



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

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

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

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

**AGENDA
REGULAR MEETING
Monday, February 24, 2014 – 7:00 p.m.
Council Chambers – City Hall
201 Westward Drive – Miami Springs**

1. **Call to Order/Roll Call**
2. **Invocation:** Councilman Windrem

Salute to the Flag: Students from the AIE Charter School will lead the audience in the Pledge of Allegiance and Salute to the Flag
3. **Awards & Presentations:**
 - A) **Presentation of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year Ending September 30, 2013**
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) **02-10-2014 – Regular Meeting**
 - B) **02-12-2014 – Special Meeting**

6. Reports from Boards & Commissions:

- A) 01-09-2014 – Architectural Review Board – Minutes
- B) 01-21-2014 – Education Advisory Board – Minutes
- C) 01-30-2014 – Historic Preservation Board – Minutes
- D) 02-06-2014 – Disability Advisory Board – Minutes
- E) 03-03-2014 – Zoning and Planning Board – Cancellation Notice

Board of Appeals – Case # 03-V-14
Ledys A. Garcia – 811 Falcon Avenue
Zoning: R-1C
Lot Size: 9,525 Sq. Ft.

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

7. Public Hearings:

- A) Second Reading - Ordinance No. 1061-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-015, Parking of Commercial Vehicles In City Limits, to Update And Clarify Which Commercial Vehicles May or May Not Be Parked in the Residential, Multi-Family Residential, Business, and Commercial Zoning Districts of The City; Repealing All Ordinances or Parts Of Ordinances In Conflict; Effective Date
- B) Second Reading – Ordinance No. 1062-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-030(J) Sign Regulations/Temporary Signs; By Clarifying The Location of Open House and Talking House Signs; Repealing All Ordinances or Parts of Ordinances in Conflict; Effective Date
- C) Second Reading – Ordinance No. 1064-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-08, Construction Sounds; By Adding Other Prohibited Sounds and Establishing a New Permitted Sound Period; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- D) Second Reading – Ordinance No. 1065-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-02, Operation of Radio, Phonographs, or Other Sound Making Devices or Ensembles, and Section 99-03, Hours of Operation of Sound Making Devices; By Changing the Periods in Which the Sounds and Noises Set Forth in Each Ordinance Are Prohibited; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

7. Public Hearings: (continued)

- E) Second Reading – Ordinance No. 1066-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-013, Residential Plantings, Fences, and Walls; By Permitting of Decorative Gates on Side and Rear Yard Fences and Walls; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- F) Second Reading – Ordinance No. 1067-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-10, Location, Accessibility, And Appearance of Multi-Family Residential and Commercial Garbage and Recycling Receptacles; By Removing The Provisions Related To Amortized Compliance; Acknowledging Non-Conforming Sites And Providing Safety Regulations; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- G) First Reading – Ordinance No. 1068-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-05, Garbage, Garden Trash, and Rubbish; Placement in Receptacles for Collection and Removal; By Providing Additional Regulations for the Placement of Trash and Recycling Materials by Multi-Family Residential and Commercial Sites Adjacent to City Streets and for the Retrieval of Trash and Recycling Receptacles; Establishing Inapplicability to Alley Pickups and Single Family Residential Zoning Districts of City; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

8. Consent Agenda: None

9. Old Business:

- A) Appointments to Advisory Boards by the Mayor and Council Members
- B) Vacant Land Contract – The City of Miami Springs and Springs on the Green LLC
- C) ConEdison Energy Savings Recommendations for Proposed Project Totaling \$1.6MM and a Payback of 13.07 Years or a Second Option Totaling \$1.3MM and a Payback of 10.54 Years

10. New Business:

- A) Board of Parks and Parkways Recommendation for the Yard of the Month for March, April and May 2014
- B) Historic Preservation Board Recommendation to Purchase a Bronze Designation Plaque for the H. O. Goodlett House – 141 Shadow Way
- C) Request to Serve Wine at a Private Performance at the Rebeca Sosa Theatre on Saturday, March 1, 2014, from 5:00 to 8:30 p.m.

10. New Business: (continued)

- D) Golf Course DERM/RER 5-Year Capital Expenditure Plan

11. Other Business: None

12. Reports & Recommendations:

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

13. Adjourn

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

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

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



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February 20, 2014

Honorable Mayor, City Council and City Manager
City of Miami Springs, Florida
201 Westward Drive
Miami Springs, Florida 33166-5259

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Miami Springs, Florida (the "City"), for the fiscal year ended September 30, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 7, 2013. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2013. However, the City did implement a new significant accounting standard GASB 63, "*Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*". We noted no transactions entered into by the City during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the allowance for uncollectible accounts for accounts receivables is based on historical trends.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements was:

The disclosure of the deposits and investments in Note 3 to the financial statements.

The disclosure of the Curtiss Mansion restoration and redevelopment project in Note 11 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 20, 2014.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the City Council and management of the City of Miami Springs, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Alberni Caballero & Company, LLP

Alberni Caballero & Company, LLP
Coral Gables, Florida

CITY OF MIAMI SPRINGS, FLORIDA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

SEPTEMBER 30, 2013

Prepared by:

THE FINANCE DEPARTMENT

CITY OF MIAMI SPRINGS, FLORIDA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
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INTRODUCTORY SECTION

LETTER OF TRANSMITTAL

CITY OF MIAMI SPRINGS



City Manager's Office
201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5010
Fax: (305) 805-5040

February 24, 2014

To the Citizens of the City of Miami Springs:

It is our pleasure to submit the Comprehensive Annual Financial Report (CAFR) for the City of Miami Springs, Florida, for the fiscal year ending September 30, 2013, as required and mandated by Section 218.39 of the Florida Statutes, Chapter 10.550 of the Rules of the Auditor General of the State of Florida, and the City Charter. The financial statements included in this report conform to generally accepted accounting principles in the United States of America ("GAAP") as prescribed by the Governmental Accounting Standards Board ("GASB"). The responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The financial statements have been audited by Alberni Caballero & Company, L.L.P. Certified Public Accountants. The independent auditor has issued an unmodified opinion that this report fairly represents the financial position of the City in conformity with GAAP.

PROFILE OF THE GOVERNMENT

The City of Miami Springs is a political subdivision of the State of Florida located in Miami-Dade County (the "County") which was incorporated in 1926. The City operates under a City Manager form of government in which the City elects five council members, one of whom is the Mayor, every two years. The City Council determines the policies that guide the City's operations and hires a City Manager to implement and administer these policies on a full-time basis.

The City of Miami Springs provides a wide range of municipal services including police, parks and recreation facilities, solid waste collection, stormwater management, senior citizen services and facility, building and zoning, planning, code enforcement, and golf course management.

ECONOMIC CONDITION AND OUTLOOK

The City of Miami Springs is located in Southeast Florida, Miami-Dade County, immediately north and bordering the Miami International Airport. The City, primarily residential in nature, comprises approximately 3 square miles with approximately 13,800 full-time residents. The southern-most area of the City, located along the 36th Street business corridor, is commercial in nature with hotels, restaurants and office complexes. These facilities primarily service the airport and support industries related to the facility and its employees.

The City of Miami Springs has been successful in providing a high quality of life for its residents, by enhancing the level of services being offered. In addition to the increased efforts to enhance services, the City has also provided increased benefits to its employees, since it would not be possible to continue to provide these valuable services without the retention of its valuable employees.

The City has also performed the State mandated financial condition assessment for the fiscal year ending September 30, 2013 and the overall rating for Fiscal Year 2013 is "Inconclusive". The "inconclusive" rating is a result of the City appropriating funds from City reserves during the past four years for infrastructure improvements and to maintain taxes as low as possible for our residents during the current economic conditions and recession.

ECONOMIC CONDITION AND OUTLOOK (Continued)

The Administration recognizes the importance of increasing its commercial tax base, which is approximately only 28% of total tax revenues, for the City's future economic health and to reduce the tax burden on the residents. To this end, the City is continuing to pursue the viability of annexing areas west of the City, aggressively pursuing the re-development of the NW 36th Street corridor, and considering various improvements to the rest of our commercial areas.

During the past few years, various State tax initiatives have been passed in order to lower property taxes throughout the State. The housing crisis of 2008 also had a negative impact on the assessed property values within our City.

However, during 2013, however, property values increased to \$910,262,509 or an increase of approximately \$60 million or 7.0% from the \$850,332,982 in final taxable value for the prior fiscal year. This is an indication that the decreases in property values experienced over the last few years have started to level off.

In addition to the future of assessed valuations discussed above, the City faces other challenges for the Fiscal Year 2013-2014 budget. First, the poor condition of the golf course has had a negative impact on revenues at the City's golf course operation. This required a significant general fund subsidy for 2013 of approximately \$692,000, and a \$708,000 subsidy budgeted for FY2013-14. The City is also working with the Miami-Dade County Department of Resource Management (DERM) in order to establish a phased in plan over the next few years that will bring the City's golf course in compliance with their requirements. It is not known at this time what the total cost of this project will be but the City is beginning to plan its reserves accordingly in order to fund these costs.

In Fiscal Year 2012, the City's two pension boards received a recommendation, which they voted to accept, from the City's actuaries that certain pension assumptions should be changed during the next five years. These changes, along with the investment losses of prior years, have resulted in a significant increase in pension contributions for the City. For the first time in the City's history, the pension contribution for Fiscal Year 2012-2013 exceeded \$1 million dollars, and is expected to continue increasing unless changes are instituted. In order to address increasing pension costs, the City hired a pension attorney to assist in developing pension alternatives that will hopefully decrease future pension costs.

The Administration's efforts in prior years to increase the City's reserves provided the City with an adequate reserve fund that has been used to fund various infrastructure projects that our aging city required, as well as equipment replacement city-wide. The City continues to concentrate efforts on reducing expenditures and/or increasing efficiencies in order to meet the challenges described above. The City has outsourced some operations during the past few years that resulted in cost reductions and increased efficiency.

LONG TERM FINANCIAL PLAN

The City Council has established a written policy that the unassigned fund balance should be equal to 25% of the operating expenditures and transfers out budgeted for the General fund in the subsequent year. This reserve will ensure that the City has available funds in case of any unforeseen emergencies. The City was in compliance with this policy as of September 30, 2013.

The City is pursuing grant and other funding opportunities to provide needed infrastructure improvements to the City, including funding for a median bike path project, new aquatic facility, and other public works projects. The 2013-2014 budget provides for the cost of improvements at the golf course as well as the shoring up of the pool facility. Plans are currently being developed for the replacement of this aging pool facility. The City is also negotiating pension plan alternatives in order to reduce the increasing pension costs which are causing a significant drain on City resources.

FINANCIAL INFORMATION

Accounting Control

Management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles in the United States of America. The internal control structure is designed to provide reasonable, but

FINANCIAL INFORMATION (Continued)

Accounting Control (continued)

not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management. As a recipient of federal, state and local financial assistance, the government is also responsible for ensuring that an adequate internal control structure is in place to ensure and document compliance with applicable laws and regulations related to these programs. This internal control structure is subject to periodic evaluation by management. In addition, the City maintains extensive budgetary controls.

The objective of these controls is to ensure compliance with policy and implementation provisions embodied in the annual appropriated budget approved by the City Council. The level of budgetary control (i.e. the level at which expenditures cannot legally exceed the appropriated amount) is the departmental level within each fund. The City also maintains an encumbrance accounting system. The City's accounting system is organized on a fund basis. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts. The types of funds used are generally determined by the City Council, upon the recommendations of the City Manager and the Finance Director, which are based upon established and accepted accounting policies and procedures as well as the number of funds required.

Budgetary Controls

The annual budget serves as the foundation for the City of Miami Springs' financial planning and control. All departments of the City are required to submit proposed budgets to the City Manager, who then makes any necessary revisions. The City Manager presents the proposed departmental budgets to the City Council for their review along with a budget estimate of the expenditures and revenues of all the City's departments and divisions. Two public hearings are then conducted to inform taxpayers of the proposed budget, to receive their comments, and respond to their budget questions. A majority affirmative vote of the City Council is needed to adopt the budget, which is legally enacted prior to October 1st by the adoption of a Resolution. The City Manager and Finance Director may recommend amendments to the budget, however, the City Council must approve all budget adjustments as well as any supplemental appropriations. At the close of each fiscal year, the unencumbered balance of each appropriation reverts to the fund from which it was appropriated and is subject to future appropriations. Budgetary control is maintained at the fund level, except for the General Fund, which is maintained at the departmental level. Budget-to-actual comparisons are provided in this report for each major individual governmental fund for which an appropriated annual budget has been adopted. All non-major governmental funds, with appropriated annual budgets, are presented in the combining and individual fund section of this report, which starts on page 64.

As shown by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Cash Management

The City of Miami Springs is charged with the security of the City's funds and assets with the goal of maximizing return on surplus or idle cash. Cash management policies are clearly identified in the adopted budget documents along with regulations defined by the laws of the State of Florida. The City's primary investment instrument for Fiscal Year 2012-13 was money market instruments. The principal focus of cash management is to first ensure the safety of the City's cash, liquidity and then maximizing the return on the City's investments. No investment is made for any commitment period exceeding one year. During Fiscal Year 2013, the City earned \$9,215 in investment income, as compared to \$32,628 earned in fiscal year 2012.

The decrease can be directly attributed to the low interest rates being offered by financial institutions over the past year.

Debt Administration

The City has no General Obligation debt outstanding, the following is a brief description of the various debt instruments outstanding as of September 30, 2013.

FINANCIAL INFORMATION (Continued)

Debt Administration (continued)

In 2003, The Federal Emergency Management Agency, in conjunction with Miami-Dade County, commenced a canal dredging project which was to be paid by various municipalities based upon a local match responsibility allocation. In 2005, the County updated its cost estimates and the City's responsibility was determined to be \$414,578.

On December 20, 2005, the City executed an interlocal agreement with Miami-Dade County for the repayment of this debt. Under the terms of this agreement, the note will be repaid by the City in ten annual payments of \$41,458 plus interest, commencing December 20, 2006 and ending with a final payment on December 20, 2015. The note bears interest at a variable rate. On September 30, 2013 the rate was 0.49% and the outstanding balance was \$124,372.

On November 12, 2009, the City executed a \$416,647 capital lease with TD Equipment Finance, Inc. The lease has an interest rate of 2.95%, matures on November 11, 2014, and is collateralized by the equipment purchased under the lease. Approximately \$86,787 was used to purchase two new golf course maintenance mowers and an aerator, \$329,860 was used to purchase a new refuse truck and loader crane for the sanitation operation. Under the terms of the Lease, the City is required to make twenty (20) quarterly payments of principal and interest in the amount of \$22,467 commencing on February 1, 2010 and ending with the final payment of \$22,467 on November 1, 2014. The balance as of September 30, 2013 was \$109,886.

On September 2, 2010, the City issued the Capital Improvement Refunding Revenue Note Series 2010 in an amount of \$2,435,812 with Suntrust Bank. The proceeds were used to refund the \$2.5 Million Capital Improvement Revenue Note (series 2008) with SunTrust Bank. The refunding note has a fixed interest rate of 3.81%, is payable in monthly installments of \$15,616 and matures on September 30, 2028. The refunding note is payable solely from and secured by the City's half-cent (½) sales tax revenues. The City achieved a cash flow difference and an economic gain of approximately \$390,000 as a result of the refunding. The balance as of September 30, 2013 was \$2,135,385.

On November 29, 2010, the City issued the Sales Tax Revenue Refunding Note Series 2010 in an amount of \$2,610,000 with Branch Banking and Trust (BB&T). The proceeds were used to refund the \$5,000,000 of General Obligation Bonds, Series 1997. The refunding note has a fixed interest rate of 2.35% and matures on February 1, 2018. The refunding note is payable solely from and secured by the City's half-cent (½) sales tax revenues. The City achieved a cash flow difference and an economic gain of approximately \$327,000 as a result of the refunding. The balance at September 30, 2013 was \$1,713,468.

On August 19, 2013, the City executed a \$470,692 capital lease with Suntrust Equipment Finance & Leasing Corp. The lease has an interest rate of 1.54%, matures on July 1, 2018, and is collateralized by the equipment purchased under the lease. The funds were used to purchase two new sanitation trucks for the sanitation operation. Under the terms of the Lease, the City is required to make twenty (20) quarterly payments of principal and interest in the amount of \$24,449 commencing on October 1, 2013 and ending with the final payment of \$24,449 on July 1, 2018. The balance as of September 30, 2013 was \$470,692.

Risk Management

The City purchases general liability, automobile, property, casualty insurance and workers' compensation coverages through the Florida League of Cities. The City is continually reviewing risk exposures and determining the most cost effective method of mitigating those exposures.

MAJOR INITIATIVES

The 2013-2014 budget provides for the cost of improvements at the golf course as well as the shoring up of the pool facility while plans are developed for the replacement of this aging facility. In addition, the City is providing funding for the scheduled replacement of certain police vehicles and other equipment, recreation maintenance equipment, and needed sidewalk and infrastructure repairs city-wide.

MAJOR INITIATIVES (continued)

The City is maintaining financial stability with fiscal management controls by constantly reviewing and monitoring staff levels, and by comparing budget appropriations to actual expenditures and estimated revenues to actual revenues. The City maintains a level of revenue sufficient to meet operating expenditures. Each year the City also monitors all user fees to ensure that costs are being matched while at the same time remaining competitive in the marketplace.

As discussed previously, the City has contracted with a renowned pension attorney in order to develop pension alternatives for both City pension plans. Pension costs have skyrocketed in the past five years and for the first time in the City's history, pension costs for Fiscal Year 2012-2013 exceeded \$1 million and will continue to rise in future years.

INDEPENDENT AUDIT

In accordance with Florida Statutes Section 218.39, the City has engaged the firm of Alberni Caballero & Company, L.L.P., to perform the independent audit of the City's financial statements. The Independent Auditors' report is included in the financial section of this Comprehensive Annual Financial Report.

AWARDS AND ACKNOWLEDGEMENTS

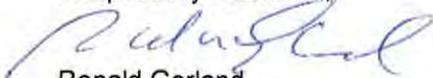
This year the City applied for the Certificate of Achievement for Excellence in Financial Reporting awarded by the Governmental Finance Officers Association of the United States and Canada ("GFOA"). The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current report conforms to the Certificate of Achievement Program requirements, and we are submitting it to the GFOA to determine its eligibility for the certificate.

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department and the City's audit firm, Alberni Caballero & Company, L.L.P. We wish to express our appreciation to the staff for their efforts and support in planning and conducting the financial operations of the City in a responsible and progressive manner. Finally, we would also like to thank the various operating departments for their timely contributions to this report.

In closing, without the leadership and support of the Mayor and City Council, the accomplishments and anticipated future successes noted in this report would not have been possible.

Respectfully submitted,



Ronald Gorland
City Manager



William Alonso CPA, CGFO
Assistant City Manager/Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

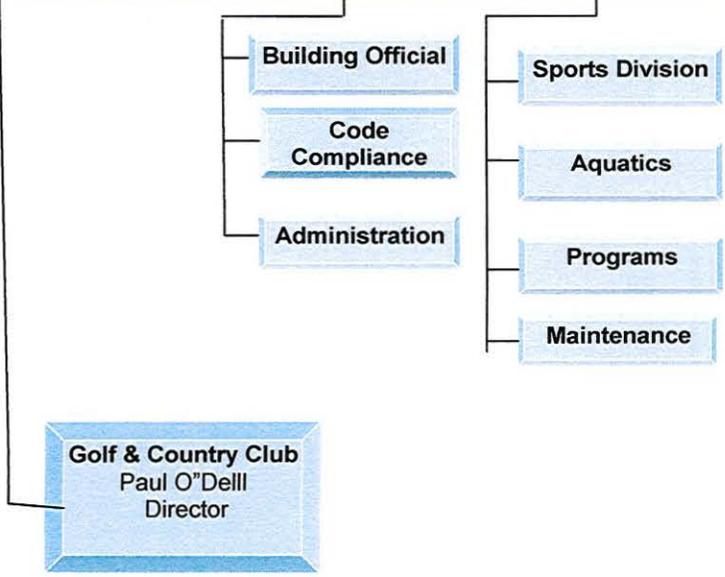
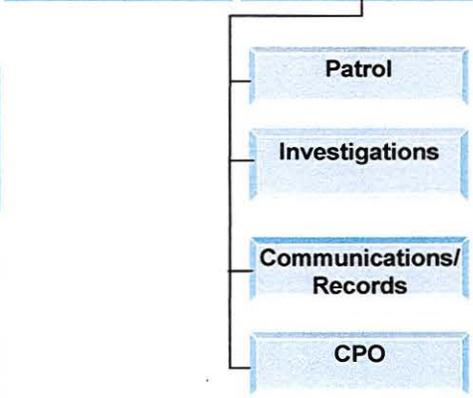
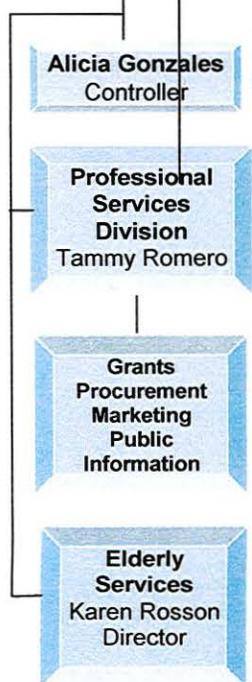
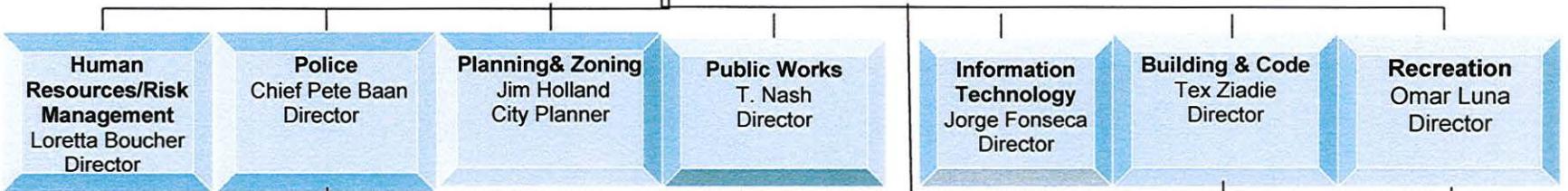
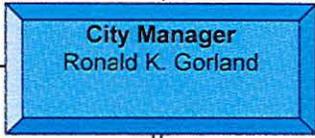
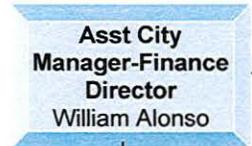
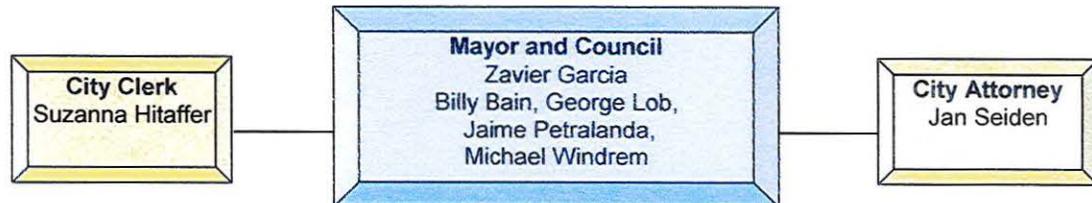
**City of Miami Springs
Florida**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2012

Executive Director/CEO

City of Miami Springs Organizational Chart



MIAMI SPRINGS CITY OFFICIALS

CITY COUNCIL

Mayor: Xavier Garcia

Councilman: George Lob

Councilman: Jaime Petralanda

Councilman: Michael Windrem

Councilwoman: Billy Bain

CITY MANAGER

Ron Gorland

CITY ATTORNEY

Jan K. Seiden

CITY CLERK

Suzanne Hitaffer

ASSISTANT CITY MANAGER/FINANCE DIRECTOR

William Alonso CPA, CGFO

EXTERNAL AUDITORS

Alberni, Caballero & Company, L.L.P.

FINANCIAL SECTION



4649 PONCE DE LEON BLVD.
SUITE 404
CORAL GABLES, FL 33146
TEL: 305-662-7272
FAX: 305-662-4266
ACC-CPA.COM

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of the City Council
City of Miami Springs, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Miami Springs, Florida (the "City") as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2013, and the respective changes in financial position and cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* as of October 1, 2012. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information, and schedules of funding progress and employer contributions on pages 3-19 and 57-63 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, budgetary comparison schedules and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and budgetary comparison schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 20, 2014, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Alberni Caballero & Company, LLP

Alberni Caballero & Company, LLP

Coral Gables, Florida
February 20, 2014

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(MD&A)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

As the management of the City of Miami Springs, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year which ended on September 30, 2013. Readers are encouraged to consider the information presented here in conjunction with additional information that is furnished in the letter of transmittal, which can be found on pages i to v of this report.

This discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the City's financial activity; (c) identify changes in the City's financial position (its ability to address the next and subsequent year challenges); (d) identify any material deviations from the financial plan (the approved budget); and (e) identify individual fund issues or concerns. The information contained within this section should be considered only a part of a greater whole.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City of Miami Springs exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$27.3 million (net position). \$3.5 million of this (unrestricted net position) may be used to meet the ongoing obligations to citizens and creditors.
- The City's total net position decreased by \$398,675 from \$27,685,650 in FY2012 to \$27,286,975 in FY2013. The decrease is attributable to the overall decrease of \$217,153 from the City's business-type activities, coupled with a decrease of \$181,523 in net position of the governmental activities.
- During the year, the City had expenses that were \$1,195,568 higher than the \$14.8 million generated in tax and other revenues for governmental funds.
- The business type activities for the City recognized an operating loss before non-operating revenues, expenses, and transfers of \$214,018.
- Total cost of all of the City's programs decreased by approximately \$1.2 million or 9.8% with no new programs added this year. The decrease was due to decreases in payroll and operating costs, as well as a capital contribution from the blended component unit.
- The General Fund's fund balance decreased by \$702,123 for the fiscal year ended September 30, 2013; this decrease was a result of additional appropriations made by Council during the year.
- At the end of the current fiscal year, the unassigned fund balance for the General Fund was approximately \$3 million, or approximately 21.5% of total general fund expenditures. The committed fund balance was \$577,316 which represents future costs related to parks and recreation, commercial development, elderly services center and hurricane contingency.
- The City's total debt decreased by approximately \$549,624 or 11.9% (net of principal payments on existing debt). This reduction was due primarily to principal payments during the year.

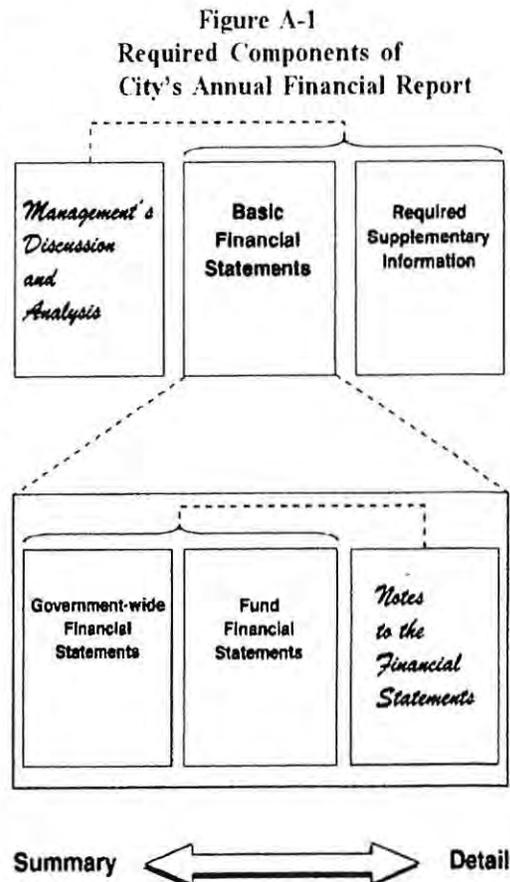
OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of four parts—*management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information* and an additional section that presents *combining statements* for nonmajor governmental funds. The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are *government-wide financial statements* that provide both long-term and short-term information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on individual parts of the City government, reporting the City's operations in more detail than the government-wide statements.
- The *governmental funds* statements show how general government services such as public safety were financed in the short term as well as what remains for future spending.
- *Proprietary funds* statements offer short-term and long-term financial information about the activities the government operates like businesses, such as the stormwater utility and solid waste system.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* which further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and are related to one another. In addition to these required elements, we have included a section with combining statements that provide details about our nonmajor governmental funds, each of which is added together and presented in single columns in the basic financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City of Miami Springs' finances, in a manner similar to a private-sector business. The *statement of net position* presents information on all of the City's assets and deferred outflows and liabilities and deferred inflows, with the



OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

difference between the two reported as net position. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City of Miami Springs is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of Miami Springs include public works, parks and recreation, police, and general administration services. The business-type activities of City include the solid waste system and stormwater utility.

The government-wide financial statements can be found on pages 20 to 21 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Miami Springs, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Miami Springs can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds and governmental activities*.

The City of Miami Springs maintains several individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and the Law Enforcement Trust Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Budgetary comparison statements have been provided for the General Fund and all other major special revenue funds to demonstrate compliance with the budget. The basic governmental fund financial statements can be found on pages 22 to 25 of this report.

Proprietary funds. The City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sanitation and stormwater utility operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary funds financial statements provide separate information for the solid waste and stormwater utility operations, all of which are considered to be major funds of the City. The basic proprietary fund financial statements can be found on pages 26 to 28 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 29 to 56 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City's progress in funding its obligation to provide pension benefits to its employees.

Required supplementary information can be found on pages 57 to 63 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds is presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found beginning on page 64 of this report.

Government-Wide Financial Analysis

Summary of Net position. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. There are six basic transactions that will affect the comparability of the Statement of Net Position summary presentation as reflected below:

- 1) **Net results of activities** will impact (increase/decrease) current assets and unrestricted net assets.
- 2) **Borrowing for capital** will increase current assets and long-term debt.
- 3) **Spending borrowed proceeds on new capital** will reduce current assets and increase capital assets. There is a second impact, an increase in invested in capital assets and an increase in related net debt which will not change the net investment in capital assets.
- 4) **Spending of non-borrowed current assets on new capital** will reduce current assets and increase capital assets and will reduce unrestricted net position and increase net investment in capital assets.
- 5) **Principal payment on debt** will reduce current assets and reduce long-term debt and reduce unrestricted net position and increase net investment in capital assets in capital assets.
- 6) **Reduction of capital assets through depreciation** will reduce capital assets, and net investment in capital assets.

The City's combined net position decreased by 5.1% between fiscal years 2012 and 2013 (see Table 1).

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Governmental Activities

The Net Position for the City's governmental activities decreased by \$181,523 or 0.7% to \$23.7 million which is attributable to current year operations. The largest portion of the City's governmental net position, \$20.9 million or 88%, is restricted as to the purpose they can be used for and are classified as net investment in capital assets (land, buildings, streets, sidewalks, and equipment). The City uses these capital assets to provide services to citizens, consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's governmental net position (\$1.2 million or 5.1%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* (\$1.6 million) may be used to meet the City's ongoing obligations to citizens and creditors.

Table 1
City of Miami Springs' Net Position
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Percentage Change
	2012	2013	2012	2013	2012	2013	2012-2013
Current and other assets	\$ 11.4	\$ 5.9	\$1.4	\$1.4	\$ 12.8	\$ 7.3	(43)%
Capital assets	19.5	24.8	2.9	3.1	22.4	27.9	24.5%
Total assets	30.9	30.7	4.3	4.5	35.2	35.2	-%
Long-term debt	4.8	4.9	0.3	0.7	5.1	5.6	9.8%
Other liabilities	2.2	2.1	0.2	0.2	2.4	2.3	(4.2)%
Total liabilities	7.0	7.0	0.5	0.9	7.5	7.9	5.3%
Net position							
Net investment in capital assets	19.8	20.9	2.7	2.9	22.5	23.8	5.8%
Restricted	1.5	1.2	-	-	1.5	1.2	(20.0)%
Unrestricted	2.6	1.6	1.1	0.7	3.7	2.3	(37.8)%
Total net position	\$ 23.9	\$ 23.7	\$3.8	\$3.6	\$27.7	\$27.3	(1.4)%

At the end of the current fiscal year, the City of Miami Springs is still able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

Grant funds and fund balance were used during FY2013 for the golf course greens and fairways renovation and other City-wide capital needs.

Summary of Changes in net position. The following information is presented to assist the reader in understanding the different types of normal impacts that can affect revenues:

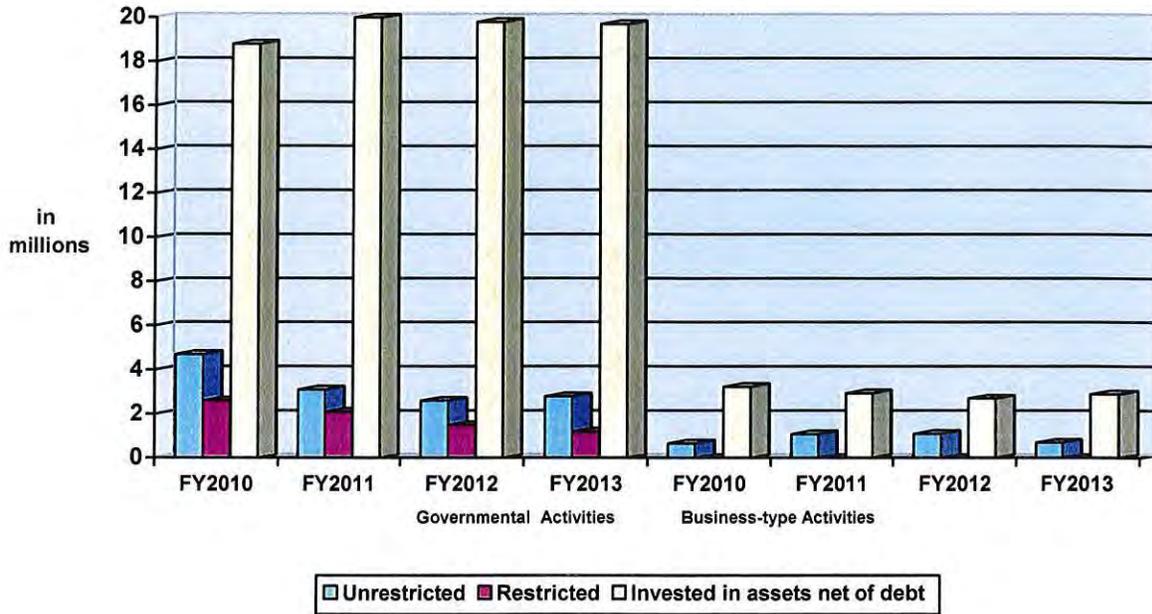
- 1) **Economic condition** can reflect a declining, stable or growing environment and has a substantial impact on property, non-ad valorem assessments, sales, gas, or other tax revenues as well as consumer spending habits for building permits, user fees and consumption.

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Governmental Activities (continued)

- 2) The City Council has significant authority to set **increases or decreases in City's rates** (stormwater, sanitation, permitting, user fees, etc.).
- 3) **Changing patterns in intergovernmental and grant revenues** (both recurring and non-recurring) can significantly change and impact the annual comparisons.
- 4) **Market impacts on investment income** may cause investment revenues to fluctuate from the prior year.

**Figure A-2
NET POSITION COMPARISON**



Some other basic impacts on expenses are reflected below:

- 1) **Introduction of new programs** can have a substantial impact on property, non-ad valorem assessments, sales, gas, or other tax revenues as well as consumer spending habits for building permits, user fees and consumption.
- 2) **Changes in service demand levels** can cause the City to increase or decrease authorized staffing. Staffing costs (salary and related benefits) represent approximately 65% of the City's general fund operating costs.
- 3) **Salary increases** such as cost of living, performance increases and market adjustments can impact personal service costs.
- 4) **While inflation** appears to be declining now, the City is a major consumer of certain commodities such as chemicals, supplies, fuels and parts. Some functional expenses did experience unusually high commodity specific increases this past year.

The City's total net position decreased by \$398,675 to approximately \$27.3 million for the current fiscal-year. This is due to the use of available unrestricted net position to fund additional appropriations made during the year.

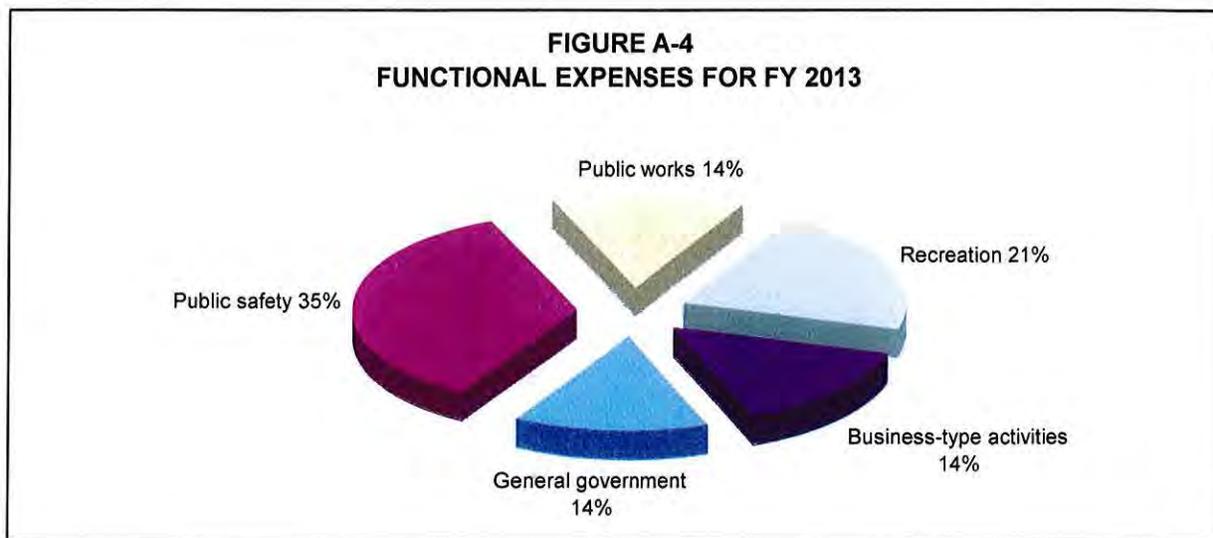
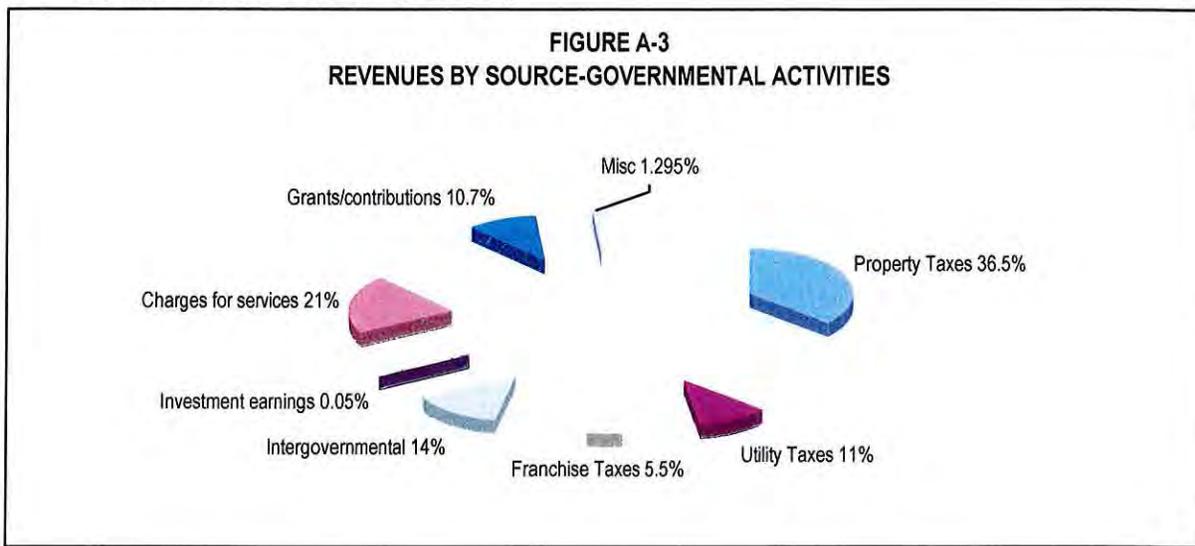
OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Governmental Activities (continued)

The City's total revenues increased by 5.8% to \$18.3 million (see Table 2). This increase was due primarily to capital contributions included in the blended component unit which was as a result of the tax credit transaction (see Note 11 in the Notes to the financial statements)..

Approximately 36.5% of the City's revenues come from property taxes, and 53 cents of every dollar raised comes from some type of tax (see Figure A-3). Another 21% comes from fees charged for services, and 14% comes from federal, state and local aid. Total costs of all programs and services decreased by approximately \$100,000, or 0.5% (see Table 2).

The City's expenses cover a range of services; with about 49% related to public safety and business-type activities (see Figure A-4).



OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Governmental Activities (continued)

Revenues for the City's governmental activities increased 6.8% (from \$14.8 million to \$15.8 million), while the expenses decreased 0.6% (\$16.1 million to \$16.0 million). The decrease in net position for governmental activities was \$181,523 in 2013. This compares to a \$1,312,731 decrease in 2012. Key elements of the 2013 decrease are as follows:

- Grant revenues decreased by \$100,000 during the year and was due primarily to the completion of capital projects during the prior year for which grant revenues were received, investment income decreased by approximately \$100,000 due to the continued lower rates being offered by financial institutions.

The functional activities that had expense decreases/increases compared to last fiscal year were:

- Public works increased by approximately \$300,000 or 13% due to increased infrastructure repair.
- Economic and community development decreased by approximately \$300,000 over 2012 since the renovation of the senior center and Curtis Mansion were completed the prior year.
- Public Safety increased by approximately \$100,000 or 1.5% over 2012 due to pension and operating costs.
- Recreation increased by approximately \$100,000 or 2.6% over 2012 due to higher fuel and operating costs.

Table 2
Changes in City of Miami Springs' Net Position
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Percentage Change
	2012	2013	2012	2013	2012	2013	2012-2013
Revenues							
Program revenues							
Charges for services	\$3.3	\$3.3	\$2.5	\$2.5	\$5.8	\$5.8	- %
Operating grants and contributions	.5	.2	--	--	.5	.2	(60.0)%
Capital grants and contributions	.1	1.5	--	--	.1	1.5	150%
General revenues							
Property taxes	5.8	5.8	--	--	5.8	5.8	-%
Franchise taxes	.9	.9	--	--	.9	.9	-%
Utility taxes	1.7	1.7	--	--	1.7	1.7	-%
Investment & other income	.3	.2	--	--	.3	.2	(33.3)%
Intergovernmental	2.2	2.2	--	--	2.2	2.2	- %
Total revenues	14.8	15.8	2.5	2.5	17.3	18.3	5.8%
Expenses							
General government	2.9	2.6	--	--	2.9	2.6	(10.3) %
Public safety	6.5	6.6	--	--	6.5	6.6	1.5 %
Public works	2.3	2.6	2.7	2.7	5.0	5.3	60%
Parks and recreation	3.8	3.9	--	--	3.8	3.9	2.6 %
Economic & community development	.5	.2	--	--	.5	.2	(60)%
Interest on long-debt	.1	.1	--	--	.1	.1	-%
Total expenses	16.1	16.0	2.7	2.7	18.8	18.7	(0.5)%
Increase (decrease) in net position	(1.3)	(.2)	(.2)	(.2)	(1.5)	(.4)	(73)%
Net position, September 30	\$23.9	\$23.7	\$3.8	\$3.6	\$27.7	\$27.3	(1.4)%\

Note: Totals may not add due to rounding.

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Governmental Activities (continued)

In FY 2013, the City's millage rate was 6.9950 compared to 6.7400 in FY 2012. The City's total general fund revenue sources were \$335,969 less than the final budgeted revenues of \$14.3 million. The total expenditures were less than budgeted by \$45,812 due to staff vacancies and unused departmental expenditures.

Table 3 presents the cost of each of the City's five largest services—public safety, general government, recreation and social services, public works, and community development—as well as each service's net cost (total cost less fees generated by the activities and intergovernmental aid). The net cost shows the financial burden that was placed on the City's taxpayers by each of these services.

- The total cost of all *governmental* activities this year was \$16 million. Some of that cost was financed by:
 - Those who directly benefited from the programs through charges for services (\$3.3 million)
 - Other governments and organizations that subsidized certain programs from operating grants and contributions (\$200,000) and capital grants and contributions (\$1.5 million).
- The City financed the remaining \$11 million "public benefit" portion of governmental activities with \$8.5 million in taxes, and with other revenues such as interest and unrestricted state aid.

Table 3
Net Cost of the City's Governmental Activities
(in millions of dollars)

	Total Cost of Services		Percentage Change	Net Cost of Services		Percentage Change
	2012	2013	2012-2013	2012	2013	2012-2013
Public safety	6.5	6.6	4.8%	\$ 5.8	\$ 6.0	3.4%
Recreation/social services	3.8	3.9	2.7%	2.1	2.1	-%
General government	2.9	2.6	-%	1.6	1.3	(18.8)%
Public works	2.3	2.6	(30.3)%	2.3	2.6	13%
Community development	.5	.2	60%	.4	(1.0)	350%
Interest on long term debt	.1	.1	50%	.1	.1	-%
Total	<u>\$16.1</u>	<u>\$16.0</u>	(0.6)%	<u>\$12.3</u>	<u>\$11.1</u>	(9.8)%

Business-type Activities

For FY 2013, there was a decrease of approximately \$449,073 in unrestricted net assets and a decrease of \$217,152 in total net assets reported in connection with the City's business-type activities.

Key elements of these changes are as follows:

- The operating loss for all business-type activities was \$214,018.

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Business-type Activities (continued)

- The sanitation operation posted an operating loss of \$36,583. As was the case last year, this operation was self supporting and did not require a general fund subsidy.
- The stormwater utility operation reflected an operating loss of \$177,435, however this loss was funded from available fund balance and as such, it too required no subsidy from the City's general fund.

For FY2013, revenues of the City's business-type activities were \$2,529,954 or approximately \$81,000 (3.3%) less than the prior year total (see Table 2).

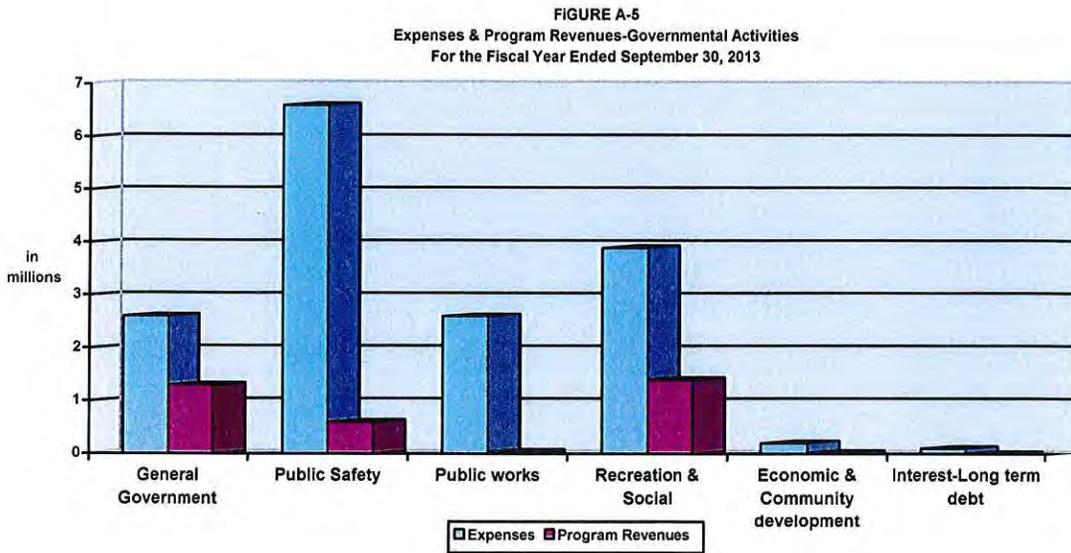
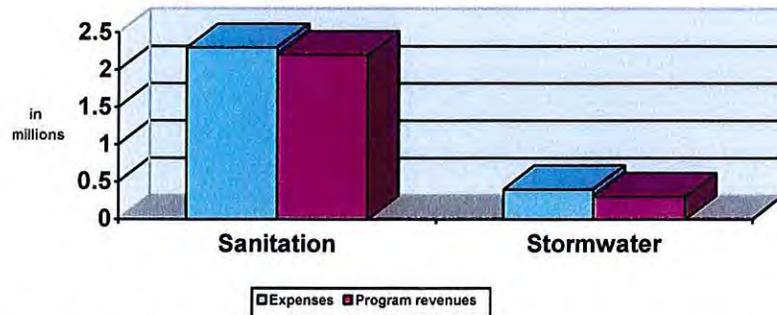


Figure A-6

Expenses & Program Revenues-Business-type Activities For the fiscal Year Ended September 30, 2013



Operating expenses for the business-type activities increased by \$68,491 or 2.3% from FY2012 mainly due to increases in operating costs.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As the City completed the year, its governmental funds reported combined fund balances of \$4.7 million, or a decrease of \$1.2 million compared to last year's combined fund balances of \$5.9 million.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (continued)

Included in this year's total change, is a decrease in the General Fund balance of approximately \$702,123 which covered the operating loss for FY2013. The primary reasons for the decrease are the same as those that have already been highlighted in the analysis of governmental activities.

The General Fund

The General fund is the chief operating fund of the City. General tax revenues and other receipts that are not allocated by law or by contractual agreement to another fund are accounted for in this fund. General operating expenses, fixed charges and capital improvement costs not paid through other funds are paid from this fund. At the end of the current fiscal year, the total fund balance of the general fund was \$3.7 million, as compared with \$4.4 million in the prior year. The breakdown of fund balance classifications is as follows:

- Unassigned fund balance was \$3.0 million compared to \$3.4 million in FY2012; decrease was due to the deficit reported in current year activity.
- Committed was \$577,316 compared to \$847,422 in FY2012; decrease is due to funds committed in prior year being used in FY2013 for pool repairs as well as other appropriations made by Council during the year.
- Non-spendable was \$133,812 compared to \$135,960 last year; variance is due to the ending encumbrance balance for the current year.

During FY 2013, the General Fund provided a subsidy of \$134,000 to the Senior Center Fund to cover the operating deficits of this operation for the fiscal year.

When compared to 2012, total revenues for the General Fund increased by \$368,018 or 2.7%. Licenses and permits increased by approximately \$252,259 due to the increased building activity during the year. Property taxes remained stagnant as assessed values have not fully recovered from the economic downturn of the past few years.

In fiscal year 2013, total General Fund expenditures increased by \$40,093 or 0.3% compared to the prior year. The bulk of the increase was a \$396,801 or 12.8% increase in Recreation and social services due to the significant maintenance expenditures incurred at the golf course during the year. It should be noted that most departments incurred increases in operating costs as well as increased costs for employee benefits and pension contributions.

The amount of General Fund revenue by type, their percent of the total and the amount of change compared to last fiscal year are shown on Table 4 below.

General Fund Budgetary Highlights

Over the course of the year, the City amended the General Fund budget four times. The budget amendments fall into two categories: (1) Amendments are approved for rollovers related to prior year encumbrances and (2) supplemental appropriations to provide appropriations for various other needs which have arisen since the adoption of the budget. Even with these adjustments, actual disbursements were \$45,812 below final budgeted amounts. The most significant contributor to this variance was lower than budgeted expenditures in recreation of \$81,737 due to lower operating costs.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (continued)

General Fund Budgetary Highlights (continued)

Other significant savings of \$38,423 occurred in general government. These savings were due to lower than expected operating expenditures as well as personnel vacancies during the year.

The fiscal year 2013 final amended budget was \$14,086,534 or an increase of 4.2% over the original General Fund budget of \$13,513,534. Compared to the Consumer Price Index (or inflation index) from the U.S. Bureau of Labor Statistics – All Urban Consumers South Urban area for the past year was approximately 1.3%. Beyond base revenues of \$14,027,710 the final Adopted Budget was balanced by using \$702,122 of available fund balance. The original General Fund budget consisted of \$13,513,534 in base expenditures and \$514,176 in operating transfers to the other funds.

