



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Maria Puente Mitchell

**Vice Mayor Jacky Bravo
Councilman Walter Fajet, Ph. D.**


**Councilman Bob Best
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 WORKSHOP MEETING AGENDA
Tuesday, February 22, 2022 – 6:00 p.m.
City Hall, Council Chambers, 201 Westward Drive**

#

- 1. Call to Order/Roll Call**
- 2. Invocation: Vice Mayor Jacky Bravo
Salute to the Flag: Audience participation**
- 3. Discussion of the Miami Springs Gateway Overlay District**
- 4. Adjourn**

Please visit www.miamisprings-fl.gov for current meeting schedule or follow us on  Twitter @MIAMISPRINGSFL

Live streaming video of this meeting is available at <http://www.miamisprings-fl.gov/webcast>.

Anyone wishing to obtain a copy of an agenda item may contact the City Clerk at (305) 805-5006, download the complete agenda packet from www.miamisprings-fl.gov or view the materials at City Hall during regular business hours.

Pursuant to Florida Statute 286.0114, the City Council provides the public with a reasonable opportunity to be heard on all matters.

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

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

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



CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

The City of Miami Springs will hold a Council workshop on:
Tuesday, February 22, 2022 at 6:00 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. Due to COVID-19 and social distancing requirements, there will be limited space for members of the public to attend the meeting at the physical meeting location.

Admission to the physical meeting location is on a first-come, first-serve basis.

Doors will open 30 minutes prior to the meeting start time.

Facial coverings are required for admission to the meeting at the physical meeting location and must be worn throughout the entirety of the meeting in accordance with State and County Orders.

Social distancing requirements as set forth in State and County Orders must be adhered to.

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: 819-2529-3077, 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

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 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: Subject to social distancing requirements, 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

Call: 305-805-5006

Mail: 201 Westward Drive, Miami Springs, FL 33166



AGENDA MEMORANDUM

Meeting Date: February 22, 2022

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

From: William Alonso, City Manager

Subject: Miami Springs Gateway Overlay District

The Miami Springs Gateway Overlay District regulations were established pursuant to Ordinance Nos. 1107-2018 and 1111-2019. These ordinances are codified in Section 150.070.1 of the City's Code. The following documents are attached to assist in the Council's discussion regarding the Gateway Overlay District regulations:

1. Section 150.070.1 - Miami Springs Gateway Overlay District regulations (established pursuant to Ordinance Nos. 1107-2018 and 1111-2019)
2. Section 150.070 – CBD Central Business District regulations
3. Ordinances creating and amending the Miami Springs Gateway Overlay District:
 - a. Ordinance 1111-2019 (adopted January 14, 2019)
 - b. Ordinance 1107-2018 (adopted June 25, 2018)
4. Minutes/Memos related to the Miami Springs Gateway Overlay District:
 - a. June 4, 2018 Special Council Meeting Minutes and Staff Report
 - b. June 11, 2018 Council Meeting Minutes (first reading of Ordinance 1107-2018)
 - c. June 25, 2018 Council Meeting Minutes (second reading of Ordinance 1107-2018)
 - d. December 10, 2018 Council Meeting Minutes (first reading of Ordinance 1111-2019)
 - e. January 14, 2019 Council Meeting Minutes (second reading of Ordinance 1111-2019)

Sec. 150-070.1. Miami Springs Gateway Overlay District.

- (A) *Purpose.* The purpose of the Miami Springs Gateway Overlay District ("Gateway District"), located within the Central Business District for the area abutting and/or adjacent to the outgoing/incoming vehicular bridges to/from the City of Hialeah, as identified in the City's Future Land Use Map and herein, is to facilitate placemaking by enhancing neighborhood character and authenticity through participatory design and identifying projects such as architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City's history. The foregoing will further the goals, objectives, and policies of the Central Business District, which are to foster a suburban downtown that satisfy the business, service, dining, and entertainment needs of the community's residents, as further detailed in the City's Comprehensive Plan and § 150.070 of the City Code.
- (B) *Boundary.* As identified in the City's Future Land Use Map, the Gateway District shall be defined as that area bounded by Canal Street, the alley southeast of Hook Square, South Royal Poinciana Boulevard, North Royal Poinciana Boulevard and Nahkoda Drive. More specifically this area includes: Lots 24—26 Block 86; Tract A, Block 85; Tract B, Block 85; Tract C, Block 85; Lot 9, Block 85; Lots 1—2, Block 66; Lot 6, Block 66; Lot 7, Block 66; Lot 8, Block 66 and Track G; Lots 10, 12-14 And Tracks E and F; Lot 16, Block 66; Track D, Block 66; Lots 21—22, Block 66; Lots 31—34, Block 66; Lots 28—30, Block 66; Lot 27, Block 66; Tract C, Block 66; and Lots 21—22, Block 66. For reference, the area is identified below.



