



**CITY OF MIAMI SPRINGS, FLORIDA**

**Mayor Xavier M. Garcia**

**Vice Mayor George V. Lob  
Councilman Billy Bain**

**Councilman Michael Windrem  
Councilman Jaime A. Petralanda**

*Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."*

**CITY COUNCIL SPECIAL MEETING AGENDA  
Monday, June 16, 2014 – 7:00 p.m.  
City Hall, Council Chambers, 201 Westward Drive**

**1. Call to Order/Roll Call**

**2. Invocation: Councilman Petralanda**

**Salute to the Flag:** Audience participation

**3. Discussion on the Aquatic Facility**

A) Doral Aquatic Facility Preliminary Planning Presentation

B) Presentation by Bermello Ajamil & Partners (B&A), and discussion of aquatic facility alternatives

**4. Consideration of Commercial Vehicle Code as Presented Previously on February 24, 2014.**

**Ordinance** – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-015, Parking of Commercial Vehicles In City Limits, to Update And Clarify Which Commercial Vehicles May or May Not Be Parked in the Residential, Multi-Family Residential, Business, and Commercial Zoning Districts of The City; Repealing All Ordinances or Parts Of Ordinances In Conflict; Effective Date

**5. Adjourn**

.....  
If any person decides to appeal any decision of this Board with respect to any matter considered, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.  
.....

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: (305) 805-5006, no later than (7) days prior to the proceeding.  
.....

Pursuant to Sec. 2-11.1 (S) of the Miami-Dade County Code and Miami Springs Code of Ordinances Chapter 33 - §33-20, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk.  
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# Miami Springs Aquatic Facility Executive Summary

Master Planning Concepts for the June 16<sup>th</sup> 2014 Workshop

June 12<sup>th</sup> 2014

Prepared for:

The City of Miami Springs  
201 Westward Drive  
Miami Springs, FL 22166

Prepared by:

Bermello Ajamil & Partners, Inc.  
2601 South Bayshore Drive, 10<sup>th</sup> Floor  
Miami FL 33133



Bermello Ajamil & Partners, Inc.

Aquatic Design Group  
2226 Faraday Avenue  
Carlsbad CA 92008



## Overview

Bermello Ajamil & Partners, Inc. (B&A) in collaboration with Aquatic Design Group (ADG) has developed a series of master planning concepts for the design of a new aquatic facility to be located on the same property as the existing pool facility and community center at 1401 Westward Drive, Miami Springs Florida.

These concepts will be presented to City Council on June 16<sup>th</sup> 2014 in an effort to determine the optimal layout, location and estimated budget associated with each design. A follow-up meeting will take place on June 23<sup>rd</sup> with the goal of selecting one preferred option to proceed forward with. The selected option will be further developed as part of the design criteria package scope of work to be prepared by B&A and ADG and shall form part of the bid documents for the design build process.

## Concepts

(5) Five concepts have been developed as follows:

### **Concept 1 – Renovation of the Existing Facility**

Concept 1 explores keeping the existing facility in its current location and renovating the existing pool, deck area and pool building. This concept keeps the south and improves the north parking area.

### **Concept 1A – New Facility with a 50 meter pool**

Concept 1A locates a new aquatic facility (including a 50 meter pool) at the north end of the property. This includes a reconfigured parking area between the community center and new aquatic facility.

### **Concept 2 – New Facility with a 25 meter and warm water pool**

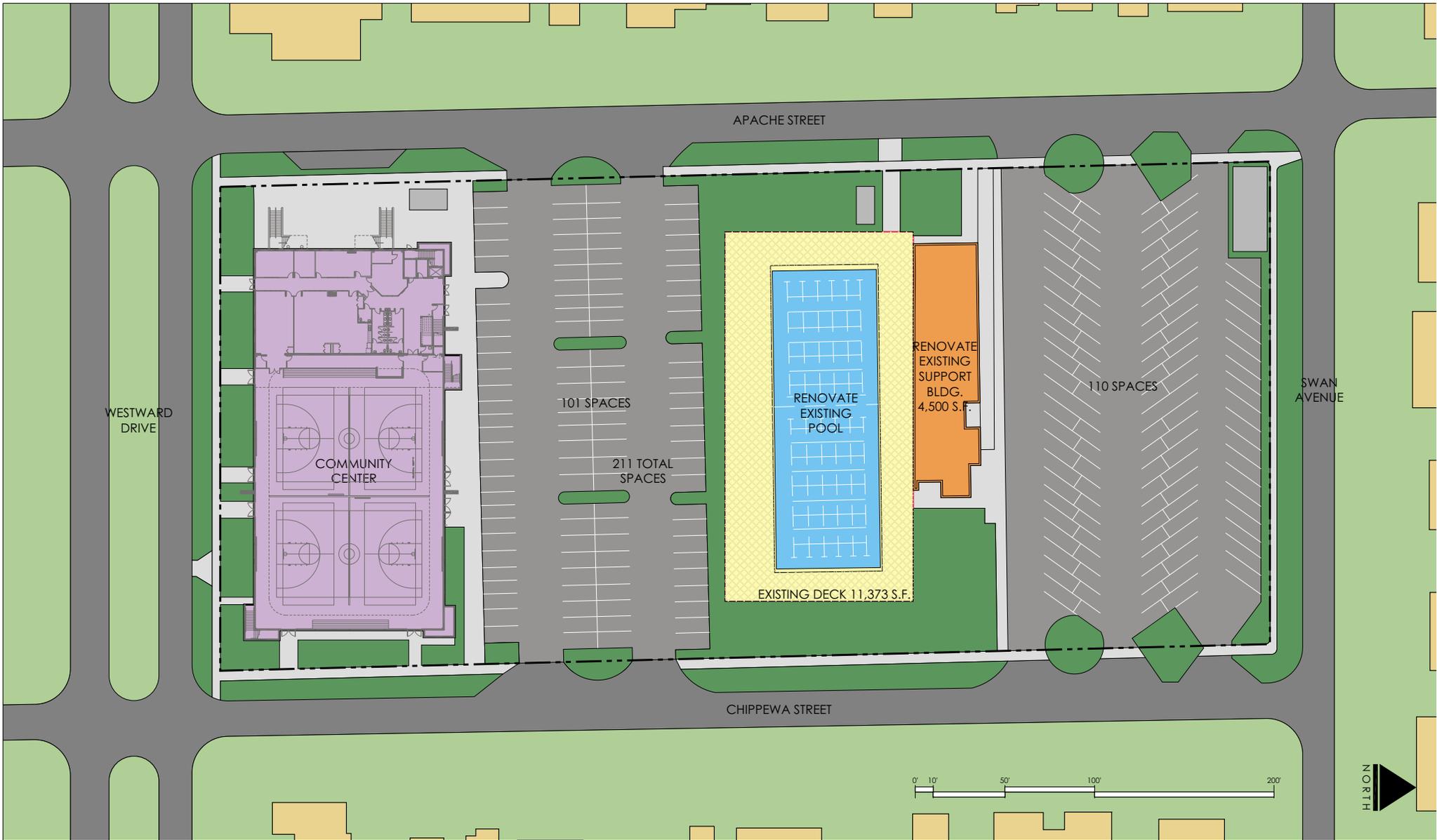
Concept 2 locates a new aquatic facility (including a 25 meter and warm water pool) at the north end of the property. This includes a reconfigured parking area between the community center and new aquatic facility.

### **Concept 3 – New Facility with a 25 meter and warm water pool**

Concept 3 locates a new aquatic facility (including a 25 meter and warm water pool) at the southeast corner of the property, just north to the existing community center. This includes a reconfigured parking area for both the community center and new aquatic facility.

### **Concept 4 – New Facility with a 25 meter and warm water pool**

Concept 4 locates a new aquatic facility (including a 25 meter and warm water pool) in the middle of the property just north to the existing community center. This includes a reconfigured parking area for both the community center and new aquatic facility.



CITY OF  
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# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# CONCEPT 1

RENOVATE EXISTING

## Concept 1 – Renovation of the Existing Facility

### Premise:

During the community workshops, there were comments discussed about renovating the existing aquatic facility in lieu of demolishing and completely rebuilding. As such, concept 1 keeps the existing facility in its current geometry and location and renovates the pool, deck area and pool building. Renovation includes the pool structure, finish, gutters, and all associates piping and pool equipment. All existing deck areas shall have structural upgrades and all new finishes. The renovation to the existing 4,500 square foot pool building will keep and upgrade (as needed) the exterior walls, floor slab and roof but completely renovate the interiors with a new administration / office area, new men's and women's bathrooms and new support spaces. It should be noted that the existing aquatic facility has a number of structural engineering issues and although concept 1 is the least expensive solution, extensive structural work is required to renovate all existing elements.