Table 4
General Fund Revenues

<u>Revenue Sources</u>	<u>2013</u> <u>Amount</u>	<u>Percent</u> <u>of</u> <u>Total</u>	<u>2012</u> <u>Amount</u>	<u>Percent</u> <u>of</u> <u>Total</u>	<u>Increase</u> <u>(Decrease)</u> <u>From 2012</u>	<u>Percentage</u> <u>Increase</u> <u>(Decrease)</u>
Property taxes	\$5,823,021	41.7%	\$5,812,001	42.7%	\$11,020	0.2%
Franchise fees	873,907	6.3%	880,355	6.5%	(6,448)	-0.7%
Utility taxes	1,096,401	7.8%	1,029,432	7.6%	66,969	6.5%
Communications services tax	661,769	4.7%	668,966	4.9%	(7,197)	-1.1%
Licenses and permits	740,407	5.3%	488,148	3.6%	252,259	51.7%
Intergovernmental	1,990,594	14.2%	1,888,959	13.9%	101,635	5.4%
Charges for services	1,983,774	14.2%	2,101,479	15.4%	(117,705)	-5.6%
Fines and forfeitures	526,592	3.8%	455,545	3.3%	71,047	15.6%
Investment income	5,389	0.0%	29,701	0.2%	(24,312)	-81.9%
Rental revenues	135,433	1.0%	128,799	0.9%	6,634	5.2%
Other revenues	142,374	1.0%	128,258	0.9%	14,116	11.0%
Total revenues	\$13,979,661	100.0%	\$13,611,643	100.0%	\$368,018	2.7%

Expenditures in the General Fund are shown in the table below:

Table 5
General Fund Expenditures

<u>Expenditures</u>	<u>2013</u> <u>Amount</u>	<u>Percent</u> <u>of</u> <u>Total</u>	<u>2012</u> <u>Amount</u>	<u>Percent</u> <u>of</u> <u>Total</u>	<u>Increase</u> <u>(Decrease)</u> <u>From 2012</u>	<u>Percentage</u> <u>Increase</u> <u>(Decrease)</u>
General government services	\$2,385,340	17.0%	\$2,612,271	18.7%	(\$226,931)	-8.7%
Public safety	6,396,490	45.6%	6,377,519	45.6%	18,971	0.3%
Public works	1,755,072	12.5%	1,903,820	13.6%	(148,748)	-7.8%
Recreation and social services	3,503,822	25.0%	3,107,021	22.2%	396,801	12.8%
Total expenditures	\$14,040,724	100.0%	\$14,000,631	100.0%	\$40,093	0.3%

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (continued)

General Fund Budgetary Highlights (continued)

Differences between the original budget and the final amended budget increased appropriations by \$573,000 and can be briefly summarized as follows:

- ◆ \$135,504 in encumbrances carried over from FY2011-12.
- ◆ \$437,496 in additional appropriations related to grants received and additional repairs and maintenance expenditures at the golf course and city pool.

These increases were to be budgeted from available fund balance, however, during the year, expenditures were less than budgetary estimates, thus reducing the amount of unassigned fund balance that needed to be used.

The decrease between the estimated revenues and the actual revenues in the General Fund was approximately \$335,969 for FY 2013.

The difference between the appropriations and the actual expenditures in the General Fund was approximately \$45,812 for fiscal year 2013. These variances are explained below:

- Lower than budgeted expenditures in recreation, of \$81,767 due to lower operating costs.
- Other significant savings of \$38,423 occurred in general government. These savings were due to lower than expected operating expenditures as well as personnel vacancies during the year.

Other Major Governmental Funds

Law Enforcement Trust Fund- This fund accounts for all resources accumulated from the receipt of forfeited property as well as federal grants, all proceeds are to be used for law enforcement purposes only. Revenues for FY2013 were \$51,172 compared to \$80,050 in FY2012. The fund balance decreased by \$114,167 to \$760,557 at the end of the fiscal year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets (See Table 6). The City of Miami Springs' investment in capital assets for its governmental and business type activities as of September 30, 2013 increased by \$5.5 million from the prior year. This investment in capital assets includes land, buildings and system improvements, machinery and equipment, streets and median improvements, park facilities, and stormwater infrastructure.

Table 6
City of Miami Springs' Capital Assets
(net of depreciation, in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Percentage Change
	2012	2013	2012	2013	2012	2013	2012-2013
Land	\$ 1.8	\$ 3.1	\$ -	\$ -	\$ 1.8	\$ 3.1	72.2%
Buildings	9.5	14.2	0.0	0.0	9.5	14.2	49.5%
Improvements other than buildings	1.3	1.2	0.0	0.0	1.3	1.2	-7.7%
Equipment	2.7	2.8	0.5	0.8	3.2	3.6	12.5%
Infrastructure	3.9	3.4	2.4	2.3	6.3	5.7	-9.5%
Construction in progress	0.3	0.1	0.0	0.0	0.3	0.1	-66.7%
Total	\$ 19.5	\$ 24.8	\$ 2.9	\$ 3.1	\$ 22.4	\$ 27.9	24.6%

This year's major capital asset additions before depreciation for the governmental activities equaled approximately \$805,279 and includes the following:

- The City recognized golf and country club improvements, city hall improvements and parks lighting improvements.
- Scheduled replacement of certain police vehicles and other police equipment, public works trucks and equipment, and other citywide equipment.
- There were also additions totaling approx. \$5.8 million related to the blended component unit.

This year's major capital asset additions before depreciation for the business-type activities equaled \$334,151 and includes the following:

- Purchase of a replacement Vac-On truck for the Stormwater operation.
- City-wide Stormwater drainage projects.

Additional information on the City's capital assets can be found in Note 5 on pages 41 to 42 of this report.

Long-term debt. At year-end the City had \$3.9 million in notes payable and \$580,578 in capital leases payable, as shown in Table 7. Total debt decreased by approximately \$200,000 or 3.8%.

The debt position of the City is summarized below and is more fully explained in Note 6, Long-Term Debt, beginning on page 43.

Table 7
City of Miami Springs' Debt
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Percentage Change
	2012	2013	2012	2013	2012	2013	2012-13
Notes payable	4.2	3.8	0.2	0.1	4.4	3.9	-11.4%
Capital lease payable	0.1	0.0	0.2	0.6	0.3	0.6	106.7%
Total	\$ 4.3	\$ 3.8	\$ 0.4	\$ 0.7	\$ 4.7	\$ 4.5	-3.8%

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATIOS

The City recognizes the importance of increasing its commercial tax base for future economic health and to reduce the tax burden on the residents. The City is aggressively pursuing various avenues of economic development and revitalization within the City as well as moving forward with annexation of areas west of the City which has a significant commercial tax base. The issue of annexation was presented to the City electors in a ballot question on April 7, 2009 and approved overwhelmingly by the residents of the City.

The State of Florida, by constitution, does not have a state personal income tax and therefore, the State operates primarily using sales, gasoline and corporate income taxes. Local governments (cities, counties and school boards) primarily rely upon property taxes and a limited array of permitted other taxes (sales, telecommunication, gasoline, utilities services, etc.) and fees (franchise, building permits, occupational license, etc.) for funding of their governmental activities. In addition, there are a limited number of state-shared revenues and recurring and non-recurring (one-time) grants from both the state and federal governments.

On January 29, 2008 the Florida electorate approved an amendment to the Florida Constitution relative to property taxation. This amendment (referred to as Amendment 1) was placed on the ballot by the Florida Legislature at a special session held in October 2007. With respect to homestead property, Amendment 1 increases the current \$25,000 homestead exemption by another \$25,000 (for property values between \$50,000 - \$75,000), except for school district taxes. Since the new \$25,000 homestead exemption does not apply to school district taxes, this effectively amounts to a \$15,000 increase to the existing homestead exemption. Amendment 1 also allows property owners to transfer (make portable) up to \$500,000 of their Save Our Homes benefits to their next homestead when they move. Save Our Homes became effective in 1995 and limits (caps) the annual increase in assessed value for homestead property to three percent (3%) or the percentage change in the Consumer Price Index, whichever is less.

With respect to non-homestead property, Amendment 1 limits (caps) the annual increase in assessed value for non-homestead property (businesses, industrial property, rental property, second homes, etc.) to ten percent (10%), except for school district taxes. The Amendment also provides a \$25,000 exemption for tangible personal property.

Amendment 1 became effective on October 1, 2008, with the exception of the ten percent (10%) assessment cap on non-homestead property which became effective on January 1, 2009. Additional tax relief bills are expected to be introduced at the upcoming legislative session which could, if ratified, further limit the extent to which municipalities can levy taxes.

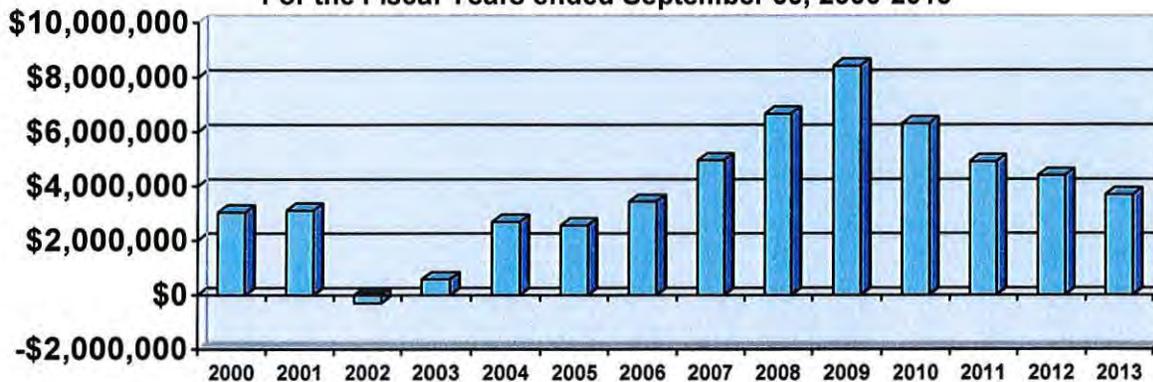
Revenues (excluding transfers) in the FY 2014 adopted General Fund budget are \$14.7 million, an increase of approximately 5% from the FY 2013 actual revenues of \$14 million. State revenue sharing and franchise/utility taxes will account for most of this expected increase.

Fiscal year 2014 budgeted expenditures and transfers are expected to be \$15.1 million, or 2.7%, higher than the fiscal year 2013 actual of \$14.7 million. Given the current economic conditions, the City's budgetary General Fund balance is expected to report a modest increase in FY2013-14.

During the current fiscal year, the total fund balance in the General Fund was \$3.7 million compared to \$4.4 million from last year. This \$3.7 million is approximately equal to 2.8 months of General Fund budgeted expenditures. Between fiscal years 2002 and 2010, the City, as can be seen at Figure A-7, rebuilt its fund balance to over \$8 million. During the past 4 fiscal years, however, the city has been using reserves to fund repairs and/or replacement of its aging infrastructure as well as replacement of aging equipment in its golf course and public works operations. During the FY2012-2013 fiscal year, the city continued this effort by using a portion of the unassigned fund balance to fund certain infrastructure projects, equipment purchases, repairs, and other Council approved appropriations.

In 1995, the state of Florida limited all local governments' ability to increase property taxable values in any given year to 3 percent or cost of living, whichever is lower. Figure A-8 illustrates that the City has maintained a stable property tax rate for the past three years. For many years, the City, just like many cities across the country, had to face the challenge of keeping taxes and service charges as low as possible while providing residents with the level of service they have come to expect.

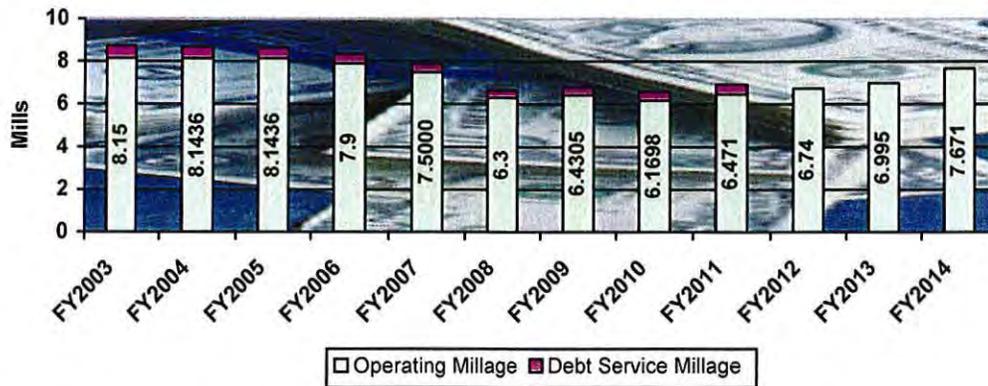
**Figure A-7
General Fund Unrestricted Surplus (Deficit)
For the Fiscal Years ended September 30, 2000-2013**



The operating millage rate for tax year 2013, which is collected in fiscal year 2014, is 7.6710 or \$7.6710 per thousand dollars of taxable value. Overall, the adopted budget is an economical and prudent financial plan that will ensure quality public services and needed capital improvements for all residents, both today and in the future.

Property values for fiscal year 2013 were \$908,028,586 or an increase of approximately \$23.9 million or 2.7% from the \$884,170,680 in final taxable value for the prior fiscal year.

**Figure A-8
Total City Millage**



Requests for Information

The City's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the City's finances and to demonstrate the City's accountability. The financial statements are available on the City's website at www.miamisprings-fl.gov. If you have questions about the report or need additional financial information, contact William Alonso, CPA, CGFO, Finance Director, City of Miami Springs, 201 Westward Drive, Miami Springs, Florida 33166.

BASIC FINANCIAL STATEMENTS

CITY OF MIAMI SPRINGS, FLORIDA

STATEMENT OF NET POSITION

SEPTEMBER 30, 2013

	<u>Governmental</u> <u>Activities</u>	<u>Business-</u> <u>Type</u> <u>Activities</u>	<u>Total</u>
<u>ASSETS</u>			
Cash and equity in pooled cash and investments	\$ 3,445,700	\$ 1,407,964	\$ 4,853,664
Accounts receivable - net	1,093,648	56,418	1,150,066
Inventories	133,812	-	133,812
Net pension asset	172,156	-	172,156
Restricted assets:			
Cash and equity in pooled cash and investments	1,090,479	-	1,090,479
Capital assets:			
Land	3,085,904	-	3,085,904
Construction in progress	90,699	-	90,699
Building	17,999,098	-	17,999,098
Equipment	7,752,128	1,944,801	9,696,929
Improvements other than building	3,452,990	4,411,498	7,864,487
Infrastructure	<u>16,472,647</u>	<u>-</u>	<u>16,472,647</u>
Total capital assets	48,853,466	6,356,299	55,209,766
Less accumulated depreciation	<u>(24,051,509)</u>	<u>(3,284,954)</u>	<u>(27,336,463)</u>
Total capital assets - net	<u>24,801,957</u>	<u>3,071,345</u>	<u>27,873,303</u>
Total assets	<u>30,737,751</u>	<u>4,535,728</u>	<u>35,273,480</u>
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	202,522	34,681	237,203
Accrued payroll	301,678	28,579	330,257
Unearned revenue	564,522	-	564,522
Noncurrent liabilities:			
Due within One Year:			
Bonds and Loans Payable	451,810	133,497	585,307
Compensated Absences	555,473	85,613	641,086
Due in More Than One Year:			
Bonds and Loans Payable	3,415,786	552,109	3,967,895
Compensated Absences	985,625	41,945	1,027,570
Other Post Employment Benefits	<u>543,214</u>	<u>89,450</u>	<u>632,664</u>
Total liabilities	<u>7,020,630</u>	<u>965,873</u>	<u>7,986,505</u>
<u>NET POSITION</u>			
Net investment in capital assets	20,933,608	2,854,933	23,788,541
Restricted for:			
Law Enforcement	760,557	-	760,557
Debt service	675	-	675
Roads and transportation	422,685	-	422,685
Unrestricted	<u>1,599,595</u>	<u>714,922</u>	<u>2,314,517</u>
Total net position	<u>\$ 23,717,120</u>	<u>\$ 3,569,855</u>	<u>\$ 27,286,975</u>

See notes to basic financial statements

CITY OF MIAMI SPRINGS, FLORIDA
 STATEMENT OF ACTIVITIES
 FISCAL YEAR ENDED SEPTEMBER 30, 2013

<u>Functions/programs</u>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Assets</u>		<u>Total</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business- Type Activities</u>	
Governmental activities:							
General government	\$ 2,636,292	\$ 1,327,926	\$ -	\$ -	\$ (1,308,366)	\$ -	\$ (1,308,366)
Public safety	6,580,744	526,592	72,088	-	(5,982,065)	-	(5,982,065)
Public works	2,652,198	35,530	-	6,421	(2,610,248)	-	(2,610,248)
Recreation and social services	3,942,578	1,430,183	180,016	255,750	(2,076,629)	-	(2,076,629)
Economic and community development	191,782	16,180	1,150	1,193,967	1,019,514	-	1,019,514
Interest on long-term debt	128,506	-	-	-	(128,506)	-	(128,506)
Total governmental activities	<u>16,132,102</u>	<u>3,336,411</u>	<u>253,254</u>	<u>1,456,138</u>	<u>(11,086,300)</u>	<u>-</u>	<u>(11,086,300)</u>
Business-type activities:							
Sanitation	2,291,070	2,250,635	-	-	-	(40,435)	(40,435)
Stormwater	457,726	279,319	-	-	-	(178,406)	(178,406)
Total business activities	<u>2,748,796</u>	<u>2,529,954</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(218,841)</u>	<u>(218,841)</u>
Total	<u>\$ 18,880,897</u>	<u>\$ 5,866,365</u>	<u>\$ 253,254</u>	<u>\$ 1,456,138</u>	<u>\$ (11,086,300)</u>	<u>\$ (218,841)</u>	<u>\$ (11,305,141)</u>
General revenues:							
Property taxes, levied for general purpose					\$ 5,823,021	\$ -	\$ 5,823,021
Utility taxes					1,758,170	-	1,758,170
Franchise fees on gross receipts					873,906	-	873,906
Intergovernmental (unrestricted)					2,226,256	-	2,226,256
Investment income					7,526	1,689	9,215
Other					215,897	-	215,897
Total general revenues					<u>10,904,777</u>	<u>1,689</u>	<u>10,906,465</u>
Change in net position					<u>(181,523)</u>	<u>(217,153)</u>	<u>(398,675)</u>
Net position, October 1					<u>23,898,643</u>	<u>3,787,007</u>	<u>27,685,650</u>
Net position, September 30					<u>\$ 23,717,120</u>	<u>\$ 3,569,855</u>	<u>\$ 27,286,975</u>

See notes to basic financial statements

CITY OF MIAMI SPRINGS, FLORIDA

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2013

	<u>Major Funds</u>			
	<u>General</u>	LETF <u>Fund</u>	Other Governmental <u>Funds</u>	Total Governmental <u>Funds</u>
<u>ASSETS</u>				
Cash and equity in pooled cash and investments	\$ 3,123,524	\$ -	\$ 322,176	\$ 3,445,700
Accounts receivable - net	964,583	-	129,065	1,093,648
Inventories	133,812	-	-	133,812
Due from other funds	5,772	-	-	5,772
Restricted assets:	-	-	-	-
Cash and equity in pooled cash and investments	-	760,593	329,886	1,090,479
Total assets	<u>\$ 4,227,690</u>	<u>\$ 760,593</u>	<u>\$ 781,127</u>	<u>\$ 5,769,410</u>
<u>LIABILITIES AND FUND BALANCES</u>				
Accounts payable	\$ 104,174	\$ 36	\$ 37,461	\$ 141,670
Accrued payroll	296,154	-	5,520	301,673
Due to other funds	-	-	5,772	5,772
Other liabilities	60,851	-	-	60,851
Deferred revenues	74,170	-	490,352	564,522
Total liabilities	<u>535,349</u>	<u>36</u>	<u>539,105</u>	<u>1,074,489</u>
<u>FUND BALANCES</u>				
Nonspendable	133,812	-	-	133,812
Restricted	-	760,557	429,498	1,190,055
Committed	577,316	-	-	577,316
Assigned	-	-	-	-
Unassigned	2,981,214	-	(187,476)	2,793,738
Total fund balances	<u>3,692,341</u>	<u>760,557</u>	<u>242,022</u>	<u>4,694,921</u>
Total liabilities and fund balances	<u>\$ 4,227,690</u>	<u>\$ 760,593</u>	<u>\$ 781,127</u>	<u>\$ 5,769,410</u>

See notes to basic financial statements

CITY OF MIAMI SPRINGS, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
 GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2013

Amounts reported for governmental activities in the statement of net position are different as a result of:

Total fund balances - governmental funds (Page 22)	\$ 4,694,921
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.</p>	
Governmental capital assets	48,853,466
Less accumulated depreciation	(24,051,509)
Net pension asset	172,156
OPEB liability	(543,214)
<p>Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the governmental funds.</p>	
Notes payable	(3,867,601)
Compensated absences	(1,541,099) <u>(5,408,700)</u>
Net position of governmental activities (Page 20)	<u>\$ 23,717,120</u>

CITY OF MIAMI SPRINGS, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Major Funds			Total Governmental Funds
	General	LET Fund	Other Governmental Funds	
Revenues:				
Taxes and franchise fees	\$ 6,696,928	\$ -	\$ -	\$ 6,696,928
Charges for services	1,983,774	-	30,497	2,014,271
Public service taxes	1,758,170	-	-	1,758,170
Intergovernmental	1,990,594	-	687,732	2,678,326
Licenses and permits	740,407	-	-	740,407
Fines and forfeitures	526,592	49,422	-	576,014
Investment income	5,389	1,750	387	7,526
Other	277,807	-	22,115	299,922
Total revenues	13,979,661	51,172	740,732	14,771,564
Expenditures:				
Current:				
General government	2,376,235	-	-	2,376,235
Public safety	6,287,491	68,329	-	6,355,820
Public works	1,661,037	-	505,357	2,166,395
Recreation and social services	3,227,259	-	332,197	3,559,456
Economic and community development	-	-	123,206	123,206
Debt service:				
Principal retirement	-	-	440,297	440,297
Interest and fiscal charges	-	-	128,506	128,506
Capital outlay:				
General government	9,105	-	-	9,105
Public safety	108,999	97,010	-	206,008
Public works	94,035	-	600	94,635
Recreation and social services	276,563	-	-	276,563
Economic and community development	-	-	230,907	230,907
Total expenditures	14,040,722	165,339	1,761,071	15,967,132
Deficiency of revenues over expenditures before other financing (uses) sources	(61,062)	(114,167)	(1,020,339)	(1,195,568)
Other financing sources (uses):				
Transfers in	-	-	641,062	641,062
Transfers out	(641,062)	-	-	(641,062)
Total other financing sources (uses)	(641,062)	-	641,062	-
Net change in fund balances	(702,123)	(114,167)	(379,277)	(1,195,568)
Fund balances - beginning	4,394,465	874,725	621,299	5,890,489
Fund balances - ending	\$ 3,692,341	\$ 760,557	\$ 242,022	\$ 4,694,921

See notes to basic financial statements

CITY OF MIAMI SPRINGS, FLORIDA
 RECONCILIATION OF THE STATEMENT OF REVENUES,
 EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
 TO THE STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

Amounts reported for governmental activities in the statement of activities are different as a result of:

Net change in fund balances - total government funds (Page 24) \$ (1,195,568)

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.

Expenditures for capital outlays	\$ 817,217	
Less current year depreciation	(1,329,360)	(512,144)

Net effect of various miscellaneous transactions involving capital assets (ie:sales, trade-ins, capital outlay not meeting threshold) (16,640)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds

Change in OPEB liability		(33,058)
Change in Net Pension Asset		22,313
Change in Compensated Absences		(66,384)

Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the governmental funds
 Capital contributions 1,179,015

The issuance of long term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Principal payments		<u>440,943</u>
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Change in net position of governmental activities (Page 21)		<u>\$ (181,523)</u>
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CITY OF MIAMI SPRINGS, FLORIDA

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

SEPTEMBER 30, 2013

	<u>ASSETS</u>	<u>Sanitation</u>	<u>Stormwater</u>	<u>Total</u>
Current assets:				
Cash and equity in pooled cash and investments	\$ 1,097,183	\$ 310,781	\$ 1,407,964	
Accounts receivable - net	31,550	24,869	56,418	
Total current assets	1,128,733	335,650	1,464,383	
Non-current assets:				
Capital assets:				
Equipment	1,462,255	482,546	1,944,801	
Infrastructure	-	4,411,498	4,411,498	
Total capital assets	1,462,255	4,894,044	6,356,299	
Less accumulated depreciation	(987,315)	(2,297,639)	(3,284,954)	
Total capital assets - net	474,940	2,596,405	3,071,345	
Total noncurrent assets	474,940	2,596,405	3,071,345	
Total assets	1,603,673	2,932,056	4,535,728	
<u>LIABILITIES</u>				
Current liabilities:				
Accounts payable	33,535	1,146	34,681	
Accrued liabilities	24,444	4,136	28,580	
Current portion of notes payable	92,041	41,456	133,497	
Compensated absences	75,770	9,843	85,613	
Total current liabilities	225,790	56,581	282,371	
Non-current liabilities:				
OPEB Liability	71,403	18,047	89,450	
Notes payable	469,193	82,916	552,109	
Compensated absences	40,838	1,107	41,945	
Total noncurrent liabilities	581,434	102,070	683,504	
Total liabilities	807,224	158,651	965,874	
<u>NET POSITION</u>				
Net investment in capital assets	382,899	2,472,033	2,854,933	
Unrestricted	413,551	301,371	714,922	
Total net position	\$ 796,451	\$ 2,773,404	\$ 3,569,855	

See notes to basic financial statements

CITY OF MIAMI SPRINGS, FLORIDA
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUND TYPES
FISCAL YEAR ENDED SEPTEMBER 30, 2013

Business-type Activities -
Enterprise Funds

	<u>Sanitation</u>	<u>Stormwater</u>	<u>Total</u>
Operating revenues:			
Charges for services	\$ 2,250,635	\$ 279,319	\$ 2,529,954
Total operating revenues	<u>2,250,635</u>	<u>279,319</u>	<u>2,529,954</u>
Operating expenses:			
Administrative costs	1,306,385	197,287	1,503,672
Operations and maintenance	329,630	103,535	433,164
Disposal and recycling costs	597,130	-	597,130
Depreciation and amortization	<u>54,074</u>	<u>155,933</u>	<u>210,006</u>
Total operating expenses	<u>2,287,218</u>	<u>456,755</u>	<u>2,743,973</u>
Operating loss	<u>(36,583)</u>	<u>(177,435)</u>	<u>(214,018)</u>
Non-operating revenues (expenses):			
Interest income	1,124	565	1,689
Interest expense and fees	<u>(3,852)</u>	<u>(971)</u>	<u>(4,823)</u>
Total non-operating expenses	<u>(2,728)</u>	<u>(406)</u>	<u>(3,134)</u>
Change in net position	(39,311)	(177,842)	(217,153)
Total net position, October 1	<u>835,761</u>	<u>2,951,246</u>	<u>3,787,007</u>
Total net position, September 30	<u>\$ 796,451</u>	<u>\$ 2,773,404</u>	<u>\$ 3,569,855</u>

See notes to basic financial statements.

CITY OF MIAMI SPRINGS, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPES
FISCAL YEAR ENDED SEPTEMBER 30, 2013

	<u>Sanitation</u>	<u>Stormwater</u>	<u>Total</u>
Cash Flows From Operating Activities:			
Cash received from customers, governments and other funds	\$ 2,232,487	\$ 313,674	\$ 2,546,161
Cash paid to suppliers	(970,595)	(110,810)	(1,081,405)
Cash paid to employees	(754,813)	(120,530)	(875,343)
Payments for interfund services used	(470,000)	(50,000)	(520,000)
Net cash provided by operating activities	<u>37,078</u>	<u>32,334</u>	<u>69,413</u>
Cash Flows From Capital And Related Financing Activities:			
Acquisition of fixed assets	-	(334,151)	(334,151)
Principal retirements of capital debt	(67,818)	(41,458)	(109,276)
Proceeds from capital lease	470,692	-	470,692
Interest paid on capital debt	(3,852)	(971)	(4,823)
Net cash (used in) provided by capital and related financing activities	<u>399,022</u>	<u>(376,580)</u>	<u>22,442</u>
Cash Flows From Investing Activities:			
Interest and other income	1,124	565	1,689
Net cash provided by investing activities	<u>1,124</u>	<u>565</u>	<u>1,689</u>
Net Increase (Decrease) In Pooled Cash and Investments	437,224	(343,681)	93,544
Pooled Cash And Investments, October 1	<u>659,958</u>	<u>654,462</u>	<u>1,314,421</u>
Pooled Cash And Investments, September 30	<u>\$ 1,097,183</u>	<u>\$ 310,781</u>	<u>\$ 1,407,964</u>
Reconciliation Of Operating Loss To Net Cash Provided By Operating Activities:			
Operating loss	\$ (36,583)	\$ (177,435)	\$ (214,018)
Adjustments to reconcile operating loss to net cash provided by operating activities:			
Depreciation and amortization	54,074	155,933	210,006
Change in assets and liabilities:			
(Increase) decrease in accounts receivable	(19,639)	44,689	25,051
(Decrease) increase in accounts payable	(11,273)	286	(10,988)
Increase (Decrease) in accrued liabilities	8,758	1,792	10,550
Increase (Decrease) in compensated absences	26,541	3,194	29,735
Increase (Decrease) in OPEB liabilities	15,200	3,876	19,076
Total adjustments	<u>73,661</u>	<u>209,769</u>	<u>283,430</u>
Net Cash provided by operating activities	<u>\$ 37,078</u>	<u>\$ 32,334</u>	<u>\$ 69,412</u>

NOTES TO BASIC FINANCIAL STATEMENTS

CITY OF MIAMI SPRINGS, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The City of Miami Springs, Florida (the "City") is a political subdivision of the State of Florida located in Miami-Dade County. The City operates under a Council-Manager form of government. The City Council is governed by the City Charter and by state and local laws and regulations. The City Council is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Council-appointed City Manager. The City provides public safety, general government, recreation and public works services to its residents. The City does not provide educational, fire or hospital facilities. Those services are provided by the Miami-Dade County School Board and Miami-Dade County, respectively. The accompanying financial statements present the City for the fiscal year ended September 30, 2013.

As required by generally accepted accounting principles, these basic financial statements present the reporting entity of the City. Component units are legally separate entities for which the government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the City's combined financial statements to be misleading or incomplete. The primary government is considered financially accountable if it appoints a voting majority of an organization's governing body and 1) it is able to impose its will on the organization or 2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the Board. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity financial statements to be misleading or incomplete.

Based on the application of the criteria set forth by the Governmental Accounting Standards Board, management has determined that one entity met the definition for inclusion as a blended component unit. There were no discretely presented component units.

Blended Component Unit – Miami Springs Properties, Inc. (MSPI) was incorporated during fiscal year 2012 and is a wholly owned subsidiary of the City and a blended component unit of the City. MSPI is governed by the City's elected council. MSPI is included as a blended component unit because the City is able to impose its will on MSPI and there is a direct financial benefit to the City. MSPI has a calendar year end and its first year of operations was for the year ended December 31, 2012. The December 31, 2012 financial statements are reported as a special revenue fund and does not issue separate financial statements. See Note 11 for additional information regarding this entity.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and fund financial statements (Continued)

clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers receivables collected within 60 days after year-end to be available and recognizes them as revenues of the current year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the City receives cash.

The City reports the following major governmental funds:

The **general fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **law enforcement trust fund (LETf)** is used to account for the resources accumulated from the sale of forfeited property as well as federal grants, all proceeds are to be used for law enforcement purposes only.

The City reports the following major proprietary funds:

The **sanitation fund** accounts for the operations of solid waste collection services, which are funded through user charges.

The **stormwater fund** accounts for the infrastructure and operations of stormwater transportation, which is funded through user charges.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The financial statements of the City have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting. The financial statements of the City follow the guidance of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* for both the government wide and proprietary fund financial statements. Governments also have the option of following subsequent FASB pronouncements for their business-type activities and enterprise funds subject to this same limitation. The City has elected not to follow subsequent FASB guidance.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's enterprise fund functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, and 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the sanitation and stormwater funds, are charges to customers for services.

Operating expenses for the enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then unrestricted resources as needed.

IMPLEMENTATION OF GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENTS

The City implemented the following GASB Statement during the fiscal year ended September 30, 2013 that had an impact on the financial statements:

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

This Statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources. It further identifies net position as the residual of all other elements presented in a statement of net position.

D. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of six months or less from the date of

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Deposits and Investments (continued)

acquisition. The City maintains a pooled cash account for all funds. This enables the City to invest large amounts of idle cash for short periods of time and to optimize earnings potential.

The City's investments are reported at fair value the majority of which are in the form of certificate of deposits, money market accounts, and overnight repo accounts with qualified public depositories. The City's investment in the State Board of Administration Investment Pool is divided into the Local Government Surplus Funds Trust Fund Investment Pool ("LGIP") and the Fund B Surplus Funds Trust Funds ("Fund B"). The LGIP is considered a SEC 2A-7-like fund, thus reported at its fair value of its position in the pool, which is the same as its value of the pool shares. The Fund B is accounted for as a fluctuating NAV pool. The fair value for September 30, 2013 was 1.13262284. The account balance in Fund B should be multiplied by the factor in order to calculate the fair value of the City's investment in Fund B.

E. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All trade and property tax receivables are shown net of an allowance for uncollectibles. Uncollectible accounts receivable allowances are based on historical trends.

F. Property Taxes

Property values are assessed as of January 1 of each year, at which time taxes become an enforceable lien on property. Tax bills are mailed for the City by Miami Dade County on or about October 1 of each year and are payable with discounts of up to 4% offered for early payment. Taxes become delinquent on April 1 of the year following the year of assessment and State law provides for enforcement of collection of property taxes by seizure of the personal property or by the sale of interest-bearing tax certificates to satisfy unpaid property taxes.

Assessed values are established by the Miami-Dade County Property Appraiser. In November 1992, a Florida constitutional amendment was approved by the voters, which provides for limiting the increases in homestead property valuations for ad valorem tax purposes to a maximum of 3% annually and also provides for reassessment of market values upon changes in ownership. The County bills and collects all property taxes and remits them to the City.

State statutes permit municipalities to levy property taxes at a rate of up to 10 mills (\$10 per \$1,000 of assessed taxable valuation). The tax levy of the City is established by the City Council and the Miami-Dade County Property Appraiser incorporates the City's millage into the total tax levy, which includes the County and the County School Board tax requirements. The millage rate assessed by the City for the year ended September 30, 2013 was 6.9950 mills (\$6.995 per \$1,000 of taxable assessed valuation).

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

G. Inventories and Prepaid Costs

Inventories are valued at cost using the first-in, first-out (FIFO) method. The costs of governmental fund-type inventories are recorded as expenditures when consumed rather than when purchased (consumption method).

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

H. Restricted Assets

Proceeds from forfeiture funds are classified as restricted in the Law Enforcement Special Revenue Fund since these resources are specifically earmarked for law enforcement purposes only. Additionally, proceeds from the People's Transportation Tax are classified as restricted since these resources may only be used for road and transportation related expenditures.

I. Capital Assets

Capital assets include, property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add value to the asset or materially extend its useful life are not capitalized.

Capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	50
Improvements	20-30
Public domain infrastructure	40
System infrastructure	50
Furniture and equipment	5-10

J. Unearned Revenues

Unearned revenues include amounts collected before revenue recognition criteria are met and receivables, which, under the modified accrual basis of accounting, are measurable, but not yet available. The unearned items consist primarily of license and permit revenues, and developer fees related to the tax credit transaction.

K. Compensated Absences

City employees are granted vacation and sick leave in varying amounts based on length of service and the department, which the employee serves. It is the City's sick leave policy to permit employees to accumulate earned but unused sick pay benefits.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

K. Compensated Absences (continued)

The City's vacation policy is that earned vacation must be taken within one year of the employee's anniversary date, as there is no carryover from one period to another. Unused vacation pay, if any, is paid with the employee's termination or retirement.

The liability for these compensated absences is recorded as a long-term debt in the government-wide financial statements. The current portion of this debt is estimated based on historical trends. In the fund financial statements, governmental funds report only the compensated absences that have matured (i.e. unused reimbursable leave still outstanding following an employee's resignation or retirement), while the proprietary funds report the liability as it is incurred. For governmental activities, compensated absences are generally liquidated by the General Fund.

L. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond issuance costs are amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as debt service expenditures.

M. Net Position

Total equity as of September 30, 2013, is classified into three components of net position:

- Net investment in capital assets: This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.
- Restricted net position: This category consists of net assets restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law, through constitutional provisions or enabling legislation.
- Unrestricted net position: This category includes all of the remaining net position that does not meet the definition of the other two categories.

Reconciliation of Net investment in capital assets

Capital assets - net	\$ 24,801,956
Bonds and loans payable	<u>(3,868,348)</u>
Net investment in capital assets	<u>\$ 20,933,608</u>

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

N. Fund Balance-Governmental Funds

As of September 30, 2013, fund balances of the governmental funds are classified as follows:

Non-spendable — Amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted — Amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed — Amounts that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision-making authority for the City. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the City Council. Ordinances and resolutions are equally binding.

Assigned — Amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Under the City's adopted policy, only the City Council may assign amounts for specific purposes.

Unassigned — All other spendable amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City Council has provided otherwise in its commitment or assignment actions.

In fiscal year 2010, the City Council adopted a minimum fund balance policy for the General Fund. The policy requires the unassigned fund balance at fiscal year end to be equal to 25% of the operating expenditures and transfers out budgeted for the General Fund in the subsequent year.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

N. Fund Balance-Governmental Funds (continued)

As of September 30, 2013, fund balances are composed of the following:

	General Fund	Major Special Revenue Fund LETF	Nonmajor Governmental Funds	Total Governmental Funds
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Fund balances:				
Nonspendable:				
Inventories	\$ 133,812	\$ -	\$ -	\$ 133,812
Restricted for:				
Law enforcement	-	760,557	-	760,557
Debt service	-	-	675	675
Transit & Transportation	-	-	422,685	422,685
Capital projects	-	-	6,138	6,138
Committed to:				
Hurricane contingency	500,000	-	-	500,000
Pool improvements	77,316	-	-	77,316
Unassigned:	2,981,214	-	(187,476)	2,793,738
Total fund balances	\$ 3,692,342	\$ 760,557	\$ 242,022	\$ 4,694,921

	General Fund	Major Special Revenue Fund LETF	Nonmajor Governmental Funds	Total Governmental Funds
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Fund balances:				
Nonspendable	\$ 133,812	\$ -	\$ -	\$ 133,812
Restricted	-	760,557	429,498	1,190,055
Committed	577,316	-	-	577,316
Assigned	-	-	-	-
Unassigned	2,981,214	-	(187,476)	2,793,738
Total fund balances	\$ 3,692,342	\$ 760,557	\$ 242,022	\$ 4,694,921

O. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts of assets, liabilities, disclosure of contingent liabilities, revenues, and expenditures/expenses reported in the financial statements and accompanying notes. These estimates include assessing the collectability of receivables, OPEB, the realization of pension assets and the useful lives of capital assets. Although those estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

P. Employee Benefit Plans and Net Pension Asset/Obligation

The City provides two separate defined benefit pension plans for its general employees and police officers. At September 30, 2013, the City recorded a net pension asset related to both plans in its government-wide statement of net assets. The net pension asset/obligations are functions of annual required contributions, interest, adjustments to the annual required contribution, annual pension costs and actual employers contributions made to the Plans. Please refer to Note 8 for further information.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Q. Post Employment Benefits Other Than Pensions (OPEB)

Pursuant to Section 112.0801, Florida Statutes, the City is mandated to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. Retirees are required to pay 100% of the premium rates where premiums are determined based upon a blended rates used for active employees and retirees. These premium rates were adjusted to reflect differing utilization rates by age and gender and the impact of the Medicare program on claim costs. The blended rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees.

The City currently provides these benefits in accordance with the vesting and retirement requirement of the City of Miami Springs Retirement System and Elected Officials Retirement Plan covering substantially all elected officials, regular full time general, and police department employees of the City.

The City is financing the post employee benefits on a pay-as-you go basis. As determined by an actuarial valuation, the City records a Net OPEB obligation in its government-wide and proprietary financial statements related to the implicit subsidy. The OPEB plan does not issue separate financial statements.

R. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted- net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which resources are considered to be applied. It is the City's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

By its nature as a local government unit, the City is subject to various federal, state, and local laws and contractual regulations. The City has no material violations of finance-related legal and contractual obligations.

Fund Accounting Requirements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like any other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related requirements, bond covenants, and segregation for management purposes.

Revenue Restrictions

The City has various restrictions placed over certain revenue sources from federal, state, or local requirements.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (continued)

The primary revenue sources include:

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Gas Tax	Roads, sidewalks, streets
Transportation Tax	Transportation and roads
Nutrition Program for the Elderly	Grant Program Expenditures
Department of Health & Human Services	Grant Program Expenditures
Federal Forfeitures	Law Enforcement
Department of Energy	Grant Program Expenditures

For the fiscal year ended September 30, 2013, the City complied, in all material respects, with these revenue restrictions.

Excesses of expenditures over appropriations

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the General fund for the following departments; City Manager \$15,749, City attorney \$4,986, human resources \$19,456, public works-streets & sidewalks \$15,326, public works-building maintenance \$76,208, public works-properties \$40,835, public works-fleet maintenance \$9,047, recreation-golf pro shop \$30,472 and recreation-golf maintenance \$5,466. These over-expenditures were funded by available fund balance and greater than anticipated revenues in the General fund.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Law Enforcement Trust fund in capital outlay \$97,010. These over-expenditures were funded by available fund balance.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Road and Transportation fund in capital outlay-public works \$600. These over-expenditures were funded by greater than anticipated revenues in the Road and Transportation fund and available fund balance.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Debt Service Trust fund in principal retirement \$646. These over-expenditures were funded by available fund balance.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Capital Projects fund in economic and community development \$428 and in capital outlay \$74,507 and . These over-expenditures were funded by available fund balance and greater than anticipated revenues in the Capital Projects fund.

3. DEPOSITS AND INVESTMENTS

The City, for accounting and investment purposes, maintains a cash and investment pool for use by all City funds. This gives the City the ability to invest large amounts of idle cash for short periods of time and to maximize earning potential. Each fund's portion of this pool is displayed on the balance sheets as cash and equity in pooled cash and investments. Income earned on pooled cash and investments is allocated to the respective funds based on relative month-end balances. In addition, cash and investments are separately held by the City's Enterprise Funds and related investment income is recorded in these funds.

3. DEPOSITS AND INVESTMENTS (CONTINUED)

The City does not have a written investment policy and follows the State of Florida investment policy as set forth in State Statute 218-415. Allowable investments include United States government obligations, guaranteed United States agency short-term issues, the State Board of Administration (SBA) Local Government Surplus Funds Investment Pool (LGIP), Florida bank certificates of deposit, and investments authorized by City Council.

As of September 30, 2013, the City had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>
BB&T Money Market	\$ 3,520,936	1
Certificates of Deposit	650,000	286
State Board of Administration	<u>37,614</u>	1
Total Fair Value	<u>\$ 4,208,550</u>	
Portfolio weighted average maturity		<u>36</u>
* Net of unrealized loss of \$5,751		

At September 30, 2013, the City's investment in the State Pool (SBA) consisted of Fund B in the amount of \$37,614.

Interest Rate Risk – The City does not have a written policy on interest rate risk, however, the City manages its exposure to declines in fair values by limiting the weighted average monthly maturity of its investment portfolio to less than six months (180 days). At September 30, 2013, the portfolio's weighted average maturity was 36 days. Due to the nature of the securities in Fund B, the interest rate risk information required by GASB 40 (i.e., weighted average days to maturity (WAM) of the LGIP, etc.) is not available. The weighted average life (WAL) of Fund B at September 30, 2013 was 4.04 years.

Credit Risk – The City's investments in the State Board of Administration (SBA) Local Government Surplus Funds Investment Pool (which has the characteristics of a Money Market Fund) are not required to be categorized as these investments are not evidenced by securities that exist in physical or book entry form. The State Pool is administered by the Florida State Board of Administration ("SBA"), who provides regulatory oversight. In a prior year, the SBA reported that State Pool was exposed to potential risks due to indirect exposure in the sub-prime mortgage financial markets. Consequently the SBA placed some restrictions on how participants could access portions of their surplus fund and ultimately restructured the State Pool into two separate pools ("LGIP" and "Fund B"). The LGIP has adopted operating procedures consistent with the requirements for a 2a7-like fund.

At fiscal year-end, the City has no surplus fund invested in the LGIP. The LGIP was rated AAAM by Standard and Poor's as of September 30, 2013. The Fund B is reported at fair value, determined by the fair value per share of the pool's underlying portfolio and is not rated by a nationalized statistical rating agency. At September 30, 2013 the Fair Value factor for Fund B was 1.13262284.

Concentration of Credit Risk – There are no limits on the amount that may be invested in Certificates of Deposits (CD's) placed with public depositories or funds placed with the SBA. At September 30, 2013, 15% of the City's investments were in the form of CD's.

Custodial credit risk (deposits) - In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. All of the City's deposits are entirely insured by federal depository insurance or collateralized by the multiple financial institution collateral pool

3. DEPOSITS AND INVESTMENTS (CONTINUED)

pursuant to Florida Statutes, Chapter 280, "Florida Security for Public Deposits Act." Under the Act, all qualified public depositories are required to pledge eligible collateral having a fair value equal to or greater than the average daily or monthly balance of all public deposits, multiplied by the depository's collateral pledging level. The book value of the City's deposits on the balance sheet date was \$1,424,862. The bank balance of the City's deposits as of September 30, 2013 was \$1,717,057.

Custodial credit risk (investments) – For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investment. The City's investments in the State Board of Administration (SBA) LGIP (which has the characteristics of a Money Market Fund) are not required to be categorized as these investments are not evidenced by securities that exist in physical or book entry form. Additionally, these investments are not entirely collateralized nor insured by the State of Florida.

A reconciliation of deposits and investments as shown on the balance sheet and the statement of net assets is as follows:

<u>Per Statement of Net Position</u>		<u>By Category</u>	
Cash and equity in pooled cash	\$ 4,853,663	Cash	\$ 7,854
and investments			
Restricted assets:		Deposits	1,727,738
Cash and cash equivalents	1,090,479	Investments	4,208,550
	<u>\$ 5,944,142</u>		<u>\$5,944,142</u>

The City does not participate in any securities lending transactions nor has it used held or written derivative financial instruments.

4. RECEIVABLES AND PAYABLES

Receivables at year-end for the City's governmental funds, including the applicable allowance for uncollectible accounts, are as follows:

	<u>General</u>	<u>Non-major Governmental</u>	<u>Total Receivables</u>
Governmental activities			
Accounts	\$ 75,378	\$ -	\$ 75,378
Taxes	551,616	106,509	658,125
Other	366,756	22,556	389,312
Gross receivables	993,750	129,065	1,122,815
Less: Allowance for Uncollectibles	(29,167)	-	(29,167)
Net total receivables	<u>\$ 964,583</u>	<u>\$ 129,065</u>	<u>\$ 1,093,648</u>

4. RECEIVABLES AND PAYABLES (CONTINUED)

Receivables at year-end for the City's business-type activities, including the applicable allowance for uncollectible accounts, are as follows:

	<u>Sanitation</u>	<u>Stormwater</u>	<u>Totals</u>
Accounts	\$197,089	\$ 37,713	\$234,802
Less: Allowance for Un-collectibles	<u>(165,539)</u>	<u>(12,844)</u>	<u>(178,383)</u>
Net total receivables	<u>\$31,550</u>	<u>\$ 24,869</u>	<u>\$56,419</u>

Governmental funds report *unearned revenues* for receivables on revenues considered to be not yet available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition on revenues received but not yet earned. On September 30, 2013, *unearned revenue* in the governmental funds amounted to \$74,170 representing FY 2013-14 occupational licenses that were paid in advance. In addition, there were \$490,352 in deferred developer fees related to the blended component unit as a result of the tax credit transaction.

Revenues of the Sanitation and Stormwater funds are reported net of uncollectible amounts. The allowance for uncollectibles was adjusted against current revenues. Total uncollectible amounts related to revenues of the current period are as follows:

Uncollectibles related to solid waste fees	165,539
Uncollectibles related to stormwater fees	<u>12,844</u>
Total uncollectibles of the current fiscal year	<u>\$178,383</u>

Payables at September 30, 2013 were as follows:

	<u>Vendors</u>
Governmental activities:	
General	\$ 104,174
LETF	36
Nonmajor funds	<u>37,461</u>
Total governmental activities	<u>\$ 141,670</u>
Business-type activities:	
Sanitation	33,535
Stormwater	<u>1,146</u>
Total business-type activities	<u>\$ 34,681</u>

5. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2013 was as follows:

	<u>Balance</u>				<u>Balance</u>
	<u>October 1, 2012</u>	<u>Additions*</u>	<u>Deletions</u>	<u>Transfers</u>	<u>September</u>
					<u>30, 2013</u>
Governmental activities					
Capital assets not being depreciated:					
Land	\$ 1,865,904	1,220,000	\$ -	\$ -	\$ 3,085,904
Construction in progress	<u>294,182</u>	<u>474,507</u>	-	<u>(677,991)</u>	<u>90,698</u>
Total capital assets not being depreciated	<u>2,160,086</u>	<u>1,694,507</u>	-	<u>(677,991)</u>	<u>3,176,602</u>

5. CAPITAL ASSETS

Capital assets being depreciated:

Building	13,044,022	4,527,086	-	427,991	17,999,099
Infrastructure	16,472,647	-	-	-	16,472,647
Improvements other than buildings	3,402,540	50,450	-	-	3,452,990
Machinery and equipment	<u>7,436,488</u>	<u>349,584</u>	<u>(283,944)</u>	<u>250,000</u>	<u>7,752,128</u>
Total capital assets being depreciated	<u>40,355,697</u>	<u>4,927,120</u>	<u>(283,944)</u>	<u>677,991</u>	<u>45,676,864</u>

Less accumulated depreciation for:

Building	(3,539,752)	(266,967)	-	-	(3,806,719)
Infrastructure	(12,620,391)	(403,643)	-	-	(13,024,034)
Improvements other than buildings	(2,088,012)	(153,906)	-	-	(2,241,918)
Machinery and equipment	<u>(4,741,410)</u>	<u>(504,844)</u>	<u>267,415</u>	<u>-</u>	<u>(4,978,839)</u>
Total accumulated depreciation	<u>(22,989,565)</u>	<u>(1,329,360)</u>	<u>267,415</u>	<u>-</u>	<u>(24,051,510)</u>
Total capital assets being depreciated, net	<u>17,366,132</u>	<u>3,597,760</u>	<u>(16,529)</u>	<u>677,991</u>	<u>21,625,354</u>
Governmental activities capital assets, net	<u>\$ 19,526,218</u>	<u>\$ 5,292,267</u>	<u>\$ (16,529)</u>	<u>\$ -</u>	<u>\$ 24,801,956</u>

* Additions of \$5,816,348 as well as depreciation of \$57,805 are related to the inclusion of Miami Springs Properties, Inc. as a blended component unit as a result of the historic tax credit transaction. See Notes 1 and 11.

	Balance October 1, 2012	Additions	Deletions and Transfers	Balance September 30, 2013
Business-type activities				
Capital assets not being depreciated:				
Construction in Progress	<u>-</u>	<u>62,956</u>	<u>(62,956)</u>	<u>-</u>
Total capital assets not being depreciated	<u>-</u>	<u>62,956</u>	<u>(62,956)</u>	<u>-</u>
Capital assets being depreciated:				
Infrastructure	4,348,542	-	62,956	\$4,411,498
Machinery and equipment	<u>1,673,606</u>	<u>271,195</u>	<u>-</u>	<u>1,944,801</u>
Total capital assets being depreciated	<u>6,022,148</u>	<u>271,195</u>	<u>62,956</u>	<u>6,356,299</u>
Less accumulated depreciation for:				
Infrastructure	(1,953,044)	(147,510)	-	(2,100,554)
Machinery and equipment	<u>(1,121,903)</u>	<u>(62,497)</u>	<u>-</u>	<u>(1,184,400)</u>
Total accumulated depreciation	<u>(3,074,947)</u>	<u>(210,006)</u>	<u>-</u>	<u>(3,284,953)</u>
Total capital assets being depreciated, net	<u>2,947,200</u>	<u>61,189</u>	<u>62,956</u>	<u>3,071,345</u>
Business activities capital assets, net	<u>\$ 2,947,200</u>	<u>\$ 124,144</u>	<u>\$ -</u>	<u>\$ 3,071,345</u>

5. **CAPITAL ASSETS (CONTINUED)**

Depreciation expense was charged to functions/programs of the City as follows:

General government	\$ 228,362
Public Safety	185,201
Public works	472,422
Recreation and social services	374,798
Economic and community development	<u>68,577</u>
Total depreciation expense – governmental activities	<u>\$1,329,360</u>
Business- type activities	
Sanitation	54,074
Stormwater	<u>155,993</u>
Total depreciation expense – business- type activities	<u>\$ 210,006</u>

6. **LONG-TERM DEBT**

Miami-Dade County Loan Payable

During fiscal year 2003, Miami Dade County (the "County") commenced a canal dredging project which was to be paid by various municipalities based on a local match responsibility allocation. During FY 2005, the County updated its cost estimates and the City's responsibility was determined to be \$414,578. On December 20, 2005, the City executed an interlocal agreement with Miami Dade County for the repayment of this debt. Under the terms of this agreement, the note will be repaid by the City in ten annual payments of \$41,458 plus interest, commencing December 20, 2006 and ending with a final payment on December 20, 2015. The note bears interest at a variable rate. At September 30, 2013, the rate was 0.49% and the outstanding balance was \$124,372.