- (C) *Design Standards.* The City desires for new and existing buildings within the Gateway District to become more aesthetically pleasing, have architectural elements that highlight the City's history, facilitate pedestrian activity and walkability, and assist in traffic calming. As opposed to a mandate, the City desires to accomplish these objectives through incentives in development standards that will encourage property owners to improve their respective properties in a manner that results in cohesive building design and features throughout the Gateway District. The standards are as follows:
1. *Building height limitations.* In keeping with the applicable requirement of the CBD, the maximum building height shall be no more than 40 feet and no more than three stories. Rooftops may be activated provided that no vertical construction exceeds the height restrictions stated herein.
 2. *Setbacks.* The setbacks in the CBD shall remain in effect for the Gateway District, except as follows:
 - a. All buildings shall be built to the front property line, but the first floor shall be recessed ten feet, so as to facilitate expanded sidewalks or arcade for increased pedestrian activity; and
 - b. No rear yard setback is required.
 3. *Uses.* The uses in the CBD shall remain in effect for the Gateway District, except that hotels shall be prohibited in the Gateway District. Additionally, first floor uses along road rights-of-way shall be limited to restaurant and/or retail. The ground floor shall contain occupiable, air-conditioned space for permitted commercial uses with a minimum depth of 40 feet from the building façade for those

portions of the building along road rights-of-way, except such features as, without limitation, driveways, utility infrastructure, colonnades and outside dining areas. Direct access to such uses and full storefront windows are encouraged. Upper floors may be commercial, office, residential, or a mix of residential, office, and commercial. The mixed-use ratio found in § 150.070 of the Code shall not apply to the Gateway District.

4. *Architectural design.* It is required that all new site development, structures, buildings, remodelings and renovations show proper architectural design concepts and be appropriate to their surroundings. All new construction and remodeling and renovation of existing buildings and structures within the Gateway District shall:
 - a. Exhibit elements of the Pueblo/Mission Revival architectural design standard. Examples of these styles will be available through the Office of the City Planner;
 - b. Be designed in such a manner as to create, improve, or connect pedestrian amenities in the subject property and surrounding area, giving specific consideration to such things as, without limitation, linkages in/between/among circulation patterns, relationships to architectural and urban design features, relationships to public and private spaces, and accessibility, usability and coordination with adjacent properties;
 - c. To the extent possible, install awnings or eyebrows for portions of the project that abut City sidewalks;
 - d. Be installed underground all on-site utilities. Large transformers shall be placed on the ground within pad amounts, enclosures or vaults;
 - e. Provide adequate landscaping to screen all aboveground facilities.
 - f. All satellite dishes, antennas, and or other telecommunications equipment must be appropriately screened such that it is not visible from the street.
 - g. Limit any residential elements to upper floors. Residential dwelling units in the upper floors shall be have an average square foot requirement of no less than 900 square feet, with an individual unit minimum requirement of no less than 800 square feet. Efficiencies, studio, and loft apartments are prohibited.

5. *Floor Area Limitations.* All buildings within the Gateway District shall be limited to a floor area ratio (F.A.R.) of 1.0, in keeping with the limitation of the CBD, except that properties may be developed/redeveloped up to an F.A.R. of 1.7 through the satisfaction of the creative excellence standards established in this section.

6. *Creative Excellence Standards.* For a property to take advantage of a project F.A.R. in excess of 1.0 as referenced in subsection 3 herein, a development or redevelopment project must incorporate a combination elements from the Creative Excellence categories provided below, which shall be demonstrated by the property owner at the time of initial site plan review. Notwithstanding the cumulative value of the Creative Excellence elements, no project may exceed an F.A.R. of 1.7. No single element may be counted towards the satisfaction of more than one standard. The schedule of Creative Excellence elements for projects in the Gateway District are as follows:

Category	Creative Excellence Element	Amount of F.A.R. (up to specified amount depending on

		degree of compliance)
A. Site Planning and Design	<p>a. Art in public places—Durable creations that can be original works of art design specifically for the site including, but not be limited to, sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics and may include architectural designs, components or structures. The "art work" medium can include, but not be limited to, glass, steel, bronze, wood, stone and concrete. For purposes of the art program, "art work" does not include the following: (1) directional elements, such as signage or graphics; (2) objects that are mass-produced in a standard design; or (3) landscape gardening, unless substantially comprising durable elements defined as "art work" under this section. The art shall be place in an exterior area on the property subject to the development or on public property within the Gateway District, which is easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk. At a minimum, the art work shall cost one percent of total construction cost as indicated on the Building Permit or \$25,000.00 whichever is greater. The design and placement of the art in subject to approval by the City during site plan review. This element may be satisfied with a decorative water features—Considering movement, sound, reflection, recreation, cooling effect, architectural effect, coordination with plaza or other special place, public-private transition, visual impact, and relation to overall project design. In the alternative, a property may elect to pay the City an amount equal to the value of the art that meets this element in lieu of art on the property, which the City shall use for public art and beautification improvements.</p>	0.2
	<p>b. Community Entry Feature—A thematic architectural or landscape design elements that incorporate a special landmark feature or public art to identify the community, representative of the City</p>	0.20

	character. The Feature shall be subject to approval by the City.	
	c. Directional Signage—A thematic, permanent sign incorporated into a right-of-way feature that orients pedestrians and drivers to facilities and other points of interest. The design of the signage will be subject to approval by the City.	0.20
B. Improvements: Rights-of-Way and On-Site Public Spaces	a. Alley improvements—Resurfacing and lighting in accordance with the specifications as established by the City Engineer. Includes the placement of all utility lines, transformers and related equipment underground and/or in vaults.	0.2
	b. Right-of-Way improvements—Improvements to crosswalks, sidewalks, canal banks, curbing, landscaping islands and other.	0.2
	c. Installation of trolley stops/bus shelter on the subject property or neighboring property.	0.15
C. Site Improvements	a. Lighting—Installation of decorative lighting (any combination building, landscape and site lighting).	0.1
	b. Landscape maturity—This bonus applies to landscaping that is a minimum 50% bigger than minimum standards for onsite plantings.	0.2
	c. Street trees, grates and irrigation—Landscaping on the public right-of-way shall occur for the entire street frontage of the property and shade trees shall be planted no further apart than 30 feet on center. Palms shall not be counted towards this elements. This bonus applies to landscaping that is a minimum 50% bigger than minimum standards for onsite plantings.	0.1

(D) *Parking Requirements.* The CBD parking requirements as provided in § 150.070(E)(1—3) shall apply to the Gateway District, including, without limitation, the grandfathering of provided parking, if any, for existing buildings and current uses. Additionally, because of the uniqueness of the buildings, configuration of parcels, and road network in the Gateway District, the minimum parking space requirements and design for new construction or alterations to existing structures that expand occupiable space, shall be determined on a case-by-case basis. The City Planner shall have the authority to establish parking requirements for alterations and new construction by counting a combination on-site and on-street parking and other elements identified below. For any on-street parking space(s) counted towards the satisfaction of a property's requirement, or any spaces otherwise waived as a result of one of the factors listed below, a fee shall be paid to the City for each such parking space, in an amount set from time to time by approved resolution of the City Council. The funds shall be used to fund parking and wayfinding improvements in the Gateway District and the CBD. In determining the parking requirements for non-grandfathered properties, the following shall be considered:

-
1. Availability of on-site parking;
 2. Availability of on-street parking;
 3. Provision of bicycle parking;
 4. Distance to, or inclusion of, bus and trolley stops;
 5. Internal capture of peak traffic trips as a result of mix of uses;
 6. Distance to public parking; and
 7. Walking accessibility of the site.

All on-site parking shall be appropriately landscape to provide visual relief and, to the extent possible, shade.

(E) *Project Review Process.* The following formal approval process for the City shall apply to all new construction and redevelopment projects within the Gateway District.

1. Optional informational and pre-application meeting with City Staff.
2. Mandatory application preliminary review meeting with City Staff.
3. Applications for variances, if any, shall be submitted to the City Board of Adjustment for review and consideration in accordance with the procedures set forth in Code §§ 150-110 through 150-113.
4. The City Zoning and Planning Board will have the responsibility to review all site and development plans and to make recommendations for modification, approval or denial to the City Council in accordance with Code §§ 150-101 and 150-102.
5. The decisions and recommendations of the City Board of Adjustment and Zoning and Planning Board will be reviewed for final approval by the City Council in accordance with the procedures set forth in Code § 150-113.
6. The City Council shall authorize the preparation and issuance of a Development Order for each project application that has completed the Development Review Process.