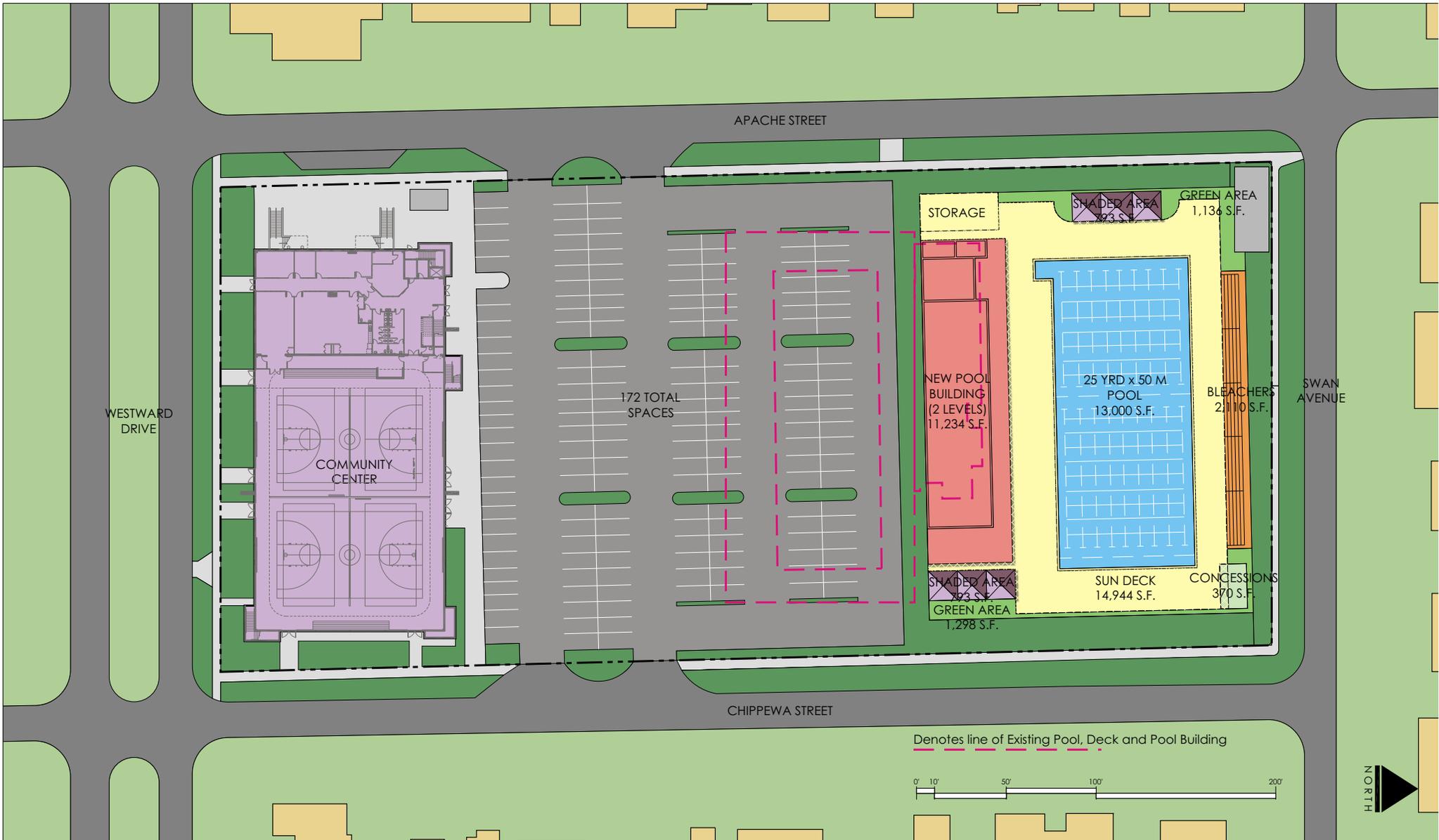
### Impact on the existing facility during construction:

Concept 1 has a direct impact to the existing facility during construction and will require the entire aquatic facilities to be completely shut down during the entire construction process.

### Impact on parking areas:

Concept 1 has almost no impact to the north parking area given all existing elements remain in their current location. However, given the current condition of north parking area; milling, resurfacing, restriping, new lighting and landscaping is included in the cost estimate. The number of parking spaces (211) shall be maintained with concept 1.

CONCEPT 1	
CATEGORIES	COST
General conditions	\$125,000
Demolition - Site/Building	\$125,000
Main Building - 1st Floor	\$562,500
Main Building - 2nd Floor	\$0
Concession	\$0
Pool - 25m x 25y	\$0
Pool -50m x 25y	\$1,856,250
Pool - Warm Water	\$0
Pool Earthwork/Grading 25m x 25y	\$23,000
Pool Earthwork/Grading Warm Water	\$0
Sun Deck	\$56,865
Sun Deck lighting/electrical/landscaping	\$33,587
Bleachers	\$0
Site furnishings	\$7,500
Utilities	\$100,000
Site work - parking/lighting/landscaping	\$131,405
<b>Total</b>	<b>\$3,021,107</b>
Project Mark-ups	
Final A/E Design Fee (5%)	\$151,055
Design Development Contingency (10%)	\$302,111
General Contractor Fee (15%)	\$521,141
Art in Public Places (1.5%)	\$59,931
Construction Contingency (10%)	\$405,535
<b>Total Mark-ups</b>	<b>\$1,439,773</b>
<b>Total Estimate</b>	<b>\$4,460,880</b>



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# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# CONCEPT 1A NEW FACILITY

## Concept 1A – New Facility with a 50 meter pool

### Premise:

Concept 1A locates the new aquatic facility at the north end of the property. This concept demolishes the existing pool facility and constructs a new 50 meter pool, new deck area and new 11,234 square foot 2 level pool building. The design includes new bleacher seating at the north side of the 50 meter pool, a new stand-alone concessions building, new shade structures and new landscaping. See the pool support building for additional information and detail on the design and layout of the 2 story building.

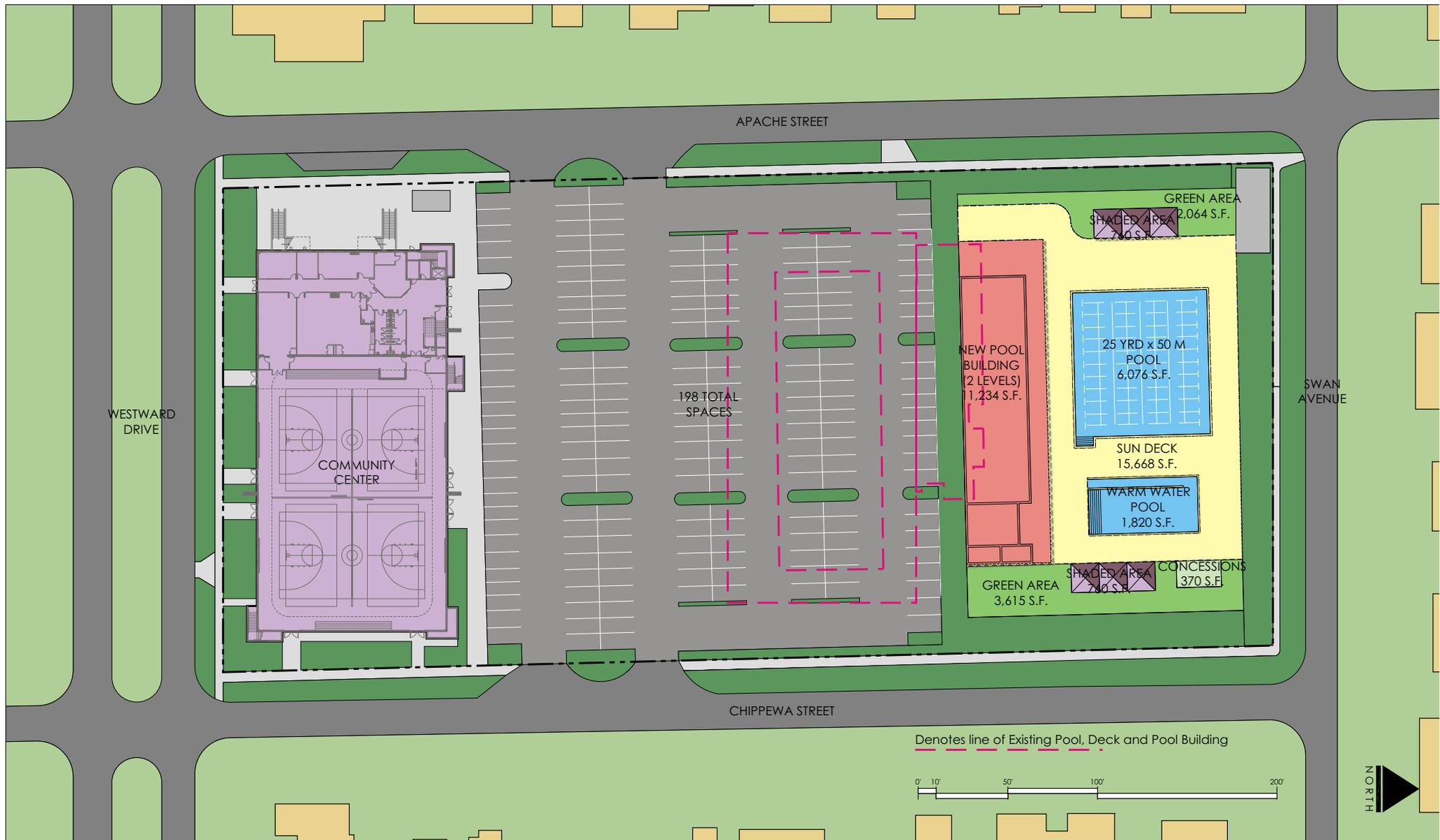
### Impact on the existing facility during construction:

Concept 1A allows the existing pool and deck area to be utilized while the new 50 meter pool and deck area are constructed. Once the new pool and deck area are completed, the existing facility will be shut down for the completion of the pool building. During this time, a temporary facility will have to be provided to allow for the existing pool building to be demolished for the new pool facility (which is in the same general location as the existing pool building).

### Impact on parking areas:

Concept 1A has minimal impact on the south parking area but a direct impact on the north parking area. Meaning, the community center should experience minimal impact while the parking area is expanded to provide a single parking area between the community center and new aquatic facility. Concept 1A provides a total of 172 spaces (a reduction of 49 spaces from the current number).

CONCEPT 1A	
CATEGORIES	COST
General conditions	\$150,000
Demolition - Site/Building	\$159,163
Main Building - 1st Floor	\$1,031,000
Main Building - 2nd Floor	\$421,200
Concession	\$31,936
Pool - 25m x 25y	\$0
Pool -50m x 25y	\$2,062,500
Pool - Warm Water	\$0
Pool Earthwork/Grading 25m x 25y	\$40,625
Pool Earthwork/Grading Warm Water	\$0
Sun Deck	\$173,207
Sun Deck lighting/electrical/landscaping	\$64,342
Bleachers	\$14,000
Site furnishings	\$7,500
Utilities	\$300,000
Site work - parking/lighting/landscaping	\$179,296
<b>Total</b>	<b>\$4,634,769</b>
Project Mark-ups	
Final A/E Design Fee (5%)	\$231,738
Design Development Contingency (10%)	\$463,477
General Contractor Fee (15%)	\$799,498
Art in Public Places (1.5%)	\$91,942
Construction Contingency (10%)	\$622,142
<b>Total Mark-ups</b>	<b>\$2,208,798</b>
<b>Total Estimate</b>	<b>\$6,843,567</b>



CITY OF MIAMI SPRINGS



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# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# CONCEPT 2 NEW FACILITY

## Concept 2 – New Facility with a 25 meter and warm water pool

### Premise:

Concept 2 locates the new aquatic facility at the north end of the property. This concept demolishes the existing pool facility and constructs a new 50 meter pool, a new warm water pool, new deck area and new 11,234 square foot pool building. The design includes new bleacher seating at the north side of the 50 meter pool, a new stand-alone concessions building, new shade structures and new landscaping. See the pool support building for additional information and detail on the design and layout of the 2 story building.

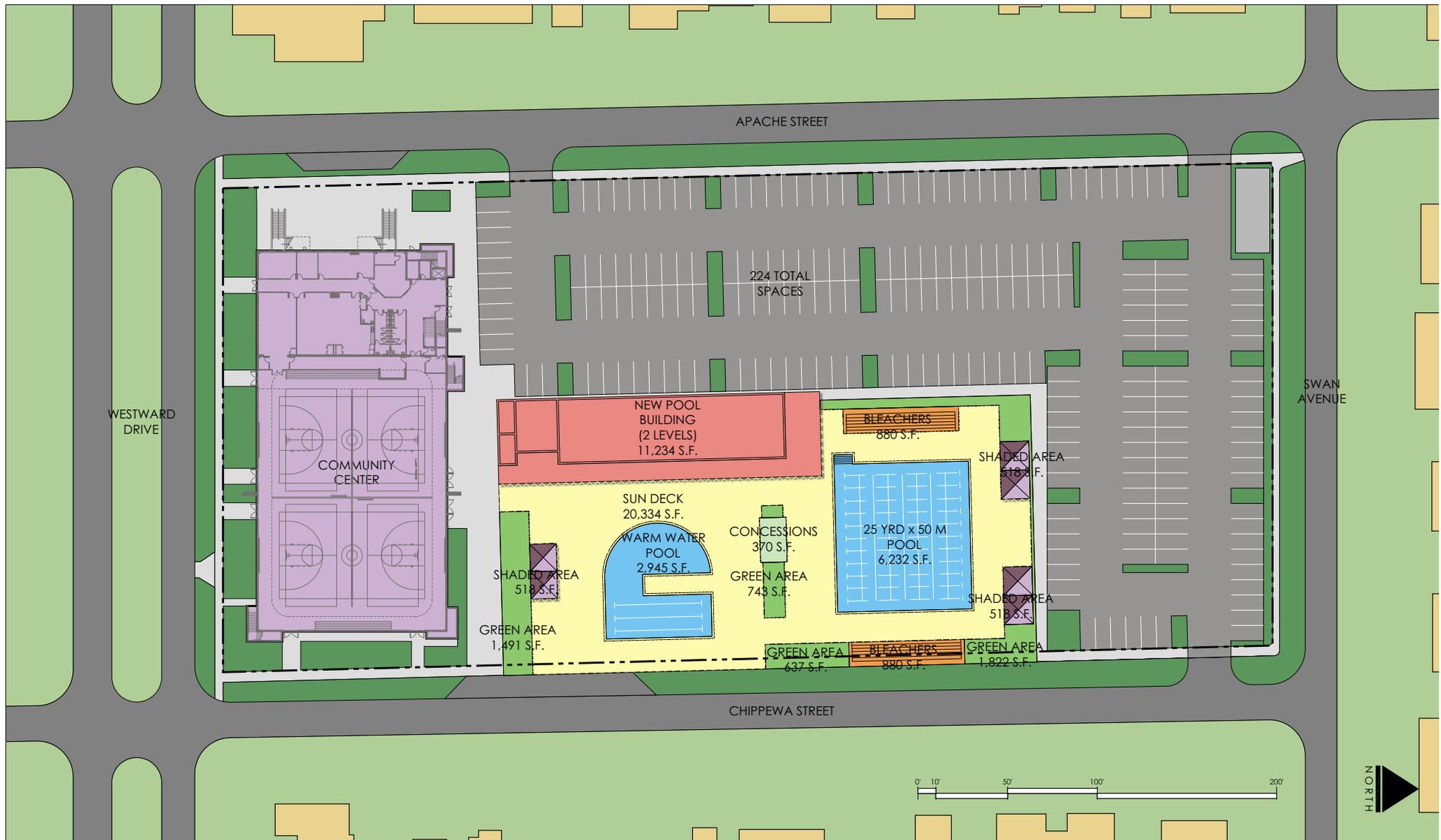
### Impact on the existing facility during construction:

Concept 2 allows the existing pool and deck area to be utilized while the new 25 meter and warm water pool and deck area are constructed. Once the new pool and deck area are completed, the existing facility will be shut down for the completion of the pool building. During this time, a temporary facility will have to be provided to allow for the existing pool building to be demolished for the new pool facility (which is in the same general location as the existing pool building).

### Impact on parking areas:

Concept 2 will expand the south parking area once the new facility is construction to the north. Concept 2 provides a total of 198 spaces (a reduction of 23 spaces from the current number).

