



**AGENDA INFORMATION**

**CITY OF MIAMI SPRINGS**

**CITY COUNCIL**

**Regular Meeting**

**Tuesday, May 29, 2012**

**7:00 p.m.**

**Council Chambers – City Hall**

**201 Westward Drive, Miami Springs**

**Mayor Xavier Garcia**

**Vice Mayor George V. Lob**

**Councilman Bob Best**

**Councilmember Group II - Vacant**

**Councilwoman Jennifer Ator**

**City Manager Ronald K. Gorland**

**City Attorney Jan K. Seiden**

**City Clerk Magalí Valls**



**CITY OF MIAMI SPRINGS, FLORIDA**

**Mayor Xavier M. Garcia**

**Vice Mayor George V. Lob**  
**Councilmember Group II - Vacant**

**Councilman Bob Best**  
**Councilwoman Jennifer Ator**

**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".

**AGENDA**  
**REGULAR MEETING**  
**Tuesday, May 29, 2012 – 7:00 p.m.**  
**Council Chambers – City Hall**  
**201 Westward Drive – Miami Springs**

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

**2. Invocation:** Councilman Best

**Salute to the Flag:** Students from Blessed Trinity Catholic School will lead the audience in the Pledge of Allegiance to the Flag

**3. Awards & Presentations:**

A) Proclamation of Recognition – Treats Café

B) Certificate of Special Recognition – Melanie Marie Wolff

C) Yard of the Month Award – June 2012 – Fernando and Migdalia Alfonso –  
286 Minola Drive

**3. Awards & Presentations: (Continued)**

D) Code Compliance Activity Presentation by Building and Zoning Office  
Director Tex Ziadie

**4. Open Forum:** Persons wishing to speak on items of general city business, please sign the register located on the speaker's stand before the meeting begins

**5. Approval of Council Minutes:**

A) 05-14-2012 – Regular Meeting

**6. Reports from Boards & Commissions:**

A) 05-10-2012 – Board of Parks and Parkways – Minutes

B) 05-15-2012 – Education Advisory Board – Minutes

C) 05-17-2012 – Historic Preservation Board – Cancellation Notice

D) 05-21-2012 – Revitalization and Redevelopment Ad-Hoc Committee –  
Minutes

E) 05-22-2012 – Ecology Board – Minutes

F) 05-24-2012 – Code Review Board – Cancellation Notice

**7. Public Hearings: None**

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**Board of Appeals  
Board of Adjustment Case # 03-V-12  
Julio D. Somarriba  
661 Falcon Avenue  
Zoning: R-1B Single Family  
Lot Size: 75 ft. x 135 ft.**

Applicant is seeking a variance from Code Section 150-017 Recreational Vehicles (B) *Parking and Storage*: To store an RV in the side yard of their property.

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**8. Consent Agenda: None**

**9. Old Business:**

- A) Appointments to Advisory Boards by the Mayor and Council Members
- B) CITT Fund Analysis (Updated from the May 14, 2012 Agenda)

**10. New Business:**

- A) Discussion of the Process to Replace Former Councilman Dan Espino
- B) August 14, 2012 Special Election
- C) First Reading – Ordinance No. 1036-2012 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-017, Recreational Vehicles, to Clarify, Correct and Remove Provisions that will Provide a Clearer, more Accurate, and up to date Code Section; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date
- D) Recommendation from the Revitalization and Redevelopment Ad-Hoc Committee Regarding Calvin, Giordano & Associates, Inc.
- E) Recommendation that Council Approve an Expenditure in an Amount not to Exceed \$7,250.00, on an as Needed Basis, to Calvin, Giordano & Associates, Inc. for Billing of Monthly Meeting Attendance, Pursuant to Section 31.11 (F) (11) (c) of the City Code
- F) Consideration of Request from Fred Suco to Close the Southbound Lane of Flagler Drive
- G) Discussion Regarding Color Palette Variance Process
- H) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$25,000.00 to Shafer & Associates, Inc. for Employee Benefits Consulting Services, Pursuant to Section 31.11 (E) (6) (g) of the City Code
- I) Appointment of Voting Delegate to the Florida League of Cities 86<sup>th</sup> Annual Conference
- J) Status of City of Miami Springs and Dade County PBA Impasse Hearing
- K) Curtiss Mansion Historic Tax Credit Transaction Update – Verbal Report from City Manager and City Attorney

**10. New Business: (Continued)**

- L) Resolution No. 2012-3545 – A Resolution of the City Council of the City of Miami Springs Authorizing the Establishment of all Required Bank Accounts for Miami Springs Properties, Inc.; Authorizing Signatories for all Miami Springs Properties, Inc. Bank Accounts; Effective Date
  
- M) Resolution No. 2012-3546 – A Resolution of the City Council of the City of Miami Springs Authorizing the Formation of Miami Springs Landlord, LLC and Miami Springs Master Tenant, LLC, Florida Limited Liability Companies; Authorizing the Establishment of all Required Bank Accounts for each Limited Liability Company; Authorizing Signatories for all Limited Liability Company(s) Accounts; Effective Date
  
- N) Recommendation that Council Award Bid # 03-11/12 to Computer Electric, Inc., the Lowest Responsible Bidder, in the Amount of \$200,000.00, on an "As Needed Basis", for Electrical Services Citywide, Pursuant to Section 31.11 (E) (1) of the City Code

**11. Other Business: None**

**12. Reports & Recommendations:**

- A) City Attorney
- B) City Manager
- C) City Council

**13. Adjourn**

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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.  
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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.  
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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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## ***City of Miami Springs, Florida***

**DRAFT**

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, May 14, 2012, at 7:00 p.m.

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

The meeting was called to order at 7:06 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor George V. Lob
- Councilwoman Jennifer Ator
- Councilman Bob Best
- Councilman Dan Espino

Also Present:

- City Manager Ronald K. Gorland
- Asst. City Mgr./Finance Director William Alonso
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Comptroller Alicia E. González
- City Planner James H. Holland
- City Clerk Magalí Valls
- Clerical Assistant Elora R. Sakal

### **2. Invocation:** Councilwoman Ator offered the invocation.

**Salute to the Flag:** Students from the Springview Elementary School led the audience in the pledge of allegiance to the flag.

Mayor Garcia presented baseball caps to the students who participated.

### **3. Awards & Presentations:**

#### **A) Proclamation – Mu Alpha Theta Math Club**

Mayor Garcia presented a proclamation to the Miami Springs Senior High School Mu Alpha Theta Math Club for their outstanding achievements in local, state and national math competitions, having placed 10<sup>th</sup> in the State of Florida and 1<sup>st</sup> among all Miami-Dade County public and private schools at the State Convention.

Mayor Garcia presented a Proclamation of Recognition to Mu Alpha Theta Club sponsor Sam Koski for thirty-three years of dedication to his students and the mathematic program at Miami Springs Senior High School.

#### **B) Proclamation of Recognition – Grace Bain**

Mayor Garcia and the City Council presented a Proclamation of Recognition to Grace Bain for unselfishly serving the community through various volunteer activities and for countless hours of community service that contributes to the quality of life in Miami Springs.

Ms. Grace Bain said that she loves her community and she thanks God everyday that she lives in this safe, wonderful City and she volunteers because it is a team effort. She thanked her husband former Mayor Billy Bain and her children Jon, Nick and Holly for allowing her to spend the hours volunteering because it is very gratifying to give back to the community. She would like to share the award with all volunteers who might not be recognized and thanked everyone.

Mayor Garcia recognized former Mayor Billy Bain and Virginia Gardens Council member Jorge Arce who were in the audience.

#### **C) Certificates of Achievement to All Angels Academy Students who Participated in the 32<sup>nd</sup> Annual Florida History Fair**

Mayor Garcia asked All Angels teacher and sponsor Terry Alexander to come forward to explain what the students had achieved.

Ms. Alexander stated that the students participated in the 32<sup>nd</sup> Annual Florida History Fair that is sponsored by the Florida History Museum and it is an affiliate of the National History Day Program. This year's theme was "Revolution, Reaction and Reform" and the students created a topic to fit that theme, with nine different categories to choose from. All Angels Academy was the only school that participated from Miami-Dade County this year and out of 1,050 students participating at the state level competition, All Angels had two entries that made it to the finals and one entry that placed first in the State of Florida.

Ms. Alexander announced that students will travel to the University of Maryland from June 10<sup>th</sup> to June 14<sup>th</sup> to compete in the National Competition. She mentioned that in addition to much research, the students must interview people who were there at the time of the event. The girls had the privilege of interviewing a lady from the All American Woman's Baseball League who is present this evening.

Mayor Garcia presented Certificates of Achievement to the fourteen students from All Angels Academy who participated in the 32<sup>nd</sup> Annual Florida History Fair. He also presented a Certificate of Recognition to teacher/sponsor Terry Alexander.

**D) Presentation from All Angels Academy Students Regarding "When We Were Men" – Carolyn Bernal, Amanda Gard, Dakkea Jester, Jackie Mesa**

Students Carolyn Bernal, Amanda Gard, Dakkea Jester and Jackie Mesa performed their Florida History Fair winning presentation "When We Were Men" about the impact of the changes in women's social roles during the World War II era, acting out the roles of a housewife, air force pilot, steel worker and an All American Woman's Baseball League player. They showed how women gained their rights over the years and today more than 70% of women work outside of the home.

The students explained that traveling to the National Competition in Maryland will be costly and they understand that that the City's budget does not include funds to support their trip. They asked Council to spread the word to local businesses to see if they can assist in raising funds.

**E) Fiscal Year 2011-2012 Government Finance Officers Association Distinguished Budget Presentation Award" to the City**

Mayor Garcia presented the Fiscal Year 2011-2012 Government Finance Officers Association "Distinguished Budget Presentation Award" to Controller Alicia Gonzalez.

Ms. Gonzalez stated that she is honored to accept the plaque; however, she cannot take 100% credit because William Alonso is a great Finance Director and the Department has a great Staff that helped make it possible.

City Manager Gorland added that the City had received the award ever since Alicia Gonzalez was the Controller and Mr. Alonso was the Finance Director. He said that the award is important to the City and it is really appreciated.

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Mayor Garcia stated that Councilman Espino requested the floor in order to read a statement and he granted him that privilege.

Councilman Espino stated that he officially announced and kicked-off his campaign for the School Board and in order to duly qualify, the State of Florida requires that he resign his post. He presented the City, through the City Clerk, and to his colleagues a letter that he read into the record.

*"Dear Ms. Valls,*

*With a goal of further working for the community in my heart, I respectfully ask you to please allow this letter to serve as my formal notice to the City of Miami Springs that, effective May 16, 2012, I resign from the Miami Springs City Council pursuant to Florida Statutes Section 99.012, so that I may duly qualify and appropriately run for the District 5 seat of the Miami-Dade County School Board.*

*For more than three years, it has been my incredible privilege to serve the residents of Miami Springs on the City Council. It has allowed me the great opportunity to give back to the City that has offered my family and me so much over the course of my life and to immerse myself further than I ever thought possible in the community that I love. I cannot thank the residents of Miami Springs enough for the amazing confidence they twice had in me, as well as for the extraordinary support they are showing me now as I run for the School Board.*

*I regret that Florida Law requires me to resign from my post on the Council in order to run for the School Board because I consider the Office of the City Council to be a great honor and a sacred charge that my neighbors, family and friends have bestowed on me. I have upheld their confidence by working uncompromisingly hard to enhance the quality of life in Miami Springs on a host of issues from the budget to City operations, from economic development to recreation and from strategic planning to community culture. It has been an incredible experience to work towards and see the opening of our Community Center and Curtiss Mansion, the renovation of our Senior Center and the improvement of our parks and walkways all over the City. Not all issues were of the same weight, but all were greatly important, and looking back, I can certainly say that the journey that began in my early 20's by serving on City boards and escalated in 2009 with my election to the Council is one that I will never forget; one that has made me a better citizen and a better neighbor.*

*I feel called to do so much more for this community. So I consider having to step-down a temporary sacrifice that, God willing, will yield the opportunity for me to further serve in a brand new way. I will miss working from the Council to solve City issues and to improve our community, but, if District 5 will have me, I will look to improve the future of all Miami-Dade County by tackling the pressing issues in education, which I consider the foundation of all communities.*

*I thank my friends and family for being my foundation during campaigns and while in office. I thank my colleagues, Mayors Billy Bain and Xavier Garcia, Councilwoman Jennifer Ator and Councilmen Bob Best and George Lob, for their dedication to Miami Springs, for the leadership and professionalism they have always exhibited on and off the dais and for the collaboration that has led to the moving forward of our community. To our City Clerk, Magali Valls, City Attorney Jan Seiden and City Manager Ron Gorland, I too thank you for your professionalism, assistance in the job that I have had to do and your commitment to Miami Springs. And lastly, to the residents of Miami Springs, thank you for your vote, your ideas and opinions and the support with which you have blessed me. You have kept me anchored in my mission and energized in the face of challenges. Thank you for allowing me to serve.*

*Though I may be stepping down, I will always be at the service of Miami Springs, not only because I have served and hopefully will continue to serve in elected office, but also because I am one of its sons, and I will be there for it as it has been there for me. I pray God continues to bless the residents of Miami Springs and everyone across our community, State and Nation who work to make tomorrow just a little bit better than yesterday for us all."*

Councilman Espino stated that many people in the room that not only made serving on the City Council an incredible experience, but made it possible because as anyone serving on Council will say, there is nothing they can do alone and there are a lot of things that require the motivation, the support and the enthusiasm of the community to accomplish. Whether it was for items that did or did not pass, allocations of funding that were made or not made, solutions that were discovered or that took long to come across, he thanks the community of Miami Springs. He may be stepping down and running for higher office, but he is certainly not going anywhere. He is sure that his colleagues will be hearing his opinions on issues from time to time and he will not be bound by Florida Law not to speak to them.

Councilman Espino thanked everyone for their support over the past several years. He looks forward making everyone proud during his campaign and he hopefully looks forward to representing all of them on the School Board.

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**4. Open Forum:**

**Bullying Prevention Initiative**

Kim Werner of 1016 Meadowlark Avenue reminded everyone that on Wednesday, May 16<sup>th</sup> at 7:00 p.m. in the Rebeca Sosa Theatre at the Community Center there will be a Community Bullying Prevention event for everyone to come together and find a solution.

## **Handicap Ramp Access**

Carl Malek of 333 Corydon Drive, Apartment 5, noticed that in the crosswalk in front of the Stadnik Pharmacy and Starbucks there is an ADA ramp on either side for wheelchairs, but many times over the past several months he has seen cars parked on the crosswalk and blocking access to the ramp.

Mr. Malek said that on three occasions, he noticed that the cars were Miami-Dade County Police Cars, and he would suggest placing some type of posts or a curb so people do not park there.

## **Education Advisory Board**

Education Advisory Board Chairman Robert Gordon of 89 Corydon Drive announced that the Board will hold its last meeting for the school year. He thanked the Mayor and City Council for their support that has culminated in the I-Tech Academy at Miami Springs Senior High School, which is the first gaming and programming academy in the District. Gaming, from a mathematical basis, is extremely important and combined with programming it is incredible. He said that the academy builds on the power of the Mu Alpha Theta Math Club at the High School and takes it all the way down to the elementary school level.

Mr. Gordon invited everyone to attend the Education Advisory Board meeting on Tuesday, May 15, 2012, at 6:30 p.m. in the Council Chambers. District Representatives will be in attendance who will speak about their hopes and dreams for the Miami Springs Schools and hopefully the community will continue to support their goals and lead them in their direction.

Mayor Garcia commented that his son expressed an interest in the I-Tech program and the word about the program has spread so much that it is being talked about in the private schools and at the elementary school level. He congratulated the High School Principal for implementing the program.