(F) *Site Plan Review.* Any development within the Gateway District shall be required to have the site and development plans approved as provided herein before a building permit is issued to insure that development is in accord with the intent of this district. Applications for site and development plan approval shall be submitted to the Planning Office according to the provisions of the Zoning Code and the additional requirements and procedures specified herein.

1. The application for site and development plan approval shall include but shall not be limited to:
 - a. Plans, maps, studies and data which may be necessary to determine whether the particular proposed development meets the intent of the Gateway District, and the specific requirements and standards contained in this subsection;
 - b. A survey showing property and ownership lines; existing structures, alleys, easements and utility lines;
 - c. A traffic study providing such information as, without limitation, a location map showing the project site in relation to proximate major road systems in and out the City, the anticipated peak morning and evening trips to be generated by the proposed project, the current level of service for roadways and intersections within 500 feet of the project, in and out of the City's jurisdiction, inclusive of the following roads in the City of Hialeah: Okeechobee Road, Palm Avenue, Hialeah Drive, and East 1st Avenue;
 - d. General nature of the proposed development, planned uses and activities and the name of the developer;

-
- e. A site plan showing setbacks, height, floor area ratio, orientation and all existing and proposed site development as required by this ordinance. Landscaping Design may be incorporated into the site plan or submitted as a separate plan.
 - f. Dimensioned floor plan(s) and cross sections;
 - g. To the extent sought, an explanation of how the project's design and/or amenities are meeting the creative excellence standards and the proposed value attributed to each element;
 - h. Exterior colored elevations of each building facade (including, but not limited to, renderings, sketches, and/or perspectives). Elevations must be mounted on 24-inch by 36-inch boards and submitted to the City prior to public meetings;
 - i. One set of identical uncolored elevations shall be submitted in paper format. Elevations must include all items affecting the appearance of the building including, but not limited to, site amenities, street furniture, air-conditioning grilles, compressors, mechanical equipment, exterior colors and material designations, exterior lighting, landscaping, and all signs. These drawings shall be referenced to the color and/or material samples submitted with the application and on the mounted drawings. Photographs and other similar documents which provide sufficient information will suffice for small-scale projects where applicable;
 - j. Detailed drawings for all signs, (with color and text styles, referenced in the application), except those which cannot be determined because the occupancy of the space is not known, in which case, only the text shall be excluded;
 - k. A description of exterior material designations and surface treatments (with attached samples, catalog specs, or colored brochures) including roofs and ground treatments. Sample materials may be submitted as segments, catalog cuts, or photographic records attached to the application. Large, bulky materials whose size or shape will not fit easily with the application file will not be accepted;
 - l. Exterior façade color samples complying with the City of Miami Springs approved color palette shall be submitted with the application (including that of signs);
 - m. All lighting proposed (i.e. fixture types and locations, materials, lamp design, illumination colors, etc.) shall be included within a site photometric plan and fixture schedule;
 - n. Other information as may reasonably be required by the City Staff to provide information needed to process the application;
 - o. One, professionally crafted, two-point perspective color rendering of the project and one rendered landscaped site plan for review by City Staff. This shall be completed prior to public meetings. Digital images of the plans and renderings must be submitted in JPG, JPEG, TIF, or TIFF formats, resample at no greater than an 11-inch by 17-inch paper size, with a resolution of 200 dots per inch (dpi), for use in a Microsoft PowerPoint presentation at the City Council meeting;
 - p. Points of ingress and egress for vehicular and pedestrian traffic, circulation patterns within the project, including location and design of east/west roadways, where required;
 - q. Location, character, and scale of parking and service facilities, including area and number of parking spaces, character of structural parking, if any; location of loading areas and commercial vehicle parking.
 - r. Any additional materials and information as may be required by the proper agencies of the City;
 - s. Where a proposed development is planned to be constructed in phases, the timing of the first phase shall be indicated. The information concerning the nature of the development, uses, location and floor areas to be developed shall also be supplied. The same information shall be

provided for succeeding stages. Initiation of succeeding stages shall be made dependent upon the completion of earlier stages and the supplying of any information that may be required by the proper City agencies;