Capital Improvement Refunding Revenue Note-Series 2010

On September 2, 2010, the City issued the Capital Improvement Refunding Revenue Note Series 2010 in an amount of \$2,435,812 with Suntrust Bank. The proceeds were used to refund the \$2.5 Million Capital Improvement Revenue Note (series 2008) with SunTrust Bank. The refunding note has a fixed interest rate of 3.81%, is payable in monthly installments of \$15,616 and matures on September 30, 2028. The refunding note is payable solely from and secured by the City's ½ cent sales tax revenues. The City achieved a cash flow difference and an economic gain of approximately \$390,000 as a result of the refunding. The balance at September 30, 2013 was \$2,135,385.

Sales Tax Revenue Refunding Note-Series 2010

On November 29, 2010, the City issued the Sales Tax Revenue Refunding Note Series 2010 in an amount of \$2,610,000 with Branch Banking and Trust (BB&T). The proceeds were used to refund the \$5,000,000 of General Obligation Bonds, Series 1997. The refunding note has a fixed interest rate of 2.35% and matures on February 1, 2018. The refunding note is payable solely from and secured by the City's ½ cent sales tax revenues. The City achieved a cash flow difference and an economic gain of approximately \$327,000 as a result of the refunding. The balance at September 30, 2013 was \$1,713,468.

6. LONG-TERM DEBT (CONTINUED)

Debt service requirements to maturity for the fiscal year ending September 30 are summarized as follows:

	<u>Series 2010 Capital Improvement Refunding Note</u>		<u>Series 2010 Sales Tax Revenue Refunding Note</u>		<u>Total</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2014	106,639	80,762	326,778	36,427	433,417	117,189
2015	110,832	76,569	334,549	28,656	445,381	105,225
2016	114,987	72,413	342,504	20,701	457,492	93,114
2017	119,711	67,690	350,649	12,556	470,360	80,246
2018	124,418	62,983	358,987	4,218	483,405	67,201
2019-2023	699,269	237,734	-	-	699,269	237,734
2024-2028	<u>859,529</u>	<u>89,005</u>	-	-	<u>859,529</u>	<u>89,005</u>
Total, net	<u>\$2,135,385</u>	<u>\$687,156</u>	<u>\$1,713,468</u>	<u>\$102,558</u>	<u>\$3,848,853</u>	<u>\$ 789,714</u>

At September 30, 2013 and for the period then ended, the City had complied with the provisions of its bond indenture agreements.

Capital Leases

The City has entered into a lease agreement, with a local financial institution, as lessee for financing the acquisition of machinery & equipment for city-wide use. This lease agreement qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of its future minimum lease payments as of the inception date. The gross amount of equipment leased and capitalized under these leases was approximately \$887,339.

The future minimum lease obligations and the net present value of these minimum lease payments as of September 30, 2013, were as follows:

	<u>Year ending September 30,</u>
2014	187,662
2015	120,261
2016	97,794
2017	97,794
2018	<u>97,794</u>
Total minimum lease payments	601,305
Less: amount representing interest	
Interest at 1.54% to 2.95% APR	<u>(20,727)</u>
Present value of minimum Lease payments	<u>\$ 580,578</u>

Capital assets acquired through the issuance of capital leases are as follows:

	<u>Governmental Activities</u>
Machinery and equipment	416,647
Less: Accumulated depreciation	<u>(139,389)</u>
	<u>\$ 277,258</u>

6. LONG-TERM DEBT (CONTINUED)

Machinery and equipment	Business Type <u>Activities</u>
Less: Accumulated depreciation	\$ 470,692
	<u> -</u>
	<u>\$ 470,692</u>

Long-term debt activity for the year ended September 30, 2013 was as follows:

	October 1, 2012	Additions	Reductions	September 30, 2013	Due within One Year
Governmental Activities					
Bonds and notes payable:					
Sales Tax Revenue Refunding Note	2,032,656	-	(319,188)	1,713,468	326,778
Capital Improvement Refunding Revenue Note	2,239,271	-	(103,886)	2,135,385	106,639
Capital leases	<u>36,618</u>	<u>-</u>	<u>(17,869)</u>	<u>18,749</u>	<u>18,393</u>
Total bonds and notes payable	<u>4,308,545</u>	<u>-</u>	<u>(440,943)</u>	<u>3,867,602</u>	<u>451,810</u>
Other liabilities:					
Compensated absences	<u>1,474,715</u>	<u>646,363</u>	<u>(579,980)</u>	<u>1,541,098</u>	<u>985,625</u>
Governmental activity long-term liabilities	<u>\$ 5,783,260</u>	<u>\$ 646,363</u>	<u>\$(1,020,923)</u>	<u>\$ 5,408,700</u>	<u>\$ 1,437,435</u>
Business-type activities					
Bonds and notes payable:					
Capital leases	158,360	470,692	(67,223)	561,829	161,232
Note payable Miami-Dade County	<u>165,830</u>	<u>-</u>	<u>(41,458)</u>	<u>124,372</u>	<u>41,458</u>
Total bonds and notes payable	<u>324,190</u>	<u>470,692</u>	<u>(108,681)</u>	<u>686,201</u>	<u>202,690</u>
Other liabilities:					
Compensated absences	<u>97,823</u>	<u>58,368</u>	<u>(28,633)</u>	<u>127,558</u>	<u>85,613</u>
Business-type activities Long-term liabilities	<u>\$ 422,013</u>	<u>\$ 529,060</u>	<u>\$ (137,314)</u>	<u>\$ 813,759</u>	<u>\$ 288,303</u>

7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund balances for the fiscal year ended September 30, 2013 are as follows:

	Interfund <u>Receivable</u>	Interfund <u>Payable</u>
General	\$ 5,772	\$ -
Elderly Services	<u>-</u>	<u>5,772</u>
	<u>\$ 5,772</u>	<u>\$ 5,772</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

Interfund transfers for the fiscal year ended September 30, 2013 are as follows:

	Transfers <u>In**</u>	Transfers <u>Out**</u>
General	\$ -	\$ 641,062
Elderly Services	134,000	-
Debt Service	<u>507,062</u>	<u>-</u>
	<u>\$ 641,062</u>	<u>\$ 641,062</u>

7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

**Transfers in/out during the fiscal year are as follows:

- Operating subsidies from the General fund of \$134,000 to the Senior Center and \$507,062 in transfers to the Debt Service Fund to cover debt service payments.

8. EMPLOYEE RETIREMENT PLANS

(1) Plan Description

The City contributes to two single employer defined benefit pension plans: General Employees' Plan and the Police and Firefighters' Plan. Each plan provides retirement, disability, and death benefits, and annual cost-of-living adjustments to plan members and beneficiaries. The Pension Boards' of each retirement plan are authorized to establish and amend benefit provisions. Each plan issues a publicly available financial report that includes financial statements and required supplementary information for that plan. Those reports may be obtained by writing the City of Miami Springs, 201 Westward Drive, Miami Springs, Florida 33166.

(2) Funding Policy

General Employees

The pension board establishes the required employee contribution and the City is required to contribute the amount in excess of employee contributions to cover the annual pension cost. City employee members are required to contribute 5% of their annual covered salary with the City contributing any additional amount up to 15%, when the annual contribution is greater than 15% of payroll, the amount over 15% is shared equally by the City and the members. The covered payroll for plan members for the year ended September 30, 2013 was approximately \$2,821,874. Annual contributions are actuarially determined as specified by the Retirement Ordinance as of October 1st.

Police and Firefighters

The regular member contribution rate for both bargaining unit employees and non-bargaining unit managerial employees in that capacity after September 27, 1993 is 9% of earnings. If the combined City and Member contributions required for a year are less than 14% of covered payroll, the difference under 14% shall be rounded to the nearest .1% of budgeted payroll. The resulting difference shall be divided in two, with plan members reducing their contribution rates by half the difference, and the City reducing its contribution by the remaining half for that fiscal year. However, if the combined City and member contributions for any one fiscal year exceed 18% of the budgeted payroll for police officers, the excess rate over 18% will be divided by two with plan members paying half of the excess and the City paying the other half for that fiscal year. Annual contributions are actuarially determined as specified by the Retirement Ordinance as of October 1st.

8. EMPLOYEE RETIREMENT PLANS (CONTINUED)

(3) Annual Pension Cost and Net Pension Asset

General Employees

The City's annual pension cost and net pension asset to the General Employees Retirement System for the year ended September 30, 2013 was as follows:

Annual required contribution	\$(416,357)
Interest on net pension asset	4,241
Adjustment to annual required contribution	<u>(8,465)</u>
Annual pension cost	(420,581)
Contributions made	<u>429,403</u>
Increase in net pension asset	8,822
Net pension asset, beginning of year	<u>55,074</u>
Net pension asset, end of year	<u>\$ 63,896</u>

The annual required contribution for the current year was determined based on an October 1, 2012 actuarial valuation date using the aggregate actuarial cost method. Significant actuarial assumptions used in the actuarial valuation include (i) a rate of return on the investment of present and future assets of 7.7% a year compounded annually, (ii) projected salary increases ranging from 4% to 8%. Both (i) and (ii) include an inflation component of 3%. The aggregate actuarial cost method does not identify or separately amortize unfunded actuarial liabilities. The actuarial value of assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a five-year period.

Three-Year Trend Information

Fiscal Year Ended	Annual Pension Cost (APC)	% of Annual Pension Cost Contribution (APC)	Net Pension Asset
9/30/10	217,690	97.6	59,679
9/30/11	368,887	98.8	55,074
9/30/12	420,581	102.1	63,896

Police & Firefighters

The City's Annual Pension Cost and net pension asset to the Police & Firefighters' Plan for the years ended September 30, 2013 were as follows:

Annual required contribution	\$(566,884)
Interest on net pension asset	7,297
Adjustment to annual required contribution	<u>(15,690)</u>
Annual pension cost	(575,277)
Contributions made	<u>588,768</u>
Increase in net pension asset	13,491
Net pension asset, beginning of year	<u>94,769</u>
Net pension asset, end of year	<u>\$ 108,260</u>

The annual required contribution for the current year was determined based on an October 1, 2012 actuarial valuation date using the aggregate actuarial cost method. Significant actuarial assumptions used in the actuarial valuation include (i) a rate of return on the investment of present and future assets of 7.7% a year compounded annually, (ii) projected salary increases ranging from 5% to 10%. Both (i) and (ii) include an inflation component of 3%.

8. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Police & Firefighters (Continued)

The assumptions did not include post-retirement benefit increases. The aggregate actuarial cost method does not identify or separately amortize unfunded actuarial liabilities. The actuarial value of assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a five-year period.

Fiscal Year Ended	Three-Year Trend Information		
	Annual Pension Cost (APC)	% of Annual Pension Cost Contribution (APC)	Net Pension Asset
9/30/10	332,207	107.6	103,669
9/30/11	484,328	98.2	94,769
9/30/12	575,277	102.3	108,260

(4) Funded Status and Funding Progress

The funded status of the Plans as of October 1, 2012 the most recent actuarial valuation date is as follows:

General Employees' Plan:

Actuarial Valuation Date	Actuarial Value of Assets (AVA) (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded Accrued Liability (UAAL) (b)-(a)	Funded Ratio (a)/(b)	Covered Payroll (c)	UAAL As % of Covered Payroll ((b)-(a))/(c)
10/1/12	14,537,003	15,971,613	1,434,610	91.0	2,821,874	50.8

Police & Firefighters' Plan:

Actuarial Valuation Date	Actuarial Value of Assets (AVA) (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded Accrued Liability (UAAL) (b)-(a)	Funded Ratio (a)/(b)	Covered Payroll (c)	UAAL As % of Covered Payroll ((b)-(a))/(c)
10/1/12	22,335,041	27,288,530	4,953,489	81.8	2,622,925	188.9

The schedule of funding progress, presented as required supplementary information (RSI) following the notes to the financial statements, present multiyear trend information about whether the actuarial values of plan assets are increasing or decreasing over time relative to the AALs for benefits.

Additional information as of the latest actuarial valuation follows:

	General Employees	Police & Firefighters' Plan
Valuation date	October 1, 2012	October 1, 2012
Actuarial cost method	Entry Age Normal	Entry Age Normal
Amortization method	Level Dollar, Closed	Level Dollar, Closed
Remaining amortization period	22 Years	22 Years
Asset valuation method	5 Year Smoothed Market	5 Year Smoothed Market
Actuarial assumptions:		
Investment rate of return	7.60%	7.60%
Projected salary increases	4.0%-8% based on service	5.0%-10% based on service
Inflation	3.00%	3.00%
Cost of living adjustments	N/A	N/A

8. EMPLOYEE RETIREMENT PLANS (CONTINUED)

(5) DROP Plan

On October 8, 2001, the General Employees Retirement Plan adopted a Deferred Retirement Option Plan ("DROP") for participants who are eligible to receive normal retirement. Eligible members may participate by applying to the Board.

On February 9, 1998, the Police and Firefighters Pension Plan adopted a DROP for participants who are eligible to receive normal retirement and have either attained age 55 with ten years of continuous service, or have completed 25 years of service. Eligible members may participate by applying to the Board.

For Police & Firefighters', eligibility to participate shall be forfeited if not exercised within the first 29 years of service. However, participation will be permitted for those members with more than 27 years of service as of January 1, 1998.

Upon a member's election to participate in the DROP, that member shall cease to be a member his or her respective Plan and shall be precluded from any additional benefits under the Plan; accordingly, that member shall be considered retired.

Monthly retirement benefits that would have been payable had the member retired and elected to receive monthly pension payments will be paid into the DROP and credited to the retired member. Payments into the DROP are made monthly for the period the retired member participates in the DROP, up to a maximum of 60 months.

Payments into the DROP will earn the same return as earned by the remainder of the Plan assets.

Upon termination of employment, participants in the DROP have the option of receiving the balance of their account either in a lump sum distribution or in any other form of payment selected by the participant, approved by the Board and conforming to applicable laws.

(6) Defined Contribution Plan

The City of Miami Springs 401(a) Money Purchase Plan is a defined contribution plan established by the City to provide benefits at retirement for certain employees of upper management. At September 30, 2013, there were two plan members, the City Manager, and the Assistant City Manager/Finance Director. The City is required to contribute on behalf of each participant 14.89% of earnings for the plan year. Participants are not permitted to make contributions. City contributions fully vest in the year they are contributed. Plan provisions and contribution requirements are established and may be amended by the City Council.

The plan assets are administered by ICMA Retirement Corp. Participants are mailed quarterly statements or can obtain daily account balances through the Internet. The City does not exercise any control over the plan assets. Contributions were approximately \$40,877 for the fiscal year ended September 30, 2013.

9. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters for which the City carries commercial insurance. There have been no reductions in insurance coverage from coverages in the prior year and there have been no claims settled which have exceeded insurance coverage for each of the past three years.

9. RISK MANAGEMENT (CONTINUED)

Liability Insurance

The public liability program is designed to cover all public liability type claims incurred, subject to the limitation established by the State of Florida Waiver of Sovereign Immunity Act. Insurance coverage is primarily provided by the Florida Municipal Liability Insurance Program supplemented by other policies and outside carriers. The City's deductible portion of liability claims and premiums paid to insurers are charged to the funds as incurred.

Workmen's Compensation

The City participated in Miami Dade County's self insured workmen's compensation program until June 30, 2012 at which time the City became fully insured by the Florida League of Cities. Premiums are billed quarterly for new claims, the City is separately responsible for future costs of those claims that were still open as of the turnover date with our prior insurer.

10. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

Plan Description. City of Miami Springs ("the City") administers a single-employer defined benefit healthcare plan ("the Plan") that provides postretirement medical and dental coverage to retirees as well as their eligible spouses and dependents. Benefits are provided through the City's group health insurance plan. The Plan does not issue a publicly available financial report.

Eligibility: Any employee of the City of Miami Springs who satisfies the Vesting, Disability, Early or Normal Retirement provisions of the applicable Retirement Plans may be eligible for certain post-employment benefits. Following presents the eligibility requirements for retirement under the City's three Retirement Plans: Police and Firemen Pension Plan, General Employees Pension Plan and General Employees 401(a).

Vesting retirement: General Employees: Members become fully vested after 5 years of credited service. Police Officers: Members become fully vested after 5 years of credited service. However, with respect to all groups, there are no OPEB benefits available after termination of employment, unless employee satisfies eligibility requirements for any other retirement benefits listed below.

Disability retirement: General Employees: Members are eligible for a non-duty disability pension after 10 years of creditable service. For duty disability, there is no service credit requirement. Police Officers: Members are eligible for a non-duty disability pension after 10 years of creditable service. For duty disability, there is no service credit requirement.

Early retirement: General Employees: The attainment of age 55 with 10 years of creditable service. Police Officers: The attainment of age 50 with 10 years of creditable service.

Normal retirement: General Employees: The earliest of the attainment of age of 62 with 5 years of creditable service or when age plus service equals 75 years. Police Officers: The earliest of the attainment of age of 55 with 10 years of 20 years of service regardless of age.

DROP retirement: General Employees and Police Officers: The Deferred Retirement Option Program (DROP) is available to Members of Pension Plans at the attainment of the applicable Normal Retirement Age. While in DROP, participants receive coverage as active employees with eligibility for OPEB immediately after actual retirement.

10. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

DC Plan participants: There are no age or service requirements that must be met to "retire" under the provisions of the Defined Contribution (DC) Plan. However, to be eligible for OPEBs employees must meet requirements applicable to similarly situated participants of the Pension Plan. The post-employment benefits include (a) continued coverage for the retiree and dependent in the Medical/Prescription, (b) continued coverage under the Dental Plan and (c) continued coverage under the Vision Plan.

Health-Related Benefits: Eligible retirees may choose among the same Medical Plan options available for active employees of the City. Dependents of retirees may be covered at the retirees' option the same as dependents of active employees. Prescription Drug coverage is automatically extended to retirees and their dependents who continue coverage under any one of the Medical Plan options. Covered retirees and their dependents are subject to all the same Medical and Prescription Drugs benefits and rules for coverage as are active employees. Retirees and their dependents who attain age 65 are not required to enroll in Part B under Medicare in order to remain covered under the program. The Plan pays as secondary only for those actually enrolled in Parts A and B.

Continued coverage in the City's Dental and Vision Plans is available to all retirees and their dependents under the same terms as active employees.

Results presented in this report are based on the healthcare plan design in effect as of October 1, 2012.

Retiree Contributions for Medical/Prescription Benefits: All retirees must pay the required premium presented below in order to continue coverage for themselves and/or their dependents after retirement. The stated policy is that premium contribution required from retirees is equal to the blended group rate. The following chart presents the current (October 1, 2012) premium contributions required to be paid by retirees for continued coverage.

Premiums Paid by Retirees* as of October 1, 2012		
Plan	Retiree Only	Retiree and Spouse
HMO	\$480.27	\$1,066.23
POS	\$503.39	\$1,117.57

*Regardless of Medicare Eligibility

Survivorship Benefits: No benefit (other than COBRA coverage) is offered to surviving dependents of either active employees or retirees.

Dental and Vision Plans: Dental and vision benefits for retirees and their dependents are voluntary and fully paid by the employee. Consequently, dental and vision benefits are not Employer-provided in any sense and are not considered as other post-employment benefits for the purposes of GASB Statement No. 45.

COBRA benefits: Former employees, retirees and dependents may be eligible for extended benefits under COBRA, regardless of the terms of the employer's other post-employment benefits. COBRA benefits are not considered as other post-employment benefits for the purposes of GASB Statement No. 43 and 45.

Life insurance: General Employee retirees may also continue after retirement their participation in the Employer-sponsored life insurance policy. The benefit is 100% of salary until age 65, whereupon the policy drops to \$ 5,000. There is no cost to retiree.

10. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Termination and amendment: The post-employment benefits are extended to retirees and continued at the discretion of the City, which reserves the right (subject to State Statute and any collective bargaining agreements) to change or terminate benefits and to change contributions required from retirees in the future as circumstances change.

For fiscal year 2013, the City contributed \$69,199 to the plan.

The postretirement medical and dental benefits are currently funded on a pay-as-you go basis (i.e., City funds on a cash basis as benefits are paid). No assets have been segregated and restricted to provide postretirement benefits.

Annual OPEB Cost and Net OPEB Obligation. The City's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the *annual required contribution of the employer (ARC)*, an amount actuarially determined in accordance with the parameters of

GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

The City's annual OPEB cost for the fiscal year ended 2013, the sixth year of implementation of GASB Statement 45, and the related information for each plan are as follows:

Annual required contribution	\$ 191,294
Interest on net OPEB obligation	17,855
Adjustment to annual required contribution	<u>(18,462)</u>
Annual OPEB cost	190,687
Contributions made	68,176
Increase in net OPEB obligation	<u>122,511</u>
Net OPEB obligation—beginning of year	510,153
Net OPEB obligation—end of year	<u>\$632,664</u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2013 were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
09/30/2011	\$150,987	32.70%	\$388,183
09/30/2012	\$182,683	33.23%	\$510,156
09/30/2013	\$190,687	36.29%	\$631,641

10. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Funded Status and Funding Progress. The schedule below shows the balance of the actuarial accrued liability (AAL), all of which was unfunded as of September 30, 2013.

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (a-b)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll (a-b)/c
10/1/2006	\$ 0	\$1,483,425	\$1,483,425	0%	\$6,301,839	23.54%
10/1/2009	\$ 0	\$1,493,954	\$1,493,954	0%	\$6,283,252	23.78%
10/1/2011	\$ 0	\$1,823,433	\$1,823,433	0%	\$7,087,665	25.73%

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events in the future. Amounts determined regarding the funded status of the plan and the annual required contributions by the City are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Actuarial Methods and Assumptions. Projections of benefits are based on the substantive plan (the Plan as understood by the employer and plan members) and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the City and the plan members to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. The following summarizes other significant methods and assumptions used in valuing the AAL and benefits under the plan.

Actuarial valuation date	10/01/2011
Amortization method	Level percent, closed
Remaining amortization period	25 years
Actuarial assumptions:	
Discount rate	3.50%
Payroll growth assumption	4.00%
Mortality table	1983 Group Annuity Mortality
Inflation rate	3.0%
Investment return	3.5%
Projected salary increases-general	4% to 8% based on service
Projected salary increases-police	5% to 10% based on service
Healthcare cost trend rate:	

Year of increase	Medical/Rx
2013	7.5%
2014	7.0%
2015	6.5%
2016	6.0%
2017	5.5%
Thereafter	5.0%

10. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Further, the valuation assumes that the City will continue to fund the liability on a pay-as-you-go basis and that the City's policy is that its per-capita contribution for retiree benefits will remain as the 2013 level. As a result, the retiree contributions will be increased to the extent necessary so that they are sufficient to provide for the difference between the gross costs and the fixed City contributions.

11. CURTISS MANSION RESTORATION AND REDEVELOPMENT PROJECT

The Curtiss Mansion (the Mansion) is a two story deltoid-shaped and multi-massed example of Pueblo-Mission Revival architecture. Built in 1925 by Glen Curtiss as his private residence, the Mansion was originally called "Dar-en-aha," meaning the house of contentment. The Mansion was designated as a historic site in 1987 and was placed on the National Register of Historic sites in 2001.

The City executed a management and operation agreement for the Mansion with Curtiss Mansion, Inc. (CMI), a Florida non-profit corporation, in September 2000. Under this agreement, CMI is responsible for all fundraising activities necessary to fund the necessary renovations to the Mansion. These funds would be raised from grants and outside parties. Renovations to the Mansion began in 2009 and were completed in December 2012.

On June 8, 2012, the City entered into a sixty-five year ground lease with Miami Springs Landlord, LLC (MSL, LLC) for the Mansion property. MSL, LLC prepaid the entire term of the lease for \$1. A nineteen year master lease agreement was then entered into between MSL, LLC and Miami Springs Master Tenant, LLC (MSMT, LLC) on June 8, 2012. MSL, LLC intends to rehabilitate the Mansion in a manner that qualifies for the historic rehabilitation tax credit allowed for qualified rehabilitation expenditures incurred in connection with the "certified rehabilitation" of a "certified historic structure" (the "Historic Tax Credits") pursuant to Section 47 of the Internal Revenue Code of 1986, as amended from time to time (the "Code"). MSMT, LLC has been formed to lease the Mansion from the MSL, LLC pursuant to the terms of the lease. MSL, LLC and MSMT, LLC have executed or will execute a certain Credit Pass-Through Agreement (the "Credit Pass-Through Agreement") of even date herewith pursuant to which the MSL, LLC will elect Section 50 of the Code to pass-through to the MSMT, LLC the Historic Tax Credits, to which MSL, LLC is otherwise entitled as a result of the rehabilitation of the Mansion. As of September 30, 2013, approximately \$746,000 tax credit contributions had been received by MSMT, LLC.

A lease for Curtiss Mansion operations between MSMT, LLC and CMI was entered into in June 8, 2012. The lease shall be for a period of five years. The lease may be subject to renewal upon expiration on such terms and conditions as are mutually agreeable to the parties at that time.

On June 8, 2012, an operating agreement was entered into between MSL, LLC, Miami Springs Properties, Inc. (a wholly owned subsidiary of the City and a blended component unit of the City) (MSPI) and MSMT, LLC. The agreement states that the ground lease entered into between the City and MSL, LLC shall first be deemed a contribution of the Mansion by the City to MSPI and second a contribution of the Mansion by MSPI to MSL, LLC.

In accordance with the ground lease and operating agreement, the City contributed the Mansion's land and building with a book value of \$4,555,133 to Miami Springs Properties, Inc. (a wholly owned subsidiary of the City and a blended component unit of the City) during the fiscal year ended September 30, 2012. The contribution was reported as an "Investment in MS Properties, Inc." on the government-wide Statement of Net Position.

11. CURTISS MANSION RESTORATION AND REDEVELOPMENT PROJECT (CONTINUED)

During the fiscal year ended September 30, 2013, the December 31, 2012 financial statements of MSPI were consolidated with the financial statements of MSL, LLC. MSPI and Subsidiary is reported as a blended component unit of the City thereby eliminating the investment in MS Properties, Inc. on the government-wide Statement of Net Position.

12. COMMITMENTS AND CONTINGENCIES

Litigation

Various suits and claims arising in the ordinary course of operations are pending against the City. While the ultimate effect of such litigation cannot be ascertained at this time, in the opinion of legal counsel, the City has sufficient insurance coverage to cover any claims and/or liabilities, which may arise from such action. The effect of such losses would not materially affect the financial position of the City or the results of its operations.

Tax-Exempt Bonds

As discussed in Note 6-*Long Term Debt*, the City has issued tax-exempt bonds to fund capital projects and infrastructure. If the bonds were deemed to be taxable, then the City's interest costs would markedly rise. The potential increase in interest costs would only be determinable at the time such debt was deemed taxable. The City does not, at this time, expect the tax-exempt status of the debt to change.

Historic Rehabilitation Tax Credit

The City's Historic Rehabilitation Tax Credits are contingent on its ability to maintain compliance with applicable sections of Section 47 of the Internal Revenue Code of 1986, as amended. Failure to maintain compliance with applicable regulations or to correct noncompliance within a specified time period could result in recapture by the limited partners of previously taken tax credits plus interest.

Grants

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. In the opinion of management, future disallowances of grant expenditures, if any, would not have a material adverse effect on the City's financial condition.

Operational Food and Beverage Agreement

On October 26, 2010, the City re-awarded its agreement (the "Agreement") with Miami Springs Country Club F&B, Inc. (the "Company") which authorized the Company to be the exclusive operator of all food and beverage services at the Miami Springs Golf and Country Club. The term of the Agreement is for a five year period ending January 9, 2016, and is not subject to any option or automatic renewal. During the years that the City operated the food & beverage operation, the losses were significant. In an effort to reduce these losses, the City entered into this agreement which removes the risk of further losses to the City and transferred it to an outside private entity.

Operating Leases

The City leases equipment for its Golf and Country Club Fund under non-cancelable operating leases. Total costs for such leases were \$76,226 for the fiscal year ended September 30, 2013.

12. COMMITMENTS AND CONTINGENCIES (CONTINUED)

Operating Leases (continued)

The City also leases office equipment and office space under non-cancelable operating leases. Total costs for such leases were \$30,804 for the fiscal year ended September 30, 2013.

The future minimum lease payments are as follows:

	<u>Year ending</u> <u>September 30.</u>	
2014		\$ 72,516
2015		50,592
2016		50,592
2017		50,592
2018		<u>50,592</u>
Total		<u>\$ 274,884</u>

**REQUIRED SUPPLEMENTARY INFORMATION
(OTHER THAN MD&A)**

CITY OF MIAMI SPRINGS, FLORIDA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FISCAL YEAR ENDED SEPTEMBER 30, 2013

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive/(Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues:				
Taxes and franchise fees	\$ 6,731,573	\$ 6,731,573	\$ 6,696,928	\$ (34,645)
Charges for services	2,076,626	2,076,626	1,983,774	(92,852)
Public service taxes	1,775,211	1,775,211	1,758,170	(17,041)
Intergovernmental	1,857,641	2,107,641	1,990,594	(117,047)
Licenses and permits	679,500	679,500	740,407	60,907
Fines and forfeitures	615,043	615,043	526,592	(88,451)
Investment income	19,000	19,000	5,389	(13,611)
Other	273,116	311,036	277,807	(33,229)
Total revenues	<u>14,027,710</u>	<u>14,315,630</u>	<u>13,979,662</u>	<u>(335,969)</u>
Expenditures:				
General government:				
Council	115,731	115,731	96,720	19,011
City Clerk	330,482	324,316	280,342	43,974
City Manager	338,264	338,264	354,013	(15,749)
City Attorney	161,000	161,000	165,986	(4,986)
Human Resources	186,293	187,342	206,798	(19,456)
Planning	122,886	127,386	127,284	102
Finance	755,308	807,588	804,559	3,029
Information Technology	362,136	362,136	349,639	12,497
Total general government	<u>2,372,100</u>	<u>2,423,763</u>	<u>2,385,340</u>	<u>38,423</u>
Public safety:				
Police	5,823,885	5,823,885	5,815,696	8,189
Building & Code Enforcement	573,013	582,145	580,793	1,352
Total public safety	<u>6,396,898</u>	<u>6,406,030</u>	<u>6,396,489</u>	<u>9,541</u>
Public works:				
Administration	411,537	403,537	346,040	57,497
Streets & sidewalks	338,713	354,413	369,739	(15,326)
Properties	596,763	649,945	690,780	(40,835)
Building maintenance	172,043	236,196	312,404	(76,208)
Fleet maintenance	13,250	27,061	36,108	(9,047)
Total public works	<u>1,532,306</u>	<u>1,671,152</u>	<u>1,755,072</u>	<u>(83,920)</u>
Recreation:				
Administration	1,495,705	1,555,046	1,484,027	71,019
Aquatics	211,545	274,481	242,946	31,535
Tennis	25,960	25,960	25,172	788
Park maintenance	123,815	122,815	108,449	14,366
Golf Administration	22,317	22,317	22,319	(2)
Golf Pro Shop	528,038	543,587	574,059	(30,472)
Golf Maintenance	804,850	1,041,383	1,046,849	(5,466)
Total recreation	<u>3,212,230</u>	<u>3,585,589</u>	<u>3,503,822</u>	<u>81,767</u>
Total expenditures	<u>13,513,534</u>	<u>14,086,534</u>	<u>14,040,722</u>	<u>45,812</u>

Continued

CITY OF MIAMI SPRINGS, FLORIDA
 BUDGETARY COMPARISON SCHEDULE
 GENERAL FUND
 FISCAL YEAR ENDED SEPTEMBER 30, 2013

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive/(Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Excess (deficiency) of revenues over (under) expenditures	<u>514,176</u>	<u>229,096</u>	<u>(61,061)</u>	<u>(381,781)</u>
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	<u>(514,176)</u>	<u>(681,577)</u>	<u>(641,062)</u>	<u>40,515</u>
Total other financing sources	<u>(514,176)</u>	<u>(681,577)</u>	<u>(641,062)</u>	<u>40,515</u>
Net change in fund balance	-	(452,481)	(702,122)	(249,641)
Fund balances, October 1	<u>4,394,465</u>	<u>4,394,465</u>	<u>4,394,465</u>	<u>-</u>
Fund balances, September 30	<u>\$ 4,394,465</u>	<u>\$ 3,941,984</u>	<u>\$ 3,692,342</u>	<u>\$ (249,641)</u>

See notes to budgetary comparison schedule

CITY OF MIAMI SPRINGS, FLORIDA
 BUDGETARY COMPARISON SCHEDULE
 LETF FUND
 FISCAL YEAR ENDED SEPTEMBER 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive/(Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Fines and forfeitures	\$ -	\$ -	\$ 49,422	\$ 49,422
Investment income	<u>10,000</u>	<u>10,000</u>	<u>1,750</u>	<u>(8,250)</u>
Total revenues	<u>10,000</u>	<u>10,000</u>	<u>51,172</u>	<u>41,172</u>
Expenditures:				
Public safety	148,637	151,905	68,329	83,576
Capital outlay	<u>-</u>	<u>-</u>	<u>97,010</u>	<u>(97,010)</u>
Total expenditures	<u>148,637</u>	<u>151,905</u>	<u>165,339</u>	<u>(13,434)</u>
Excess (deficiency) of revenues over expenditures before other financing (uses) sources	<u>(138,637)</u>	<u>(141,905)</u>	<u>(114,167)</u>	<u>27,738</u>
Other financing sources				
Appropriation of prior year fund balance	<u>138,637</u>	<u>141,905</u>	<u>-</u>	<u>-</u>
Total other financing sources	<u>138,637</u>	<u>141,905</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>-</u>	<u>-</u>	<u>(114,167)</u>	<u>(114,167)</u>
Fund balances, October 1			<u>874,725</u>	
Fund balances, September 30			<u>\$ 760,557</u>	

See notes to budgetary comparison schedule

CITY OF MIAMI SPRINGS, FLORIDA
NOTE TO BUDGETARY COMPARISON SCHEDULE
FISCAL YEAR ENDED SEPTEMBER 30, 2013

A. Budgetary Information

The following procedures are used to establish the budgetary data reflected in the financial statements:

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States.

1. Prior to July 30 of each year, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing such expenditures.
2. Public hearings are held to obtain taxpayer comments.
3. Prior to October 1, the budget is legally enacted through passage of an ordinance.
4. The level of control at which expenditures may not exceed budget is at the departmental level. The City Council approves these levels by annual resolution. The City Manager is authorized to transfer budgeted amounts within individual departments; any revisions that alter the total expenditures of any appropriation center within a fund must be approved by the City Commission.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders, contracts) outstanding at year-end are reported as reservations of fund balances and do not constitute expenditures or liabilities because commitments will be re-appropriated and honored during the subsequent year. The City legally adopts budgets for both major funds, the General fund and the Law Enforcement Trust fund. The City also adopts budgets for the Road and Transportation, Senior Center and Debt Service funds all of which are non-major governmental funds, as well as the business-type funds.

Appropriations lapse at year end, except for grants and shared revenues from other governmental units which do not lapse at year-end and are only reported to the extent of revenues recognized, and expenditures incurred for the current year. Individual amendments were not material in relation to the original adopted budget.

The final budget includes budget transfers and supplemental appropriations, which have the effect of adjusting the original adopted budget. General Fund supplemental appropriations amounted to \$740,403 for the fiscal year ended September 30, 2013 and consist primarily of the roll-forward of encumbrances from FY 2012, increases in transfers to other funds, and other miscellaneous appropriations for new equipment and citywide renovations.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Road and Transportation fund in capital outlay-public works \$600. These over-expenditures were funded by greater than anticipated revenues in the Road and Transportation fund and available fund balance.

CITY OF MIAMI SPRINGS, FLORIDA
NOTE TO BUDGETARY COMPARISON SCHEDULE
FISCAL YEAR ENDED SEPTEMBER 30, 2013

A. Budgetary Information (Continued)

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Debt Service Trust fund in principal retirement \$646. These over-expenditures were funded by available fund balance.

For the fiscal year ended September 30, 2013 expenditures exceeded appropriations in the Capital Projects fund in economic and community development \$428 and in capital outlay \$74,507 and . These over-expenditures were funded by available fund balance and greater than anticipated revenues in the Capital Projects fund.

CITY OF MIAMI SPRINGS, FLORIDA
EMPLOYEES' AND POLICE & FIREFIGHTERS' PLANS
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF FUNDING PROGRESS
 (Unaudited)

General Employees' Plan:

Actuarial Valuation Date	Actuarial Value of Assets (AVA)	Actuarial Accrued Liability (AAL) - Entry Age	Unfunded Accrued Liability (UAAL)	Funded Ratio	Covered Payroll	UAAL As % of Covered Payroll
	(a)	(b)	(b)-(a)	(a)/(b)	(c)	((b)-(a))/(c)
10/1/07	13,786,880	12,271,087	(1,515,793)	112.4	3,364,865	(45.0)
10/1/08	13,945,299	12,736,662	(1,208,637)	109.5	3,429,028	(35.2)
10/1/09	13,736,039	13,708,780	(27,259)	100.2	3,495,598	(0.8)
10/1/10	14,132,944	14,515,197	382,253	97.4	3,731,068	10.2
10/1/11	14,316,041	15,232,512	916,471	94.0	3,221,566	28.4
10/1/12	14,537,003	15,971,613	1,434,610	91.0	2,821,874	50.8

Police & Firefighters' Plan:

Actuarial Valuation Date	Actuarial Value of Assets (AVA)	Actuarial Accrued Liability (AAL) - Entry Age	Unfunded Accrued Liability (UAAL)	Funded Ratio	Covered Payroll	UAAL As % of Covered Payroll
	(a)	(b)	(b)-(a)	(a)/(b)	(c)	((b)-(a))/(c)
10/1/07	21,524,929	20,247,518	(1,277,411)	106.3	2,758,044	(46.3)
10/1/08	22,226,151	21,056,209	(1,169,942)	105.6	2,603,398	(44.9)
10/1/09	22,168,677	22,294,846	126,169	99.4	2,802,601	4.5
10/1/10	22,837,385	23,790,041	952,656	96.0	3,044,657	31.3
10/1/11	22,377,116	26,067,780	3,690,664	85.8	2,700,275	136.7
10/1/12	22,335,041	27,288,530	4,953,489	81.8	2,622,925	188.9

CITY OF MIAMI SPRINGS, FLORIDA
EMPLOYEES' AND POLICE & FIREFIGHTERS' PLANS
 SCHEDULE OF EMPLOYER CONTRIBUTIONS

General Employees' Pension Fund:

<u>Fiscal Year</u>	<u>Annual Required Contribution</u>	<u>Percentage Contributed</u>
9/30/07	194,946	104.5
9/30/08	189,174	105.0
9/30/09	177,356	100.0
9/30/10	212,519	100.0
9/30/11	364,282	100.0
9/30/12	416,357	103.1

Police & Firefighters' Pension Fund:

<u>Fiscal Year</u>	<u>Annual Required Contribution</u>	<u>Percentage Contributed</u>
9/30/07	337,176	101.9
9/30/08	343,008	103.4
9/30/09	351,875	100.0
9/30/10	325,216	109.9
9/30/11	475,428	100.0
9/30/12	566,884	103.9

COMBINING FINANCIAL STATEMENTS

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special Revenue Funds account for revenues from revenue sources which by law are designated to finance particular functions or activities of government.

Road and Transportation Fund – This fund is used to account for expenditures related to road and transportation improvements.

Senior Center Fund - This fund is used to account for the financial management of programs funded under Title III of the Older Americans Act.

Capital Projects Fund – This fund is used to account for city-wide construction projects.

Miami Springs Properties, Inc- This fund is a blended component unit related to the historic tax transaction.

Debt Service Fund

Debt Service Fund – to account for the accumulation of transfers from other funds and payment of principal and interest and fiscal charges on the City's debt which are payable from non-ad valorem taxes.

CITY OF MIAMI SPRINGS, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2013

	<u>Special Revenue Funds</u>				<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total Nonmajor Governmental Funds</u>
	<u>Senior Center</u>	<u>Road and Transportation</u>	<u>Miami Springs Properties, Inc. and Subsidiary</u>	<u>Total</u>	<u>Capital Projects Fund</u>	<u>Debt Service</u>	
<u>ASSETS</u>							
Cash and equity in pooled cash and investments	\$ 100	\$ -	\$ 302,876	\$ 302,976	\$ 18,525	\$ 675	\$ 322,176
Accounts receivable - net	22,556	106,509	-	129,065	-	-	129,065
Restricted assets:							
Cash and equity in pooled cash and investments	-	329,886	-	329,886	-	-	329,886
Total assets	<u>\$ 22,656</u>	<u>\$ 436,395</u>	<u>\$ 302,876</u>	<u>\$ 761,927</u>	<u>\$ 18,525</u>	<u>\$ 675</u>	<u>\$ 781,127</u>
<u>LIABILITIES</u>							
Accounts payable	\$ 11,364	\$ 13,710	\$ -	\$ 25,075	\$ 12,387	\$ -	\$ 37,462
Accrued payroll	5,520	-	-	5,520	-	-	5,520
Deferred revenues	-	-	490,352	490,352	-	-	490,352
Due to other funds	<u>5,772</u>	<u>-</u>	<u>-</u>	<u>5,772</u>	<u>-</u>	<u>-</u>	<u>5,772</u>
Total liabilities	<u>22,656</u>	<u>13,710</u>	<u>490,352</u>	<u>526,718</u>	<u>12,387</u>	<u>-</u>	<u>539,105</u>
<u>FUND BALANCES</u>							
Restricted	-	-	-	-	-	675	675
Assigned	-	422,685	-	422,685	6,138	-	428,823
Unassigned	-	-	(187,476)	(187,476)	-	-	(187,476)
Total fund balances	<u>-</u>	<u>422,685</u>	<u>(187,476)</u>	<u>235,209</u>	<u>6,138</u>	<u>675</u>	<u>242,022</u>
Total liabilities and fund balances	<u>\$ 22,656</u>	<u>\$ 436,395</u>	<u>\$ 302,876</u>	<u>\$ 761,927</u>	<u>\$ 18,525</u>	<u>\$ 675</u>	<u>\$ 781,127</u>

CITY OF MIAMI SPRINGS, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Special Revenue Funds			Capital Projects	Debt Service	Total Nonmajor Governmental Funds
	Senior Center	Road and Transportation	Miami Springs Properties, Inc. and Subsidiary	Capital Projects Fund	Debt Service	
Revenues:						
Charges for services	\$ 15,690	\$ 14,807	\$ -	\$ -	\$ -	\$ 30,497
Intergovernmental	177,894	494,887	-	14,952	-	687,732
Investment income	-	387	-	-	-	387
Miscellaneous	4,613	-	17,502	-	-	22,115
Total revenues	198,197	510,081	17,502	14,952	-	740,732
Expenditures:						
Current:						
Public Works	-	505,357	-	-	-	505,357
Recreation and social services	332,197	-	-	-	-	332,197
Economic and community development	-	-	122,778	428	-	123,206
Debt service:						
Principal retirement	-	-	-	-	440,297	440,297
Interest and fiscal charges	-	-	-	-	128,506	128,506
Capital outlay:						
Public Works	-	600	-	-	-	600
Economic and community development	-	-	82,200	148,707	-	230,907
Total expenditures	332,197	505,957	204,978	149,135	568,804	1,761,071
Excess (deficiency) of revenues over expenditures before other financing (uses) sources	(134,000)	4,123	(187,476)	(134,183)	(568,804)	(1,020,339)
Other financing sources (uses)						
Transfers in	134,000	-	-	-	507,062	641,062
Total other financing sources (uses)	134,000	-	-	-	507,062	641,062
Net change in fund balance	-	4,123	(187,476)	(134,183)	(61,742)	(379,277)
Fund balances, October 1	-	418,562	-	140,321	62,417	621,299
Fund balances, September 30	\$ -	\$ 422,685	\$ (187,476)	\$ 6,138	\$ 675	\$ 242,022

CITY OF MIAMI SPRINGS, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Senior Center Fund			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual Amounts	
	Original	Final		
Revenues:				
Charges for services	\$ 18,375	\$ 18,375	\$ 15,690	\$ (2,685)
Intergovernmental	177,001	177,001	177,894	893
Other	-	-	4,613	4,613
Total revenues	195,376	195,376	198,197	2,821
Expenditures:				
Current:				
Recreation and social services	362,045	386,515	332,197	54,318
Total expenditures	362,045	386,515	332,197	54,318
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	(166,669)	(191,139)	(134,000)	57,139
Other financing sources (uses)				
Appropriation of prior year fund balance	15,698	15,698	-	-
Transfers in	150,971	175,442	134,000	(41,442)
Total other financing sources (uses)	166,669	191,140	134,000	(41,442)
Net change in fund balance	-	-	-	15,697
Fund balances, October 1			-	
Fund balances, September 30			\$ -	

CITY OF MIAMI SPRINGS, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL NONMAJOR GOVERNMENTAL FUNDS FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Debt Service Fund			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-
Expenditures:				
Debt service:				
Principal retirement	439,651	439,651	440,297	(646)
Interest and fiscal charges	129,827	129,827	128,506	1,321
Total expenditures	569,478	569,478	568,804	674
Other financing sources (uses)				
Appropriation of prior year fund balance	50,000	50,000	-	50,000
Transfers in	519,478	519,478	507,062	-
Total other financing sources (uses)	569,478	569,478	507,062	50,000
Net change in fund balance	-	-	(61,742)	(61,742)
Fund balances, October 1			62,417	
Fund balances, September 30			\$ 675	

CITY OF MIAMI SPRINGS, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL
NONMAJOR GOVERNMENTAL FUNDS
FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Road and Transportation Fund			Variance with Final Budget Positive (Negative)
	Budgeted Amounts		Actual Amounts	
	Original	Final		
Revenues:				
Charges for services	\$ -		\$ 14,807	\$ 14,807
Intergovernmental	447,059	447,059	494,887	47,828
Investment income	-	-	387	387
Total revenues	<u>447,059</u>	<u>447,059</u>	<u>510,081</u>	<u>63,022</u>
Expenditures:				
Current:				
Public Works	<u>583,193</u>	<u>727,737</u>	<u>505,957</u>	<u>221,780</u>
Total expenditures	<u>583,193</u>	<u>727,737</u>	<u>505,957</u>	<u>221,780</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(136,134)</u>	<u>(280,678)</u>	<u>4,123</u>	<u>284,801</u>
Other financing sources (uses)				
Appropriation of prior year fund balance	<u>136,134</u>	<u>280,678</u>	<u>-</u>	<u>(280,678)</u>
Total other financing sources (uses)	<u>136,134</u>	<u>280,678</u>	<u>-</u>	<u>(280,678)</u>
Net change in fund balance	<u>-</u>	<u>-</u>	<u>4,123</u>	<u>4,123</u>
Fund balances, October 1			<u>418,562</u>	
Fund balances, September 30			<u>\$ 422,685</u>	

CITY OF MIAMI SPRINGS, FLORIDA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL
NONMAJOR GOVERNMENTAL FUNDS
FISCAL YEAR ENDED SEPTEMBER 30, 2013

	Capital Projects Fund			
	Budgeted Amounts		Actual	Variance with Final Budget Positive/(Negative)
	Original	Final	Actual	Positive/(Negative)
Revenues:				
Intergovernmental	\$ -	\$ -	\$ 14,952	\$ (14,952)
Miscellaneous	-	-	-	-
Total revenues	-	-	14,952	(14,952)
Expenditures:				
Current:				
Economic and community development		74,200	149,135	(74,935)
Total expenditures	-	74,200	149,135	(74,935)
Excess (deficiency) of revenues over expenditures before other financing (uses) sources	-	(74,200)	(134,183)	(89,886)
Other financing sources (uses)				
Appropriation of prior year fund balance	-	74,200	-	-
Total other financing sources (uses)	-	74,200	-	-
Net change in fund balance	-	-	(134,183)	(89,886)
Fund balances, October 1			140,321	
Fund balances, September 30			\$ 6,138	

**STATISTICAL SECTION
(SUPPLEMENTAL DATA)**

CITY OF MIAMI SPRINGS, FLORIDA
STATISTICAL SECTION

This part of the City of Miami Spring's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Page

Financial Trends	70-74
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	75-78
<i>These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.</i>	
Debt Capacity	79-83
<i>These schedules contain information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in future.</i>	
Demographic and Economic Information	84-85
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	86-88
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the City provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant years.

