



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

**Mayor Maria Puente Mitchell**

**Vice Mayor Bob Best  
Councilman Walter Fajet, Ph. D.**

**Councilwoman Jacky Bravo  
Councilman Victor Vazquez, Ph. D.**

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

### **CITY COUNCIL REGULAR MEETING AGENDA**

**Monday, May 24, 2021 – 7:00 p.m.**

**City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida  
(In-person and virtually. See pages 3-4 for additional information)**

- 1. Call to Order/Roll Call**
- 2. Invocation:** Vice Mayor Bob Best  
**Pledge of Allegiance:** Audience will lead the Pledge of Allegiance and Salute to the Flag
- 3. Agenda / Order of Business**
- 4. Awards & Presentations:**
  - A) Introductory remarks by the Honorable Mayor Daniela Levine-Cava, Miami-Dade County
- 5. Open Forum:** Due to COVID-19 requirements, persons wishing to speak on items of general City business, may do so in person (*subject to capacity restrictions*) or virtually by following the instructions on pages 3-4. This portion of the meeting also includes any pre-screened video submittals. *The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.*
- 6. Approval of Council Minutes:**
  - A) May 5, 2021 – Workshop
  - B) May 24, 2021 – Regular Meeting
- 7. Reports from Boards & Commissions: None.**
- 8. Public Hearings:**
  - A) CASE # 01-V-21  
APPLICANT: JULIO D. SOMARRIBA JR  
ADDRESS: 661 FALCON AVENUE  
ZONING: R-1B SINGLE FAMILY RESIDENTIAL

The applicant is seeking approval to retain a pergola and a storage shed built without permit. The storage shed is of typical metal storage shed measuring 8' x 12', but with a 2.5' setback, quite close to the neighboring property.

- B) CASE # 02-V-21  
APPLICANT: ENA MANTOVANELLI  
ADDRESS: 141 GLENDALE DRIVE  
ZONING: R-1C SINGLE FAMILY RESIDENTIAL

The applicant is requesting to split the existing lot into two lots of identical size, each measuring 55 feet in width and 127 feet in depth for a lot size of 6,985 square feet

- C) CASE # 01-ZP-21  
APPLICANT: JUAN CARLOS OLIVA  
ADDRESS: 4601 – 4649 NW 36TH STREET  
ZONING: NW36 NORTHWEST 36TH STREET DISTRICT

The applicant is seeking to replat the property which consists of two separate parcels of land at 4601 NW 36 Street and 4649 NW 36 Street, as well as the alley (a City right-of-Way) running between the two parcels.

**9. Consent Agenda: (Funded and/or Budgeted): None.**

**10. Old Business:**

- A) Update on Fourth of July Events

**11. New Business: None.**

**12. Other Business:**

- A) Request by Councilwoman Bravo to discuss advisory boards
- B) Request by Mayor Mitchell to discuss the creation of an Economic and Business Advisory Committee

**13. Reports & Recommendations:**

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

**14. Adjourn**



## CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

The City of Miami Springs will hold a Council meeting on:  
**Monday, May 24, 2021 at 7:00 p.m. at**  
**City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida**  
**(Physical Meeting Location)**

The meeting agenda is available online at: <https://www.miamisprings-fl.gov/meetings>

Elected officials and City staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

### ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The City highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

### WATCH THE MEETING

- **Comcast/Xfinity:** Channel 77 (Meeting will not be live broadcast, but will be available for later viewing)
- **YouTube:** <https://www.youtube.com/channel/UC2at9KNnqUxZRSw1UkhdHLQ/featured>
- **From your computer/mobile device:** <https://www.miamisprings-fl.gov/meetings>

### CALL IN TO THE PUBLIC MEETING

**Dial 305-805-5151 or 305-805-5152**

*(Alternatively, you may also dial the phone numbers below to join the meeting:*  
1 (646) 558 8656, 1 (301) 715 8592, 1 (312) 626 6799, 1 (669) 900 9128, 1 (253) 215 8782,  
1 (346) 248 7799) **then input the Meeting ID: 863-9512-4146, followed by #.**  
**There is no participant ID. Press # again.**

Any person requiring special accommodations to access this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk at [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov)

### PUBLIC COMMENTS WILL BE ACCEPTED BY THE FOLLOWING MEANS:

**EMAILED COMMENTS:** Members of the public may email their public comments to the City in advance of the meeting. Please email the City at [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov) by 12:00 p.m. on the day of the meeting with the subject line "PUBLIC COMMENT" and the following information in the body of the email: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization. Please limit your comments to no more than 350 words. Public comments received via email may be read into the record during the public comment portion of the agenda, if any.

**IN-PERSON COMMENTS:** Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

**VIRTUAL COMMENTS:** *Public comments will also be accepted during the meeting using the virtual meeting platform as follows:*

**By telephone:** To ask to speak during the meeting, call in to the meeting using the instructions above. Please press \*9 from your telephone and you will be called on to speak during public comments and identified by the last 4-digits of your telephone number.

During the meeting, when your name or the last 4-digits of your telephone number is called, you will be unmuted and you may deliver your comments.

Please be sure to be in a quiet area to avoid unnecessary noise. Please provide the following information before

delivering your comments: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization.

A time limit may be imposed for each speaker during public comment.  
Your cooperation is appreciated in observing the time limit.

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 when addressing the Council during public comments.

#### **PUBLIC RECORDS**

The meeting will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the meeting will be taken and will be made available.

#### **NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES**

**IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE 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.**

#### **AMERICANS WITH DISABILITIES ACT**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk's Office at 305-805-5006.

#### **LOBBYING ACTIVITIES**

In accordance with Section 33-01 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities. Specifically, 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 and online at: <https://www.miamisprings-fl.gov/cityclerk/lobbyist-registration-form-0>.

**Have questions or need additional information?**

**Write:** [cityclerk@miamisprings-fl.gov](mailto:cityclerk@miamisprings-fl.gov)

**Call: 305-805-5006**

**Mail: 201 Westward Drive, Miami Springs, FL 33166**



**City of Miami Springs, Florida**  
City Council Workshop Meeting Minutes  
Monday, May 5, 2021, 6:00 p.m.  
Council Chambers at City Hall  
201 Westward Drive, Miami Springs, Florida

- 1. Call to Order/Roll Call:** The meeting was called to order by the Mayor at 6:00 p.m.

Present were the following:

Mayor Maria Puente Mitchell  
Vice Mayor Bob Best  
Councilwoman Jacky Bravo  
Councilman Walter Fajet, Ph. D.  
Councilman Victor Vazquez, Ph. D.

City Manager/Finance Director William Alonso  
City Clerk Erika Gonzalez-Santamaria  
Assistant City Manager Tammy Romero  
City Attorney Haydee Sera  
Police Chief Armando Guzman  
Recreation Director Omar Luna

- 2. Invocation:** Offered by Councilman Victor Vazquez  
**Pledge of Allegiance/Salute to the Flag:** Led by the audience.

- 3. Workshop on City Council Goals and Strategic Planning**

Mayor Mitchell welcomed everyone and stated that the workshop is to allow the Council to establish goals and to hear feedback from the residents on issues that are important to them. She stated that the City Manager provided a list of projects and initiatives that the City is working on and would need to determine the priority of potential projects.

City Manager William Alonso started with the first initiative from the list that have potential Federal or State funding or funded by another source;

- 1) Oakwood/Forrest Drive/Stafford Park/East Drive Stormwater (flooding) Project

City Manager Alonso stated that this item is to address flooding issues and is estimated at \$1.7 million; funding would come from potential State appropriation and from the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

2) East Drive Road Improvement Project

City Manager Alonso explained that this initiative is to address flooding issues and improve roadway for traffic calming purposes on East Drive between South Royal Poinciana and NW 36<sup>th</sup> Street. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

3) South Royal Poinciana Median Project

City Manager Alonso stated that this project addresses the safety and flooding issues on South Royal Poinciana Blvd. He said a traffic study conducted by RJ Behar, concluded that vehicles traveled on average of 10 miles over the speed limit posing a hazard to pedestrians and bicyclists. He said the proposed design not only reduces the number of lanes on S. Royal Poinciana Boulevard from four lanes to one lane in each direction, but also adds bike lanes and green median to absorb rainwater in order to reduce flooding in the area. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

4) Canal Bank Restoration

City Manager Alonso stated that the first phase has been completed in 2015-2016. Phase II & III of erosion control & stabilization of the collapsing Esplanade Canal banks (North Side); he stated that erosion is causing sedimentation and impaired water quality in this tributary to Everglades Watershed. He explained the funding source would be potential State appropriation and the American Rescue Plan.

City Council determined that this was a priority and will list the item in the upcoming budget process.

5) and 6) Parks and Recreation

City Manager William Alonso and Recreation Director Omar Luna spoke about the department's priorities. Mr. Luna explained that there are three main priorities at this time, construction of a new racquetball court; painting the exterior of the Community Center; and replacing the cabanas at the Aquatic Center. He also stated that the following are other projects that he recommends be funded, which includes, improvements on walking path on Stafford \$120,000; playground surface at Stafford Park \$80,000; renovation of Peavey/

Dove large field \$150,000; expanding Prince South and Peavey/Dove to 70ft bases \$15,000; adding new batting cages to Stafford and Prince Fields \$50,000; shade canopies at Prince ball fields \$60,000; new exercise equipment at Stafford Park \$100,000; and installing six exercise stations along Curtis Parkway walking path \$10,000 per station or \$60,000. These items would be funded through the General Fund or bank financing since there are no other funding sources to utilize.

City Council determined that painting the Community Center, new racquetball court, and replacing the cabanas were a priority. The City Council determined that Staff will obtain pricing for the bollard lighting along the Stafford Park walking path; and stated that the department should include in the upcoming budget improvements of the walking path and the baseball bases for Stafford Park.

## 7) Golf Course

City Manager William Alonso and Golf Director Paul O'Dell addressed the City Council. Mr. O'Dell stated that the Golf Course turns 100 years old in 2023, revitalizing the golf course playing surfaces by adding new and resizing current tee surfaces for more teeing rotations to accommodate increasing rounds of golf; converting the greens to USGA spec greens to allow for appropriate drainage; floating fairways surfaces to allow for proper drainage during the rainy season. He stated that the aging buildings are also in need of repairs, to address infrastructure needs such as roof repairs, repainting of the buildings, golf cart storage facility, golf course bridges, etc. These items would be funded through the General Fund or bank financing since there are no other funding sources to utilize.

City Council requested that quotes be provided for the updating and replacement of the golf greens.

## 8) New City Hall/Police Complex and Increase number of Police Officers from the current 45 uniformed officers

City Manager William Alonso and Police Chief Armando Guzman discussed the potential need for a new City Hall/Police/Fire station complex to replace the current facility. The project would involve selection and acquisition of a new location and once the new facility is constructed the current City Hall can be sold and proceeds used to offset cost of new building. This initiative would be funded through bank financing since there are no other funding sources to utilize. There was no further action taken on this item.

Police Chief Guzman stated that Police manpower spends significant amount of resources responding to hotel calls, the City currently has 21 hotels. These calls reduce the number of officers that can patrol other areas of the City as well as perform traffic enforcement. Currently, there are 45 officers and recommended adding additional officers as budget permits in the coming years. This request would be funded through the General Fund and possibility through the Bed Tax in the future if the City is granted the funding.

## 9) Citywide sidewalk installation

City Manager William Alonso and Lazaro Garaboa, Interim Public Works Director discussed installation of sidewalks with ADA accessibility in all areas of the City which currently do not have them. One major challenge of this project is getting residents to support this project on their particular streets since this may involve tree removal and cutting through existing driveways. This initiative would be funded through bank financing since there are no other funding sources to utilize.

The City Council decided to allocate a portion of the estimated cost to fund the project in sections and then allocate another portion each budget year thereafter until completion.

The following items that need City Funding were discussed;

### 1) Attracting new business to Downtown District

City Manager Alonso stated that this initiative is ongoing and two major projects are underway at the Circle/Downtown area known as the Miami Springs Town Center project and the renovation of the old Barry's Cleaner building into retail shops. The City Council stated that an Economic Development Board may be able to assist in the attraction of new businesses and to help revitalize current businesses.

### 2) Parking garage for downtown area

City Manager Alonso stated that due to increasing projects and businesses in the downtown area, the City is looking into locations where a municipal parking garage can be built in order to provide additional parking for the downtown area.

### 3) Revision of City Code

This project would involve revising our entire code to bring it up to 2021 legal standards. This would be a major undertaking that would require hiring a consultant to assist in making these revisions. We could also consider doing a piecemeal approach in which case we would begin with the sign code, which we consider a top priority, and work from there to other areas.

The following item considers administration involvement without a cost associated;

### 1) Improving the NW 36th St Corridor

City Manager Alonso updated the City Council on various items occurring on 36<sup>th</sup> Street such as a major project approved by the City Council at the 4600 block of NW 36th St., which includes a mixed use building with a rooftop restaurant and parking garage; Airport Diner property is currently scheduled for the Miami-Dade County Unsafe structures Board and is accumulating daily fines as assessed by the Code Enforcement Board; The Runway



Inn Hotel remains closed. He stated that Code Enforcement and Police are enforcing City Codes and laws in the area in order to ensure a clean and safe environment.

The following items require County or State action for approval;

1) Annexation

City Manager Alonso explained that the annexation includes area west of the FEC railway tracks, and that this item has been pending a decision from the County for years. He stated that hopefully, this item will come to rest by the end of this year.

2) Bed Tax

City Manager Alonso stated that this would allow the City to receive a portion of the Bed Tax collected from hotels in order to fund more police officers and resources. This item is being pursued at the County and State levels, and would generate revenue for the City.

3) FPL Underground Wiring Project

City Manager Alonso said that this project entails 47 laterals which represents 49% of the total laterals within the City, which affects 1,042 customers and replaces approximately 6.5 miles of existing overhead wiring. He stated currently, FPL has completed 21 laterals, 4 are in active construction and the remaining 22 laterals are scheduled for 2022.

4) Pedestrian Bridge by the Metro Station on North Royal Poinciana

City Manager Alonso provided an update on the pedestrian bridge from North Royal Poinciana to the Metro Station on Okeechobee, this item is pending FDOT and County MPO approval for funding.

5) FEC Quiet Zone

City Manager Alonso explained that this project calls for the establishment of "Quiet Zones" which have to include permissions from sites in Medley, Hialeah, Unincorporated Miami-Dade County and the one in Miami Springs. As per the study conducted by RJ Bejar, in order to provide a "Quiet Zone" it requires renovations to the FEC train tracks with installation of mountable medians and upgrading from a two quadrant gate to a four quadrant gate. The estimate for this endeavor is \$2 million although FDOT did not approve funding in 2018, the City is working with State Legislators when potential funding sources are available.