### **5. Approval of Council Minutes:**

#### **5A) 04-23-2012 – Regular Meeting**

Minutes of the April 23, 2012 were approved as written.

**Councilman Best moved the item. Vice Mayor Lob seconded the motion which was carried 5-0 on roll call vote.**

**6. Reports from Boards & Commissions:**

**6A) 04-19-2012 – Historic Preservation Board – Minutes**

Minutes of the April 19, 2012 Historic Preservation Board meeting were received for information without comment.

**6B) 04-24-2012 – Ecology Board – Minutes**

Minutes of the April 24, 2012 Ecology Board meeting were received for information without comment.

**6C) 04-26-2012 – Code Review Board – Cancellation Notice**

Cancellation Notice of the April 26, 2012 Code Review Board meeting was received for information without comment.

**6D) 05-01-2012 – Code Enforcement Board – Cancellation Notice**

Cancellation Notice of the May 1, 2012 Code Enforcement Board meeting was received for information without comment.

**6E) 05-02-2012 – Architectural Review Board – Cancellation Notice**

Cancellation Notice of the May 2, 2012 Architectural Review Board meeting was received for information without comment.

**6F) 05-07-2012 – Zoning and Planning Board – Cancellation Notice**

Cancellation Notice of the May 7, 2012 Zoning and Planning Board meeting was received for information without comment.

**6G) 05-08-2012 – Recreation Commission – Minutes**

Minutes of the May 8, 2012 Recreation Commission meeting were received for information without comment.

**6H) 05-09-2012 – Golf and Country Club Advisory Board – Cancellation Notice**

Cancellation Notice of the May 9, 2012 Golf and Country Club Advisory Board meeting was received for information without comment.

**6I) 05-07-2012 – Board of Adjustment – Approval of Actions Taken at their Meeting of May 7, 2012, Subject to the 10-day Appeal Period**

Actions taken by the Board of Adjustment at their meeting of May 7, 2012 were approved subject to the 10-day appeal period.

**Councilman Espino moved the item. Councilwoman Ator seconded the motion which was carried 5-0 on roll call vote.**

City Attorney Seiden informed Council that one case involving the placement of a boat in the side yard was appealed and the Board of Appeals Meeting could be scheduled for the next Council meeting.

By consensus, Council scheduled a Board of Appeals Meeting for Tuesday, May 29, 2012.

**7. Public Hearings:**

**7A) Ordinance No. 1034-2012 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-011, Utility Shed, by Defining and Providing Regulations Governing the Location, Size and Maintenance of Portable Storage Modules; Providing an Exception to Regulation for Storage Containers; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date (First Reading: 4-23-2012 – Advertised: 04-26-2012)**

City Attorney Jan K. Seiden read the ordinance by title.

Attorney Seiden stated that this is the second reading and public hearing. Section B (2) was revised to eliminate the requirement for the hold harmless and indemnification agreement and language was inserted that warns that module units are required to be dismantled prior to serious storm activity that could cause the units to be broken or picked up by high winds and cause damage to other neighboring properties.

Mayor Garcia opened the public hearing to those persons wishing to speak. There were no speakers, and the public hearing was closed.

**Vice Mayor Lob moved to adopt Ordinance No. 1034-2012 on second reading. Councilman Espino seconded the motion which was carried 5-0 on roll call vote.**

**7B) Second Reading – Ordinance No. 1035-2012 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-164, Northwest 36<sup>TH</sup> Street, by clarifying and Expanding the Principal Permitted Uses and Corresponding Qualifying Conditions; Correcting the Minimum Floor Area Ratio; Clarifying the Height Limitations of Structures; Revising the Required Materials for Construction of Pedestrian Walkways and Bike Paths; Establishing Applicability of Code Section 93-10 for Dumpster Enclosures; Clarifying Landscaping Requirements; Expanding the Defined Height of Parking Lot Lighting Fixtures; Expanding Prohibited Amenity Advertising; Providing a Substitute Exemption Provision from the Applicability of the District Boundary Regulations; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date (First Reading: 4-23-2012 – Advertised: 04-26-2012)**

City Attorney Jan K. Seiden read the ordinance by title.

Attorney Seiden stated that this is the second reading and public hearing and there have been no changes since the first reading. The purpose of the amendment is to make the ordinance easier to implement. He called attention to the addition of a use for the specific building on South Royal Poinciana Boulevard.

Mayor Garcia opened the public hearing to those persons wishing to speak. There were no speakers, and the public hearing was closed.

**Councilman Best moved to adopt the ordinance 1035-2012 on second reading. Vice Mayor Lob seconded the motion which was carried 5-0 on roll call vote.**

**8. Consent Agenda: (All items approved with one motion)**

**8A) Approval of the City Attorney's Invoice for April 2012 in the Amount of \$12,467.25**

There was no discussion regarding this item.

**Councilwoman Ator moved the consent agenda. Councilman Espino seconded the motion which was carried 5-0 on roll call vote.**

**8B) Recommendation that Council Approve an Expenditure to Variety Army Surplus, LLC, the Lowest Responsible Quoter, in the Amount of \$9,556.90 for Holsters, Flashlights and Tactical Slings, Pursuant to Section 31.11 (C) (2) of the City Code, to be Paid with Law Enforcement Trust Funds**

There was no discussion regarding this item.

**Councilwoman Ator moved the consent agenda. Councilman Espino seconded the motion which was carried 5-0 on roll call vote.**

**8C) Recommendation that Council Approve Expenditures to CDW-G Computer Centers, Inc., the Lowest Responsible Quoter, in the Amount of \$1,300.32, for Attachmate V9.2 Licenses for Computer and Operating System Upgrades, and \$810.00 to Server Supply for 3 LAN Server Hard Drives, Pursuant to Section 31.11 (C) (2) of the City Code, to be Paid with Law Enforcement Trust Funds**

**Recommendation that Council Approve Expenditures of \$4,720.00 to MTS Software Solutions to Increase Fortis SE Licensing and Upgrades, and \$156.55 to AllProSoftware.com for StatTrack Software Upgrades, as Sole Source Providers, Pursuant to Section 31.11 (E) (6) (c) of the City Code, to be Paid with Law Enforcement Trust Funds**

There was no discussion regarding this item.

**Councilwoman Ator moved the consent agenda. Councilman Espino seconded the motion which was carried 5-0 on roll call vote.**

**8D) Radar Trailer Donation to the Hialeah Gardens Police Department**

There was no discussion regarding this item.

**Councilwoman Ator moved the consent agenda. Councilman Espino seconded the motion which was carried 5-0 on roll call vote.**

## **9. Old Business:**

**9A) Appointments to Advisory Boards by the Mayor and Council Members**

Councilman Best (Group I) **appointed** Michael G. Hunter to the Education Advisory Board for an unexpired term ending on May 31, 2013.

Vice Mayor Lob (Group III) **appointed** Alternate Bill Tallman to the Board of Adjustment/Zoning and Planning Board for an unexpired term ending on April 30, 2013.

City Attorney Seiden explained that it would be Councilwoman Ator's turn now to appoint an Alternate member to the board.

Mayor Garcia **confirmed the appointment** of Fred Suco to the Revitalization and Redevelopment Ad-Hoc Committee.

**9B) Report on PBA Contract Negotiations – Magistrate’s Decision and City’s Response**

Nery Owens of 332 Payne Drive expressed her concern about settling the contract because the Police Department is one of the key elements that make the City great.

Ms. Owens said that when there are labor disputes and the Police Officers are not paid the same as comparable cities, there is a chance that the City could lose them, and they are the core of the residents’ existence. She added that the contract had been going on for two years and it is time to settle. She thanked the Police for serving the residents.

City Manager Ronald K. Gorland stated that the Magistrate’s decision was received two weeks ago with the responses of both the P.B.A. and the City. The next step is to schedule a Special Meeting with the P.B.A. representative, the City representative and Council. He would like to schedule the meeting in the last week of May or the first week in June.

City Attorney Seiden added that it will be a Special Meeting that will strictly be a legal proceeding with no comments from the public; the public is invited to attend and the materials will be presented by the P.B.A. counsel and the City’s labor counsel.

City Manager Gorland advised Council that they may not participate in any discussions with anyone regarding the content of the Magistrate’s decision or possible responses to it.

To answer Councilwoman Ator’s question, City Attorney Seiden explained that the meeting is called a public hearing, the public is invited to attend and it would be advertised as a Special meeting and not a participatory meeting for the citizens.

**10. New Business:**

**10A) Resolution No. 2012-3544 – A Resolution of the City Council of the City of Miami Springs Calling for the Holding of a Special Election for the City on Tuesday, August 14, 2012; Specifying the Purpose of the Special Election; Providing Authorizations and Directions to the City Clerk; Effective Date**

City Attorney Jan K. Seiden read the resolution by title.

Attorney Seiden stated that this is the resolution that was prepared in advance in anticipation of the announcement made by Councilman Espino this evening. He explained that it calls for a Special Election on August 14<sup>th</sup> to coincide with the Charter election that was previously set by Council. The purpose is to fill Council seat Group II to replace Councilman Espino.

City Attorney Seiden clarified that the advertising period specified within the resolution will be met, as confirmed by Miami-Dade County Elections, and there will be a qualifying period from Tuesday, May 29<sup>th</sup> until noon on Friday, June 8<sup>th</sup>.

**Vice Mayor Lob moved to adopt the Resolution No. 2012-3544. Councilman Best seconded the motion which was unanimously carried on roll call vote.**

City Attorney Seiden stated that the City Charter requires that Council consider an interim appointment between the time of the resignation and the time of the election of the new party. He recommended scheduling an agenda item for the next meeting for Council to discuss the process of how the seat will be filled.

(Mayor Garcia called for a 5 minute recess at 8:17 p.m.)

**10B) Presentation from Calvin Giordano & Associates, Inc.**

- 1. Airport Golf District**
- 2. Wayfinding/Lighting Pilot Project**
- 3. Business Façade Program**

Lorraine Tappen, Senior Planner from Calvin Giordano and Associates stated that tonight's presentation will be an update from the last report in the fall and will be focusing on two work orders. The first work order is work order number two which is the Commercial Revitalization Aesthetic and Theme Package which discusses the wayfinding and lighting program and the business façade program. The second work order would be work order number seven which would discuss The Airport Golf District Boundary Regulations.

Douglas Taylor, P.E. commented that he would be discussing the wayfinding and signage work order and showing a PowerPoint. Mr. Taylor presented pictures of the approved color palette that was used on the wayfinding signage and the street lighting, an example of the Circle designed in Pueblo Mission style, the Miami Springs logo used on gateways signs and wayfinding signage examples.

Mr. Taylor explained that the signage meets the Florida Department of Transportation (FDOT) wind load and materials standards which are important for getting the approval from Miami-Dade. He said that the signs were made by Guideway, LLC and the lighting was reviewed by Beacon. The lighting consists of lantern style with LED lighting and was done by a distributor of Beacon called Lighting Dynamics.

Mr. Taylor noted that as a demonstration, five bollards will be replaced, some of the Florida Power and Light (FP&L) lighting poles will be replaced and some of the signs will be replaced on Curtiss Parkway and Deer Run. Calvin Giordano and Associates met with Joan Shen, Assistant Chief of Traffic Engineering Division, and she provided a letter describing what would have to be done to seek approval.

Mr. Taylor stated that the initial approval would be with the Florida Department of Transportation District Six for the structural capability of the sign; meeting the wind load standards and the durability of the materials. Once approved, it would be permitted through Miami-Dade County for the Manual and Uniform Traffic Control Device (MUTCD) standards which are distance from the edge of pavement, breakaway flanges, heights of the signs, and whether they are typical signs used for traffic.

Mr. Taylor commented that Calvin Giordano and Associates work with two suppliers; Lighting Dynamics will provide Beacon products such as the lighting, benches and waste receptacles and Guideway, LLC will provide signage. Guideway, LLC is present to answer any questions that Council may have. He noted that the presentation showed an installation cost which could be installed by the City workers or a local subcontractor who the suppliers have spoken with as well.

Mr. Taylor explained that the construction cost for the demonstration area is \$97,424, which included the installation cost, construction, a permit, restoration and utility adjustments.

To answer Councilman Espino's question, Mr. Taylor clarified that the total amount of \$97,424 is for the product and installation for the Deer Run and Curtiss Parkway area.

Councilman Espino asked if the addition of other intersections would cost roughly the same amount and Mr. Taylor replied that it would not necessarily be the same cost because each location has a different amount of signs.

City Manager Gorland explained that he was under the impression that the demonstration was going to be on Pinecrest and Curtiss Parkway. There was discussion of moving the demonstration closer towards Fair Havens.

Mr. Taylor assumed that the cost would remain the same if it were moved closer.

Councilman Espino commented that he recalled discussing the demonstration being on Deer Run and Curtiss and also near Morningside Drive because of the architectural symmetry with Fair Havens.

City Manager Gorland said that Council would be able to see how Fair Havens and the wayfinding and signage would look together and it would be more effective. There was no final determination on whether to add that location to the demonstration.

To answer Councilman Espino's question, Mr. Taylor explained that the lighting is roughly comparable and is probably equal to what the City would get for Cobra head lighting which is higher and standard. The City is renting the lights from FP&L and will be compensating them over time.

Richard Goldberg of Guideway, LLC commented that the pricing for the architectural signage is fairly comparable. The most important thing when something like this is done is to make sure that the theme, brand and identity can be incorporated first from an aesthetic standpoint to ensure that the signage is unique. He also ensures that the materials that are used and all of the requirements based on the breakaway and non-breakaway and foundation come into play so there are no issues with FDOT.

Mr. Goldberg said that from a standpoint of the sign systems that he has built for communities it has been fairly comparable. There are certain areas where the City could value engineer a little on the base caps and on the bollards depending on whether the City wants to use real stone as opposed to using a faux stone or a painted stone look.

Councilman Espino explained that the bollards that are currently along Curtiss Parkway tend to fade and parts of them break and begin to turn sideways. He asked what the level of maintenance and wear and tear would be for the new bollards.

Mr. Taylor stated that the maintenance on the sign system is very low. He described the type of aluminum that is used for the signage and said that it is powder coated, graffiti proof and UV resistant. The signage can be maintained by spray washing them approximately twice a year. He noted that there is a maintenance program that can be taught if the City wishes for someone in particular to maintain the signage.

Councilman Espino commented that if the City replaces any street signs or street names, the City will no longer receive any funding. He asked if that policy was still accurate in terms of any of the conversations the consultants have had with Miami-Dade County.

Mr. Taylor replied that the agreement was that it would be the City's responsibility to maintain the signage if it were to be replaced.

Councilman Espino mentioned that Doral's signage including the lamp posts, cross lights and street names are blue as opposed to the typical green. He asked if Doral decided to encumber the funds when they began developing the City or if they received a special dispensation from the County.

Mr. Taylor responded that Doral maintains their signage system.

Councilman Lob asked if there was a price break if the City decided to replace all signage and Mr. Taylor responded that a price deduction would be given to the City along with a base cap.

City Manager Gorland asked if Guideway, LLC was a sole source provider or if the City will have to change their procurement practices for accommodation.

Mr. Taylor replied that one of the discussions is if there is a possibility of a "piggy back" contract. Another question is if the City wants to buy the signage from Guideway, LLC and install them with the City's personnel which would cut the cost. He noted that installation cost is approximately 33% or more of that cost.

Councilman Espino asked City Manager Gorland if the City has an existing contract in place with any current vendors and if their service could be expanded to include the installation and City Manager Gorland replied that he does not know the answer to that question but would assume that the answer would be no because it is custom work.

