



REVITALIZATION AND REDEVELOPMENT AD- HOC COMMITTEE

The meeting of the Miami Springs Revitalization and Redevelopment Ad-Hoc Committee was held on Monday, March 19, 2012 in the Council Chambers at City Hall.

1. Call to Order/Roll Call

The meeting was called to order at 7:05 p.m.

Present were: Chairman Laz Martinez
Vice Chairman Todd Stiff
Arturo Rabade
Juan Saborido

Also Present: City Planner Jim H. Holland
Acting Board Secretary Elora R. Sakal

2. Approval of Minutes: February 20, 2012 Meeting

Vice Chairman Stiff moved to approve the minutes of the February 20, 2012 meeting as written. Committee member Rabade seconded the motion, which carried 3-0 on voice vote.

3. Update from the City Planner on the Variances Issued for the McDonalds and Pilot House Remodeling Projects

City Planner Holland apologized for not being present at the previous meeting.

Chairman Martinez stated that Vice Chair Stiff thought it would be a good idea to have City Planner Holland give the committee a summary of what the City is doing. He noted that the committee is disappointed that there was not a lot of substance in the strategic planning. The committee wanted some feedback regarding City Planner Holland's opinions of the 36th Street zoning.

City Planner Holland distributed some handouts for the committee. He said that one of the handouts was an excerpt of the zoning code from the 36th Street district. He explained that there have been three projects on 36th Street. The first project was Office Depot and in the City's opinion it was basically a paint job with some trimming and the code does not give the Building Official and himself the approval to do that. It was the City Attorney's advice that he should proceed that way.

City Planner Holland noted that the project for Office Depot was completed and the City required the company to use the color palette which they would have had to use at some point anyway. The second project was McDonalds. McDonalds Corporation was contributing funds towards the renovation of the store on behalf of the franchise and may have been a split. He stated that the McDonalds building has been on 36th Street since 1974.

City Planner Holland commented that the last project was the Pilot House which had been in a state of disrepair and closed down for approximately six years. There is a tenant who wants to reopen the Pilot House Bar and Grill and an adjunct facility called Mad Man Jack's Barbeque. Initially he and the tenant were on the same approach with the variances until City Attorney Seiden advised him that the Pilot House was a different situation.

City Planner Holland stated that free standing restaurants are not permitted uses in the NW 36th Street district which was part of the issue. The code also states that when a use is abandoned for a period of 90 days, it loses its status as a non-conforming use. The ordinance was passed in late May and the building is still vacant so therefore, it lost its status for non-conforming use for a bar and restaurant.

City Planner Holland noted that City Attorney Seiden looked at the project from a procedural point of view and the filing of the procedures in the code required the tenant to have an optional meeting with staff and redevelopment specialists and a mandatory meeting with the Rehabilitation Specialist. He said that it would then go to the Architectural Review Board, the Board of Adjustment, the Zoning and Planning Board and finally the City Council. It went through all of the steps needed and took a couple of months, but it was expedited as much as possible.

City Planner Holland explained that in the midst of the project, all but one member of the Architectural Review Board resigned. A waiver needed to be requested from Council for that step of the process. The project has been approved and is proceeding with working drawings and should be going through the permitting process within the next six months.

Chairman Martinez asked what other variances were needed aside from the 90 day window and City Planner Holland replied that there were twelve variances on the McDonalds project.

City Planner Holland stated that there is a principle in zoning that an ordinance should not be passed to create a non-conforming use and rather make as many uses conforming. He noted that there were approximately 16 to 18 restaurants in the 36th Street district that were rendered as non-conforming uses.

Vice Chair Stiff asked if according to Item H on the list of permitted uses, if the tenants have to go through the process to get the approval of the City Council and City Planner Holland responded that they have to get the approval of City Council or request a variance.

City Planner Holland commented that existing free standing restaurants and existing free standing retail uses should be incorporated as permitted uses. He said that this topic would be one of the discussions during his meeting with Calvin Giordano. At the last meeting with Calvin Giordano, minor changes to the code were discussed and they also discussed developing an administrative variance concept or exception.

Discussion ensued regarding Airbus and their request to install two simulators.