6) Bike Path Connectivity Project

City Manager Alonso stated that a Citywide Bicycle and Pedestrian Mobility Study and

Master Plan was conducted by The Corradino Group (which was funded through an FDOT grant) in order to provide a safe, accessible, useable, and a connected transportation network to meet the needs within our City and surrounding areas. The recommended projects are listed as follows: 1) Pedestrian (sidewalk Improvements); 2) Bicycling (bike lanes and mixed-use paths); and 3) Planning and Design (capital improvement projects and studies). The estimate for this project is approximately \$14 million and when potential funding sources such as the Miami-Dade TPO and FDOT allocations are available.

#### **4. Public Comments**

Jim Llewellyn, 81 Carlisle Drive addressed the City Council.

#### **5. Adjourn**

There being no further business to be discussed the meeting was adjourned at 10:45 p.m.

*Respectfully submitted:*

*Erika Gonzalez-Santamaria, MMC  
City Clerk*

*Adopted by the City Council on  
this 24th day of May, 2021.*

*Maria Puente Mitchell, Mayor*

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



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

City Council Meeting

Regular Meeting Minutes

Monday, May 10, 2021 7:00 p.m.

City Hall Council Chambers, 201 Westward Drive, Miami Springs, Florida

Virtual Council Meeting using Communications Media Technology Pursuant to  
Governor's Executive Order 20-69

- 1. Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:02 p.m.

Present were the following:

Mayor Maria Puente Mitchell

Vice Mayor Bob Best

Councilwoman Jacky Bravo

Councilman Walter Fajet, Ph.D.

Councilman Victor Vazquez, Ph.D.

City Manager/Finance Director William Alonso

Assistant City Manager Tammy Romero

City Clerk Erika Gonzalez-Santamaria

City Attorney Haydee Sera

Police Chief Armando Guzman

Recreation Director Omar Luna

- 2. Invocation:** Offered by Mayor Maria Puente Mitchell  
**Pledge of Allegiance:** Audience led the Pledge of Allegiance and Salute to the Flag.

- 3. Agenda / Order of Business:**

Mayor Mitchell moved up Item 11B, Resolution on the Woman's Club street co-designation, to follow after open forum.

- 4. Awards & Presentations:**

A) Presentation by Miami-Dade County Corrections Director Daniel Junior on the jail replacement

**Corrections Director Daniel Junior gave an oral and PowerPoint presentation. He updated the City Council on the future plans on the replacement jail that will be located in west Miami-Dade.**

B) Presentation of Certificate by Sharon Ragoonan, FCCMA District V Director and Assistant City Manager of the City of North Miami Beach recognizing the City of Miami Springs on the City's anniversary of becoming an ICMA recognized Council-Manager form

of government

**Ms. Ragoonan presented the City Manager, Mayor and City Council with a certificate recognizing the City as a Council-Manager form of government.**

C) Recognition of Marcos Alvarez, City Hall Featured Artist of the Month of May

**Mayor Mitchell welcomed artist Marcos Alvarez to the meeting and thanked him for participating in the City Hall artist of the month. Mr. Alvarez thanked the Mayor and the City Council for their support for local artists and is very grateful for the opportunity.**

**5. Open Forum: The following members of the public addressed the City Council: Kathy Doyle, 2085 Miami Springs Avenue; and Carrol Gordon, 251 Hibiscus Drive.**

**6. Approval of Council Minutes:**

A) April 26, 2021 – Regular Meeting

**Vice Mayor Best moved to approve the meeting minutes of April 26, 2021 Regular Meeting. Councilwoman Bravo seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

**7. Reports from Boards & Commissions: None at this time.**

**8. Public Hearings:**

A) **Ordinance – Second Reading** – An Ordinance Of The City Of Miami Springs, Florida, Amending Section 35-53, “Contributions” Of The Police And Fireman Pension Plan Of The City’s Code Of Ordinances Pertaining To Monthly Retirement Benefits; Providing For Conflicts; Providing For Severability; Providing For Codification; And Providing For An Effective Date

**City Attorney Haydee Sera read the Ordinance by title. Mayor Mitchell opened the public hearing, there were no speakers at this time.**

**Vice Mayor Best moved to approve the Ordinance as read. Councilman Fajet seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

**9. Consent Agenda: (Funded and/or Budgeted): None at this time.**

**10. Old Business:**

- A) Update on Fourth of July Events

**City Manager William Alonso read the memo for the record. Omar Luna, Recreation Director, addressed all of the City Council's questions.**

**Councilman Fajet moved to approve the event for the Fourth of July, but to replace the "Family Fun Celebration" with a modified parade. Vice Mayor Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

**11. New Business:**

A) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving A Contract and Contract Addendum With Fireworks Displays Unlimited, LLC/Fireworks Displays Unlimited, Inc. For The City's 2021 Fourth Of July Fireworks Display In An Amount Not To Exceed \$16,000.00; Waiving Competitive Bidding Procedures; Providing For Authorization; And Providing For An Effective Date *(This item requires a 4/5 vote of Council per Section 31-11(E)(6)(g) of the City Code).*

**City Attorney Haydee Sera read the Resolution by title.**

**Councilman Fajet moved to approve the Resolution as read. Vice Mayor Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

B) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Co-Designating The Portion Of Park Street Between Westward Drive And Hibiscus Drive As "Miami Springs Women's Club Way"; Providing For Authorization; And Providing For An Effective Date

**City Manager William Alonso read the Resolution by title.**

**Vice Mayor Best moved to approve the Resolution as read. Councilman Fajet seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

- C) Request for Annual Stafford Golf Tournament funding

**City Manager William Alonso read the Staff memo for the record.**

**Vice Mayor Best moved to approve the recommendation by staff for additional funding for the event. Councilman Vazquez seconded the motion, which carried 4-1**

on roll call vote. The vote was as follows: Vice Mayor Best, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes; Councilwoman Bravo voting No.

**12. Other Business:**

A) Appointment of Representative and alternate Representative to the Miami-Dade County League of Cities

**Vice Mayor Best nominated Councilman Fajet as Representative and nominated Councilman Vazquez as alternate for the Miami-Dade County League of Cities Board of Directors. Councilwoman Bravo seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez, and Mayor Mitchell voting Yes.**

B) Update on 2021 State Legislative Appropriations request for South Royal Poinciana project, East Drive project and Senior Meals

**City Manager William Alonso read the staff memo for the record. He stated that the following items were approved for funding by the State: Senior Center Supplemental Meals and Services, \$215,000; South Royal Median, \$1,000,000; and East Drive Stormwater & Road Improvements, \$1,500,000. The City Council thanked the City Lobbyists, City Manager and the Mayor for actively pursuing funding for major priorities for the City.**

C) Summary report from the Council Workshop on May 5<sup>th</sup>

**City Manager William Alonso summarized the items that the Mayor and City Council discussed during the workshop and listed several priorities that include the following: East Drive project; for Recreation, all cabana replacement, Community Center exterior painting, and racquetball court construction, acquire quotes for bollard lighting along walking path at Stafford Park; for Golf Course, acquire quotes for replacing golf greens; for Public Works, allocating \$50,000 to the City-wide sidewalk project; for Police, adding one new Police Officer position and additional officers on wish list; for City-wide, look into the creation of a City Economic Development Board, Nuisance Abatement Board and acquire quotes for revision of the City Zoning Code. Several members of the City Council thanked Mayor Mitchell for requesting a workshop so quickly and allowing the members to prioritize various projects.**

**13. Reports & Recommendations:**

A) City Attorney

**City Attorney Haydee Sera updated the Mayor and City Council on the Airport Diner and stated that the case will be heard by the Unsafe Structure Board in the upcoming weeks.**

B) City Manager

**City Manager William Alonso provided updated information on the upcoming vaccination site at the Recreation Center. He stated that it was very moving to see all the folks that attended the street designation today for the “Sebastian Ortiz Way” on Curtiss Parkway and Pinecrest Drive. He reminded the public that the food drive will continue every Thursday until the end of May.**

C) City Council

**Councilman Vazquez in encouraged to hear that the issue with #onation will be looked into and a possibly resolved. He stated that he was able to attend the co-designation event this morning for the Sebastian Ortiz family. He met the Ortiz family and was also very touched to see many people there to support the family.**

**Councilman Fajet was saddened that he was not able to attend the street designation for the Ortiz family event in the morning. He stated that the designation is a wonderful reminder of Sebatian Ortiz, to honor him and keep his legacy alive. He then thanked the rest of the Council for the workshop recently, he stated that it was very productive and informative.**

**Councilwoman Bravo stated that she attended the “Sebastian Ortiz Way” street designation. She said it was beautiful, but a bitter sweet event since today is Sebastian’s and his mom’s birthday as well. She was content to hear that the City Attorney is looking into the Nuisance Abatement Board and the Economic Development Board. She also agreed that the workshop was very helpful and allowed for discussions on a variety of items.**

**Vice Mayor Best expressed his condolences to former Councilwoman Rosie Buckner for the loss of her grandson. He also expressed his condolences to the Bithorn family for the loss of his friend Paul Bithorn who recently passed. He requested that from the Mayor and City Council to recognize Father Alfaro from Blessed Trinity at the next meeting, who is being reassigned to another church. The Council conceded on his request. He announced that the Miami Springs High School Baseball won the District Championship and the Regional Championship, and then off to State Championship. Vice Mayor Best also thanked the Mayor for requesting the workshop at the beginning of her administration, it was very beneficial.**

**Mayor Mitchell expressed her condolences for the loss of Paul Bithorn. She also expressed condolences to the family who lost a father/husband at the Recreation**



**Center while playing basketball last week. She mentioned the flag display and stated that the City Manager and City Attorney are working on an Administrative policy that will clear up any future situations such as this. Mayor Mitchell stated Florida Department of Transportation reached out recently on meeting, she stated that the 36<sup>th</sup> Street project is very important because the project calls for expansion of the roadway. She expressed her condolences to former Councilwoman Rosie Buckner for her loss. She stated that she attended the street designation this morning for Sebastian Ortiz; it was remarkable to see how he is an inspiration to our community.**

#### **14. Adjourn**

There being no further business to be discussed the meeting was adjourned at 9:35 p.m.

*Respectfully submitted:*

---

*Erika Gonzalez-Santamaria, MMC  
City Clerk*

*Adopted by the City Council on  
This 24th day of May, 2021.*

---

*Maria Puente Mitchell, Mayor*

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



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

### **Board of Adjustment Minutes**

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, May 3, 2021 in the Council Chambers at City Hall.

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

The meeting was called to order at 6:53 p.m.

Present were:

- Vice-Chair Bill Tallman
- Board member Rogelio Madan
- Board member Joe Valencia
- Board member Juan Molina
- Alternate Board member Ralph Kropp
- Chair Ernie Aloma

Also Present:

- City Attorney Haydee S. Sera
- Planning and Zoning Director Chris Heid
- City Clerk Erika Gonzalez-Santamaria
- Board Secretary Mary Arguedas

#### **2) Approval of Minutes**

Minutes of the January 6, 2020 meeting were approved as written.

**Vice-Chair Tallman moved to approve the minutes as written. Board member Madan seconded the motion which carried unanimously 5-0 on voice vote.**

#### **3) Swearing in of All Witnesses:**

Board Secretary Aleman swore in everyone giving testimony during the proceedings.

#### **4) New Business:**

- A) CASE # 01-V-21**  
**APPLICANT: JULIO D. SOMARRIBA JR**  
**ADDRESS: 661 FALCON AVENUE**  
**ZONING: R-1B SINGLE FAMILY RESIDENTIAL**

The applicant is seeking variances in order to retain an after-the fact pergola and a storage shed.

Planning and Zoning Director Heid read his staff report to the Board.

The applicant was not present at the meeting to present his project.

Chair Aloma asked if any correspondence was received in favor or against this project. Board Secretary Aleman replied to the Board no correspondence was received.

Marlene Jimenez resident of 620 Plover Avenue spoke against this project.

Discussion ensued amongst the Board members regarding the height and setbacks of the pergola and shed.

**Board member Madan moved to recommend denial of the variance. Vice Chair Tallman seconded the motion which carried unanimously 5-0 on voice vote. The vote was as follows: Board member Valencia, Vice-Chair Tallman, Board member Molina, Board member Madan, Chair Aloma voted YES.**

**B) CASE # 02-V-21  
APPLICANT: ENA MANTOVANELLI  
ADDRESS: 141 GLENDALE DRIVE  
ZONING: R-1C SINGLE FAMILY RESIDENTIAL**

The applicant is seeking approval and variances to divide an existing 13,970 square foot lot into two separate parcels.

Planning and Zoning Director Heid read his staff report to the Board.

Elliot Goldberg 117 Glendale Drive and Marlene Jimenez 172 Glendale Drive addressed the Board.

The owner Mr. Miller Mantovanelli addressed the Board.

Chair Aloma asked if the property had previously been sub-divided and consolidated at some point. Planning and Zoning Director Heid stated no records of this were found.

Chair Aloma asked if there was any correspondence in favor or against this project. Board Secretary Aleman replied to the Board that we did not receive correspondence, but Planning and Zoning Director Heid received a call opposed to the project and one that they would attend the meeting. Chair Aloma asked if the new lot will comply with the minimum set back of 5 ½ feet. Planning and Zoning Director Heid responded that the east side has more than 5 ½ feet set back and the west side will have the minimum set back requirement of 5 ½ feet. The lot will be left with the required setbacks of 5 ½ feet. Aloma stated that he believes the split of the two lots in the current neighborhood would not change the feel of the block.

Board member Madan suggested that in the future the Board should recommend to the City Council to look into modifying the regulations of the lot width depending on the zoning district.

**Board member Molina moved to approve the project. Board member Madan seconded the motion which passed 4-1 on voice vote. The vote was as follows: Board member Valencia, Board member Molina, Board member Madan, Chair Aloma voted YES. Vice-Chair Tallman voted No.**

**5) Next Meeting – June 7, 2021**

**6) Adjournment**

There was no further business to be discussed and the meeting was adjourned at 7:32 p.m.

Respectfully submitted:

\_\_\_\_\_  
Mayra Aleman  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Ernie Aloma, Chair

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

\*\*\*\*\*

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

\*\*\*\*\*



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

The Zoning & Planning Board met at 6:30 P.M., on Monday, May 3, 2021 in the City Hall Council Chambers.

### **1. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:32 p.m.

Present were:

Chair Ernie Aloma  
Vice Chair Bill Tallman  
Board member Rogelio Madan  
Board member Juan Molina (arrived at 6:39 p.m.)  
Board member Joe Valencia  
Alternate Board member Ralph Kropp

Also Present:

City Attorney Haydee Sera  
Planning and Zoning Director Chris Heid  
City Clerk Erika Gonzalez-Santamaria  
Board Secretary Mayra Aleman

### **2) APPROVAL OF MINUTES OF REGULAR MEETING:**

Minutes of the November 4<sup>th</sup>, 2019 meeting were approved as written.