City Manager Gorland explained that the City's procurement practices called for competitive bidding. He believed that the cost might be a peak price and assumed that Guideway, LLC would be willing to bid on the work.

Mr. Taylor advised City Manager Gorland that Guideway, LLC is the designer and the supplier. The customization of the sign program for a community is usually a sole source situation because there are very few people that do it and the beta sites should be done correctly the first time.

City Attorney Seiden agreed with Mr. Taylor in saying that for the experimental program, the City is being asked by the designer to abide by their choices. One of the issues is regarding the reuse of the molding for the bases and it being inexpensive if it were reused. He noted that it would be hard to do better in a bidding situation.

Ms. Tappen commented that Jeff Oris would be discussing the implementation of the façade program.

Jeff Oris of Calvin Giordano and Associates commented that the program is a way to enhance business façades within the community. One of the goals is to enhance property values by assisting property owners that are looking to enhance their buildings to meet the new design criteria that the City has had the foresight to adopt already.

Mr. Oris said that what is important is to enhance street visibility of some of the commercial properties. The program is designed to match private funds and a design has been made that recommends a one-for-one match. Applicants may choose from one of the sample façade elevations that promote the themes that have already been put forward.

Mr. Oris stated that Calvin Giordano is recommending that the City puts forward \$200,000 in the first year. The recommendation is three matching grants at \$50,000 in the N.W. 36<sup>th</sup> Street area because they are larger properties and facades, and five matching grants of \$10,000 for the Downtown area. He recommended that the City keep flexibility that the dollars be there and look to see which businesses are interested.

Mayor Garcia asked City Manager Gorland what the estimate was to do the façade for City Hall and City Manager Gorland replied that the estimate came from Calvin Giordano and Associates it was between \$500,000 and \$700,000.

Mayor Garcia asked what the City could expect for a property or business owner to do with \$50,000 a match which would total out to \$100,000 from the City and business owner. He said that it seems very minimal to entice someone to renovate the façade.

Mr. Oris explained that the scope of what the business owner is going to do would not be as in depth as what would be done with City Hall. The recommendation is also per bay, so there may be multiple bays in a building and suggested that Council should think smaller when it comes to the discussion on those buildings.

Mr. Oris said that there will be business owners who will get very involved in their own building and will make a substantial change that will be noticeable throughout the entire community. Sometimes the funds are not enough; however the City should not be funding a \$500,000 improvement to a building, but rather spreading it throughout the community to encourage people to move forward.

Mayor Garcia asked what the City can do with the funds that Calvin Giordano is recommending they set aside and Mr. Oris replied that what the City should try to do is focus on the small shops that are not reinvesting into the property.

Mr. Oris stated that the recommendation may prolong over the course of two fiscal years. The program is designed as a reimbursement and nobody gets compensated up front. The funds are collected after it is spent and proved that the business owner has met all the guidelines and requirements.

Mayor Garcia commented that they have already begun the process on 36<sup>th</sup> Street by implementing the color palette and asking business owners to paint and offering them funds to paint them. There are a lot of buildings on 36<sup>th</sup> Street that have painted without the City having to ask them to paint. He noted that he would like to see examples of what type of things can be done in a small bay with \$50,000.

Mr. Oris explained that some of the modern building technologies and materials are not as expensive as expected.

Mario Cartaya of Cartaya and Associates stated that there will be requirements in the zoning for anyone who wants to do business in the City that has relations with redeveloping property. The building itself is a destination because of its design. Council should be vigilant in making sure that the City has people to provide excellence in architecture.

Mr. Cartaya said that business owners have to make substantial investments in their own business in order to survive.

Councilman Espino agrees with the Mayor in terms that he is a proponent to the façade program; however this is the second attempt with the façade program.

Discussion ensued regarding property owners on Westward Drive who engaged in a façade program that did not work out.

Councilman Espino commented that many property owners are absentee landlords. The City set up a fund for the property owners to use for painting and many have not responded and there were actually a few complaints. In other areas that implemented a façade program the cities have invested some funds, but they also match it with code enforcement, incentives or tax incremental financing so that it is not fully burdened on the city.

Councilman Espino explained that the business owners are afraid that rents will increase and for the most part the building owners do not want to make improvements and they have not seen the City take any proactive measures in the Downtown area. He added that on N. W. 36<sup>th</sup> Street there is new lighting and Council is working on the code regulations, while in the Downtown the parking lots are not well lit, there is no signage, etc. He would love to implement a façade program, but the reality is that the building owners are not going to do it and the City has to earmark \$100,000 to \$200,000 in the budget.

Councilman Espino emphasized that the City itself had not done enough on Westward Drive in order to show the property owners that it is time for them to give back and serious thought must be given to motivating the absentee landlords to improve their buildings. He receives complaints all the time about the condition of the Downtown properties and he would like to know how to get the process started when the finances and the building owners are not there.

Mr. Cartaya said that in working with other cities he found that property owners complained the first year or two and no one wanted to spend any funds because they did not believe that their neighbors would do the same. He said that part of the problem is that the vision changes when there is a change in the elected officials and they must remain steadfast and not waiver from the vision.

Councilman Espino asked if tax incremental financing had ever been used to implement a program and Mr. Oris explained that normally it is a combination of Community Development Block Grant (CDBG) and general funds.

Councilman Espino commented that there are community improvement districts, business improvement districts and other financing sources. He said that some commercial properties might be paid off and their taxable values are extremely low so the owners do not feel market pressure to make improvements to their buildings. He noted that Delray Beach has a Community Redevelopment Agency (CRA) and tax incremental financing and without some type of incentives and code enforcement it is going to be very difficult for Miami Springs to get revitalization off the ground.

City Attorney Seiden stated that the last façade program was probably going to be the most successful venture the City had ever done, but unfortunately there were side issues that resulted in the loss of financing. The program would have succeeded because people were interested and the Downtown Administrator stayed in touch with the business owners on a daily basis. He explained that CDBG monies were available for façade improvements and the cost at that time was much less. In addition, the University of Miami School of Architecture made a commitment to the City and provided renderings and offered to produce standard plans at no charge. He would image that one of the downsides is the cost related to the design and engineering work before construction even begins.

Councilman Espino reiterated that putting \$100,000 to \$200,000 into an account every year for a façade program is not going to work on its own; there would need to be a combination of code changes, incentives, financing and code enforcement. There must be a concerted effort and a number of tactics to move the process and it might take five years.

Vice Mayor Lob felt that \$200,000 would be best utilized on the lighting and signage program to show the businesses that the City is doing their part. He agrees with Councilman Espino that there are many absent building owners that do not know what their buildings look like and code enforcement has a hard time contacting them. The City could begin improvements with parking, signage and lighting and perhaps the tenants would put pressure on the owners to do something to make the buildings look better.

Councilman Best stated that during the process of selecting the Downtown consultant one of the questions that he asked every firm was how they could attract developers and identify property owners that would invest money in Miami Springs. He said that the City can impose regulatory controls to cause the owners to improve their property, but funding is limited. He feels that without a couple of anchor stores it will be hard for redevelopment to move forward.

Councilman Best agreed with Councilman Espino that there must be a vision that is carried forward by the elected officials and instead of five years it could take ten years to see the results. He emphasized that funding must be identified in order to move down a clear path and he is in favor of some proposal that would help the process move forward.

City Manager Gorland added that when the consultants were selected the economy was on the decline, but there was no idea at that time how bad it would become. The assumption was that grant monies were readily available and that was the case at that time. The consultants met with the Finance Department staff to go over the grant programs and they were impressed with Staff's knowledge and how few dollars the City was receiving because of the economy. The City is in good financial condition, but \$200,000 is substantial when there is an \$800,000 hole in the budget for next fiscal year.

Mr. Oris explained that the first people to participate are owners who occupy their own building because they have a personal stake and they want improvements. When CDBG funds or tax dollars are spent for these programs they usually provide for signage to identify the source of funding and it is promoted through the media. The most difficult step is getting the first person to do something and then the tenants will begin to pressure the property owners who will slowly begin to participate. It starts with the local owners who occupy the buildings because they have an immediate vested interest.

Councilman Espino noted that a few property owners began improving their buildings ten years ago and it never progressed further because most of the buildings are tenant occupied and there is 41% vacancy on Westward Drive. He explained that allocating funds will not make it happen; \$20,000 was set aside to provide incentives for painting and there have been no reimbursements.

Councilman Espino emphasized that he would like the consultants to return with a multi-step plan with a combination of funding sources and an explanation of how it has worked in other areas. The fact is that funds are not available and Council is responsible to the residents for how the available funds are allocated.

Councilman Best stressed that it is all related to marketing the City since it is centrally located and close to the airport. The City needs to attract developers who want to build and he thought that this would be part of the process going forward.

Vice Mayor Lob stated that given the budget situation and the economy, viable companies who can afford to develop need to be identified. He agrees that the architectural drawings are beautiful but it will be difficult to get anyone to make the improvements.

Ms. Tappen responded that Councilman Best's comments would be considered and the team will review the possibility.

Ms. Tappen reviewed the Airport Golf District and the gateway concept. She explained that the Work Order includes updated regulations, design guidelines, and a development review procedure. She explained that the current area does not reflect the other areas in Miami Springs that are generally beautiful and the area could be re-envisioned as "Curtiss Village" that would be a mixed use area with hotels, residences and retail and service uses. Eldron Drive would be more appropriate for a hotel, residences or town homes.

Ms. Tappen explained that direction is requested on proceeding with the code revisions or a master plan concept. She said that the vision is for a 3.0 floor area ratio (FAR) that would attract hotels. The building height fronting Curtiss Parkway would not exceed 38' in order to compliment the residences to the north and west, while Fairway Drive could accommodate buildings up to 120'. She noted that the City Charter does not allow buildings with more than two residential units to exceed 3-stories or 40' in height.

Ms. Tappen stated that Mr. Cartaya would elaborate on the design guidelines since that is his expertise. She said that the approval process for any applications for new buildings or redevelopment in the area would be similar to the process in place for N. W. 36<sup>th</sup> Street, with an optional pre-application meeting with City Staff and the Revitalization Specialist, followed by a full review of the site plan and approval by the Architectural Review Board, the Board of Adjustment/Zoning & Planning Board and the City Council.

Councilman Espino referred to a past development proposal in the Airport Golf District six or seven years ago and noted that the developer said that he needed to have a certain building height in order to make the project economically feasible, and property values have dropped since that time. A mixed-use property that is capped at 40-feet will not allow for the kind of redevelopment that is viable. He asked if the consultants were satisfied with the FAR and the height.

Ms. Tappen replied that the consultants were comfortable with the FAR and the height.

City Attorney Seiden explained that the Charter amendment limiting the building height for mixed-use buildings came up during the time when annexation was being considered and many people who opposed annexation did not want to develop a separate constituency outside of the residential area of the City.

City Attorney Seiden said that during the Comprehensive Plan review process, it was agreed that the FAR would be 1.0 and to get to 3.0 it would require another plan amendment.

City Planner James Holland stated that the 2009 Evaluation and Appraisal Report (EAR) amendments state that a FAR of 1.0 is allowed as a right.

Councilman Espino commented that a Comprehensive Plan amendment would not be difficult with the new expedited process.

City Attorney Seiden said that when the FAR was considered it was proposed to be 1.0 to 3.0 and the previous Council restricted it to 1.0 in the Airport Golf District. He added that the voters could revisit the building height for mixed-use because that is restricted by the Charter.

Ms. Tappen stated that she would work with the City Planner and City Attorney and contact the Department of Economic Opportunity to review the procedural issues. The City Council had asked the consultants to "think outside of the box" and they began talking about a master plan concept last fall that they would like to propose to Council to see if they want to move forward.

Mario Cartaya explained that Miami Springs is special since it is located next to the airport and he is amazed at the amount of construction along 36<sup>th</sup> Street, which is good for the City. He said that the developers must first go to the architects and when they start getting busy, construction begins and unemployment drops.

Mr. Cartaya said that the economy had been bad the last three years, but he is optimistic because the architects are getting busy, which means that the economy is headed in the right direction. He noted that the construction of hotels and apartments is increasing.

In order to attract a major hotel, there must be support from the surrounding area and that is where Curtiss Parkway comes into play, according to Mr. Cartaya. Hotel developers do not want to be surrounded by empty run down structures; they want their customers to have places to go to at night, similar to Delray Beach or Las Olas.

Mr. Cartaya noted that there is a nice area bordering the Golf Course with beautiful homes, the Curtiss Mansion, and the area to the south has hotels that are not fulfilling their destiny due to the limited density. He pointed out there is also an area that is not very nice with dilapidated structures, code violations, graffiti and horrible situations that must be corrected and it will not be easy. If the building owners will not do their part, then the City needs to find new owners and this requires a vision.

Mr. Cartaya referred to the rendering of the Marriot Hotel on the corner of Curtiss Parkway and 36<sup>th</sup> Street that would be 120-feet in height that would be next to buildings on Curtiss Parkway that are limited to 40-feet in height with retail on the first level and two levels of residential or business. The proposed setback to any new buildings on Curtiss Parkway is 30-feet to allow for future 10-foot parallel parking, which is important as a buffer. The remaining 20-feet would accommodate a sidewalk, landscaping areas and a five-foot covered area similar to what other cities have done like Delray Beach.

Mr. Cartaya stated that the Eldron alley would serve as the parking area for some of the businesses and there is a 30-foot setback, leaving more than 100 feet of depth for retail offices or housing units. He said that Fairway Drive along the Golf Course would accommodate very nice hotels, especially with the airport on the other side of 36<sup>th</sup> Street. The area along Curtiss would provide a synergy, a theme and harmony. The success will rely on bringing people to the area at night and the best way to make this happen is to provide housing, and multifamily town house units are proposed to the east of Eldron alley.

To answer City Attorney Seiden's question, Mr. Cartaya explained that people would access the town homes from Eldron alley since it would become a street.

Councilman Espino referred to a recent development at 500 Dixie Highway where an alley was utilized to allow parking for a building and access to garages of residential town houses.

Councilwoman Ator stated that the proposal is very nice and there is no problem with a 30-foot setback, although she is concerned with the parallel parking on Curtiss Parkway. She agreed with the consultants that the current area around Eldron alley is a horrible situation and it is very hard to understand how it will improve by changing the code.

Councilwoman Ator commented that she asked the City Manager to pull the item and the presentation has been going on for 1 hour and 40 minutes. She feels that what the consultants have to say is important and she appreciates their coming to the meeting, but she does not feel that it was properly noticed and people did not have the opportunity to understand what was being presented. She added that there should be more people present, especially members of the Revitalization and Redevelopment Ad-Hoc Committee and the Architectural Review Board.

Councilwoman Ator explained that had she known that the presentation was going to be almost two hours she would have recommended holding a Special Meeting. The presentation should have been seen by more than just the five Council members and perhaps it could be placed on the City's website.

Councilman Espino stated that a master plan concept is exactly what needs to happen and this is the first step in getting there. He thinks that the area is underserved for hotels, as far as a large international destination. He would encourage the hoteliers to include restaurants, lounges and other amenities in their hotels. He likes the combination of the residential component, especially town houses because of the economy and people who cannot afford homes or senior citizens who want to move out of their homes.

Councilman Espino said that if Council approves the concept, the question that must be answered is how to make it happen and how to attract the first developer.

Mr. Cartaya called it "thinking out of the box" and Mayor Garcia responded that the City Council had been thinking out of the box for ten years and a developer proposed something similar for the area at one time.

Mayor Garcia agreed with the consultants that it could be possible and it is all about attracting an investor or the hotels.

Mr. Cartaya stated that he is glad that someone else had a similar vision for the area because it is the right way to go and it will require a commitment over a long period of time. He explained that it would be a combination of many things that funnel in at the same time that all lead to the same solution.