CONCEPT 2	
CATEGORIES	COST
General conditions	\$150,000
Demolition - Site/Building	\$159,163
Main Building - 1st Floor	\$1,031,000
Main Building - 2nd Floor	\$421,392
Concession	\$31,936
Pool - 25m x 25y	\$1,031,250
Pool -50m x 25y	\$0
Pool - Warm Water	\$350,000
Pool Earthwork/Grading 25m x 25y	\$20,313
Pool Earthwork/Grading Warm Water	\$8,125
Sun Deck	\$181,157
Sun Deck lighting/electrical/landscaping	\$67,295
Bleachers	\$0
Site furnishings	\$7,500
Utilities	\$300,000
Site work - parking/lighting/landscaping	\$223,045
<b>Total</b>	<b>\$3,982,175</b>
Project Mark-ups	
Final A/E Design Fee (5%)	\$199,109
Design Development Contingency (10%)	\$398,218
General Contractor Fee (15%)	\$686,925
Art in Public Places (1.5%)	\$78,996
Construction Contingency (10%)	\$534,542
<b>Total Mark-ups</b>	<b>\$1,897,790</b>
<b>Total Estimate</b>	<b>\$5,879,965</b>



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# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# CONCEPT 3 NEW FACILITY

## Concept 3 – New Facility with a 25 meter and warm water pool

### Premise:

Concept 3 locates the new aquatic facility at the southeast quadrant of the property just north of the community center. This concept demolishes the existing pool facility and constructs a new 50 meter pool, new deck area and new 11,234 square foot pool building. Concept 3 also includes a new stand-alone concessions building, shade structures and new landscaping. See the pool support building for additional information and detail on the design and layout of the 2 story building.

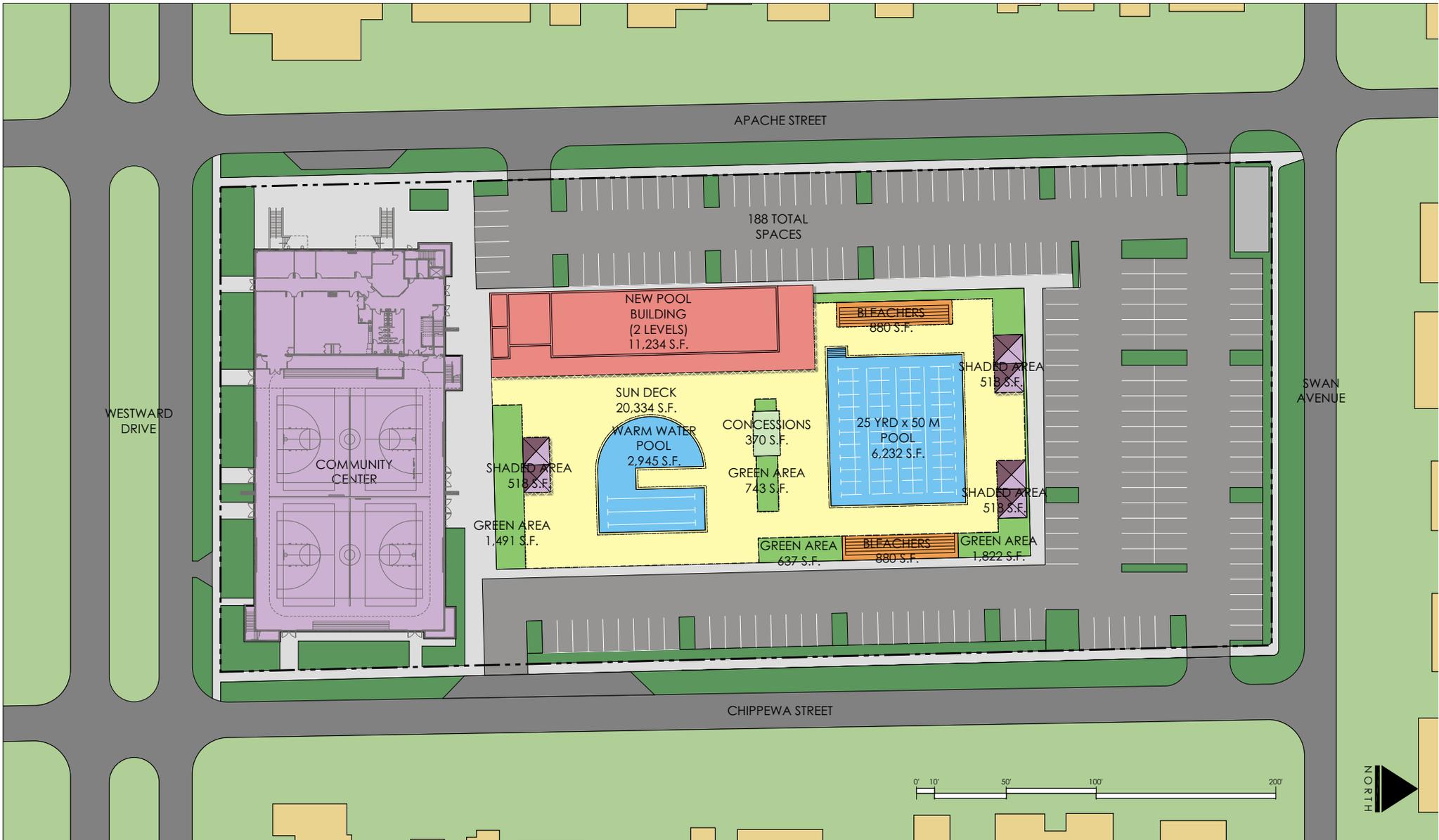
### Impact on the existing facility during construction:

Concept 3 will impact both the existing aquatic facility and parking areas as these areas will have to be demolished prior to construction commencing.

### Impact on parking areas:

Concept 3 will have a direct impact on the parking areas both in terms of geometry and configuration creating an "L" shaped layout. Areas of the parking will require phasing during construction to minimize the impact to the parking needs of the community center. Concept 3 provides a total of 224 spaces (adds 3 spaces from the current number).

CONCEPT 3	
CATEGORIES	COST
General conditions	\$150,000
Demolition - Site/Building	\$239,996
Main Building - 1st Floor	\$1,031,000
Main Building - 2nd Floor	\$421,392
Concession	\$31,936
Pool - 25m x 25y	\$1,031,250
Pool -50m x 25y	\$0
Pool - Warm Water	\$534,275
Pool Earthwork/Grading 25m x 25y	\$20,313
Pool Earthwork/Grading Warm Water	\$11,210
Sun Deck	\$220,940
Sun Deck lighting/electrical/landscaping	\$82,061
Bleachers	\$14,000
Site furnishings	\$7,500
Utilities	\$300,000
Site work - parking/lighting/landscaping	\$446,089
<b>Total</b>	<b>\$4,541,962</b>
Project Mark-ups	
Final A/E Design Fee (5%)	\$227,098
Design Development Contingency (10%)	\$454,109
General Contractor Fee (15%)	\$783,488
Art in Public Places (1.5%)	\$90,101
Construction Contingency (10%)	\$609,685
<b>Total Mark-ups</b>	<b>\$2,164,568</b>
<b>Total Estimate</b>	<b>\$6,706,530</b>



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# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# CONCEPT 4 NEW FACILITY

## Concept 4 – New Facility with a 25 meter and warm water pool

### Premise:

Concept 4 is identical to concept 3 except it locates the new aquatic facility midpoint to the property and just north of the community center. This concept demolishes the existing pool facility and constructs a new 50 meter pool, new warm water pool, new deck area and new 11,234 square foot pool building. Concept 4 also includes a new stand-alone concessions building, shade structures and new landscaping. See the pool support building for additional information and detail on the design and layout of the 2 story building. Concept 4 allows for the potential of a future connection and consolidation of the entrance between the community center and aquatic facility.

### Impact on the existing facility during construction:

Concept 4 will impact both the existing aquatic facility and parking areas as these areas will have to be demolished prior to construction commencing.

### Impact on parking areas:

Concept 4 will have a direct impact on the parking areas both in terms of geometry and configuration creating a "U" shaped layout. Areas of the parking will require phasing during construction to minimize the impact to the parking needs of the community center. Concept 4 provides a total of 188 spaces (a reduction of 33 spaces from the current number).