**Board Member Tallman moved to approve the minutes as written. Board Member Valencia seconded the motion, which passed unanimously 5-0 on voice vote.**

### **3) SWEARING IN OFF ALL WITNESS AND ZONING AND PLANNING DIRECTOR**

Board Secretary Aleman swore in anyone who would like to speak or testify should the Board have any questions or comments.

4) **NEW BUSINESS**

- A) **CASE # 01-ZP-21**  
**APPLICANT: JUAN CARLOS OLIVA**  
**ADDRESS: 4601 – 4649 NW 36<sup>TH</sup> STREET**  
**ZONING: NW36 NORTHWEST 36<sup>TH</sup> STREET DISTRICT**

The applicant is seeking to replat the property which consists of two separate parcels of land at 4601 NW 36 Street and 4649 NW 36 Street, as well as the alley (a City right-of-way) running between the two parcels.

Planning and Zoning Director Heid read his staff report to the Board.

Planning and Zoning Director Heid explained to the Board that there will be a full easement through the property that will stay accessible. Mr. Heid also reminded the Board that this project was already approved by the Board and Council and that they have come back to start the process the City requires them to do for the replat.

Chair Aloma asked if there was anyone present that would like to speak on this item or any correspondence in favor or against this case and Board Secretary Aleman stated that yes one letter was received opposing the project, but Mr. Heid explained that it was due to the confusion of residents thinking the alleyway would not be accessible. Mr. Heid reconfirmed that this would not be the case and the easement would be fully accessible as it is today.

Board Member Valencia asked if the applicant will commit to maintaining the pavers and sidewalk improvements that go above and beyond what the city maintains as well as upkeep the alleyway. City Attorney Sera stated that the recorded easement has a section stating the applicant/owner agrees to maintain the easement and improvements.

**Board Member Tallman moved to approve the replat. Board member Molina seconded the motioned which passed 4-1 on roll call vote. The roll call was as follows: Board member Molina, Board member Madan, Vice Chair Tallman, and Chair Aloma voted YES. Board member Valencia voted NO.**

[ THIS SPACE WAS LEFT BLANK INTENTIONALLY ]

**5) ADJOURNMENT**

There was no further business to discuss and meeting was duly adjourned at 6:53 p.m.

Respectfully submitted:

---

Mayra Aleman  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2021.

---

Ernie Aloma, Chair

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

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



VARIANCE CASE  
NO. 01-V-21

JULIO SOMARRIBA

661 FALCON AVENUE

COUNCIL MEETING:  
05-24-2021

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## CITY COUNCIL STAFF REPORT

**TO:** Mayor & City Council

**FROM:** Christopher Heid, City Planner

**DATE:** May 24, 2021

**SUBJECT:** Application for Variances

**CASE #** 01-V-21

**APPLICANTS:** Julio D. Somarriba

**ADDRESS:** 661 Falcon Avenue

**ZONING DISTRICT:** R-1B Single Family Residential

**REQUEST:** The applicant is seeking variances in order to retain an after-the fact pergola and a storage shed.

Variances requested is as follows:

1. Requests variance from Section 150-042 (A)(2) to waive approximately four feet of the minimum required side yard setback for accessory structures of seven and one half feet (7.5'). (Retention of a pergola 3.5 feet from the side property line proposed).
2. Requests variance from Section 150-042 (A)(2) to waive approximately five feet of the minimum required side yard setback for accessory structures of seven and one half feet (7.5'). (Retention of a storage shed 2.5 feet from the side property line proposed).

**THE PROPERTY:** The property is of rectangular in shape, with a width of 75 feet on Falcon Avenue and a depth of 135 feet, for a total lot size of 10,125 square feet.

**THE PROJECT:** The applicant is seeking approval to retain a pergola and a storage shed built without permit.

The storage shed is of typical metal storage shed measuring 8' x 12', but with a 2.5' setback, quite close to the neighboring property.

The pergola, on the other hand is quite large measuring approximately 48' x 10'. Further, it should be noted that setbacks are calculated from the closest vertical element of the structure. Horizontal extensions such as a roof eave, or in this case the beams that create the top of the pergola are not counted. Taking the beams into consideration, the pergola extends nearly to the property line.

**ANALYSIS:** Staff is particularly concerned about granting after-the-fact variances –and permits- as they may send a message to other property owners that structures may be erected without permit, as the only obstacle of them being identified as such are variances granted by a sympathetic Board and Council.

Further, both structures have significant setback variances that are put in place to provide adequate separation and privacy between adjoining properties.

**HISTORY:** The project received an unfavorable recommendation from the Board of Adjustment at the Board meeting of May 3, 2021 by a vote of 5-0.

**RECOMMENDATION:** It is recommended that the request for variances be denied.



Official Use Only  
 Submittal Date: \_\_\_\_\_  
 Case No.: \_\_\_\_\_

Building & Planning Department  
 201 Westward Drive  
 Miami Springs, FL 33166  
 Phone: 305-805-5034 Fax: 305-805-5036  
[www.miamisprings-fl.gov](http://www.miamisprings-fl.gov)

**CITY OF MIAMI SPRINGS**

**VARIANCE APPLICATION**

APPLICANT INFORMATION	
APPLICANT NAME: <u>JULIO D SOMA PRIBA - JR.</u>	PROPERTY ADDRESS: <u>661 FALCON AVE</u>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU): <u>(305) 794-3205</u>	E-MAIL ADDRESS: <u>JULIO@WISETOUGHINTERIORS.COM</u>

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION: <u>15      4      KENT ESTATES</u>	LOT SIZE AND ZONING DISTRICT: <u>7,500 X 135.00</u>
LOT(S)      BLOCK      SUBDIVISION	LOT SIZE      ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>11 YEARS</u>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <u>\$ 450,000</u>

Please include the following information in your application letter:

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

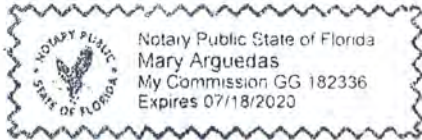
[Signature]  
Signature of Owner

Julio D SOMARRIBA JR.  
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 13 day of January, 2020.

[Signature]  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Mary Arguedas  
PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 07-18-2020  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: FL DR LIC 1450

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: \_\_\_\_\_  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: \_\_\_\_\_

CITY OF MIAMI SPRINGS  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: MIASMHP Type: OC Drawer: 1  
Date: 1/14/20 04 Receipt no: 1658

Description	Quantity	Amount
B8 BD - APPLICATION FEES	1.00	\$350.00

VARIANCE APPLICATION MIN-RES  
661 FALCON AVENUE

Tender detail		
CR CREDIT CARD	43116	\$350.00
Total tendered		\$350.00
Total payment		\$350.00

Trans date: 1/13/20 Time: 16:32:49



WISETOUCH INTERIORS, INC.  
FAACRS 145#9WIR674B

Opa-Locka Airport  
12815NW 45<sup>th</sup> Ave  
Miami, FL 33054  
Phone: 305-537-9261  
Fax: 305-537-9286

To the City of Miami Springs,

Please serve this letter as a Variance Application request for the wood trellis legalization at property 661 Falcon Ave, Miami Springs, FL 33166.

The drawings and engineering inspection for the foundation were done by Ramms Engineering on 6/3/19. The inspection report by Remberto Contreras P.E.


This recreational area is in the green area of the backyard to grow orchids and a butterfly sanctuary.

We would love to maintain this area as is with the proper legalization.

We would also like to get the variance for the aluminum shed that was originally installed on the property before we moved in.

I will appreciate your help in finding a solution for the variances.

Thank you,



Julio Somarrriba  
661 Falcon Avenue  
Miami Springs, FL 33166

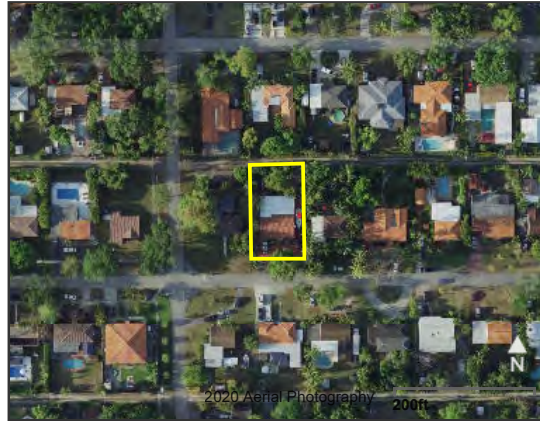


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/5/2021

Property Information	
Folio:	05-3013-005-0620
Property Address:	661 FALCON AVE Miami Springs, FL 33166-3911
Owner	JULIO SOMARRIBA
Mailing Address	661 FALCON AVE MIAMI SPRINGS, FL 33266
PA Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,799 Sq.Ft
Living Area	2,149 Sq.Ft
Adjusted Area	2,147 Sq.Ft
Lot Size	10,125 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2020	2019	2018	
Land Value	\$193,347	\$193,347	\$193,347	
Building Value	\$154,207	\$154,695	\$155,184	
XF Value	\$3,230	\$3,265	\$3,300	
Market Value	\$350,784	\$351,307	\$351,831	
Assessed Value	\$251,740	\$246,081	\$241,493	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$99,044	\$105,226	\$110,338
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
13-24 53 40	
KENT ESTATES PB 46-28	
LOT 15 BLK 4	
LOT SIZE 75.000 X 135	
75R44329	

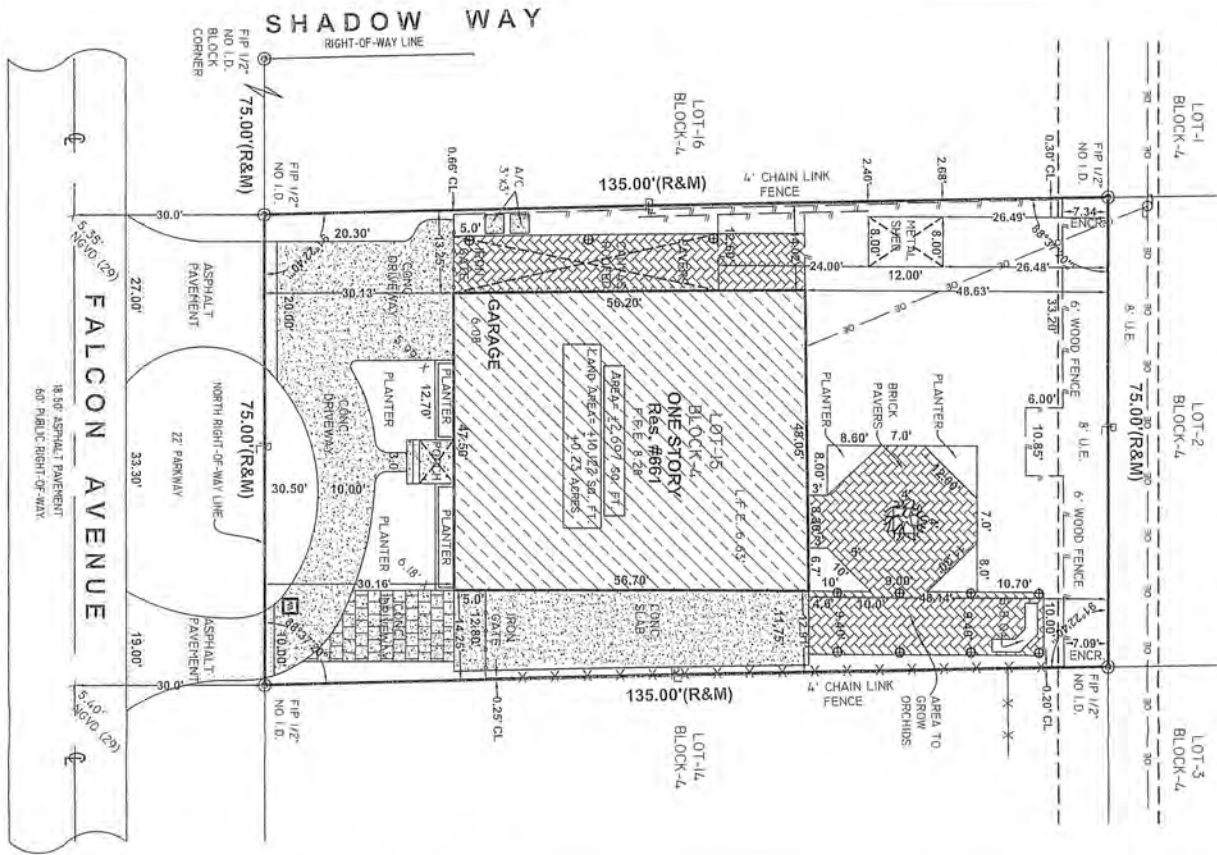
Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$226,740	\$221,081	\$216,493
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$201,740	\$196,081	\$191,493

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2009	\$290,000	26978-3466	Qual by exam of deed
06/01/1994	\$139,000	16406-3681	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

# S K E T C H O F S U R V E Y



**PROPERTY ADDRESS:**  
 651 FALCON AVENUE,  
 MIAMI SPRINGS, FL 33166  
 (FOLIO NO. 05-3013-005-0620)

Lot 15, Block 4 of "RENT ESTATES" according to the Plat thereof as recorded in Plat Book 46 at Page 28 of the Public Records of Miami-Dade County, Florida.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

The delineation of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for horizontal surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal descriptions subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

**BENCH MARK USED**  
 BM # M-49, Elev. = 6.48'  
 converted to NGVD 1929.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

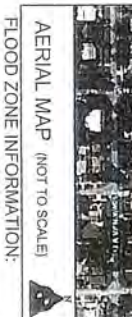
Substructure improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:  
**JULIO SOMARRIBA**

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID BOUNDARY SURVEY MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5417 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



**FLOOD ZONE INFORMATION:**  
 Community No. 120853  
 Suffix: L  
 FRM Date: 09-11-2009  
 Flood Zone: AH+7.00'

**ARMANDO GARCIA**  
 PROFESSIONAL LAND SURVEYOR No. 3109  
 STATE OF FLORIDA  
 VIZCAYA SURVEYING AND MAPPING, INC.  
 Land Surveyors & Mapper  
 CARLOS@GESSERVICEMAPPING.COM  
 13211 SW 46 LANE, MIAMI, FL 33175  
 (786) 290-4784

DATE: 05-30-2019  
 ORIGINAL: 07-03-2008  
 FIELD DATE: 04-18-2012  
 REVISION: 04-28-2012  
 11-14-2014  
 05-30-2019

Survey is not covered by Professional Insurance.