City Planner Holland stated that in Item E the maximum capacity could not exceed 1,000 people and is something minor but was not addressed when the code was revised.

Vice Chair Stiff said that it not being addressed when the code was revised is a failure of Calvin Giordano. He asked City Planner Holland if Calvin Giordano and Council had been made aware of that and City Planner Holland replied that Calvin Giordano has been made aware, but Council has not been made aware of that issue.

Chairman Martinez asked if Calvin Giordano is going to solve the problem via the old work order or are they going to come back and ask for a new work order in order to incorporate these changes and City Planner Holland replied that the City will end up doing the modifications in-house.

Vice Chair Stiff explained that the City hired Calvin Giordano to assist the City of Miami Springs because Calvin Giordano does not write City codes; the City writes its codes. He noted that in his opinion, the first failure was Calvin Giordano, but the second and ultimate responsible party was the City of Miami Springs who also did not catch it.

Vice Chair Stiff clarified for City Planner Holland that the code was approved before the death of the previous City Planner in late March and early April.

Chairman Martinez commented that Calvin Giordano made a presentation to the committee and the committee was critical about the fact of what could be done because of the airport, issues with the height of the building and noise from the airplanes. He recalled the previous City Planner submitting something to the Federal Aviation Administration (FAA) for their approval.

City Planner Holland clarified that the previous City Planner submitted something to the Miami Dade Aviation Department and not the Federal Aviation Administration (FAA).

Discussion ensued regarding the issues with the Abraham District.

To answer Committee member Saborido's question, City Planner Holland stated that the airport has jurisdiction over the air space and lateral air space.

Discussion ensued regarding the approved expenditure for the preparation of the adult use regulations by the experts.

City Planner Holland said that in the 36th Street zoning code Item 4 (b) - direct entrance from 36th Street is prohibited and a variance would be required. He said that it is being proposed to change the code to add the word "new" for new accessory parking and vehicular access to new on site parking facilities. The Florida Department of Transportation (FDOT) will not grant driveway permits. They cannot remove old driveway permits, but will not grant any additional permits.

Vice Chair Stiff clarified that the Pilot House property currently has a curb cut.

City Planner Holland said that in the case of the Pilot House there were minimally ten foot setbacks and two sides of the building are on the property line. There is a build-to-line which is 15 feet. He explained that a build-to-line is something that is used to permit cantilevering and the light versus the setback. In this case, the build-to-line is more than the set back.

To answer Vice Chair Stiff's question, City Planner Holland replied that the tenant's intention is to use all of the existing structure.

City Planner Holland discussed the Floor Area Ratio (F.A.R.) in the code and said that the Pilot House and McDonalds did not have an F.A.R. of 1.0 as a minimum. He suggested that the language should be changed to a maximum base F.A.R. of 1.0.

Vice Chair Stiff agrees with City Planner Holland that it was not written properly.

City Planner Holland said that on some of these specific uses in the bonus program, the hotels are permitted 0.1 per hotel room and that actually works out to an F.A.R. bonus of 1.0 for a 100 room hotel. He does not know if that is too low or not, depending on what the City is trying to accomplish. He noted that the maximum floor area of any size hotel for meeting rooms is 12,500 square feet and believes that the cap should be removed.

City Planner Holland suggested removing the provision regarding decorative gates and fences because it is in direct conflict with another provision of the code and is not much of a bonus anyway.

Discussion ensued regarding the parking space provisions that are in the code. He noted that the sum of the mixed uses should be 75% versus 80% and at the same time, increasing the minimum number of the spaces per multifamily unit to 2.0 versus 1.5 spaces per unit. The office uses should be four per 1,000 square feet versus three per 1,000 square feet.

City Planner Holland discussed the issues with the code for accessory parking lots and that screening shall consist of a minimum six-foot block fence and hedge.

Vice Chair Stiff felt that the code was rushed and not that it was a mistake, because it was done with good intentions, but it is not anything that cannot be fixed at this point.

City Planner Holland opined that architects should not be writing zoning ordinances and it should be left to planners and lawyers.

To answer Committee member Saborido's question, City Planner Holland replied that Calvin Giordano wrote this code and if the process was the same then as it is now, then there was no input from the City Administration.