Mr. Cartaya commented that in addition to the renderings, dollars must be set aside and there should be incentives like code enforcement. He would ask Council to allow them the opportunity to take what has been said and apply it to the façade program so that they can come back with a well thought out plan for what can be done to make it happen.

Councilwoman Ator reiterated her concern about properly noticing the meeting and allowing the citizens an opportunity to understand the process, even if it requires a special meeting.

Mayor Garcia stated that it is the City's job to notice the meeting, not the consultants.

Councilwoman Ator said that Council did not receive the backup until this afternoon and it should have been on the website or in the lobby to allow people an opportunity to review the material. She specifically asked the City Manager to pull the item because the consultants did not provide the information in a timely manner, which is the same thing over and over again with the consultants.

Mayor Garcia pointed out that no major decisions are being made and there is plenty of notice given on many issues and the same three or four people show up at the meetings, even when Council is balancing the \$18MM budget and deciding the tax rate. He emphasized that he asked the City Manager to keep the item on the agenda because it needed to be presented.

Mayor Garcia asked the consultants to keep the buffer in mind for Curtiss Parkway in the setback so that it is more like the entry way of a park and not open to the street. He said that he would like to see the plan come to fruition and for the people and the investors to see the opportunity that exists in Miami Springs. He would like to reach out to any businesses or hotels that would want to develop or build here.

Councilman Best referred to the past development proposal for the area and recalled that there were three owners of the entire block who met with the developer to discuss the plan and due to some regulatory changes, the project was dropped. Since that time, one of the three owners has passed away and it is in a family trust.

City Attorney Seiden added that the Miami Springs Golf Villas property has been in foreclosure for a long time.

City Attorney Jan K. Seiden said that the consultants need direction as to what Council would like them to do on three issues. He asked Council if Calvin Giordano should move forward with the Test Pilot Program and if they are prepared to move forward with the \$97,424 construction cost.

Mayor Garcia replied that Council is not prepared to move forward with the \$97,424 construction cost.

Councilman Espino explained that there are fundamental questions about how to compensate that have not been answered including whether or not Citizen Independent Transportation Trust (CITT) Funds are an applicable use for wayfinding and signage programs. It is to his understanding that CITT funds are applicable. There is information about financing that need to be found.

City Attorney Seiden asked if Council wants Calvin Giordano to find information on CITT funding or other financial sources and Mayor Garcia asked for clarification from City Manager Gorland as to whether Calvin Giordano or staff should obtain information on CITT funds or other financial sources for the Test Pilot Program.

City Manager Gorland commented that the CITT is going to compensate for some of the costs but he is not certain how much they are going to compensate.

Mayor Garcia asked City Manager Gorland if he could place on the next agenda all of the possible funding sources for the initial project and Council would discuss if they are willing to waive the procurement process for the Pilot Program.

City Attorney Seiden asked Council if they would like Calvin Giordano to do anything further on the façade program or to put it on hold.

Mayor Garcia said that he would like to place the façade program on hold.

Councilman Espino noted that he would like to see if there is a multifaceted way to get the façade program accomplished. He said that the reality is that the City does not have the funds and if the City did have the funds, he does not feel that the façade program would be successful. He would like to see strategies on how to keep the façade program successful while keeping in mind that the City does not have the funding for it.

City Attorney Seiden asked Council if they would like Calvin Giordano to do anything in regard to the proposal or if they would like them to come back at another time so that there is more transparency.

Councilwoman Ator was under the impression that Calvin Giordano was going to prepare the code regulations.

Ms. Tappen explained that the initial work order was to prepare the code regulations. Calvin Giordano is now proposing a master plan concept which may involve code regulations and more because it involves changing roadways and coordination with the County. She needs direction on whether to continue on the existing work order or to step back and work out the details to bring back the master plan concept.

Councilman Espino stated that revisiting a comment from a meeting in October; code by itself is not going to take the City where it needs to go. Council needs to agree to do the master plan concept.

Councilman Lob commented that Council is in agreement that the proposal looks beautiful and it is what they want, however they need to know how to get to that point and what code regulations are needed.

City Attorney Seiden advised Council that Calvin Giordano's request is to develop a master plan development change for the entire area which may or may not be able to go into application within the next few years. Council needs to give them direction on how far they want this plan to go. He added that renovation would not be part of the process since the buildings would be demolished and with new buildings from the ground up.

Councilman Espino said that some of the questions that Council has are going to dictate how far along Calvin Giordano will be told to work and if they cannot provide Council with some of the answers on how to get the project off center, he cannot give them direction on how far to go on working on the plan.

City Attorney Seiden asked if Council is asking for Calvin Giordano to come back with some kind of economic feasibility for the proposed master plan for this area before they do anything.

City Manager Gorland commented that he is hearing an economic plan and not an economic feasibility.

Councilman Espino noted that it is an implementation plan. Based on what the code may be in this area, he wants to make sure that it is able to be implemented before time is wasted.

City Attorney Seiden clarified that Council would like Calvin Giordano to come back with a proposal on what are the costs and procedures involved in accomplishing this master plan.

Councilwoman Ator stated that her only concern is that the code is still needed. She encourages that when Calvin and Giordano comes back, the code requirements should be discussed because it is needed.

City Attorney Seiden commented that before Calvin Giordano and Associates are given direction to do the code regulations, he, City Planner Holland and the consultant need to resolve the issue regarding the FAR.

City Attorney Seiden explained that Calvin Giordano and Associates will not be working on the code regulations.

**Council directed Calvin Giordano to bring back an approach on how to implement a Master Plan concept explaining what it would entail, how much it would cost and the resources to implement it.**

**10C) Recommendation that Council Waive the Competitive Bid Process to Little Smart Arts, LLC for the Utilization of the Multi-Purpose Room on the Third Floor of the Community Center on Tuesday Afternoons from 4:00 p.m. to 6:30 p.m. for the Operation of the Little Smart Arts Program, Pursuant to Section 31.11 (E) (6) (g) of the City Code and Pursuant to the Provided by the City's Existing Contract for an Additional One Year Period**

City Manager Ronald K. Gorland read the title of the award.

City Manager Gorland explained that the Little Smart Arts program has become a very popular program at the Community Center and it provides the residents with an opportunity to register their children in fine art lessons. The participants learn the basic elements of art, drawing, painting and 3-D art.

**Councilwoman Ator moved the item. Councilman Espino seconded the motion.**

City Attorney Jan K. Seiden clarified that this is not a waiver; it is simply another agreement for use of the facility and there is no procurement involved.

Councilwoman Ator added that her son participated in the program and all of his work is framed in her office.

**The motion was unanimously carried on roll call vote.**

**10D) Request for City Council to Authorize the Execution of a “Release and Indemnification Agreement” in Order to Qualify for a Potential Grant Award to the City**

City Manager Ronald K. Gorland read the title of the award.

City Manager Gorland explained that the City was notified by a local well-known entity that is under consideration for a grant award for various equipment to be used by the kids in the community. In order to qualify for final consideration and award, the City has been requested to execute a “Release and Indemnification Agreement” which contains an exemption from all liability except for those instances involving gross negligence or intentional acts. In addition, the indemnification provision would require either for the City or for an attorney hired by the City to represent this entity should both the city and the entity get sued by a third party, since the City’s insurance coverage does not extend to non-governmental entities.

City Manager Gorland explained that the City Attorney believes that a decision on the execution of the proposed Release and Indemnification Agreement is beyond the City Manager’s singular authority.

**Vice Mayor Lob moved the item. Councilman Espino seconded the motion.**

Councilwoman Ator asked the City Attorney if he is comfortable with the agreement, since she is not familiar with the facts and cannot make a judgment.

City Attorney Seiden responded that he did not think the City Manager should take it upon himself to authorize the agreement. He did speak with the attorney from the organization who is proposing the agreement and based upon his knowledge of the proposal, he feels that there is very little risk that either one of the incidents might come up, but there is always a chance and it is important for the City Manager not to expose himself to this kind of risk.

Councilman Best asked City Attorney Seiden if he feels that the City should hire an attorney to represent the third party.

City Attorney Seiden explained that in order to qualify for the grant program, the City will be required to execute this type of release to protect the party that is offering the grant to the City. Since it is a private entity offering the grant, if the City were to be sued and the other entity is joined in the suit, the City's coverage with the Florida League of Cities would not cover the private entity. He said that it is unlikely that there would be a lawsuit, but in that case, the third party would be represented by him or outside counsel.

City Attorney Seiden clarified that if the City is awarded the program as part of the grant, the providing entity would hire other third party entities to do the installation of equipment and they would insure both the entity and the City for their service.

**The motion was unanimously carried on roll call vote.**

**10E) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$15,000.00 to Firepower Displays Unlimited, LLC for the Purchase of the Fourth of July Fireworks Display, Pursuant to Section 31.11 (E) (6) (g) of the City Code**

City Manager Ronald K. Gorland read the title of the award.

City Manager Gorland explained that Firepower Displays Unlimited, LLC had provided the fireworks display to the City since 1999. It is one of only two local vendors that provide displays for several municipalities, including the City of Homestead, Town of Davie, Dania Beach and the City of Pembroke Pines. The company works directly with the Miami-Dade County Fire Department on the City's behalf, which expedites the permitting process and inspections.

To answer the Mayor's question, City Manager Gorland explained that there are currently no contracts that the City could piggy-back off of at this time and the 4<sup>th</sup> of July is only seven weeks away.

Mayor Garcia asked if next year the City could request proposals in advance in order to see if the other company offers a better price.

City Manager Gorland replied that the display is not based on price; it is related to the amount and type of fireworks in the display. He said that another company was hired a few years ago and there was a lapse of two or three minutes between firework shots and the quality was not the same.

Councilman Best asked if the total cost of \$15,000 included the donation from the Village of Virginia Gardens and City Manager Gorland replied that Virginia Gardens gives the City \$3,000 so the City's cost would be \$12,000.

**Councilman Best moved the item. Vice Mayor Lob seconded the motion which was unanimously carried on roll call vote.**

**10F) Recommendation that Council Approve an Expenditure to Superior Park Systems, Inc, the Lowest Responsible Quote, in the Amount of \$19,992.19, for One Model # BLG10A21V4F4-21' 10 Row Galvanized Steel Frames 8" Rise Bleachers with Safe Vertical Bar Guard Rails and ADA Compliant that Meet all Required Specifications, Pursuant to Section 31.11 (C) (2) of the City Code**

City Manager Ronald K. Gorland read the title of the award.

City Manager Gorland explained that subsequent to the receipt of this recommendation and his agreement to placing it on the agenda, a budget kick-off meeting was held and it was announced that there is an \$800,000 shortfall, which is substantial. He would like to pull this request and will not recommend replacement of the bleachers at this time.

City Manager Gorland suggested considering the request for new bleachers in next year's budget, since \$20,000 is a large amount and it would make a clear statement to the community about the seriousness of the budget shortfall.

**10G) Board of Parks and Parkways Yard of the Month Recommendation for May 2012 – 286 Minola Drive**

City Manager Ronald K. Gorland stated that at the Board of Parks and Parkways meeting on May 10, 2012, the Board is recommending 286 Minola Drive to be the Yard of the Month for May and in speaking with Chairman Eric Richey, he would like it to be for the month of June in order to allow time to prepare the signage. Photographs were taken of the home and a release was signed by the homeowner, according to the process that was set by Council.

Councilwoman Ator explained that at their meeting last Thursday, the Board of Parks and Parkways discussed how the process would work going forward and they will be recommending two properties next month.

City Attorney Seiden complimented Building and Zoning Office Director Tex Ziadie for taking the photograph and having the release signed by the homeowner who was very appreciative and is looking forward to the recognition.

**Councilman Espino moved to approve the recommendation of the Board of Parks and Parkways for the Yard of the Month for June. Councilman Best seconded the motion which was unanimously carried on roll call vote.**

**10H) Request Council Approval to Serve Alcoholic Beverages in the Rebeca Sosa Theatre During the Annual Officer of the Year Dinner**

City Manager Ronald K. Gorland clarified that one hour ago he found out that the dinner might not be relocated to the Rebeca Sosa Theatre so this approval will be just in case the event is moved.

**Councilman Espino moved the item. Councilman Lob seconded the motion which was unanimously carried on roll call vote.**

**11. Other Business:**

**11A) Report on Status of CITT Funds**

City Manager Gorland stated that he would defer this item, but for Council's information he would like them to know that intensive meetings are being held with the communities in Miami-Dade and the outcome might not result in the same amount of funds that the City has been receiving. The amount will be reduced, but there is no idea how much since it is being coordinated by the County.

**11B) Fiscal Year 2012-2013 Budget Process and Timeline**

City Manager Gorland reported that the budget schedule was distributed to the Department Heads at the budget meeting this morning. He pointed out that Council would hold a Special Meeting on Thursday, July 26<sup>th</sup> at 5:01 p.m. During the process, the Administration will be meeting individually with each Council member to discuss and receive feedback on key points.

**11C) Scheduling of Board of Appeals Meeting to Hear Case No. 03-V-12 – Julio Somarriba – 661 Falcon Avenue**

Council scheduled the Board of Appeals meeting for Tuesday, May 29, 2012.

## **12. Reports & Recommendations:**

### **12A) City Attorney**

#### **Councilman Espino**

City Attorney Jan K. Seiden wished Councilman Espino God speed. He knows that the election will bring him nothing but success and he has no doubt about his abilities going forward.

### **12B) City Manager**

#### **Councilman Espino**

City Manager Gorland stated that he has the same comments as the City Attorney except that he is sure that he will see a lot more of Councilman Espino and that is good.

#### **Police Officers Memorial Day**

City Manager Gorland reported that President Obama issued a proclamation designating Tuesday, May 15<sup>th</sup> as Police Officers Memorial Day in honor of all federal, state and local officers killed or disabled in the line of duty. The President called upon all units of government to direct that the United States flag be flown at half staff on May 15<sup>th</sup>, which the City will do.

#### **Education Advisory Board Meeting**

City Manager Gorland emphasized that the Education Advisory Board meeting on Tuesday, May 15<sup>th</sup>, as reported by Chairman Rob Gordon, is terrific and everyone should attend if possible.

#### **Bullying Prevention Initiative**

City Manager Gorland announced that the Bullying Prevention Initiative presentation would be held at 7:00 p.m. on Wednesday, May 16<sup>th</sup> in the Rebeca Sosa Theatre at the Community Center with a cast of professionals. Kim Werner has done a terrific job organizing the event and they would like to see a great turnout.

#### **Installation Dinner**

City Manager Gorland reported that the Miami Springs Airport Area Chamber of Commerce would hold their installation dinner at 6:00 p.m. on Thursday, May 17<sup>th</sup> in the Tapas Room at Holleman's Restaurant.

**All Angels Academy**

City Manager Gorland announced that All Angels Academy would host a prospective student Open House on Thursday, May 17<sup>th</sup> at 7:00 p.m.

**Officer of the Year Dinner**

City Manager Gorland reported that the Miami Springs Optimist Club supports law enforcement and will be honoring the Police Department and the award winners at their annual Officer of the Year Dinner on Friday, May 18<sup>th</sup> at 6:00 p.m. Those interested in attending should call Patricia Bradley at the Recreation Department.

**Campus Life Dinner & Auction**

City Manager Gorland announced that the Miami Springs Campus Life Dinner & Auction would be held on Saturday, May 19<sup>th</sup> at the First Presbyterian Church of Miami Springs.

\*\*\*\*\*

Vice Mayor Lob moved to extend the meeting for five minutes. Councilman Espino seconded the motion and it carried on voice vote with Councilwoman Ator casting the dissenting vote.