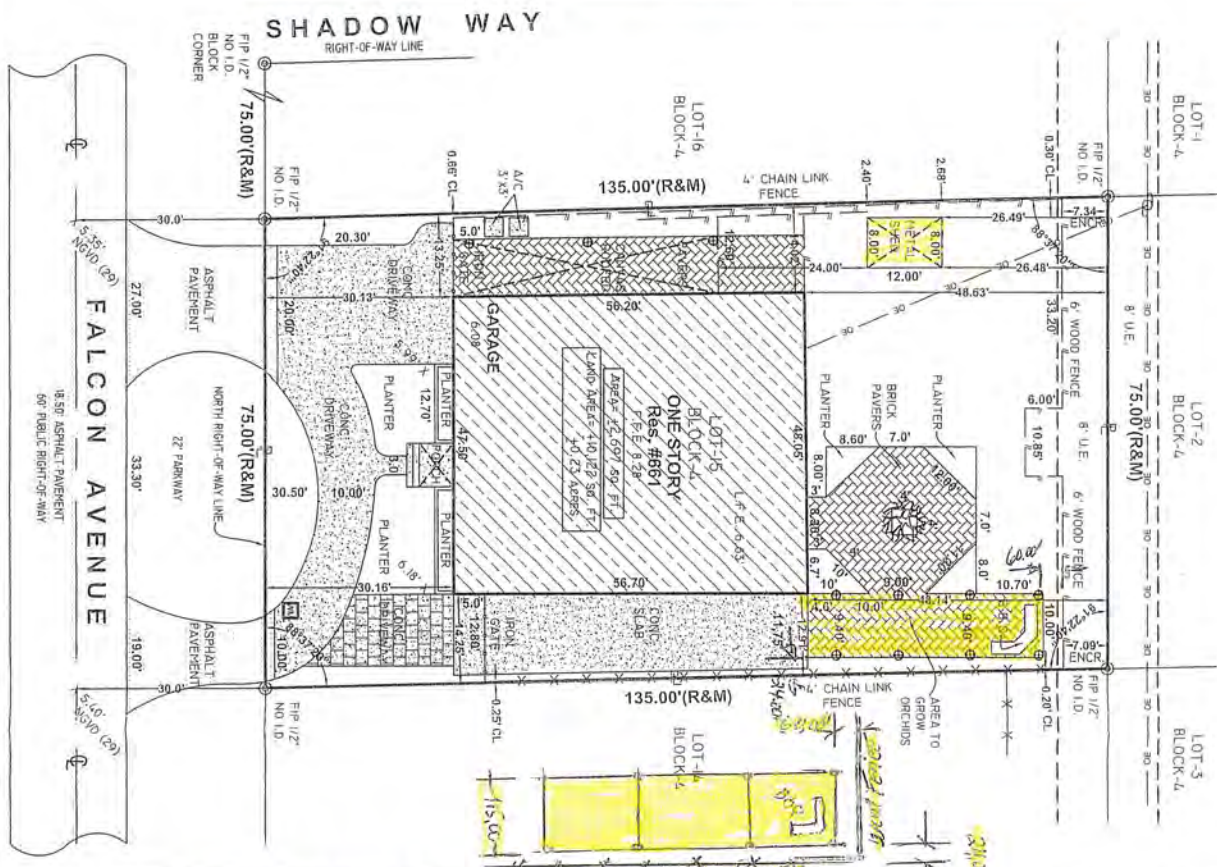
LEGEND OF SURVEY ABBREVIATIONS	
A	= ARC LENGTH
A/C	= AIR CONDITIONING PAD
ALUM.F.	= ALUMINUM FENCE
B	= BUILDING
BM	= BLOCK CORNER
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.D.	= CHORD DISTANCE
C.L.	= CENTER LINE
C.L.	= CHAIN LINK FENCE
CLP	= CONC. LIGHT POLE
CONO.	= CONCRETE
C	= CENTRAL ANGLE
E	= ELECTRIC SERVICE BOX
E.M.	= ELECTRIC METER (CAN)
F.D.H.	= FOUND DRILL HOLE
H.	= HYDRANT
F.R.	= FOUND IRON PIPE
F.R.	= FOUND REBAR
F.N.	= FOUND NAIL
G.S.	= GAS METER
L	= LIGHT POLE
MH	= MAN HOLE
M	= MEASURED
N	= NEIGHBORHOOD
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.E.	= OVER-HEAD ELECTRIC LINES
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
P.G.	= PAGE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PL	= PROPERTY LINE
R	= RECORDED
R	= RADIUS
R	= RADIAL
RES.	= RESIDENCE
R.W.	= RIGHT OF WAY
S	= SEWER MANHOLE
SEC.	= SECTION
S.I.P.	= SET IRON PIPE No.
S	= SET BACK LINE
STY.	= STORY
SWK	= SIDEWALK
TV	= TELEPHONE SERVICE BOX
TV	= TV CABLE SERVICE BOX
U.D.E.	= UTILITY & DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
U.M.E.	= UTILITY & MAINTENANCE EASEMENT
U.P.	= UTILITY POLE
W	= WATER WELL
WM	= WATER METER

**07-194-09-D**  
 JOB NO.:  
 DRAWN: JV





# S U R V E Y O F S U B D I V I S I O N



**PROPERTY ADDRESS:**  
 681 FALCON AVENUE,  
 MIAMI SPRINGS, FL 33166  
 (FOLIO NO. 05 - 3013 - 005 - 0620)

**DESCRIPTION:**  
 Lot 15, Block 4 of "KENT ESTATES"  
 according to Plat Book 46 at Page 28 of  
 the Public Records of Miami-Dade  
 County, Florida.

There may be legal restrictions on the subject  
 property that are not shown on the Map of Survey  
 that may be found in the Public Records of  
 Miami-Dade County, or the records of any other  
 public and private entities as their jurisdictions  
 may appear.

The Map of Survey is intended to be displayed at  
 the stated graphic scale in English units of  
 measurement. Attention is brought to the fact that  
 said drawing may be altered in scale by the  
 reproduction process.

This Survey was conducted for the purpose of a  
 BOUNDARY SURVEY only and is not intended to  
 delineate the regulatory jurisdiction of any federal,  
 state, or local agency board, commission  
 or other entity.

Legal description was furnished by the client.  
 The elevations of well-identified features as  
 depicted on this survey and map were measured  
 to an estimated vertical positional accuracy of 1/10  
 foot for natural ground surfaces and 1/100 foot for  
 man-made features, including pavements, curbs  
 and other man-made features as they exist.  
 Well-identified features as depicted on this survey  
 and map were measured to an estimated  
 horizontal positional accuracy of 1/10 foot unless  
 otherwise shown.

Legal Description subject to any dedications,  
 easements, restrictions, reservations or recorded  
 assessments.

Stations of Survey cannot be used for construction  
 purposes. Surveyor not responsible for third party  
 alterations.

**LIST OF POSSIBLE ENCROACHMENT:**  
 1 REAR WOOD FENCE ENCR. ON 8' U.E.



**PROPERTY INFORMATION:**  
 Panel No. 0283  
 Suffix: L  
 FRM Date: 09-11-2009  
 Flood Zone: AH-7.00'

**LEGAL CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT SAID BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH IN CHAPTER 100, PART I, ARTICLE VI, SECTION 1 OF THE FLORIDA STATUTES, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ARMANDO GARCIA  
 PROFESSIONAL LAND SURVEYOR No. 3108  
 STATE OF FLORIDA  
 05-30-2019

**LEGEND OF SURVEY ABBREVIATIONS**

ARC = ARC LENGTH	CLP = CONC. LIGHT POLE	CONC = CONCRETE	CP = CENTRAL POINT	CU = CENTRAL ANGLE	EM = ELECTRIC METER (CAN)	F.D. = FOUND DRIILL HOLE	F.H. = FIRE HYDRANT	F.I.P. = FOUND IRON PIPE	F.R. = FOUND REBAR	FO = FOUND NAIL	FM = FOUND METER	LM = LIGHT POLE	MANHOLE = MAN HOLE	MEAS = MEASURED	ML = MONUMENT LINE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	N.T.S. = NOT TO SCALE	OE = OVERHEAD ELECTRICAL LINES	P.D. = PLAT BOOK	P.E. = PERMANENT CONTROL POINT	P.O. = PAGE	P.R.M. = PERMANENT REFERENCE MONUMENT	PL = PROPERTY LINE	REC = RECORDED	RAD. = RADIAL	RES. = RESIDENCE	R.W. = RIGHT OF WAY	SEW. = SEWER MANHOLE	SEC. = SECTION	SET. = SET IRON PIPE NO.	S.L. = SET BACK LINE	STY. = STORY	SWK = SIDEWALK	TEL. = TELEPHONE SERVICE BOX	TV = TV CABLE SERVICE BOX	U.D.E. = UTILITY & DRAINAGE EASEMENT	U.E. = UTILITY EASEMENT	U.M.E. = UTILITY & MAINTENANCE EASEMENT	UP. = UTILITY POLE	W. = WATER WELL	WNM = WATER METER
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**LOCATION MAP (NOT TO SCALE)**

**BENCH MARK USED**  
 BM # M-49, Elev = 6.48'  
 converted to NGVD 1929.

**FLOOD ZONE INFORMATION:**  
 Community No. 129653  
 Panel No. 0283  
 Suffix: L  
 FRM Date: 09-11-2009  
 Flood Zone: AH-7.00'

**ARmando Garcia**  
 PROFESSIONAL LAND SURVEYOR No. 3108  
 STATE OF FLORIDA  
 05-30-2019

**VIzCava Surveying and Mapping, Inc.**  
 Land Surveyors & Mapper  
 CARLOS@SSURVING.COM  
 13217 SW 46 LANE, MIAMI, FL 33175  
 (786) 290-4184

**JULIO SOMARRIBA**  
 CERTIFY TO:

**LEGEND OF SURVEY ABBREVIATIONS**

ARC = ARC LENGTH	CLP = CONC. LIGHT POLE	CONC = CONCRETE	CP = CENTRAL POINT	CU = CENTRAL ANGLE	EM = ELECTRIC METER (CAN)	F.D. = FOUND DRIILL HOLE	F.H. = FIRE HYDRANT	F.I.P. = FOUND IRON PIPE	F.R. = FOUND REBAR	FO = FOUND NAIL	FM = FOUND METER	LM = LIGHT POLE	MANHOLE = MAN HOLE	MEAS = MEASURED	ML = MONUMENT LINE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	N.T.S. = NOT TO SCALE	OE = OVERHEAD ELECTRICAL LINES	P.D. = PLAT BOOK	P.E. = PERMANENT CONTROL POINT	P.O. = PAGE	P.R.M. = PERMANENT REFERENCE MONUMENT	PL = PROPERTY LINE	REC = RECORDED	RAD. = RADIAL	RES. = RESIDENCE	R.W. = RIGHT OF WAY	SEW. = SEWER MANHOLE	SEC. = SECTION	SET. = SET IRON PIPE NO.	S.L. = SET BACK LINE	STY. = STORY	SWK = SIDEWALK	TEL. = TELEPHONE SERVICE BOX	TV = TV CABLE SERVICE BOX	U.D.E. = UTILITY & DRAINAGE EASEMENT	U.E. = UTILITY EASEMENT	U.M.E. = UTILITY & MAINTENANCE EASEMENT	UP. = UTILITY POLE	W. = WATER WELL	WNM = WATER METER
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**LEGEND OF SURVEY ABBREVIATIONS**

ARC = ARC LENGTH	CLP = CONC. LIGHT POLE	CONC = CONCRETE	CP = CENTRAL POINT	CU = CENTRAL ANGLE	EM = ELECTRIC METER (CAN)	F.D. = FOUND DRIILL HOLE	F.H. = FIRE HYDRANT	F.I.P. = FOUND IRON PIPE	F.R. = FOUND REBAR	FO = FOUND NAIL	FM = FOUND METER	LM = LIGHT POLE	MANHOLE = MAN HOLE	MEAS = MEASURED	ML = MONUMENT LINE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	N.T.S. = NOT TO SCALE	OE = OVERHEAD ELECTRICAL LINES	P.D. = PLAT BOOK	P.E. = PERMANENT CONTROL POINT	P.O. = PAGE	P.R.M. = PERMANENT REFERENCE MONUMENT	PL = PROPERTY LINE	REC = RECORDED	RAD. = RADIAL	RES. = RESIDENCE	R.W. = RIGHT OF WAY	SEW. = SEWER MANHOLE	SEC. = SECTION	SET. = SET IRON PIPE NO.	S.L. = SET BACK LINE	STY. = STORY	SWK = SIDEWALK	TEL. = TELEPHONE SERVICE BOX	TV = TV CABLE SERVICE BOX	U.D.E. = UTILITY & DRAINAGE EASEMENT	U.E. = UTILITY EASEMENT	U.M.E. = UTILITY & MAINTENANCE EASEMENT	UP. = UTILITY POLE	W. = WATER WELL	WNM = WATER METER
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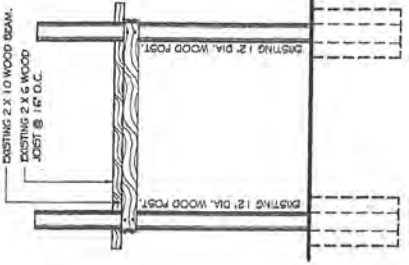
**JOB No.:**  
 07-194-09-D

REVISIONS	BY:

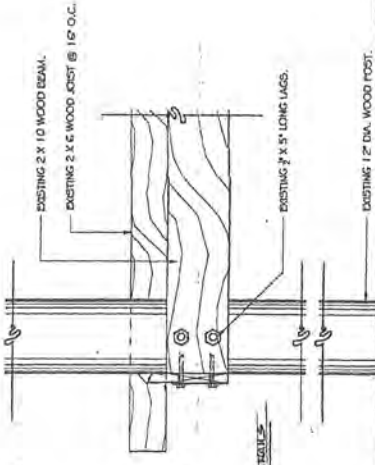
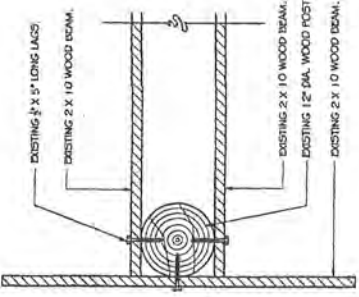
RAMMS ENGINEERING, INC.  
 Structural Design  
 2100 W 76th STREET, SUITE 314  
 MIAMI SPRINGS, FLORIDA 33018  
 TEL: 822-3141  
 LIC# 11955  
 EB 000024

LEGALIZING EXIST. WOOD TRELLIS  
 LOCATION AT  
 661 FALCON AVE  
 MIAMI SPRINGS, FLORIDA  
 DRAWN BY: JUAN JARA  
 DATE: 5/1/19  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: 661 FALCON AVE