CITY OF MIAMI SPRINGS, FLORIDA

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS

(accrual basis of accounting)

(amounts expressed in thousands)

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Governmental activities										
Net investment in capital assets	\$ 10,628	\$ 11,878	\$ 11,937	\$ 11,720	\$ 11,658	\$ 11,678	\$ 18,811	\$ 20,011	\$ 19,773	\$ 20,934
Restricted	2,198	1,920	2,297	2,703	2,859	5,082	2,557	2,121	1,496	1,184
Unrestricted	3,095	2,775	3,468	5,093	6,433	6,918	4,686	3,080	2,630	1,600
Total governmental activities net position	<u>\$ 15,921</u>	<u>\$ 16,573</u>	<u>\$ 17,702</u>	<u>\$ 19,516</u>	<u>\$ 20,950</u>	<u>\$ 23,678</u>	<u>\$ 26,054</u>	<u>\$ 25,211</u>	<u>\$ 23,899</u>	<u>\$ 23,717</u>
Business-type activities										
Invested in capital assets, net of related debt	\$ 2,948	\$ 3,167	\$ 4,626	\$ 4,464	\$ 2,771	\$ 2,989	\$ 2,938	\$ 2,943	\$ 2,623	\$ 2,855
Unrestricted	411	237	679	1,672	1,749	890	948	1,076	1,164	715
Total business-type activities net position	<u>\$ 3,359</u>	<u>\$ 3,404</u>	<u>\$ 5,305</u>	<u>\$ 6,136</u>	<u>\$ 4,520</u>	<u>\$ 3,879</u>	<u>\$ 3,886</u>	<u>\$ 4,019</u>	<u>\$ 3,787</u>	<u>\$ 3,570</u>
Primary government										
Net investment in capital assets	\$ 13,576	\$ 15,045	\$ 16,564	\$ 16,184	\$ 14,429	\$ 14,668	\$ 21,749	\$ 22,954	\$ 22,396	\$ 23,789
Restricted	2,198	1,920	2,297	2,703	2,859	5,082	2,557	2,121	1,496	1,184
Unrestricted	3,506	3,012	4,147	6,765	8,182	7,808	5,634	4,156	3,794	2,315
Total primary government net position	<u>\$ 19,280</u>	<u>\$ 19,977</u>	<u>\$ 23,008</u>	<u>\$ 25,652</u>	<u>\$ 25,470</u>	<u>\$ 27,558</u>	<u>\$ 29,940</u>	<u>\$ 29,231</u>	<u>\$ 27,686</u>	<u>\$ 27,287</u>

CITY OF MIAMI SPRINGS, FLORIDA

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS

(accrual basis of accounting)

(amounts expressed in thousands)

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
EXPENSES										
Governmental activities:										
General government	\$ 2,277	\$ 2,428	\$ 2,658	\$ 2,667	\$ 2,561	\$ 2,670	\$ 2,442	\$ 2,918	\$ 2,828	\$ 2,636
Public safety	4,416	4,719	4,993	5,626	5,676	6,087	6,056	6,228	6,516	6,581
Public works	1,657	1,641	2,025	1,953	2,084	2,957	3,034	3,261	2,270	2,652
Recreation and social services	3,497	3,401	3,070	3,245	3,424	3,364	3,674	3,748	3,840	3,943
Economic and community development	315	1,302	4,035	213	-	9	154	75	518	192
Interest on long-term debt	218	202	195	208	190	295	294	202	140	129
Total governmental activities:	12,380	13,693	16,976	13,912	13,935	15,382	15,654	16,432	16,112	16,132
Business-type activities:										
Water & Sewer	5,039	5,412	5,101	5,403	5,477	-	-	-	-	-
Sanitation	1,775	1,826	1,949	1,955	2,017	2,089	2,191	2,069	2,272	2,291
Stormwater	234	258	269	292	311	410	414	396	410	458
Total business-type activities	7,048	7,496	7,319	7,650	7,805	2,499	2,605	2,465	2,683	2,749
Total primary government expenses	\$ 19,428	\$ 21,189	\$ 24,295	\$ 21,562	\$ 21,740	\$ 17,881	\$ 18,259	\$ 18,897	\$ 18,795	\$ 18,881
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General government	453	411	453	499	570	431	822	1,048	1,298	1,328
Public safety	349	196	198	162	215	215	241	232	464	527
Public works	-	-	-	-	-	-	-	13	15	36
Recreation and social services	1,834	1,593	1,303	1,508	1,581	1,531	1,335	1,467	1,550	1,430
Economic and community development	-	-	5	-	-	-	-	15	17	16
Capital grants and contributions	-	-	-	-	-	2,642	4,127	1,210	146	1,456
Operating grants and contributions	528	2,437	4,541	699	712	350	478	443	493	253
Total governmental activities program revenues	3,164	4,637	6,500	2,868	3,078	5,169	7,003	4,428	3,984	5,046
Business-type activities:										
Charges for services:										
Water & Sewer	4,886	4,946	6,191	5,978	5,383	-	-	-	-	-
Sanitation	1,564	1,546	1,732	1,820	2,200	2,176	2,333	2,298	2,156	2,251
Stormwater	273	281	281	282	278	272	276	299	293	279
Capital grants and contributions	-	-	-	-	-	96	-	-	-	-
Operating grants and contributions	17	27	-	5	-	-	-	-	-	-
Total business-type activities program revenues	6,740	6,800	8,204	8,085	7,861	2,544	2,609	2,597	2,449	2,530
Total primary government revenues	\$ 9,904	\$ 11,437	\$ 14,704	\$ 10,952	\$ 10,939	\$ 7,713	\$ 9,612	\$ 7,025	\$ 6,433	\$ 7,576
Net (expense)/revenue										
Governmental activities	\$ (9,216)	\$ (9,056)	\$ (10,476)	\$ (11,044)	\$ (10,857)	\$ (10,213)	\$ (8,651)	\$ (12,004)	\$ (12,128)	\$ (11,066)
Business-type activities	(308)	(696)	885	435	55	45	4	132	(234)	(219)
Total primary government net expenses	\$ (9,524)	\$ (9,752)	\$ (9,591)	\$ (10,609)	\$ (10,801)	\$ (10,168)	\$ (8,647)	\$ (11,872)	\$ (12,362)	\$ (11,305)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	6,033	6,438	7,290	7,530	7,226	7,108	6,133	5,960	5,812	5,823
Utility taxes	1,570	1,578	1,635	1,634	1,667	1,818	1,783	1,718	1,698	1,758
Franchise fees on gross receipts	747	797	967	962	997	990	902	891	880	874
Intergovernmental (unrestricted)	1,989	1,299	1,396	2,237	2,128	1,935	1,860	1,999	2,162	2,226
Investment income	57	179	334	434	283	129	88	27	31	8
Miscellaneous	109	140	201	166	154	250	258	568	232	216
Transfers	(305)	(725)	(217)	(260)	(39)	711	-	-	-	-
Total governmental activities	\$ 10,200	\$ 9,706	\$ 11,608	\$ 12,703	\$ 12,416	\$ 12,941	\$ 11,024	\$ 11,162	\$ 10,816	\$ 10,905
Business-type activities:										
Investment income	7	14	334	154	63	7	3	1	2	2
Miscellaneous	7	3	201	10	-	-	-	-	-	-
Gain (loss) on sale of capital assets	-	-	-	-	(1,773)	17	-	-	-	-
Transfers	305	725	(217)	230	39	(711)	-	-	-	-
Total business-type activities	\$ 319	\$ 742	\$ 318	\$ 394	\$ (1,671)	\$ (687)	\$ 3	\$ 1	\$ 2	\$ 2
Total primary government	\$ 10,519	\$ 10,448	\$ 11,924	\$ 13,097	\$ 10,745	\$ 12,254	\$ 11,027	\$ 11,164	\$ 10,817	\$ 10,906
Change in Net Position										
Governmental activities	\$ 984	\$ 650	\$ 1,130	\$ 1,659	\$ 1,559	\$ 2,728	\$ 2,373	\$ (841)	\$ (1,313)	\$ (182)
Business-type activities	11	46	1,203	829	(1,616)	(642)	7	133	(232)	(217)
Total primary government	\$ 995	\$ 696	\$ 2,333	\$ 2,488	\$ (57)	\$ 2,086	\$ 2,380	\$ (708)	\$ (1,545)	\$ (399)

CITY OF MIAMI SPRINGS, FLORIDA
GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
 (accrual basis of accounting)
 (amounts expressed in thousands)

<u>Fiscal Year</u>	<u>Ad-Valorem Taxes General Purpose</u>	<u>Ad-Valorem Taxes Debt Service</u>	<u>Local Option Gas Tax</u>	<u>Enhanced Transportation Tax</u>	<u>State Revenue Sharing Tax</u>	<u>Motor Fuel Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Half Cent Sales tax</u>	<u>Utility Tax</u>	<u>Franchise tax</u>	<u>Total</u>
2004	5,638	393	403	385	234	122	9	826	1,570	748	10,328
2005	6,040	397	375	436	311	127	10	846	1,578	797	10,917
2006	6,891	399	413	433	324	125	10	925	1,635	967	12,122
2007	7,131	400	392	462	323	120	10	919	1,634	962	12,352
2008	6,831	395	379	441	306	113	9	879	1,667	997	12,017
2009	6,710	398	362	394	321	64	9	776	1,818	990	11,842
2010	5,733	400	343	396	362	-	10	743	1,784	902	10,673
2011	5,577	383	370	418	369	-	9	827	1,718	891	10,562
2012	5,812	-	362	470	404	-	15	896	1,698	880	10,539
2013	5,823	-	360	495	402	-	10	950	1,758	874	10,672

CITY OF MIAMI SPRINGS, FLORIDA

FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

(amounts expressed in thousands)

	Fiscal Year									
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
General fund										
Reserved	\$ 201	\$ 484	\$ 792	\$ 657	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	2,688	2,531	3,426	4,954	6,467	-	-	-	-	-
Nonspendable	*	-	-	-	-	103	84	140	136	134
Restricted	*	-	-	-	-	-	-	-	-	-
Committed	*	-	-	-	-	2,240	2,058	1,130	847	577
Assigned	*	-	-	-	-	-	-	-	-	-
Unassigned	*	-	-	-	-	6,078	4,158	3,634	3,411	2,981
Total general fund	<u>\$ 2,889</u>	<u>\$ 3,015</u>	<u>\$ 4,218</u>	<u>\$ 5,611</u>	<u>\$ 6,664</u>	<u>\$ 8,421</u>	<u>\$ 6,300</u>	<u>\$ 4,904</u>	<u>\$ 4,394</u>	<u>\$ 3,692</u>
All other governmental funds										
Reserved	\$ 206	\$ 564	\$ 155	\$ 1,016	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:										
Special revenue funds	1,965	1,819	2,195	1,851	618	-	-	112	-	-
Debt service funds	101	100	102	113	113	-	-	-	-	-
Nonspendable	*	-	-	-	-	-	-	-	-	-
Restricted	*	-	-	-	-	2,133	2,538	1,821	937	1,190
Committed	*	-	-	-	-	2,209	-	169	140	-
Assigned	*	-	-	-	-	740	19	19	419	-
Unassigned	*	-	-	-	-	-	-	-	-	(187)
Total all other governmental funds	<u>\$ 2,272</u>	<u>\$ 2,483</u>	<u>\$ 2,452</u>	<u>\$ 2,980</u>	<u>\$ 6,119</u>	<u>\$ 5,082</u>	<u>\$ 2,557</u>	<u>\$ 2,121</u>	<u>\$ 1,496</u>	<u>\$ 1,003</u>

* During FY2009 the City implemented the new fund balance classifications.

CITY OF MIAMI SPRINGS, FLORIDA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

(amounts expressed in thousands)

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
REVENUES										
Taxes and franchise fees	\$ 6,779	\$ 7,234	\$ 8,256	\$ 8,492	\$ 8,223	\$ 8,098	\$ 7,034	\$ 6,850	\$ 6,692	\$ 6,697
Charges for services	1,896	1,639	1,365	1,543	1,606	1,546	1,357	1,936	2,134	2,014
Public service taxes	1,570	1,578	1,635	1,634	1,667	1,818	1,783	1,718	1,698	1,758
Intergovernmental	2,507	3,429	5,939	2,932	2,799	4,817	6,348	3,609	2,692	2,678
Licenses and permits	397	359	430	467	536	415	818	641	488	740
Fines and forfeitures	320	467	229	147	239	322	338	209	534	576
Interest	57	180	334	434	283	133	88	27	31	8
Miscellaneous	145	183	135	182	178	251	263	600	529	300
Total revenues	<u>13,671</u>	<u>15,069</u>	<u>18,323</u>	<u>15,831</u>	<u>15,531</u>	<u>17,400</u>	<u>18,029</u>	<u>15,590</u>	<u>14,799</u>	<u>14,772</u>
EXPENDITURES										
General government	2,236	2,315	2,398	2,359	2,520	2,643	2,658	2,755	2,611	2,376
Public safety	4,252	4,495	4,779	5,386	5,375	5,541	5,724	5,928	6,402	6,356
Public works	1,593	1,590	1,945	1,862	1,990	2,364	2,523	2,733	1,823	2,166
Recreation and social services	3,214	2,973	2,740	2,820	2,958	2,917	3,253	3,315	3,393	3,559
Economic and community development	309	1,302	4,032	213	-	5	146	72	510	123
Debt service:									-	-
Principal retirement	336	335	359	393	447	488	2,926	476	428	440
Interest and fiscal charges	218	202	195	208	190	295	294	202	140	129
Capital outlay:										
General government	528	338	390	276	6	40	22	2	1	9
Public safety	315	273	205	259	174	323	234	119	112	206
Public works	89	103	304	133	51	132	798	225	80	95
Recreation and social services	19	506	488	466	650	2,043	5,884	213	129	277
Economic and community development	71	-	147	-	150	787	1,064	1,383	303	231
Total expenditures	<u>13,180</u>	<u>14,432</u>	<u>17,982</u>	<u>14,375</u>	<u>14,511</u>	<u>17,578</u>	<u>25,526</u>	<u>17,423</u>	<u>15,933</u>	<u>15,967</u>
Excess (deficiency) of revenues over expenditures	491	637	341	1,456	1,020	(178)	(7,497)	(1,833)	(1,134)	(1,196)
Other financing (uses) sources:										
Transfers in	1,204	1,723	1,666	740	940	1,984	2,750	1,457	1,205	641
Transfers out	(1,084)	(2,023)	(1,458)	(537)	(356)	(1,086)	(2,416)	(1,457)	(1,205)	(641)
Proceeds from capital lease	-	-	125	232	87	-	-	-	-	-
Proceeds from debt	-	-	500	-	2,500	-	2,516	-	-	-
Total other financing sources (uses)	<u>120</u>	<u>(300)</u>	<u>833</u>	<u>435</u>	<u>3,171</u>	<u>898</u>	<u>2,850</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>\$ 611</u>	<u>\$ 337</u>	<u>\$ 1,174</u>	<u>\$ 1,891</u>	<u>\$ 4,191</u>	<u>\$ 720</u>	<u>\$ (4,647)</u>	<u>\$ (1,834)</u>	<u>\$ (1,134)</u>	<u>\$ (1,196)</u>
Debt service as a percentage of noncapital expenditures	4.4%	3.7%	3.0%	4.6%	4.8%	5.3%	18.0%	4.6%	3.9%	3.9%

CITY OF MIAMI SPRINGS, FLORIDA
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

Fiscal Year	Real Property		Personal Property	Net Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Net assessed Value as a Percentage of Estimated Actual Value (1)
	Residential Property	Commercial Property					
2004	552,173	157,590	78,188	787,951	8.1440	1,221,324	64.52%
2005	655,039	182,998	76,241	914,278	7.9000	1,358,098	67.32%
2006	741,005	204,876	73,093	1,018,974	7.6000	1,606,562	63.43%
2007	806,401	242,748	74,349	1,123,498	7.5000	1,676,863	67.00%
2008	804,833	218,050	67,368	1,090,251	6.3000	1,840,486	59.24%
2009	680,762	253,328	54,922	989,012	6.1698	1,537,229	64.34%
2010	627,952	223,296	51,287	902,535	6.4710	1,308,696	68.96%
2011	631,848	212,563	60,956	905,368	6.4710	1,298,885	64.72%
2012	670,658	215,626	66,114	952,398	6.7400	1,221,297	77.98%
2013	597,863	235,425	77,894	911,182	6.9950	1,263,267	72.13%

Note: Property in the City is reassessed each year. State law requires the Property Appraiser to appraise property at 100% of market value. The Florida Constitution was amended, effective January 1, 1995, to limit annual increases in assessed value of property with homestead exemption to 3 percent per year or the amount of the Consumer Price index, whichever is less. The increase is not automatic since no assessed value shall exceed market value. Tax rates are per \$1,000 of assessed value.

(1) Includes tax-exempt property.

Sources: Miami-Dade County
Department of Property Appraisal -DR-420

CITY OF MIAMI SPRINGS, FLORIDA
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS(1)
LAST TEN FISCAL YEARS

Fiscal Year	City of Miami Springs		Total Direct Rate	OVERLAPPING RATES						Total Direct & Overlapping Rates
	City Wide	Debt Service		County			Special Districts			
				County-Wide	Debt Service	Fire	Library	School	State	
2004	8.1436	0.5430	8.6866	6.4690	0.2850	2.6610	0.4860	9.1000	0.7360	28.4236
2005	8.1436	0.5079	8.6515	6.3792	0.2850	2.6610	0.4860	8.6870	0.7360	27.8857
2006	7.9000	0.4415	8.3415	6.2638	0.2850	2.6610	0.4860	8.4380	0.7360	27.2113
2007	7.5000	0.3953	7.8953	6.0373	0.2850	2.6510	0.4860	8.1050	0.7355	26.1951
2008	6.3000	0.3579	6.6579	5.0019	0.2850	2.2477	0.3842	7.9480	0.6595	23.1842
2009	6.4305	0.3687	6.7992	5.2945	0.2850	2.2487	0.3842	7.7970	0.6585	23.4671
2010	6.1698	0.4226	6.5924	5.3370	0.2850	2.2271	0.3822	7.9950	0.6585	23.4772
2011	6.4710	0.4698	6.9408	5.9275	0.4450	2.5953	0.2840	8.2490	0.6585	25.1001
2012	6.7400	-	6.7400	4.8050	0.2850	2.4627	0.1795	8.0050	0.9708	23.4480
2013	6.9950	-	6.9950	4.7035	0.2850	2.4627	0.1725	7.9980	0.9633	23.5800

(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Miami Springs.

Additional information:

Property tax rates are assessed per \$1,000 of Taxable Assessed Valuation

Tax rate limits:

City 10.000 Mills
County 10.000 Mills
School 10.000 Mills
State 10.000 Mills

Source: Miami-Dade County
Department of Property Appraisal

CITY OF MIAMI SPRINGS, FLORIDA

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND TEN YEARS AGO
(amounts expressed in thousands)**

2013				2003			
<u>Taxpayer</u>	<u>Taxable Valuation</u>	<u>Rank</u>	<u>Percentage Total Taxable Valuation</u>	<u>Taxpayer</u>	<u>Taxable Valuation</u>	<u>Rank</u>	<u>Percentage Total Taxable Valuation</u>
MIAMI AP HOTEL LLC	\$ 33,500	1	3.7%	DORIAN VON BAYERN CALLEN	5,250	7	0.8%
DORIAN VAN BEYER CALLEN	10,911	2	1.2%	RED ROOF INNS	6,225	4	0.9%
RED ROOF INNS	8,910	3	1.0%				
PRIME AFC INVEST MGMT LLC	7,400	4	0.8%				
4299 MIA SPRG LLC	6,392	5	0.7%				
BRE LQ FL PROPERTIES L L C	6,050	6	0.7%				
FAIRWAYS INC	6,000	7	0.7%				
PFEFFER & MARIN HOLDINGS	5,999	8	0.7%				
FAIRHAVEN REAL ESTATE, LLC.	5,679	9	0.6%	FAIRHAVEN REAL ESTATE, LLC.	5,679	6	0.8%
749 CURTIS PARKWAY	5,300	10	0.6%				
				FELCOR HOLDINGS L.P.	\$ 18,288	1	2.7%
				AA GROUP, LTD.	8,850	2	1.3%
				BECK-MARCUS ASSOC-MIAMI AIRPORT	4,513	10	0.7%
				AIRPORT FINANCIAL CENTER	6,104	5	0.9%
				BISCAYNE PROPERTIES, INC.	7,032	3	1.0%
				FIRST UNION NATIONAL BANK	4,943	8	0.7%
				FIRST CHOICE PROPERTIES CORP.	4,786	9	0.7%
					-		
	<u>\$ 96,141</u>		<u>10.6%</u>		<u>\$ 71,670</u>		<u>10.7%</u>

Sources: Miami-Dade County Tax Assessors' Office
2013 Tax Roll
Real/personal property adjusted taxable value- \$911,181,864

CITY OF MIAMI SPRINGS, FLORIDA

PROPERTY TAX LEVIES AND COLLECTION

LAST TEN FISCAL YEARS

(amounts expressed in thousands)

Fiscal Year Ended September 30,	Total taxes Levied for Fiscal Year	Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2004	5,826	5,664	97.2%	25	5,689	97.6%
2005	6,312	6,124	97.0%	75	6,199	98.2%
2006	7,103	6,891	97.0%	89	6,980	98.3%
2007	7,260	7,132	98.2%	104	7,236	99.7%
2008	6,878	6,830	99.3%	29	6,859	99.7%
2009	6,859	6,683	97.4%	-	6,683	97.4%
2010	6,109	5,732	93.8%	-	5,732	93.8%
2011	5,840	5,577	95.5%	-	5,577	95.5%
2012	5,796	5,812	100.3%	-	5,812	100.3%
2013	5,824	5,823	100.0%	-	5,823	100.0%

Source: City of Miami Springs, Finance department and the Miami Dade County Tax Collector's Office

Note: Total Adjusted Tax Levy is based on final assessed property values by Miami-Dade County Department of Property Appraisal office after the Property Appraisal Adjustment Board has completed hearings on the tax roll; and before discounts.

Discounts Allowed:

November	4%
December	3%
January	2%
February	1%
April	Taxes delinquent

CITY OF MIAMI SPRINGS, FLORIDA

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS

(amounts expressed in thousands, except per capita)

Fiscal Year	Governmental Activities			Business-Type Activities			Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	Notes Payable	Capital Leases	Sewer Bonds	Notes Payable	Capital Leases			
2004	3,970	-	235	9,465	828	176	14,674	3.59%	1,069
2005	3,770	-	94	9,090	984	-	13,938	3.39%	1,011
2006	3,560	478	93	8,695	943	216	13,984	2.91%	1,012
2007	3,340	384	237	8,285	847	181	13,274	2.68%	960
2008	3,110	2,787	211	-	332	89	6,529	N/A	476
2009	2,865	2,686	72	-	290	-	5,913	N/A	436
2010	2,610	2,517	85	-	249	289	5,750	2.09%	424
2011	-	4,694	53	-	207	224	5,178	1.85%	375
2012	-	4,272	37	-	166	158	4,633	1.66%	335
2013	-	3,849	18	-	124	562	4,553	1.41%	324

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics on page 82 for the personal income and population data.

CITY OF MIAMI SPRINGS, FLORIDA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(amounts expressed in thousands, except per capita)

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property (1)	Per Capita (2)
2004	3,970	101	3,869	0.28%	282
2005	3,770	100	3,670	0.23%	266
2006	3,560	102	3,458	0.21%	250
2007	3,340	113	3,227	0.18%	233
2008	3,110	113	2,997	0.19%	219
2009	2,865	108	2,757	0.21%	201
2010	2,610	100	2,510	0.18%	185
2011	-	-	-	0.00%	-
2012	-	-	-	0.00%	-
2013	-	-	-	0.00%	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Note: Total Adjusted Tax Levy is based on final assessed property values by Miami-Dade County Department of Property Appraisal office after the Property Appraisal Adjustment Board has completed hearings on the tax roll; and before discounts.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property on page 73 for property value data.

(2) See the Schedule of Demographic and Economic Statistics on page 82 for population data.

CITY OF MIAMI SPRINGS, FLORIDA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
FISCAL YEAR ENDED SEPTEMBER 30, 2013
(amounts expressed in thousands)

<u>Jurisdiction</u>	<u>Net Debt Outstanding</u>	<u>Estimated Percentage Applicable(1)</u>	<u>Amount Applicable to Miami Springs</u>
Miami-Dade County Schools (2)	\$ 186,140	0.55%	\$ 1,024
Miami-Dade County (3)	<u>1,025,042</u>	0.55%	<u>5,638</u>
Subtotal overlapping debt	1,211,182		6,662
City of Miami Springs direct debt	<u>4,553</u>	100.0%	<u>4,553</u>
Total direct and overlapping debt	\$ 1,215,735		\$ 11,215

Sources: (1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the County's taxable assessed value that is within the City's boundaries and dividing it by the County's total taxable assessed value.

(2) Miami-Dade County Schools, General Finance Department

(3) Miami-Dade County, Finance Department (includes General Obligation, Special Obligation Bonds)

CITY OF MIAMI SPRINGS, FLORIDA

LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS

(amounts expressed in thousands)

	Fiscal Year									
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Debt Limit	117,031	135,556	152,846	166,944	163,538	145,667	135,380	135,380	129,984	136,677
Total net debt applicable to limit (1)	<u>3,970</u>	<u>3,770</u>	<u>3,560</u>	<u>3,340</u>	<u>3,110</u>	<u>2,865</u>	<u>2,610</u>	-	-	-
Legal debt margin	<u>121,001</u>	<u>139,326</u>	<u>156,406</u>	<u>170,284</u>	<u>166,648</u>	<u>148,532</u>	<u>137,990</u>	<u>135,380</u>	<u>129,984</u>	<u>136,677</u>
Total net debt applicable to the limit as a percentage of debt limit	3.39%	2.78%	2.33%	2.00%	1.90%	1.97%	1.93%	0.00%	0.00%	0.00%

LEGAL DEBT MARGIN CALCULATION FOR FISCAL YEAR 2013

Assessed valuation 2013 roll	<u>\$ 911,182</u>
Bonded debt limit- 15% of assessed value	\$ 136,677
Total ad valorem debt- General Obligation Bonds	\$ -
Amount of debt applicable	<u>\$ -</u>
Legal debt margin	<u><u>\$ 136,677</u></u>

Note: City Charter sets limit of ad-valorem bond indebtedness at 15% of assessed valuations.

(1) General Obligation Bonds were issued in 1998, and refunded during FY2011.

CITY OF MIAMI SPRINGS, FLORIDA

PLEGDED REVENUE BOND COVERAGE

LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Water & Sewer Charges and Other (1)</u>	<u>Less: Operating Expenses</u>	<u>Net Revenue Available for Debt Service</u>	<u>Half Cent Sales Tax Revenues (2)</u>	<u>Debt Service Requirements</u>			<u>Coverage</u>
					<u>Principal</u>	<u>Interest</u>	<u>Total</u>	
2004	4,897,538	3,559,686	1,337,852	N/A	360,000	471,663	831,663	161
2005	4,957,104	3,988,023	969,082	N/A	375,000	456,363	831,363	117
2006	6,203,538	4,495,217	1,708,321	N/A	395,000	440,050	835,050	205
2007	6,085,729	4,363,666	1,722,063	N/A	395,000	440,050	835,050	206
2008	-	-	-	868,369	-	121,803	121,803	713
2009	-	-	-	775,907	71,688	130,736	202,424	383
2010	-	-	-	742,550	95,253	92,147	187,670	396
2011	-	-	-	827,344	383,484	204,429	587,913	141
2012	-	-	-	896,447	428,297	140,282	568,579	158
2013	-	-	-	949,575	440,297	128,506	568,804	167

Note: 1) The City's water and sewer revenue bonds were defeased with the sale of the utility operation to Miami-Dade County on September 3, 2008. This schedule presented for historical reference only

Gross Revenue includes total operating revenues, interest income, miscellaneous revenue and operating transfers.

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Direct Operating Expenses do not include interest and depreciation.

2) The city issued \$2.5 million in revenue bonds for the construction of a new community center as well as a \$2.6 million Sales Tax Revenue Refunding Note. Both notes are collateralized by the Half Cent Sales tax. However, the \$2.6 million Sales Tax Revenue Refunding Note also requires that if the coverage is under 1.5X, the City pledges to budget and appropriate from other non ad-valorem revenues a sufficient amount to meet the 1.5X coverage ratio.

CITY OF MIAMI SPRINGS, FLORIDA

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Personal Income (Amounts Expressed in Thousands)</u>	<u>Per capita Personal Income (2)</u>	<u>Median Age (5)</u>	<u>School Enrollment (3)</u>	<u>Unemployment rate (4)</u>
2004	13,725	409,238	29,817	37.0	6,828	5.4
2005	13,783	439,223	31,867	37.0	6,618	4.3
2006	13,824	479,817	34,709	37.0	N/A	3.8
2007	13,824	494,775	35,791	38.0	N/A	3.6
2008	13,712	N/A	N/A	39.0	5,226	6.3
2009	13,557	N/A	N/A	N/A	4,742	11.3
2010	13,557	274,515.7	20,249.0	N/A	4,676	12.7
2011	13,809	279,618	20,249	N/A	4,654	11.5
2012	13,844	280,327	20,249	42.5	4,345	8.7
2013	14,037	322,332	22,963	42.5	4,494	8.4

Source: (1) City of Miami Springs and State of Florida

(2) Miami Dade County-District 6

(3) Miami-Dade County Public Schools Registrar's Office

(4) Florida Agency for Workplace Innovation, Office of Workforce Information Services,
Labor Market Statistics

(5) Florida-demographic.com

N/A- Information not available

CITY OF MIAMI SPRINGS, FLORIDA

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

<u>EMPLOYER</u>	<u>2013</u>			<u>2004</u>		
	<u>EMPLOYEES</u>	<u>RANK</u>	<u>Percentage of Total County Employment</u>	<u>EMPLOYEES</u>	<u>RANK</u>	<u>Percentage of Total County Employment</u>
Miami-Dade County Public Schools	48,571	1	3.82%	45,886	1	4.17%
Miami-Dade County, Florida	29,000	2	2.28%	32,000	2	2.91%
Federal Government	19,500	3	1.53%	20,100	3	1.83%
State Government	17,100	4	1.34%	18,900	4	1.72%
University of Miami	16,000	5	1.26%	9,079	6	0.82%
Baptist Health Systems	13,376	6	1.05%	7,000	9	0.64%
Jackson Memorial Hospital	12,571	7	0.99%	11,700	5	1.06%
Publx Supermarket	10,800	8	0.85%	-	-	
American Airlines	9,000	9	0.71%	9,000	7	0.82%
Florida International University	8,000	10	0.63%	-	-	
Precision Response	-	-		6,000	10	0.55%
Miami-Dade Community College	-	-		7,500	8	0.68%
	<u>183,918</u>		<u>14.46%</u>	<u>167,165</u>		<u>15.18%</u>

Source: The Beacon Council

CITY OF MIAMI SPRINGS, FLORIDA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Function	FULL-TIME EQUIVALENT EMPLOYEES AS OF SEPTEMBER 30									
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
General government	19	19	19	19	19	19	20	19	19	17
Public safety										
Police										
Officers	43	43	43	43	41	41	41	43	43	43
Civilians	12	12	12	12	12	11	11	11	11	11
Building & Zoning	6	5	5	6	6	6	6	5	5	5
Public Works	27	27	24	23	21	25	26	25	23	16
Culture and recreation	8	8	8	12	10	10	7	10	10	11
Water and Sewer	13	15	14	10	8	-	-	-	-	-
Sanitation	13	13	13	13	13	13	13	13	13	13
Stormwater	2	2	2	2	2	2	2	2	2	3
	<u>143</u>	<u>143</u>	<u>140</u>	<u>140</u>	<u>132</u>	<u>127</u>	<u>126</u>	<u>128</u>	<u>126</u>	<u>119</u>

Source: City of Miami Springs Finance department

CITY OF MIAMI SPRINGS, FLORIDA

OPERATING INDICATORS BY FUNCTION

LAST TEN FISCAL YEARS

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public Safety										
Police:										
Number of calls answered	18,205	15,853	15,923	15,222	16,413 #	19,028	19,791	18,043	17,504	15,893
Number of arrests	955	687	714	663	537 #	620	426	430	494	489
Number of uniformed officers	42	43	43	41	41	41	41	43	43	43
Building & Zoning:										
Number of building permits issued	1,535	1592	2,000	1701	1324 #	1,154	1,120	1,105	1,220	1,278
License/Permit revenue generated	\$396,527	\$358,741	\$429,946	\$467,280	\$373,957	\$283,678	\$673,492	\$490,819	\$404,196	\$663,443
Occupational licenses issued	463	529	553	618	652	557	572	603	587	569
Culture and recreation										
Number of senior meals served	51,249	54,894	54,340	49,901	48,530	42,274	40,302	43,054	41,634	39,851
Recreation revenues collected	\$162,301	\$170,534	\$173,585	\$187,952	\$190,498	\$239,455	\$294,990	\$449,149	\$475,212	\$460,122
Sanitation										
Refuse collected (tons per month)	995	891	918	520	375	325	389	475	508	839

Sources: Various City departments

Note: Indicators are not available for the general government function.

n/a-information not available for these years

CITY OF MIAMI SPRINGS, FLORIDA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public Safety										
Police:										
Police stations	1	1	1	1	1	1	1	1	1	1
Police vehicles	33	34	34	40	43	41	43	43	36	36
Public works										
Streets (Miles-paved)	55	55	55	55	55	55	55	55	55	55
Culture and recreation										
Sports/Recreation Parks	3	3	3	3	3	3	3	3	3	3
Recreation Center	N/A	N/A	N/A	N/A	1	1	1	1	1	1
Swimming pools	1	1	1	1	1	1	1	1	1	1
Tennis courts	5	5	5	5	5	5	5	5	5	5
Baseball/Football fields	10	10	10	10	10	10	10	10	10	10
Golf courses	1	1	1	1	1	1	1	1	1	1
Sanitation										
Number of collection trucks	4	6	6	6	6	6	6	6	6	6
Elderly Services										
Senior centers	1	1	1	1	1	1	1	1	1	1
Transportation vehicles	1	1	1	2	2	2	1	1	1	1

Sources: Various City departments

Note: No capital asset indicators are available for the general government function.

COMPLIANCE SECTION



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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and Members of the City Council
City of Miami Springs, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Miami Springs, Florida (the "City"), as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 20, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Alberni Caballero & Company, LLP

Alberni Caballero & Company, LLP

Coral Gables, Florida

February 20, 2014



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**MANAGEMENT LETTER REQUIRED BY SECTION 10.550 OF THE RULES OF THE AUDITOR
GENERAL OF THE STATE OF FLORIDA**

Honorable Mayor and Members of the City Council
City of Miami Springs, Florida

We have audited the basic financial statements the City of Miami Springs, Florida (the "City"), as of and for the fiscal year ended September 30, 2013, and have issued our report thereon dated February 20, 2014.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General. We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in those reports, which are dated February 20, 2014, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with Chapter 10.550, Rules of the Auditor General, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditors' reports:

- Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual financial audit report.
- Section 10.554(1)(i)2., Rules of the Auditor General, requires our audit to include a review of the provisions of Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the City complied with Section 218.415, Florida Statutes.
- Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.
- Section 10.554(1)(i)4., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.
- Section 10.554(1)(i)5., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in the notes to the financial statements.

- Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.
- Section 10.554(1)(i)6.b., Rules of the Auditor General, requires that we determine whether the annual financial report for the City for the fiscal year ended September 30, 2013, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2013. In connection with our audit, we determined that these two reports were in agreement.
- Pursuant to Sections 10.554(1)(i)6.c. and 10.556(7), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and management of the City, and is not intended to be and should not be used by anyone other than these specified parties.

Alberni Caballero & Company, LLP

Alberni Caballero & Company, LLP

Coral Gables, Florida
February 20, 2014



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, February 10, 2014, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:07 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Recreation Director Omar L. Luna
- Building & Code Compliance Director H. "Tex" Ziadie
- Public Works Director Thomas Nash
- Professional Services Supervisor Tammy L. Romero
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

2. Invocation: Offered by Councilman Lob

Salute to the Flag: Students from All Angels Academy will lead the audience in the Pledge of Allegiance and Salute to the Flag

The Mayor presented baseball caps to the students who participated in the salute to the flag.

3. Awards & Presentations:

3A) Proclamation – "Raul Miro Day"

Posthumously, Mayor Garcia proclaimed February 10, 2014 as "Raul Miro Day" for his aviation and military background and dedication as a volunteer coach and contributor to youth sports.

Steven Miro accepted the proclamation on behalf of his father who passed away on December 9, 2010. He thanked Council and the City Clerk for taking the time to acknowledge his father.

4. Open Forum:

Ordinance Changes

Donna Hernandez of 769 Pinecrest Drive spoke about public disclosure and technology means of notifying the public about ordinance changes. She emphasized the importance of transparency and open government.

City Attorney Seiden explained that when an ordinance is changed the old language is stricken through and new language that is added to the ordinance is underlined.

449 Swallow Drive

Beatrix Obermann of 449 Swallow Drive requested that she receive back the documents she submitted to the city.

5. Approval of Council Minutes: (5A, 5B and 5C were approved with one motion)

5A) 01-13-2014 – Regular Meeting

Minutes of the January 13, 2014 Regular Meeting were approved as written.

Vice Mayor Bain moved the item. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

5B) 01-15-2014 – Workshop Meeting

Minutes of the January 15, 2014 Workshop Meeting were approved as written.

Vice Mayor Bain moved the item. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

5C) 01-27-2014 – Regular Meeting

Minutes of the January 27, 2014 Regular Meeting were approved as written.

Vice Mayor Bain moved the item. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

6. Reports from Boards & Commissions:

6A) 11-07-2013 – General Employees Retirement System – Minutes

Minutes of the November 7, 2013 General Employees Retirement System meeting were received for information without comment.

6B) 11-07-2013 – Police & Firefighters Retirement System - Minutes

Minutes of the November 7, 2013 Police & Firefighters Retirement System were received for information without comment.

6C) 02-03-2014 – Zoning and Planning Board – Cancellation Notice

Cancellation Notice of the February 2, 2014 Zoning and Planning Board meeting was received for information without comment.

6D) 02-04-2014 – Code Enforcement Board – Cancellation Notice

Cancellation Notice of the February 4, 2014 Code Enforcement Board meeting was received for information without comment.

6E) 02-03-2014 – Board of Adjustment – Approval of Actions Taken at their Meeting of February 3, 2014, Subject to the 10-day Appeal Period

Actions of the Board of Adjustment taken at their meeting of February 3, 2014 were approved, subject to the 10-day appeal period.

Councilman Lob moved the item. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

City Attorney Jan K. Seiden stated that Case # 03-V-14 was appealed that could be heard by Council, sitting as the Board of Appeals, during the February 24, 2014 Regular Meeting.

7. Public Hearings: None

8. Consent Agenda:

(Agenda items 8A 1-5 were pulled from the consent agenda).

8A) Curtiss Parkway Crosswalk Enhancement Project to Enhance Driver Awareness and Provide a Pedestrian Friendly Path to and From the Designated Transit and Shuttle Services; this project is entirely funded by CITT funds, however it is broken down into several vendors as follows:

8A 1. Recommendation that Council Award a Bid to Computer Electric, Utilizing the Current City of Miami Springs Contract in the Amount of \$17,435.00, for Labor and Small Components for the Electrical Installation Portion of Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(1) of the City Code

8A 2. Recommendation that Council Approve an Expenditure of \$47,250.00, to AGC Electric Inc. a sole distributor of Stop Experts, Inc. for the Ornamental Walkway Lights, for the Curtiss Parkway Crosswalk Enhancement Project, as a Sole Source Provider, Pursuant to Section 31.11 (E)(6)(c) of the City Code

8A 3. Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$1,330.41, to National Traffic Signs for small Electrical Parts needed for the Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(6)(g) of the City Code.

8A 4. Recommendation that Council award a bid to Wrangler Construction, utilizing Miami Dade County RPQ #20130171 in the amount of \$13,540.00, for new concrete curbs and slabs for the Curtiss Parkway Crosswalk Enhancement Project, pursuant to Section 31.11 (E)(5) of the City Code

8A 5. Recommendation that Council Award a Bid to Highway Striping, Inc., Utilizing Miami Dade County RPQ #20120101 in the Amount of \$9,500.00, for Restriping & Lane Markings as Designed by Miami Dade Traffic Engineers for the Curtiss Parkway Crosswalk Enhancement Project, Pursuant to Section 31.11 (E)(5) of the City Code

To answer Mayor Garcia's question, Public Works Director Nash stated that the section of roadway that the crosswalk falls under is not under County right of way; it is under the City of Miami Springs.

Councilman Lob moved to approve 8A 1-5. Councilman Petralanda seconded the motion.

Vice Mayor Bain feels that it is a large amount of funds and it could be used more efficiently.

City Manager Gorland said that it is a particularly dangerous crosswalk. There is still approximately \$100,000 left to be used after this for this year. He strongly recommends that Council approve this item.

Councilman Lob stated that he would love to use the funds for sidewalks but the last time the City tried to use the funds for sidewalks it was not allowed.

Public Works Director Nash explained that there were some changes recently where the funding now allows for open sidewalks. He clarified that all of the sidewalk repairs are being funded from the CITT funds.

Mayor Garcia would like for someone to reach out to the business owners to advise them of the work that will be done in that area.

Jose Savino of 90 Cherokee Street wanted to know if there was a traffic pilot project for the City and Mayor Garcia said that there has not been a change in the City's traffic pattern in a very long time because the dynamic of the City has not changed. This change is simply for cross walking purposes. He encouraged Mr. Savino to speak with Public Works Director Nash to get the information he may be looking for.

The motion was carried 5-0 on roll call vote.

8B) Approval of City Attorney's Invoice for January 2014 in the amount of \$14,870.25, as Funds were Approved in the FY 13/14 Budget

There was no discussion regarding this item.

Councilman Windrem moved the item. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.

8C) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of \$15,000.00, on an "as needed basis" to Atkins for Additional Services for the Mokena Drive Drainage Improvements Project "for Fiscal Year 2013-2014", Pursuant to Section §31.11(E)(6)(g) of the City Code

There was no discussion regarding this item.

Councilman Windrem moved the item. Vice Mayor Bain 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

There were no appointments to advisory boards.

9B) Recommendation to Approve an Extension of Suzanne Hitaffer's Special Administrative Appointment as an Acting City Clerk from February 13, 2014 Until April 1, 2014, Per Section 34-14 (E) (d) of the Civil Service Code of Ordinance

City Manager Gorland read the title of the recommendation.

Vice Mayor Bain moved the item. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

9C) Approval of Voting Procedures for the April 8, 2014 Special Election Regarding the Sale of the Golf Course Property to Manuel Perez-Vichot, Springs on the Green LLC

City Manager Gorland read the title of the agenda item. He said that the City Attorney and Staff had been working very closely with Mr. Perez-Vichot and were available to answer questions.

City Attorney Seiden stated that the Acting City Clerk, as the Supervisor of Elections, received questions about how the special election should be run. He said that because the election is being paid for by the applicant, Mr. Perez-Vichot, he submitted the responses, and to make it official the matter was placed on the agenda for Council review.

Councilman Petralanda recalled that at the last meeting he raised a question about the zoning change and the City Attorney was going to insert the new zoning into the question, but it was left out. He asked Acting City Clerk Hitaffer if she looked at the minutes of that meeting and she replied "no".

City Attorney Seiden clarified that the ballot question was approved and sent to the County. He added language about the size of the property. The final question that was approved reads, *"Shall the City Council be authorized to sell and rezone 10,299 square feet (less than a quarter of an acre) of golf course property adjacent to the former James Medical Clinic, currently under License Agreement as a parking area to the proposed contract purchasers for \$115,000."*

Attorney Seiden explained that the property is not being rezoned. The reason for the election is because the Charter provision states that the City cannot rezone or sell the golf course property unless it is approved by the voters. If the question passes in the election, then the City will have a rezoning procedure, with an ordinance, public hearings and a Comprehensive Plan process.

Councilman Windrem moved the item. Councilman Lob seconded the motion which was carried 5-0 on roll call vote.

10. New Business:

10A) Recommendation that Council Approve an Extension of the Facility Agreement – Jazzercise

City Manager Gorland read the title of the recommendation. He said that the agreement is the same as the current agreement except for the new dates.

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

10B) Resolution No. 2014-3613 - A Resolution of the City Council of The City of Miami Springs Amending the Current Schedule of Charges For The Use Of City Recreation Facilities and Related Services; Effective Date

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

Councilman Windrem moved to adopt the resolution. Vice Mayor Bain seconded the motion.

Recreation Director Luna clarified that the field trips are becoming more expensive than they used to be. He is requesting to increase the amount so that the Community Center can continue to provide the same field trips.

Vice Mayor Bain asked if the children could pay for the field trips as they come up and Recreation Director Luna replied that it could be done that way but it would become an issue.

To answer Vice Mayor Bain's question, Recreation Director Luna said that not everyone has to pay this fee but those who do not pay will not be able to attend the field trips.

Mayor Garcia asked Recreation Director Luna to find out when the last time the fee was increased.

The motion was carried 3-2 on roll call vote with Vice Mayor Bain and Councilman Lob casting the dissenting votes.

10C) First Reading - Ordinance No. 1061-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-015, Parking of Commercial Vehicles In City Limits, to Update And Clarify Which Commercial Vehicles May or May Not Be Parked in the Residential, Multi-Family Residential, Business, and Commercial Zoning Districts of The City; Repealing All Ordinances or Parts Of Ordinances In Conflict; Effective Date

City Attorney Seiden read the title of the ordinance.

Donna Hernandez of 769 Pinecrest Drive stated that she was at the workshop when the commercial vehicles were being discussed. There is a large truck at the corner of the street where the Montessori school is that looks like a moving billboard. She has been trying to have it removed for a year and a half. The ordinance that is currently in place regarding wrapped vehicles is outdated. She does not understand why there are rigid rules on signs but not for wrapped vehicles. She suggested giving residents temporary variances for the wrapped vehicles.

Mr. Jose Savino is in favor with what Ms. Hernandez said. He is concerned that residents will start to run businesses from their homes. He understands that people have their rights and everyone has their own struggles in life but it is ruining the quality of life for the City.

Mayor Garcia advised Mr. Savino that residents are not allowed to run businesses from their home.

City Attorney Seiden explained that this is the second version of the original ordinance. He pointed out that despite the fact of what may be said, the City Attorney is not in charge of ordinances and there is some language that he did not agree with. He reiterated that when an ordinance is changed the old language is stricken through and new language that is added to the ordinance is underlined. As directed, the first section of the new ordinance deals with a definition. This has been in the process for over three years. The first section defines what the approved vehicles were and the approved additions to vehicles.

City Attorney Seiden commented that specially customized vehicles that are used for only social purposes can still be permitted by and within the discretion of the Code Compliance Department upon determination that they have been specially customized and will be parked in the rear or side yard and properly screened from adjacent properties. He discussed the parameters for residential parking variances and daytime and visitation parking.

City Attorney Seiden read the following list of vehicles that are prohibited from parking in single family residential districts. The vehicles are prohibited except during the qualified daytime hours.

- Box trucks
- Equipment carriers
- Trailers/pick-up trucks
- Lunch/food trucks
- Materials/supplies carriers
- Commercial transport vans
- Buses
- Tractor trailers
- Glass/mirror trucks
- Other vehicles clearly designed for commercial use of carriage.
- Other vehicles that present health, safety, or welfare hazards to the City.

City Attorney Seiden stated that these vehicles are prohibited and are not eligible to seek parking approval by variance or any other means.

Mayor Garcia asked if item (2)(a)(3) means that F-150 pick-up trucks are not permitted and City Attorney Seiden said that is an error and should say "tow truck".

City Attorney Seiden said that the next section is for commercial parking in multi-family residential zoning districts. He explained the vehicles that were permitted to park in appropriately striped parking lots in the multi-family residential zoning districts of the City. He also explained what vehicles are prohibited from parking in the multi-family zoning districts.

Mayor Garcia asked if churches were able to park their buses in their parking lot and City Attorney Seiden replied affirmatively.

Ms. Hernandez said that she did not hear if a wrapped vehicle is considered a commercial vehicle or not.

Vice Mayor Bain stated that a wrapped vehicle is permitted if it is under the 10,000 pounds and under 20 feet.

To answer Ms. Hernandez' question, Vice Mayor Bain said that RV's and boats are considered recreational vehicles and if they cannot fit in the rear yard, then by variance they are permitted in the side yard.

Mayor Garcia commented that he does not want to take away from the rest of this ordinance all of the good things that the City is doing and how strict the regulations are now.

Councilman Lob said that if there is a resident who does not like a wrapped vehicle in front of their house they can contact him. Only two people have said something about wrapped vehicles and they are present tonight.

Mayor Garcia said that the large vehicle Ms. Hernandez has an issue with will no longer be allowed to park there anymore. He has spoken to people regarding this issue and they have suggested that the vehicles park in their yard and not in the swale area. If this ordinance were to pass, and in the future Council sees that it should be made stricter, then they can make amendments if they so choose to do so.

Ms. Hernandez commented that no type of sign should be in the swale area.

Vice Mayor Bain stated that he is not in favor of everything that is in this ordinance. In his opinion, this ordinance is a template to start the process and to understand what the City needs to do. There will be many people who will be affected by this ordinance. His belief is to pass it and see how it works.

Vice Mayor Bain appreciates Ms. Hernandez's opinions but he has not had but one call regarding a large truck. Mr. Ziadie has gone through great lengths to prepare this ordinance and to please everyone. He would appreciate it if Ms. Hernandez would give Council a chance to pass the ordinance to see how it will work in the City and if anything occurs then it could be fixed.

Ms. Hernandez said that she guarantees that the ratio of people who are for vehicles with signs and no signs is very one sided.

Mayor Garcia commented that wrapping vehicles is becoming less popular because it is expensive.

Councilman Petralanda asked if residents should be asked to park their wrapped vehicles in their property and not in the swale and Vice Mayor Bain responded that the swale is a public right-of-way.

Mayor Garcia asked City Attorney Seiden if it is legal to restrict residents from parking in the swale and City Attorney Seiden replied that he does not believe it is legal because the swales are designated for the public use.

Councilman Petralanda asked if a resident could park their work vehicle in the swale if they were a tow truck driver and City Attorney Seiden replied "no".

Mr. Savino commented that his neighbor has a large work truck in front of their house and it does not look good. He does not like to see these vehicles everywhere in the City.

Mayor Garcia asked City Attorney Seiden when the ordinance was written and City Attorney Seiden replied that the original ordinance was passed in 1962.

Building and Code Compliance Director Ziadie said that Council had asked him to research the various aspects of the sign ordinance. He has the information completed and he will be giving it to Council in a memo later this week. He looked into nine other communities to determine if they regulated vehicle signage in regard to commercial vehicles or if there was any reference to vehicle wrapping or a percentage, but none of them had anything in their code.

City Attorney Seiden asked if Vice Mayor Bain and Mayor Garcia would like to advertise the ordinance for second reading and they replied "yes".

Discussion ensued with regards to a person not complying with the code. They will be issued a citation and will have seven days to comply. The citation is attached to the property. If a person moves the vehicle and then moves it back it will be a new citation. A person can become a repeat violator after two times of receiving a regular citation and will be given a ticket with no time to comply.

Ms. Hernandez questioned why the citations could not be treated like a parking ticket and City Attorney Seiden replied that it is not the subject that is being dealt with at this time.

Councilman Windrem moved to approve the ordinance on first reading with the changes. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.

10D) First Reading – Ordinance No. 1062-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-030(J) Sign Regulations/Temporary Signs; By Clarifying The Location of Open House and Talking House Signs; Repealing All Ordinances or Parts of Ordinances in Conflict; Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden stated that Mr. Ziadie felt that the placement of the signs was being abused and they were being placed everywhere. This provision now explains where the signs can be placed and it will make it more restrictive.

Councilman Lob moved to approve the ordinance on first reading. Councilman Windrem seconded the motion which was carried 4-1 on roll call vote with Vice Mayor Bain casting the dissenting vote.

10E) First Reading – Ordinance No. 1063-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 90-02, Keeping of Animals Prohibited; Exception; By Adding Hereto a Provision Prohibiting the Feeding of Any Animal or Bird on Public Property or Private Property Without Permission; Repealing All Ordinances or Parts of Ordinance In Conflict; Effective Date

City Attorney Seiden read the title of the ordinance and explained the sections that were added.

Laney Silver of 931 Dove Avenue said that she has a big problem with this ordinance. She is the director of Caring about the Strays (C.A.T.S.) and Council will effectively criminalize humane acts in this community. If there are problems then Council needs to deal with them individually and not put an unenforceable law in the code. She questioned how this was going to be enforced.

Linda Callavo of 451 Crescent Drive commented that these stray cats are being dumped into the City. She called the police because someone was dumping cats into the City but the police told her there is no law. However, abandoning an animal, relocating to a public place, or to abandon an animal that has been trapped is a misdemeanor for the first degree punishable by a fine of \$5,000 both by imprisonment and a fine. The enforcement needs to go towards the people who are dumping the cats into the City.

Ms. Hernandez stated that cats get left behind after their owners move away. If they cannot be fed then they cannot be caught and fixed to prevent multiplying.

Charlie Hernandez of 769 Pinecrest Drive commented that he is lending his support to what the three women have stated.

Mayor Garcia said that he does not want people to think that this is an anti-C.A.T.S. issue. He agrees with what Ms. Silver said in regards to this not being an issue with her and her organization, but it may be an issue with people who are not aware of what they are doing or might not be properly caring for the cats.

Mayor Garcia asked Mr. Ziadie if something could be done so that Ms. Silver and her organization could continue providing the services for the community and Mr. Ziadie replied that he spoke with Ms. Silver today and suggested the possibility of putting some type of provision into the ordinance that would allow for not-for-profit organizations to feed strays with the permission of the City and certain stipulations.

Vice Mayor Bain asked how this came about and Mr. Ziadie responded that the Building and Code Compliance Department consistently receives complaints about animal feces. The complaints are probably more towards the ducks than the cats although there have been complaints about stray cats in the past.

To answer Mayor Garcia's question, City Attorney Seiden said that it would probably be best to eliminate this ordinance and keep it the way it is now. He has a serious objection to the City getting into the business of sponsoring or authorizing any type of activity like this by licensing it and he feels that it would be inappropriate for the City to do.

Mayor Garcia said that the City needs to figure out how to stop people who are helping the strays the wrong way and City Attorney Seiden replied that the City could adopt a program that trains people to do the right thing and the program could be licensed based upon a program.

Ms. Silver commented that if there are complaints being made about animals being fed then they could be referred to her organization to try and diffuse the issue.

Vice Mayor Bain moved to deny the ordinance on first reading. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

10F) First Reading - Ordinance No. 1064-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-08, Construction Sounds; By Adding Other Prohibited Sounds and Establishing a New Permitted Sound Period; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden explained the changes in Code of Ordinance Section 99-08. The time period was 10:00 p.m. to 7:00 a.m. and it was changed to 30 minutes after sunset and 8:00 a.m. for the operation of construction lawn maintenance equipment.

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

10G) First Reading – Ordinance No. 1065-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 99-02, Operation of Radio, Phonographs, or Other Sound Making Devices or Ensembles, and Section 99-03, Hours of Operation of Sound Making Devices; By Changing the Periods in Which the Sounds and Noises Set Forth in Each Ordinance Are Prohibited; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden explained the changes that were made within the ordinance. He stated that since both provisions deal with exactly the same topic, he included them both within one ordinance.

Attorney Seiden explained that the main point is the change in the hours of operation in Sections 99.02 and 99.03 to between midnight and 8:00 a.m.

Fernando L. Cruz asked for clarification of the hours of operation in both ordinances and City Attorney Seiden stated that the prior ordinance is 30 minutes after sunset to 8:00 a.m. The ordinance for sound making devices is between midnight and 8:00 a.m.

Mr. Cruz expressed his concern about allowing loud music until midnight and also about the type of music and content that might not be appropriate for children.

Donna Hernandez stated that the same regulations that apply to barking dogs should also apply to loud music. She was concerned about allowing loud music until midnight in residential neighborhoods and the type of music that is played within 50-feet of her school with language that is not appropriate for children.

Councilman Petralanda moved not to amend the ordinance and the motion died for lack of a second.

Councilman Petralanda suggested limiting the hours during the week and being more flexible on the weekend.

Councilman Petralanda moved to leave the hours the same during the week and amend the hours for the weekend. Councilman Windrem seconded the motion.

Discussion ensued regarding the restriction of the hours during the week when children are in school and being more flexible on the weekend.

The motion failed 1-4 on roll call vote with Vice Mayor Bain, Councilman Windrem, Councilman Lob and Mayor Garcia casting the dissenting votes.

Mayor Garcia asked if Council would be inclined to make a motion to amend the ordinance by changing the time from midnight to 11:00 p.m.

Vice Mayor Bain moved to approve the ordinance on first reading as written. Councilman Windrem seconded the motion.

Further discussion ensued about protecting children who attend school during the week.

The motion was carried 4-1 on roll call vote with Councilman Petralanda casting the dissenting vote.

10H) First Reading – Ordinance No. 1066-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 150-013, Residential Plantings, Fences, And Walls; By Permitting the Installation and Construction of Decorative Gates on Side And Rear Yard Fences and Walls; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden stated that the words “and gates” was added to the Section title and it is followed by the new language allowing decorative gates on side and rear yard fences and walls up to a height of nine-feet, subject to Miami-Dade County product approval and the appropriate wind load engineering data required by Code.