\*\*\*\*\*

**Historic Tax Credit**

City Attorney Seiden informed Council that he and the Administration had been working hard with the historic tax credit situation involving many documents and discussions. In his opinion, the closing date could be extended from May 21<sup>st</sup> until the first week in June pending additional work. He speaks with the City Manager and Assistant City Manager/Finance Director on a daily basis about the matter, not counting the discussions that are held with the other parties.

**12C) City Council**

**Councilman Espino**

Vice Mayor Lob wished Councilman Espino good luck on all accounts, including his future and his new baby.

## **Councilman Espino**

Councilman Best thanked Councilman Espino for having the opportunity to serve with him on Council and even though they have not always agreed they have helped each other and he appreciates that camaraderie. He wished him well with the School Board election and thinks that he will win.

## **Thank You**

Councilman Espino thanked everyone and said that it had been an incredible experience serving on Council. It is unfortunate that he must resign, but he feels called to run for the School Board and he has a good feeling about it. He thanked Council for their camaraderie and professionalism, including former Mayor Bain and the previous Council for wanting nothing more than to move the City forward. He said that it has been an educating experience that has made him a better neighbor and citizen. He announced that he and his wife are having a baby boy at the end of October.

## **Variance Case**

Mayor Garcia stated that he attended the Board of Adjustment meeting when a resident wanted to show the Board members that the City Planner had gone by his house to take measurements before making his recommendation. He discovered that his appointee and the other Board of Adjustment members did not visit the home and he would like each Council member to ask their appointee to make an effort to visit the properties.

City Attorney Seiden clarified that the Board members can visit the properties as long as it is not an organized activity by the Board, which was done in the past and he put a stop to it. There are photographs taken of the properties with five or six different views in order to be able to show the Board the condition of the violation. A Board member might drive by when there is no condition with a violation and it would be a misjudgment of the case so they should not make judgment until they receive their agenda packet with all the documentation, which is the evidence of the case.

## **Vacant Council Seat**

Mayor Garcia recommended that each Council member should bring at least one name of a person that they would like to recommend to fill the vacant Group II seat to the next meeting. Council will discuss the process at that time.

**13. Adjourn.**

There being no further business to be discussed the meeting was adjourned at 11:08 p.m.

---

Zavier M. Garcia  
Mayor

**ATTEST:**

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Magali Valls, CMC  
City Clerk

Approved as \_\_\_\_\_ during meeting of:

Transcription assistance provided by Suzanne S. Hitaffer and Elora R. Sakal.

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





***City of Miami Springs, Florida***

The Board of Parks and Parkways held a regular meeting on Thursday, May 10, 2012 at 7:00 p.m. in the City Hall Council Chambers.

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

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

The following were present:

Chairman Eric Richey  
Vice Chairman Jean Ansbaugh  
Tammy K. Johnston \*Arrived at 7:07 p.m.  
Lynne V. Brooks  
Irene Priess

Also Present:

Thomas Nash Operations Superintendent/Arborist  
Board Liaison Jennifer Ator  
Board Secretary Elora R. Sakal

**2. Approval of Minutes**

Minutes of the April 12, 2012 meeting were approved as written.

**Board member Priess moved to approve the minutes. Board member Brooks seconded the motion which was carried unanimously on voice vote.**

**3. Old Business:**

**a) City Hall Plantings**

Chair Richey stated that Public Works worked on the planter boxes in the front of City Hall and removed roots and old dirt and replaced it with a sand and dirt mixture. They did a great job and the handling of the planter boxes has been very professional.

Chair Richey explained that he would like to give recommendations on what planting could be planted in front of City Hall and Public Works and the City Manager will make the final decisions. He stated that the location where the plants will be receives a strong amount of sunlight for most of the day. Plants that are going to be planted there must be able to absorb an intense amount of sunlight and heat and be very easy to maintain.

Chair Richey recommended Ilex Vomitoria Schillings which is a hedging plant that is easy to maintain. He also suggested the Crown of Thorns which is a slow growing plant and does not require any maintenance. He wanted to plant palms because it is on the City seal but the palms that are on the seal would not be able to be planted in that area.

Chair Richey recommended the Alexander Palm which could be planted on each side of the building and the Phoenix Roebelenii Palm which could be planted next to the Alexander Palm. He said that he also likes a type of Sago Palm that has a center that looks like a pineapple.

Discussion ensued regarding a nursery that would be able to provide all the plants that Chair Richey stated earlier at wholesale price to the City with free delivery.

Chair Richey commented that if all goes well, the plantings would be done by next week.

Board member Johnston suggested planting the Adenium Obesum (desert rose) because it is heat tolerant and blooms a pink flower. She also suggested planting Papyrus and said she saw them planted in direct sun on Lincoln Road.

Chair Richey said that the only issue with Papyrus is that it gets broad and he does not want anything protruding into the sidewalk. He welcomed Liaison Jennifer Ator.

Board member Brooks stated that she researched some plants that tolerate sun and found the heavenly bamboo and the bird of paradise to add color. She also suggested the Travelers Palm and the Thrinax Palm.

Chair Richey mentioned that the Bird of Paradise is not easy to maintain and the size may be an issue.

Chair Richey explained that the plantings on the side of the Police Station will remain the same and if the board would like to do something in that area at a later time that would be fine.

Board member Priess said that as long as there are palms, everything else should be low and stature.

Chair Richey commented that the closer together the Schillings hedge was planted; the faster they would be contiguous and intertwine.

Operations Superintendent/Arborist Nash suggested planting mondo grass as a border along the curbing and to use society garlic.

Board member Ansbaugh asked if the Crown of Thorns was going to be used and Chair Richey replied that it can be used but cannot be placed in the front because of the thorns.

Board member Ansbaugh stated that the Crown of Thorns would look nice with the green plantings on either side of it.

Chair Richey noted that the Schillings and the Crown of Thorns are about the same size but the Crown of Thorns grows a little faster than the Schillings.

Board member Johnston commented that there is variegated Pittosporum planted near Barry's Cleaners and it seems to be tolerant and has a variation of color.

Chair Richey said that he thought of the Pittosporum as well but did not think it was as tenacious. He stated that he would look into that plant as well as the Adenium Obesum.

#### **4. New Business:**

##### **a) Arbor Day**

Board member Ansbaugh commented that Arbor Day is May 30<sup>th</sup> at 10:00 a.m. at the grounds of the Curtiss Mansion and she invited everyone to the event. The tree that will be planted is called a Weeping Sabicu and will be planted to hang over the pond.

##### **b) Butterfly Garden**

Board member Ansbaugh suggested that Board member Brooks should take over this item because she has done a great job on putting things together.

Operations Superintendent/Arborist Nash stated that Thad Ovcovich is always looking for projects for the Boy Scouts and had asked at one time about doing some work at the Butterfly Garden.

Chair Richey noted that there is no time frame and Board member Brooks can work with Board member Ansbaugh on the selections.

Board member Brooks commented that she spoke with Chief Baan regarding the concerns with not being able to see into the bushes and he said that there were not any specific concerns but he prefers to be able to see into the garden and to the Library.

Chair Richey said he would like for Chief Baan to see the final layout of the garden before it is done so that he can be aware of what it will look like.

**a. Yard of the Month: 286 Minola Drive**

Chair Richey asked Board Secretary Sakal if the letter for the home owner and the certificate was prepared.

Ms. Sakal replied that both the letter and the certificate will be done once Council has approved the recommendation of the address.

Operations Superintendent/Arborist Nash clarified that a board member was going to get in contact with someone in Virginia Gardens to inquire about their Yard of the Month sign.

Chair Richey offered to speak with someone in Virginia Gardens to inquire about the Yard of the Month sign.

Board member Priess asked if everyone drove by the home and all board members responded that they did look at the home.

Chair Richey asked Councilwoman Ator for clarification on when the home would be voted on and she replied that the Board of Parks and Parkways would recommend the home and the City Clerk's office would create an addendum for the upcoming meeting on Monday for Council's approval.

Chair Richey asked when the sign would be placed in the yard and Councilwoman Ator responded that the sign could go into the yard the day after it is voted on by Council or the day after it is presented to the homeowner.

Chair Richey explained that he does not believe the sign should be placed in the yard until the homeowner is notified with the letter.

Councilwoman Ator suggested that the letter could be delivered by someone along with the Yard of the Month sign.

Chair Richey asked if it was Councilwoman Ator's understanding that this yard of the month selection was for the month of May or June.

Councilwoman Ator responded that it is her understanding that the Yard of the Month is for the month of May.

**Board member Priess recommended 286 Minola Drive as the Yard of the Month for the month of May. All board members agreed on the home and the motion was carried unanimously on voice vote.**

Chair Richey asked who will be taking the picture of the home and Councilwoman Ator responded that Code Enforcement may take the picture of the home.

Chair Richey asked if the board needs to meet every month to vote on the Yard of the Month and Board member Brooks replied that the board does need to meet every month.

Board member Brooks suggested that the board can recommend two homes at a time.

Chair Richey clarified that he and Board member Brooks will pick an address and recommend it at the next meeting in case the board does not meet. The homes will already be recommended and Council would just need to vote on them at their meeting.

Board member Brooks said that her choice for the Yard of the Month for the month of June is 937 Hunting Lodge Drive.

Councilwoman Ator advised the board that their minutes for tonight's meeting will not be in the upcoming Council Meeting, but there will be a recommendation for Council to approve the Yard of the Month for the month of May.

Chair Richey explained that the board will vote for the Yard of the Month for the months of June and July at their next meeting in June. Board member Ansbaugh and Board member Johnston will have their homes picked out by the next meeting as a precaution.

#### **5. Other Business:**

Operations Superintendent/Arborist Nash commented that he started the street tree planting today and he has planted 22 trees and the remainder of the trees will be planted tomorrow or Monday.

Councilwoman Ator asked how many trees are going to be planted and Mr. Nash replied that 70 trees are going to be planted.

Chair Richey asked what kind of trees are going to be planted and Mr. Nash responded that Laurel Oaks, Live Oaks, Gumbo Limbo trees and Royal Poinciana trees will be planted.

Councilwoman Ator asked how much the trees cost and Mr. Nash replied that the first round of trees were approximately \$7,000 and the next round will be a little less with the total being under \$12,000. He noted that he planted nine trees on Eldron Drive, a couple on Fairway Drive, some behind the Bell South building and some in residential areas.

Councilwoman Ator asked what the total number of trees planted was and Mr. Nash responded that there have been 83 trees planted.

Board member Ansbaugh asked if Mr. Nash is going to monitor Airbus and the Oak trees that they have cut and he replied that he is monitoring them.

Mr. Nash explained that Airbus cut the tree while it was still young enough so they can train it and continue to maintain it that way. They were cut that way to prevent issues with traffic.

Discussion ensued regarding Airbus cutting the tops of Oak trees.

**7. Adjournment:**

**There was no further business to be discussed and the meeting was adjourned at 7:56 p.m.**

Respectfully submitted,

\_\_\_\_\_  
Elora R. Sakal  
Secretary to the Board

Approved as \_\_\_\_\_ during meeting of: \_\_\_\_\_

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

\*\*\*\*\*  
*“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”.*  
\*\*\*\*\*

CITY OF MIAMI SPRINGS  
BOARD OF PARKS AND PARKWAYS



May 14, 2012

Dear Resident:

We are pleased to advise you that your property located at 286 Miada Dr. in Miami Springs has been chosen by the Board of Parks and Parkways as the City of Miami Springs Yard of the Month for the Month of May or June. We will be advertising your yard in an upcoming issue of the River Cities Gazette and placing a yard sign in the front yard of your property for one month. Thank you for being a credit to our community!

Best Regards,

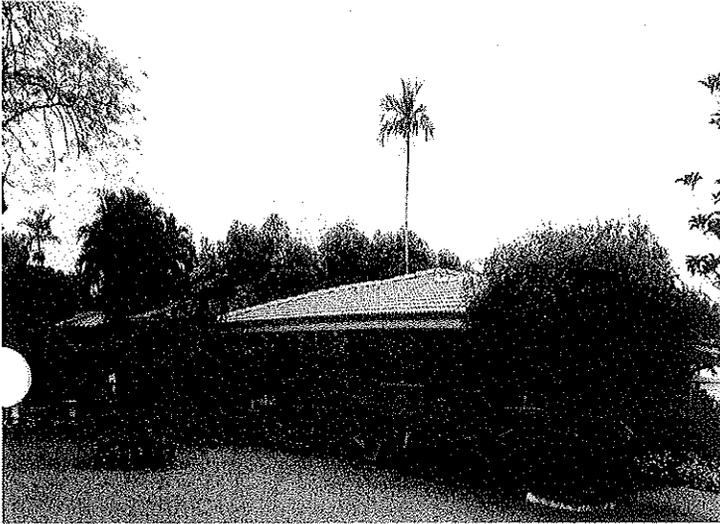
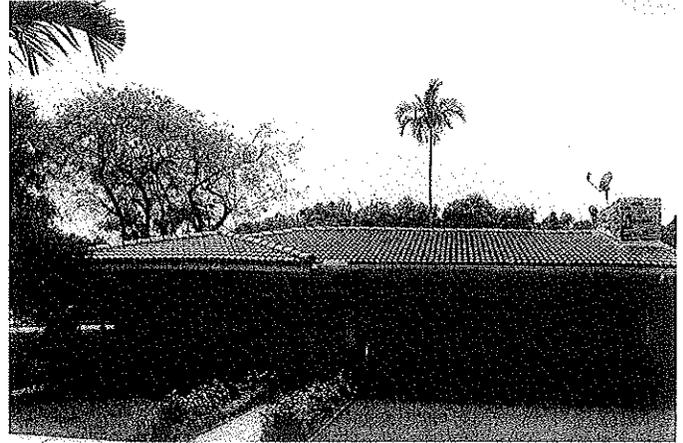
Eric Richey  
Chairman

I agree to have my yard designated as City of Miami Springs Yard of the Month for the month of May or June and to have my property advertised as such by a yard sign and a notification in the River Cities Gazette.

Migdalia Alfonso  
Signed-Property Owner

MIGDALIA ALFONSO,  
Print Name

YARD OF THE MONTH MAY-JUNE 286 MINOLA DRIVE



**My Home**  
Miami-Dade County, Florida



[miamidade.gov](http://miamidade.gov)

**Property Information Map**



Aerial Photography - 2009

0 114 ft

This map was created on 5/14/2012 3:39:45 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



**Summary Details:**

Folio No.:	05-3119-010-0700
Property:	286 MINOLA DR
Mailing Address:	FERNANDO ALFONSO & W MIGDALIA  286 MINOLA DR MIAMI SPRINGS FL 33166-6032

**Property Information:**

Primary Zone:	0600 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,348
Lot Size:	11,100 SQ FT
Year Built:	1951
Legal Description:	COUNTRY CLUB ESTS SEC 2 PB 10-79 LOT 1 BLK 98 & E25FT TR A REV CC ESTS PB 34-40 LOT SIZE 75.000 X 148 OR 11370-1477 0382 1 OR 11370-1477 0382 00

**Assessment Information:**

Year:	2011	2010
Land Value:	\$77,366	\$77,366
Building Value:	\$104,356	\$104,381
Market Value:	\$181,722	\$181,747
Assessed Value:	\$138,736	\$136,686

**Exemption Information:**

Year:	2011	2010
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

**Taxable Value Information:**

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/ \$88,736	\$50,000/ \$86,686
County:	\$50,000/ \$88,736	\$50,000/ \$86,686
City:	\$50,000/ \$88,736	\$50,000/ \$86,686
School Board:	\$25,000/ \$113,736	\$25,000/ \$111,686

**Sale Information:**

Sale Date:	3/1982
Sale Amount:	\$75,000
Sale O/R:	11370-1477
Sales Qualification Description:	Sales which are qualified
<a href="#">View Additional Sales</a>	



*DRAFT*



## ***CITY OF MIAMI SPRINGS, FLORIDA***

The **Miami Springs Education Advisory Board** met at 6:30 p.m., on Tuesday, May 15, 2012 in the City Hall Council Chambers.