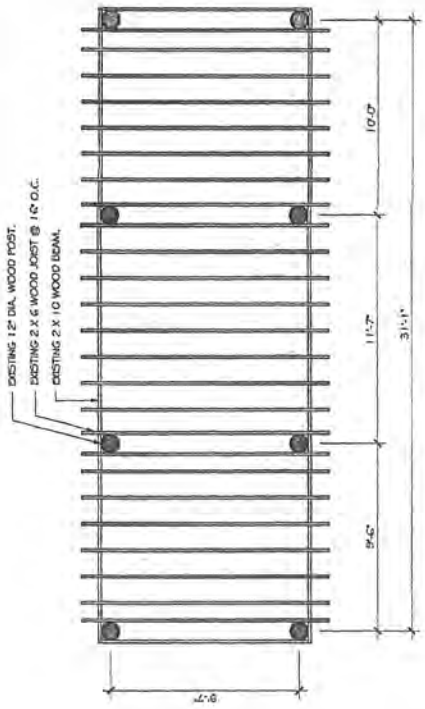
DATE: JUN 03 2019  
 BY: [Signature]  
 ELECTRICAL INSPECTOR  
 MECHANICAL INSPECTOR  
 ZONING  
 STRUCTURAL [Signature]



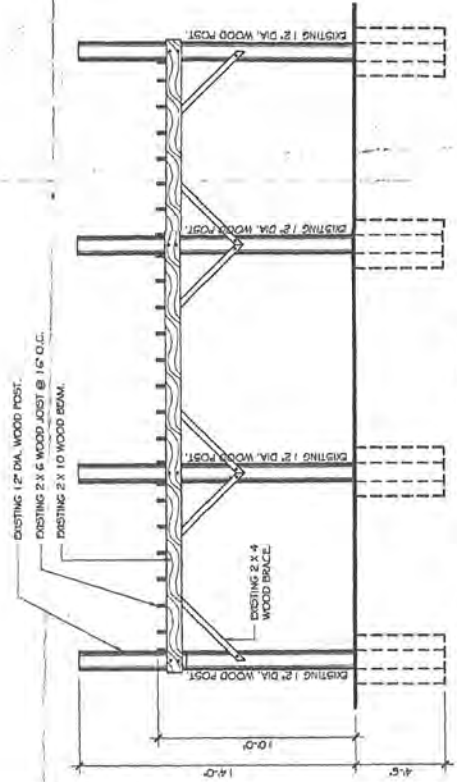
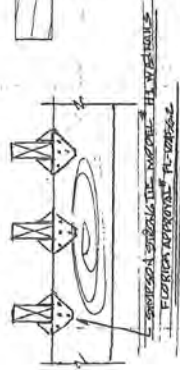
TYPICAL SIDE VIEW



1/4"

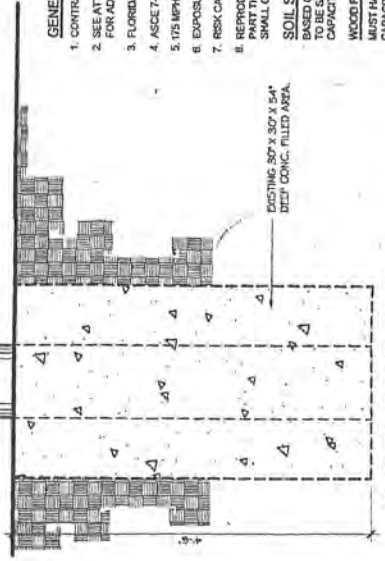


TOP VIEW



11/14/19  
 [Signature]

SIDE VIEW



POST CONNECTION DETAIL

GENERAL NOTES:  
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS FOR ADDITIONAL DETAILS.  
 2. SEE ATTACHED CALCULATION SHEETS FOR ADDITIONAL DETAILS.  
 3. FLORIDA BUILDING CODE 2017  
 4. ASCE 7-10, WIND CODE  
 5. 175 MPH WIND ZONE  
 6. EXPOSURE "B"  
 7. RISK CATEGORY II STRUCTURE  
 8. REPRODUCTION AND APPROVAL OF THIS PLAN OR ANY PART OF IT FOR CONSTRUCTION OR ANY OTHER USE SHALL ONLY BE DONE BY RAMMS ENGINEERING INC.  
 SOIL STATEMENT:  
 BASED ON A VISUAL INSPECTION, THE SOIL WAS FOUND TO BE SAND AND LOOSE ROCKS WITH A PRESUMPTION CAPACITY OF 2,000 PSF.  
 WOOD FRAMING CITY OF MIAMI SPRINGS MUST HAVE A MINIMUM PRESUMED CAPACITY (P<sub>0</sub>) = 1,200 PSF PERMIT ONLY  
 BUILDING INSPECTOR  
 MECHANICAL INSPECTOR  
 ELECTRICAL INSPECTOR  
 ZONING  
 STRUCTURAL [Signature]

JOB COPY  
 OFFICE OF MIAMI SPRINGS  
 THIS PLAN IS THE PROPERTY OF RAMMS ENGINEERING INC. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RAMMS ENGINEERING INC.

**Julio Somarriba**

---

**From:** Julio Somarriba <jsoma425@aol.com>  
**Sent:** Monday, January 13, 2020 7:38 AM  
**To:** Julio Somarriba  
**Subject:** 661 Falcon Ave.









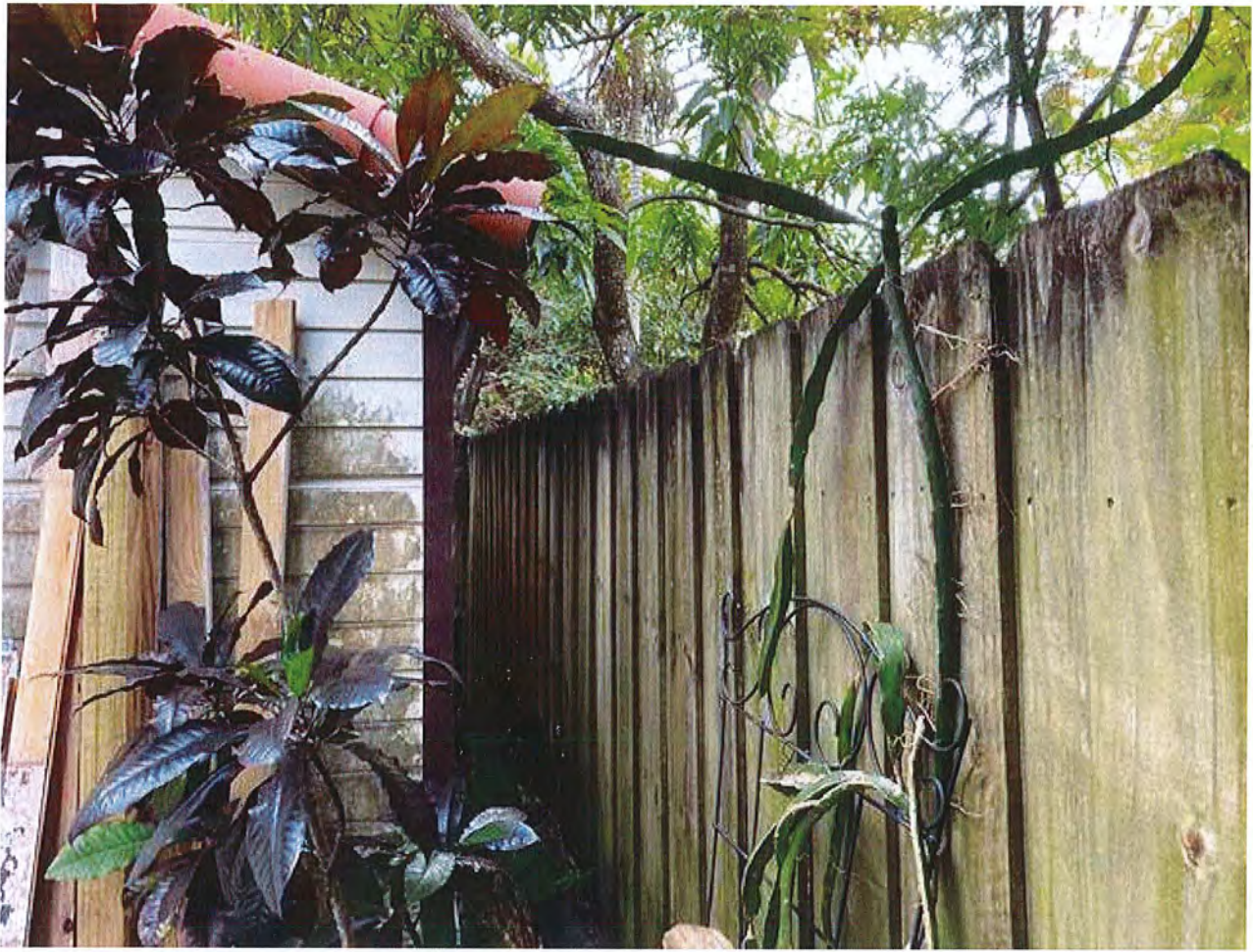




Julio Somarriba  
Wisetouch Interiors Inc

















VARIANCE CASE  
NO. 02-V-21

ENA MANTOVANELLI

141 GLENDALE DRIVE

COUNCIL MEETING:  
05-24-2021



# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

---



201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## CITY COUNCIL STAFF REPORT

**TO:** Mayor & City Council  
**FROM:** Christopher Heid, City Planner  
**DATE:** May 24, 2021  
**SUBJECT:** Application for Variances  
**CASE #** 02-V-21

**APPLICANTS:** Ena Mantovanelli

**ADDRESS:** 141 Glendale Drive

**ZONING DISTRICT:** R-1C SINGLE FAMILY RESIDENTIAL

**REQUEST:** The applicant is seeking approval and variances to divide an existing 13,970 square foot lot into two separate parcels.

Variances from section 150-043 (C) to divide an existing single-family lot into two parcels as follows:

1. Request variance from Section 150-043 (C) to waive 20 feet of the minimum required lot width of 75 feet.

Each of the two newly created lots requires this variance.

**THE PROPERTY:** The property is rectangular in shape, with a width of 110 feet and a depth of 127 feet for a total lot size of 13,970 square feet. The property abuts a 15 foot wide alley on the north.

**THE PROJECT:** The applicant is requesting to split the existing lot into two lots of identical size, each measuring 55 feet in width and 127 feet in depth for a lot size of 6,985 square feet

**ANALYSIS:** Although the lot split would create two lots that do not meet the minimum lot width, each lot, at 6,985 square feet, well in excess the minimum required lot size of 6,000 square feet. In addition, the great majority of lots in the surrounding neighborhood also do not meet the 75 foot minimum lot with, with most at 50 or 60 foot wide. As such, this lot split is deemed appropriate and supportable.

**HISTORY:** The project received a favorable recommendation from the Board of Adjustment at the Board meeting of May 3, 2021 by a vote of 4-1.

**RECOMMENDATION:** It is recommended that the request for variances be approved subject to the following conditions:

1. Plans shall substantially comply with those submitted, as follow:
  - Survey, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020
  - Sketch & legal Description of East, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020.
  - Sketch & legal Description of West, by Survey Pros, Inc, dated and signed by Nicolas Del Vento, April 1, 2020.
  - Proposed Site Plan of West, by Homeowner.
  - Proposed Site Plan of East, by Homeowner.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. If approved, the final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.
4. Demolition permits for each of the properties shall be obtained with three months of City Council approval, and the demolition shall be completed and all necessary permits closed within six months of City Council.

Required demolition is as follows:

- South Lot.
  - Driveway and swale approach.
  - Metal Shed.

- Canvas roofed structure.

➤ North Lot.

- Driveway and swale approach.
- Flat roofed addition on the south side of the house.

5. A driveway shall be constructed on the parcel with the existing house within six months of City Council approval. The driveway shall be of decorative brick pavers or stamped concrete and be of sufficient size as required by code based on the number of bedrooms. The swale area shall be paved as well to match the driveway in width and material.



**Official Use Only**  
 Submittal Date: \_\_\_\_\_  
 Case No.: \_\_\_\_\_

**Building & Planning Department**  
 201 Westward Drive  
 Miami Springs, FL 33166  
 Phone: 305-805-5034 Fax: 305-805-5036  
[www.miamisprings-fl.gov](http://www.miamisprings-fl.gov)

## CITY OF MIAMI SPRINGS      VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <i>ENA L. MANDOUANELLI</i>	PROPERTY ADDRESS <i>141 Glendale Dr.</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>305 307 4691</i>	E-MAIL ADDRESS <i>ENALUIZAA@gmail.com</i>

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION <i>18/19 10</i>	LOT SIZE AND ZONING DISTRICT <i>13,973</i>
LOT(S)      BLOCK      SUBDIVISION	LOT SIZE      ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>7 years 5 months</i>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <i>\$ 420,000</i>

**Please include the following information in your application letter:**

Adjustment should grant this petition for the following

document indicating the grounds for the appeal and reasons for granting the appeal or special exception or variance. (CITY OF MIAMI SPRINGS RECORDS DEPARTMENT MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED.)

and becomes part of the permanent records of the Board of

above statements and the statements or showing made in support of the same are true to the best of my/our knowledge and belief.

CITY OF MIAMI SPRINGS  
 \*\*\* CUSTOMER RECEIPT \*\*\*  
 Oper: MIASMHP      Type: OC      Drawer: 1  
 Date: 3/31/21 04      Receipt no: 2816

Description	Quantity	Amount
B8	BD - APPLICATION FEES	
	1.00	\$350.00

141 GLENDALE DRIVE  
 VARIANCE APPLICATION MIN-RES

Tender detail		
CR CREDIT CARD	21995	\$350.00
Total tendered		\$350.00
Total payment		\$350.00

Trans date: 3/31/21      Time: 14:02:53

[Signature]  
Signature of Owner

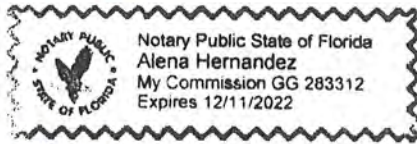
Ena Luisa Mannoanelli  
Printed name of Owner

The contents of this petition are  
Sworn to and subscribed before  
me this 17 day of February  
2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Alena Hernandez  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL



COMMISSION EXPIRES: 12/11/2022  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: Driver license.

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Printed name of Co-Owner

The contents of this petition are  
Sworn to and subscribed  
before  
me this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: \_\_\_\_\_  
PERSONALLY KNOWN: \_\_\_\_\_  
PRODUCED IDENTIFICATION: \_\_\_\_\_

March 31, 2021

To the Board of Adjustment:

We would like to request the separation our lot located on 141 Glendale Dr. The division we are requesting consists of an even split, leaving two separate 55' wide lots with a square footage of 6,985 each. Our home is currently built on the east lot and the west lot currently has a slab and shed (built with permits) that will be removed for the separation of the lots. Also the split would result in a non-conforming setback that will be substantially (although not completely) cured by the partial demolition of the room extension.