CONCEPT 4	
CATEGORIES	COST
General conditions	\$150,000
Demolition - Site/Building	\$239,996
Main Building - 1st Floor	\$1,031,000
Main Building - 2nd Floor	\$421,392
Concession	\$31,936
Pool - 25m x 25y	\$1,031,250
Pool -50m x 25y	\$0
Pool - Warm Water	\$534,275
Pool Earthwork/Grading 25m x 25y	\$20,313
Pool Earthwork/Grading Warm Water	\$11,210
Sun Deck	\$220,940
Sun Deck lighting/electrical/landscaping	\$82,061
Bleachers	\$14,000
Site furnishings	\$7,500
Utilities	\$300,000
Site work - parking/lighting/landscaping	\$446,089
<b>Total</b>	<b>\$4,541,962</b>
Project Mark-ups	
Final A/E Design Fee (5%)	\$227,098
Design Development Contingency (10%)	\$454,109
General Contractor Fee (15%)	\$783,488
Art in Public Places (1.5%)	\$90,101
Construction Contingency (10%)	\$609,685
<b>Total Mark-ups</b>	<b>\$2,164,568</b>
<b>Total Estimate</b>	<b>\$6,706,530</b>

## Pool Support Building

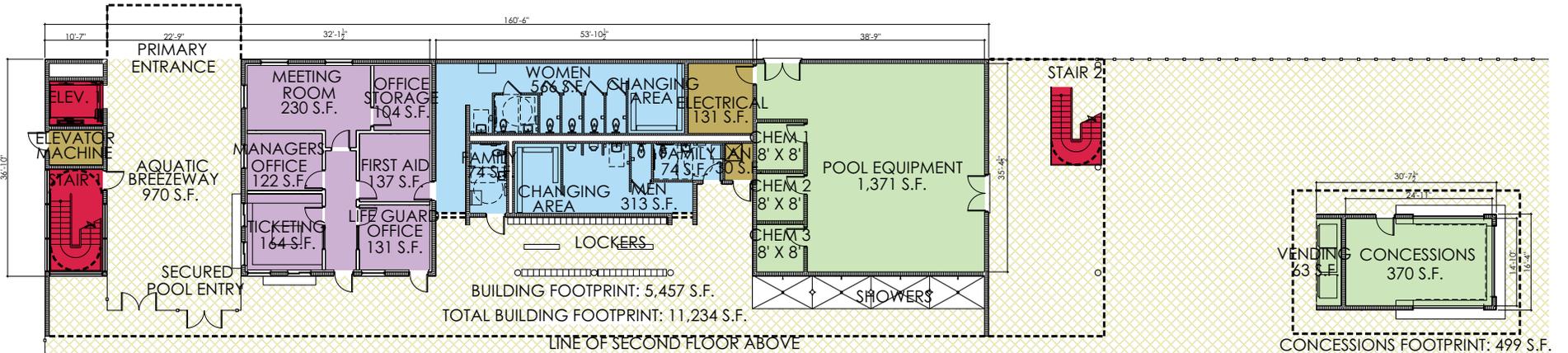
The following is a prototype design for the pool building, prepared for "master planning and preliminary costing purposes". The costs associated with the pool building are the same between all options except Option 1 which simply renovates the existing pool building.

The ground floor (5,457 square feet) consists of all essential pool related services including:

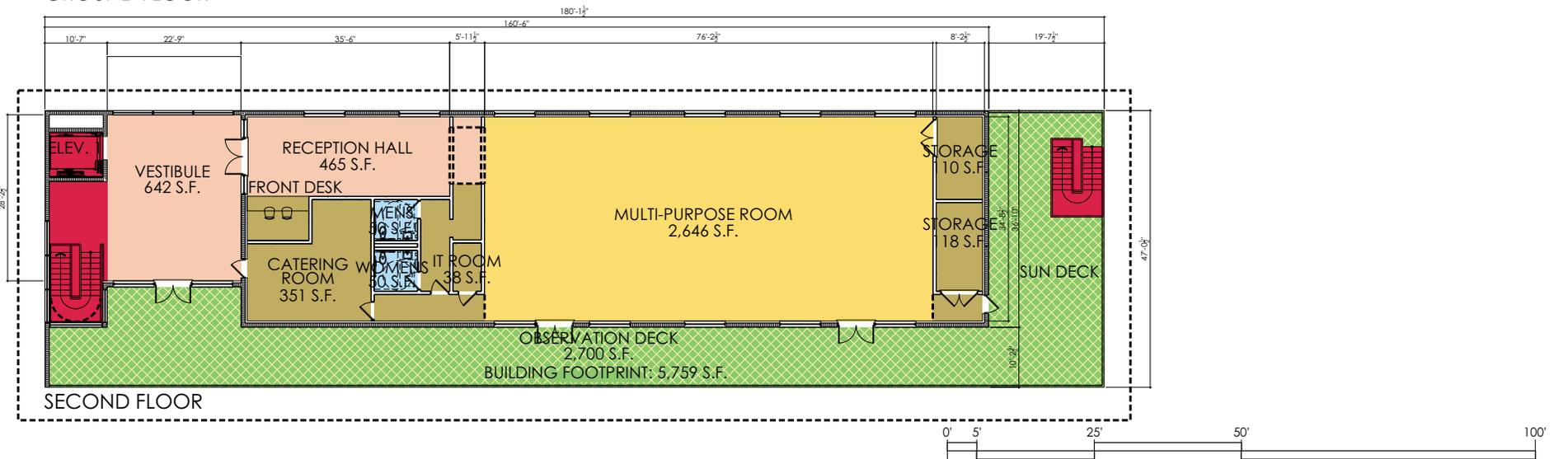
- Secured Main Entrance
- Administration and Lifeguard Offices
- Men's and Women's Bathrooms
- Pool Equipment and Associates Pool / Building Service Spaces

The second floor (5,759 square feet) includes:

- Observation Deck overlooking the pool / deck area
- Multipurpose Room with Support Spaces



GROUND FLOOR



SECOND FLOOR

CITY OF MIAMI SPRINGS



BERMELLO AJAMIL & PARTNERS INC



# MIAMI SPRINGS AQUATIC FACILITY SITE PLANS CONCEPT

June 16th 2014

# POOL SUPPORT TYPICAL FLOOR PLANS



# AGENDA MEMORANDUM

**Meeting Date:** 6/16/2014

**To:** The Honorable Mayor Xavier Garcia and Members of the City Council

**Via:** Ron Gorland, City Manager

**From:** Jan Seiden, City Attorney

**Subject:** Commercial Vehicle Ordinance

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## **Discussion/Analysis:**

In reviewing my notes from prior meetings, subsequent discussions with staff and Councilman Bain, and emails I received regarding the final proposed draft of the ordinance, the following are provided as back-up materials for the June 16, 2014 Special Meeting, to wit;

- Original proposed revised ordinance draft submitted to City Council for review and discussion
- Memo of proposed additional revisions to the code section from joint meeting of staff and Councilman Bain
- Proposed further revised draft ordinance previously considered for adoption by City Council (#1061-2014).

The Citizen comments received by email to the proposed final draft Ordinance are summarized as follows, to wit;

- Signage/commercial advertising wrapping the vehicle – how much if any, should be allowed....Donna Hernandez
- Allowing ladders and other materials (PVC Pipe, lumber, etc.) in permitted racks on commercial vehicles...Todd Stiff, Darryl Egler
- See Patrick Malone email attached regarding the height restriction in the ordinance
- See email from Buzz Fleishman which needs to be read and interpreted on an individual basis

These materials should be reviewed prior to the Special Meeting. If there are any specific questions in advance of the meeting, please feel free to contact Tex or me directly.

## **Fiscal Impact (If applicable):**

Not applicable.