Committee member Saborido asked what the remedy is for all of the issues they are seeing now and City Planner Holland responded that there needs to be some direction from Council.

Committee member Rabade asked City Planner Holland what would occur if McDonalds would have gone in and razed the existing building and City Planner Holland replied that they would be a non-conforming use and could not rebuild.

Chairman Martinez stated that the bigger picture is that this is a City that has very little commercial tax revenue and in order for the taxes to remain as they are or decrease, the City has to provide for bigger projects that they can tax more. The intent is to find out how to get higher revenues from the commercial areas in order to help the City offset the residential tax base.

City Planner Holland commented that the ordinance needs to encourage development and in his opinion, this ordinance discourages development.

Discussion ensued regarding the Pilot House and why it is not a use variance.

Committee member Rabade said that precedents are being made.

City Planner Holland discussed the off street loading code and said that it specifies the size but not the number of loading zones. It is assumed that there needs to be at least one loading zone in every development and it was certainly not possible with either the Pilot House or McDonalds.

City Planner Holland commented that there were issues with the national corporate identity and the utilization of logos. He believes that the City needs to revisit those codes. He also would like to change the code that says that any onsite paving except pedestrian/bike paths must have decorative pavers. He noted that it should be reversed so that pedestrian/bike paths have pavers and general parking lots do not.

Discussion ensued regarding how to revise the code for landscaping and maintaining a six foot hedge along the side of a six-foot high block fence. City Planner Holland said that he would do more research on this code.

City Planner Holland explained that the code for architectural standards is that all buildings, whether they are existing or new, must follow the Pueblo/Mission Revival or Streamline Moderne design standards. Any kind of remodeling can be either style of design and any new construction had to be Streamline Moderne.

Discussion ensued regarding the 36th Street corridor being Pueblo/Mission or Streamline Moderne.

Vice Chair Stiff believes that everyone on the committee would want Pueblo Mission.

Chairman Martinez agreed with Vice Chair Stiff. He commented that since the City already has so much Pueblo Mission, Calvin Giordano was trying to take the City from Pueblo Mission to Streamline Moderne without offending anyone who wanted Pueblo Mission to be the prevailing design.

Committee member Rabade noted that the 36th Street corridor is quite separate from the rest of the town.

City Planner Holland said that Calvin Giordano was proposing that the bases of the Pueblo Mission homes were stone but all Pueblo homes are adobe.

Chairman Martinez commented that the reference to the stone came from the Curtiss Mansion and when you enter the Mansion there is a stone structure that leads you into the Mansion.

Vice Chair Stiff asked City Planner Holland what Calvin Giordano's ongoing status was and City Planner Holland replied that he does not have that answer and that he can only tell the committee where they are at this point, what they have presented to the City, how much they have been compensated and possibly how much more they will need to be compensated.

City Planner Holland explained that the code for shade trees along 36th Street requires that they are to be placed at thirty foot intervals with a minimum setback of ten feet. He said that shade trees cannot be placed there because the spread of a shade tree is typically thirty feet in one direction.

Discussion ensued regarding the code provisions for signs. City Planner Holland said that there will be some changes made such as the code pertaining to sign surfaces being limited to thirty square feet per acre. He stated that he was going to do more research on this code.

Vice Chair Stiff commented that in defense of the signs, the idea for the 150 foot pole signs for the gas stations and the restaurants is to attract people who would not go to that exit if they did not see that sign. He does not feel that anyone that is going to those places needs a sign to tell them where they are going or will need a sign to draw business to their development.

City Planner Holland said that the sign could be no more than one-third of the height of the building so if there is a single story building which may be 15-feet from base to parapet; the sign would be five-feet high which is not visible. He would be more in favor of having wall signs of a certain size and do away with pole signs all together.

City Planner Holland stated that there would be a small change to include some wording to one of the lighting provisions. He noted that McDonalds had requested and was granted a variance from the procedural requirements which skipped the mandatory review with the Revitalization Specialist and the Architectural Review Board. Given the situation with the non-existing and non-conforming use of the Pilot House, City Attorney Seiden felt that the City should follow the procedures with the exception of the Architectural Review Board review.