The lot has been surveyed as requested by Chris Heid, the City Planner, who we have already discussed it with and confirmed all existing lot lines boundaries.

We believe that the Board of Adjustment should grant this petition for the following reasons:

- We have no intention of using the west lot for further constructions and we could use the profit of the west lot sale for home improvements and additions.
- There are currently very few lots available in Miami Springs and a new one would bring new people to our community, meaning more taxes to keep improving our beautiful city.

We understand this petition becomes part of the permanent records of the Board of Adjustment.

We hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of our knowledge and belief.

Please advise if any further information is required.

Thank you in advance for your assistance.

Ena & Miller Mantovanelli



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/2/2021

Property Information	
Folio:	05-3024-009-1170
Property Address:	141 GLENDALE DR Miami Springs, FL 33166-5044
Owner	ENA L THIEME
Mailing Address	141 GLENDALE DRIVE MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,460 Sq.Ft
Living Area	1,328 Sq.Ft
Adjusted Area	1,219 Sq.Ft
Lot Size	13,970 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2020	2019	2018	
Land Value	\$224,623	\$224,623	\$204,326	
Building Value	\$100,397	\$101,811	\$120,133	
XF Value	\$1,360	\$1,380	\$1,400	
Market Value	\$326,380	\$327,814	\$325,859	
Assessed Value	\$292,904	\$286,319	\$280,981	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$33,476	\$41,495	\$44,878
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
24 53 40 .33 AC	
REV PL OF AMD PL OF COUNTRY CLUB	
ESTS SEC 3 PB 31-21	
W110FT OF E350FT TR 10-B	
OR 13392-1630 0387 4	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$267,904	\$261,319	\$255,981
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$242,904	\$236,319	\$230,981

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2012	\$264,000	28384-2193	Qual by exam of deed
09/01/2005	\$360,700	23877-1025	Sales which are qualified
12/01/1986	\$82,500	13121-2175	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

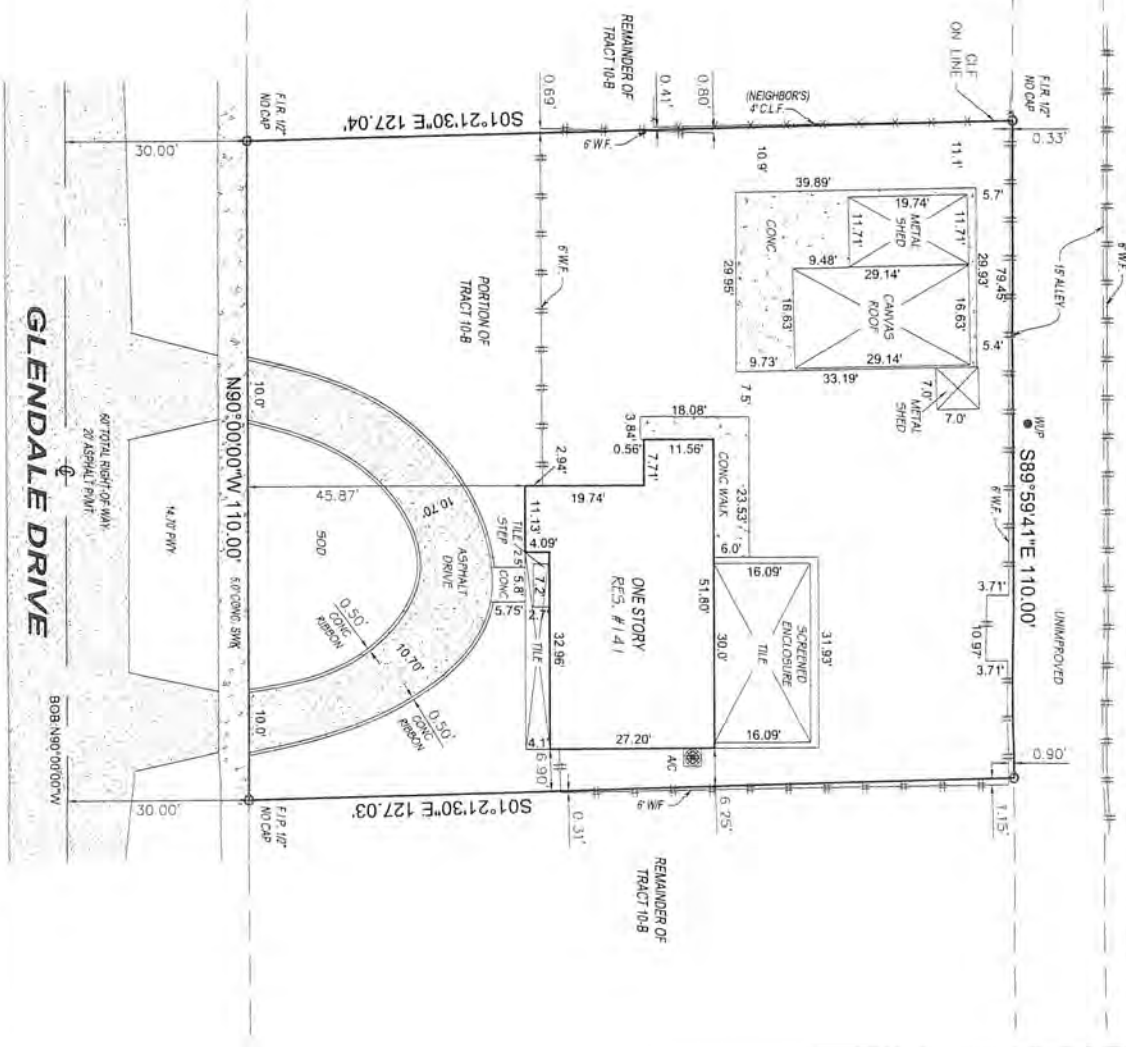
Version:







# MAP OF BOUNDARY SURVEY



### LEGEND

ABBREVIATIONS:
A.C. = AIR CONDITION
B.L.O. = BUILDING
B.M. = BENCH MARK
C.C. = CONCRETE
C.O.C. = CONCRETE
C.P. = CORNER POINT
C.T. = CHAIN LINK FENCE
D.E. = DRIVEWAY
D/W = DRIVEWAY
E.E. = ELECTRIC
E.P. = ERECT OR PLANTING
F.M. = FOUNDATION
F.H. = FLOORING
F.H.E. = FLOORING
F.F. = FOUNDATION
F.F.E. = FOUNDATION
F.P. = FLOORING
F.S. = FLOORING
F.S.M. = FLOORING
F.S.P. = FLOORING
F.S.R. = FLOORING
F.S.T. = FLOORING
F.S.W. = FLOORING
F.S.Y. = FLOORING
G.C. = GROUND
G.C.M. = GROUND
G.C.P. = GROUND
G.C.S. = GROUND
G.C.T. = GROUND
G.C.W. = GROUND
G.C.Y. = GROUND
G.C.Z. = GROUND
G.C.1. = GROUND
G.C.2. = GROUND
G.C.3. = GROUND
G.C.4. = GROUND
G.C.5. = GROUND
G.C.6. = GROUND
G.C.7. = GROUND
G.C.8. = GROUND
G.C.9. = GROUND
G.C.0. = GROUND
H.W. = HORIZONTAL
I.C. = INTERIOR
I.C.M. = INTERIOR
I.C.P. = INTERIOR
I.C.S. = INTERIOR
I.C.T. = INTERIOR
I.C.W. = INTERIOR
I.C.Y. = INTERIOR
I.C.Z. = INTERIOR
I.C.1. = INTERIOR
I.C.2. = INTERIOR
I.C.3. = INTERIOR
I.C.4. = INTERIOR
I.C.5. = INTERIOR
I.C.6. = INTERIOR
I.C.7. = INTERIOR
I.C.8. = INTERIOR
I.C.9. = INTERIOR
I.C.0. = INTERIOR
L.L. = LANDSCAPE
L.L.M. = LANDSCAPE
L.L.P. = LANDSCAPE
L.L.S. = LANDSCAPE
L.L.T. = LANDSCAPE
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U.C.9. = UTILITY
U.C.0. = UTILITY
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V.C.9. = VALVE
V.C.0. = VALVE
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W.C.0. = WATER
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X.C.9. = CROSSING
X.C.0. = CROSSING
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Y.C.6. = YARD
Y.C.7. = YARD
Y.C.8. = YARD
Y.C.9. = YARD
Y.C.0. = YARD

### Survey Pros, Inc.

5966 S. DIXIE HIGHWAY SUITE 300, MIAMI, FL 33143  
www.surveypros.com

**LEGAL DESCRIPTION:**  
THE WEST 1/2 OF THE EAST 1/2 OF TRACT 19-B, OF REVISED PLAT OF THE REVISED PLAT OF SECTION NINE, OF COUNTY CLUB ESTATES, ACCORDING TO THE PLAT NUMBER AS RECORDED IN PLAT BOOK 31, PAGE 21, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**  
USE OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVIEW ON 06/11/09 AND RISK MAP DATED ON 09/11/09 THE CATASTROPHIC DEFICIT BARRETS(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ONE (1) MILE FLOOD ELEVATION RWA (COMBINED) NAME & NUMBER C.D. DE. (W.M. 292855-12583) VAP & PAVIL (W.M. 12500052) SURVEY L.

**PROPERTY ADDRESS:**  
141 GLENDALE DRIVE, MIAMI SPRING, FL 33166

**LOCATION MAP:**  
A map showing the location of the surveyed property within a larger context of tracts. Tract 19-A is highlighted. The map is titled 'SURVEYED PROPERTY' and 'NOT TO SCALE'.

### SURVEYOR'S NOTES:

1. ELEVATIONS WERE SHOWN REFER TO 1928 NA NAD83 GEODETIC VERTICAL DATUM (GVD01928) WAS HAD TO LOCATE FUNDING/BOUNDARIES, OR UNDERSTANDING UNITS UNLESS OTHERWISE NOTED.

2. THE LOTS SHOWN HEREIN WERE NOT BEEN ASSIGNED TO IN REFERENCE TO RECORDS OF DADE COUNTY RECORDS, BUT THE PROPERTY WERE NOTED IN RECORDS, THE ONLY PLATED ELEVATIONS ARE SHOWN.

3. THIS SURVEY WAS PREPARED FOR AND CONFORM TO THE PLANNED AND/OR DEVELOPMENT OF THE CLIENT'S PROJECT AND THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

4. ALL BOUNDARY LINE REGULATIONS SET ARE SHOWN WITHIN THIS SURVEY AND THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

5. THE CLIENT'S PROJECT WAS APPROVED BY THE COUNTY OF DADE COUNTY (THE CLIENT'S PROJECT) AND THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

6. THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

7. THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

8. THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

9. THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

10. THE SURVEYOR'S OBLIGATION WAS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY AS REQUESTED.

**CERTIFIED TO:**  
DAVID L. THORNTON  
DAVID L. THORNTON

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS A REGISTERED PROFESSIONAL SURVEYOR. I HAVE BEEN LICENSED BY THE STATE OF FLORIDA AND I AM A MEMBER OF THE SURVEYING SOCIETY OF FLORIDA.

**ALLEGING COPIES OF THIS SURVEY HAVE BEEN MADE BY THE ORIGINAL SIGNATURE AND SEAL OF THE REGISTERED SURVEYOR AND MAPPER:**

SEAL

**REGISTERED SURVEYOR:**  
DAVID L. THORNTON  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA, LICENSE # 59945

**DATE OF ORIGINAL FIELD WORK:**  
09/01/2020

**DATE OF THIS SURVEY:**  
09/01/2020

**DRAWN BY:**  
DAVID L. THORNTON

**CAD FILE NAME:**  
SHEET 1 OF 1







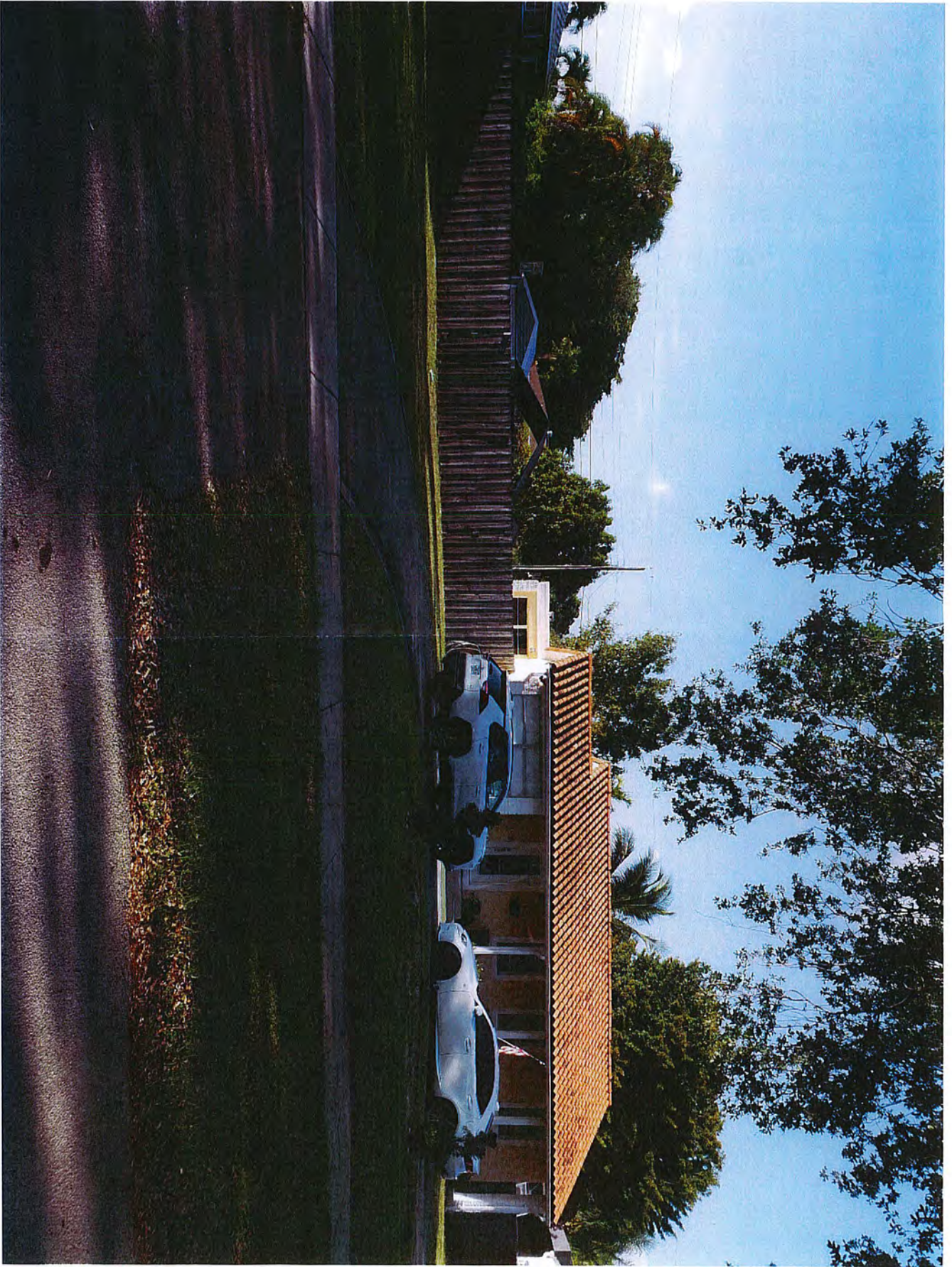














ZONING & PLANNING CASE

No. 01-ZP-21

JUAN CARLOS OLIVA

4601-4649 NW 36<sup>TH</sup> STREET

COUNCIL MEETING:

05-24-2021

# CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

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201 Westward Drive  
Miami Springs, FL 33166-5289  
Phone: (305) 805-5030  
Fax: (305) 805-5036

## CITY COUNCIL STAFF REPORT

**TO:** Mayor & City Council  
**FROM:** Christopher Heid, City Planner  
**DATE:** May 24, 2021  
**SUBJECT:** Tentative Plat  
**CASE #** 01-ZP-21

**APPLICANTS:** Juan Carlos Oliva

**ADDRESS:** 4601 – 4649 NW 36<sup>th</sup> Street

**ZONING DISTRICT:** NW36 NORTHWEST 36TH STREET DISTRICT

**THE PROPERTY:** The property consists of two separate parcels of land and an alley between the two parcels.

The 4601 property is rectangular in shape, with a width of 94.98 feet on East Drive and a depth of 183.77 feet on NW 36<sup>th</sup> Street. The subject property is 17,319 square feet in size.

