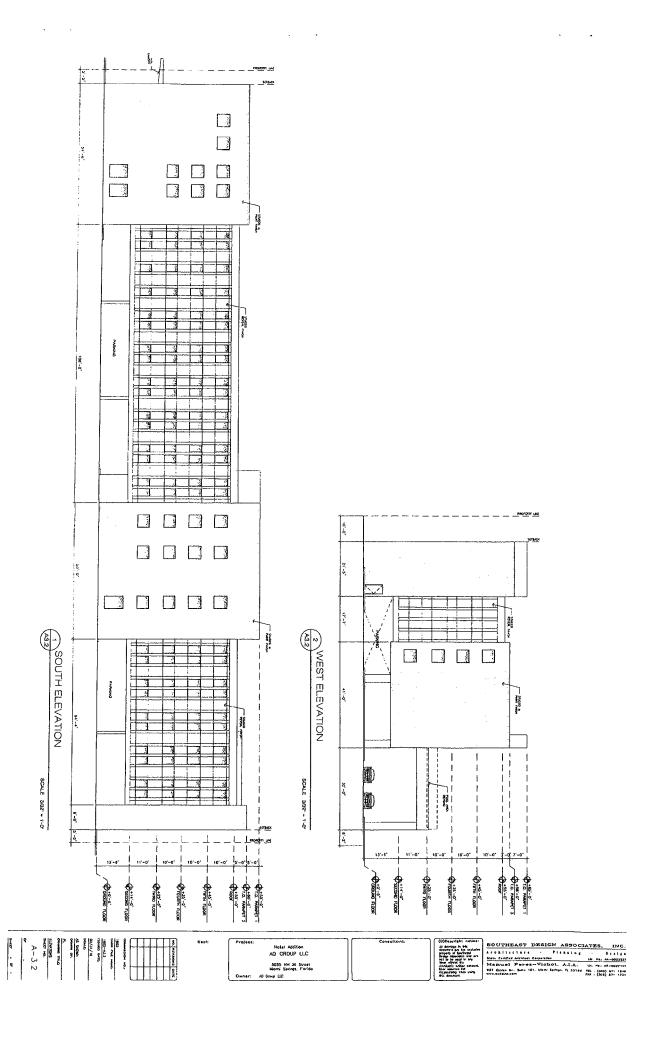
| AQ GROUP LLC SOSS IN 36 SIZE | Owner | AQ Grava U.C |
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| | | AQ GROUP LLC |
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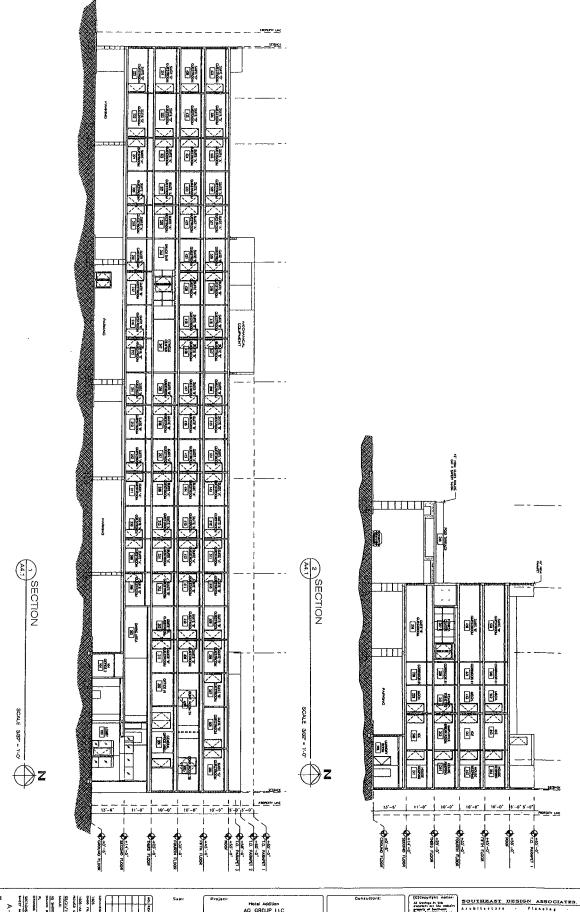
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Project: Hotel Addition
AO GROUP LLC
5055 Nr 35 Streat
Mann Springs Ported
Owner: AD Crop LLC

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SOUTHEAST DESIGN ASSOCIATES. INC.

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