The meeting was called to order at 6:31 p.m.

### **1) Call to Order/Roll Call**

The following were present: Chair Robert J. Gordon  
Vice Chair Dr. John Salomon  
Michael G. Hunter  
Golnaz Sami  
Dr. Mara Zapata

Also Present: City Manager Ronald K. Gorland  
Deputy City Clerk Suzanne Hitaffer

### **2) Approval of Minutes: April 17, 2012 Regular Meeting**

Minutes of the April 17, 2012 meeting were approved as written.

**Board member Mara Zapata moved to approve the minutes as written and Vice Chair Salomon seconded the motion, which carried unanimously on voice vote.**

Chair Gordon introduced Mayor Zavier Garcia and Councilman Espino who were in the audience.

Chair Gordon announced that Libby Manning stepped down from the Education Advisory Board after many years of service and Councilman Best has replaced Ms. Manning with Michael G. Hunter. He asked Mr. Hunter to introduce himself to the Board.

Michael Hunter stated that he attended Glenn H. Curtiss Elementary School, Miami Springs Middle School and graduated from Miami Springs Senior High School in 1972. He spent 25 years working in Information Technology (IT), including thirteen years as the IT Director for the Graham Company. After his career in IT, he decided to pursue his passion, which is teaching and he currently teaches physics and mathematics at Doral Charter School. He thanked Councilman Best for giving him the opportunity to serve Miami Springs.

*(Agenda Item 5 was discussed at this time)*

### **3) School Reports:**

Miami Springs Senior High School Principal Anna Rodriguez reported that many students were accepted to college and the vast majority will attend Miami-Dade College, while others will attend the State Universities, the University of Miami, etc. She continued to report the following achievements:

- The City Council recognized the Mu Alpha Theta Math Club for placing tenth in the State competition and Math Teacher Sam Koski received a plaque for thirty years of dedicated excellence.
- The HOSA Club placed 2<sup>nd</sup> and 3<sup>rd</sup> for a community awareness projects and qualified to compete at the national level.
- The yearbook was released and it reflects the great things the students are doing.
- There are 125 seats in the I-Tech program next year and Channel 7 reported on the program.
- The school was authorized to offer the prestigious Cambridge Program.

Discussion ensued regarding the I-Tech program that is related to gaming and is very math intensive.

Principal Rodriguez continued reporting that the Prom was held at the Intercontinental Hotel on May 5<sup>th</sup>; the school placed 2<sup>nd</sup> in attendance among County high schools; teacher appreciation week was a great success; Graduation is scheduled for June 7<sup>th</sup> at Florida International University.

Springview Elementary School Principal Dovale reported on the following activities:

- The NED show was a special treat for students and it inspires them to be champions in school and in life.
- Students who met their AR goal for the third nine weeks went on a P.T.A. sponsored field trip to see movie "Mirror Mirror"; 172 K-2<sup>nd</sup> grade students and 179 3-5 grade students participated for a total of 351 students who shared in the event.
- Additional field trips include the Miami Museum of Science, Museum of Discovery, the Children's Museum and a visit to the Barnacle State Park.

- Fifth grade students attended Islands of Adventure for the end of the year trip.
- Health screening is required for 1<sup>st</sup> and 3<sup>rd</sup> graders and took place last week.
- Spirit Week is underway with dress ups and the Book Fair; Reading Under the Stars is on Wednesday, May 16<sup>th</sup>.
- The P.T.A. treated the teachers during Teacher Appreciation Week; the community provided raffle items and gift certificates from local businesses for the teachers.
- Tutoring is finished and the ELL and immigrant students will be going to see the Lion King performance on June 2<sup>nd</sup>.
- Transition for incoming kindergarten was held and they intend to visit the local pre-schools and invite them to visit the school; they are currently conducting individual school tours.
- Grade level transitions are being held on May 29<sup>th</sup> for the teachers to give the students an overview of the expectations for the various grade levels. The students are provided with a supply list and a list of summer reading activities for the new grade level.
- Third graders are participating in additional writing activities.
- The Hialeah-Miami Springs Rotary Club was generous in providing each 3<sup>rd</sup> grade student with a dictionary to help prepare them for 4<sup>th</sup> grade.

Assistant Principal Vicky Rodriguez reported on the following activities at Miami Springs Middle School:

- The school painting project is ongoing and should be finished this summer.
- Students are taking end of course exams; 110 students have participated in Algebra, Geometry and Biology exams.
- 200 eighth graders went to Universal and Islands of Adventure; the eighth grade dinner dance is Saturday May 19<sup>th</sup> at the Fire Tower; the eighth grade awards ceremony will be held at Miami Springs Senior High School on June 5<sup>th</sup>.
- The Girl's Basketball team will play in the County championship at the High School.
- The National Honor Society induction ceremony will be held on May 29<sup>th</sup> for approximately 50 new students.
- One sixth grade student was selected as a finalist in the Theodore Gibson Oratorical Competition.
- Two teams will compete in the History and Geography Bees at Miami-Dade College.
- The High School presented information to students on the new Cambridge and I-Tech academies.
- Activities include the school Drama Show, Spring Concert, Band Show and Orchestra Show.
- Magnet students participated in the NBC Weather Day at the Marlins Stadium.
- The gifted program will hold a field day on May 24<sup>th</sup>; Gifted Night will be held on May 29<sup>th</sup>; Literary Night will be held on May 24<sup>th</sup>.

All Angels Academy Teacher Denise Albiza reported the following on behalf of Mother Keedy:

- The school had their National Elementary Honor Society induction ceremony; students were honored at the Independent Schools of South Florida Star Student luncheon.
- Activities include the Earth Day celebration, Book Fair, Annual Circus and Spaghetti Dinner.
- A group of students won first place for the Junior Group Performance Category at the Florida History Fair and they will represent the school and the State of Florida at the National Competition next month; the students were honored at the City Council meeting and recognized in the El Nuevo.
- Parents sponsored Teacher of the Week activities; students participated in Teacher for a Day; teachers attended an I-Pad workshop.
- The school held a Lego “Battle of the Bricks” competition that was a big success.
- SAT exams went very well; the middle school students held CSI Day and staged a murder scene and investigation with a mock trial.
- First Communion and Confirmation is being held this evening; Spirit Week is next week; future activities include field trips and Museum Night with a fundraising dinner.

#### **4) PTA/PTSA Reports**

There were no reports from PTA/PTSA representatives.

#### **5) Special Presentation by the Miami Dade County Public Schools Ms. Iraida Méndez-Cartaya, Assistant Superintendent**

Chair Gordon welcomed Assistant Superintendent Iraida Méndez-Cartaya and Director Lubby Navarro, Office of Intergovernmental Affairs, Grants Administration, and Community Engagement for Miami-Dade County Public Schools who will speak on behalf of the District. He explained that their presentation will be followed by a presentation from Springview Elementary Principal Mayte Dovale.

Assistant Superintendent Iraida Méndez-Cartaya explained that in 2008, when the School Board appointed Superintendent Alberto Carvalho, the District was facing a financial crisis with only \$4MM in reserves and a declining economy in the state and the nation. The District had nine schools that were potentially being closed by the State of Florida and the Superintendent set forth four guiding principles.

Ms. Méndez-Cartaya explained that the four principles were: 1) Protect the classrooms and educational programs, 2) Protect the highly qualified workforce, 3) Protect the financial stability and future of the School District, and 4) Protect the taxpayers’ interest in its Public Schools.

Based on the four guiding principles, the development of the District's strategic plan was ensued through collaboration with the School Board and the stakeholders who are the parents and business leaders, according to Ms. Méndez-Cartaya. She explained that the strategic plan was simplified and student achievement is the one goal. There are four pillars to support student achievement that are aligned with the four principles that guide the District's work.

Ms. Méndez-Cartaya explained that the pillars are ensuring a quality education and school personnel, quality schools and District leadership, financial efficiency and stability and a strong working relationship with the students, parents and the community.

Ms. Méndez-Cartaya added that Superintendent Carvalho implemented a Theory of Action plan which is a continuous improvement model to analyze the current situation and anticipate what the future will bring. Once the plan is implemented, the outcome is assessed and based on the outcome the plan might have to be modified and accelerated in order to move forward. This occurs on an annual basis and sometimes more than once a year.

As a result of the work, the graduation rates have soared and last year the rate was nearly 78%, which is the highest rate that the District has ever had, according to Ms. Méndez-Cartaya. The State average for graduation is 80%. She explained that more than half of the high schools earned an "A" grade last year, while none had a grade of "F", and over 80% were "A", "B" or "C" schools.

Ms. Méndez-Cartaya stated that for the 2012 administration of the FCAT there are higher standards, the test is more difficult and there is a different accountability system. Despite what might be seen as better performance by the students, the grades might not reflect this. She explained that the FCAT writing test was different this year and there was very little time for teachers to adjust so the result was a significant drop in the number of students that are proficient in writing. She explained that the State Board of Education held an emergency meeting to modify the increase to 4% as the definition of proficiency.

In comparison with other school districts on a national level, specifically the National Assessment for Educational Progress (NAEP), the District students are outperforming their peers across the nation in reading, according to Ms. Méndez-Cartaya. Students lead the nation in AP exam scores in the College Board Advancement Placements among Hispanic students; they rank first in the nation in the number of individual Hispanic students scoring at 3 or above and for the number of AP exams taken by Hispanic students. The District also ranks number seven in the nation with the African American population scoring 3 and above.

Ms. Méndez-Cartaya reported that the District is one of the three 2012 finalists for the Broad Prize for Urban Education that is based on student achievement and having been recognized for the fifth time it shows a sustainable achievement. The success is due to the demand driven reform and focus on client's needs and therefore they have expanded the choice programs in the District.

Ms. Méndez-Cartaya said that as a result of the demand driven reform the District has 360 magnet programs in over 103 schools and they received more than 50,000 applications last year for some type of magnet program. At the end of last year there were 158,000 students in some type of choice program, representing 46% of the student body.

Ms. Méndez-Cartaya informed the Board that the District will continue to improve with the help from partners like the City of Miami Springs, parents and community leaders. The School Board will be approving a proposed plan for summer school called “The Waves of Summer”, utilizing current technology to provide year-round educational and learning opportunities for students.

Ms. Méndez-Cartaya explained that the three waves are remediation, continuation and external opportunities for communities to assist in year-round learning and media centers will be open. The Links for Learning through the student portal includes materials for students to remediate, continue their progression and the District is asking community partners to open their libraries so that students can use the computers to log-in to their student portal.

To answer Chair Gordon’s question, Ms. Méndez-Cartaya clarified that the students would not have access to virtual schools since that is a separate program through Florida Virtual Schools. The student portal includes a myriad of learning tools for the students to utilize at their own pace.

Chair Gordon asked if the Annual Yearly Progress (AYP) or the “No Child Left Behind” is designed to increase the competitiveness every single year.

Ms. Méndez-Cartaya responded that AYP is part of the accountability system and the State of Florida does not recognize “No Child Left Behind” because it is now the Elementary and Secondary Education Act (ESEA). States are allowed to request a waiver from ESEA and Florida is one of a few states that requested the waiver. Over the last three months, there was discussion about whether or not to include Exceptional Student Education (ESE) students and English limited proficient students in the accountability system.

To answer Board member Zapata’s question, Ms. Méndez-Cartaya explained that the technology portion of the summer school plan will be available to all students through their student portal. The students that are required to take summer school are high school students who failed and third graders that were retained, which is a small remediation group.

Springview Principal Mayte Dovale stated that the proposed changes are continual and due to the SBE emergency meeting today they have lowered the accountability from a 4 to a 3 or higher.

Ms. Dovale stated that the presentation was created in order to inform parents and EESAC members of the proposed changes from the State of Florida and how they would affect the students.

Ms. Dovale reported that the inclusion of Civics and U. S. History in middle and senior high schools in 2013 and beyond will require using both subjects in the grade calculation. The grade itself will total 100 points. Civics will be offered to all 7<sup>th</sup> graders and U. S. History to all 11<sup>th</sup> graders.

The English Language Learners (ELL) and Exceptional Student Education (ESE) is the other portion and it will factor into the grading system by requiring those students to perform on the FCAT and to be included in the computation of the proficiency points, according to Ms. Dovale.

Ms. Dovale explained the process of replacing the National Governor's Association (NGA) graduation rate with the Federal Graduation Rate. The NGA includes all standard and special diploma recipients and the federal only includes standard diplomas. Students that receive a special diploma or withdraw and enroll in adult education will be considered a drop out, which negatively impacts the school.

Middle school acceleration in the component will require the use of algebra end of course results and they will be required to take the end of course test, giving them an additional 100 points that they will have to gain within the scoring of their grade, according to Ms. Dovale.

Ms. Dovale stated that students have to meet proficiency in reading, and it was determined that schools getting 25% or less in reading proficiency will automatically drop one letter grade, regardless of the number of points. Elementary schools will continue with a requirement of 800 points, middle schools will increase to 900 points, while the senior high schools require 1,500 points. She explained when the State reaches 75% of A's and B's in the current year, then it is time to increase the bar. The bottom line is that the change in the accountability system may result in a decline in school performances and their grades even if student scores increase.

Chair Gordon commented that a particular school may drop a letter grade, but the students may have performed better than in the past and this is an important point to understand.

Board member Zapata inquired about the attendance at the parent Town Hall meetings. She asked if middle school parents would understand the new requirement for Civics and that the additional 100 points in terms of accountability will be difficult. She emphasized that parents must be informed that just because letter grade drops it drops does not mean that the quality of education is less.

Ms. Dovale responded that the School Superintendent asked the schools to reach out through EESAC and the P.T.A. to inform the parents that were not able to attend the Town Hall meeting. She explained that the meeting was successful for Springview Elementary.

Board member Zapata asked when there would be more information about the waiver and the decision for the ELL and ESE and Ms. Méndez-Cartaya responded that the Florida Department of Education must submit the information in June.

Ms. Méndez-Cartaya continued to explain the history of the proposed changes to the accountability system and the creation of a task force to make recommendations to the SBE specifically related to the treatment of Special Education and English limited proficient students. She explained that there are serious concerns in regard to recommendation # 5 that requires Superintendents to grade Exceptional Student Education (ESE) centers, both from a performance and a moral standpoint.

Ms. Méndez-Cartaya emphasized that the ESE centers are not alternative centers; the children do not have another option because they are severely handicapped with serious medical issues. In addition, most recommendations from the task force fell on deaf ears. The District has been working with Congressional members and the members of the Miami-Dade County Delegation to reach some type of resolution.

Chair Gordon asked how the Education Advisory Board and the City could work closer with the District in the future.

Director Lubby Navarro stated that the Office of Intergovernmental Affairs manages the education compacts with thirteen municipalities throughout the county and they are in the process of developing further compacts; the partnership between the municipality, the District and the business partners is the key. Moving forward, opportunities must be identified within the community in order to link the partnerships with the Education Advisory Board and provide resources for the schools during difficult economic times. The partners must come to the table and participate in the discussion moving forward.

Ms. Navarro asked the Education Advisory Board to expand the opportunities by inviting the Chamber of Commerce and the City's business partners to the discussions and presentations by the school Principals on the wonderful projects they are doing. As times become more challenging, the schools will need more resources and mentoring opportunities for the students and their career pathways.

Ms. Navarro stated that the City is business friendly and is able to identify and bring those business partners to the table. The first step is to invite them to come and once they become part of the conversation they will be at the table when there is an opportunity to create an initiative and the businesses will provide the resources.