The 4649 property is rectangular in shape, with a width of 95.12 feet on Mokena Drive and a depth of 183.77 feet on NW 36<sup>th</sup> Street. The subject property is 17,346 square feet in size.

The ally is rectangular in shape, with a width of 16 feet on NW 36<sup>th</sup> Street and a depth of 95.12. The ally is between 4601 and 4649 NW 36<sup>th</sup> street and is 1,522 square feet in size.

The total size of all three lots is 36,187 square feet.

**THE PROPOSAL:** The applicant is seeking to replat the property which consists of two separate parcels of land at 4601 NW 36 Street and 4649 NW 36 Street, as well as the alley (a City right-of-Way) running between the two parcels.

**PROCESS:** This is tentative plat approval. A recommendation from the Board will then be transmitted to the City Council. Upon City Council approval, the applicant must submit the tentative plat to the Miami-Dade County plat division. Upon County approval, the plans for final plat approval will then be submitted to the City Council. The final plat will then be submitted to Miami-Dade County commission for final plat approval and recordation with the County Clerk of the Courts.

**HISTORY:** The project received a favorable recommendation from the Zoning & Planning Board at the Board meeting of May 3, 2021 by a vote of 4-1.

This project was previously reviewed and approved by the City Council on June 3, 2019. At that time, site plan approval and alley vacation were approved.

The applicant obtained a variance for the maximum building height in order to raise a rooftop architectural element. This project received a favorable recommendation of the Board of Adjustment at the meeting of January 6, 2020 by a vote of 4-0. Additionally, the project was approved by council under resolution No. R2020-001 at the meeting of January 13, 2020 by a vote of 5-0.

**RECOMMENDATION:** It is recommended that the request to replat the property be approved subject to the following conditions:

1. Plans shall substantially comply with those submitted, as follow:
  - Sheet 1 of 2, Legal description, Surveyor's notes and location map, dated, signed and sealed by Omar Armenteros PSM, December 22, 2020.
  - Sheet 2 of 2, Sketch of Survey and Geometry, dated, signed and sealed by Omar Armenteros PSM, December 22, 2020.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. If approved, the final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



Official Use Only  
 Submittal Date: \_\_\_\_\_  
 Case No.: \_\_\_\_\_

Building & Planning Department  
 201 Westward Drive  
 Miami Springs, FL 33166  
 Phone: 305-805-5034 Fax: 305-805-5036  
[www.miamisprings-fl.gov](http://www.miamisprings-fl.gov)

**CITY OF MIAMI SPRINGS HEARING APPLICATION  
 (TENTATIVE PLAT)**

APPLICANT NAME <b>JUAN CARLOS OLIVA</b>	PROPERTY ADDRESS <b>4601 &amp; 4649 NW 36<sup>TH</sup> Street Miami Springs, FL 33166</b>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <b>305-733-4807</b>	E-MAIL ADDRESS <b>joliva@minumerolocal.com</b>

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

LEGAL DESCRIPTION <b>See Exhibit "A" attached hereto.</b>	LOT SIZE AND ZONING DISTRICT <b>36,187.45 S.F./NW36 STREET DISTRICT</b>
LOT(S)                      BLOCK                      SUBDIVISION	LOT SIZE                      ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <u>  X  </u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <b>Approx. 20 mo. (4601) / 4yrs. (4649)</b>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ _____

**Please include the follow information in your application letter:**

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.


OWNER:

4601 NW 36th Street, LLC  
a Florida limited liability company

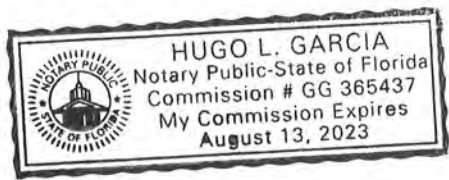
X   
\_\_\_\_\_  
Signature of Owner

Juan Carlos Oliva, as President  
Printed name of Owner

The contents of this petition are  
Sworn to and subscribed before me  
by means of  physical presence  
-OR-  online notarization, this 4  
day of February, 2021.


  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA  
Hugo L. Garcia  
\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL  
COMMISSION EXPIRES: 8/13/2023  
PERSONALLY KNOWN: X  
PRODUCED IDENTIFICATION: \_\_\_\_\_




OWNER:

4649 NW 36th Street, LLC,  
a Florida limited liability company

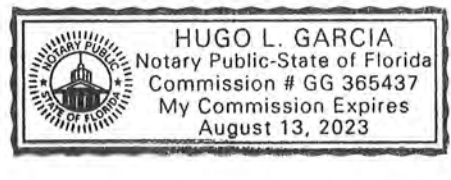
X   
\_\_\_\_\_  
Signature of Co-Owner

Juan Carlos Oliva, as President  
Printed name of Co-Owner

The contents of this petition are  
Sworn to and subscribed before me  
by means of  physical presence  
-OR-  online notarization, this 4  
day of February, 2021.

  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA  
Hugo L. Garcia  
\_\_\_\_\_  
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL  
COMMISSION EXPIRES: 8/13/2023  
PERSONALLY KNOWN: X  
PRODUCED IDENTIFICATION: \_\_\_\_\_







# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/1/2021

Property Information	
Folio:	05-3119-013-3930
Property Address:	4649 NW 36 ST Miami Springs, FL 33166-6105
Owner	4649 NW 36TH STREET LLC
Mailing Address	201 TO TO LO CHEE DR HIALEAH, FL 33010 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,844 Sq.Ft
Lot Size	16,976 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$543,232	\$543,232	\$475,328
Building Value	\$784,399	\$1,116,768	\$1,124,672
XF Value	\$0	\$0	\$0
Market Value	\$1,327,631	\$1,660,000	\$1,600,000
Assessed Value	\$1,327,631	\$1,660,000	\$1,600,000

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
19 53 41 .389 AC M/L	
COUNTRY CLUB ESTS SEC 2 REV PL	
N95.12FT OF S110.12FT OF TR D	
LESS EXTERNAL AREA IN SW COR	
HAVING 25FT RADIUS BLK 131	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/05/2016	\$1,950,000	30336-4218	Qual by exam of deed
01/01/2016	\$100	29927-3209	Corrective, tax or QCD; min consideration
08/21/2008	\$10	26539-0388	Sales which are disqualified as a result of examination of the deed
11/01/2007	\$0	26064-1518	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/1/2021

Property Information	
Folio:	05-3119-010-4040
Property Address:	4601 NW 36 ST Miami Springs, FL 33166-6105
Owner	4601 NW 36 STREET LLC
Mailing Address	3401 NW 82 AVE STE 370 DORAL, FL 33122 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,571 Sq.Ft
Lot Size	15,260 Sq.Ft
Year Built	2001



Assessment Information			
Year	2020	2019	2018
Land Value	\$488,320	\$488,320	\$427,280
Building Value	\$1,569,037	\$1,515,548	\$1,533,378
XF Value	\$66,544	\$67,337	\$68,130
Market Value	\$2,123,901	\$2,071,205	\$2,028,788
Assessed Value	\$2,123,901	\$1,824,390	\$1,658,537

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$246,815	\$370,251

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB EST SEC 2
PB 10-79
LOT 13 LESS S15FT BLK 131 &
TR A BLK 131 OF PB 34-40
& LESS W4FT FOR R/W

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$2,071,205	\$2,028,788
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2019	\$2,900,000	31391-2367	Qual by exam of deed
10/01/2006	\$0	25067-4349	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17065-0985	Sales which are disqualified as a result of examination of the deed
05/01/1990	\$226,000	14605-2034	Sales which are qualified

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Version:



Thursday, March 4, 2021

**CITY OF MIAMI SPRINGS  
ZONING AND PLANNING DEPARTMENT**

201 Westward Drive  
Miami Springs, FL 33166

**RE: Request for Tentative Plat  
4601 NW 36 ST, MIAMI SPRINGS, FL  
4649 NW 36 ST, MIAMI SPRINGS, FL**

Dear Miami Springs Building and Planning Dept.:

Our law firm represents **4649 NW 36 STREET, LLC and 4601 NW 36 STREET, LLC**, the owners of the above-referenced properties, which are managed by **Mr. Juan Carlos Oliva**. **Please accept this letter as our Clients' formal request for a tentative plat.**

We hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described properties:

**4601 NW 36 ST**

**LEGAL DESCRIPTION**

**Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami- Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.**

4649 NW 36 ST

Legal Description

**THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

**LESS THE FOLLOWING:**

**BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT D, BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT D, THENCE PROCEED NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE SAID WEST LINE OF TRACT D, FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 40 SECONDS FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT D; THENCE PROCEED WEST ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT D FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS THE FOLLOWING:**

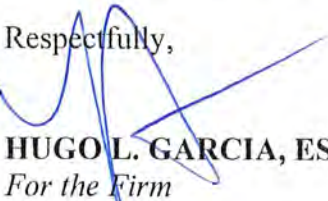
**ALL THAT PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE EAST 4.00 FEET OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D IN BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (PER OFFICIAL RECORDS BOOK 19081, PAGE 2928)**

We understand this petition becomes part of the permanent records of the Zoning and Planning Board.

We hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of our knowledge and belief.

If you have any questions or concerns, please feel free to contact the undersigned.

Respectfully,  
  
**HUGO L. GARCIA, ESQ.**  
*For the Firm*

## COMPOSITE EXHIBIT "A"

4601 NW 36 ST, MIAMI SPRINGS, FL

Lot Size: 15,260 Sq.Ft

### LEGAL DESCRIPTION

Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami- Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

4649 NW 36 ST, MIAMI SPRINGS, FL

Lot Size: 16,976 Sq.Ft.

Legal Description

**THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

**LESS THE FOLLOWING:**

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**ALSO LESS THE FOLLOWING:**

**ALL THAT PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE EAST 4.00 FEET OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D IN BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (PER OFFICIAL RECORDS BOOK 19081, PAGE 2928)**

**Use and Improvement Proposed (both properties):**

Approximately 300,000 sqft mixed use building

- This new structure will be built on both properties referenced above.
- This new commercial building will attract commerce and change the current aesthetics of the City of Miami Springs.
- The site plan of this project has already been approved by the City of Miami Springs.

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete **“Abstract of Title”** covering the period from the beginning of **JANUARY 1, 1977** to **JANUARY 26, 2021**, at the hour of **11:00 p.m.**, inclusive of the following described property:

**SEE EXHIBIT “A”**

I am of the opinion that on the last mentioned dated, the fee simple title to the above- described real property was vested in: **4649 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4649 NW 36 STREET, LLC, a Florida Limited Liability Company.**

**NOTE:** For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<b><u>Instrument Type</u></b>	<b><u>Book Type</u></b>	<b><u>Recorded In Book No.</u></b>	<b><u>Page</u></b>
1. MORTGAGE	ORB	30336	4221
2. SUBORDINATION AGREEMENT-LEASE	ORB	30336	4249



2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

<b><u>Instrument Type</u></b>	<b><u>Book Type</u></b>	<b><u>Book No.</u></b>	<b><u>Page</u></b>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

4. **SPECIAL EXCEPTIONS:**

NO SPECIAL EXCEPTIONS EXIST


I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
20-539124	L&V Abstract & Title Services, LLC	16	1/1/1977 to 1/26/2021

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

Respectfully submitted this 4<sup>th</sup> day of February, 2021.

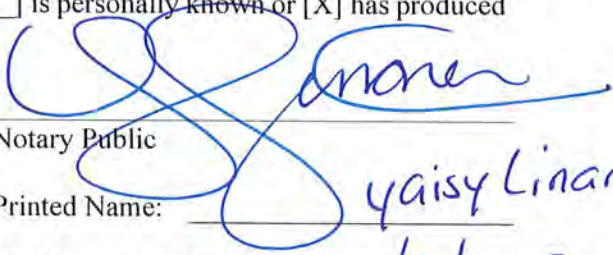
  
 \_\_\_\_\_  
**HUGO L. GARCIA, ESQ.**  
 Florida Bar No. 1002333  
**FLORIDA GENERAL COUNSEL, P.A.**  
 3401 NW 82 Ave,  
 Suite 360  
 Doral, FL 33122  
 Phone: (305) 704-2500  
 E-mail: HGarcia@generalcounselfl.com

State of Florida  
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 4 day of **FEBRUARY, 2021**, by **HUGO L. GARCIA, ESQ.**, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
 \_\_\_\_\_  
 Notary Public  
 Printed Name: Yaisy Linares  
 My Commission Expires: 11/30/2022

**EXHIBIT "A"**

Legal Description

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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## OPINION OF TITLE

To: **Miami-Dade County**

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**SEE EXHIBIT “A”**

I am of the opinion that on the last mentioned date, the fee simple title to the above- described real property was vested in: **4601 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4601 NW 36 STREET, LLC, a Florida Limited Liability Company.**

**NOTE:** For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<b><u>Instrument Type</u></b>	<b><u>Book Type</u></b>	<b><u>Recorded In</u></b>	
		<b><u>Book No.</u></b>	<b><u>Page</u></b>
1. MORTGAGE	ORB	31391	2372
2. SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT	ORB	31391	2386

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Book No.</u>	<u>Page</u>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

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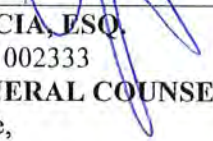
I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
20-539123	L&V Abstract & Title Services, LLC	18	1/1/1977 to 1/26/2021

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

Respectfully submitted this 4<sup>th</sup> day of February, 2021.

