

**VILLAGE OF VIRGINIA GARDENS  
6498 N.W. 38 TERRACE  
VIRGINIA GARDENS, FL 33166  
TELEPHONE: (305) 871-6104**

**SPECIAL MEETING OF THE  
VILLAGE OF VIRGINIA GARDENS, FLORIDA  
THURSDAY, JULY 16, 2020  
AT 5:00 P.M.**

“Any person who decides to appeal any decision of the Village Council with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

**AMERICANS WITH DISABILITIES ACT**

**Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the Village at least 2 days before the proceeding by contacting the Village Clerk’s office at 305-871-6104**

**CALL TO ORDER:** The meeting was called to order by Council President Fernandez at 5:06 p.m.

**INVOCATION (MOMENT OF SILENCE):** The Invocation was led by Council Member Block.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Council Member Block.

**1. REQUEST COUNCIL APPROVAL FOR THE FOLLOWING VARIANCE  
REQUEST:**

Applicant: WATERSTONE CAPITAL AIRPORT, LLC  
Address: 5911 NW 36 STREET, VIRGINIA GARDENS, FL 33166

**Legal description:**

The West 620 feet of the East 1020 feet of the North 140 feet of Tract 12, less the North 10 feet thereof, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. I, in Section 25, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2 Page 17, of the Public Records of Miami Dade County, Florida.

Mayor Deno reported that representatives from Waterstone Capital are in attendance. Mr. Dan Espino reported that Mr. Richard Wasserstein, Mr. Mauricio Bello and Freddy Perez are present.

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY APPLICANT WITH RESPECT TO CHAPTER 16, SECTION 6 OF THE VILLAGE OF VIRGINIA GARDENS CODE:

- 1. Section 1 of Development Agreement Approved by Resolution No. 895 – Variance to allow an increase in the number of hotel rooms from 108 to 133.*
- 2. Section 6.6.2 - Variance to allow 154 parking spaces where 160 are required (Existing Variance allowing 132 parking spaces).*

3. ***Amendment of Development Agreement Approved by Resolution No. 895 – Variance to allow addition of Limited Assembly Space to Development Program.***
4. ***Section 6.2.1 - Variance to allow a rear setback of five (5') feet, where twenty-five (25') is required (Existing Variance allowing rear setback of twelve (12') feet).***
5. ***Section 6.6 – Variance to maintain parking within rear yard and side yard setback.***
6. ***Section 7.1.4(A) - Variance to allow Two (2) wall sign each having a single face with area of 169.5 square feet (Existing Variance approved under Resolution No. 932) (Amendment to Section 2 of existing Development Agreement Approved by Resolution No. 895).***
7. ***Section 7.1.4 Variance to allow Single Monument Sign on a pedestal and two (2) Faces of 78.7 Square Feet each. (Existing Variance approved under Resolution No. 932) (Amendment to Section 2 of existing Development Agreement Approved by Resolution No. 895).***

Mr. Dan Espino presented slides of existing hotel and the proposed new hotel. Mr. Espino reported that when the development agreement for the property was approved, the hotel “flags” brands had not been finalized. And that the owner contemplated sharing amenities and common areas between the two hotels. Mr. Espino is pleased to report that the second hotel property will be a Holiday Inn Express. Mr. Espino reported that Holiday Inn has imposed certain property development requirements that resulted in the need to rethink the composition and design of the building. Mr. Espino reported that the redesign required a change to the development agreements.

Mr. Espino reported that they would like to increase the number of hotel rooms from 108 to 133. Mr. Espino also reported that they would like to add 154 parking spaces. Mr. Espino reported that stated that there are two related accommodations to facilitate the increased parking. Mr. Espino reported that a reduction of the rear yard setback from twelve feet to five feet and permission to maintain parking within the rear yard and side yard setback. Mr. Espino noted that parking in this area would be accomplished by mechanical lifts, which will be screened with a hedge. Mayor Deno reported if Planning and Zoning had been shown the same presentation. Mr. Espino stated affirmatively except that Planning & Zoning was not shown the rendering.