Chairman Martinez felt that there is a danger in setting a precedent for skipping or not following certain procedures.

City Planner Holland explained that some of the changes he mentioned for the code will be minor and other changes will possibly require an exception. Calvin Giordano is supposed to be developing some kind of procedure for the administrative exceptions.

To answer Chairman Martinez's question, City Planner Holland stated that the next step for changing and revising parts of the zoning code is that the City is going to be working jointly with Calvin Giordano and then it will be submitted to Council for their consideration.

Chairman Martinez would like to make sure that the committee stays informed with the zoning code revisions.

Committee member Saborido asked City Planner Holland if the committee will get a chance to review the Downtown package and look at all the issues that are red flags and City Planner Holland responded that all he has are pictures and there is no text.

4. Status Report from the City Planner on all Pending Work Orders and Meetings of Calvin Giordano & Associates, Inc. (requested at the meeting of February 20, 2012)

City Planner Holland distributed a spreadsheet of the existing work orders. (Attached for the record). He noted that the first work order was for the development of the NW 36th Street Regulations and it was completed in March of 2011. The percentages of completion are based on the billings.

Chairman Martinez asked if the NW 36th Street regulations were going to grow with the changes that City Planner Holland is proposing to the 36th Street zoning and City Planner Holland replied that it depends on if Council wants Calvin Giordano to make the revisions to the code or if they want the City to make the changes.

City Planner Holland stated that the next work order is for aesthetics and theme packages and is 70% complete.

Chairman Martinez asked if City Planner Holland could explain what the aesthetics were and City Planner Holland replied that the aesthetics are things such as the signage, lighting and the street furniture.

Chairman Martinez clarified that the signs, gateway ideas and monuments are under the work order for aesthetics and theme packages.

City Planner Holland commented that the County was not consulted and the County regulates traffic control devices which include all street signs.

Discussion ensued regarding a sign warning the public that there was an autistic child in the area that was erected and then removed because it was not in conformance with the manual of uniform and traffic control devices. Calvin Giordano has the names of the people at the County to find out exactly what needs to be done.

Chairman Martinez asked if City Planner Holland could follow up with Calvin Giordano when he meets with them this week regarding that issue and City Planner Holland agreed that he will follow up on the matter.

Chairman Martinez stated that former City Manager Jim Borgmann had continuously said that there was plenty of parking, but it was not identified well so that people knew exactly where it was. He noted that he is not in agreement that there is enough parking. He is fortunate that he has a parking lot behind his building where he works on Westward Drive. He said that not only do the customers not have parking, but the employees do not have parking either. Parking has gone by the way side.

Discussion ensued regarding the lack of parking in the downtown area for customers and employees who work along Westward Drive.

City Planner Holland commented that the fourth work order is the preparation of a zoning map and it is pending. He has reviewed this work order four times and has sent it back to Calvin Giordano for corrections all four times and he still does not have it. He hopes to get the corrections soon.

City Planner Holland explained that the billed amount on the Abraham Tract regulations is 89.7% and he believes there is a lot more work to do than the 10.3% remaining. At this point there is not an acceptable code draft from Calvin Giordano and he feels that the City is going to end up creating one.

City Planner Holland mentioned that the last work order is for the Airport Golf District Boundary Regulations. Nothing has been done at this time on this work order that is tangible. He stated that Mr. Sala indicated that Calvin Giordano would probably be coming back to Council to ask for another work order to do a master plan of that area before they do the zoning district regulations.

To answer Chairman Martinez's question, City Planner Holland replied that \$22,000 is the total amount for the Airport Golf District Regulations. They have billed \$4,369.20 and \$1,560 leaving approximately \$16,000 left of the \$21,846.

meet the goals and raise a 5% increase in commercial tax revenue as the strategic plans calls for if the City cannot even get the zoning in place.

City Planner Holland noted that the zoning is in place for 36th Street. There is nobody pushing to develop anything in the Airport Golf District because clearly it is a redevelopment area.

Chairman Martinez said that the Airport Golf District is the biggest eyesore that the City has.