**Submission Date and Time: 6/12/2014 9:10 AM**

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>City Attorney</u>	Dept. Head: _____	Dept./ Desc.: _____
Prepared by: <u>City Attorney</u>	Procurement: _____	Account No.: _____
Attachments: X Yes <input type="checkbox"/> No	Asst. City Mgr.: _____	Additional Funding: _____
	City Manager: _____	Amount previously approved: \$ _____
	Attorney: <u>JKS</u>	Current request: \$ _____
		Total vendor amount: \$ _____

Below is the Code Revision previously presented  
**ORDINANCE NO. 1054-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-015, PARKING OF COMMERCIAL VEHICLES IN CITY LIMITS, TO UPDATE AND CLARIFY WHICH COMMERCIAL VEHICLES MAY OR MAY NOT BE PARKED IN THE RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, BUSINESS, AND COMMERCIAL ZONING DISTRICTS OF THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE**

**WHEREAS**, the City ordinance related to the parking of commercial vehicles in the City has not been reviewed or updated in many years; and,

**WHEREAS**, the City has become aware of the recent trends related to the operation of vans, trucks, and sport utility vehicles instead of standard automobiles for family purposes; and,

**WHEREAS**, it has also become apparent that many of the vehicles being used for family transportation are also being used in family businesses; and,

**WHEREAS**, the use and nature of the vehicles currently being purchased and operated for family and business purposes are sufficiently different from single use family automobiles to justify a review of the City's parking provisions; and,

**WHEREAS**, there appears to be sufficient current justification to permit the parking of certain vehicles previously categorized as "commercial vehicles" in the various zoning districts of the City; and,

**WHEREAS**, despite the current justification for the amendment of the City's commercial vehicle parking regulations, it is equally apparent that the same trends today from single purpose automobiles to larger multi-purpose vehicles requires the enactment of restrictions, limitations, and controls on the parking of the current day "commercial vehicles" within the various zoning districts of the City; and,

**WHEREAS**, the City Council has received presentations from City Staff and conducted extensive debate at public meetings regarding the updating and revising of the City's current commercial vehicle parking ordinance; and,

**WHEREAS**, the City Council has determined that the updated, clarified, and revised provisions presented regarding the parking of commercial vehicles in the City is in the best interests of the City and its citizens:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:**

**Section 1:** That Code of Ordinance Section 150-015 – Parking of commercial vehicles in City limits, is hereby amended as follows:

**Sec. 150-015. - Parking of commercial vehicles in City limits.**

(A)

~~It shall be unlawful for any person to park any commercial vehicle or truck of one-ton load capacity or over, and any motor vehicle commonly known as a bus, which term shall include vehicles, excluding station wagons, used for the transportation of school children, or any trailer with or without refrigeration motors, in or upon any public or private property, including off-street parking facilities, in any zoned residential district of the City as designated on the official zoning map referred to in § 150-003, for a period of time in excess of two hours between 7:00 a.m. and 6:00 p.m., and at any time between 6:00 p.m. and 7:00 a.m., or upon any public or private property including off-street parking facilities in any other zoning district of the City for a period of time in excess of two hours at any time, unless specific permission to do so has been secured in writing from the City Manager or his duly authorized designee. The authority to grant specific permission to deviate from the provisions of this section shall be limited as follows:~~

- ~~(1) If permission for additional parking hours only is being requested, no more than an additional seven hours for each seven day period may be granted.~~
- ~~(2) If permission for additional days of parking is being requested, no more than seven days for each six month period may be granted.~~
- ~~(3) Any requests in excess of the foregoing for additional parking hours or for additional days of parking may only be authorized by the securing of a variance from the City. A record of such written permission shall be maintained in the City's official records and copies provided to the police department and code enforcement officer.~~

~~(B) The term *commercial vehicle* as herein used shall mean a motor vehicle of the above described capacity not designated exclusively for the transportation of persons.~~

~~(A) Parking of commercial vehicles in the single family residential zoning districts of the City.~~

~~(1) The following vehicles shall be permitted to park in the single family residential zoning districts of the City as provided herein.~~

- ~~(a) Approved Parking  
All cars, trucks, vans, or sport utility vehicles that do not have any signage or other commercialized features or additional equipment attached which do not exceed 19,000 pounds of gross vehicle weight may park in any approved parking location in any single family residential zoning district of the City.~~
- ~~(b) Restricted and limited approved parking.  
All cars, trucks, vans, or sport utility vehicles that contain only signage, or a combination of signage and a minimal amount of commercialized features, to be determined in the discretion of the City Code Enforcement Department, which do not exceed 19,000 pounds of gross vehicle weight, may park in any approved parking location in any single family~~

residential zoning district of the City.

- (c) Rear Yard Residential Parking  
All cars, trucks, vans, or sport utility vehicles that contain signage, or a combination of signage and a substantial amount of commercialized features or additional equipment attached, which do not exceed 19,000 pounds of gross vehicle weight, may only park in the rear yard of any single family residential property so long as the vehicle is no closer than five (5) feet from any property line.
- (d) Side yard parking variance  
All cars, trucks, vans, or sport utility vehicles that contain signage, or a combination of signage and a substantial amount of commercialized features or additional equipment attached, which do not exceed 19,000 pounds of gross vehicle weight, which cannot be parked in the rear yard of a single family residential property for any reason, which is confirmed by the City, may apply for parking in the side yard of any residential property in the same manner, and in conformity with the same standards and requirements, that are applicable to the consideration of the granting of variances of alternate parking for recreational vehicles in the City.
- (e) Daytime and visitation parking  
All commercial vehicles that are providing repair or other services to any single family residential property in the City may park in any approved parking location in the residential zoning districts of the City from 8 o'clock a.m. to 5 o'clock p.m. daily. In addition, any residents of the City who regularly operate commercial vehicles as part of their employment may park their commercial vehicles at their single family residences during the aforesaid daily hours. However, such parking shall not be for the purposes of repairing, cleaning, or the stocking of the commercial vehicle.
- (2) The following vehicles shall be prohibited from parking in the single family residential zoning districts of the City:
- (a) Notwithstanding anything to the contrary contained herein, the following vehicles are prohibited from parking in the single family residential zoning districts of the City, except for qualified daytime and visitation parking as previously provided in this ordinance, to wit:
- i. Box trucks
  - ii. Equipment carriers
  - iii. Trailers
  - iv. Lunch/food trucks
  - v. Materials/supplies carriers
  - vi. Commercial transport vans
  - vii. Buses
  - viii. Tractor trailers
  - ix. Glass/mirror trucks

- x. Other vehicles clearly designed for commercial use or carriage.
- xi. Other vehicles that present health, safety, or welfare hazards to the City.

(B) Parking of commercial vehicles in the multi-family residential zoning districts of the City.

(1) The following vehicles shall be permitted to park in appropriately striped parking lots in the multi-family residential zoning districts of the City as provided herein.

- (a) Vehicles provided in Section (A) (1) (a) of this Ordinance.
- (b) Vehicles provided in Section (A) (1) (b) of this Ordinance.
- (c) Vehicles provided in Section (A) (1) (e) of this Ordinance.

(2) The following vehicles shall be prohibited from parking in the multi-family zoning districts of the City.

- (a) The vehicles provided in Section (A) (2) (a) of this Ordinance.
- (b) Notwithstanding anything contained in Section (B) (1) above, vehicles that require more than one parking space in an appropriately striped parking lot, despite being otherwise approved for parking in the multi-family zoning districts of the City, are hereby prohibited from parking in such districts.

(C) Parking of commercial vehicles in the business and commercial zoning districts of the City.

AUTHORIZED PARKING TO BE PROVIDED

PROHIBITED PARKING TO BE PROVIDED

(D) ~~(C)~~

(E) ~~(D)~~

**Section 2:** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

**Section 3:** That this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Miami Springs, Florida this \_\_\_\_ day of \_\_\_\_ 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

Vice Mayor Bain	"____"
Councilman Windrem	"____"
Councilman Lob	"____"
Councilman Petralanda	"____"
Mayor Garcia	"____"

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

**ATTEST:**

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**



Jan K. Seiden, Esquire  
City Attorney

Discussed: 05-13-2013  
First reading:  
Second reading:

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Below are the proposed Regulations for other Zoning Districts  
**Commercial Vehicle Code-Commercial and other Properties**

As a continuation of the process of changing the Code of Ordinances, section 150-015, regarding Commercial Vehicles, we are recommending the Code for all other zones of the City be amended as well. Following are the details of the recommendation.

The Commercial vehicle definition shall be the same as what is being presented in Ordinance 1054-2013. For the purposes of the Commercial zones, Commercial vehicles shall be categorized as either large or small commercial vehicles. Vehicles which do not exceed a GVW of 19,000 pounds (or whatever weight number is finally arrived at in said Ordinance for approved parking in the residential zoning districts) shall be deemed small commercial vehicles. Vehicles with a GVW over 19,000 pounds shall be deemed large Commercial Vehicles. Said vehicles shall be allowed in the various zones as shown below.