Mr. Espino explained about the signage size that is needed and required by the brand Holiday Inn Express. Mr. Espino reported that two wall sign each have a single face for the Holiday Inn Express with a modest area of 169.5 square feet. Mr. Espino reported that the requirement from Holiday Inn the “H” of the wall sign is required to be above the parapet roof line, requiring a deviation from the requirements of 7.14.

Ms. Howard inquired about the site triangle of monument sign. Mr. Espino reported a single monument signage that features the names of both hotels will be on a pedestal and have two faces of 157.40 square feet each. The other wall is a lower level wall sign for the restaurant use on property (south façade) with a total area of 32 square feet. Ms. Howard inquired if the setback requirement that the Village Architect Perez had been incorporated regarding the triangle of visibility of the monument signage and Mr. Espino reported affirmatively that it had been sufficiently pushed back for the entrance setback. Attorney Cuadra reported that it had been addressed on the plans.

Council Member Conover inquired if the restaurant will be open to the public and Mr. Bello stated that the Holiday Day Inn Café is only for the hotel guests. Mr. Espino reported that Prime 36 Café of the Candlewood Suites is open to the public.

Mr. Espino reported that there will be two related accommodations to facilitate the increased parking will be a reduction of the rear yard setback from 12 feet to five feet and permission

to maintain parking with the rear yard and side yard setback. Mr. Espino reported we will have a five-foot screening for mechanical parking which will block the vehicle views. Mr. Espino showed examples of other parking around the Village. Council President Fernandez inquired that there will be only a screening encroachment and not a building encroachment and Mr. Espino agreed affirmatively.

Mayor Deno inquired regarding the occupancy at Candlewood and who will be operating the mechanical lifts and Mr. Mauricio Bello replied that staff will be using the lifts not hotel guests. Mr. Richard Wasserstein reported that valet services will be used when necessary. Mayor Deno would like to add to the Development Agreement that valet services for special events and also security guard should be there on site. Council Member Conover inquired if guests have to register their vehicles. Mr. Bello reported that they do not.

A motion by Council Member Conover to approve the requests for Variance #1 and Variance #3 was seconded by Council Member Taylor Martinez. The motion was approved 4-0.

A motion by Council Member Block to approve requests for Variance #2, Variance #4 and Variance #5 was seconded by Council Member Taylor Martinez with the following conditions: Variance pertains to the screening only and be approved by the Council, Valet options security guard at evening hours and no guest self-parking on mechanical lifts. The motion passed 4-0.

A motion by Council Member Taylor Martinez to approve requests for Variance #6 and Variance #7 were seconded by Council Member Conover. The motion passed 4-0.

### **RESOLUTION NO.: 973**

A RESOLUTION OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA AMENDING THE DEVELOPMENT AGREEMENT BETWEEN WATERSTONE AIRPORT CAPITAL LLC AND THE VILLAGE OF VIRGINIA GARDENS AS APPROVED BY RESOLUTION 895 AND SUBSEQUENTLY AMENDED BY RESOLUTION 932 FOR THE PROPERTY LOCATED AT 5911 NW 36<sup>TH</sup> STREET (FOLIO NO. 26-3025-001-0112); AMENDING SECTION 1 OF THE DEVELOPMENT AGREEMENT GRANTING AN INCREASE IN THE NUMBER OF HOTEL ROOMS; AMENDING SECTION 2 OF THE DEVELOPMENT AGREEMENT GRANTING SIGNAGE VARIANCE; AND APPROVING CERTAIN NONUSE VARIANCES.

A motion by Council Member Taylor Martinez to approve Resolution No. 973 as amended was seconded by Council Member Block. The motion was approved 4-0.

Mayor Deno advised Mr. Espino that the landscaping plans need to be submitted to the Beautification Board. Mr. Espino reported that they would do so.

## **2. GOOD AND WELFARE**

Council President Fernandez reported that there was no Good and Welfare.

3. **MOTION TO ADJOURN**

A motion by Council Member Conover to adjourn the special council meeting was seconded by Council Member Block at 6:34 p.m. The motion passed 4-0.