In response to Chair Gordon's question, Ms. Navarro cited the City of North Miami as an example of one municipality who prioritized a specific project for the school year. She said that North Miami made it a priority to improve reading scores by creating a link to the City library in order to ensure that every child was issued a library card. She said that the City was very supportive of providing funds for education enhancement and the support could also come from private partners.

Chair Gordon emphasized that there must be an initial investment in the schools because quality schools leads to higher property values and more taxes. He noted that the City of North Miami held a Special meeting with City representatives and business leaders.

Ms. Navarro added that the school Principals must be engaged in the process in order to make recommendations for a project and the Board must prioritize the needs of the school and move forward with a project every school year. The District's job is to work together and move the project along so that results are seen at the end of the year, whether it is tied to science, reading or math. She reiterated that the community must be involved in order to provide opportunities for the students.

Chair Gordon explained that the enthusiasm of the I-Tech magnet had attracted elementary and middle school students who want to participate. He suggested a project to organize a programming club or a similar project along those lines at the elementary school level.

Ms. Navarro commented that High School Principal Rodriguez had already looked into linking the academy with the Middle School.

Chair Gordon offered to follow up with the Office of Intergovernmental Affairs after holding a special Education Advisory Board meeting during the summer in order to bring ideas to the table and set a goal for the next school year.

Board member Hunter understood that the federal graduation formula would replace the local graduation formula and one change is that special diplomas would not be included in the graduation rate. He asked how many special diplomas are issued in the County.

Principal Dovale stated that there were thirteen special diplomas for Miami Springs Senior High School and the formula will have a negative impact. She added that there are two situations; one is a special diploma and the other is withdrawing to enter adult education.

Ms. Méndez-Cartaya replied that she would find out the number of special diplomas that are issued in the County.

Vice Chair Salomon thanked the presenters for the excellent information and said that he wished more members of the community were present. He feels that step one for the Education Advisory Board is to identify the major deficiency issues that need to be addressed and this can be done by speaking with the Principals. He added that the community should share the burden, especially a tightly knit community like Miami Springs.

Vice Chair Salomon commented that the idea is to find an efficient way to project the issues to the community and find creative ideas in order to work toward a goal with the coordinated efforts of the Education Advisory Board, local schools, the Region District and the community.

Chair Gordon will contact the Board secretary to set a meeting date with the school Principals and community members.

To answer Chair Gordon's question, Ms. Méndez-Cartaya stated that the City can help by being a great partner and an advocate on various issues and in the past, they adopted the District's legislative platform. She said that the District needs help in raising the bar and she gave examples of what other cities have done to support academic programs, including the I-Prep academy.

Discussion ensued regarding District managed Charter schools and how they function.

## **6) Other**

Councilman Dan Espino reminded everyone of bullying prevention workshop at the Community Center at 7:00 p.m. He thanked the past and present Board members for their incredible work and for supporting the Civics Initiative. He is hearing more and more about bringing civics into the classroom; it is about teaching kids history, process and making sure that they must focus on the betterment of the entire community as they look to the betterment of themselves.

Councilman Espino asked the Board to continue their efforts with implementing the Youth Advisory Council. He noted that Arbor Day is coming up and last year the kids toured the City Hall on that day as part of the Civics Initiative. He thanked the Board again for everything they do.

Chair Gordon recommended that the Board should continue discussion on the Youth Advisory Council and this could be a topic for a special meeting. He explained that one application was received from the High School and the rules for membership must be reviewed.

Board member Zapata reported that Springview Elementary student Jack Arthur Witlock is in the process of applying for membership to the Youth Advisory Council.

Chair Gordon added that he spoke with Principal Pérez regarding the Middle School representative to the Youth Advisory Council. He said that all applications should be sent to the Clerk of the Board.

Vice Chair Salomon thanked the school Principals for all their work during the year and their commitment to students, which really makes a difference in the Miami Springs' schools.

7) **Adjourn**

There was no further business to discuss and the meeting adjourned at 7:59 p.m.

Respectfully Submitted,

Suzanne Hitaffer  
Clerk of the Board

Approved as written at meeting of:

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

**CANCELLATION NOTICE**

The Historic Preservation Board Regular Meeting of Thursday, May 17, 2012 has been canceled in advance.



Suzanne S. Hitaffer  
Secretary to the Board

cc: Historic Preservation Board Members  
Mayor and Council  
City Manager  
Assistant City Manager/Finance Director  
City Attorney  
City Clerk  
Post



**DRAFT**



**REVITALIZATION AND REDEVELOPMENT AD-HOC COMMITTEE**

The meeting of the Miami Springs Revitalization and Redevelopment Ad-Hoc Committee was held on Monday, May 21, 2012 in the Council Chambers at City Hall.

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

The meeting was called to order at 7:08 p.m.

Present were: Chairman Laz Martinez  
Vice Chairman Todd Stiff  
Arturo Rabade  
Juan Saborido\*  
Fernando Suco

\*Arrived at 7:17 p.m.

Also Present: City Planner Jim H. Holland  
Building & Zoning Office Director Harold "Tex" Ziadie  
Deputy City Clerk Suzanne S. Hitaffer

**2. Approval of Minutes: March 19, 2012**

**Vice Chair Stiff moved to approve the minutes as written. Committee member Rabade seconded the motion, which carried 4-0 on voice vote.**

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Chair Martinez asked City Planner Holland for a report on Calvin, Giordano's presentation at the last Council meeting.

City Planner Jim Holland provided a general update and the follow up from the last Council meeting. He said that amendments to the N. W. 36<sup>th</sup> Street District were passed on second reading and the new ordinance allows certain Administrative approval. There are more changes forthcoming involving signage and off-street loading.

City Planner Holland announced that Airbus is requesting space for additional simulators and given the nature of the building it will follow the administrative approval process.

City Planner Holland noted that several items were presented by Calvin, Giordano to the City Council. The first item was Work Order No. 2 for the aesthetic and theme package and a proposed pilot program for signage and wayfinding at the intersection of Deer Run and Curtiss Parkway for a cost of \$97,000 and this was put on hold.

Chair Martinez asked about the cost and if there were any other options other than to put the pilot program on hold.

City Planner Holland responded that there is a possibility of value engineering. The natural stone at the base of the signs is costly and non-existent in Adobe style architecture. He explained that nothing will be done at this point as far as the pilot program. He added that the street furniture and the signage are all custom built although there are less costly options on the market.

Chair Martinez expressed his concern about putting the project on hold and he suggested that there could be some modifications in order to implement the pilot program and show that the City is doing something to revitalize the area.

City Planner Holland indicated that the City does not have \$97,000 in the present budget and that the upcoming budget has an expected \$800,000 shortfall just to maintain the current level of services.

Vice Chair Stiff felt that the consultants misread the community. He is concerned that they are completely disconnected from reality and they must have had some idea that they were recommending expensive options and they were paid to do so.

\*Mr. Saborido arrived at this time.

City Planner Holland explained that the consultant's response in their presentation to Council during the selection process was that they would find alternate funding sources. During a meeting with the City Administration last February, the consultant was surprised that the City did not have a Community Redevelopment Agenda (CRA).

City Planner Holland stated that the second part of the aesthetics theme package program is a building façade program for Downtown and 36<sup>th</sup> Street. Calvin, Giordano proposed that the City would provide matching fund grants totaling \$200,000 and that proposal was put on hold as well. Council advised the consultants that the City did not have the funds for a grant program.

Chair Martinez commented that business owners are concerned about what they will get back from their investments and how the rent will be affected. The rents will not go up substantially just because the buildings have a nice façade and the property owners would not want to invest \$10,000 in a matching grant unless there is some plan for the entire area.

Discussion ensued about the façade program and whether or not it was adopted by Council.

City Planner Holland said that the Abraham Tract was briefly discussed and there might be some changes in the airport zoning. There are two proposals for the Abraham Tract and one is under contract by a developer. He and the City Attorney are drafting modifications to the District boundary regulations that will be presented to Council in June.

City Planner Holland explained that it was determined that a Comprehensive Plan amendment is needed to increase the floor area ratio (FAR) in the Airport Golf District. He informed the Committee that Calvin, Giordano representatives were prepared to request approval of another Work Order for a Master Plan that was not well accepted by Council.

City Planner Holland stated that Calvin, Giordano presented a cost estimate for the City Hall façade totaling \$700,000, and at that point the City Manager made a decision to paint the building instead.

The Committee members thanked the City Planner for the update.

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**3. New Business:**

**a. Explanation of the Code Compliance Process**

Chair Martinez stated that Code Compliance had been successful in the improvement of the commercial area. He congratulated the department for making progress even though some properties seem to be taking a long time. He explained that the Committee would like a better understanding of the process and what can be done to help implement the Code.

Building & Code Compliance Director Harold "Tex" Ziadie presented a broad overview of where the Code Compliance stands now and the history leading up to this time. He is grateful that the current Council had offered support in funding additional staff, allowing two part-time positions to be reinstated. In 2004, there were three full-time officers and now it has been reduced to one full-time officer. Currently there is one part-time open position and there has been 100% turnover of all office personnel; the full-time Code Compliance Officer is currently training staff and the training should be finished by July 1, 2012.

Mr. Ziadie understands that the Committee's focus is on the commercial area, but the fact that must be recognized is that 96% of all new code compliance cases are in the residential zones. He continued to explain the methods of enforcing the Code.

Mr. Ziadie presented a slide show of newly painted and repaired buildings on Westward Drive and other improvements that remain to be done, including the building in the first block of Westward Drive, the Hook Square building and the roof on the Presbyterian church.

Mr. Ziadie explained that there are two types of violations. Tickets can be issued for civil infractions and they involve safety or sanitation hazards that cannot wait thirty-days. After a ticket is issued if there is still lack of compliance a notice is issued to appear before the Code Enforcement Board who can impose penalties and lien properties. He noted some examples of civil infractions.

Beyond civil infractions, there are normal violations for which the first step is a Courtesy Notice, followed by a Notice of Violation letter and the issuance of a summons to appear before the Code Enforcement Board. Most maintenance of property violations fall into this category, according to Mr. Ziadie. The normal time granted is 30-60 days and the property owner can ask for an extension under certain circumstances.

Chair Martinez asked about sign violations and Mr. Ziadie responded that most sign violations are civil infractions or some could be a normal violation.

Chair Martinez asked about the regulations for too many signs on a storefront since window signs can only cover a certain percentage.

Mr. Ziadie responded that the code states that no more than 15% of the window area in front of a store can be covered with a sign. He explained that this is part of the code that needs to be adjusted and when Council was informed of this they wanted to wait to review the entire sign code. Code Compliance has not cited the business owners for window coverage because there are portions of the sign code that must be clarified.

Committee member Rabade asked about commercial vehicle violations and Mr. Ziadie explained that any vehicle over one-ton capacity is considered a commercial vehicle according to the Code and this is one portion that needs to be changed.

Committee member Saborido asked about violations for businesses operating without a business license.

Mr. Ziadie responded that tenants within the bank building on N. W. 36<sup>th</sup> Street move in and out all the time and Code Compliance checks for licenses in a sweep once a year.

Committee member Saborido asked if liens are placed on the properties and Mr. Ziadie responded that the situation normally does not reach that point because tickets are issued to the tenant since it is a civil infraction.

Chair Martinez noted that the explanation of Code Compliance was the only item on the agenda for tonight. He asked the Committee members if they had any other thoughts or comments.

Chair Martinez asked Committee member Suco if he has read or reviewed the Dover Kohl study and suggested that he request a copy of the Dover Kohl and Lambert Study in order to see how funds were spent.

Chair Martinez is disappointed that projects are being put on hold because businesses are struggling in the Downtown area and business declines in the summer. He does not feel that enough is being done other than the façade program which was put on hold. He is glad that the City is going to paint City Hall.

Chair Martinez would like to know what the vision is and what Council has in mind because it seems like there is a lack of understanding on the part of the consultants and they should have known that the City does not have excess funds. He feels that there must be something that the City can do to improve.

City Planner Holland said that he is planning to recommend another market study because the last study is old and the data is invalid. He is going to make a proposal for next year's budget.

Chairman Martinez asked if the \$167,000 is what is left from the original \$200,000 that was set aside for revitalization and City Planner Holland replied that work orders had been issued for \$167,000 but the amount in the dedicated fund was \$200,000.

To answer Chairman Martinez's question, City Planner Holland stated that he is only requesting proposals which will probably go out within the next three or four weeks.

City Planner Holland explained that he does not know the cost, but by focusing on a single sector, hotels, the cost should be relatively low.

City Planner Holland commented that they will possibly have to identify the ownerships of the properties in house and see which ones are available potentially and how they can be packaged. There are absentee owners for the most part in the Downtown area which presents another set of issues all together.

Chair Martinez asked how all of this tied in with the strategic plan and City Planner Holland said that the strategic plan has a goal of increasing the tax base on the commercial area.

Chair Martinez said that the revitalization component of the strategic plan calls for an economic development plan. He asked if that is something that is being worked on.

City Planner Holland stated that he believes that there is already an economic development plan and he is unaware of where it came from. There was discussion on whether the City had a recreational master plan and an economic development plan.

Chair Martinez asked if the economic development plan was new and City Planner Holland replied that it is an old plan.

City Planner Holland explained that the plan that was formulated for the Downtown area was a good plan and succeeded, for as long as the City had Community Development Block Grant (CDBG) funds.

Discussion ensued regarding a Community Redevelopment Agency (CRA) and whether or not they are effective.

Committee member Suco explained that the Treat's building is an issue because the new owner increased the rent to cover expenses.

Chair Martinez said that it is very frustrating because there is no plan and the entire Downtown area might become vacant before something is done. Mom & Pop businesses cannot afford a downturn in the economy and the City is not doing anything to make the area look better other than in Code Enforcement. He mentioned that he has heard of a couple of people who are interested in the Hook Square building.

Committee member Suco stated that it is less expensive to tear down the building than fix it and that is a problem. The other part of the problem is that here in the City, one person does not know what the other is doing.

Discussion ensued regarding concerns that the City is over charging business owners for wanting to improve their commercial building.

Chair Martinez commented that the City does not have a reputation of being business friendly and the City should have something to offer and not make it difficult for people to take a chance.

Chair Martinez met with former City Manager Borgmann regarding an agreement with Buffalo Wings and he asked if the City could work with them to waive fees and nothing has been done. The City cannot put a plan in place to entice businesses to come to the City.

City Planner Holland stated that one way of attracting developments is having incentives and the City does not have any.

Chair Martinez commented that the City would not be giving up revenue that they already have.

Committee member Suco stated that the \$97,000 expense for signage on Curtiss Parkway and Deer Run is extreme. He asked if there is any other signage available that would look nice and solve the issue.

Vice Chair Stiff would recommend termination of any future contracts with Calvin, Giordano. He sees a pattern of poor performance and would not give them another chance.

When asked, City Planner Holland explained that the contract with the consultants has an out clause and can be terminated at any time by either party.

Committee member Saborido agreed with Vice Chair Stiff but noted that representatives from Calvin, Giordano and Associates are not here to defend themselves and to give the board the answers to the issues that are being brought up.

**Vice Chair Stiff made a motion to recommend that the City Council terminate the contract with Calvin, Giordano and not issue any further work orders. The motion was seconded by Committee member Rabade.**

Committee member Saborido reiterated that he would like to hear from the consultants on the issues that are being brought up and on other items such as why they could not write the adult regulations.

Discussion ensued regarding the cost for Calvin, Giordano to answer questions during a meeting.

Chairman Martinez asked how much Calvin, Giordano charged to meet with staff on a monthly basis and City Planner Holland responded that they charge \$150.00 per hour, plus meeting preparation time.