Councilman Lob moved to approve the ordinance on first reading. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

10I) First Reading – Ordinance No. 1067-2014 – An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-10, Location, Accessibility, And Appearance of Multi-Family Residential and Commercial Garbage and Recycling Receptacles; By Removing The Provisions Related To Amortized Compliance; Acknowledging Non-Conforming Sites And Providing Safety Regulations; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden stated that he added the phrase “securing for safety” and “dumpsters” to the definition with receptacles. In Section B under applicability, it now reads “the provisions contained herein shall be applicable to all new construction on properties in the City that are zoned for multi-family residential use and all commercially zoned property sites that utilize dumpsters for garbage or recycling collection.” He noted that Section G is repeated and stricken through in its entirety with the old provision being removed and the new provision reading as follows:

(G) “Nonconforming existing multi-family and commercial sites; existing dumpster enclosures

1. Existing multi-family and commercial sites shall be considered to be in non-conformity if the site does not contain an exterior enclosure for garbage and recycling dumpsters or other large receptacle containers.
2. Such sites shall not be required to construction enclosures for their garbage and recycling dumpsters and/or large receptacle containers, so long as such dumpsters and large receptacle containers are safely secured in their present location so as not to pose a threat to any adjacent property.”

Councilman Windrem moved to approve the ordinance on first reading. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.

10J) First Reading – Ordinance No. 1068-2014 - An Ordinance of the City Council of the City of Miami Springs Amending Code of Ordinance Section 93-05, Garbage, Garden Trash, and Rubbish; Placement in Receptacles for Collection and Removal; By Providing Additional Regulations for the Placement of Trash and Recycling Materials by Multi-Family and Commercial Sites Adjacent to City Streets and for the Retrieval of Trash and Recycling Receptacles; Establishing Inapplicability to Alley Pickups and Single Family Residential Zoning Districts of City; Repealing All Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden stated that he added language to the title of Section 93-05 that reads “placement for pick-up and retrieval of containers.” He referred to Sections (D) (E) and (F) that provides for 24 hours instead of 48 hours. He continued to read the new provisions in the ordinance.

Mayor Garcia asked where on the property the containers were to be put back and City Attorney Seiden clarified they are to be taken back to the interior of the property site.

City Attorney Seiden explained that the ordinance does not apply to single family residential; it applies to multi-family residential. He will add the word “residential” after multi-family.

Councilman Windrem moved to approve the ordinance on first reading. Vice Mayor Bain seconded the motion which was carried 5-0 on roll call vote.

(Mayor Garcia called for a 5-minute recess)

10K) ConEdison Presentation and Discussion

City Manager Gorland stated that this presentation and discussion would be led by Doug Henning who is the ConEdison Program Manager who has been working closely with Staff.

City Attorney Jan K. Seiden said that there is a state sponsored program that allows for energy savings by making improvements and one company was suggested to the former City Manager. In the process, it was determined that there were other companies involved in this program and the City solicited for proposals and Council selected ConEdison. One of the reasons they were selected is because there is no default if the City decides not to go forward, while the other company had a \$10,000 penalty.

Doug Henning stated that he is an electrical engineer and he has 10-years military experience on nuclear submarines. He will explain the history of ConEdison, what performance contracting means and what it can do for the City. He has been working very closely with Staff for the past year to put the program together and they arrived at the final recommendation of what Staff feels is best for the City.

Mr. Henning explained that ConEdison Solutions is the oldest utility on the New York Stock Exchange; they have been in business since the 1800's and they generate approximately \$13BB worth of business every year. The company is nationally certified at the highest level for energy service companies and they have the capability to handle LEED building and are an Energy Star service provider. He said that they have \$150MM worth of business in the State of Florida for projects that have already been done.

Performance contracting is better budget utilization of what is already being spent, according to Mr. Henning. They look at what is being spent on energy and what is being spent on operational savings; they identify ways to do it better and the savings are guaranteed and measured every year to see if they are being achieved. There is no carry-over of excess savings and this means if they tell the City that \$100,000 will be saved next year and if this does not happen, they will write the City a check. If the City saves \$120,000, it can keep the extra \$20,000.

Mr. Henning explained that there is no cost to the City or the taxpayer because it is money that is already being spent and it is simply reallocating those funds. In addition to all the improvements, there is typically a little bit of positive cash flow generated. There are no change orders; once they give the price and the savings they have to meet the price.

Mr. Henning said that right now over the next fifteen years the City would be spending roughly \$2MM unless changes are made. They propose taking some of those funds to put into more efficient equipment, building and infrastructure improvements.

Mr. Henning explained the process that began in February 2013. He said that ConEdison was selected in June 2013 for energy performance contracting and they worked until December to arrive at different options and recommendations for implementation. On the initial list there was approximately \$6MM in projects that were identified, including some that were already completed such as the park lighting that was funded through grants and recommendations for the pool that were eliminated because of the plan to build a new pool.

Mr. Henning explained that the final priorities are roughly \$2MM, including City Hall duct work, decorative street lighting and reducing ongoing costs by reducing energy and operational expenses. The total project must be budget neutral and funded completely from savings.

During the last six months an analysis was prepared by gathering and inputting utility data, auditing City buildings and the infrastructure, including lighting surveys, air conditioning surveys, water conservation surveys, logging of building operations, examining miscellaneous electrical loads and working with staff to identify problems. They performed detailed building modeling to analyze the savings potential once all the energy conservation measures are implemented.

Mr. Henning reviewed samples for lighting occupancy measurements in City Hall showing when lights are on and when someone is actually in the room. He concluded that half the time the lights are on when no one is in the room and this can be automated by installing lighting sensors that detect when someone is in the room and automatically shuts lights on or off.

Mr. Henning commented that the City Hall has 75-78% relative humidity, which is almost at saturation and they did an analysis to determine why. This is the level of engineering that they performed and he provided a CD with approximately 500 pages of more detailed engineering.

Mr. Henning stated that anything that does not pay for itself is not in the program, unless they are told it is a priority. The program must provide significant energy or operational savings, address critical infrastructure needs, enhance the infrastructure for the City and its constituents and address code or safety deficiencies.

Mr. Henning provided a summary of the different conservation measures, which was initially a list of thirteen measures that was reduced to ten, including interior lighting, lighting controls and automation, exterior lighting, LED street lighting, City Hall heating and air conditioning, aging equipment, vending misers, sports lighting, solar film at the Senior Center and inactive water accounts.

City Manager Gorland said that interior lighting upgrades also includes the new Community Center lighting that are highly inefficient. The recommendation is to replace them immediately with new energy efficient lighting.

To answer Councilman Lob's question about the lighting at Stafford Park, Mr. Henning said that there are two or three poles that were not finished and installing a controlling program will allow the automation of turning the lights off and on instead of doing it manually.

Mr. Henning explained that the PowerPoint Presentation gives an overview of the project and the Investment Grade Audit shows the numbers for the cost savings and the simple payback. In addition to the Investment Grade Audit, there are more engineering details on the disk that was provided.

Mr. Henning explained the savings involved by changing the interior light fixtures in City Hall, the Community Center, Senior Center, Golf Course and Public Works facility. He continued to review the presentation slides and cost saving measures for street lighting improvements and decorative street lighting on Westward Drive.

In regard to water conservation, Mr. Henning said that the City is doing a good job and they are not recommending this measure. They looked at different options for the City Hall air conditioning system, including a new design and replacing duct work, but the money that would be invested is 40-60% of the building value, which does not make sense. They recommend cleaning all the duct work and air conditioning unit coils and installing a high efficiency infiltration system to improve air quality. He reviewed the energy saving air conditioning measures for the Golf Course and Senior Center.

Mr. Henning stated that the recommended projects total \$1.6MM with a simple payback of thirteen years and the cash flow for the finance term. They can handle the bidding in order to get the best value for the loan or the City could handle that internally.

Mayor Garcia asked about funding through State programs and Mr. Henning replied it is not really funding; the State encourages better utilization of funds that are already being spent.

Mr. Henning explained that they could procure financing. He noted that he presented a proposal to the City of Miami for a loan at 3.25% approximately one week ago.

Discussion ensued regarding operational savings, the cash flow analysis based on financing, with no funding out of pocket expenses for the infrastructure improvements.

To answer the Mayor's question, City Manager Gorland replied that there is no reason to say no to the program except that the City is facing some substantial borrowings coming up, but since this is a payback system it is hard to turn down.

City Manager Gorland asked about the number of energy saving firms that submitted proposals and Professional Services Supervisor Tammy Romero responded that there were ten firms on the state contract list and four or five companies responded to the investment grade audit.

Mayor Garcia asked what would be the next step in order for Council to approve the proposed plan.

City Attorney Seiden replied that Council should review and evaluate the spreadsheet to see if there are any questions. He explained that Council could pick and choose specific projects and if they have any questions they should call Staff. Once Council makes a decision on what projects should be done, the City would enter into an agreement with ConEdison and arrange for financing at the same time.

Mayor Garcia clarified that the financing would be paid from the savings ConEdison is proposing and if the savings is not realized they will pay the City the balance of the promised savings on an annual basis.

City Attorney Seiden said that the savings are evaluated annually and if there is a large shortfall, ConEdison will pay the shortfall.

Mr. Henning explained that if there is a shortfall they would determine what went wrong and make the adjustment. He added that there is almost no risk with lighting because once the wattage is corrected it will not change. He said that there is a 10-15% safety factor built into the cash flow. They do not guarantee utility rate increases.

To answer Councilman Petralanda's question, Mr. Henning assured him that their costs are fixed. He added that in order to have a better cash flow, Council could decide not to finance the decorative light poles because that does not save energy; however, it is an improvement that could be funded through the program.

Mr. Henning explained another cost factor to consider would be the light pole banner arms that cost \$650.00 each and are built into the pole.

City Attorney Seiden said that the City must follow through with the instructions for energy saving measures and if there is a shortfall that is a result of the City's neglect to turn off the lights, ConEdison would not be responsible.

Mr. Henning responded that they are proposing automated lighting so that would minimize the shortfall risk, but if the City decides to increase operations outside of the normal operating hours it would impact the utility bill and they would make an adjustment. Normally this falls within the 10-15% safety factor, but a big change for nighttime activities at the Community Center would make an impact.

Mayor Garcia said that he reviewed the spreadsheet as the City Attorney recommended and he noticed that some projects provide minimal savings, but to do it right they should all be done if there will be a savings.

Mr. Henning said that the projects with a short payback period are well worth the expense and the projects that take longer like the air conditioning should be considered because the equipment is near the end of life and replacing it outside of the program will require capital dollars. The payback on street lighting is approximately six years, not including the poles. Adding the poles will increase the payback to thirteen years.

City Manager Gorland asked out of the total \$1.6MM, how much is related to non-energy reduction like the light poles and Mr. Henning said that in addition to the decorative poles, the air conditioning replacement is a longer payback between 9-22 years.

Mr. Henning said that in order to move forward Council would need to provide a final Energy Conservation Measure (ECM) list and put that into contract form. The City Attorney has already reviewed the terms and conditions of the basic contract.

Mayor Garcia asked about the projected interest rates for loans that the City is considering for other projects and Assistant City Manager/Finance Director Alonso said that quotes were received ranging from 3% to 3.5%.

Councilman Windrem asked if borrowing \$1.6MM would affect the City's available credit limit and Mr. Alonso said that it would not make an impact for this type of payback program.

Vice Mayor Bain asked if the new aquatic facility could be included in the program and Mr. Henning said that since it would not pay for itself it would not fall under the specific State Statute that requires a payback in a certain time period.

Mayor Garcia said that the expertise and knowledge from a company like ConEdison could be beneficial when planning the new pool in order to improve the operational savings.

Mr. Henning commented that they had already conducted a preliminary analysis of the pool, including pumping and control strategies that should be considered during the design phase.

Mayor Garcia emphasized that after the pool design is completed and accepted by the City he would like, if possible, for it to be reviewed by ConEdison to see how the operation could be more economical. He used the Community Center as an example of a project that could have been more energy efficient.

Mr. Henning added that the Community Center gymnasium and theatre have outside air pumped into the rooms, and regardless of the occupancy, outside air is expensive to condition. They are proposing to install CO2 sensors to measure the occupancy in order to modulate the intake of outside air.

To address the Mayor's recommendation, City Manager Gorland stated that he is sure that an energy consultant would be involved in the pool project; it might not be ConEdison, but if that were to happen it would be beneficial since there is a good working relationship with the firm. He said that the design for the new pool should be looked at for efficiency, not low cost, which happened with the Community Center.

City Attorney Seiden said that Council should contact the Administration before the next meeting to let them know their comments regarding the spreadsheet and once it is approved by Council, the program can begin. If Council has questions, they should be forwarded to Tammy Romero so that she can forward them to Mr. Henning and the answers can be forwarded to Council via email prior to the meeting.

Mayor Garcia commented that changing the light poles in the commercial areas had been a topic of discussion in the last four or five years and this did not happen for lack of funding. He is of the opinion that just because the light poles will not provide a savings that they should be eliminated from the list.

Councilman Lob moved to extend the meeting to 11:15 p.m. Councilman Windrem seconded the motion which was carried 5-0 on voice vote.

Mr. Henning said that Council may not have to wait until the next meeting to approve the ECM list because once they have the list and know what the program is they can look for financing.

Mayor Garcia informed Mr. Henning that Council must make the decision during a public meeting and the next meeting would take place in two weeks.

10L) Consideration of Council Participation in Miami-Dade County Days in Tallahassee – April 2 and 3, 2014

Mayor Garcia asked for the deadline to respond to Dade Days and the Acting City Clerk stated that applications must be received by Monday, March 3rd and there are no refunds.

Mayor Garcia confirmed that he would definitely attend and the other Councilmembers should let the Clerk know before the next Council meeting.

11. Other Business:

11A) Fiscal Year 2013-2014 First Quarter Budget Status Report (Unaudited)

Assistant City Manager/Finance Director William Alonso stated that there is one issue that came up during the first quarter in regard to the red light camera revenues that he would address under Agenda Item 11B.

11B) Red Light Revenue Budget Shortfall Discussion

Assistant City Manager/Finance Director William Alonso read his memorandum advising Council that the red light revenues for the current fiscal year are falling short of the budgeted amount. The budget was based on total net revenues of \$600,000, but as of the end of the first quarter, actual revenues were approximately \$82,400, resulting in a shortfall of \$200,000 to \$300,000 in current year revenues.

In discussions with Chief of Police Baan, he advised that the changes in the law regarding timing for yellow lights have led to less citations and he also advised that the upcoming roadway project on N. W. 36th Street will negatively impact future revenues.

Mr. Alonso said that a meeting was held with all Department Heads and they were asked to review their budgets and provide a listing of possible budget reductions that could reduce their budgets without a significant impact to the services for the residents.

Mr. Alonso provided a list of budget reductions totaling \$301,086 that is recommended to be implemented immediately. An additional \$37,000 was identified in reductions as the Administration continues to look for additional revenue enhancements and budget reductions. He said that as the year progresses and the revenues appear to improve, the reductions can be reassessed.

City Manager Gorland commented that some of the items require Council's approval, such as not filling the vacant Code Compliance position that will impact the business district. He feels that the eight recommendations totaling approximately \$300,000 is a solid list and with luck it could be less, but the project on 36th Street is expected to dramatically impact the revenues.

While the Administration has control over some of the expenses, the City Manager advised Council that they should focus on some of the other items on the list.

Assistant City Manager/Finance Director Alonso said that some of the items on the list have already realized a savings like # 7 for the City Clerk position and # 8 for the City Planner position. The new City Planner does not see a need for # 3 for the GIS System and the Public Works Director has agreed to put off # 4 for the Building Maintenance position until next year. Regarding # 6, the software is no longer required.

Mr. Alonso explained that #2 for unexpected repairs and # 5 for the Code Compliance position are for Council to consider.

Councilman Windrem was concerned about reducing funds for unexpected repairs and Mr. Alonso explained that there is \$10,000 remaining in the contingency as shown in # 3 at the bottom of the possible budget reductions.

Mr. Alonso reiterated that moving forward during the year if they identify other areas where funds can be saved they can always use those funds for an emergency repair.

Vice Mayor Bain referred to the vacant Code Compliance position. He asked if this was the same as the City Clerk situation and City Manager Gorland clarified that it is the same because the savings have already been realized.

Mayor Garcia commented that the City Clerk position was vacant for six months and the projected savings for the Building Maintenance position is based on not filling the position until next year.

Mayor Garcia asked if a vote or consensus is required to approve the list. He referred to the additional reductions at the bottom of the list and the \$20,000 that is budgeted for next year's election.

City Attorney Seiden informed Council that this is simply notification and it does not require a consensus.

Councilman Windrem moved to extend the meeting to 11:30 p.m. Councilman Lob seconded the motion which was carried 5-0 on voice vote.

12. Reports & Recommendations:

12A) City Attorney

None.

12B) City Manager

Happy Birthday

City Manager Gorland wished Assistant City Manager/Finance Director a happy birthday.

Ordinances

City Manager congratulated Council for approving the ordinances on first reading since they had been in the works for four years or longer.

City Events

City Manager Gorland announced that there are many events going on that are listed on the City's website, including an event at the Curtiss Mansion on Saturday, February 15th featuring music by Joe Donato.

12C) City Council

Apology

Councilman Petralanda stated that he is very passionate about his teaching profession and wants to protect the kids and he apologizes if his emotions offended anyone.

Happy Birthday

Councilman Windrem wished his father happy birthday.

Archery Tournament

Vice Mayor Bain announced that the State Archery Tournament is coming back to the Community Center on February 21 through February 23, 2014. Last year there were 120 shooters and this year they hope to double that number.

Tim Hawks

Vice Mayor Bain reported that he lost a good friend, Tim Hawks, who passed away this week. He was his friend since the first grade and he was always there when he called him. He offered his condolences to the family.

Tim Hawks

Mayor Garcia said that Tim Hawks was an incredible guy and one of the residents who welcomed him to political office.

Council Decisions

Mayor Garcia mentioned that a friend of his was in the hospital with a heart problem and he is only 36 years old. He said that Council should take things with a "grain of salt" when doing the job as an elected official. The decisions that Council makes are difficult and they are made in the best interest of the residents of Miami Springs. At the end of the day what is important is that we are healthy, our kids are healthy and we are above ground. There are much bigger problems and Council should not be at each other's throats for menial issues in the grand scheme of life. He thanked the residents for this opportunity.

13. Adjournment

There being no further business to be discussed the meeting was adjourned at 11:22 p.m.

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of:

Transcription assistance provided by Elora R. Sakal.

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



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, February 12, 2014, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:15 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- City Attorney Jan K. Seiden
- Recreation Director Omar L. Luna
- Professional Services Supervisor Tammy L. Romero
- Acting City Clerk Suzanne S. Hitaffer

2. Invocation: Offered by Councilman Petralanda.

Salute to the Flag: The audience participated.

3. Presentations from the Companies who Responded to RFQ # 02-13/14 – Consulting Services to Develop Components and Specifications for an RFP for a New Design/Build Aquatic Facility and for Construction Supervision:

Mayor Garcia stated that presentations would be made by companies who responded to the Request for Qualifications (RFQ) for consulting services to develop components and specifications for an RFP for a new design/build aquatic facility and for construction supervision.

Stantec Consulting Services, Inc.

Diana Sudasassi, PE, Stantec Consulting Services, Inc. gave an overview of the history of the firm that was formerly C3TS for twenty-five years and was acquired by Stantec in December 2012, which is a world-wide discipline engineering firm.

Ms. Sudasassi stated that the firm's municipal experience includes Medley, Hialeah and Miami Lakes and they are in tune to the needs of municipalities. She was raised in Miami Springs and learned to swim in the city pool. She is vested in the community and would be proud to work on the project.

Jeffrey Crews, PE, LEED AP, stated that he would be the Project Manager and the design criteria professional for the project if they are selected. He introduced Elvira Friere who is the architecture lead and said that Diana Sudasassi would be the civil lead. Terrance Glunt is the Principal in Charge who is not present, but he is available for this project if selected.

Mr. Crews explained the team's experience with C3TS and said that they had worked together on every project that will be shown tonight. He said that the change from C3TS to Stantec might have caused some confusion because the disclaimer states that the project was not performed by Stantec and was performed by another company.

Mr. Crews reviewed relevant projects, including Community Park Aquatic Center and Mitchell Moore Park Aquatic Center in Pompano Beach. They completed a series of five pools for the Broward County School Board, which are Nova High School, South Broward High School, Fort Lauderdale High School, Cooper City High School and Northeast High School.

Additional projects shown were Jacobs Aquatic Center in Key Largo, CB Smith Park in Pembroke Pines, Grapeland Park and Gibson Park in Miami, Fort Lauderdale Aquatic Center, Deerfield Beach Middle School Park and Coral Springs Aquatic Center.

Mr. Crews explained that there were thirteen additional design/built projects for a total of 26 pool projects. He continued to explain the firm's experience with design/build projects including Blanche Ely High School Stadium, Martin County Emergency Services facility, Pompano Beach Utility Services compound and Miami Beach Sunset Islands 3&4, Palm Island and Hibiscus Island projects.

Mr. Crews said that the goal is to find out what Miami Springs wants and be able to deliver it. They identify the stakeholders who are involved in the decision making process, begin data acquisition, interview for scope details and develop a detailed program. From this point, they split into two efforts: plan development and written guidelines. It is important to match the vision with the amount of available funding.

Mr. Crews reviewed case study projects to show the process that was followed for similar projects. He explained that it is important to identify issues in order to have a firm idea of what the project entails. Once the project documents are in place they proceed with the bid phase and design phase. He said that none of it works without wisdom and experience and a guiding philosophy. The philosophy is a guiding project development to achieve the maximum client benefit by delivering the highest possible quality at the lowest reasonable price or maximize value while minimizing risk.

Mr. Crews stated that value and lowest cost is not always the same, which is critical in design/build projects because the proposals that they receive from design/builders will inherently differ from each other since they each have their own vision.

The goal is to manage for value and risk. The best way to manage for value is to understand the goals, provide efficient site and floor plans, allow for creativity, evaluate bids subjectively, favor experienced design/build teams, negotiations before contract and careful monitoring.

Mr. Crews explained the key points in managing for risk are: provide data, clear unambiguous documents, adequate budget, reasonable schedule, pay permit/impact fees, identify key regulatory questions, provide contract language, avoid unnecessary submittal costs and avoid purposely shifting the risk.

Mr. Crews answered miscellaneous questions from Council regarding the firm's experience and work on various pool projects.

Vice Mayor Bain asked about the advantages between stainless steel and concrete surfaces.

Mr. Crews said that out of 26 projects, approximately half are stainless steel and the main advantage is the warranty. He said that the bottom of the pool is concrete and the walls are stainless steel and the entire shell is lined with a thick polymer liner that has a 15-year warranty. Maintenance costs are reduced since the pool does not require resurfacing on a regular schedule and swimmers tend to like stainless steel pools.

To address Councilman Windrem's concern about lack of maintenance on the existing pool, Mr. Crews said that there are maintenance suggestions that become part of the warranty process.

Councilman Petralanda asked if the firm would be able to devote 100% of their time to the City's project and Mr. Crews said that nothing would prevent him from devoting that amount of time, but the City should not have to pay for 100% of his time if it is not required.

City Attorney Seiden asked about the firm's billing procedures for a project valued at \$3MM to \$6MM, and the basis for their determination of the fee for the services that are rendered.

Mr. Crews responded that typically it works best to negotiate a fee on an hourly basis based on various positions and the amount of time needed to complete the work, and then convert the amount to a lump sum. The percentage of construction cost is often used as a guideline.

Gili-McGraw Architects, LLP

Cynthia Gili McGraw of Gili-McGraw Architects, LLP stated that the firm had provided services in Miami since 1992, and worked on projects for the City of Miami, Town of Miami Lakes, Dade County Public Schools and various institutions.

Ms. McGraw said that a design criteria professional is basically a professional that puts together a rough design, schematics and provides construction supervision. The City is looking for the specifications listed in the RFQ, as well as a firm that has knowledge of pool design.

Ms. McGraw reviewed slides showing the various pool projects completed by the firm, including Gulliver Academy Aquatic Facility, Curtis Park Pool, Mast Academy Competition Pool and African Square Splash Park. They created a design/criteria book for a municipality, they were the professionals for a \$4MM project for Miami-Dade County Public Schools and the author of the Miami International Airport terminal building design criteria.

Ms. McGraw introduced the design criteria professionals, including Mechanical Engineer Rene Basulto, Electrical Design Coordinator Charles Yost, Structural Engineer Larry Brill and Landscape Architect Ken Gardner.

J. Gary McGraw, AIA, Project Manager, gave examples of how they addressed several design issues with the Olympic size Gulliver pool that is similar to the Miami Springs' pool. They built a new pool facility adjacent to an existing school facility in which safety was an issue.

Mr. McGraw reviewed the Mast Academy project in which they reduced the size of the pool by eliminating the diving bowls, saving over \$60,000. He continued showing slides of the various projects and explained the benefits of geothermal heating system that has a payback of seven years.

Mr. McGraw displayed two potential site layouts for the proposed Miami Springs' pool facility; one allows the existing pool to remain in operation and the existing parking for the Community Center to remain unobstructed. The second option ties the new pool into the Community Center that causes the City to lose the use of the existing pool and reduces the parking.

In regard to the pool design, Mr. McGraw said that they must determine what type of pool the community wants and if it will be a competition pool or community pool. Other important factors are the type of heating, filter types, shading devices, security, safety, maintenance, equipment, nighttime use, support facilities, staff requirements and handicap access.

Mr. McGraw said that their pool consultant recommends a sand filter, a pump that is below the water level of the pool, liquid chlorine solution, buffering, schedule 80 piping in the equipment room and schedule 40 piping elsewhere. He recommends a control system that can be controlled from an i-phone and a geothermal heat pump.

Councilman Petralanda asked how many pool projects the firm had worked on and Mr. McGraw responded that they worked on two pools. The Curtis Park pool is currently being permitted with the City of Miami. There is also a splash park bid that has gone out to bid that should begin in approximately one week.

Councilman Petralanda asked Mr. McGraw if the City should be worried about the firm overextending themselves.

Mr. McGraw said that he is not worried since it is simply construction administration. They attend bi-weekly site meetings, check shop drawings, review pay requisitions, visit the site and answer phone calls. They will produce a set of design criteria documents. He explained how he developed the design criteria guidelines for Miami International Airport.

Councilman Windrem referred to the problems associated with the Mast Academy pool and Mr. McGraw explained how they solved the problems.

Mayor Garcia asked about the billing process and how it is calculated and Mr. McGraw responded that it is based on the scale of the project and the number of man hours required for the different disciplines. He said that they would work out a cost per hour fee in order to establish a number and then look at a percentage of the project cost and compare both costs.

To answer the Mayor's question, Mr. McGraw said that their fee, based on the percentage of the project cost, would be approximately 6%.

Bermello Ajamil & Partners, Inc.

Willy Bermello with Bermello Ajamil & Partners introduced his firm members and consultants who were present: Partner Jorge Ferrer, Justin Caron with Aquatic Design Group, and Project Manager Scott Bakos.

Mr. Bermello stated that they would make a simple presentation to go over the highlights in six areas. First is their understanding of the site context and the opportunities and challenges that it presents with the surrounding neighborhood, existing facilities and how they will approach the City's vision in creating a world-class aquatic facility that is an element of pride for the entire community.

Mr. Bermello explained that the process must be driven by input from the community and City Staff and they must engage them in the process and present them with ideas for not only the facility, but also from a revenue and cost standpoint.

Mr. Bermello said that the presentation will address their professional design criteria experience, what it means, what their expectations are and what their role will be. They looked at the milestones in terms of the process and schedule and they will highlight some issues for consideration. Another point for consideration is sustainable design and LEED consideration since what is decided today will be dealt with for the next thirty years in the operation of the facility. Maintaining and minimizing costs must be considered in terms of the building and the equipment.

Mr. Scott Bakos stated that in preparing for the presentation it was important for them to visit the site in order to understand the sensitive issues with the site. They counted approximately 208 parking spaces within the 3-1/2 acre property. The relationship and closeness to the adjacent residential homes is very apparent and it is very important that the compatibility and sensitivity to that is understood through the entire process.

Mr. Bakos referred to past studies and some areas of concern, particularly the amount of curb cuts on both sides of the property. In addition, the need to walk through the parking lot is a concern and the entrances do not line up, which is a safety factor. He said that the parking could be segregated if there is a need to do so. In the second option, there are seven curb cuts along the residential street and dead end lanes within the parking lot that could create a bottleneck. He presented the idea of having only three access points or even two from a security and control perspective. They encourage a drop off area on the west side of the facility.

Mr. Justin Caron stated that the value they bring to the process is programming. There is a budget for the project and they must balance the budget with the programmatic needs. The key process involves stakeholders and bringing them together in order to arrive at decisions that make sense. The ideas must be incorporated into modern design and products that will last for years, while understanding the cost recovery bills. They understand the operation of the facilities after they open and that is one of the values that the firm brings to the table.

Mr. Caron explained that revenue drivers are typically recreation admissions, including season passes, swimming lessons, therapy programs, etc. They will work to establish revenue drivers and they will also consider the expenses, including utilities and heating the pool.

Mr. Caron commented that competition pools are lucky to get 50% cost recovery and recreation pools recover up to 115% of the operating costs. He said that having a theme would add to the premium, but it would create a destination and increase the play value. He presented examples of pool facilities with different themes. He noted that a 50 meter pool would cost \$1MM every year in operating costs.

Mr. Bermello stated that as design criteria professionals they will work with the City and the stakeholders and at the end of the process they will have a deliverable product. They will prepare a package that consolidates the program information and the master plan of the site, which is an advance preliminary design package that will provide the eventual design builder with sufficient information in order to be able to give a firm price without cost overruns and change orders.

Mr. Bermello said that they have experience with governmental clients as design criteria professionals, working with City Staff to prepare the bid advertisement, receiving and analyzing the bids, assisting with the contract award, and subsequently serving as the owner's representative through the construction process. They will make sure that the visions, the expectations, the quality and specifications of the package are met by the design/builder.

Bermello Ajamil & Partners have worked on aquatic pools in Miami-Dade County, the City of Miami and Broward County and all this experience will add to the skillset that they feel is important, according to Mr. Bermello. How their clients feel about them is more important than anything they can say and they have a long list of clients. They know how to work with government and they serve as an extension of the City Staff, realizing that some projects may have an element of controversy or public discourse. Their record of success is based on their ability to absorb, project, listen and support Staff.

Mr. Bermello stated that the facility is in a residential neighborhood and through buffering, landscaping, site entrances, etc. they will portray a project that will be a positive element for the neighborhood.

Mr. Bakos referred to the Aventura Community Center that was a very successful project that was completed on time, on budget and was very well received in the community. They are very confident that they can successfully accomplish the project for Miami Springs. He outlined the three-month process, beginning with the initial kick-off meeting with all the key stakeholders, site and code analysis, programming, master plan options, final master plan/presentation and preparation of a design criteria package. This process is very important because it provides them with all the key tools that are needed to put together all the options.

Mr. Bakos said that the RFQ specifications mentioned a 12-month process beyond the completion of the design criteria package that includes the solicitation and award of the design/build team; preparation of the final construction documents; the permitting and the construction. He said that accomplishing this in twelve months is very aggressive and they feel that eighteen months is more realistic. It will take two months to send out the design criteria, solicit the award and bring a design/build team on board. Five months is needed to prepare 100% construction documents and there is a nine-month process for construction.

Mr. Caron explained the importance of sustainability. Typically capital costs are between 12-15% of the life cycle for an aquatic facility. They plan to reduce the operational costs for staffing, heating, chemicals, water usage, lighting and electricity. There should be a balance between the cost of the system short-term and long-term.

Mr. Bermello explained the timeline process for other projects in which gathering data required longer time and they are not sure where Miami Springs stands today in this process. If Staff has excellent data in terms of the needs so that they can begin programming immediately, then the three month process is doable, but if the data is old or incomplete the three months could expand to four or five months.

Mr. Bermello said that his firm is a local company and the aquatic design group is based in California and they are a company that is recognized nationally in the aquatic field, which is important to the Miami Springs' project. His first project in Miami Springs was the Eastern Financial Federal Credit Union, which was 28 years ago. He is the owner of the company along with thirteen partners and he will be involved during the entire project.

To answer Councilman Lob's question, Mr. Caron stated that the company was founded in 1984 and Scott is the CEO and third generation pool architect. His first project was in 1972, and the pool is still operational in California; it was renovated once and some equipment was replaced about five years ago. The first Florida project was completed in 1988 in Orlando.

Councilman Petralanda asked about operation cost recovery and Mr. Caron stated that multiple pool complexes are 1/3 the size of a competition pool and they are more popular. The focus must be on the program because the City has to deliver what is needed to their constituents. The City must sell the idea and help them understand that the operation cannot be subsidized. A pool that can be used for swim lessons and therapy classes can pay for itself 2-1 in terms of its operation costs.

Mayor Garcia asked about the billing structure, considering the project would cost \$3-6MM, and what percentage would be charged for their services.

Mr. Bermello said that on the two most recent projects they arrived at a lump sum agreement based on the scope and time. The agreement quantifies the number of public meetings and to date there has not been a controversy. The Pinecrest project was \$60,000 and CRA was \$200,000.

To answer the Mayor's question, Mr. Bermello replied that the Pinecrest project will go through two phases with three sequences of construction between the phases and the budget will be from a minimum of \$4.5MM to a maximum of \$9MM. They provide a menu of options and each option has two taglines, which are cost and time. This does not include the fee going forward for supervising and overseeing the design/builder.

Mayor Garcia commented that the City's request was for the total package, including supervision and overseeing the builder.

Mr. Bermello stated that they typically charge a fee on a monthly basis. They feel that the construction process will take nine months and they would pick a number that represents their time for the review of the work being done, going to the jobsite, preparing field reports and attending the construction site meetings. This number could range from \$5,000 to \$7,000 per month, assuming that the City hires a good contractor with experience.

Councilman Petralanda asked how many pools were built by the firm and Mr. Bermello responded that they had done many multi-family residential pools. He estimated that they had done hundreds of private pools and about six municipal pools.

Mr. Caron said that his firm had worked on 2,500 pool projects and 1,000 of those were municipal pools.

Carty Architecture & Alleguez Architecture, Inc.

Ana Alleguez, President of Alleguez Architecture, Inc. stated that Carty Architecture & Alleguez Architecture had worked on several projects together. She introduced Judy A. Carty, President of Carty Architecture, Senior Project Architect Orlando Melian, and Project Manager Carlos Manuel Veloso. She also introduced team members Ernesto Aloma, Paul Zilio, and Jose Acosta.

Ms. Alleguez reviewed design/build projects the firm had completed including Miami-Dade County Fire stations, City of Coral Springs Nature Center, Woman's History Gallery and Tropical Park Equestrian Center. She said that Carty Architecture's experience in aquatic and recreation facilities included Florida Atlantic University, PGA Resort and Spa and YMCA of South Dade. Their consultants have aquatic experience with the Royal Oaks Park in Miami Lakes.

Judy A. Carty stated that a similar project to Miami Springs was Naples River Park Aquatic Center who had an existing pool on site that was replaced. The project was in a residential neighborhood and they met with the community and the City to determine what type of aquatic program was needed. Meetings were held with Council, Staff and the community in order to get feedback.

Ms. Carty reviewed the Florida Atlantic University Recreation Center project that was done in two phases, including an aquatic facility. She said that all of the firm's pool experience had been in Florida. She also reviewed the PGA Resort and Spa project and the replacement of their existing pool and the YMCA South Dade project that has a four-lane lap pool and a "learn to swim" area that is not yet under construction.

Ms. Carty stated that they would need to program the aquatic facility for the City and the only way to do that is to meet with City Staff and the community to determine the vision and the programming needs. She said that there are four components for aquatic facilities. Competition pools have strict requirements and they are typically eight lanes that are 2.5 meters each; the water is colder and deeper. Another group is the program element with "learn to swim", scuba classes, lifeguard training and a wide variety of programs. Water therapy is increasing in popularity and the water is warmer. The largest component is recreation and this includes slides, play areas, water features, zero entry and separate splash pools for younger children. Recreation pools normally include shade structures, concessions and deck space.

The key to a good aquatic facility is flexibility in the spaces, an understanding of the nature of the groups who will be using the facility, inventive programming and good design, according to Ms. Carty. When considering the budget for these projects, typically a large percentage goes toward the pool and splash pad, including water slides and toys, which is the key component.

The bathhouse and restrooms are built according to code. Maximizing the budget is key and they understand how important it is to stay within budget.

Ms. Carty showed a diagram of the entire process with the end result being the conceptual design. The design criteria package includes assistance with design/builder reviews and construction supervision. She referred to the City of Naples project where they presented three different schemes to their City Commission.

Ms. Alleguez stated that they would analyze the site and hold meetings with agencies having jurisdiction so that they understand the project, address infrastructure, utilities, etc. and this information is passed along to the design/builder. She said that the site is surrounded by a residential area and there are certain site issues that should be addressed. Safety is important from a vehicular and pedestrian standpoint, which is another key component. Their goal is to provide the highest potential for the facility so that there will be a high return on the investment and they want to be sensitive to the surrounding residents by planting a greenbelt around the site.

Ms. Alleguez said that they would provide a set of construction documents that are developed to 30%, a project manual and minimum criteria of what they expect in warranties and things of that nature. She continued to explain their assistance during the bid and selection process and the entire construction phase. Regarding the schedule, they believe the criteria package portion would take six months and the solicitation and the design/builder construction documents and construction would take about fifteen months.

In closing, Ms. Alleguez stated that the Carty/Alleguez team offers a wide variety of expertise and they are local with a vested interest since three team members are residents of the City. Their team has the passion and commitment to deliver a community project that everyone can be proud of.

Mayor Garcia asked about the cost of services and what the average charge is based on the history and the estimated cost of the project.

Ms. Carty stated that it is hard to estimate because it is not a normal percentage, but they are willing to work out an agreement.

Ms. Alleguez said that the two firms had not worked together on a complete project from beginning to end, but the design build component is historically 10-12% of total construction cost.

Ms. Carty explained that the construction administration could be based on an hourly basis, as services are needed.

M. C. Harry & Associates, Inc.

Thomas Carlson, Principal for M. C. Harry & Associates, Inc. stated that the firm is an award winning firm that has been in operation for 57 years in Miami-Dade County. He introduced Project Architect Javier Torres, Project Manager Naomi Harrison and Project Architect Larry Arrington. They have worked together on municipal projects for many years.

Mr. Carlson explained that Mr. Arrington grew up in Miami Springs; he is a registered architect, member and past President of the Construction Specifications Institute and a certified swimming and diving official and stroke and turn judge. SDM Consulting Engineers is a well-established team and their services will be provided in developing criteria for the project.

Mr. Carlson said that his firm had provided design/build services as a design/builder and they were hired by various municipalities to provide the design criteria that are followed by the solicitation for design/build services. They worked with dozens of local municipalities and a variety of recreation facilities that have included pool facilities.

Javier Torres reviewed examples of projects they had completed including the Town of Miami Lakes Royal Oaks Park that is in a highly residential area, and the City of Miami Melreese Golf Training center.

Naomi Harrison said that the City of South Miami Gibson-Bethel Community Center is a large facility in a residential area of South Miami that is heavily utilized by the community. They were commissioned to create a feasibility study to create a competition pool on the site. Through organizing neighborhood meetings, it was established that they did not want a competition pool; they wanted a recreation pool in a leisure environment.

Mr. Torres stated that the Miami Gardens North Point Community and Aquatic Center was originally designed as a competition pool and the public and County Commissioners were more interested in making it a recreational pool.

Mr. Carlson gave examples of design criteria services they had provided to the Town of Miami Lakes, and the Village of Palmetto Bay.

Ms. Harrison gave an overview of a project with the City of West Park in Broward County for an athletic complex, including an aquatic park. She said that the residents wanted a recreational pool instead of a competition pool.

Larry Arrington displayed an aerial shot of the existing City recreation facility including the Community Center, pool and Prince Field. He said that the site is ringed by single-family residential homes that face onto the same street as the facility that is located on a small site. It is conveniently located and serves the City well. The community center is 34,000 square feet or double the old recreation center.

Mr. Arrington explained his history with the City growing up in Miami Springs and how this relates to the Miami Springs' project. He is a volunteer swimming official in the South Florida area and spends his time on many pool decks.

Mr. Arrington referred to the schematic designs that were provided for the proposed Miami Springs' pool; one locating the aquatic center to the east of the site and one to the north of the site. Both plans include similar elements with 10 lanes, 50 meter long course pool, a dive well, kid splash pool and the associated bathhouse facility. Based on this plan, the assumed aquatic programs would include competitive swimming, club swimming, USA water polo, and diving. As part of the community, it would be a recreation pool and would accommodate learn to swim programs.

Mr. Arrington stated that this is an ambitious program giving the limitations they already know about the site. Balancing the City's programming needs with the site constraints in a sensitive manner to the community is the essence of a successful pool. In Miami-Dade County there are eight pools that are certified by USA Swimming for competition. Three of the pools are at private schools and three are at college or university facilities. The Miami Springs and Tamiami pools are the two municipal and county pools that have outlived their service life.

Mr. Arrington commented that the interest in swimming had grown. Currently there are 22 USA Swimming Clubs in Miami-Dade County and at least that many in Broward. The number of high school swimming programs in Florida jumped to 440 and in South Florida there is always a need for "learn to swim" programs and lifeguard training. He realizes the need for the City's aquatic center.

Pool deck planning and the pool itself are the two key elements to a successful pool facility, according to Mr. Arrington. He puts the swimmer's needs first and then the coaches, officials, volunteers and, spectators. When hosting a district high school meet with 160 swimmers each swimmer typically brings 1.5 spectators, which totals 400 people. He explained the details related to short course and long course pools and the variety of elements that go into developing the proper pool design.

Mr. Arrington explained that lighting is important because of the surrounding residences. The locker rooms and building facilities must function very efficiently since they are used for access control, ticketing, etc. The toilet and shower facilities are often controlled by the requirements of the building code; finishes have to be easily maintainable and designed carefully for the desired service life. Equipment is important and the key components are durability, reliability, operating costs and performance.

Mr. Carlson stated that it is a complex project and as the design criteria professional (DCP), managing the process of developing criteria is fundamental to the success. They understand that they would be controlling the time/money communication coordination issues that influence the development of the project.

Mr. Carlson explained that coordination involves reaching a consensus with City representatives and also organizing and conducting public workshops. As the DCP, a level of service might track some of the milestones that were identified and they want to establish and understand the City's goals and objectives for the project. They would develop a series of alternatives and test the feasibility of the alternatives against certain criteria, as well as the cost and revenue aspects. They will run through a variety of programming interests leading to a fully developed scope of work that includes cost and schedule analysis that fits the City's requirements and the building and zoning requirements.

Mr. Carlson said that cost estimating is a critical part of the design process and this is done in-house with proprietary in-house cost analysis software. They will monitor the probable cost of the various alternatives. The firm uses the latest design tools; they are using building information modeling or BIM and they can document projects in two or three dimensions.

Mr. Carlson stated that the firm has a considerable amount of experience with municipal work, community centers and park projects, including pools, and it would be an honor to serve Miami Springs.

To answer Mayor Garcia's question regarding the cost structure based on a \$3MM to \$6MM project Mr. Carlson replied that typically a \$3-6MM project may run out a full service Architect/Engineering (AE) fee of 6-8%. This particular project will go through less than full AE services and it would be a percentage of that cost.

4. Discussion and Selection of a Consultant Firm

Vice Mayor Bain was of the opinion that Council should rate the firms and turn in the evaluation sheets in order to determine if there is a common number.

City Attorney Jan K. Seiden advised Council that they could turn in the evaluation sheets and he would calculate the numbers and provide the results, which could be discussed at the next regular meeting or the discussion could be finished this evening.

Vice Mayor Bain commented that the Project Manager for the Community Center charged \$190,000 and the cost of the project was \$6.4MM, while this process is a little different.

City Attorney Seiden said that the fee structure for this process cannot be compared to what the Project Manager charged for the Community Center. Cost should not be a factor in the evaluation of the firms; Council should only consider the qualifications at this point. The RFQ procedure is mandated by law and the process is to rank the companies and come to a consensus of #1 to #5. The #1 firm would be invited to sit with Staff and go through the negotiation process. Staff will bring back a number for Council to consider and if they feel the amount is too high, then Staff would negotiate with the #2 firm.

Mayor Garcia stated that he would not mind evaluating the firms now and he asked for an explanation of the selection process.

City Attorney Seiden explained that after negotiation with the #1 firm, if Council feels the amount is too high then negotiations would take place with the #2 firm. He clarified that Council could not go back to the #1 firm, but the #2 and #3 firms have the benefit of checking the meeting records to find out what the numbers are. In the final analysis, the numbers could be similar.

Council submitted their signed and dated evaluation sheets to the City Attorney (attached for the record). The City Attorney clarified that #1 is the highest ranking and # 5 is the lowest. As a result, Council reached the following consensus:

- # 1 Bermello Ajamil & Partners, Inc.
- # 2 Carty Architecture & Alleguez Architecture, Inc.
- # 3 Stantec Consulting Services, Inc.
- # 4 M. C. Harry & Associates, Inc.
- # 5 Gili-McGraw Architects, LLP

Mayor Garcia would like Staff to negotiate with the #1 firm. He asked if Council would have to make a decision at the next meeting and the City Attorney answered affirmatively.

5. Adjournment

There being no further business to be discussed the meeting was adjourned at 10:43 p.m.

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of:

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

Request for Qualifications #02-12/13

Consulting Services to Develop Plan Components and Specification for an RFP
for a New Design/Build Aquatic Facility and for Construction Supervision

Final Ranking Sheet

Council Member	Stantec Consulting Services, Inc.	Gili-McGraw Architects, LLP	Bermello Ajamil & Partners, Inc.	Carty & Alleguez Architecture	MC Harry & Associates, Inc.
Mayor Xavier M. Garcia	3	5	2	1	4
Billy Bain	3	5	1	2	4
Michael Windrem	1	3	2	5	4
George Lob	3	4	1	2	5
Jaime Petralanda	3	5	1	2	4
Ranking	13	22	7	12	21

Confirmed by:

[Handwritten Signature]

Signature:

[Handwritten Signature]

Date:

2-12-14

RANKING SHEET

CONSULTANT NAME	<u>COMMENTS</u>	RANKING	8
<u>Stanter</u>		3	

CONSULTANT NAME	<u>COMMENTS</u>	RANKING	8
<u>Gili-McG</u>		5	

CONSULTANT NAME	<u>COMMENTS</u>	RANKING	8
<u>Bermello</u>		2	

CONSULTANT NAME	<u>COMMENTS</u>	RANKING	8
<u>Carty & Alleguez</u>		1	

CONSULTANT NAME	<u>COMMENTS</u>	RANKING	8
<u>McHany</u>		4	

Print Name: Z, GarciaSignature: [Signature]Date: 2/12/14

RANKING SHEET

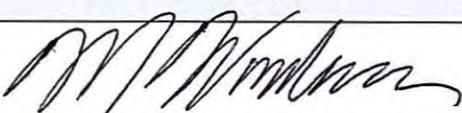
CONSULTANT NAME	<u>COMMENTS</u>	RANKING
STANTEC		1

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
GILF-MCGRAN		3

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
BERNARD ASAMPE		2

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
CARTY		5

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
MC HARRY		4

Print Name: MICHAEL WINDOM Signature: 

Date: 2/12/14

RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
Stantec Consulting Services, Inc	(94)	3

CONSULTANT NAME	COMMENTS	RANKING
Gili-McGraw Architects, LLP	(89)	5

CONSULTANT NAME	COMMENTS	RANKING
Bermello Ajamil + Partners Inc	(94)	1

CONSULTANT NAME	COMMENTS	RANKING
Carty Architecture + Alleguez Architecture	(95)	2

CONSULTANT NAME	COMMENTS	RANKING
McHarry + Associates Inc	(89)	4

Print Name:

Billy Bain

Signature:



Date:

2-12-2014

RANKING SHEET

CONSULTANT NAME	COMMENTS	RANKING
Bermello		1

CONSULTANT NAME	COMMENTS	RANKING
Carty		2

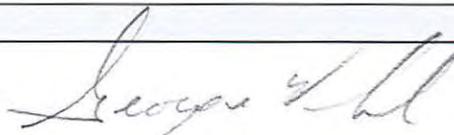
CONSULTANT NAME	COMMENTS	RANKING
StanteC		3

CONSULTANT NAME	COMMENTS	RANKING
Gili		4

CONSULTANT NAME	COMMENTS	RANKING
Mc Harry		5

Print Name: George Lob

Signature:



Date:

2/12/14

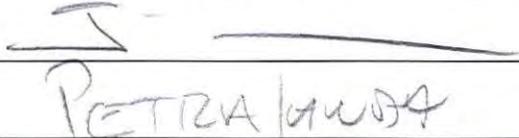
RANKING SHEET

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
STANTEC		3

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
GILL		5

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
B+A		1

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
CARTY		2

CONSULTANT NAME	<u>COMMENTS</u>	RANKING
MC HARTY		4

Print Name:

Signature:

Date: 2-12-2014



DRAFT

City of Miami Springs, Florida

The Architectural Review Board met at 7:00 p.m., on Thursday, January 9, 2014 in the City Hall Council Chambers.

1) Call to Order/Roll Call

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

The following were present:

- Marc Scavuzzo, Chair
- Ana Paula Ibarra, Vice Chair
- Joe Valencia
- Fredy Albiza
- Valentine Soler

Also present:

- Board Secretary Elora R. Sakal
- Council Liaison Jaime Petralanda
- Mayor Xavier M. Garcia

2) Approval of Minutes:

Minutes of the October 2, 2013 meeting were approved as written.

Vice Chair Ibarra moved to approve the minutes and Board member Albiza seconded the motion, which carried unanimously on voice vote.

3) New Business:

a. Discussion on Smaller Scale Calvin Giordano Project

Board member Albiza suggested starting with one small idea such as lighting or signage.

Vice Chair Ibarra said that one discussion the Board previously had was to improve the City entrance signage.

Board member Valencia asked if there were any funds allocated in the current budget to implement any projects from Calvin Giordano and Board member Albiza replied that he doubts there are funds available.

Vice Chair Ibarra asked the Board if they wanted to recommend the implementation of signage for the entrances in the City to Council.

Board member Albiza suggested making this project small in scale so that maybe the funds can be allocated from other sources.

Mayor Garcia suggested that the Board should provide specifics as to what they would like to do when they make their recommendation to Council, such as where they would like the signage to be located and how much it will cost. He mentioned the process that the City is going through to change 36th Street from Doral Boulevard to Miami Springs Boulevard.

Councilman Petralanda introduced himself to the Board. He appreciates what the Board is doing and thanked them for all that they do. He distributed a letter and said that if there were any questions to contact the City Manager (attached for the record).

Vice Chair Ibarra commented on number eight of the letter. The Board had discussed creating a mission statement because they were unsure of what they should be doing.

Mayor Garcia commented that the Architectural Review Board is an Advisory Board and if the Board has ideas they are welcome to recommend them to Council. He suggested that they recommend to Council before getting too involved in the idea because there are some projects that cannot be implemented at this time.

Mayor Garcia explained to the Board what their duties are as an advisory board.

Discussion ensued regarding the color palette and the fact that there are variations in colors within the color palette.

Board member Valencia commented that the Board is not being used for architectural advice.

Vice Chair Ibarra said that she would like the Board to be a part of the pool project.

By consensus, the Board agreed to discuss signage in a small scale to recommend to Council.

b. Discussion on the Implementation of the Geoblock Geosystems

Board member Albiza stated that at the last Council meeting, Council allowed the Board to move forward with finding more information on the Geoblock Geosystems.

Mayor Garcia said that former City Planner Holland had done some additional research on the Geoblocks and he asked Board Secretary Sakal to get the information from the City Manager.

Vice Chair Ibarra noted that at the City Council meeting the City Manager said that there were funds in the Public Works Department budget that could possibly be used for this project.

The Board will discuss this at their next meeting once they receive the information from the City Manager.

4) **Other Business:**

a. Future Agenda Items

The Board would like to discuss the following topics at their next meeting:

1. Research on the Geoblock Geosystems
2. Discussion on entrance signage
3. Discussion on façade renovations
4. Revision of the Mission Statement

Discussion ensued regarding the 627 Eldron Drive property that may be sold to Manny Perez-Vichot.

5) **Adjournment**

There was no further business to discuss and the meeting adjourned at 8:11 p.m.

Respectfully Submitted,

Elora R. Sakal
Board Secretary

Approved as written at meeting of:

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.

Ron Gorland

From: Elora Sakal
Sent: Thursday, January 09, 2014 2:07 PM
To: Ron Gorland
Cc: Suzanne S. Hitaffer; Jan Seiden
Subject: Architectural Review Board - Questions from Board Member Ibarra

Ron,

Below are the questions answered. As I stated to you earlier, At each meeting, there is an agenda item called "future agenda items" where the Board addresses what to put on their next agenda. If a Board member would like to add something to the agenda at a later time, they are able to do so in a timely manner before their upcoming meeting. I would then canvas the Board to see if there is a consensus to discuss that item. I have not replied to her but below are the answers to each of her questions.