City Planner Holland explained that there was one proposal that Sergio Pino of Century Builders came in with. The building was too tall and had approximately seven stories and then the market fell out and they dropped the project all together. He mentioned that there would have to be a charter amendment for a project like that because there is the four story height limitation and the density limitation.

Discussion ensued regarding the height and density limitations for buildings.

Vice Chair Stiff said that in the process of approval of a new development, there was a review by the Architectural Review Board and a consultation with a professional consultant. He asked City Planner Holland if the redevelopment specialist was hired and City Planner Holland responded that he has not been hired.

Vice Chair Stiff asked if Council has removed the Architectural Review Board from the process and City Planner Holland replied that Council has not removed the Architectural Review Board.

City Planner Holland distributed notes from the last meeting the City had with Calvin Giordano, the Finance Director and the Grant Writer. (Attached for the record). The meeting purpose was to identify potential sources of funding for the commercial, economic redevelopment efforts for NW 36th Street and Westward Drive.

City Planner Holland said that based on the discussions, it was determined that there are no funds available. He noted that Citizens Independent Transportation Trust (CITT) funds were mentioned, but they can only be used for transportation purposes or projects. In some areas they have stretched that to include sidewalks such as connecting residential areas to a bus stop, and drainage.

Chairman Martinez asked if the CITT funds could be used for signage.

City Planner Holland explained that there is a limited amount of CITT funds that the City can receive. It is supposed to be an equal amount on per capita basis to political entities. He said that the City does not see CITT as a funding source and even if the City could use the funds, it would probably be a minimal amount.

City Planner Holland mentioned that Richard Sala of Calvin Giordano suggested that the City establish a designated fund balance amount of \$200,000. He noted that it would be self replenishing and it would be 50%-50% matching funds. There would be ten projects in the central business district at \$10,000 and two projects at \$50,000 on 36th Street.

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Chairman Martinez stated that he gave his opinion about this to Richard Sala and at least three Council members. He would like to see a commitment from the City before investing his money because if he spends \$10,000 on renovating the façade of his building, he does not feel that it is going to do anything for his rent because buildings surrounding his are not going to look nice.

Chairman Martinez commented that he does not feel that his business owners would want to contribute funds towards the façade of the building because he does not think that a façade renovation would bring more clients or affect the market or area. He said that he would prefer to see the funds being spent for City improvements like signage and monuments.

Discussion ensued regarding what the designated fund balance of \$200,000 should be used for.

City Planner Holland explained that Calvin Giordano was supposed to be developing a marketing program for Downtown funds and they represented that they could find funds, but the reality is that there are no funds.

Chairman Martinez hopes that the funds that are being spent on the consultants are not funds being spent without anything to show for it. He said that people are frustrated with the fact that the City has spent over \$1MM since 1983 in studies and consulting fees. If that money would have been used towards the streets, the City would have a lot more to show for their investment.

City Planner Holland agreed with Chairman Martinez.

Committee member Rabade said that information has been generated from a lot of data and the City still has not done anything and that is some of the frustration that people are starting to show.

City Planner Holland stated that the study that was done ten years ago by Dover Kohl is very valid today and it makes more sense to utilize that study.

Chairman Martinez wonders at what point Council is going to feel that they have enough information to begin an implementation program.

City Planner Holland replied that Calvin Giordano's work was supposed to be an implementation.

Chairman Martinez said that his theory is that 36th Street is very much economic driven and there is not a very good economic climate right now for development. The City has to provide some incentives so that it can bring traffic into the area that will solicit those businesses.

Discussion ensued regarding different locations such as Lincoln Road and their prices for properties per square foot.

City Planner Holland stated that an implementation strategy needs to be developed.

Committee member Saborido commented that he went through the strategic plan and participated in one of the workshops with Bill Busutil. The strategic plan was a great quick read but it did not include anything that is an actual step. He said that one of his litanies about Miami Springs' predicament is marketing and communications. There was only a 1-¼ page that discussed communications and it regarded talking to the residents and there was nothing about marketing the City.

Committee member Saborido explained that there is not a person on the staff in the City that is actually marketing the City where someone can go to networking luncheons and meet with other business people to ask them to visit Miami Springs and meet with the City Planner. He sees many ideas but no plan.