**Airport Golf District**- Large and small Commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an Occupational License for vehicle rentals or sales. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Northwest 36<sup>th</sup> Street District**- Large and small Commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an Occupational License for vehicle rentals or sales. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Abraham Tract District**- Large and small Commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an Occupational License for vehicle rentals or sales. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Central Business District**- Small Commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an Occupational License for vehicle rentals or sales. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Neighborhood Business District**- Small Commercial vehicles shall be allowed, provided

that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an Occupational License for vehicle rentals or sales. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Public Properties**- No parking of Commercial vehicles shall be allowed on any Public Properties, with the exception of vehicles which are providing repair, delivery or other service to adjacent properties between the hours of 8 o'clock a.m. and 5 o'clock p.m. unless otherwise approved by the City Manager or his designee. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

**Church Properties**- No parking of Commercial vehicles shall be allowed on any Church Properties, with the exception of vehicles which are providing repair, delivery or other service to the church, with the exception of vehicles used by the church for transportation (buses, vans, etc.) which fall under the definition of small Commercial vehicles and also provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the church has specially designated and approved parking spaces for them. No parking shall be allowed for any Commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

## Agenda Item

### COMMERCIAL VEHICLES

Following a meeting with Councilman Bain, Tex Ziadie, and the City Manager, a further investigation of the dimensions of commercial vehicles was conducted by the Code Department Director. As an alternative theory to the currently proposed and pending regulations restricting the parking of commercial vehicles in the City, the following is submitted for your review and consideration.

1. Vehicles complying with the following dimensions and characteristics shall not be considered commercial vehicles and may be parked in the residential and commercial zoning districts of the City.
  - Vehicles which do not exceed 10,000 pounds of gross vehicle weight.
  - Vehicles which do not exceed 22 feet in length.
  - Vehicles which do not exceed 8 feet in height.
  - Signage shall be permitted.
  - Vehicle cabinets and racks shall be permitted so long as they are properly and safely secured to the vehicle (no ladders, pipes, lumber in racks, or other materials).
  - Materials and supplies may be located in the rear areas of the vehicles so long as such materials and supplies are covered in a secure manner which eliminates both the view of and access to the rear area (nothing protruding from bed in any direction).
2. Notwithstanding Section 1, the following shall be considered commercial vehicles
  - Box trucks
  - Equipment carriers
  - Trailers
  - Lunch/food trucks
  - Material/supply carriers (flat beds)
  - Commercial transport vehicles
  - Buses
  - Tractor trailer's
  - Glass/mirror trucks
  - Limousines
  - Other vehicles clearly designed and intended for commercial use or carriage
  - Other vehicles that present health, safety, and welfare hazards to the City or its citizens.
3. A provision could be added to provide the Code Department with the discretion to "approve" specific individual vehicles as being "non-commercial" if they exceed the dimensions and characteristics provided for commercial characterization so long as they are clearly used only for social driving purposes (i.e. "souped up" or "specially customized" vehicles for social rather than commercial interaction).

ORDINANCE NO. 1061-2014

2-24-2014



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-015, PARKING OF COMMERCIAL VEHICLES IN CITY LIMITS, TO UPDATE AND CLARIFY WHICH COMMERCIAL VEHICLES MAY OR MAY NOT BE PARKED IN THE RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, BUSINESS, AND COMMERCIAL ZONING DISTRICTS OF THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE**

**WHEREAS**, the City ordinance related to the parking of commercial vehicles in the City has not been reviewed or updated in many years; and,

**WHEREAS**, the City has become aware of the recent trends related to the operation of vans, trucks, and sport utility vehicles instead of standard automobiles for family purposes; and,

**WHEREAS**, it has also become apparent that many of the vehicles being used for family transportation are also being used in family businesses; and,

**WHEREAS**, the use and nature of the vehicles currently being purchased and operated for family and business purposes are sufficiently different from single use family automobiles to justify a review of the City's parking provisions; and,

**WHEREAS**, there appears to be sufficient current justification to permit the parking of certain vehicles previously categorized as "commercial vehicles" in the various zoning districts of the City; and,

**WHEREAS**, despite the current justification for the amendment of the City's commercial vehicle parking regulations, it is equally apparent that the same trends today from single purpose automobiles to larger multi-purpose vehicles requires the enactment of restrictions, limitations, and controls on the parking of the current day "commercial vehicles" within the various zoning districts of the City; and,

**WHEREAS**, the City Council has received presentations from City Staff and conducted extensive debate at public meetings regarding the updating and revising of the City's current commercial vehicle parking Ordinance; and,

**WHEREAS**, the City Council has determined that the updated, clarified, and revised provisions presented regarding the parking of commercial vehicles in the City is in the best interests of the City and its citizens:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS:

Section 1: That Code of Ordinance Section 150-015 – Parking of commercial vehicles in City limits, is hereby amended as follows:

Sec. 150-015. - Parking of commercial vehicles in City limits.

- (A) ~~It shall be unlawful for any person to park any commercial vehicle or truck of one-ton load capacity or over, and any motor vehicle commonly known as a bus, which term shall include vehicles, excluding station wagons, used for the transportation of school children, or any trailer with or without refrigeration motors, in or upon any public or private property, including off-street parking facilities, in any zoned residential district of the City as designated on the official zoning map referred to in § 150-003, for a period of time in excess of two hours between 7:00 a.m. and 6:00 p.m., and at any time between 6:00 p.m. and 7:00 a.m., or upon any public or private property including off-street parking facilities in any other zoning district of the City for a period of time in excess of two hours at any time, unless specific permission to do so has been secured in writing from the City Manager or his duly authorized designee. The authority to grant specific permission to deviate from the provisions of this section shall be limited as follows:~~
- ~~(1) If permission for additional parking hours only is being requested, no more than an additional seven hours for each seven day period may be granted.~~
  - ~~(2) If permission for additional days of parking is being requested, no more than seven days for each six month period may be granted.~~
  - ~~(3) Any requests in excess of the foregoing for additional parking hours or for additional days of parking may only be authorized by the securing of a variance from the City. A record of such written permission shall be maintained in the City's official records and copies provided to the police department and code enforcement officer.~~
- ~~(B) The term *commercial vehicle* as herein used shall mean a motor vehicle of the above described capacity not designated exclusively for the transportation of persons.~~
- (A) Parking of commercial vehicles in the single family residential zoning districts of the City.
- (1) The following vehicles shall be permitted to park in the single family residential zoning districts of the City as provided herein.

- (a) Approved Parking - All cars, trucks, vans, or sport utility vehicles that do not exceed 10,000 pounds of gross vehicle weight, 22 feet in length, and 8 feet in height may park in any approved parking location in any single family residential zoning district of the City.
- (b) Approved Additions to Vehicles - All cars, trucks, vans, or sport utility vehicles approved for parking in Section (a) above may also be permitted to be equipped with the following vehicle additions.
- (1) Signage
  - (2) Elevated Racks, so long as such equipment is properly and safely secured to the vehicle. However, the approval of this equipment shall not be construed to allow the carrying of ladders, pipes, lumber, or any similar items in the racks attached to any vehicle.
  - (3) Equipment Cabinets and Bed Coverings, so long as such equipment is properly and safely secured to the vehicle. However, the approval of this equipment shall not be construed to allow the carrying of materials or supplies in the rear or beds of vehicles unless contained within equipment cabinets or covered in a manner which eliminates both the view of, and access to, the materials or supplies.
- (c) Specially Customized Vehicles - Any specially customized vehicles that exceed the previously established dimensions for approved parking in the Single Family Residential Zoning Districts of the City may be approved for such parking, in the sole and exclusive discretion of the City Code Compliance Department, if a written request is submitted by the vehicle owner for a determination that the subject vehicle contains specially customized features, is clearly "non-commercial" in nature and appearance, and will only be used for social driving purposes. The Code Compliance Department determination may require that any specially customized vehicles be parked in the rear or side yard of any residential property and properly screened from adjacent properties.
- (d) Residential Parking Variances - Except for the vehicles that are specially prohibited from parking in the single family residential zoning districts of the City set forth in this Ordinance, any cars, trucks, vans, or sport utility vehicles that exceed the weight, length, and height limitations for approved residential zoning district parking may apply for a variance to park in such districts. The variance process shall be conducted in the same manner and in conformity with the same standards and requirements that are applicable to the consideration of the granting of variances for alternate rear or side yard approved parking of recreational vehicles in the City.

(e) Daytime and Visitation Parking - All commercial vehicles that are providing repair or other services to any single family residential property in the City may park in any approved parking location in the residential zoning districts of the City from 8 o' clock a.m. to 5 o' clock p.m. daily. In addition, any residents of the City who regularly operate commercial vehicles as part of their employment may park their commercial vehicles at their single family residences during the aforesaid daily hours. However, such parking shall not be for the purposes of repairing, cleaning, or the stocking of the commercial vehicle.