- 1. We mentioned talking to the grants person at the City to discuss Parking Grants or possible bonds to help with the Geoblock project. Not sure if anyone asked if this is available if we need to invite this person to our meeting or email them to ask?*

In looking at back at the minutes of this meeting, I did not see any discussion on grants. It must have been brought up but there was no decision on putting it on the next agenda for discussion. If the Board has information on grants, that information should be provided in the minutes or by separate document.

- 2. Joe Valencia volunteered to attend the Council Meeting to explain the colors which were denied but I did not see him in the roll call. Was he there? I think this needs to stay in our agenda. I don't think we are done with this one*

At City Council meetings, we do not take roll of the Board members who attend the meetings and only take roll of the City Council and the Department Heads. With regards to the color palette, since it has been denied by Council, there is no longer a need to have this on the agenda for discussion.

- 3. Another item we were discussing was parking in general and more specifically the area by south Royal Poinciana Boulevard. We never figured out what to do there and should probably keep it in the agenda*

This was discussed during the meeting, but the Board did not ask to put it on the next agenda. I believe that some of the Board members wanted to work slowly and focus on one project at a time and therefore some discussions were not put on the agenda.

4. I saw the Council voted to get a price for the Geo Block but I have no idea what steps are to be taken next?

Council gave the Board direction to get further information and pricing for the implementation of the Geoblock Geosystems.

5. We had also discussed asking Jaime Petralanda to come to our next meeting and I am not sure that is happening?

I spoke with Councilman Petralanda and advised him of the Architectural Review Board's request and he will be present.

6. We had bugged you (me personally) to see if you were able to dig up the sketches presented by Roger Plasencia for the signs. Were you able to find these?

There was no discussion on this topic at the last meeting. I can still look into providing the required items at a future meeting.

7. The Board had also requested Mr. Holland to come to the meeting. Who could attend at this point?

Since the unexpected passing of Jim, there is currently no City Planner. There must be a specific item for his attendance to be requested. At this point, nobody can attend in a City Planner capacity until one is hired. City Council approval is required in advance for a staff members appearance before the Board.

8. The intent of our board was also still not clear and could be left in the agenda. We know the mission statement but our intent is still uncertain as we wait for something to trickle down from Council

Mayor Garcia attended one of the Architectural Review Board meetings and explained to the Board what their roles and duties are. Please review Code Section 32.100.

If there is anything else I can do or if you have any additional questions, please let me know.

Regards,



Elora R. Sakal

Assistant City Clerk

305.805.5005 - Phone

305.805.5028 - Fax



The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)



Please save a tree. Don't print this e-mail unless it's really necessary.

ARTICLE XVI. ARCHITECTURAL REVIEW BOARD**Sec. 32-100. Architectural Review Board—Established.**

There is hereby created an Architectural Review Board to review, discuss, and make recommendations to the City Council on plans, specifications, and designs for commercial projects in accordance with the adopted and approved policies, standards and ordinances of the City.

- (A) *Advisory Board.* The Architectural Review Board shall function as an Advisory Board for the City Council.
- (B) *Board membership; terms of office.* The Architectural Review Board shall consist of five members. Each member of the City Council, including the Mayor, shall appoint one Board member for a two-year term. Members shall be qualified electors of the City. If for any reason, an appointment should not be made to fill an expired term, the incumbent will continue to serve until a successor has been appointed. No Board member shall serve on any other Board or Commission of the City while holding this office. No Board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for two years thereafter, unless the appointment for any subsequent additional term shall be confirmed by a majority of City Council.
- (C) *Vacancies.* In the event of the death, removal, or resignation of a Board member, a successor shall be appointed to fill the unexpired term of the City Council member who made the original appointment. In the event the original City Council member is no longer in office, the successor in office shall fill the unexpired term.
- (D) *Chairman.* The Board shall elect its own chairman, who shall serve at the will of the Board. In addition, the Board shall determine the chairman's term of office and number of terms that may be consecutively served.
- (E) *Procedural rules and regulations.* The Board shall prescribe and adopt its own rules and regulations. However, the Board shall comply with the following:
 - (1) All meetings of the board shall be held on a monthly basis and be open to the public.
 - (2) The Board shall keep minutes of its proceedings, showing the vote of each member on each question or, if absent or failing to vote, indicating that fact. In addition, the board shall keep records of all its proceedings and other official actions, all of which shall be immediately filed in the city clerk's office, and shall be a public record.
 - (3) Board action shall require the presence of a quorum of three Board members.
 - (4) All actions of the Board shall be approved by a majority vote, except that no less than three like votes are required if less than the entire Board is voting.

- (F) *Consultant and support services.* The Board shall act only in an advisory capacity to the City Council and no act or decision of the Board shall be considered an act of the City. All consultant and support services to be furnished to the Board must be requested from, and approved by, the City Council prior to the services being secured. In no way can any act of the Board exceed the specific authorization and power conferred upon it by the City Council.
- (G) *Duties and responsibilities.* The duties and responsibilities of the Board shall be as follows upon the receipt of specific directions or requests from the City Council:
- (1) To act as an Advisory Board for the City Council in all matters relating to the architectural and design ordinances, issues and policies of the City.
 - (2) To perform all tasks, studies, or activities as may be directed by the City Council in regard to any and all architectural and design matters which may impact the City.
 - (3) To make recommendations to the City Council in regard to the architectural and design impact of any future development or facilities located within the City.
 - (4) To conduct meetings to solicit the ideas and opinions of citizens, design professionals, and all other knowledgeable persons in regard to all matters relating to architectural and design of developments and facilities to be located within the City.
 - (5) To secure information, data, and exhibits to assist the City Council in regard to all matters relating to architectural and design of developments and facilities to be located within the City.
 - (6) To provide the City Council with suggestions for architectural and design policies, positions, projects and programs of the City.

(H) *[Reserved.]*

(I) *[Reserved.]*

(Ord. 901-03, passed 9-22-03; amend. Ord. 916-04, passed 10-11-04; amend. Ord. 1010-2011, passed 3-14-11; amend. Ord. 1039-2012, passed 9-10-12)

Note—Formerly, § 151-59.

DRAFT



CITY OF MIAMI SPRINGS, FLORIDA

The Miami Springs Education Advisory Board met at 6:30 p.m., on Tuesday, January 21, 2014 in the City Hall Council Chambers.

The meeting was called to order at 6:33 p.m.

I. Call to Order/Roll Call

The following were present: Chair Dr. John Salomon
 Michael G. Hunter
 Kim Werner

Absent: Vice Chair Dr. Mara Zapata
 Caridad Hidalgo

Also Present: Acting City Clerk Suzanne Hitaffer

Approval of Minutes:

By consensus, the minutes of the November 19, 2013 meeting were approved as written.

II. Education Compact

1. Student Achievement
 - School Reports

Sally Hutchings, Principal of Miami Springs Elementary reported the following:

- In-school house opera of "The Pied Piper"
- 5th Graders went on a camping trip
- Students visited the Vizcaya Museum and Gardens to learn the cultural arts.
- Students are going through a hearing screening
- Miami Springs Elementary maintains quality teachers and the highly qualified percentage was approximately 95%
- There is currently one intern at the school
- Partnerships for the school are Pollo Tropical, Carolina Ale House, Box Tops, Office Depot, and Target
- Title 3 grants are offering support for the ESOL students
- Miami-Dade College is offering external experiential activities for students

- Student achievement for the fall interims showed a decline in mathematics and reading. Interventions are being done during school hours
- Purchased new test prep materials

Board member Hunter asked if the decline in the interims was due to the lack of withdraws with students and Ms. Hutchings replied that it is difficult to say with regards to the validity of the test. The math is difficult to show gains because the test only tests what the pacing guide is and if a student is behind then the interim results will not be as good.

Olga Siddons, Counselor of Springview Elementary reported the following:

- Attendance is 96.3%
- FAIR testing has been completed
- Winter interims are being administered
- Teachers will plan data driven instruction targeting the weaknesses that are found in the test scores
- Data chats for the second administration will conclude this week
- Fall interim assessments are being compared to target weaknesses in order to help project FCAT scores
- After school tutoring and intervention is in progress
- The Write Score has been administered to all 4th graders
- Language Arts teachers were given the opportunity to observe data chats and student grouping at North Hialeah Elementary
- PTA sponsors a portion of the AR program as well as the rewards; the Grandparents' breakfast and parties for the United Way classroom winner
- Kindergarten went to the pumpkin patch and the circus
- Grades 2-5 took field trips to the Museum of Science, Jungle Island, Historical Museum of South Florida and Book Fair International
- A new program is being implemented called "The Cloud Nine World" which is a character education program

Discussion ensued regarding the Cloud Nine World program.

Chairman Salomon asked what the status was for the playground and Ms. Siddons replied that it has been roped off and they are waiting for the new playground to come.

Kimberly Emmanuel, Principal of Miami Springs Middle School reported the following:

- The 7th and 8th grade students placed 1st in the Brain Bowl Middle School division and 3rd in the overall category; they also received the title for the second best school in the Brain Bowl
- A 7th grade student was nominated for the Youth Hall of Fame because of his community service as well as his academic achievement
- The Cambridge Program is being organized for next year; applications have been sent to the elementary schools
- Progress was shown for the fall interims as compared to last year with increases in all areas; there was only a decrease in 8th grade math
- The school has 7 interventionists for writing, math, science, and reading
- Title 3 tutoring begins on Saturday for ELL students
- Before and after school tutoring is being held
- One teacher has resigned and moved

Alina Valero, Assistant Principal for Miami Springs Senior High School reported the following:

- Enrollment is 1,745 students
- The school is in the middle of winter interim assessments
- Increased in all areas for the fall assessment
- The Write Score has been administered to students
- In school and after school interventions are taking place
- Title 3 tutoring began today
- They are targeting students for Saturday tutoring
- The college road trip is coming up in mid-March where 45 Juniors will attend and visit UCF, UF, FSU, USF and Florida Gulf Coast
- Miami-Dade College fair
- Sports achievements include District runner-up in girls volleyball and football and District champions for boys golf and girls soccer
- Girls and boys basketball will compete in districts later this month
- Girls soccer played in the Region finals on Thursday
- Mu Alpha Theta competed in Tampa
- Articulation begins next week
- iTech Academy applications are up 125%

Discussion ensued regarding students having internship or job opportunities in the Miami Springs area.

2. Parental Involvement

- PTA reports (discussed during School Reports)

III. New Business

1. Suggestions for next agenda

Board member Werner would like to discuss the following topics:

- District involvement in the River Cities Festival
- City partnership with the District with regards to the education compact
- Implementation of a "Meet the Principals" night
- Facebook partnership

IV. Unfinished Business

1. Motions and resolutions from the November meeting update

- Conceptual Agreement pending a more detailed outline required for implementation

Board member Werner said that she attended the Council meeting and Council would like for the Board to find out what they would need in order for their recommendation to occur.

Lubby Navarro, Director of Intergovernmental Affairs, Miami-Dade County Schools, commented that she worked on "No Place for Hate" with the City of Miami Beach and the Anti-defamation League. There was a direct partnership with the City and it was taken to the Education Committee and a resolution was passed to support the program.

Board member Werner stated that Lily Medina mentioned that the event in Miami Springs would be counted as a community event if funding could be found for the schools.

Chair Salomon said that he is talking to Councilman Petralanda regarding the partnership with Miami International Airport (M.I.A.). He will add the outlines for discussion at the next meeting.

Chair Salomon asked if Board member Hunter would be willing to work on a partnership with the Miami Springs Historical Society and he replied that he would need to do some research.

Discussion ensued with regards to the Board doing research on the Tourism intern partnerships that are in place at the High School.

V. Report From School Board: None

VI. Report From School District

Lubby Navarro provided copies of the 2014 Legislative Priority Positions that the School Board adopted in October (attached for the record). She explained the following items to the Board that the District is looking to file bills for:

Funding:

- An increase to the Base Student Allocation by \$200 per student
- Flexibility in the use of funds appropriated
- Oppose unfunded state mandates
- Revise the Safe School Allocation formula so that each district's allocation is equal to fifty percent of prior year eligible district expenditures
- Increase funding for safe schools

Class Size Reduction:

- Modify the assessment of the penalty associated with noncompliance with the Constitutional Class Size Requirement to the school-wide average and as it is applied to charter schools
- Modify the calculation of the penalty associated with non-compliance with class size reduction to be half of the base student allocation

Dual Enrollment:

- Allow local school districts to locally establish contract provisions inclusive of cost structures with post-secondary institutions related to the delivery of dual enrollment education

Capital Funding:

- Fully fund provisions of Florida Statute 1013.64 pertaining to the Public Education Capital Outlay Program
- Oppose any diversion of Local Discretionary Capital Outlay levy revenue from traditional public schools to charter schools

Accountability:

- Ensure that state assessments and the state's accountability system are valid, reliable and aligned to the states standards
- Provide a transitional period for school and district accountability as the state transitions to a new assessment tool

Parent Empowerment:

- Oppose any changes regarding conversions of traditional public schools to charter schools that dilute the role of parents, teachers, and community stakeholders

Capital Outlay for Charter Schools:

Support capital funding for charter schools that:

- Creates neither a reduction of funding to traditional public schools in operating or capital funding nor an additional taxing mandate on the local school district
- Requires public input
- Protects the taxpayers investment by ensuring that capital funding be spent only on assets that can be returned to the public school district

Charter Schools:

- Allow traditional public schools to extend statutory flexibility on the exemption from State Required Education Facilities (SREF), class size reduction compliance, and penalties not affecting charter schools
- Improve safeguards and transparency for taxpayer investments between traditional public schools and charter schools, including, but not limited to, implementing the following safeguards:
 - Require that charter school applications and lotteries be administered by local school boards to ensure fair, equitable, and transparent admission processes for all students;
 - Allow local school districts to negotiate appropriate usage fees based on market comparables;
 - Require funding to follow the student when transferring between charter and traditional public schools during the entire school year;
 - Establish similar traditional public school financial disclosure standards for charter school officers and/or related parties involved in financial decision making; and
 - Establish clear academic and financial standards for the purpose of distribution of charter school capital outlay funds as well as appropriate standards of review prior to distribution.

Chair Salomon commented that the formula for calculating the amount of funds that every student receives is not fair because there are students in other counties that receive more funds than students in Miami-Dade County.

Ms. Navarro stated that when the legislature changed the formula it hurt the School District. She is uncertain of the amount of funding that was lost but it is a large amount. There is also scarcity and other cost factors that compound the issue.

Discussion ensued regarding the change in the formula.

Ms. Navarro said that there is something that can be done about the non-compliance for class size reduction. She advised the Board that they could pass a motion to encourage the City to support the legislative priorities.

Board member Hunter said that he would like anything that is brought up in these meetings to be linked to the City locally.

To answer Board member Werner's question, Ms. Navarro said that Safe Schools is categorical and funds must be spent on safe schools. There are very specific parameters.

Board member Werner moved to recommend that the Miami Springs Education Advisory Board support the 2014 State Legislation Priority Positions of Miami-Dade County Public Schools. Chair Salomon seconded the motion which was denied because there was not a majority of affirmative votes (Board member Hunter casted the dissenting vote).

Ms. Navarro explained that she could provide information on the bond projects that are on the Miami-Dade County website. She can make it a part of the presentation for the Administrator who comes to the meeting to speak with the Board and it can be specified for local schools.

VII. Announcement: None

VIII. Adjournment

There was no further business to discuss and the meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Suzanne Hitaffer
Clerk of the Board

Transcribed by Assistant City Clerk Elora R. Sakal.

Approved as written at meeting of:

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.



2014 STATE LEGISLATIVE PRIORITY POSITIONS
Miami-Dade County Public Schools

FUNDING:

- Invest in education by increasing the Base Student Allocation (BSA) by at least \$200 per student and increasing the categorical funding by enrollment growth multiplied by the annual inflationary rate until the per pupil funding is at pre-recession levels.
- Support maximum flexibility in the use of funds appropriated.
- Oppose unfunded state mandates.
- Revise the Safe School Allocation formula so that each district's allocation is equal to fifty percent of prior year eligible district expenditures.
- Increase funding for Safe Schools to implement and expand interventions that focus on reducing disruptive and aggressive behaviors and strengthening emotional and behavioral competencies of students.

CLASS SIZE REDUCTION:

- Modify the assessment of the penalty associated with noncompliance with the Constitutional Class Size Requirement to the school-wide average and as it is applied to charter schools.
- Modify the calculation of the penalty associated with non-compliance with class size reduction to be half of the base student allocation (BSA) instead of the full BSA. Bills: SB / HB 319 by Rep. Moraitis

DUAL ENROLLMENT:

- Allow local school districts to locally establish contract provisions inclusive of cost structures with post-secondary institutions related to the delivery of dual enrollment education.

CAPITAL FUNDING:

- Fully fund provisions of Florida Statute 1013.64 pertaining to the Public Education Capital Outlay Program that involve construction and maintenance programs of public school districts.
- Oppose any diversion of Local Discretionary Capital Outlay levy revenue from traditional public schools to charter schools.

ACCOUNTABILITY:

- Ensure that state assessments and the state's accountability system are valid, reliable and aligned to the state standards.
- Provide a transitional period for school and district accountability as the state transitions to a new assessment tool.



PARENT EMPOWERMENT:

- Oppose any changes regarding conversions of traditional public schools to charter schools that dilute the role of parents, teachers, and community stakeholders.

CAPITAL OUTLAY FOR CHARTER SCHOOLS:

Support capital funding for charter schools that:

- Creates neither a reduction of funding to traditional public schools in operating or capital funding nor an additional taxing mandate on the local school district;
- Requires public input; and
- Protects the taxpayers' investment by ensuring that capital funding be spent only on assets that can be returned to the public school district.

CHARTER SCHOOLS:

Allow traditional public schools to extend statutory flexibility on the exemption from State Required Education Facilities (SREF), class size reduction compliance, and penalties not affecting charter schools.

Improve safeguards and transparency for taxpayer investments between traditional public schools and charter schools, including, but not limited to, implementing the following safeguards:

- ✓ Require that charter school applications and lotteries be administered by local school boards to ensure fair, equitable, and transparent admission processes for all students;
- ✓ Allow local school districts to negotiate appropriate usage fees based on market comparables;
- ✓ Require funding to follow the student when transferring between charter and traditional public schools during the entire school year;
- ✓ Establish similar traditional public school financial disclosure standards for charter school officers and/or related parties involved in financial decision making; and
- ✓ Establish clear academic and financial standards for the purpose of distribution of charter school capital outlay funds as well as appropriate standards of review prior to distribution.



DRAFT

CITY OF MIAMI SPRINGS, FLORIDA

The Miami Springs Historic Preservation Board met at 7:00 p.m., on Thursday, January 30, 2014 in the City Hall Council Chambers.

The meeting was called to order at 7:09 p.m.

1) Call to Order/Roll Call

The following were present: Chair Sydney Garton
Charles M. Hill
Yvonne Shonberger

Absent: Vice Chair Jo Ellen Phillips
Maria Petralanda

Also Present: Acting City Clerk Suzanne Hitaffer

2) Approval of Minutes: September 25, 2013 Regular Meeting

Minutes of the September 25, 2013 meeting were approved written.

Board member Shonberger moved to approve the minutes and Board member Hill seconded the motion, which carried unanimously on voice vote.

Agenda Item 4F was considered at this time.

3) Old Business:

- a. Report from Miami-Dade County Historic Preservation Chief Kathleen Kauffman

Chair Garton stated that she is not aware if there is anything new that has transpired in regard to the agenda items under Old Business since the individuals that the Board was depending upon to help are not present.

Board member Hill reported that he heard from Miami-Dade County Historical Preservation Chief Kathleen Kauffman on January 9th via email. She informed him that there is a window expert coming from Orlando on January 10th and they will be visiting Miami Springs Elementary School and several others, along with School Board representatives. She said that she would let him know what happens.

Board member Hill said that he asked the Clerk to pass along the information to the other Board members and to inform them of the upcoming meeting date and time. He said now that the meetings are three months apart it is hard to maintain continuity. He added that he needs to get further information from Ms. Kauffman.

b. Discussion Regarding the Designation of the Miami Springs Elementary School.

Chair Garton referred to the designation report for the Miami Springs Golf Course that was to be used as a guideline to follow since it was a "Special Designation". She added that Vice Chair Phillips had offered to look for information on the William Jennings Bryan Elementary School that is a historic landmark.

Board member Shonberger stated that a designation report was started for Miami Springs Elementary School and some of the information was completed. She asked the Clerk to see if she can find the report in her computer.

Acting City Clerk Hitaffer said that she could not recall receiving the report for Miami Springs Elementary School and Board member Shonberger offered to email it to her.

Board member Shonberger expressed her concern about the time between quarterly meetings and the Clerk informed her that they could meet more frequently if there is a need to hold a meeting.

Board member Shonberger said that when working on a designation report, she would like the Clerk to print out the latest draft for the board members to work on at each meeting. She emphasized the importance on moving forward with the school designation.

Board member Hill said that it seems the Board is going into a "holding pattern" with the school designation while there are three or four other sites to address. He suggested following the same procedures with the school as they followed with the Golf Course in order to have it recognized.

Board member Shonberger stated that once the Board receives the draft designation report for the school they can fill in the blank areas and the process will move ahead. She added that there is a concern about the window replacement since they are one of the architectural features.

Board member Hill commented that the School Board will address the windows within their own forum and venue.

Chair Garton asked how the Board members felt about continuing with the designation process for Miami Springs Elementary School and Board member Shonberger responded that she wanted to continue.

Chair Garton asked Ms. Shonberger to locate the draft designation report and send it to the Clerk for distribution to the other board members.

Board member Shonberger reiterated that she would like the Clerk to maintain the current working copy of the designation report and provide it to the members to work on at each meeting.

4) New Business:

a. Pioneer Resident Nominations: None

b. Curtiss Mansion Report: None

c. Reports from Board members

Board member Shonberger reported that the Miami Springs Historical Society has a collection of historical posters on display in the City Hall Lobby for the month of February. The Miami Springs Historical Museum is in the process of moving and most of their artwork is currently in storage. The art reception will be held at City Hall on Monday, February 3rd at 6:30 p.m.

Chair Garton stated that she spoke with the owner of the Osceola Apartment Hotel that is under renovation and he informed her that the project is in the final phase. She said that the site is both locally and nationally designated and she would like to send the owner a letter congratulating him or recognizing him for his work.

Board member Shonberger said that she has a painting by Helene Peters of the Osceola Apartments and she would like to give the owner a copy, but the presentation should be done in the proper format. She suggested inviting him to a meeting or the next Historical Society meeting in February.

Chair Garton said that she would find out the exact completion date and the Clerk suggested that the Board could make a recommendation to the City Council to honor the owner.

Board member Shonberger stated that the Osceola Apartment Hotel is truly a success story because it is an example of someone renovating a historic building that could have been destroyed.

d. Information/Reports from Board Liaison from City Council: None

e. Preparation of the Agenda for the Next Board Meeting

Chair Garton stated that the agenda seems to stay the same because the Board is at an impasse with the designation of the elementary school. She would like the designation to be placed on the next agenda and for Mr. Hill to contact Kathleen Kauffman to obtain a report.

After discussion, it was determined that the next meeting would be scheduled for Wednesday, April 30th.

Board member Shonberger would like an opinion from the experts on the architectural style and the windows for Miami Springs Elementary that could be used in the designation report.

Further discussion ensued regarding the proposed designation of Miami Springs Elementary School.

Board member Hill reiterated that the Board should have another property to target for designation and Chair Garton stated that the next property on the list is the Michael House at 27 Hunting Lodge Drive that was built in 1924.

The Board members agreed to place an item on the next agenda for consideration of a back-up historic designation property.

f. Recommendation for Council to Consider Approval of a Request to Purchase a Bronze Designation Plaque for the H. O. Goodlett House – 141 Shadow Way (designated October 18, 2012)

Mary Ann Goodlett-Taylor stated that she would like to donate a designation plaque to the owners of the H. O. Goodlett House since it was designated historic. The plaque would be her gift to the homeowner and it would also be a gift to herself for her father's house. She asked what are the rules and regulations that apply to the plaque.

Board member Shonberger questioned whether or not the house was designated before or after the designation rules were changed. She recalled that the homeowner is supposed to advise the Board whether or not they want a plaque and they did not respond. She felt that they should have received a plaque and perhaps it was overlooked.

Chair Garton stated that the Golf Course designation plaques were the last plaques she remembers being ordered.

Acting City Clerk Hitaffer informed the Board members that she received a price quote for the Goodlett House designation plaque and the Board members are being asked to make a recommendation to Council to fund the expense.

Chair Garton suggested that if the Board is inclined to make the recommendation to fund the plaque it should be done subject to the homeowner's permission.

Ms. Goodlett-Taylor offered to visit the homeowners and speak with them about the designation plaque. She cannot imagine that they would not want the plaque.

Chair Garton thought that an official letter from the Board should be sent to the homeowners and Board member Shonberger suggested that the rules should be reviewed first. She remembers that the homeowners were to be sent a letter and they were supposed to let the Board know if they did not want the plaque.

Board member Shonberger reiterated that if the owners did not respond the plaque should have been ordered and it was not.

Chair Garton recommended that the motion should be subject to information forthcoming as to whether or not permission is required from the owner.

Board member Hill stated that the purchase of the plaque is not important; it is affixing it to the structure that is important.

Discussion ensued regarding the rules and procedures as they apply to the designation plaque.

Ms. Goodlett-Taylor asked how much the plaque would cost and Ms. Hitaffer explained that she received a price quote in the amount of \$385.00 for a 9" x 12" bronze plaque.

Ms. Hitaffer advised the Board that Ms. Goodlett-Taylor came to the Clerk's Office and asked for the specifications for the plaque so she could purchase one for her father's house. She was told that she should not have to pay for it since the City had paid for all the other designation plaques. The City Manager suggested that the Historic Preservation Board should consider the request and make a recommendation to Council.

Board member Hill stated that the Board could ask Council to approve the purchase of the plaque, as designed, subject to the current owner's willingness to affix it to the structure.

Board member Shonberger reiterated that there are new rules in place and she cannot clearly remember how the rules apply to the designation plaque.

Further discussion ensued regarding the rule changes.

Board member Shonberger moved to recommend that Council approve the purchase of the designation plaque for the H. O. Goodlett House at 141 Shadow Way, subject to the review of the rule changes and sending a letter to the homeowner to obtain their approval. Board member Hill seconded the motion, which carried 3-0 on voice vote.

5) Adjourn

There was no further business to discuss and the meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Suzanne Hitaffer
Acting City Clerk

Approved as written at meeting of:

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.



DRAFT

City of Miami Springs, Florida

The Disability Advisory Board met at 7:00 p.m., on Thursday, February 6, 2014 in the City Hall Council Chambers.

1) Call to Order/Roll Call

The meeting was called to order at 7:19 p.m.

The following were present: Catherine Stadnik
Grace Bain
Richard Barnes

Absent: Roslyn Buckner

Also present: Board Secretary Elora R. Sakal
Elderly Services Director Karen Rosson

2) Approval of Minutes: March 15, 2000

Minutes of the March 15, 2000 meeting were approved as a ministerial act since a majority of the current members did not serve on the board at that time.

3) Old Business: None

4) New Business:

a) Appointment of Chair and Vice Chair

Board member Barnes moved to appoint Grace Bain as Chair. Board member Stadnik seconded the motion which carried unanimously on voice vote.

b) Appropriating the Usage of Annual Funds Received from the County for Disabled Permit Parking Fines

Board member Barnes wanted to know if the Community Center pool was handicap accessible.

Board member Stadnik asked if the Board had to come up with an idea to spend the funds tonight and Board Secretary Sakal replied that she does not believe the Board must come up with a decision tonight on how to spend the funds.

Chair Bain said that she would speak to Recreation Director Omar Luna about the possibilities at the pool.

Elderly Services Director Karen Rosson commented that there are a variety of things that may qualify someone as disabled and the Board should take that into consideration when deciding how to spend these funds.

To answer Board member Barnes' question, Board Secretary Sakal stated that citizens are welcome to attend the meetings. The Board can also speak to residents in between meetings to get suggestions from them.

Board member Bain asked Ms. Rosson if she had any suggestions for the Senior Center and Ms. Rosson responded that she does not at the moment due to the extensive renovations that had been done at the Senior Center.

Ms. Rosson suggested that the Board members should poll residents in the City to find out what ideas they may have.

Board member Barnes asked if the funds had to be spent and Ms. Rosson explained that the funds do need to be spent.

Board member Barnes asked what the deadline was to spend the funds and Board Secretary Sakal replied that she would ask Assistant City Manager/Finance Director William Alonso.

Ms. Rosson suggested approaching Public Works Director Tom Nash to see if there is anything that he knows of that may need to be done with regards to streets or sidewalks.

Board member Barnes suggested the possibility of having an electric shopping cart at Milam's Market and Ms. Rosson replied that Milam's is a private company but he could ask the manager of the store to see what they would say. She cautioned Board member Barnes about thinking in this term because if something that involves a private business were to be done with City funds then another private business may claim foul.

Ms. Rosson read the following section from the Code:

"The Board shall appoint one of its members at the beginning of each calendar year to act as a liaison with the City Administrative Staff in conducting an annual ADA self-evaluation of the City."

Ms. Rosson said that led her to believe that some survey had already been done throughout the City.

Board Secretary Sakal advised the Board that due to the new quarterly meetings, the next meeting would be on May 1, 2014 unless there is a deadline for the funds to be used and the Board has to meet sooner.

Board member Bain spoke with Recreation Director Luna and he said that the Community Center and pool are up to ADA Standards. If the Community Center were to implement a program for those who are physically challenged then someone with certain qualifications would have to be hired and it would require a lot of work.

Ms. Rosson also suggested that the Board members could speak to the seniors at the Senior Center.

Board member Stadnik suggested the possibility of helping the physically challenged with purchasing and transporting groceries and Ms. Rosson said that it is something that would be very difficult and with regards to spending the funds, she does not believe that is the way the Board should go.

5) Adjournment

There was no further business to discuss and the meeting adjourned at 7:47 p.m.

Respectfully Submitted,

Elora R. Sakal
Board Secretary

Approved as written at meeting of:

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City of Miami Springs, Florida

Zoning and Planning Board

CANCELLATION NOTICE

The Zoning and Planning Board meeting of Monday, March 3, 2014 has been canceled since there are no new cases to be heard by the Board.

Elora R. Sakal
Board Secretary

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
Acting City Clerk
Zoning and Planning Board Members
Post

BOARD OF APPEALS



MONDAY, FEBRUARY 24, 2014

CITY HALL

COUNCIL CHAMBERS



BOARD OF APPEALS
CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

Vice Mayor Bain
Councilwoman Windrem

Councilman Lob
Councilman Petralanda

AGENDA
Regular Meeting
Monday, February 24, 2014
7:00 p.m.

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES OF REGULAR MEETING
 - A) October 28, 2013
3. NEW BUSINESS
 - A) Case No. 03-V-14
LEDYS A. GARCIA
811 FALCON AVENUE
Zoning: R-1C
Lot Size: 9,525 SQ. FT.

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

4. OTHER BUSINESS
None.

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.



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council met in regular session, Monday, October 28, 2013, and during the meeting sat as the Board of Appeals. The meetings were held in the Council Chambers at City Hall, beginning at 7:00 p.m. On ROLL CALL the following were present:

1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:37 p.m.

The following were present:

- Mayor Zavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Planning and Zoning Director Jim Holland
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

Sitting as the Board of Appeals, Council took the following actions:

2) MINUTES OF REGULAR MEETING:

Minutes of the November 19, 2012 Board of Appeals meeting were approved as written.

Mayor Garcia and Councilman Lob were the only two Council members who were present at the November 19, 2012 meeting. Mayor Garcia passed the gavel to Vice Mayor Bain.

Councilman Lob moved to approve the minutes. Mayor Garcia seconded the motion. The motion was carried on roll call vote with Councilman Lob and Mayor Garcia voting in the affirmative.

3) NEW BUSINESS:

Case No. 07-V-13
Alex Guillamont
1095 Raven Avenue
Zoning: R-1B
Lot Size: 14,476 sq. ft.

Applicant is requesting variances from Code Section 150-042 (E) (1) to permit a side yard setback of 14-feet where 15 feet is required and Section 150-002 (C) (80) (A) of the City Code to permit a roof overhang of 10-feet where a maximum of 30-inches is permitted.

Planning and Zoning Director James Holland commented that this is an appeal of a decision that was decided by the Board of Adjustment relative to two side yard variances at the northeast corner of Hammond Drive and Raven Avenue. One request is to permit a side yard setback of 14 feet versus 15 feet which is to accommodate a column that would support the beams of a proposed cantilever. The cantilever would extend into the street side yard by 10 feet and the maximum permitted by code is 30 inches.

Mr. Holland stated that the Board recommended denial by a vote of 3-2 and Staff's strong recommendation is that the request be denied because there is no hardship demonstrated it would set a dangerous precedent and because it would create an eyesore that would diminish property values in the area.

City Attorney Seiden advised Council that one of the reasons that the appeal is here is because the Board of Adjustment does not like to create legislation by variance and in effect, the granting of this variance would have been that. The code currently does not permit roof overhangs to the extent that is being requested in this case. If the Board were to have granted the variance based upon the circumstances of this case, a precedent would have been created for every like property that is situated similarly in the community.

City Attorney Seiden continued explaining that the Board suggested to the applicant that he file an appeal and come before Council and to suggest amending the code to accommodate this situation which would then be changed forever for everyone. His personal feeling is that the code is fine the way it is. There is an alternative solution to this matter which is a canopy. The only way to amend the code is to permit lesser side yard setbacks in these particular situations where there were roof overhangs.

To answer Mayor Garcia's question, City Attorney Seiden replied that awnings and canopies are fine. The applicant is requesting a permanent wooden structure.

Mr. Holland said that the code permits awnings in any front, side or rear yard and there is no maximum specified except that it cannot exceed 450 square feet. A code revision to consider would be to reconsider the awnings in side yards and establish a maximum distance.

To answer Councilman Petralanda's question, City Attorney Seiden responded that the solution would be to install a canopy or an awning.

George Fulmer, contractor for the applicant, commented that while the canopy would be a solution, it is a temporary structure. The gentleman is willing and wanting to install a very nice addition to his home. It impinges on nobody other than covering the lot. When it was reviewed by the City, it did not receive an immediate refusal.

Councilman Lob asked City Attorney Seiden if the code would be able to be worded so that something like this could only be done for homes that are on a corner lot and City Attorney Seiden replied that it would certainly only be applicable to homes on a corner lot.

Vice Mayor Bain asked if the photo in the packet showed the side of the home that the applicant would like to install the roof and City Attorney Seiden replied affirmatively.

Vice Mayor Bain asked if the roof would run the entire length of the home and Mr. Fulmer replied that it would except for 10 feet from the front due to a small gable roof.

Alex Guillamont, homeowner of 1095 Raven Avenue commented that he had the Board of Adjustment's sympathy but the way that the code was written did not allow the Board to accept the request. He spoke with his neighbors and some have written letters in support of the variance. He thinks that it would be a pity to have to install something less permanent.

Mayor Garcia advised Mr. Guillamont that Council respects the fact that his neighbors are okay with the roof but Council also has to think about the future of Miami Springs.

Mr. Guillamont mentioned that he received suggestions from the Board of Adjustment and took them into consideration and amended the project. He has tried to accommodate everyone.

Councilman Windrem said that there are no zero lot lines in Miami Springs and this is very similar to a zero lot line. The setbacks have been consistent for many years. He regrettably cannot support this variance.

To answer Mayor Garcia's question, Mr. Fulmer said that there is 5 feet between the end of the overhang and the side walk.

Councilman Lob noted that the plan says that it is 3 feet but it is obvious that it is supposed to be 5 feet.

To answer Mayor Garcia's question, Mr. Guillamont said that the area will be for his children to play.

To answer Councilman Petralanda's question, Mr. Holland stated that there was one letter of objection which is the property owner at the southwest corner of the intersection of Hammond Drive and Raven Avenue.

Mayor Garcia asked if Mr. Holland had the letter of objection since it was not in the packet and Mr. Holland responded that the letter is in the street file but the reason was that it would result in the reduction of property values and he shares that position.

Vice Mayor Bain asked why he shared that position and Mr. Holland replied that it would create an eyesore. The technical reason is that no hardship was demonstrated for the variance.

City Attorney Seiden clarified that the main issue is that the side yard overhang is permitted to be 30 inches and this request is ten-feet.

Mayor Garcia said that he has seen very ugly awnings that are permitted and encroach on the side of homes. He tends to side with what the applicant is stating in terms of putting something temporary versus something permanent. He would only be okay with this if it were on a side lot adjacent to a property. If Council would allow this then he recommends that staff put this on the next agenda so it could be considered and a permanent change could be made within the code.

Mayor Garcia does not see it as an eyesore. He asked if Council was willing to consider the variance and have it brought before Council to change per review for corner lots.

City Attorney Seiden clarified that what Council is looking to change is permitting overhangs of more than 30 inches. If Council approves this variance, they are automatically permitting anyone who wants to encroach 10 feet into their side yards on open lots anywhere in the City. The proper thing to do by changing the code would be to put conditions on it.

Vice Mayor Bain asked how long it would take to change the code and City Attorney Seiden replied that it would take at least two Council meetings.

City Attorney Seiden explained what precedents are and factors that would mitigate against precedents. He said that Council would be making the job of the Building Department and the Legal Department harder by doing this by variance. He is not saying this cannot be done by variance, but he would suggest that as soon as reasonably possible, it should be done by legislation.

Vice Mayor Bain asked if a resident would have to come for a variance if they wanted to install this type of structure in a side yard and City Attorney Seiden replied affirmatively.

Mayor Garcia asked if a moratorium could be put into effect for anyone wanting to build side yard encroachments on their property until the new legislation is adopted.

City Attorney Seiden said that a moratorium would be taking it too far. If Council is inclined to grant the relief, then they should do that and then it can be legislated. The argument can be made that although Council created a bad precedent, they thought enough about it to go back and correct or modify it in a way that can be legislated.

Mr. Fulmer noted that one of the mitigating factors of the overhang was the fact that at ten-feet he reached the limit of the structure.

Vice Mayor Bain moved to grant the appeal to overturn the denial of the variance by the Board of Adjustment and to grant the appeal as stated. Councilman Lob seconded the motion.

Councilman Lob would like to discuss modifying the code at the next meeting.

The motion was carried 4-1 on roll call vote, with Councilman Windrem casting the dissenting vote.

4) **OTHER BUSINESS:** None.

5) ADJOURNMENT

There was no additional business to be considered by the Council sitting as the Board of Appeals and the meeting was adjourned at 8:10 p.m. to the City Council Regular Meeting.

Respectfully submitted,

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of: _____

Transcribed from tape by Elora R. Sakal.

VARIANCE CASE

NO. 03-V-14

LEDYS A. GARCIA

811 FALCON AVENUE

BOARD OF APPEALS

MEETING: 02-24-2014

Elora Sakal

From: Tex Ziadie
Sent: Wednesday, February 05, 2014 2:52 PM
To: Chris Heid
Cc: Elora Sakal; Suzanne S. Hitaffer
Subject: FW: Case # 03-V-14 (811 Falcon Avenue)

Here is Mister Diaz's request for an appeal to the Council. I will let you know as soon as he pays the fee.

Tex

From: Daniel D. Diaz [<mailto:DDiaz@totalbank.com>]
Sent: Wednesday, February 05, 2014 11:37 AM
To: Tex Ziadie
Subject: Case # 03-V-14 (811 Falcon Avenue)

Mr. Ziadie,

In reference to my request for a variance to have my boat parked in my side yard (case #03-V-14); I understand that the zoning board decided rejected this request. I would like to appeal this decision to the City Council and will be paying my \$100 fee today so that my request for appeal can move forward.

Please let me know if there is anything else I need to do.

Sincerely,
Ledys Garcia and Daniel D. Diaz
811 Falcon Avenue
Miami Springs, FL 33166

Daniel D. Diaz | Senior Vice President/ Market Manager NMLS ID: 755066 | Medley Banking Center
7208 N.W. 72nd Avenue | Miami, Florida, 33166
DDiaz@totalbank.com | Office: +1 305-982-3031 | Fax: +1 (305) 448-8201
www.totalbank.com



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CITY OF MIAMI SPRINGS BUILDING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

To: BOARD OF ADJUSTMENT
From: TEX ZIADIE-DIRECTOR
Date: JANUARY 8, 2014
Subject: APPLICATION FOR VARIANCE HEARING
CASE NUMBER: 03-V-14
NAME: LEDYS GARCIA AND DANIEL D. DIAZ
ADDRESS: 811 FALCON AVENUE
NATURE OF REQUEST: VARIANCES TO RECREATIONAL
VEHICLE STORAGE:
1. PARKING IN WEST SIDE YARD
2. BOAT DISTANCE FROM SIDE LOT LINE OF 17 INCHES
WHERE 3 FEET IS REQUIRED.

CODE SECTION(S): 150-017 (B) (2 AND 3).
(attached)

The application and the boundary survey were reviewed and a site visit conducted. The subject property is an interior lot, measuring approximately 75 X 124 feet and is zoned R-1C. The residence on the site, which presently contains approximately 2,104 square feet of gross floor area, faces southward. There is an alley paralleling the rear lot line. The rear and side yards are enclosed with a six foot wood fence. The variance requests are related to the parking of a 32 foot boat on a trailer in the WEST side yard. The boat as it is currently positioned is approximately 17 inches from the West side property line. The rear yard is clear of major obstacles. There is a double wood gate accessing the rear yard from the alley. The only accessory structure in the rear yard is a small shed in the Northeast corner of the property. There is more than adequate room for the boat in the rear yard.

Staff recommends denial of both of the variance requests, since no hardship has been demonstrated and there is room for the boat in the rear yard.

NOTE: At the request of the Applicant, Tex Ziadie visited the location on February 5, 2014. The Applicant had stated at the Board meeting that a wall Air Conditioning unit on the West wall of the house would interfere with backing the boat all the way into the rear yard through the side. Tex measured the AC unit and the bottom of it was 92 inches from the ground. The railing of the boat was also at least 92 inches high. The last picture below illustrates the area and is being added for the Appeal case.



Boat on West Side Yard
Front view



Rear alley and shed

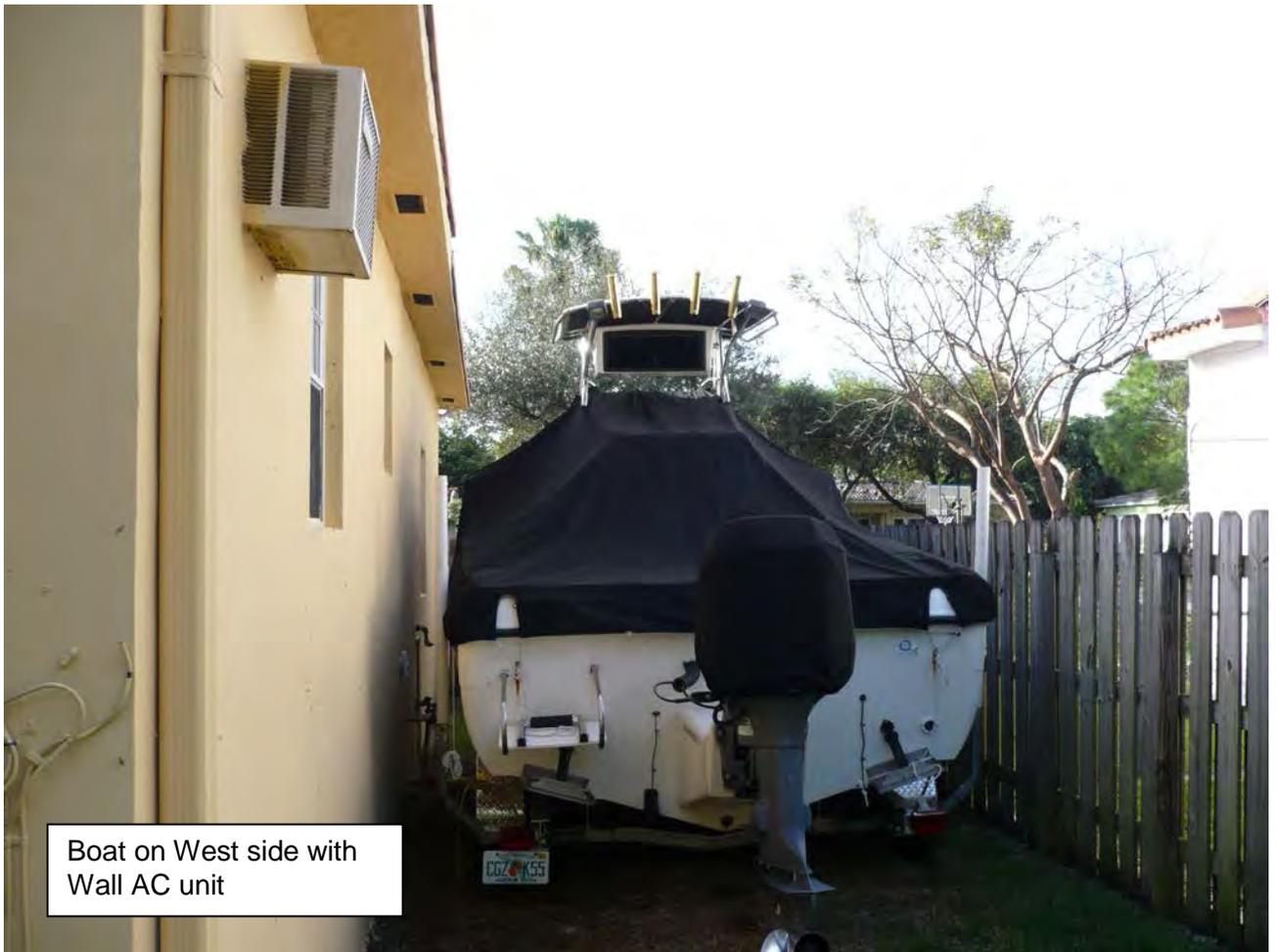




Rear yard



Rear yard-avocado tree



Boat on West side with Wall AC unit

Sec. 150-017. Recreational vehicles.

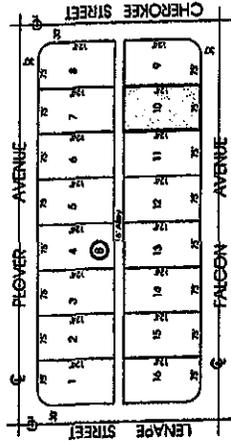
(A) *General provisions and definitions.*

- (1) As used in this chapter, a *recreational vehicle* is a noncommercial transportation structure or device, self-propelled or towed, that is used for recreational purposes. Included as *recreational vehicles* are the following vehicles, but not to the exclusion of other types of recreational vehicles not mentioned in this section: Trailers; trailer coaches; camping trailers; motor homes; pickup (slide-in) campers; chassis mounts; converted vans; chopped vans; mini-motor homes; fifth wheel trailers of recreational vehicle construction, design, and intent; utility trailers; carry-on trailers, with and without a structure mounted thereon; boats; airboats; swamp buggies; unlicensed, uninspected, or expired inspection certificated dune buggies, racing cars, and racing stock cars; aircraft; golf carts; or vehicles converted from their original intended use, and presently designed and used for recreational purposes.
- (2) Trailers, trailer coaches, fifth wheel trailers, and all other vehicles are recreational vehicles when designed or constructed to be towed, or are towable by passenger cars, station wagons, or light pickup or panel trucks, or similar motor vehicles, and are used or intended to be used for recreational purposes. This definition does not include trucks or tractors of any type.
- (3) A camping trailer is a recreational vehicle when the walls and roof are collapsible while the vehicle is being towed, or can be raised or unfolded when the vehicle becomes a temporary living quarters, and is not being moved, and is used or intended for recreational purposes.
- (4) Pickup (slide-in) campers are recreational vehicles when designed to be mounted temporarily or permanently in the beds of light trucks, or in trucks having either single or double rear wheels and with or without an assisting, extra tag axle, and wheels mounted either on the camper chassis or the truck chassis behind the truck's rear wheels, and is used or intended to be used for recreational purposes. These campers can be readily demountable from truck beds. When removed from their respective truck beds, pickup (slide-in) campers are called *unmounted campers*.
- (5) Chassis mounts, motor homes, and mini-motor homes are recreational vehicles when constructed integrally with a truck or motor-van chassis, and incapable of being separated therefrom, and are used or intended to be used for recreational purposes. The truck or motorvan chassis may have single or double rear wheels.
- (6) Converted and chopped vans are recreational vehicles when created by altering or changing an existing auto van for recreational purposes.
- (7) A carry-on trailer is a recreational vehicle when constructed in such a manner as to place thereon a boat, airboat, swamp buggy, dune buggy, racing cars, racing stock cars, aircraft, golf carts, or vehicles converted for recreational storage or transportation, and which is towable by a passenger car, station wagon, pickup truck, or other mobile recreational vehicle as defined herein.
- (8) A live hedge or screening material is intended to be a visual barrier structure which is maintained in such a manner as to screen the view of a recreational vehicle from adjacent properties and streets. Where a hedge or other growing material is used, the hedge shall attain full permitted height and density within six months after planting, and shall be maintained at all times to screen the view of the recreational vehicle. Any other material used as a screening material shall comply with the applicable provisions of this Code relating to structures.
- (9) Recreational vehicles are intended to be used for camping, sleeping, storage of food and supplies, and aerial and water related activities outside of the city municipal boundaries.
- (10) [Reserved.]

(B) *Parking and storage.* Recreational vehicles as previously defined in subsection (A) hereof, shall be parked or stored in any residentially zoned district in accordance with the following provisions:

- (1) Within an enclosed permanent structure meeting all applicable construction codes and City ordinances.
- (2) If the recreational vehicle cannot be parked or stored in an enclosed permanent structure, it may be parked or stored in the rear yard, provided that the gross area occupied by the vehicle does not exceed 20 percent of the rear yard upon which no construction exists, not closer than three feet from any property line. However, any recreational vehicle may be parked within any distance of the rear lot line if the lot line abuts any alley, subject to the provisions of subparagraph (5) below. In addition, the recreational vehicle must be properly screened from all adjacent properties and streets.
- (3) If the recreational vehicle cannot be parked or stored in an enclosed structure or in the rear yard because of an obstruction which cannot be removed so as to permit parking of the vehicle, as shall be determined by the City Building and Code Enforcement Departments, or because its size exceeds the standard provided in subsection (2) above, the property owner must apply for a variance to permit the recreational vehicle to be parked or stored in the rear yard or in the side yard to the rear of a line established by the front building line or the front setback common to the block on which the house is situated, whichever may be furthest from the street, and set to the rear building line whenever possible, not closer than three feet from any property line. If the property owner is granted a variance to park or store the recreational vehicle in the rear or side yard, the property owner shall cause a live hedge or other screening material to be maintained between the vehicle and the side lot line, and the property owner may be required to provide such additional screening as is determined to be necessary by the City.

LOCATION MAP
Scale: 1" = 300'



LEGAL DESCRIPTION

Lot 10, Block 8, Spring View, according to the plat thereof, as recorded in Plat Book 57, of Page 19, of the Public Record of Miami-Dade County, Florida.

Property address: 8111 Falcon Avenue, Miami Springs, Florida 33166

Flood Zone: "AH"

Base Flood Elevation: 7.0 feet

Community Panel No.: 120653-0283

Map Revised: September 11th, 2009

FOR THE BENEFIT OF: LEDYS A. GARCIA

EXPRESS TITLE GROUP SERVICES, INC.

SIEMARD TITLE GUARANTY COMPANY

APPROVED HOME LENDING, INC. SAOAVATIMA

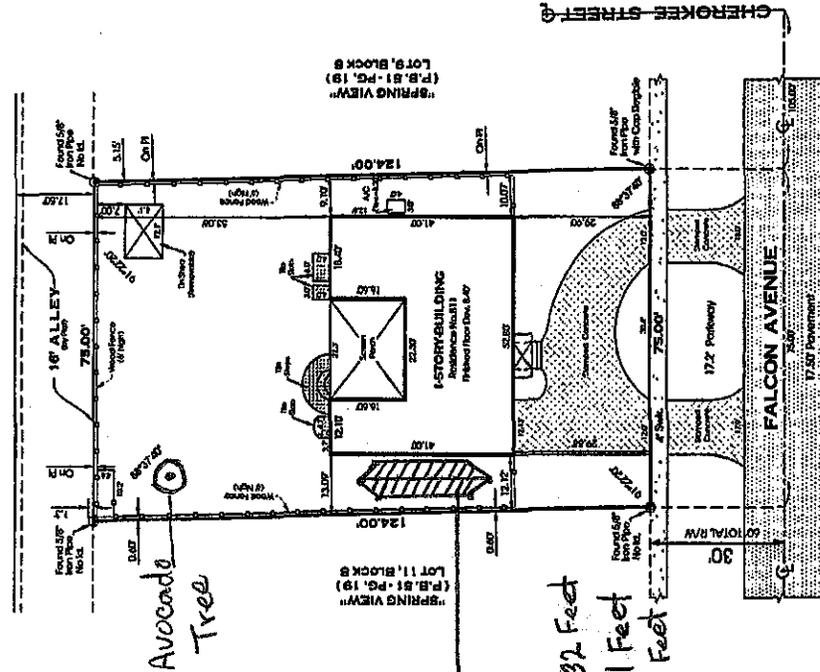
MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
11000 SW 15th Street, Suite 100, Miami, FL 33185
Tel: (305) 891-4000 Fax: (305) 891-4000
E-mail: mprats@pratsurvey.com Certificate of Accreditation No. 0299

ASSURANCE
I, the undersigned, Mario Prats Jr., do hereby certify that I am a duly licensed Professional Surveyor in the State of Florida, and that I am duly qualified to perform the services herein described. I have read the above plat and the accompanying information, and I hereby certify that the same are true and correct to the best of my knowledge and belief, and that I have not been convicted of any crime involving moral turpitude within the last five (5) years. I have not been convicted of any crime involving moral turpitude within the last five (5) years. I have not been convicted of any crime involving moral turpitude within the last five (5) years.