Committee member Rabade said that the City Planner has the information since he attends the Staff meetings with Calvin, Giordano. The information is being shared with the Administrative Staff and it would not make sense for the consultants to come to a Revitalization and Redevelopment meeting to explain their actions again.

Chairman Martinez clarified that Calvin, Giordano is working on specific items with Staff and he feels that Committee member Saborido wants answers to certain questions. He tends to agree with Committee member Saborido that before recommending termination of their services they should be available to answer questions.

Committee member Rabade feels that this process is ridiculous. Professionals were hired because of their expertise in this area and it has been 2-1/2 years and nothing has been done. He finds it hard to believe that the demonstration on Curtiss Parkway and Deer Run would cost \$97,000.

City Planner Holland noted that all communication from Calvin, Giordano was through Council until Staff began insisting on monthly meetings with the consultants. The Staff could not see the information until it was presented at a Council Meeting.

Committee member Saborido questioned if Calvin, Giordano are being given poor directions.

Vice Chair Stiff commented that part of the reason that he made the motion was because of a list of issues with the 36<sup>th</sup> Street code that Calvin, Giordano essentially wrote in part with an apparent lack of knowledge of the interaction between the City's codes and Airport codes in which Calvin, Giordano knew existed when they answered the Request for Proposal (RFP).

Vice Chair Stiff reiterated that the consultants should have known more about Miami Springs. The City pays Calvin, Giordano for everything they do and they should have known that the City cannot afford the expense. He feels that they are incompetent and the consultants should have known if there were available grant funds.

Chairman Martinez stated that the Board was under the assumption that grants would be available in order to get a lot of this done. Throughout the process, one of his biggest disappointments has been that the City has waited a long time to find out that they do not qualify for a lot of the grants.

City Planner Holland clarified that the Grant Writer advised Calvin, Giordano that no funds were available for which the City could qualify.

Vice Chair Stiff said that with the amount of errors in the 36<sup>th</sup> Street zoning, he has no confidence in Calvin, Giordano and that is why he wanted to make a motion and take a vote.

Vice Chair Stiff reiterated that his motion is to recommend that Council terminate Calvin Giordano as soon as possible.

Committee member Saborido asked if the board wants the City to utilize the services of Calvin, Giordano in the future.

Vice Chair Stiff stated that the City should no longer use the services of Calvin, Giordano. He suggested going to the second or third candidates on the list of companies who responded to the Request for Qualifications and see what they have to offer.

Committee member Saborido asked City Planner Holland how much a marketing study would cost and City Planner Holland replied that it probably would cost no more than \$30,000.

Discussion ensued regarding Miami Springs being an island separated by the railroad, airport and canal and people must be drawn from outside the area.

Committee member Saborido noted that the land value in Miami Springs is not what residents expect it to be because there is no revenue coming into the area and there is no market share.

Vice Chair Stiff commented that the City cannot be giving funds to open businesses and there should be a balance. Permit fee credits of \$60,000 were given to Airbus and the City did not get any investment in return.

Committee member Saborido suggested having a marketing study done by university students and Committee member Rabade noted that the City had already attempted something of that nature.

Committee member Saborido stated that the consultants keep charging the City and if their work is not what the City wants the question to answer is why the City is still paying them.

Chair Martinez asked to consider if Calvin, Giordano should be given the chance to come to a meeting and talk to the Revitalization and Redevelopment Ad-Hoc Committee before making a recommendation to terminate them.

Board member Suco asked the Chairman to consider who the Revitalization and Redevelopment Ad-Hoc Committee members are because it is the City Council that makes the decision to pay or not pay the consultants.

Chair Martinez commented that the Revitalization and Redevelopment Ad-Hoc Committee can request that the City Council authorize the expense, even if it is \$1,000, to attend a meeting. Whether or not Council grants the request is another story. The Committee can also request that they fire the consultants, but they might not decide to do that either; the Committee works in an advisory capacity to voice their opinions and Council takes action.

Committee member Suco stated that the City Planner had to fix problems that the consultants created with the zoning code and the City does needs a marketing study. He has contacts in the development business that have told him that they do not want to be the first to invest in the City until there is something to offer them. The marketing study would be a positive step and the airport is booming.

Committee member Suco suggested checking with the County or another city to see if there are any marketing studies that were done within the past two years.

City Planner Holland commented that there are normally proprietary rights on the studies and the information is not broadcasted.

Further discussion ensued regarding the value of marketing studies.

Chair Martinez asked the Committee members to consider the motion that is on the floor.

Committee member Saborido reiterated that the Committee should not make a decision until representatives from Calvin, Giordano are present with all the stakeholders.

Chair Martinez called for a vote at this time.

**The motion was carried 3-2 on roll call vote with Chairman Martinez and Committee member Saborido casting the dissenting votes.**

**Committee member Saborido moved to request that Calvin, Giordano and the City Administration be present at a Special meeting to determine whether or not to terminate the contract.**

The Secretary of the Board asked Mr. Saborido to clarify what type of meeting he is recommending.

Committee member Saborido clarified that he would like a special meeting with Council, the Revitalization and Redevelopment Ad-Hoc Committee and representatives from Calvin, Giordano.

**The motion died for lack of a second.**

Committee member Saborido stated that his fear is that there is an obvious communication break down and he cannot understand if Calvin, Giordano is incompetent and they are milking the City for money, or if they are somehow being told what to do by Council without involving the City Administration. He feels that having all stakeholders in the room at one time is the solution and the next time a consultant is hired the same situation does not happen. It seems that the real issue is communication.

#### 4. Adjourn

The meeting was duly adjourned at 8:54 p.m.

\_\_\_\_\_  
Suzanne S. Hitaffer  
Board Secretary

Transcription assistance provided by Elora R. Sakal.

Approved as \_\_\_\_\_ on \_\_\_\_\_

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

The **Ecology Board** met in Regular Session at 7:00 p.m., on Tuesday, May 22, 2012 in the Council Chambers at City Hall.

**1) Call to Order/Roll Call**

The meeting was called to order at 7:03 p.m.

The following were present:

Chairman Martin Crossland  
Vice Chair Wendy Anderson-Booher  
Ann Trina Aguila  
Carl Malek

Also present:

Operations Superintendent/Arborist Tom Nash  
Board Secretary Elora R. Sakal

**2) Approval of Minutes**

Minutes of the April 24, 2012 were approved as amended.

Board member Aguila asked that the fourth line on page five be placed under "Other Business".

**Vice Chair Anderson-Booher moved to approve the minutes as amended. Board member Malek seconded the motion which was carried unanimously on voice vote.**

**3) New Business: None.**

**4) Old Business:**

**a) C.U.T.E. Project**

Board member Malek said that he unfortunately had not received a lot of information. He has made phone calls and researched on the computer to find information. He found out that the project needs to start with a business plan and that a group should be formed because funds will be needed for the project.

Vice Chair Anderson-Booher stated that the Board may not be able to form an organization due to certain regulations.

Chairman Crossland asked Board member Malek if he had contacted other cities and asked how they run this project and he replied that he has not gotten any information from other cities.

Board member Malek commented that he went to the Library to do his research. The librarian mentioned that he had done a project such as this one with the Boy Scouts.

Board member Malek noted that he is going to speak with the City Manager to see what ideas he has for possibly starting a separate group or getting some funding through grants from the City.

Vice Chair Anderson-Booher believes that Council would have to be advised of the Board's idea and the Board would have to get the approval to develop a plan and steps in order for the project to come to fruition.

Vice Chair Anderson-Booher asked if Board member Malek thinks that the board should develop a plan before he meets with the City Manager and Board member Malek agreed that it would be a good idea.

Board member Aguila mentioned that Board member Malek could contact a company who works with The Adopt a Highway Program to ask questions and find out what the program entails. Information on Adopt a Highway can be found from the Google search engine.

Board member Aguila suggested that the board members should assist Board member Malek in finding information on the Adopt a Highway program and the board agreed.

Discussion ensued regarding the Bell South building and their swale not being maintained and collecting heavy amounts of trash and the grass growing very high.

Operations Superintendent/Arborist Nash explained that any property owner, whether it is commercial or residential, are responsible for maintaining their own property. He said that there are containers behind Milam's for trash but there is not enough staff or time to have containers near the Bell South building because there are already many containers scattered throughout the City.

Mr. Nash was able to find information on the Adopt a Highway program and read the following:

*"Adopt a Highway Maintenance Corporation (AHMC) provides your company organization the opportunity to brand your company name and logo while supporting the community your customers live and work in. The best part of Adopt a Highway/Sponsor a Highway Program is that AHMC does all of the work while your organization gets all of the credit."*

Board member Malek asked if there are trash receptacles along the North Royal Poinciana path and Mr. Nash responded that he does not believe that there are any on the bike path but there are receptacles in the park. He commented that receptacles were probably not put on the bike path due to lack of space.

To answer Chairman Crossland's question, Mr. Nash explained that there was a point in time that the City was emptying the trash receptacles at the bus stop next to the Recreation Center but it was turned over to the County.

To answer Chairman Crossland's question, Mr. Nash noted that a bus bench cannot be installed at the bus stop at the Bell South building because there is no space and the space that is available is private property and Bell South does not want to assume the liability of people being injured while sitting or standing on or near the bench. Residents from Canal Street have asked for assistance in maintaining the Bell South building area but it is County property.

Vice Chair Anderson-Booher stated that there is a trash receptacle near the bus stop but it is not a City receptacle and it is possibly a resident who is trying to help and maintain the area.

#### **b) Senior Center**

Board member Aguila said that she made a phone call to Karen Rosson and discussed the idea of reusable plates and utensils. She noted that Ms. Rosson was very concerned with sanitation and was afraid that some seniors may not do a very good job at cleaning their own plates and it can create a risk when the plate is handed to the server. Ms. Rosson felt that the best possibility that the Senior Center can eventually use was the cardboard trays that was previously discussed by the board.

Chairman Crossland asked if the caterer was in charge of providing the materials and Mr. Nash replied that he believes that all of the supplies are provided by the State.

Board member Aguila commented that it was not likely for the Senior Center to install a new dishwasher any time soon because they had recently remodeled the building and the kitchen is fairly new.

#### **5) Other Business:**

Mr. Nash advised the board that he was able to work with W.S.I. and all of the recycling containers were upgraded. The two at the Senior Center are in service and are next to the front door. Containers have been relocated to the pool area. The Recreation Center has two in the front of their facility, Public Works has two containers and City Hall also has two containers.

Board member Aguila asked where the recycling containers are at the Recreation Center and Mr. Nash responded that there is one in the lobby and another in the Jazzercise room.

To answer Board member Aguila's question, Mr. Nash said that the containers are portable and can be taken to other rooms at the Recreation Center for use during events. He suggested that after the event, someone from the club or organization can empty out the container in the 95 gallon recycling container that is outside under the stairwell.

Board member Aguila asked if there will be any recycling containers during the Fourth of July event at the golf course and Mr. Nash was uncertain because it is not a Public Works event.

Vice Chair Anderson-Booher explained that the event is run by Carlos Santana and the golf course is a separate entity.

Discussion ensued regarding how to have receptacles placed at the Fourth of July event at the golf course.

Chairman Crossland said that he will prepare the paperwork from the grant proposal.

**6) Adjournment**

There was no further business to be discussed and the meeting was adjourned at 7:31 p.m.

Respectfully Submitted,

Elora R. Sakal  
Board Secretary

Approved as \_\_\_\_\_ during meeting of: \_\_\_\_\_

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

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**CANCELLATION NOTICE**

**CODE REVIEW BOARD**

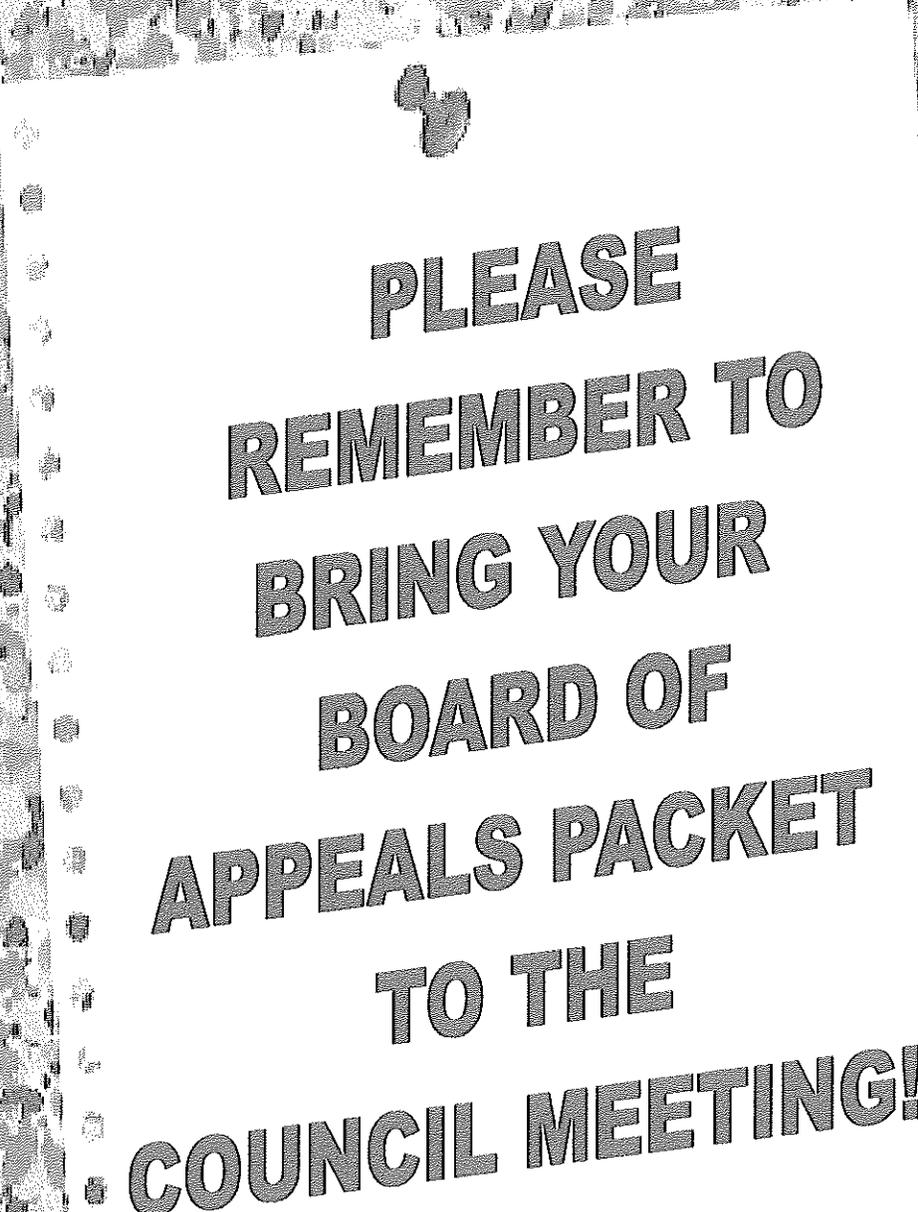
Due to the fact that the City Council has not directed the Code Review Board to review any ordinances this month, the regular meeting of Thursday, May 24, 2012 has been canceled in advance.

A handwritten signature in cursive script that reads "Magali Walls".

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Magali Walls, CMC  
City Clerk

cc: Mayor and Council  
City Manager  
Assistant City Manager/Finance Director  
City Attorney  
Code Review Board Members and Secretary  
Post



**PLEASE  
REMEMBER TO  
BRING YOUR  
BOARD OF  
APPEALS PACKET  
TO THE  
COUNCIL MEETING!**



*Important*