(2) The following vehicles shall be prohibited from parking in the single family residential zoning districts of the City:

(a) The following vehicles are prohibited from parking in the single family residential zoning districts of the City, except for qualified daytime and visitation parking as previously provided in this Ordinance, to wit:

- (1) Box trucks
- (2) Equipment carriers
- (3) Trailers/tow trucks
- (4) Lunch/food trucks
- (5) Materials/supplies carriers
- (6) Commercial transport vans
- (7) Buses
- (8) Tractor trailers
- (9) Glass/mirror trucks
- (10) Other vehicles clearly designed for commercial use of carriage.
- (11) Other vehicles that present health, safety, or welfare hazards to the City.

(b) Notwithstanding any City policy, provision, custom, or code section to the contrary, none of the specifically identified vehicles in Section 2(a) above shall be eligible to seek parking approval by variance or any other means.

(B) Parking of commercial vehicles in the multi-family residential zoning districts of the City.

(1) The following vehicles shall be permitted to park in appropriately striped parking lots in the multi-family residential zoning districts of the City as provided herein.

- (a) The vehicles identified in Section (A)(1)(a) of this Ordinance.
- (b) The vehicles identified in Section (A)(1)(b) of this Ordinance.
- (c) The vehicles identified in Section (A)(1)(c) of this Ordinance.
- (d) The vehicles identified in Section (A)(1)(e) of this Ordinance.

- (2) The provisions contained in Section (A)(1)(d) of this Ordinance shall also be applicable to vehicle parking in the multi-family residential zoning districts of the City.
- (3) The following vehicles shall be prohibited from parking in the multi-family zoning districts of the City.
  - (a) The vehicles provided in Section (A)(2)(a) of this Ordinance.
  - (b) Notwithstanding anything contained in Section (B)(1) above, vehicles that require more than one parking space in a single vehicle striped parking lot, despite being otherwise approved for parking in the multi-family zoning districts of the City, are hereby prohibited from parking in such districts.

(C) Parking of Commercial Vehicles in the Business/Commercial, Public Properties, and Church Use Only zoning districts of the City - for the purposes of this Section, a small commercial vehicle shall be defined as anything up to 10,000 pounds of gross vehicle weight, while a large commercial vehicle shall be defined as any vehicle in excess of the gross vehicle weight of a small commercial vehicle.

- (1) Northwest 36<sup>th</sup> Street District, Abraham Tract District, and Airport/Golf District - Large and small commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.
- (2) Central Business and Neighborhood Business Districts - Small commercial vehicles only shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.
- (3) Public Properties District - No parking of commercial vehicles shall be allowed on any public property, with the exception of vehicles which are providing repair, delivery or other service to adjacent properties between the hours of 8 o' clock a.m. and 5 o' clock p.m. unless otherwise approved in writing by the City Manager or his designee. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

- (4) Church Use Only District - No parking of commercial vehicles shall be allowed on any church properties, except vehicles which are providing repair, delivery or other service to the church, and vehicles used by the church for transportation (buses, vans, etc.) which fall under the definition of small commercial vehicles and are parked in appropriately striped parking lots and do not require more than one parking space, unless the church has specially designated and approved parking spaces for them. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That this Ordinance shall take effect immediately upon adoption.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this \_\_\_\_ day of \_\_\_\_ 2014.

The motion to adopt the foregoing ordinance was offered on second reading by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

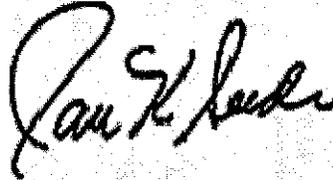
Vice Mayor Bain	" ____ "
Councilman Windrem	" ____ "
Councilman Lob	" ____ "
Councilman Petralanda	" ____ "
Mayor Garcia	" ____ "

\_\_\_\_\_  
Zavier M. Garcia  
Mayor

ATTEST:

\_\_\_\_\_  
Suzanne S. Hitaffer, CMC  
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire  
City Attorney

Discussed: 05-13-2013  
First reading: 02-10-2014  
Second reading: 02-24-2014

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Feb. 20, 2014

CITY OF MIAMI SPRINGS

2014 FEB 21 A 11: 39

To: Mayor Garcia and City Council Members

Ref: ordinance no. 1061-2014 sec. 150-015.

Below represents some of the vehicles currently owned or available to Miami Springs residents. I have a sprinter, it's the only source of transportation my family has. They meet all of the proposed commercial vehicle requirements except one; height. As you can see they are only a few inches above the 8 ft. limit. I respectfully request an amendment of 9 ft. to accommodate these popular vans.

Sincerely:

P.B. Malone

\*

CAN BE HANDLED BY VARIANCE PROCESS PROVIDED IN ORDIN. JS

Patrick B. Malone 305-887-9787 pbmkmalone@att.net



Mercedes Benz

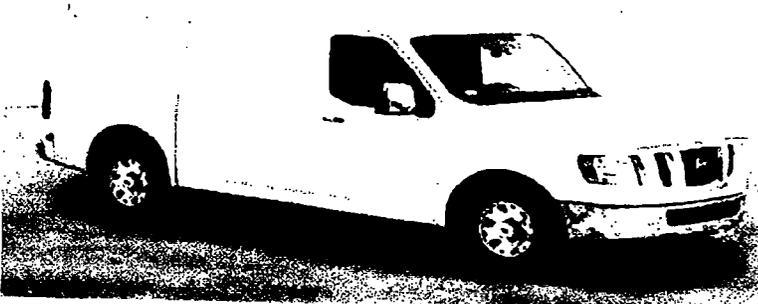
Sprinter

Height: 8' 7"



**Dodge Promaster  
3500**

**Height: 8' 5"**



**Nissan cargo**

**Height: 8' 9"**



**Fiat Ducato**

**Height: 8' 7"**



**Nissan NV**  
**Height: 8' 8"**

**From:** "Ron Gorland" <gorlandr@miamisprings-fl.gov>  
**Date:** Mon, 24 Feb 2014 09:50:53 -0500  
**To:** "Tex Ziadie" <ziadiet@miamisprings-fl.gov>, "Jan Seiden" <jseiden@olsrhh.com>  
**Subject:** FW: ordinance 1061-2014  
**Attachments:** image001.jpg

FYI



**From:** Buzz Fleischman [mailto:buzzme@bellsouth.net]  
**Sent:** Monday, February 24, 2014 9:40 AM  
**To:** Mayor Xavier Garcia; Councilman Billy Bain; Councilman George V. Lob; Councilman Michael Windrem; Councilman Jaime Petralanda  
**Cc:** Ron Gorland  
**Subject:** ordinance 1061-2014

To: Mayor and City Council, Miami Springs

Regarding Ordinance 1061-2014 in ordinance section 150-015

If the intent of this ordinance is to help keep our beautiful town beautiful then it does nothing to address the issue.

As it reads, vehicles are allowed signage and can be parked overnight at a single family residence from 8AM to 5PM if it is under 10,000 pounds, less than 22 feet long and under 8 feet in height.

This does not address the main issue.

The main issue, and what the residents are talking about, is to prevent our residential streets from looking like a hodgepodge of commercial advertising.

There are too many vehicles under 10,000 pounds and commercially wrapped, parked in residential areas already.

What will be allowed under this new ordinance?

Is a tow truck weighing under 10,000 pounds allowable?

Is a wrapped and/or commercialized mini-van under 10,000 pounds acceptable?

[http://mail.networkcomputers.com/\\_readmail?id=18u113w3r0wEmmRqUEjA6GR7vcip8g...](http://mail.networkcomputers.com/_readmail?id=18u113w3r0wEmmRqUEjA6GR7vcip8g...) 2/27/2014

Under current code section A (1) (C) The Code Compliance Department determination may require that any specially customized vehicles be parked in the rear or side

yard of any residential property and properly screened from adjacent properties. The Code Compliance Department determination may require that any specially customized vehicles be parked in the rear or side yard of any residential property and properly screened from adjacent properties.

Let the owners of these vehicles apply for a variance so that their neighbors have input as to how their neighborhood looks.

Let us be aware of the fact that an abundance of these physically detrimental and visually objectionable vehicles do reflect a downward turn in property values.

If we're not addressing the main issue then the Council's first reading is not even a 'band aid' solution.

If the Council's intent is to enact a code change and fix it 'later' why not fix it now?

Buzz Fleischman

810 Pinecrest Drive



The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)  
**Please save a tree. Don't print this e-mail unless it's really necessary.**