Map Book 57, Page 19
Professional Surveyor and Mapper No. 3552
State of Florida

200970

PLAN OF SURVEY
Scale: 1" = 30'



Boat and Trailer
Total Length: 32 Feet
Height: 11 Feet
Width: 9 Feet

Boat & Trailer
Length: 32 Feet
Height: 11 Feet
Width: 9 Feet

VARIANCE CASE NO. 03-V-14
APPLICANT: LEDYS A. GARCIA
ADDRESS: 811 FALCON AVENUE
BD. OF ADJUSTMENT MEETING: 02-03-14

Building Photographs

See Instructions for Item A6.

Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 811 FALCON AVENUE			FOR Insurance Company Use Policy Number
City MIAMI SPRINGS	State FLORIDA	ZIP Code 33166	Company/NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



FRONT

January 25, 2013



BACK

January 25, 2013



City of Miami Springs, Florida

COURTESY NOTICE

The Miami Springs Board of Appeals will meet on Monday, February 24, 2014 in the Council Chambers at the City Hall, 201 Westward Drive, at 7:00 p.m., at which time the following matter will be heard. You are invited to attend the meeting in person or you may express your comments in writing and return this notice to the Planning Department at City Hall no later than Noon on the day of the meeting. *If you are the applicant, you must attend the meeting in order for your case to be heard.*

- A) Case No. 03-V-14
LEDYS A. GARCIA
811 FALCON AVENUE
Zoning: R-1C
Lot Size: 9,525 SQ. FT.

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

Comments: _____

Name: _____

Address: _____

Phone: _____

AVISO DE CORTESIA

El Board of Appeals de la Ciudad de Miami Springs celebrará una sesión el Lunes 24 de febrero del 2014 en el Salón del Concejo en la Alcaldía situada en el 201 Westward Drive, a las 7:00 de la noche, y en esa sesión se discutirá el asunto siguiente. Usted está invitado a asistir a la sesión en persona, o puede expresar sus comentarios por escrito y devolver este aviso al Departamento de Urbanización de la Ciudad en la Alcaldía no más tarde del mediodía el mismo día de la sesión. Si usted es el solicitante, deberá asistir a la sesión para que puedan discutir su caso.

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared M. ZALDIVAR, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF MIAMI SPRINGS - HEARING NOTICE - FEB. 24, 2014
CASE NO. 03-V-14

in the XXXX Court,
was published in said newspaper in the issues of

02/13/2014

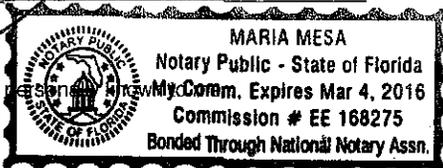
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

13 day of FEBRUARY A.D. 2014

(SEAL)

M. ZALDIVAR



CITY OF MIAMI SPRINGS, FLORIDA HEARING NOTICE

The Miami Springs City Council will sit as the Board of Appeals and will conduct a hearing at its Regular Council Meeting on Monday, February 24, 2014; at 7:00 p.m. in the Council Chambers at City Hall, 201 Westward Drive, Miami Springs, Florida to hear the appeal of the following Board of Adjustment variance:

Case No. 03-V-14
LEDYS A. GARCIA
811 FALCON AVENUE
Zoning: R-1C
Lot Size: 9,525 SQ. FT.

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

Suzanne S. Hitaffer, CMC, Acting City Clerk

NOTE: If any person decides to appeal any decision made by the Council with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, for such purposes, 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 to be based. (Reference: F.S.S. §286.0105), all of which the City does not provide.
2/13 14-3-395/2234431M

H 10111

EXCERPTS - BOARD OF ADJUSTMENT MEETING OF FEBRUARY 3, 2014

- A) Case No. 03-V-14
LEDYS A. GARCIA
811 FALCON AVENUE
Zoning: R-1C
Lot Size: 9,525 SQ. FT.

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

Building and Code Compliance Director Tex Ziadie read the memo in its entirety.

Danny Diaz of 811 Falcon Avenue commented that it is not possible to get the boat into the back yard through the alley due to the size of the boat. Getting the boat into the side yard is not easy. He may be able to move it farther back.

To answer Chair Pérez-Vichot's question, Mr. Diaz said that he can possibly move the boat back approximately 10 feet.

Mr. Ziadie stated that he believes it would be possible to push the boat straight back but the alternative is to change the rear gate structure. There were two courtesy notice responses from 810 Falcon Avenue and 821 Falcon Avenue and he read them into the record:

"I do not see any problem with their request. The boat is behind a wood fence. I kindly ask the variance be granted."

"I have no objection to having the boat located on the side of the house and I support approving this variance."

Board Alternate White asked how big the boat was with the trailer and Mr. Diaz replied that it is approximately 30 feet.

Board Alternate White said that it would be impossible for the applicant to put the boat in the back yard from the alley.

To answer Chair Pérez-Vichot's question, Mr. Ziadie said that the width of the house is 52.8 feet and the length is 41 feet.

Board member Calvert said that the rear yard is large and if the applicant can maneuver it in the side yard then he does not see why he cannot move it to the back of his yard.

Mr. Diaz commented that there is an air conditioning unit on the wall and it may be difficult to move it further back without hitting it.

Mr. Ziadie explained that the Code states that if it is possible for a boat to go into the rear yard then that would be the primary requisite.

Vice Chair Fernández said that the boat could be pushed to the back of the yard but the issue is the grass. The applicant satisfies the requirement of proper screening but needs to have gravel or a cement slab so that it is easier to maneuver the boat into the rear yard.

Mr. Ziadie commented that if the boat cannot be backed into the rear yard from the front then the other alternative would be to reconfigure the rear gate so it would be cantilevered to allow the applicant to pull into the alley from the west side and back the boat in at an angle.

Chair Pérez-Vichot does not remember ever asking a resident to make major revisions on a rear fence.

Vice Chair Fernández made a motion to deny the variance. Board member Calvert seconded the motion.

Chair Pérez-Vichot wants to know if the applicant can move the boat to the back from the front yard and Mr. Diaz replied that he could measure it to see if it would be possible but he believes that it will be very tight.

Vice Chair Fernández withdrew his motion. Board member Calvert withdrew his second to the motion.

Vice Chair Fernández moved to approve the variance contingent on the clearance from the air conditioning unit. If there is no conflict with the boat hitting the air conditioning unit then the boat needs to be moved to the rear yard. The motion died for lack of a second.

Board Alternate White made a motion to approve the variance with the condition that the applicant move the boat as far back as possible and provide proper screening. Vice Chair Fernández seconded the motion which was denied 2-2 with Vice Chair Fernández and Board member Calvert being the dissenting votes.

City Attorney Seiden stated that the variance was denied. The applicant has the right to appeal their decision to the City Council within 10 days.

Mr. Ziadie advised the applicant that if he would like to make an appointment with him so that he can verify whether the boat can be moved back further to support his case then he would be happy to assist him.

Discussion ensued regarding the possibility of revising of the Code.

ORDINANCE NO. 1061-2014

2-24-2014



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (2) The provisions contained in Section (A)(1)(d) of this Ordinance shall also be applicable to vehicle parking in the multi-family residential zoning districts of the City.
 - (3) The following vehicles shall be prohibited from parking in the multi-family zoning districts of the City.
 - (a) The vehicles provided in Section (A)(2)(a) of this Ordinance.
 - (b) Notwithstanding anything contained in Section (B)(1) above, vehicles that require more than one parking space in a single vehicle striped parking lot, despite being otherwise approved for parking in the multi-family zoning districts of the City, are hereby prohibited from parking in such districts.
- (C) Parking of Commercial Vehicles in the Business/Commercial, Public Properties, and Church Use Only zoning districts of the City - for the purposes of this Section, a small commercial vehicle shall be defined as anything up to 10,000 pounds of gross vehicle weight, while a large commercial vehicle shall be defined as any vehicle in excess of the gross vehicle weight of a small commercial vehicle.
- (1) Northwest 36th Street District, Abraham Tract District, and Airport/Golf District - Large and small commercial vehicles shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.
 - (2) Central Business and Neighborhood Business Districts - Small commercial vehicles only shall be allowed, provided that they are parked in appropriately striped parking lots and do not require more than one parking space, unless the property has specially designated and approved parking spaces for them. Said parking shall not be allowed for rental or sale vehicles, unless the property owner or lessee has an appropriate license for vehicle rentals or sales. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.
 - (3) Public Properties District - No parking of commercial vehicles shall be allowed on any public property, with the exception of vehicles which are providing repair, delivery or other service to adjacent properties between the hours of 8 o' clock a.m. and 5 o' clock p.m. unless otherwise approved in writing by the City Manager or his designee. No parking shall be allowed for any commercial vehicle which could present health, safety or welfare hazards to the City, unless specially approved and contained parking is provided for said vehicles.

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

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

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

(THIS SPACE INTENTIONALLY LEFT BLANK)

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

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

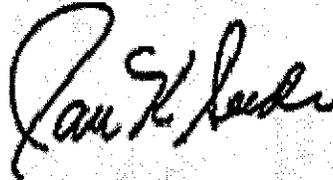
Vice Mayor Bain	" ____ "
Councilman Windrem	" ____ "
Councilman Lob	" ____ "
Councilman Petralanda	" ____ "
Mayor Garcia	" ____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

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

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

ORDINANCE NO. 1062-2014

2-24-2014


AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-030(J) SIGN REGULATIONS/TEMPORARY SIGNS; BY CLARIFYING THE LOCATION OF OPEN HOUSE AND TALKING HOUSE SIGNS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, since the recent amendment of Code Section 150-030(J), it has become apparent that the intention of amendment has been misinterpreted; and,

WHEREAS, as a result of the misinterpretation, open house and talking house signs have appeared on various public rights-of-way not intended to be used for such signage; and,

WHEREAS, the City Code Compliance Department has received comments and complaints in regard to the unintended overuse of the public rights-of-way for these signs; and,

WHEREAS, the City Council discussed the prior Code amendment and the current unintended use of the public right-of-way by the subject signs; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to clarify the public right-of-way locations authorized for the use of these signs:

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

Section 1: That Code of Ordinance Section 150-030(J), temporary signs, is hereby amended as follows:

Section 150-030. Sign Regulations

- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)
- (H)
- (I)
- (J) Temporary Signs. Only the following temporary signs shall be permitted

Commercial special event sign
Real estate for sale and for lease signs

Residential real estate open house and talking house directional signs . .

- Area maximum
- Open house sign regulations
- Talking house sign regulations
- Location

~~On private property with permission of owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area of the street where the subject sale property is located~~

~~On private property with permission of owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area of the street where the subject sale property is located~~

On the property of the house being offered for sale, with the permission of the owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area directly adjacent to the property being offered for sale.

On the property of the house being offered for sale, with the permission of the owner, specifically designated public rights-of-way as shown in Figure 1, and on the public right-of-way area directly adjacent to the property being offered for sale.

Contractor/architect construction sign

Project construction sign

Garage sale sign

Political/ideological sign

(K)

(L)

(M)

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

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

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

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

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

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-24-2014

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

ORDINANCE NO. 1064-2014

2-24-2014


AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 99-08, CONSTRUCTION SOUNDS; BY ADDING OTHER PROHIBITED SOUNDS AND ESTABLISHING A NEW PERMITTED SOUND PERIOD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the use of construction and maintenance equipment that generates loud noise has increased over the years; and,

WHEREAS, in light of the current economic conditions, many people are performing their own construction and maintenance tasks on their own properties; and,

WHEREAS, the proliferation of lawn and property maintenance activities have caused the problem of sound generation in neighborhoods to become more obvious; and,

WHEREAS, the City Council has received comments and advice from its Code Compliance Department as to how the problems could be reduced; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to expand the prohibitions against noise generating equipment:

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

Section 1: That Code of Ordinance Section 99-08, Construction Sounds, is hereby amended as follows:

Sec. 99-08. Construction sounds and property maintenance noise.

It shall be ~~unlawful~~ prohibited for any person in conducting any building operations between the hours of ~~10:00 p.m.~~ thirty minutes after sunset and ~~7:00~~ 8:00 a.m. to operate or use any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or other apparatus, the use of which is attended by loud or unusual noise, except by written permission of the City Manager, and then only in case of emergency.

In addition, the aforesaid prohibition against the generation of loud or unusual noise shall also be applicable to the operation of lawn mowers, edging equipment, hedge or tree trimming equipment, pressure cleaning equipment, and all other home and lawn maintenance machines and equipment.

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

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

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

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

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

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-27-2014

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

ORDINANCE NO. 1065-2014

2-24-2014



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 99-02, OPERATION OF RADIO, PHONOGRAPHS, OR OTHER SOUND MAKING DEVICES OR ENSEMBLES, AND SECTION 99-03, HOURS OF OPERATION OF SOUND MAKING DEVICES; BY CHANGING THE PERIODS IN WHICH THE SOUNDS AND NOISES SET FORTH IN EACH ORDINANCE ARE PROHIBITED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, although the City regulations related to sound or noise have been the subject of various complaints over the years, for the most part, the regulations have successfully passed the test of time; and,

WHEREAS, despite the foregoing and the City's intermittent discussions whether to wholly revise the sound and noise code regulations, it is currently believed that only certain minor changes are required; and,

WHEREAS, the current complaints are more related to the times of the day that they are experienced rather than the frequency of complaint events; and,

WHEREAS, the City Council has discussed the current state of the City's sound and noise regulations and is unwilling at this time to wholly revise the regulations to a decibel monitoring system; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate and in the best interest of the City and its citizens to change the periods of time in which the various sounds and noises are prohibited:

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

Section 1: That Code of Ordinance Section 99-02, Operation of radios, phonographs, or other sound making devices or ensembles, and Section 99-03, hours of operation of sound-making devices, are hereby amended as follows:

Sec. 99-02. Operation of radios, phonographs, or other sound-making devices or ensembles.

It shall be ~~unlawful~~ prohibited for any person owning, occupying, or having charge of any building or premises or any part thereof, ~~in the City, at any time between the hours of midnight and 8:00 a.m.,~~ to cause or allow any loud, unnecessary, excessive, or unusual noises in the operation of any radio, phonograph, or other mechanical sound-making device, or instrument, or reproducing device or instrument, or in the playing of any band, orchestra, musician, or group of musicians, or in the use of any device to amplify the music of any band, orchestra, musician, or group of musicians, where the noise or music is plainly audible at a distance of 50 feet in commercial or business districts or 25 feet in residential

districts from the building, structure, vehicle, or premises in which or from which it is produced. The fact that the noise or music is plainly audible at a distance set out above from the vehicle or premises from which it originates constitutes prima facie evidence of a violation of this section.

Sec. 99-03. Hours of operation of sound-making devices.

It shall be ~~unlawful~~ prohibited for any person owning, occupying, or having charge of any business establishment, or any part thereof, ~~in the City,~~ to cause or allow the playing or operating of music boxes, juke boxes, radios, musical instruments, or any other musical devices on or about the premises between the hours of ~~10:00 p.m.~~ midnight and ~~7:00~~ 8:00 a.m. the following day; unless such music boxes, juke boxes, radios, musical instruments, and other devices are played or operated in a closed building and the sound is not audible from outside the building so as to disturb the quiet, comfort, or repose of persons in any dwelling, hotel, or other type of residence.

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

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

(THIS SPACE INTENTIONALLY LEFT BLANK)

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

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

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

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-24-2014

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

ORDINANCE NO. 1066-2014

2-24-2014 

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-013, RESIDENTIAL PLANTINGS, FENCES, AND WALLS; BY PERMITTING THE INSTALLATION AND CONSTRUCTION OF DECORATIVE GATES ON SIDE AND REAR YARD FENCES AND WALLS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City has recently experienced a demand by citizens for the installation and construction of decorative gates on side and rear yard fences and walls; and,

WHEREAS, while it appears that the proposed types of gates are both functional and attractive, there are Florida Building Code provisions that mitigate against their use; and,

WHEREAS, although the City is willing to consider the enactment of a provision to allow such gates for side and rear yard fences, any such provision must be in compliance with the Florida Building Code; and,

WHEREAS, the City Council has reviewed photos of representative types of the gates being requested and discussed the required limitations that must accompany the approval of such gates; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interest of the City to enact legislation providing for the limited and restrictive use of such gates:

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

Section 1: That Code of Ordinance Section 150-013, Residential plantings, fences, and walls, is hereby amended as follows:

150-013. Residential plantings, fences, and walls

- (A)
- (B) Fences, and walls, and gates
 - (1)
 - (2)
 - (3)
 - (4)
 - (5) Decorative gates on side and rear yard fences and walls may be installed and constructed up to a height of nine (9) feet, so long as Miami-Dade County product approval is provided along with all appropriate and approved wind load engineering data and testing required by the Florida Building Code, Miami-Dade County and the City.
- (C)

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

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

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

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

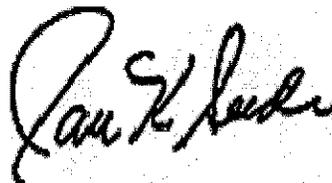
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-24-2014

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

ORDINANCE NO. 1067-2014

2-24-2014



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 93-10, LOCATION, ACCESSIBILITY, AND APPEARANCE OF MULTI-FAMILY RESIDENTIAL AND COMMERCIAL GARBAGE AND RECYCLING RECEPTACLES; BY REMOVING THE PROVISIONS RELATED TO AMORTIZED COMPLIANCE; ACKNOWLEDGING NON-CONFORMING SITES AND PROVIDING SAFETY REGULATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the amortized compliance provisions of this Code Section applicable to nonconforming multi-family and commercial sites has gone unenforced; and,

WHEREAS, the Code Compliance Department has advised that current enforcement would require the commencement of a new amortization period for nonconforming sites; and,

WHEREAS, due to the existing footprints of many of the multi-family and commercial sites in nonconformity with the provisions of this ordinance, it is unlikely that many could conform to the ordinance requirements; and,

WHEREAS, the City Council has discussed whether a current problem exists that would necessitate the implementation of a new amortization period; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to remove the unused amortization provisions of Code Section 93-10 and instead provide for a safety standard for nonconforming sites:

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

Section 1: That Code of Ordinance Section 93-10, Location, accessibility and appearance of multi-family residential and garbage and recycling receptacles, is hereby amended as follows:

Sec. 93-10. Location, accessibility, securing for safety, and appearance of multi-family residential and commercial garbage and recycling receptacles- and dumpsters.

(A) *Intent.* It is the intent of this section to establish standards for the location, accessibility, securing for safety, and appearance of garbage and recycling receptacles and dumpsters on multi-family residential and commercial property sites in the City.

- (B) *Applicability.* The provisions contained herein shall be applicable to all new construction on properties in the City that are zoned for multi-family residential use, in excess of single family and duplex, and all commercially zoned property sites that utilize dumpsters for garbage or recycling collection. In addition, existing nonconforming properties shall be required to comply with the provisions contained herein in accordance with the provisions contained in Section (G) of this section.
- (C) Location of dumpsters
- (D) Placement of dumpsters
- (E) Construction standards for enclosures
- (F) Appearance and maintenance standards
- ~~(G) *Amortization of existing properties in nonconformity with requirements.*~~
 - ~~1. All nonconforming locations, placements, containers or enclosures in service and being utilized on the effective date of this section shall conform with current requirements within the time period specified in this section. Existing enclosures which meet appearance and maintenance standards shall not be required to conform to construction and placement standards. If a nonconforming enclosure is destroyed or deteriorated by more than 50 percent of its value, the enclosure shall be required to meet all standards of this section.~~
 - ~~2. Within 15 months of the issuance of a notice of violation, all garbage and recycling containers and their enclosures, nonconforming as to appearance and maintenance standards, but otherwise in conformance with other standards contained herein, shall comply with the requirements of this section.~~
 - ~~3. Within 18 months of the issuance of a notice of violation, existing nonconforming properties for which an enclosure is lacking or is inadequate with respect to present construction, location, placement, appearance or maintenance standards contained herein shall comply with the requirements of this section.~~
 - ~~4. The owner of any existing nonconforming property may apply for a variance, in accordance with the procedures and requirements contained in Chapter 150 of the Code of Ordinances, to excuse compliance with the foregoing provisions predicated upon a demonstration of the following:
 - ~~(a) Special conditions exist peculiar to the land, structure or building involved.~~
 - ~~(b) Such conditions do not arise from the actions of the applicant.~~
 - ~~(c) That literal interpretation of the Code would work unnecessary hardship on the applicant.~~
 - ~~(d) That the relief requested is the minimum necessary to permit the use of the subject area and facilities.~~~~
 - ~~5. A denial of a variance may be appealed in the same manner as all other variances denied by the Board of Adjustment.~~

(G) Nonconforming existing multi-family and commercial sites; existing dumpster enclosures

1. Existing multi-family and commercial sites shall be considered to be in non-conformity if the site does not contain an exterior enclosure for garbage and recycling dumpsters or other large receptacle containers.

2. Such sites shall not be required to construct enclosures for their garbage and recycling dumpsters and/or large receptacle containers, so long as such dumpsters and large receptacle containers are safely secured in their present location so as not to pose a threat to any adjacent property.

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

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

(THIS SPACE INTENTIONALLY LEFT BLANK)

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

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

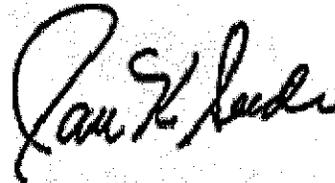
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-24-2014

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

ORDINANCE NO. 1068-2014

2-24-2014
[Handwritten signature]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 93-05, GARBAGE, GARDEN TRASH, AND RUBBISH; PLACEMENT IN RECEPTACLES FOR COLLECTION AND REMOVAL; BY PROVIDING ADDITIONAL REGULATIONS FOR THE PLACEMENT OF TRASH AND RECYCLING MATERIALS BY MULTI-FAMILY RESIDENTIAL AND COMMERCIAL SITES ADJACENT TO CITY STREETS AND FOR THE RETRIEVAL OF TRASH AND RECYCLING RECEPTACLES; ESTABLISHING INAPPLICABILITY TO ALLEY PICKUPS AND SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS OF CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Code Compliance Department has advised that it has received numerous complaints regarding the untimely placement of trash on City swales; and,

WHEREAS, complaints are also received regarding the failure of multi-family and commercial properties to timely retrieve trash and recycling receptacles from City swales; and,

WHEREAS, the current code does not provide timeframes for the placement of trash or recycling materials for pickup or for the retrieval of trash or recycling receptacles; and,

WHEREAS, the City Council has considered the various City complaints and discussed whether any new regulations should be City wide in application or limited to multi-family and commercial sites; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and its citizens to provide regulations for the placement of trash and recycling for pickup and for the retrieval of trash and recycling receptacles in the multi-family and commercial zoning districts of the City;

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

Section 1: That Code of Ordinance Section 93-05, Garbage, garden trash, and rubbish; placement in receptacles for collection and removal, is hereby amended as follows:

Sec. 93-05. Garbage, garden trash, and rubbish; placement in receptacles for collection and removal; placement for pick-up and retrieval of containers.

(A)

(B)

(C)

(D) Loose trash, including bagged materials, white goods, furniture, and any other non-containerized or containerized trash materials may not be placed for pick up by any multi-family residential or commercial site adjacent to any City street earlier than 24 hours prior to any scheduled pick up. Any receptacles used for the disposal of these materials must be retrieved and returned to the interior of the site within 24 hours of pick up.

(E) In addition to the provision of Section (D) above, all recycling containers may not be placed for pick up by any multi-family residential or commercial site adjacent to any City street earlier than 24 hours prior to any scheduled pick up. All recycling containers must be retrieved and returned to the interior of the property site within 24 hours of pick up.

(F) The provisions of subsections (D) and (E) above shall not be applicable to any pick ups performed in City alleys and in the single family residentially zoned districts of the City.

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

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

(THIS SPACE INTENTIONALLY LEFT BLANK)

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

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

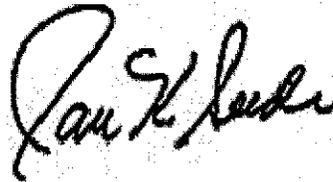
Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 02-10-2014
Second reading: 02-24-2014

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



CITY OF MIAMI SPRINGS
 OFFICE OF THE CITY CLERK
 201 Westward Drive
 Miami Springs, FL 33166-5259
 Phone: 305.805.5006
 Fax: 305.805.5028

TO: Honorable Mayor Garcia and Members of the City Council
 FROM: Suzanne S. Hitaffer, Acting City Clerk *S. Hitaffer*
 DATE: February 20, 2014
 SUBJECT: PENDING BOARD APPOINTMENTS

The following appointments are pending:

APPOINTMENT COUNCILMEMBER	CURRENT MEMBER	NEW TERM EXPIRES	ORIGINAL APPOINTMENT DATE	LAST APPOINTMENT DATE
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Board of Adjustment/Zoning and Planning Board

Mayor Xavier Garcia	Francisco Fernández	04-30-2015	10-14-1991	11-28-2011
Vice Mayor Bain – Group 2	Ernie Aloma	04-30-2016	04-13-2009	01-11-2011
Councilman Lob – Group 3	Bill Tallman	04-30-2016	01-11-2010	05-14-2012

Architectural Review Board

Vice Mayor Bain – Group 2	Joe Valencia	10-31-2014	02-27-2012	02-27-2012
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Code Enforcement Board

Mayor Xavier Garcia	Walter Dworak	09-30-2016	11-14-2005	09-14-2010
Councilman Petralanda-Group 4	Robert Williams	09-30-2016	03-10-2008	10-25-2010

Civil Service Board

Councilman Windrem – Group 1	Rob Youngs	06-30-2015	01-11-2010	01-11-2010
Vice Mayor Bain – Group 2	Carrie Figueredo	06-30-2015	08-24-2009	08-24-2009

Code Review Board

Mayor Xavier Garcia	Connie Kostyra*	04-30-2015	VACANT	VACANT
Councilman Lob – Group 3	Dan Dorrego	04-30-2016	08-11-2003	05-24-2010
Councilman Petralanda-Group 4	Jana Armstrong	04-30-2016	06-11-2001	05-10-2010

Disability Advisory Board

Mayor Xavier Garcia	Charlene Anderson*	12-31-2016	VACANT	VACANT
Councilman Windrem – Group 1	Catherine Stadnik	12-31-2016	12-14-1998	02-14-2011
Councilman Lob – Group 3	Richard Barnes	12-31-2016	05-11-2009	01-24-2011
Councilman Petralanda Group 4	Roslyn Buckner	12-31-2016	03-26-2012	03-26-2012

<u>APPOINTMENT COUNCILMEMBER</u>	<u>CURRENT MEMBER</u>	<u>NEW TERM EXPIRES</u>	<u>ORIGINAL APPOINTMENT DATE</u>	<u>LAST APPOINTMENT DATE</u>
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Education Advisory Board

Mayor Xavier Garcia	Caridad Hidalgo	05-31-2015	01-28-2013	01-28-2013
Vice Mayor Bain – Group 2	Dr. Mara Zapata	05-31-2015	06-13-2011	06-13-2011
Councilman Lob – Group 3	Dr. John Salomon	05-31-2015	12-14-2009	06-13-2011

Golf and Country Club Advisory Board

Mayor Xavier Garcia	Michael Domínguez	07-31-2013	04-12-2010	09-26-2011
Councilman Windrem – Group 1	Mark Safreed	07-31-2013	08-08-2005	06-27-2011
Vice Mayor Bain – Group 2	George Heider	07-31-2013	08-13-2001	06-27-2011
Councilman Lob – Group 3	Ken Amendola	07-31-2013	10-10-2011	10-10-2011
Councilman Petralanda-Group 4	Art Rabade	07-31-2013	03-11-2013	03-11-2013

Historic Preservation Board

Mayor Xavier Garcia	Sydney Garton**	01-31-2016	11-08-1993	02-08-2010
Vice Mayor Bain – Group 2	Yvonne Shonberger**	02-28-2017	06-13-2005	09-10-2012

Recreation Commission

Mayor Xavier Garcia	E. Jorge Santin	04-30-2016	04-14-2008	12-13-2010
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* Connie Kostyra resigned on April 28, 2011.
 Charlene Anderson resigned on June 6, 2011.

** Historic Preservation Board – Council confirmation required per §153.11 of the City Code of Ordinances: “..... No board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for 2 years thereafter, unless the appointment for any additional term shall be confirmed by a majority of the council.....”

cc: City Manager
 Assistant City Manager/Finance Director
 City Attorney

O:\3\BOARDS\Pending Board Appointments - 2-24-2014 CCRM.doc



PARTIES AND DESCRIPTION OF PROPERTY

1
2* **1. SALE AND PURCHASE:** The City of Miami Springs, a Florida incorporated municipality ("Seller")
3* and Springs on the Green, LLC, a Florida limited liability corporation ("Buyer")

4 agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

5* ~~Address: 650 Curtiss Parkway, Miami Springs, Florida, adjacent to 627 Eldron Dr~~

6* ~~Legal Description: Folio Number 05-3119-013-4640,) more particularly described in Exhibit A-~~

7*
8* SEE ADDENDUM AND EXHIBIT "A" (SURVEY)
9*
10*
11*

12* including all improvements and the following additional property: N/A
13*
14*

15 **PRICE AND FINANCING**

16* **2. PURCHASE PRICE:** \$ 115,000.00 payable by **Buyer** in U.S. funds as follows:

17* (a) \$ 0.00 Deposit received (checks are subject to clearance) on _____, _____ by
18* _____ for delivery to _____ ("Escrow Agent")
19* *Signature* *Name of Company*
20* (Address of Escrow Agent) _____
21* (Phone # of Escrow Agent) _____

22* (b) \$ 0.00 Additional deposit to be delivered to Escrow Agent by _____,
23* or _____ days from Effective Date (10 days if left blank).

24* (c) 0.00 Total financing (see Paragraph 3 below) (express as a dollar amount or percentage)

25* (d) \$ 0.00 Other: _____

26* (e) \$ 115,000.00 Balance to close (not including **Buyer's** closing costs, prepaid items and prorations). All funds
27* paid at closing must be paid by locally drawn cashier's check, official check or wired funds.

28* (f) (complete only if purchase price will be determined based on a per unit cost instead of a fixed price) The unit
29* used to determine the purchase price is lot acre square foot other (specify: _____)
30* prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a calculation of
31* total area of the Property as certified to **Buyer** and **Seller** by a Florida-licensed surveyor in accordance with Paragraph
32* **8(c)** of this Contract. The following rights of way and other areas will be excluded from the calculation: _____
33*

34* **3. CASH/FINANCING:** (Check as applicable) (a) **Buyer** will pay cash for the Property with no financing contingency.
35* (b) This Contract is contingent on **Buyer** qualifying and obtaining the commitment(s) or approval(s) specified below (the
36* "Financing") within N/A days from Effective Date (if left blank then Closing Date or 30 days from Effective Date, whichever
37* occurs first) (the "Financing Period"). **Buyer** will apply for Financing within N/A days from Effective Date (5 days if left blank)
38* and will timely provide any and all credit, employment, financial and other information required by the lender. If **Buyer**, after
39* using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may cancel this Contract
40* and **Buyer's** deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.

41* (1) **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or
42* N/A % of the purchase price at the prevailing interest rate and loan costs based on **Buyer's** creditworthiness. **Buyer**
43* will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or
44* mortgage broker to disclose all such information to **Seller** and Broker.

45* (2) **Seller Financing:** **Buyer** will execute a first second purchase money note and mortgage to **Seller** in the
46* amount of \$ _____, bearing annual interest at _____ % and payable as follows: N/A
47*

48* The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally
49* accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's

50* **Buyer** (Signature) (_____) and **Seller** (Signature) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.



option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days from Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan. (3) **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to N/A

LN# _____ in the approximate amount of \$ _____ currently payable at \$ _____ per month including principal, interest, taxes and insurance and having a fixed other (describe) _____ interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the lender disapproves **Buyer**, or the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this agreement will terminate and **Buyer's** deposit(s) will be returned.

CLOSING

4. CLOSING DATE; OCCUPANCY: This Contract will be closed and the deed and possession delivered on see Adendum, _____ ("Closing Date"). Unless the Closing Date is specifically extended by the **Buyer** and **Seller** or by any other provision in this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, financing and feasibility study periods. If on Closing Date insurance underwriting is suspended, **Buyer** may postpone closing up to 5 days after the insurance suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller**-provided title evidence, surveys, association documents and other items.

5. CLOSING PROCEDURE; COSTS: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's checks if **Seller** requests in writing at least 5 days prior to closing) and brokerage fees to Broker as per Paragraph 17. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:

- Taxes on the deed
- Recording fees for documents needed to cure title
- Title evidence (if applicable under Paragraph 8)
- Other: _____

(b) Buyer Costs:

- Taxes and recording fees on notes and mortgages
- Recording fees on the deed and financing statements
- Loan expenses
- Lender's title policy at the simultaneous issue rate
- Inspections
- Survey and sketch
- Insurance
- Other: _____

(c) Title Evidence and Insurance: Check (1) or (2):

- (1) The title evidence will be a Paragraph 8(a)(1) owner's title insurance commitment. **Seller** will select the title agent and will pay for the owner's title policy, search, examination and related charges or **Buyer** will select the title agent and pay for the owner's title policy, search, examination and related charges or **Buyer** will select the title agent and **Seller** will pay for the owner's title policy, search, examination and related charges.
- (2) **Seller** will provide an abstract as specified in Paragraph 8(a)(2) as title evidence. **Seller** **Buyer** will pay for the owner's title policy and select the title agent. **Seller** will pay fees for title searches prior to closing, including tax search and lien search fees, and **Buyer** will pay fees for title searches after closing (if any), title examination fees and closing fees.

(d) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, leases and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions. **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.**

(e) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of the assessment

Buyer [Signature] (_____) and **Seller** [Signature] (_____) acknowledge receipt of a copy of this page, which is Page 2 of 7 Pages.

111 if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing, and **Buyer** will pay
112* all other amounts. If special assessments may be paid in installments **Buyer** **Seller** (if left blank, **Buyer**) shall pay installments
113 due after closing. If **Seller** is checked, **Seller** will pay the assessment in full prior to or at the time of closing. Public body does
114 not include a Homeowner Association or Condominium Association.

115 **(f) Tax Withholding:** If **Seller** is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code
116 requires **Buyer** to withhold 10% of the amount realized by the **Seller** on the transfer and remit the withheld amount to the
117 Internal Revenue Service (IRS) unless an exemption applies. The primary exemptions are (1) **Seller** provides **Buyer** with an
118 affidavit that **Seller** is not a "foreign person", (2) **Seller** provides **Buyer** with a Withholding Certificate providing for reduced or
119 eliminated withholding, or (3) the gross sales price is \$300,000 or less, **Buyer** is an individual who purchases the Property to
120 use as a residence, and **Buyer** or a member of **Buyer's** family has definite plans to reside at the Property for at least 50% of
121 the number of days the Property is in use during each of the first two 12 month periods after transfer. The IRS requires **Buyer**
122 and **Seller** to have a U.S. federal taxpayer identification number ("TIN"). **Buyer** and **Seller** agree to execute and deliver as
123 directed any instrument, affidavit or statement reasonably necessary to comply with FIRPTA requirements including applying
124 for a TIN within 3 days from Effective Date and delivering their respective TIN or Social Security numbers to the Closing Agent.
125 If **Seller** applies for a withholding certificate but the application is still pending as of closing, **Buyer** will place the 10% tax in
126 escrow at **Seller's** expense to be disbursed in accordance with the final determination of the IRS, provided **Seller** so requests
127 and gives **Buyer** notice of the pending application in accordance with Section 1445. If **Buyer** does not pay sufficient cash at
128 closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the
129 requirement. **Buyer** will timely disburse the funds to the IRS and provide **Seller** with copies of the tax forms and receipts.

130 **(g) 1031 Exchange:** If either **Seller** or **Buyer** wishes to enter into a like-kind exchange (either simultaneously with closing or
131 after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects
132 to effectuate the Exchange including executing documents; provided, however, that the cooperating party will incur no liability
133 or cost related to the Exchange and that the closing shall not be contingent upon, extended or delayed by the Exchange.

134 PROPERTY CONDITION

135 **6. LAND USE:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, with conditions
136 resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will maintain the landscaping and
137 grounds in a comparable condition and will not engage in or permit any activity that would materially alter the Property's
138 condition without the **Buyer's** prior written consent.

139 **(a) Flood Zone:** **Buyer** is advised to verify by survey, with the lender and with appropriate government agencies which
140 flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and
141 rebuilding in the event of casualty.

142 **(b) Government Regulation:** **Buyer** is advised that changes in government regulations and levels of service which
143 affect **Buyer's** intended use of the Property will not be grounds for canceling this Contract if the Feasibility Study
144 Period has expired or if **Buyer** has checked choice (c)(2) below.

145 **(c) Inspections:** (check (1) or (2) below)

146* **(1) Feasibility Study:** **Buyer** will, at **Buyer's** expense and within _____ days from Effective Date ("Feasibility Study
147* Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion, for _____

148* _____ use. During the Feasibility Study Period, **Buyer** may conduct a Phase I environmental
149 assessment and any other tests, analyses, surveys and investigations ("Inspections") that **Buyer** deems necessary to
150 determine to **Buyer's** satisfaction the Property's engineering, architectural and environmental properties; zoning and
151 zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities;
152 consistency with local, state and regional growth management plans; availability of permits, government approvals, and
153 licenses; and other inspections that **Buyer** deems appropriate to determine the Property's suitability for the **Buyer's**
154 intended use. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies.
155 **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals.

156 **Seller** gives **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the Feasibility
157 Study Period for the purpose of conducting Inspections; provided, however, that **Buyer**, its agents, contractors and
158 assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless
159 from losses, damages, costs, claims and expenses of any nature, including attorneys' fees, expenses and liability
160 incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of
161 any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a
162 construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not
163 close, **Buyer** will, at **Buyer's** expense, (1) repair all damages to the Property resulting from the Inspections and
164 return the Property to the condition it was in prior to conduct of the Inspections, and (2) release to **Seller** all reports
165 and other work generated as a result of the Inspections.

166 **Buyer** will deliver written notice to **Seller** prior to the expiration of the Feasibility Study Period of **Buyer's**
167 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement
168 will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property
169 is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed
170 terminated as of the day after the Feasibility Study period ends and **Buyer's** deposit(s) will be returned after Escrow
171 Agent receives proper authorization from all interested parties.

172* **(2) No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being
173 satisfied that either public sewerage and water are available to the Property or the Property will be approved for the

174* **Buyer** (MPU) (_____) and **Seller** (M) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 7 Pages.

175 installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations
176 and restrictions, such as subdivision or deed restrictions, concurrency, growth management and environmental
177 conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.

178 **(d) Subdivided Lands:** If this Contract is for the purchase of subdivided lands, defined by Florida Law as "(a) Any
179 contiguous land which is divided or is proposed to be divided for the purpose of disposition into 50 or more lots,
180 parcels, units, or interests; or (b) Any land, whether contiguous or not, which is divided or proposed to be divided into
181 50 or more lots, parcels, units, or interests which are offered as a part of a common promotional plan.", **Buyer** may
182 cancel this Contract for any reason whatsoever for a period of 7 business days from the date on which **Buyer** executes
183 this Contract. If **Buyer** elects to cancel within the period provided, all funds or other property paid by **Buyer** will be
184 refunded without penalty or obligation within 20 days of the receipt of the notice of cancellation by the developer.

185 **7. RISK OF LOSS; EMINENT DOMAIN:** If any portion of the Property is materially damaged by casualty before closing,
186 or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings,
187 or if an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may cancel this Contract
188 by written notice to the other within 10 days from **Buyer's** receipt of **Seller's** notification, failing which **Buyer** will close in
189 accordance with this Contract and receive all payments made by the government authority or insurance company, if any.

190 TITLE

191 **8. TITLE:** **Seller** will convey marketable title to the Property by statutory warranty deed or trustee, personal representative
192 or guardian deed as appropriate to **Seller's** status.

193 **(a) Title Evidence:** Title evidence will show legal access to the Property and marketable title of record in **Seller** in
194 accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of
195 which prevent **Buyer's** intended use of the Property as per zoning at 627 Eldron Dr.; covenants, easements and
196 restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if
197 there is no right of entry; current taxes; mortgages that **Buyer** will assume; and encumbrances that **Seller** will discharge at
198 or before closing. **Seller** will deliver to **Buyer** **Seller's** choice of one of the following types of title evidence,
199 which must be generally accepted in the county where the Property is located (specify in Paragraph **5(c)** the selected
200 type). **Seller** will use option (1) in Palm Beach County and option (2) in Miami-Dade County.

201 **(1) A title insurance commitment** issued by a Florida-licensed title insurer in the amount of the purchase price and
202 subject only to title exceptions set forth in this Contract and delivered no later than 2 days before Closing Date.

203 **(2) An existing abstract of title** from a reputable and existing abstract firm (if firm is not existing, then abstract must be
204 certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the
205 Property recorded in the public records of the county where the Property is located and certified to Effective Date.
206 However if such an abstract is not available to **Seller**, then a **prior owner's title policy** acceptable to the proposed insurer
207 as a base for reissuance of coverage. **Seller** will pay for copies of all policy exceptions and an update in a format
208 acceptable to **Buyer's** closing agent from the policy effective date and certified to **Buyer** or **Buyer's** closing agent,
209 together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to
210 **Seller** then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

211 **(b) Title Examination:** **Buyer** will examine the title evidence and deliver written notice to **Seller**, within 5 days from receipt
212 of title evidence but no later than Closing Date, of any defects that make the title unmarketable. **Seller** will have 30 days
213 from receipt of **Buyer's** notice of defects ("Curative Period") to cure the defects at **Seller's** expense. If **Seller** cures the
214 defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and the parties will close the transaction on
215 Closing Date or within 10 days from **Buyer's** receipt of **Seller's** notice if Closing Date has passed. If **Seller** is unable to
216 cure the defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and **Buyer** will, within 10 days from
217 receipt of **Seller's** notice, either cancel this Contract or accept title with existing defects and close the transaction.

218 **(c) Survey:** **Buyer** may, prior to Closing Date and at **Buyer's** expense, have the Property surveyed and deliver written
219 notice to **Seller**, within 5 days from receipt of survey but no later than 5 days prior to closing, of any encroachments on
220 the Property, encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any
221 such encroachment or violation will be treated in the same manner as a title defect and **Buyer's** and **Seller's** obligations
222 will be determined in accordance with subparagraph **(b)** above.

223 **(d) Coastal Construction Control Line:** If any part of the Property lies seaward of the coastal construction control line as
224 defined in Section 161.053 of the Florida Statutes, **Seller** shall provide **Buyer** with an affidavit or survey as required by law
225 delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased
226 may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation
227 of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine
228 turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether
229 there are significant erosion conditions associated with the shoreline of the Property being purchased.

230 **Buyer** waives the right to receive a CCCL affidavit or survey.

231 MISCELLANEOUS

232 9. EFFECTIVE DATE; TIME; FORCE MAJEURE:

233 **(a) Effective Date:** The "Effective Date" of this Contract is the date on which the last of the parties initials or signs and
234 delivers final offer or counteroffer. **Time is of the essence for all provisions of this Contract.**

235 **(b) Time:** All time periods expressed as days will be computed in business days (a "business day" is every calendar day
236 except Saturday, Sunday and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal

237 **Buyer**  (_____) and **Seller**  (_____) acknowledge receipt of a copy of this page, which is Page 4 of 7 Pages.

238 holiday, performance will be due the next business day. All time periods will end at 5:00 p.m. local time (meaning in the
239 county where the Property is located) of the appropriate day.

240 **(c) Force Majeure: Buyer or Seller** shall not be required to perform any obligation under this Contract or be liable to
241 each other for damages so long as the performance or non-performance of the obligation is delayed, caused or prevented
242 by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes, floods, fire,
243 unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of the **Buyer** or
244 **Seller** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or
245 overcome. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that the force
246 majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond the 30
247 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and **Buyer's**
248 deposit shall be refunded.

249 **10. NOTICES:** All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or
250 electronic media. **Buyer's failure to deliver timely written notice to Seller, when such notice is required by this Contract,**
251 **regarding any contingencies will render that contingency null and void and the Contract will be construed as if the**
252 **contingency did not exist. Any notice, document or item delivered to or received by an attorney or licensee (including a**
253 **transaction broker) representing a party will be as effective as if delivered to or by that party.**

254 **11. COMPLETE AGREEMENT:** This Contract is the entire agreement between **Buyer** and **Seller**. **Except for brokerage**
255 **agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.**
256 Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound.
257 This Contract, signatures, initials, documents referenced in this Contract, counterparts and written modifications
258 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten
259 or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or
260 becomes invalid or unenforceable, all remaining provisions will continue to be fully effective, **Buyer** and **Seller** will use diligence
261 and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public records.

262 **12. ASSIGNABILITY; PERSONS BOUND: Buyer** may not assign this Contract without **Seller's** written consent. The terms
263 "**Buyer,**" "**Seller,**" and "**Broker**" may be singular or plural. This Contract is binding on the heirs, administrators, executors,
264 personal representatives and assigns (if permitted) of **Buyer, Seller** and Broker.

265 **DEFAULT AND DISPUTE RESOLUTION**

266 **13. DEFAULT: (a) Seller Default:** If for any reason other than failure of **Seller** to make **Seller's** title marketable after diligent effort,
267 **Seller** fails, refuses or neglects to perform this Contract, **Buyer** may choose to receive a return of **Buyer's** deposit without
268 waiving the right to seek damages or to seek specific performance as per Paragraph 14. **Seller** will also be liable to Broker for
269 the full amount of the brokerage fee. **(b) Buyer Default:** If **Buyer** fails to perform this Contract within the time specified, including
270 timely payment of all deposits, **Seller** may choose to retain and collect all deposits paid and agreed to be paid as liquidated
271 damages or to seek specific performance as per Paragraph 14; and Broker will, upon demand, receive 50% of all deposits
272 paid and agreed to be paid (to be split equally among Brokers) up to the full amount of the brokerage fee.

273 **14. DISPUTE RESOLUTION:** This Contract will be construed under Florida law. All controversies, claims, and other matters in
274 question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

275 **(a) Disputes concerning entitlement to deposits made and agreed to be made: Buyer** and **Seller** will have 30 days from
276 the date conflicting demands are made to attempt to resolve the dispute through **mediation**. If that fails, Escrow Agent
277 will submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the
278 Florida Real Estate Commission ("FREC"). **Buyer** and **Seller** will be bound by any resulting award, judgment or order. A
279 broker's obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely
280 resolve the escrow dispute through mediation, arbitration, interpleader, or an escrow disbursement order, if the broker so
281 chooses, applies only to brokers and does not apply to title companies, attorneys or other escrow companies.

282 **(b) All other disputes: Buyer** and **Seller** will have 30 days from the date a dispute arises between them to attempt to
283 resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding
284 **arbitration** in the county where the Property is located. The arbitrator may not alter the Contract terms or award any
285 remedy not provided for in this Contract. The award will be based on the greater weight of the evidence and will
286 state findings of fact and the contractual authority on which it is based. If the parties agree to use discovery, it will
287 be in accordance with the Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related
288 disputes. Any disputes with a real estate licensee named in Paragraph 17 will be submitted to arbitration only if the
289 licensee's broker consents in writing to become a party to the proceeding. This clause will survive closing.

290 **(c) Mediation and Arbitration; Expenses:** "Mediation" is a process in which parties attempt to resolve a dispute by
291 submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a
292 settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or
293 other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a process in
294 which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is
295 binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the parties.
296 Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally split the
297 arbitrators' fees and administrative fees of arbitration. In a civil action to enforce an arbitration award, the prevailing party to the
298 arbitration shall be entitled to recover from the nonprevailing party reasonable attorneys' fees, costs and expenses.

299* **Buyer**  (_____) and **Seller**  (_____) acknowledge receipt of a copy of this page, which is Page 5 of 7 Pages.

ESCROW AGENT AND BROKER

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15. ESCROW AGENT: Buyer and Seller authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to Buyer or Seller, unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

16. PROFESSIONAL ADVICE; BROKER LIABILITY: Broker advises Buyer and Seller to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the Coastal Construction Control Line, etc.) and for tax, property condition, environmental and other specialized advice. Buyer acknowledges that Broker does not reside in the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for verification of the Property condition and facts that materially affect Property value. Buyer and Seller respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from Buyer's or Seller's misstatement or failure to perform contractual obligations. Buyer and Seller hold harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage based on (1) Buyer's or Seller's misstatement or failure to perform contractual obligations; (2) Broker's performance, at Buyer's and/or Seller's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; (3) products or services provided by any vendor; and (4) expenses incurred by any vendor. Buyer and Seller each assume full responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

17. BROKERS: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to Closing Agent:** Seller and Buyer direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by Seller or listing broker to cooperating brokers.

N/A
Selling Sales Associate/License No. _____ Selling Firm/Brokerage Fee: (\$ or % of Purchase Price) _____

N/A
Listing Sales Associate/License No. _____ Listing Firm/Brokerage fee: (\$ or % of Purchase Price) _____

ADDITIONAL TERMS

18. ADDITIONAL TERMS: See Addendum

Buyer (MPU) () and Seller (AM) () acknowledge receipt of a copy of this page, which is Page 6 of 7 Pages.

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376 **This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.**

377 **OFFER AND ACCEPTANCE**

378* (Check if applicable: Buyer received a written real property disclosure statement from Seller before making this Offer.)
379 Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a
380* copy delivered to Buyer no later than _____ a.m. p.m. on _____, _____, this offer will be
381 revoked and Buyer's deposit refunded subject to clearance of funds.

382 **COUNTER OFFER/ REJECTION**

383* Seller counters Buyer's offer (to accept the counter offer, Buyer must sign or initial the counter offered terms and deliver a
384 copy of the acceptance to Seller. Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from
385* the date the counter is delivered. Seller rejects Buyer's offer.

386* Date: FEB. 12, 14 Buyer: M. Manu
387* Print name: MANUEL PEREZ-VICHOT

388* Date: _____ Buyer: _____
389* Phone: _____ Print name: _____
390* Fax: _____ Address: _____
391* E-mail: _____

392* Date: _____ Seller: Ronald K. Gorland
393* Print name: RONALD K. GORLAND, CITY MANAGER

394* Date: _____ Seller: _____
395* Phone: _____ Print name: _____
396* Fax: _____ Address: _____
397* E-mail: _____

398* **Effective Date: _____ (The date on which the last party signed or initialed and delivered the final offer or counteroffer.)**

399* Buyer (M) (_____) and Seller (M) (_____) acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.

The Florida Association of REALTORS and local Board Association of REALTORS make no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark that may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.
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ADDENDUM TO VACANT LAND CONTRACT

This Agreement is made an entered into by and between the City of Miami Springs, a Florida incorporated municipality, having a mailing address at 201 Westward Dr., Miami Springs, FL 33166, (hereinafter referred to as the "Seller") and Springs on the Green, LLC, a Florida limited liability corporation, having a mailing address at P.O. Box 660498, Miami Springs, FL 33166 (hereinafter referred to as the "Buyer").

1. The Property - There is no address nor folio number for the subject property of this contract. It is approximately 10,299 square feet of Miami Springs Golf Course property adjacent to the former James Medical Clinic property located at 627 Eldron Drive. See survey attached hereto as Exhibit "A" for a more detailed location and legal description of the property.
 - (A) The property is currently subject to a License Agreement which is the buyer's responsibility to terminate.
 - (B) The property sale is subject to the approval of the electors of the City in a Special Election in accordance with the Charter of the City.
 - (C) The property sale is also subject to the enactment of an ordinance, after two public hearings, approving the sale, in accordance with the Charter of the City.
 - (D) The property cannot be used commercially unless it is properly rezoned and authorized by a Small Parcel Comprehensive Plan Amendment following the Special Election to authorize the sale.
 - (E) All the costs of the Special Election, rezoning, and small parcel Comprehensive Plan amendment process shall be the sole responsibility of the buyer.
 - (F) Extemporaneously with the execution of this contract, Buyer shall deliver to the City a check in the amount of \$25,000 to serve as a deposit against the final costs of the special election.
 - (G) The closing of this transaction shall take place within ten (10) days of the successful conclusion of the election, ordinance enactment, rezoning, and plan amendment process.
 - (H) The parties agree to provide assistance and cooperation in all procedures that may be required to finalize a closing of the subject property, however, the City makes no representations or warranties as to the results of the election, rezoning, or plan amendment process.
 - (I) Buyer agrees to the inclusion of a condition and restriction on the seller's deed that requires the commencement of a project permitted within the Airport/Golf Zoning District Regulations within five (5) years of the closing date. Failure to comply with this requirement will require the re-deeding of the property to the City, unless the City Council at the time consents to an extension to comply.