  
 \_\_\_\_\_  
**HUGO L. GARCIA, ESQ.**  
 Florida Bar No. 1002333  
**FLORIDA GENERAL COUNSEL, P.A.**  
 3401 NW 82 Ave,  
 Suite 360  
 Doral, FL 33122  
 Phone: (305) 704-2500  
 E-mail: HGarcia@generalcounselfl.com

State of Florida  
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 4 day of **FEBRUARY, 2021**, by **HUGO L. GARCIA, ESQ.**, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

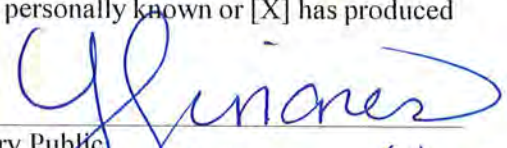
  
 \_\_\_\_\_  
 Notary Public  
 Printed Name: Yaisy Linares  
 My Commission Expires: 11/30/2022



EXHIBIT A

LEGAL DESCRIPTION

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FLORIDA SURVEYORS ASSOCIATION  
 1800 N.W. 23RD AVENUE  
 MIAMI, FL 33135  
 (305) 575-1000  
 www.fsafla.com

NO.	DATE	DESCRIPTION
1	11/17/20	REVISION

LEGAL DESCRIPTION  
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT  
 OF OLIVIA'S SUBDIVISION  
 LEGAL DESCRIPTION SURVEYORS NOTES AND LOCATION MAP  
 4607 NW 36 STREET LLC & 4649 NW 36 STREET LLC

DATE: 11/17/20  
 DRAWN BY: JG  
 CHECKED BY: JG  
 PROJECT NO.: 20-051-0551  
 SHEET NO.: 1 OF 2

# TENTATIVE PLAT OF "OLIVIA'S SUBDIVISION"

A PORTION OF TRACT "A", AND A PORTION OF TRACT "B", BLOCK 11L, REVENUE FLAT OF PORTIONS OF SECTIONS 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 48, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY AS SHOWN IN BLOCK 11L, SECTION 2, PLAT OF TRACT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 48, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP  
 PORTION OF THE SOUTHEAST 1/4 OF SECTION 19  
 TOWNSHIP 33S, RANGE 46E  
 MIAMI-DADE COUNTY, FLORIDA  
 (SCALE: 1" = 100')

**DEVELOPMENT CRITERIA TABLE**

EXISTING ZONING:	NW 36th Street Corridor
SITE PLAN APPROVAL:	R-210-206 & R-210-201
PROPOSED USE:	RESIDENTIAL 1-STORY BUILDING
RETAIL:	RESTAURANT
OFFICE:	2,378 S.F.
RESTAURANT:	15,546 S.F.
PARKING:	122 SPACES
TOTAL BUILDING AREA:	17,924 S.F.

**TABLE OF MONUMENTS**

TYPE OF MONUMENT	TOTAL
P.S.M.	8
F.C.P.	N/A
TRACT CORNERS	N/A

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 173B

**LEGAL DESCRIPTION:**  
 PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PARCEL 1:**  
 Parcel 1 is a portion of the North 1/2 of the North 1/4 of Section 19, Township 33S, Range 46E, Miami-Dade County, Florida, as shown on the plat of the Country Club Estates, recorded in Plat Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48.

**PARCEL 2:**  
 Parcel 2 is a portion of the North 1/2 of the North 1/4 of Section 19, Township 33S, Range 46E, Miami-Dade County, Florida, as shown on the plat of the Country Club Estates, recorded in Plat Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48.

**PROPERTY INFORMATION**  
 OWNER: 4607 NW 36 STREET LLC  
 4607 NW 36 STREET LLC  
 ADDRESS: 1401 NW 36th AVENUE, SUITE 170  
 MIAMI, FL 33122  
 CONTACT PERSON INFORMATION:  
 JOAN OLIVA  
 joan@olivasubdivision.com  
 RIGGO GARCIA  
 e-mail address: riggo@olivasubdivision.com  
 Phone No. 857-786-2300

**CONTACT PERSON INFORMATION**  
 Name: Joan Oliva  
 Title: Surveyor  
 Address: 1401 NW 36th Avenue, Suite 170  
 Miami, Florida 33122  
 Phone: 857-786-2300  
 Email: joan@olivasubdivision.com  
 License Number: 12051-RT-4242

**SURVEYORS NOTES:**  
 1) The Surveyor has accepted the information furnished on the plat description. (Issued by field).  
 2) There may be additional easements or rights of way shown on this survey. They are not shown on this plat.  
 3) This plat is a preliminary plat and is not intended to be used for any other purpose.  
 4) Accuracy: The accuracy of this plat is based on the survey data provided by the owner. The Surveyor has not conducted a field check of the accuracy of this plat.  
 5) The Surveyor has not conducted a field check of the accuracy of this plat.  
 6) The Surveyor has not conducted a field check of the accuracy of this plat.  
 7) The Surveyor has not conducted a field check of the accuracy of this plat.  
 8) The Surveyor has not conducted a field check of the accuracy of this plat.  
 9) The Surveyor has not conducted a field check of the accuracy of this plat.  
 10) The Surveyor has not conducted a field check of the accuracy of this plat.

**SURVEYORS CERTIFICATE:**  
 I, RIGGO GARCIA, Surveyor, do hereby certify that the above described plat is a true and correct representation of the actual conditions on the ground as shown on the plat of the Country Club Estates, recorded in Plat Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48, and as more fully described in the Public Records of Miami-Dade County, Florida, at Book 14, Page 48.

By: RIGGO GARCIA  
 Signature  
 Date: 11/17/20  
 Title: Surveyor

Witnessed by: JOAN OLIVA  
 Signature  
 Date: 11/17/20  
 Title: Surveyor



# AGENDA MEMORANDUM

**Meeting Date:** 5/24/2021

**To:** The Honorable Mayor Maria Mitchell and Members of the City Council

**Via:** William Alonso, City Manager/Fin. Director

**From:** **Councilwoman Jacky Bravo**

**Subject:** Advisory Boards

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## RECOMMENDATION:

Proposal to eliminate the following boards and/or committees mentioned below by sharing the reason and justification for its dissolution.

- Architectural Review Board
- Golf & Country Club Advisory Board
- Code Review Board
- Memorial Committee

Recommendations, requests, proposals and other items that arise within the city departments or community can be brought forward to a City Council workshop or Council meeting through its respective department head or assigned Chair. This will help to eliminate one extra mediation process, and time consumption together with reducing indirect costs associated with each board and committee. Dissolving these 5 boards and/or committees will provide for a more uniformed approached to council consensus and applying the best approach and practices in accordance to City Ordinances together with a comprehensive review of the subject matter and legal counsel recommendations from the City Attorney.

Proposal to Add-on the following boards:

- Economic Development Advisory Board
- Nuisance Abatement Board

## **PROPOSAL TO DISSOLVE**

### **Architectural Review Board**

**First meeting: 3/7/2007**

**Last meeting: 11/08/2017**

**Total meetings: 3 (since 2007)**

**Purpose:** The Architectural Review Board is charged with advising the City Council on issues affecting our diverse commercial districts (NW 36th Street and the Central Business District in the heart of our downtown). The members have been working on developing uniform signage, standards and practices that will make our downtown more vibrant to consumers and residents. Livelier commercial districts are not only more attractive to business owners and prospective owners, they also create a destination that inspires commerce and put our beloved Miami Springs on the map. The Board extends an invitation to community members to join them the first Wednesday of every month, share ideas, and offer input to help create a thriving business district in our downtown that benefits all.

<https://www.miamisprings-fl.gov/bc-arb/architectural-review-board>

**Reason to dissolve:** The Zoning and Planning Board already undertakes the assurance and execution on the above-mentioned items in respects to uniformity standards across the city. The Zoning board conducts, coordinates, recommends, monitors and oversee the effectiveness and status of comprehensive plans and recommends to the City Commission such changes as may be required based on the current Charter & Code Ordinances. The Architectural Review board was more inclined to a "Design Review Board" which can be considered a "special committee" that is termed.

### **Golf & Country Club Advisory board**

**First Meeting: July 30, 1997**

**Last meeting: 8/15/2017**

**Total meetings: 23 (since 1997)**

**Purpose:** The Golf and Country Club Advisory Board, composed of residents who are active golfers, has worked with the City Council since 1997 toward the goal of managing the course in a profitable manner, and to ensure that the course conditions reflect the pride our community has in its excellence and history. Since the Advisory Board members are active on the course at least weekly, they are often a liaison between the needs of the golfers and the needs of the City. They welcome and will bring forward all suggestions that will make the facility better for all golfers. Projects that this Board has undertaken to research and recommend to Council have included the new turf that was installed a few years ago, and a brand-new efficient irrigation system. The Golf and Country Club Advisory Board meets regularly on a published schedule (usually the second Wednesday of the month) and all meetings are open to the general public. If you are both a resident and a registered voter and are interested in serving on the Golf and Country Club Advisory Board, please fill out the form included in the Volunteer Opportunities section of the Community tab on the City's home page and indicate your skills, abilities and experience and send it to the City Clerk.

<https://www.miamisprings-fl.gov/bc-gccab/golf-and-country-club>

**Reason to dissolve:** The Golf & Country Club Department head together with respected staff member(s) as needed may suggest recommendations, requests or proposals to City Manager and City Council through a City Council workshop. The Golf Director plays a vital role which is to apply the major and basic responsibilities some which consist of implementing and monitoring the budget, hiring, training, supervising all staff members, marketing the golf course and merchandise, monitoring the quality of the golf course, help to find platforms in which can help link resident golf members and non-

resident golf members feedback (i.e. Surveys for suggestions for golf and country club facilities, projects or programs etc.)

### **Code Review Board**

**First meeting: January 24, 1991**

**Last meeting: 8/30/2018**

**Total meetings: 1 (since 1991)**

**Purpose:** If directed by Council, the Code Review Board meets on the fourth Thursday of the month. The Board consists of five members appointed for staggered 3-year terms. The Code Review Board is vested with the power and authority and charged with the duty and responsibility of review and consideration of the Code of Ordinances of the City and to report to the City Council all recommendations for amendment.

<https://www.miamisprings-fl.gov/bc-crb/code-review-board>

**Reason to dissolve:** The exclusive purpose of reviewing pertinent city codes and processes related to code ordinances, should the City Manager, City Council, resident, city staff member or entity make policy recommendations to the city commission regarding improvements to the city code. Such request is encouraged to bring forward to the city workshop or standard City Council meetings during open forum to be discussed with further evaluation and counseled with legal recommendations from the City Attorney.

### **Memorial Committee**

**First meeting: May 30, 1985**

**Last meeting: April 1, 2013**

**Total meetings: 2 (since 1985)**

**Purpose:** The Memorial Committee, which meets as needed, considers and recommends all nominations for memorial plaques and memorial signage to commemorate citizens who have made lasting contributions to the City. This group is composed from the Chairs of the Historic Preservation Board, the Recreation Commission, the Board of Parks and Parkways, the Board of Adjustment/Zoning and Planning Board and the President of the Miami Springs Ministerial Association. Thanks to their efforts, the names and work of several noteworthy Miami Springs residents such as pioneer aviator Andy Heermance, longtime family doctor Dr. Van Browne and former Mayor (and half-brother to Glenn Curtiss) G. Carl Adams will live on forever in the heart of our community.

<https://www.miamisprings-fl.gov/citycouncil/memorial-committee>

**Reason to dissolve:** City Council according to Code Ordinance (**Ord. 601-77, passed 6-27-77; amend. Ord. 897-03, passed 6-9-03**) states - That notwithstanding anything contained herein to the contrary, the City Council may approve memorialization, by a four-fifths vote, even if a person proposed for memorialization fails to meet any or all of the aforesaid criteria previously set forth herein.- Suggestion(s) for the consideration of memorialization, workshops can help route the memorialization request and process with a presentation and/or documentation to justify the significance of the individual being considered for memorialization. Recommendations, requests and or proposals to City Manager and City Council can be submitted through a City Council workshop.

## **PROPOSAL TO ADD-ON:**

### **Nuisance Abatement Board**

**Purpose:** Promote, protect, and improve the health, safety, and welfare of the residents and citizens by imposing administrative fines and other non-criminal penalties in order to provide an equitable, expeditious, effective method of enforcing ordinances under circumstances when a pending or repeated violation continues to exist.

**Reason to add-on:** The Nuisance Abatement Board provides the community a tool to encourage owners to take responsibility for preventing recurring nuisance activities on their property, can also be used as a strategy to prevent abandonment. Some recurring criminal/nuisance activities are (but not limited to) the unlawful sale, delivery or possession of controlled substances/narcotics, youth and street gang criminal activity, prostitution or solicitation of prostitution, lewd and lascivious activity, illegal sale, possession, or consumption of alcoholic beverage, other criminal activities that are a danger to the public health, safety and welfare. This is an option to help leverage public safety expenses and initiatives while working to obtain the bed tax currently in progress.

### **Economic Development Advisory Board**

**Purpose:** Provide the city with the benefit of knowledge, experience and business resources of the members in order to further the efforts of the economic development plan for business attraction, retention and development; to serve as business ambassadors by promoting the city to local business communities throughout Florida. Advise the City Council and City Manager on formulating and implementing relevant goals and objectives; makes recommendations to the City Council and City Manager regarding development issues regarding efforts to expand and diversify the commercial zoned areas; acts in an advisory capacity to promote consultants and assists in identifying markets and developing programs for retaining existing businesses and attracting new businesses to the city.

**Reason to add-on:** Miami Springs Downtown Area and Commercial District areas are in dire need of revitalization and direction. Revitalizing downtown areas in small and mid-sized cities can be particularly challenging because these cities have fewer resources and less capacity than larger cities and fail to address the needed responses of its local and non-local consumers. To have a positive transforming impact on the City's Downtown and Commercial District Area's its not only about improving aesthetics but also improving the function of the downtown and commercial areas (pedestrian friendly, traffic flow, parking). Appointing solid individuals with experience in this field within our community will be a valuable asset to help with redevelopment and revitalization strategies that are tailored to the needs of Miami Springs. The City of Miami Springs needs and deserves to thrive together with surrounding cities.