City Planner Holland said that as a result of the Dover Kohl Study and their recommendations, a Downtown Administrator was hired and he did a pretty good job. Community Development Block Grant (CDBG) Funds were going to be used to promote the façade program and because someone was not happy with that it was removed.

City Planner Holland said that the City cannot work with the Community Redevelopment Agency (CRA) because there needs to be blighted areas and Miami Springs has no blighted areas.

Committee member Saborido feels that there are blighted areas in Miami Springs.

To answer Committee member Saborido's question, Chairman Martinez explained that the only thing that the committee can do is put their opinions into the minutes for the elected officials to read and talk to whoever appointed each committee member and encourage them to take steps in order to make things happen.

Vice Chair Stiff asked if the committee will be meeting next month and if there is an agenda.

Chairman Martinez replied that he does not have an agenda set up for the next meeting and was waiting to hear what City Planner Holland had to say tonight.

Chairman Martinez said that he would like to see the code put back on the agenda due to the fact that the City has hired additional Code Enforcement Staff.

City Planner Holland noted that Code Enforcement lost an employee because she was promoted to another position in the Building Department and now Code Enforcement is looking to recruit another officer.

Discussion ensued regarding Code Enforcement and some of the regulations that need to be enforced in the City. Chairman Martinez feels that there are a lot of buildings in Miami Springs that look bad and it is an embarrassment.

Chairman Martinez does not have an agenda item at this moment, but said that there are plenty to pick from.

City Planner Holland suggested having Building and Zoning Office Director Tex Ziadie come to explain the Code Enforcement situation to the committee.

Chairman Martinez stated that he would like to get information on the Airport Golf District but he is hesitant on continuing to spend funds to have the consultants come before the committee to speak on something that is not moving through the Council.

Chairman Martinez asked City Planner Holland if he could copy the committee on the meeting notes with Calvin Giordano so they can be aware of what is going on and possibly find something that they could put on the agenda for the next meeting and City Planner Holland said that he will copy the committee.

City Planner Holland said that with the Abraham Tract and the Airport Golf coming up, the City does not want to see a poorly written ordinance like 36th Street.

Chairman Martinez commented that he had been asking to have the 36th Street code “debugged” by having it taken to a school of architecture and City Planner Holland replied that Florida International University and the University of Miami were asked to do that and they could do not schedule it for another year.

Discussion ensued regarding Florida International University and the University of Miami not being interested in working on the 36th Street code.

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5. **Adjourn**

The meeting was duly adjourned at 9:40 p.m.



Elora R. Sakal
Clerk of the Board

Approved as written at the meeting of 05-21-2012.

“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”.