MPV
CJG

2. Closing of Transaction - Notwithstanding anything contained in the provisions of the base "Vacant Land Contract" to the contrary, it is hereby further agreed as follows; to wit;

(A) The sale price of \$115,000 is net to the seller.

(B) The seller shall not pay for any traditional examination costs, prorations, closing costs, or transfer costs. In sum, seller shall pay for no costs in this transaction besides its own attorney fees.

(C) The seller shall only provide buyer with a copy of its prior owner's title insurance policy.

(D) The parties mutually represent to one another that there is no real estate broker in this transaction.

3. Representations and Warranties of Parties

(A) Buyer and Seller will jointly cooperate with the filing and processing of all required information and documentation for the initiation of appropriate rezoning and Small Parcel Comprehensive Plan Amendment procedures within thirty (30) days following the certification of elector approval for this transaction.

(B) Seller agrees to expeditiously process all documents and comply with all required procedures in the parties joint efforts to secure rezoning and an appropriate small plan amendment for the subject property.

(C) The parties specifically acknowledge and agree that no representation or warranty can be made as to the timing of the rezoning or Plan amendment processes.

(D) The Seller represents that Seller has received no written notice of any existing violations of any federal, state, county, or municipal laws, ordinances, orders, codes, regulations or requirements affecting the subject property of this transaction which remain uncured.

(E) To the best of Seller's knowledge, there is no pending or threatened litigation against Seller in regard to the subject property of this transaction (including condemnation or similar proceedings), nor the subject property itself.

(F) The Buyer represents and warrants to Seller that Buyer has all requisite power and authority to execute and deliver this agreement.

4. Notices to Parties - All notices required or permitted to be given hereunder shall be in writing and sent to the addresses listed below; to wit;

Seller

City of Miami Springs
C/O Ronald Gorland, City Manager
201 Westward Drive
Miami Springs, FL 33166

Buyer

Springs on the Green, LLC
C/O Manuel Perez-Vichot, AIA
627 Eldron Drive
Miami Springs, FL 33166

WITNESSES:

SPRINGS ON THE GREEN, LLC.
A Florida Limited Liability Corporation

Suzanne Hittner
Print Name: Suzanne Hittner

BY: Manuel
MANUEL PEREZ-VICHOT, Buyer

Louise Tavernus
Print Name: LOUISE TAVENUS

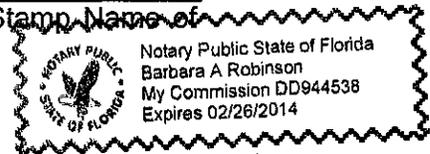
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12 day of February 2014, by Manuel Perez-Vichot, Springs on the Green, LLC., a Florida Limited Liability Corporation, on behalf of the Corporation. He is personally known to me, or has produced _____ (type of identification) as identification and did (did not) taken an oath.

Barbara A. Robinson
Notary Public, State of Florida

BARBARA A. ROBINSON
Print, Type or Stamp Name of
Notary Public



MP NR

WITNESSES:
(As to both signatories)

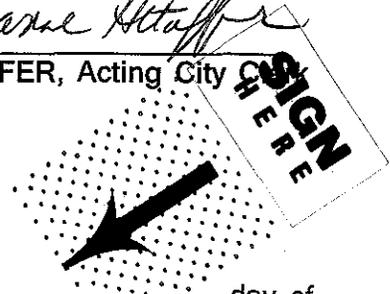
[Handwritten Signature]
Print Name: JANK SEIDEN

[Handwritten Signature]
Print Name: Louise Taveas

CITY OF MIAMI SPRINGS,
a Florida Municipal Corporation

BY: *[Handwritten Signature]*
RONALD K. GORLAND, City Manager

ATTEST: *[Handwritten Signature]*
SUZANNE HITAFFER, Acting City Clerk



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

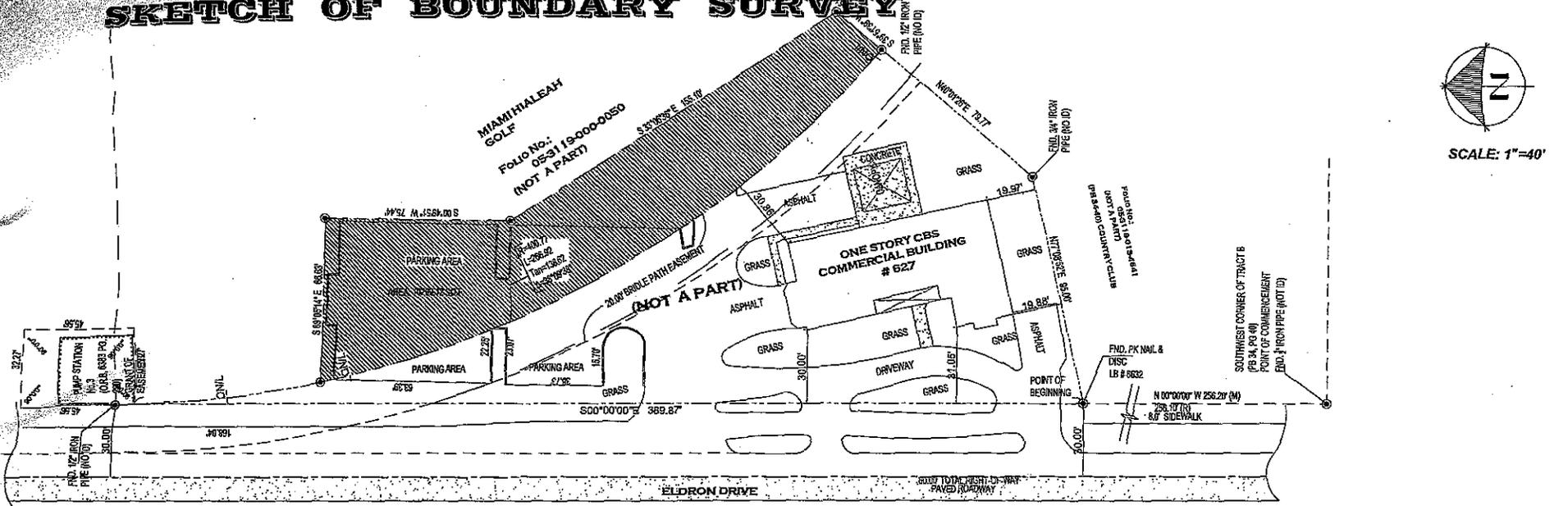
The foregoing instrument was acknowledged before me this _____ day of _____ 2014, by Ronald K. Gorland, City Manager and Suzanne Hitaffer, Acting City Clerk of the City of Miami Springs, a Florida Municipal Corporation, They are personally known to me or have produced (type of identification) as identification and did (did not) taken an oath.

Notary Public, State of Florida

Print, Type or Stamp Name of Notary Public

[Handwritten initials]

SKETCH OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

- 1.) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2.) LOCATION AND IDENTIFICATION OF UTILITIES IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- 3.) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4.) TYPE OF SURVEY: "BOUNDARY SURVEY".
- 5.) THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD.
- 6.) ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7.) LANDS SURVEYED AS DESCRIBED.
- 8.) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.

NOTE: THIS SURVEY HAS BEEN PREPARED FOR EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION

Community Number	Panel Number	Suffix	Date of Firm Index	Firm Zone	Base Flood Elev.
160855	00291	L	09-11-2009	X	N/A

SOURCE ELEVATION PROVIDED BY DADE COUNTY SURVEY DEPARTMENT
 RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929
 LOCATOR INDEX BENCHMARK NO. B-4003 ELEVATION: 11.63'

LEGAL DESCRIPTION:

A PORTION OF TRACT "B", BLOCK 140 OF "REVISED PLAT OF SECTION 2, COUNTRY CLUB ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 40, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "B". THENCE NORTH ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 256.10 FEET; THENCE N 77°08'52"E A DISTANCE OF 95.00 FEET; THENCE N 40°01'26"E, A DISTANCE OF 79.77 FEET TO A POINT ON CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 400.78 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 266.92 FEET, AND THROUGH A CENTRAL ANGLE OF 38°09'38", TO THE INTERSECTION OF THE WEST OF SAID TRACT "B"; THENCE S 89°05'14"E FOR A DISTANCE OF 66.63 FEET TO A POINT; THENCE S 00°49'51"W FOR A DISTANCE OF 75.44 FEET TO A POINT; THENCE S 33°06'36"E FOR A DISTANCE OF 155.10 FEET TO A POINT THENCE S 39°51'39"W FOR A DISTANCE OF 23.51 FEET TO THE POINT OF BEGINNING AND CONTAINS 10299.12 SQUARE FEET OR 0.23644 ACRES

"LEGEND"

P.R.M. - PERMANENT REFERENCE MONUMENT	U.E. - UTILITY EASEMENT
P.C.P. - PERMANENT CONTROL POINT	W.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	M. - MEASURE
S.I.P. - SET IRON PIPE W/ STAMPED	R. - RECORD
F.D.H. - FOUND DRILL HOLE	S.A.D. - SET NAIL & DISC STAMPED P.L.S.
S.D.H. - SET DRILL HOLE	F.A.D. - FOUND NAIL & DISC
C.L. - CENTER LINE	C.B.S. - CONCRETE BLOCK STRUCTURE
RES. - RESIDENCE	ENC. - ENCROACHMENT
L.F.E. - LOWEST FLOOR ELEVATION	R.W. - RIGHT OF WAY
F.F.E. - FINISH FLOOR ELEVATION	CL. - CLEAR
C.L.F. - CHAIN LINK FENCE	

ROBERTO R. BRIZUELA & ASSOCIATES
Land Surveyors

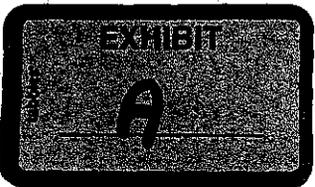
OFFICE:
 7319 WEST FLAGLER STREET
 MIAMI, FLORIDA 33144

PHONE: (305) 551-4393
 FAX: (305) 268-6112

JOB NUMBER: 12-01-002A
 FIELD BOOK:
 FIELD WORK DATE: 09-24-2013
 REVISIONS 1:
 REVISIONS 2:
 REVISIONS 3:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 81.07 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

ROBERTO R. BRIZUELA
 PROFESSIONAL LAND SURVEYOR
 No. 206
 STATE OF FLORIDA



Agenda Item No.

City Council Meeting of:

2-24-2014



CITY OF MIAMI SPRINGS
Finance Department
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 805-5035
Fax: (305) 805-5018

IM

TO: Honorable Mayor Garcia and Members of the City Council

VIA: Ronald Gorland, City Manager
William Alonso, Asst. City Manager/ Finance Director

FROM: Tammy Romero, Professional Services Supervisor

DATE: February 20, 2014

RE: **ConEdison Energy Savings Project**

As requested by Council at the meeting of February 10, 2014, we asked ConEdison to prepare an additional project option which included only energy savings components and did not include the purchase of 34 decorative street poles for Westward Drive. This was done in order to obtain a better understanding of the actual energy savings from the project and so that Council could decide which option to approve.

As you can see on the enclosed attachment, option 1 (pages 2-4) is the original proposal presented at the Feb 10 meeting totaling \$1.6 million and a payback period of 13.07 years. This option includes the decorative poles which adds a cost of \$311,850 to the project.

Option 2 (pages 5-7) is the alternative without the 34 poles. This option totals \$1,298,822 and has a payback period of 10.54 years. This option, however, provides a total cash flow over the next 15 years which is \$404,753 more than option 1 above.

Options Summary

ConEdison Solutions is providing a simplified project worksheet that allows the City of Miami Springs to simply place an "X" in front of the improvements that are desired in the final project. Removing the "X" will automatically update the project total and cash-flow.

Please note that for options 1 & 1A, and 3 & 3A that only one of these options should be selected.

The project management and engineering costs are based on the recommended project and may change slightly based on the final project that is selected. The costs would be slightly lower if fewer measures are selected.

The cash-flow is based on an interest rate quote that was provided by Green Campus approximately 2 weeks ago. The interest rate may change and will need to be bid and updated to finalize the project cash-flow once the final improvement measures are approved.

We are providing a summary of two Options that are attached.



OPTION 1: Recommended

- Interior & Exterior Lighting and Lighting Controls
- Recreation Center Parking Lot Lighting
- LED Street Lighting with 34 decorative poles on Westward Dr.
- LED Bollard Lighting
- City Hall HVAC improvements
- HVAC replacement for select units at Senior Center, Public Works, and the Golf Course
- HVAC replacement for three units at golf course (minimal run time)
- HVAC control upgrades
- Vending Machine Controls
- Stafford Park Lighting (remaining poles and lighting controls)
- Senior Center Window Film
- Deactivate inactive water accounts

Project Summary:

Construction Cost: **\$1,610,672**

Annual Guaranteed Savings: **\$ 123,196**

- Energy Savings - \$62,227
- Operational Savings - \$60,969

NOTE: There will be operational savings associated with the HVAC improvements; however, nothing is shown in the Performa.



Type 'X' to include	ECM ID	ENERGY CONSERVATION MEASURE	ESTIMATED PROJECT COST	Guaranteed Energy Savings	Operational Savings	Total Savings	SIMPLE PAYBACK (YEARS)
	1	Interior Lighting Upgrades - All Building	\$0	\$0	\$0	\$0	N/A
X	1A	Interior Lighting Upgrades - All Buildings LED for exterior	\$183,484	\$26,390	\$18,364	\$44,754	4.10
X	2	Recreation Center Parking Lot	\$3,650	\$1,164	\$34	\$1,198	3.05
	3	LED Street Lighting	\$0	\$0	\$0	\$0	N/A
X	3A	LED Street Lighting with 34 decorative poles on Westward	\$526,489	\$5,122	\$34,000	\$39,122	13.46
X	4	LED Bollard Lighting	\$183,579	\$3,020	\$7,477	\$10,497	17.49
	5	Water conservation all buildings	\$0	\$0		\$0	N/A
X	6	City Hall HVAC issues (System cleaning, calibration, & filtration)	\$92,500	\$0		\$0	N/A
X	7	HVAC replacement, multiple sites	\$107,494	\$11,535		\$11,535	9.32
X	8	HVAC replacement (3 additional units at golf course, low run-time)	\$40,625	\$1,829		\$1,829	22.21
X	9	HVAC control upgrades	\$40,651	\$4,516		\$4,516	9.00
X	10	Vending Machine controls	\$861	\$448		\$448	1.92
	11	Ice Machine Heat Exchanger	\$0	\$0		\$0	N/A
X	12	Complete Stafford Park lighting and lighting controls	\$93,750	\$5,529	\$1,094	\$6,623	14.16
	13	PC Power Management - data not viable for complete analysis					
X	14	Senior Center window film	\$7,264	\$0		\$0	N/A
X	15	Multiple site inactive water accounts	\$0	\$2,674		\$2,674	0.00
	16	Option for banner arms on 34 decorative poles	\$0				N/A
		External IGA development cost (GIS mapping for street poles and other detailed surveys)	\$18,750				
		Contingency	\$72,179				
		General Conditions	\$14,436				
		Training	\$13,260				
		Commissioning	\$11,934				
		Project Management	\$58,178				
		Engineering	\$59,846				
		Measurement and Verification (initial protocol set-up)	\$20,007				
		Internal IGA development costs	\$45,630				
		Bond and Insurance	\$16,105				
		PROJECT TOTAL	\$1,610,672	\$62,227	\$60,969	\$123,196	13.07

Page 3

Page 3

Recommended Project Cash Flow Proforma

City of Miami Springs
Energy Savings Performance Contract
Preliminary

Financing Parameters		Inflation Factors	
Project Turnkey Cost	\$1,610,672	Utility Annual Cost Escalation	3%
Capital Contribution (ARRA)		O&M Annual Cost Escalation	2%
Total Cost to Finance	\$1,610,672	ConEdison Service Contract Escalation	3%
Finance Rate (APR)	3.25%		
Finance Term (years)	15.0		
Payment Frequency	Annual		
Payment Due Date (Advance/ Arrears)	Advance		

Total Project Summary	
Total Savings Through Term of Contract	\$2,629,755
Total Costs Through Term of Contract	\$2,166,391
Total Financed Cost Simple Payback	13.1
Internal Rate of Return	3.6%
Total Interest Over Project Term	\$385,046

Project Cash Flow Analysis

Project Term	Annual Utility Savings	Annual Operational & Maintenance Savings	Total Annual Project Savings	Annual Finance Payment	Savings Verification and Continuous Commissioning	Total Annual Cost	Annual Net Cash Flow	Cumulative Cash Flow
Installation Period	\$12,445	\$0	\$12,445		\$0	\$0	\$12,445	\$12,445
Guarantee Year 1	\$62,227	\$60,969	\$123,196	\$116,326	\$4,080	\$120,406	\$2,790	\$15,235
Guarantee Year 2	\$64,094	\$62,188	\$126,282	\$119,336	\$4,202	\$123,538	\$2,744	\$17,979
Guarantee Year 3	\$66,017	\$63,432	\$129,449	\$122,435	\$4,328	\$126,764	\$2,685	\$20,664
Guarantee Year 4	\$67,997	\$64,701	\$132,698	\$125,595	\$4,458	\$130,053	\$2,645	\$23,309
Guarantee Year 5	\$70,037	\$65,995	\$136,032	\$128,849	\$4,592	\$133,441	\$2,591	\$25,899
Guarantee Year 6	\$72,138	\$67,315	\$139,453	\$132,187	\$4,730	\$136,917	\$2,536	\$28,435
Guarantee Year 7	\$74,302	\$68,661	\$142,963	\$135,614	\$4,872	\$140,486	\$2,477	\$30,913
Guarantee Year 8	\$76,531	\$70,034	\$146,566	\$139,131	\$5,018	\$144,149	\$2,417	\$33,329
Guarantee Year 9	\$78,827	\$71,435	\$150,262	\$142,741	\$5,168	\$147,910	\$2,353	\$35,682
Guarantee Year 10	\$81,192	\$72,864	\$154,056	\$146,445	\$5,323	\$151,769	\$2,287	\$37,969
Guarantee Year 11	\$83,628	\$74,321	\$157,949	\$150,248	\$5,483	\$155,731	\$2,217	\$40,187
Guarantee Year 12	\$86,137	\$75,807	\$161,944	\$153,152	\$5,648	\$159,800	\$3,144	\$43,331
Guarantee Year 13	\$88,721	\$77,323	\$166,044	\$158,157	\$5,817	\$163,974	\$2,070	\$45,401
Guarantee Year 14	\$91,382	\$78,870	\$170,252	\$162,269	\$5,992	\$168,261	\$1,992	\$47,393
Guarantee Year 15	\$94,124	\$80,447	\$174,571	\$168,021	\$6,171	\$174,192	\$1,037	\$49,430
Guarantee Year 16	\$96,948	\$0	\$96,948	\$0	\$0	\$0	\$96,948	\$154,719
Guarantee Year 17	\$99,856	\$0	\$99,856	\$0	\$0	\$0	\$99,856	\$254,575
Guarantee Year 18	\$102,852	\$0	\$102,852	\$0	\$0	\$0	\$102,852	\$357,427
Guarantee Year 19	\$105,937	\$0	\$105,937	\$0	\$0	\$0	\$105,937	\$463,364
Project Totals	\$1,575,393	\$1,054,362	\$2,629,755	\$2,090,507	\$75,884	\$2,166,391	\$463,364	\$463,364

This cash flow is for illustrative purposes only. Projects cost and savings are not yet final. Financing parameters are based on current market conditions.



OPTION 2: Removal of projects with minimal energy savings

- Interior & Exterior Lighting and Lighting Controls
- Recreation Center Parking Lot Lighting
- LED Street Lighting ~~with 34 decorative poles on Westward Dr.~~
- LED Bollard Lighting
- City Hall HVAC improvements
- HVAC replacement for select units at Senior Center, Public Works, and the Golf Course
- HVAC replacement for three units at golf course (minimal run time)
- HVAC control upgrades
- Vending Machine Controls
- Stafford Park Lighting (remaining poles and lighting controls)
- Senior Center Window Film
- Deactivate inactive water accounts

Project Summary:

Construction Cost: **\$1,298,822**

Annual Guaranteed Savings: **\$ 123,196**

- Energy Savings - \$62,227
- Operational Savings - \$60,969

NOTE: The simple spreadsheet does not update the costs at the bottom of the spreadsheets; however, the actual costs for the above improvements are shown in the information on the following pages.



Basic Project:

Type 'X' to include	ECM ID	ENERGY CONSERVATION MEASURE	ESTIMATED PROJECT COST	Guaranteed Energy Savings	Operational Savings	Total Savings	SIMPLE PAYBACK (YEARS)
	1	Interior Lighting Upgrades - All Building	\$0	\$0	\$0	\$0	N/A
X	1A	Interior Lighting Upgrades - All Buildings LED for exterior	\$183,484	\$26,390	\$18,364	\$44,754	4.10
X	2	Recreation Center Parking Lot	\$3,650	\$1,164	\$34	\$1,198	3.05
X	3	LED Street Lighting	\$235,233	\$5,122	\$34,000	\$39,122	6.01
	3A	LED Street Lighting with 34 decorative poles on Westward	\$0	\$0	\$0	\$0	N/A
X	4	LED Bollard Lighting	\$183,579	\$3,020	\$7,477	\$10,497	17.49
	5	Water conservation all buildings	\$0	\$0		\$0	N/A
X	6	City Hall HVAC issues (System cleaning, calibration, & filtration)	\$92,500	\$0	\$0	\$0	N/A
X	7	HVAC replacement, multiple sites	\$107,494	\$11,535		\$11,535	9.32
X	8	HVAC replacement (3 additional units at golf course, low run-time)	\$40,625	\$1,829		\$1,829	22.21
X	9	HVAC control upgrades	\$40,651	\$4,516		\$4,516	9.00
X	10	Vending Machine controls	\$861	\$448		\$448	1.92
	11	Ice Machine Heat Exchanger	\$0	\$0		\$0	N/A
X	12	Complete Stafford Park lighting and lighting controls	\$93,750	\$5,529	\$1,094	\$6,623	14.16
	13	PC Power Management - data not viable for complete analysis					
X	14	Senior Center window film	\$7,264	\$0		\$0	N/A
X	15	Multiple site inactive water accounts	\$0	\$2,674		\$2,674	0.00
	16	Option for banner arms on 34 decorative poles	\$0				N/A
		External IGA development cost (GIS mapping for street poles and other detailed surveys)	\$18,750				
		Contingency	\$57,616				
		General Conditions	\$11,523				
		Training	\$13,260				
		Commissioning	\$11,934				
		Project Management	\$58,178				
		Engineering	\$59,846				
		Measurement and Verification (initial protocol set-up)	\$20,007				
		Internal IGA development costs	\$45,630				
		Bond and Insurance	\$12,987				
		PROJECT TOTAL	\$1,298,822	\$62,227	\$60,969	\$123,196	10.54



Recommended Project Cash Flow Proforma

City of Miami Springs
Energy Savings Performance Contract
Preliminary

Financing Parameters		Inflation Factors	
Project Turnkey Cost	\$1,298,822	Utility Annual Cost Escalation	3%
Capital Contribution (ARRA)		O&M Annual Cost Escalation	2%
Total Cost to Finance	\$1,298,822	ConEdison Service Contract Escalation	3%
Finance Rate (APR)	3.25%		
Finance Term (years)	15.0		
Payment Frequency	Annual		
Payment Due Date (Advance/ Arrears)	Advance		
		Total Project Summary	
		Total Savings Through Term of Contract	\$2,629,755
		Total Costs Through Term of Contract	\$1,761,638
		Total Financed Cost Simple Payback	10.5
		Internal Rate of Return	6.3%
		Total Interest Over Project Term	\$310,495

Project Cash Flow Analysis

Project Term	Annual Utility Savings	Annual Operational & Maintenance Savings	Total Annual Project Savings	Annual Finance Payment	Savings Verification and Continuous Commissioning	Total Annual Cost	Annual Net Cash Flow	Cumulative Cash Flow
Installation Period	\$12,445	\$0	\$12,445		\$0	\$0	\$12,445	\$12,445
Guarantee Year 1	\$62,227	\$60,969	\$123,196	\$93,804	\$4,080	\$97,884	\$25,312	\$37,758
Guarantee Year 2	\$64,094	\$62,188	\$126,282	\$96,231	\$4,202	\$100,433	\$25,849	\$63,607
Guarantee Year 3	\$66,017	\$63,432	\$129,449	\$98,730	\$4,328	\$103,058	\$26,390	\$89,997
Guarantee Year 4	\$67,997	\$64,701	\$132,698	\$101,278	\$4,458	\$105,736	\$26,962	\$116,959
Guarantee Year 5	\$70,037	\$65,995	\$136,032	\$103,902	\$4,592	\$108,494	\$27,538	\$144,497
Guarantee Year 6	\$72,138	\$67,315	\$139,453	\$106,594	\$4,730	\$111,324	\$28,129	\$172,626
Guarantee Year 7	\$74,302	\$68,661	\$142,963	\$109,357	\$4,872	\$114,229	\$28,734	\$201,360
Guarantee Year 8	\$76,531	\$70,034	\$146,566	\$112,193	\$5,018	\$117,211	\$29,354	\$230,715
Guarantee Year 9	\$78,827	\$71,435	\$150,262	\$115,104	\$5,168	\$120,273	\$29,989	\$260,704
Guarantee Year 10	\$81,192	\$72,864	\$154,056	\$118,091	\$5,323	\$123,415	\$30,641	\$291,345
Guarantee Year 11	\$83,628	\$74,321	\$157,949	\$121,158	\$5,483	\$126,641	\$31,308	\$322,653
Guarantee Year 12	\$86,137	\$75,807	\$161,944	\$123,500	\$5,648	\$129,147	\$32,797	\$355,450
Guarantee Year 13	\$88,721	\$77,323	\$166,044	\$127,536	\$5,817	\$133,353	\$32,692	\$388,141
Guarantee Year 14	\$91,382	\$78,870	\$170,252	\$130,851	\$5,992	\$136,843	\$33,409	\$421,551
Guarantee Year 15	\$94,124	\$80,447	\$174,571	\$127,426	\$6,171	\$133,597	\$40,974	\$462,525
Guarantee Year 16	\$96,948	\$0	\$96,948	\$0	\$0	\$0	\$96,948	\$559,472
Guarantee Year 17	\$99,856	\$0	\$99,856	\$0	\$0	\$0	\$99,856	\$659,328
Guarantee Year 18	\$102,852	\$0	\$102,852	\$0	\$0	\$0	\$102,852	\$762,180
Guarantee Year 19	\$105,937	\$0	\$105,937	\$0	\$0	\$0	\$105,937	\$868,117
Project Totals	\$1,575,393	\$1,054,362	\$2,629,755	\$1,685,754	\$75,884	\$1,761,638	\$868,117	\$868,117

This cash flow is for illustrative purposes only. Projects cost and savings are not yet final. Financing parameters are based on current market conditions.



Agenda Item No.

City Council Meeting of:

2-24-2014



**CITY OF MIAMI SPRINGS
OFFICE OF THE CITY CLERK**
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: 305.805.5006
Fax: 305.805.5028

TO: The Honorable Mayor Garcia and Members of the City Council
VIA: Suzanne S. Hitaffer, CMC, Acting City Clerk *S. Hitaffer*
FROM: Elora R. Sakal, Board Secretary *ES*
DATE: February 14, 2014
SUBJECT: Board of Parks and Parkways Recommendation

Based on their actions taken at their meeting of February 13, 2014, the Board of Parks and Parkways members would like to bring the following recommendations to the attention of the City Council:

"Chair Richey asked for all those in favor of 210 Fern Way being the March 2014 Yard of the Month and the motion was carried unanimously on voice vote.

Chair Richey asked for all those in favor of 1070 Ibis Avenue being the April 2014 Yard of the Month and the motion was carried unanimously on voice vote.

Chair Richey asked for all those in favor of 564 Palmetto Drive being the May 2014 Yard of the Month and the motion was carried unanimously on voice vote."

Agenda Item No.

City Council Meeting of:

2-24-2014

(W)



CITY OF MIAMI SPRINGS
OFFICE OF THE CITY CLERK
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: 305.805.5006
Fax: 305.805.5028

TO: The Honorable Mayor Garcia and Members of the City Council
FROM: Suzanne S. Hitaffer, CMC, Acting City Clerk *S. Hitaffer*
DATE: February 17, 2014
SUBJECT: Historic Preservation Board Recommendation

Based on their actions taken at their meeting of January 30, 2014, the members would like to bring the following recommendation to the attention of the City Council:

"Board member Shonberger moved to recommend that Council approve the purchase of the designation plaque for the H. O. Goodlett House at 141 Shadow Way, subject to the review of the rule changes and sending a letter to the homeowner to obtain their approval. Board member Hill seconded the motion, which carried 3-0 on voice vote."

Attachments

Suzanne S. Hitaffer

From: trisha@artisticbronze.com
Sent: Tuesday, January 28, 2014 2:07 PM
To: Suzanne S. Hitaffer
Cc: mark
Subject: Suzanne Hitaffer-HOGoodlettHouse-9x12
Attachments: HOGoodlettHouse-9x12.pdf

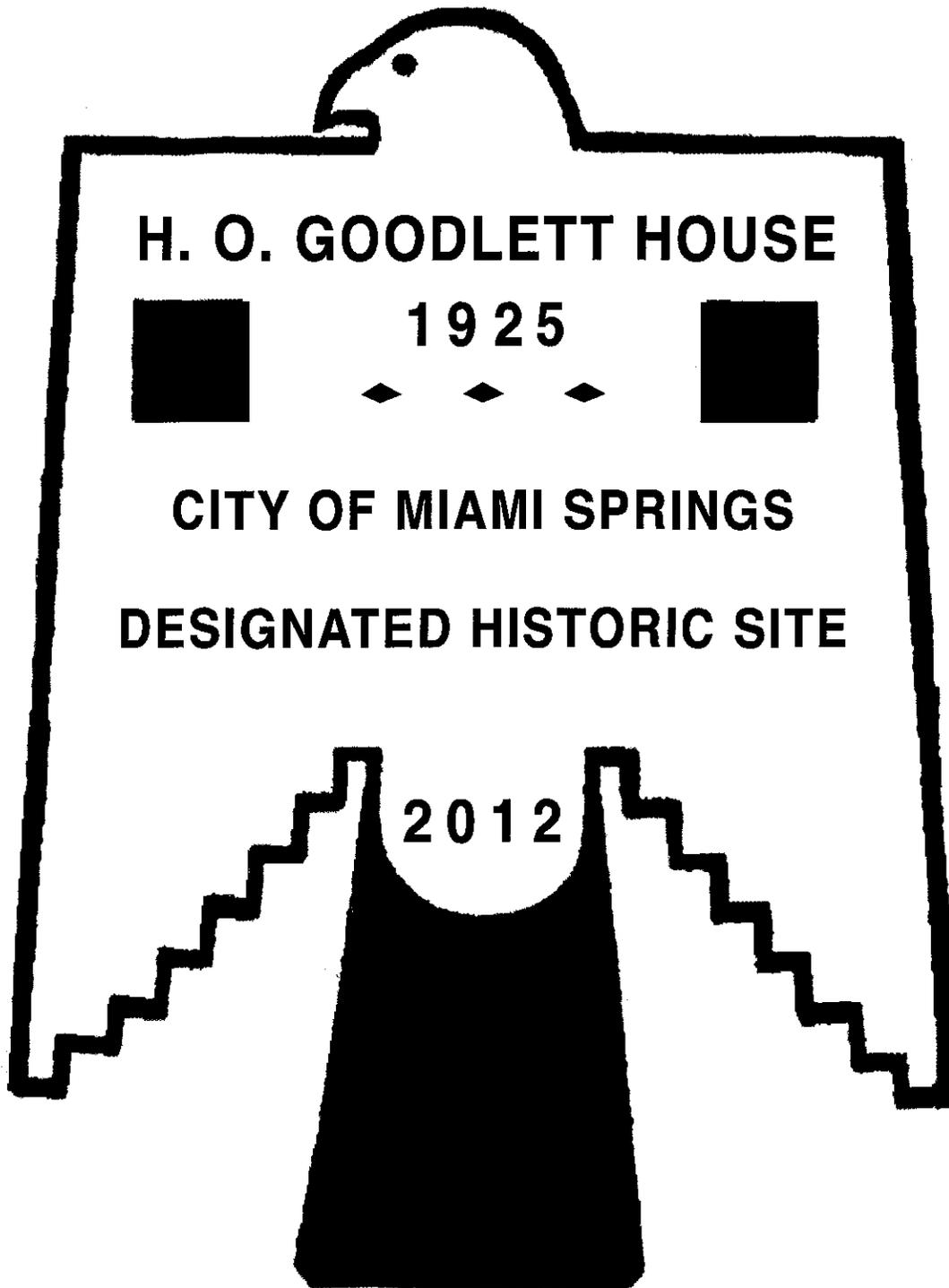
Proof Attached as requested for the H.O. Goodlett House.

Trisha
Artistic Bronze, Inc

The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)



Please save a tree. Don't print this e-mail unless it's really necessary.



Suzanne Hitaffer
hitaffers@miamisprings-fl.gov
305-805-5006

Date: 1/28/14 ✓
Material: Bronze
Size: 9 x 12 ✓
Background: plain
Border Style: custom
Finish: classic
Mounting:

Please proofread this text and info carefully and return via fax or email with your acceptance or changes. Your order will be custom manufactured from this artwork. *If you approve artwork which contains errors you will be financially responsible for the work performed.* Please check and initial each category:

WORDING SPELLING LAYOUT SIZE

BY: _____ Customer's Signature

Suzanne S. Hitaffer

From: Suzanne S. Hitaffer
Sent: Tuesday, January 28, 2014 11:01 AM
To: 'Charles M. Hill (charlesmhill3@aol.com)'; 'Jo Ellen Phillips'; 'Maria Petralanda'; 'Sydney Garton (syd464@aol.com)'; 'Yvonne Shonberger (The_Alamo@bellsouth.net)'
Cc: Elora Sakal; Ronald K. Gorland
Subject: FW: Bronze Designation Plaque
Attachments: DESIGNATION PLAQUE - H.O. GOODLETT HOUSE.pdf

Dear Board members,

Please see the quote below from Artistic Bronze for a bronze designation "Thunderbird" plaque for the H. O. Goodlett House (sample attached). This is on the agenda for your consideration at the meeting on Thursday, January 30th.

Also, please confirm your attendance to the meeting so that I know if there is a quorum.

Thank you,

Suzie

From: mark@artisticbronze.com [<mailto:mark@artisticbronze.com>]
Sent: Tuesday, January 28, 2014 9:41 AM
To: Suzanne S. Hitaffer
Subject: RE: Bronze Designation Plaque

Hi.

This size and pattern will be \$385.00 including shipping.

Regards,
Mark

Artistic Bronze Plaques
15343 NW 33RD Place
Miami Gardens FL 33054
800 330 7525

----- Original Message -----

Subject: Bronze Designation Plaque
From: "Suzanne S. Hitaffer" <hitaffers@miamisprings-fl.gov>
Date: Tue, January 28, 2014 9:33 am
To: "trisha@artisticbronze.com" <trisha@artisticbronze.com>

Cc: "mark@artisticbronze.com" <mark@artisticbronze.com>, Elora Sakal
<sakale@miamisprings-fl.gov>

Good morning Trisha,

Per my conversation this morning with Mark, attached is the proof for a designation plaque that was prepared in 2004. Please provide a price quote for another plaque for the H.O. Goodlett House, built in 1925 and dedicated in 2012.

If you have any questions, please let me know.

Thank you.

Suzanne S. Hitaffer
Acting City Clerk
305.805.5006



The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)

Please save a tree. Don't print this e-mail unless it's really necessary.

Soheila Ghodstinat
1701 S. Flagler Drive
West Palm Beach, Florida 33401
(561) 319-1437
sghodstinat@yahoo.com

Agenda Item No.
City Council Meeting of:
2-24-2014

2/19/2014

Mayor & Council

Dear Mr. Gorland,

We are having an event (a family friendly musical play and reception) on March 1, 2014, from 5:00pm to 8.30pm, at Rebeca Sosa Theatre, Miami Springs Community Center, 1401 Westward Drive, Miami Springs, FL, 33166.

We would like to kindly ask for your approval to serve wine at this event.

Best Regards,

Soheila Ghodstinat

FAX transmittal

TO: Mr. Ron Gorladd

FROM: SOHEILA GHODSTINAT

DATE: 2/19/14

RE: MARCH 1ST, 2014 EVENT AT REBECA SOSA THEATRE

PAGES 2 (Including Cover Sheet)

COMMENTS: FXED TO (305)-805-5040

FAX transmittal

TO: Mr. Row GORLADD

FROM: SOHEILA GHODSTINAT

DATE: 2/20/14

RE: MARCH 1ST, 2014 EVENT AT REBECA SOSA THEATRE

PAGES 5 (Including Cover Sheet)

COMMENTS: FAXED TO (305) - 805-5040

REBECA SOSA THEATER RENTAL APPLICATION

Miami Springs Community Center
 1401 Westward Drive
 Miami Springs, FL 33166
 Contact: Ralph E. Wakefield
 305-884-6804

Production Date(s): ~~February 2014~~ March 1st 2014

Applicant Organization: Private Performance

Applicant Contact Name: Sohela Phone No. (561) 319 1437

Type of Organization: Profit Non-Profit

Address: 1701 South Flagler Trivier West Palm FL 33401

Telephone: APT #1404 Email Address: SGHODSTINAT@yahoo.com

Website: N/A

Additional Contact Person: Reza Filsa Fi Phone No. (305) 310 8456

Event Description: Musical play "Old table clock"

Public or Private? Private

Food Served or Sold? Yes Alcohol Served or Sold? Yes
 (Must receive prior approval of Miami Springs Council)

Please note that the Rebeca Sosa Theater is a family-oriented venue. Performances are to be for "general audience" and shall contain no strong language, sex, nudity or drug usage (G film rating). However, the Miami Springs Council invites you to apply for their approval to perform any productions that do not comply with the G rating. Please contact the City Manager's office to have your request for the approval of your production placed upon the next available agenda for City Council consideration.

Stage Load-in Date/Time		<u>✓ March 1st</u>
Stage Load Out Date/Time		<u>✓ March 2nd</u>
Rehearsal Start Date		
Rehearsal Dates	From _____ to _____	
Circle rehearsal days: M T W TH F S S		
Production Opening Date		<u>Same Day</u>
Production Run Dates	From <u>1st</u> to <u>2nd</u>	
Circle performance days: M T W TH F (S) S		

FEE SCHEDULE

NON-PROFIT ORGANIZATIONS * :

- Monday through Sunday
Daily Fees * \$ 350.00 each day
* (Each daily fee is for 4-hours of use)
- Hourly Fees..... \$ 50.00
(For each additional hour or part of an hour in excess of the 4-hours provided by the payment of the daily fee).

* Organization is required to provide proof of non-profit status and proof of special event insurance for each performance.

PROFIT ORGANIZATIONS * :

- Monday through Sunday
Daily Fees *\$ 450.00 + applicable sales tax
* (Each daily fee is for 4-hours of use).
- Hourly Fees.....3.....\$ 50.00 + applicable sales tax
(For each additional hour or part of an hour in excess of the 4-hours provided by the payment of the daily fee).

* Organization is required to provide proof of special event insurance for each performance.

REHEARSAL USAGE : (Either Profit or Non-Profit Organizations)

- Daily Rehearsal Fees.....\$ 150.00 *
(Use for 3-hours)
- Hourly Fees.....\$ 50.00 *
(For each additional hour or part of an hour of use)

* Profit Organizations shall also be required to pay all applicable sales tax on amounts paid for use to City.

Rebeca Sosa Theater Rental Application
Page 4

SOUND TECHNICIAN SERVICES:
(Either Profit or Non-Profit Organizations)

- Fee for each performance.....2.....\$ 50.00 *
- Fee for each wireless microphone used
per performance.....6.....\$ 10.00 *

* Profit Organizations shall also be required to pay all applicable sales tax on amounts paid for sound technician services and microphone usage fees.

LIGHTING TECHNICIAN SERVICES:
(Either Profit or Non-Profit Organizations)

- Fee for each performance.....2.....\$ 50.00 *

* Profit Organizations shall also be required to pay all applicable sales tax on amounts paid for lighting technician services.

BOX OFFICE SERVICES:
(Either Profit or Non-Profit Organizations)

- Fee for each individual per performance.....\$ 50.00 *

* Profit Organizations shall also be required to pay all applicable sales tax on amounts paid for lighting technician services.

TOTAL FEES DUE:

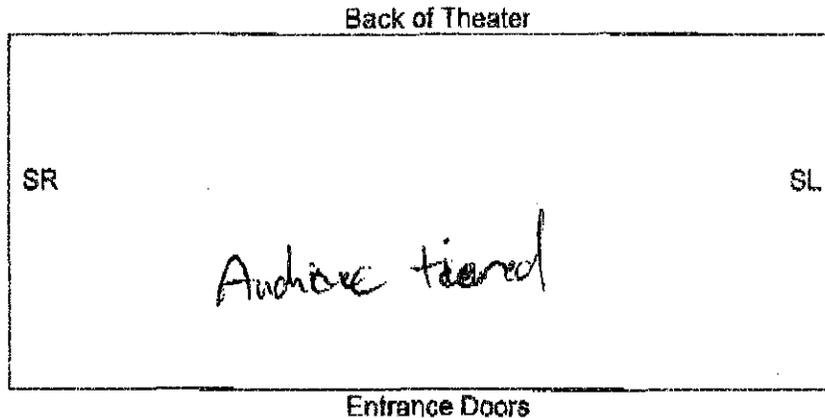
\$ 860

Rebeca Sosa Theater Rental Application
Page 2

Please check all that apply:

Theater Usage	Type of Event	Special Needs/Equipment
<input checked="" type="checkbox"/> Theater*	<input checked="" type="checkbox"/> Drama or Musical	<input checked="" type="checkbox"/> Stage Lighting
<input checked="" type="checkbox"/> Dressing Rooms	<input checked="" type="checkbox"/> Dance	<input checked="" type="checkbox"/> Microphones*
<input type="checkbox"/> Green Room	<input type="checkbox"/> Conference/Seminar	<input type="checkbox"/> CD Player
<input checked="" type="checkbox"/> Staging	<input type="checkbox"/> Multi Media	<input type="checkbox"/> DVD Player
<input checked="" type="checkbox"/> Lobby	<input type="checkbox"/> Fashion Show	<input type="checkbox"/> Screen
<input type="checkbox"/> Box Office Personnel*	<input type="checkbox"/> Film Screening	
<input checked="" type="checkbox"/> Lighting Technician*	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Sound Technician*		

Please show us how the stage and seating is to be set up. We supply 4' X 4' platforms.



Number of Chairs in the Audience: #120

Number of Tables for lobby: #3

**NON-REFUNDABLE \$100 DUE WITH APPLICATION.
APPLICATION DUE AT LEAST THREE WEEKS BEFORE USE OF THEATER.
MAKE CHECKS PAYABLE TO: THE CITY OF MIAMI SPRINGS**

Attach copy of proof of non-profit status and/or proof of insurance.

Completed By: Reza Filsofi

[Signature]
Print Name

Date: Dec 12th 2013

Soheila Ghodstinet

*See attached Visiting Company Rental Schedule for fees.

Thank you so much.

Soheila Ghodstinat

From: Ron Gorland <gorlandr@miamisprings-fl.gov>
To: Soheila Ghodstinat <sghodstinat@yahoo.com>
Sent: Wednesday, February 19, 2014 7:38 PM
Subject: Re: Hello Mr. Gorland

I can't give you authorization but I see no reason that Council will not approve your request this coming Monday night.

Ron

Ron Gorland
City Manager

Sent from my iPhone

On Feb 19, 2014, at 7:34 PM, "Soheila Ghodstinat" <sghodstinat@yahoo.com> wrote:

Dear Mr. Gorland,

My husband had sent you a fax this afternoon about our request for serving wine on March 1, he will fax you the contract and I will email you the description of each act tomorrow, if that's OK with you.

Please confirm that you got the permission letter so far.

Thank you.

Kind Regards,

Soheila Ghodstinat

Please save a tree. Don't print this e-mail unless it's really necessary.



The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)

1-Naneh koochikeh (The Petit Nanny)

This poem is dedicated to the wonderful nanny of the poet who passed away many years ago. The poet is asking her to come back to the world of agony, tyranny and oppression! She is telling about the injustice in the world and how miserable she and lots of other people have become after fleeing from their homeland.

2-Arezoo (Wish)

This poem is a surreal wish of the poet to make all the impossible possible, like changing the heart of destiny and handcuff the agony...

3-Sa'at kooki daghoon (The Old Table Clock)

The narrator is an almost dead plant on a corner of the room, and its friend is an old and useless table clock with their very old owner who is sick and tired of life and is waiting for the death..

4-Donyaye paak e bachegi (The Innocent World of a Child)

The beautiful world of a child, (the poet's childhood), and how life changes to a world of fear, anger and injustice by looking at it as a grown up!

5-Omid o bavar e man (My Hope and Belief)

This is a letter from the poet to her beloved brother telling him how much of a positive influence he was in her life. His constructive and beautiful words of encouragement changed her life for the better!

6- Asman abist (The Sky is Blue)

The sky is always blue because we want it to be blue, and want people to see us as shining stars, even if that is not true!

7-Royaye farda (Tomorrow's Dream)

A dream of a prisoner is to live like a normal human being and not to be judged by the rest of us.

8-Telesm eh shab (Omen of the Night)

A very surreal story of light that would destroy the prince of darkness by using unity and love, and bring the night and the moon together as a couple, so moonlight would fall in love with the night.

9- Khoda nameh (Arguing with God)

This is a humorous and surreal conversation with God in a garden, while having food and wine and asking God why he made people too prejudice and selfish!

Ron Gorland

From: Ralph Wakefield [captainwake@bellsouth.net]
Sent: Thursday, February 20, 2014 9:13 AM
To: Ron Gorland
Subject: Fw: March 1st Rebeca Sosa Rental info
Attachments: The program!2.docx

Ron,

Attached is a program summary of what the Persians are putting on in the Sosa on March 1st.
How's your Farsi?

From all I can tell they are very descent folk.

Ralph Wakefield
Artistic Director
Pelican Playhouse Inc.
255 Springs Avenue
Miami Springs, FL 33166
305-884-6804
Captainwake@bellsouth.net

----- Forwarded Message -----

From: Soheila Ghodstinat <sghodstinat@yahoo.com>
To: Ralph Wakefield <captainwake@bellsouth.net>
Sent: Thursday, February 20, 2014 8:28 AM
Subject: Re: March 1st Rebeca Sosa Rental info

Dear Ralph

please find the attachment and all the acts are in the same order, the only thing is we added to acts between act 7 and 8 that is not included in this description yet.

Hope you like it.

Regards,

Soheila Ghodstinat

From: Ralph Wakefield <captainwake@bellsouth.net>
To: Soheila Ghodstinat <sghodstinat@yahoo.com>
Cc: Barbara Robinson <robinsonb@miamisprings-fl.gov>
Sent: Wednesday, February 19, 2014 6:39 PM
Subject: March 1st Rebeca Sosa Rental info

That will be fine.

Ralph Wakefield
Artistic Director

Pelican Playhouse Inc.
255 Springs Avenue
Miami Springs, FL 33166
305-884-6804
Captainwake@bellsouth.net

From: Soheila Ghodstinat <sghodstinat@yahoo.com>
To: Ralph Wakefield <captainwake@bellsouth.net>
Sent: Wednesday, February 19, 2014 5:45 PM
Subject: Re: request from Ron Goreland

Dear Ralph,
I will fax him tomorrow if that's OK!
Soheila Ghodstinat

From: Ralph Wakefield <captainwake@bellsouth.net>
To: "sghodstinat@yahoo.com" <sghodstinat@yahoo.com>
Cc: Ron Gorland <gorlandr@miamisprings-fl.gov>
Sent: Wednesday, February 19, 2014 5:24 PM
Subject: request from Ron Goreland

Soheila,

Would it be possible for you to send Ron Gorland the print out you gave me with the descriptions of the different acts in your production of "The Old Table Clock?" He'd like it in case the Council had more questions about what the show entailed.

Here is his email. gorlandr@miamisprings-fl.gov

Let me know if you can do this, or if you can't.

With the Love of Jesus, ralph

Ralph Wakefield
Artistic Director
Pelican Playhouse Inc.
255 Springs Avenue
Miami Springs, FL 33166
305-884-6804
Captainwake@bellsouth.net



The City of Miami Springs is on [Twitter](#) and has a website MiamiSprings-FL.Gov

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This is a humorous and surreal conversation with God in a garden, while having food and wine and asking God why he made people too prejudice and selfish!

Ron Gorland

From: Soheila Ghodstinat [sghodstinat@yahoo.com]
Sent: Thursday, February 20, 2014 8:24 AM
To: Ron Gorland
Subject: Re: Hello Mr. Gorland
Attachments: The program!2.docx

Dear Ron

Here is an attachment with all the acts that will take place on March 1 at Rebeca Sosa!

Please find the attachment, all the poems are in original language, which is Persian or Farsi!

Thank you.

Regards,

Soheila Ghodstinat

From: Ron Gorland <gorlandr@miamisprings-fl.gov>
To: Soheila Ghodstinat <sghodstinat@yahoo.com>
Sent: Thursday, February 20, 2014 8:10 AM
Subject: RE: Hello Mr. Gorland

Yes, and thanks.



Ron Gorland
City Manager

City of Miami Springs
201 Westward Drive
Miami Springs, FL 33166
Off 305.805.5011
Fax 305.805.5040
gorlandr@miamisprings-fl.gov

From: Soheila Ghodstinat [mailto:sghodstinat@yahoo.com]
Sent: Wednesday, February 19, 2014 9:36 PM
To: Ron Gorland
Subject: Re: Hello Mr. Gorland

Dear Ron

What I meant was did you get the request letter from my husband to show it to the council?



CITY OF MIAMI SPRINGS
Finance Department
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 805-5035
Fax: (305) 805-5018

Agenda Item No.

City Council Meeting of:

2-24-2014

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

VIA: Ronald Gorland, City Manager

FROM: William Alonso, CPA, CGFO, Assistant City Manager/Finance Director

DATE: February 20, 2014

SUBJECT: **Golf Course DERM/RER Capital Expenditures**

As has been discussed with Council in prior meetings, the Administration has held meetings with Miami-Dade County DERM/RER in an effort to comply with certain issues at the golf course that have been identified as requiring action on our part.

Attached is a capital expenditure plan covering the next 4 fiscal years beginning with FY 2014-15 and totaling \$581,000. These estimates were provided to us by Mr. Paul O'Dell after he consulted with our City engineers (Atkins) and arrived at the best possible cost estimate.

Additionally, the attached report includes a listing of approx. \$70,000 in costs that have already been incurred in this compliance effort.

The purpose of this memo is to provide Council with an overview of future needs at the course. This is in addition to any other infrastructure needs that may unexpectedly arise.

**CITY OF MIAMI SPRINGS GOLF COURSE
DERM/RER CAPITAL EXPENDITURES REQUIREMENTS**

	2014-2015	2015-2016	2016-2017	2017-2018	Totals
Required paving and sealing of the G.C. Maintenance yard as required by RER/DERM to prevent direct ground run-off associated with the G.C Maintenance equipment .	\$38,000				\$38,000
Building of Chemical Wash-down pad to contain water used for the washing of G.C. equipment and the required water separator . Includes Bay Doors			\$168,000		\$168,000
Running of sewer lines from the maintenance building to the sanitary sewer line on Curtiss Parkway.		\$234,000	\$66,000		\$300,000
Golf cart wash down area holding tank, separator and attachment of the tank line to the sewer line at the Clubhouse.	\$50,000				\$50,000
Paving and sealing of the cart barn and wash down area				\$25,000	\$25,000
Annual Totals	\$88,000	\$234,000	\$234,000	\$25,000	\$581,000

EXPENDITURES ALREADY INCURRED TO DATE FOR DERM RELATED ISSUES:

Replacement of underground fuel tank:	
Branching Out-New Tank	\$29,556
Atkins-Engineering work on new tank	\$25,760
Replace garage doors	\$2,920
Misc expenses(shelves, floor epoxy, etc)	\$1,500
Raider Environmental-chemical removal	<u>\$10,177</u>
Total spent to date	<u>\$69,913</u>