Work Order #	Description	Approved Amount	Date Approved	PO #	Date	Invoice #	Amount of Invoice	Balance Remaining on WO	Date Paid	Check #
1	Professional Planning Services- NW 36th Street Zoning Code Revisions Completed in March 2011	\$ 43,380.00	10/25/2010	110292	1/31/2011	39382	\$ 28,028.00	\$ 15,352.00	2/11/2011	75997
					2/28/2011	39726	\$ 8,807.00	\$ 6,545.00	3/25/2011	76342
					3/28/2011	39880	\$ 5,068.00	\$ 1,477.00	4/8/2011	76433
					5/31/2011	40454	\$ 1,477.00	\$ -	6/17/2011	76948
					1/31/2011	39383	\$ 13,219.00	\$ 43,296.00	2/11/2011	75997
2	Aesthetics and Theme Packages	\$ 56,515.00	10/25/2010	110294	2/28/2011	39727	\$ 2,477.00	\$ 40,819.00	3/25/2011	76342
					3/28/2011	39881	\$ 800.00	\$ 40,019.00	4/8/2011	76433
					5/5/2011	40223	\$ 1,080.00	\$ 38,939.00	5/20/2011	76747
					5/31/2011	40455	\$ 875.00	\$ 38,064.00	6/17/2011	76948
					8/4/2011	40952	\$ 2,045.00	\$ 36,019.00	8/26/2011	77464
					9/14/2011	41150	\$ 225.00	\$ 35,794.00	9/30/2011	77761
					12/12/2011	41929	\$ 7,627.00	\$ 28,167.00	12/30/2011	499
					12/31/2011	42198	\$ 6,600.00	\$ 21,567.00	1/27/2012	685
1/31/2012	42393	\$ 4,590.00	\$ 16,977.00	2/10/2012	769					
3	Professional Traffic Engineering Services Completed in September 2011	\$ 19,920.00	10/25/2010	110295	12/31/2010	39202	\$ 11,860.00	\$ 8,060.00	1/14/2011	75760
					1/31/2011	39384	\$ 6,351.50	\$ 1,708.50	2/11/2011	75997
					5/31/2011	40456	\$ 370.00	\$ 1,338.50	6/17/2011	76948
4	Zoning Map (PENDING) Professional data technologies & development services to update the City's Official zoning map	\$ 9,860.00	5/9/2011	111005	9/30/2011	41370	\$ 1,338.50	\$ -	10/21/2011	77871
					7/1/2011	40693	\$ 4,312.50	\$ 5,547.50	7/29/2011	77265
					8/4/2011	40907	\$ 3,125.00	\$ 2,422.50	8/26/2011	77464
					9/14/2011	41151	\$ 580.00	\$ 1,842.50	9/30/2011	77761
					9/30/2011	41371	\$ 1,151.00	\$ 691.50	10/21/2011	77871
					1/18/2011	41679	\$ 237.50	\$ 454.00	11/18/2011	215
					12/12/2011	41930	\$ 290.00	\$ 164.00	12/30/2011	499
5	Abraham Tract Regulations	\$ 14,170.00	3/9/2011	110643	3/28/2011	39879	\$ 2,850.00	\$ 11,320.00	4/8/2011	76433
					5/5/2011	40224	\$ 2,015.00	\$ 12,155.00	5/20/2011	76747
					5/5/2011	40457	\$ 1,527.00	\$ 10,628.00	6/17/2011	76948
					7/11/2011	40694	\$ 1,134.10	\$ 9,493.90	7/29/2011	77265
					8/4/2011	40953	\$ 650.00	\$ 8,843.90	8/26/2011	77464
					9/14/2011	41152	\$ 1,758.90	\$ 7,085.00	9/30/2011	77761
					9/30/2011	41372	\$ 3,542.00	\$ 3,543.00	10/21/2011	77871
					12/31/2011	42199	\$ 1,569.00	\$ 1,974.00	2/24/2012	870
1/31/2012	42394	\$ 520.00	\$ 1,454.00	2/24/2012	870					
7	Airport Golf District Boundary Regulations	\$ 21,846.00	4/25/2011	110837	9/14/2011	41153	\$ 4,369.20	\$ 17,476.80	9/30/2011	77761
					9/30/2011	41373	\$ 1,560.00	\$ 15,916.80	10/21/2011	77871
TOTAL APPROVED WORK ORDERS							\$ 134,029.20	\$ 31,661.80		

MEETING NOTES

Date: Monday, March 5, 2012; 1:30 PM

Location: Miami Springs City Hall

Attendees: Assistant City Manager/Finance Director, William Alonso, Grant Writer/Public Information Specialist Carol Foster, City Planner, Jim Holland, Richard Sala and Jeff ? of Calvin Giordano & Associates

Meeting Purpose: To identify potential sources of funding for the commercial, economic redevelopment efforts for NW 36 Street and Westward Drive.

After considerable discussions, it was determined that there are no sources of County, State, or Federal funding for which the City may qualify. A CITT fund was mentioned, but, such funds may be used solely for "transportation purposes." Certain sidewalks and drainage projects may be considered as "transportation purposes."

Richard proposed that a Designated Fund Balance be used for "seed money." The total amount of this fund would be \$200,000.00. The proposal is for 50%-50% matching funds. In the CBD, there would be 10 projects at \$10,000.00 and within the NW 36 Street District, two projects at \$50,000.00 each. Although the project cost may exceed \$20,000.00, the maximum match by the City would be \$10,000.00.

Other details, such as qualifying projects for the façade program, were discussed. A property owner would be required to engage professionals to prepare plans and cost estimates for façade improvement, which would then be eventually approved by the redevelopment specialist.