- t. When a proposed development contains provisions concerning the establishment and continuing operation and maintenance of improvements and facilities for common use by the occupants of the project and the general public, but which are not provided, operated, or maintained at general public expense, the owner shall give assurance in a manner approved by the City Council that such improvements and facilities will be maintained without future expense to the City, and that the development will conform to approved site and development plans; and
 - u. Such other requirements as may be prescribed by the Code.
2. Exemptions. The following applications for development, redevelopment, or building permit will be exempt from the application of this ordinance:
- a. Any building or structure for which final site plan approval has been obtained prior to the enactment of this section;
 - b. A project determined by the City Planner to be of a temporary nature such that meeting the intent of the ordinance would not be practical.
 - c. The City Administrative Staff shall retain the authority to exempt any proposed development or redevelopment project for this district that is being proposed for any existing structure or structures from the application of any or all of the provisions of Code. This exemption shall not be applicable to development or redevelopment projects in the Gateway District proposed for vacant or "ground up" construction which retains the continuing availability of the City variance process for specific relief from the provision of this code section.
3. Fees. Each application filed with the City shall be accompanied by the payment of a fee, as set by the City Council, from time to time, to cover the expenses of the City in processing and reviewing the application for development.

(Ord. 1107-2018, passed 6-25-18 ; amend. Ord. 1111-2019, passed 1-14-19)

Sec. 150-070. CBD central business district.

(A) *Purpose.* This purpose of land use is intended to foster a suburban downtown which will: satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area and provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses.

(B) *Allowed uses.*

Art or photographic studio (commercial).

Bank or other financial institution.

Civic clubs, lodges and fraternal organization facilities.

Conference, meeting facilities or areas of public assemblage.

Dry cleaning and laundry, drop-off/pick-up only.

Food stores.

Government use.

Gymnasium, health club, dance studio or other center where physical activity lessons are conducted.

Laundry.

Medical marijuana dispensary (with a minimum distance of 500 feet from real property that comprises a public or private elementary school, middle school, or secondary school).

Office use, including medical and dental.

Personal services (e.g., barbershops, beauty parlors, physical therapy clinics), with hours of business between 6:00 a.m. and 10:00 p.m.

Pet supply and dog grooming only—Prohibiting the sale of live animals or the boarding, maintaining or keeping of dogs on-premises anytime between 7:00 p.m. and 7:00 a.m.

Pharmacy.

Residential uses on upper floors above retail, office and related uses.

Restaurant (and lounge), cafe, cafeteria.

Retail use.

School, including business, commercial, and arts.

Theater (live) or motion picture house.

Veterinary clinic (which may provide short-term boarding, for medical purposes only, for no more than 48 hours).

Other enterprises or businesses which are similar in character and impact to enterprises or businesses enumerated herein as determined by the City's administration, and which are consistent with the Comprehensive Plan.

(C) *Conditional uses.* Conditional use request shall be reviewed by the Planning & Zoning Board and a recommendation transmitted to the City Council for a decision.

Adult day care.

Day care center, nursery school or preschool facility.

Package stores.

Personal services (.e.g., barbershops, beauty parlors, physical therapy clinics), with hours of business between 10:00 p.m. and 6:00 a.m.

Weapons and related products used for sporting and hunting activities. No more than one store allowed in the this district.

(D) *Signs.* See § 150-030.

(E) *Parking standards and requirements.*

1. In the Central Business District, there shall be no requirement to provide any off-street parking in excess of the off-street parking that is currently in existence in this "built-out" area of the City.
2. All existing buildings in the CBD are grandfathered in for any use currently allowed in this district without the need to provide any additional off-street parking despite any change of use that might intensify the use of any building and normally require a corresponding increase in the amount of off-street parking.
3. That as a consequence of this provision, any existing building in the CBD may be occupied for any currently allowed use as listed under subsection (B) without the need of securing an off-street parking variance or providing any additional off-street parking due to an increase in any intensity of use.
4. Nothing contained herein shall be construed to authorize or permit the physical expansion or addition to any existing building in the CBD over or in any area of established and existing off-street parking.
5. That the aforesaid provisions shall not be applicable to any of the following:
 - (a) When an existing building in the CBD is demolished and subsequently replaced by the construction of a new building on the property.
 - (b) When an existing building in this district is "effectively demolished" by the razing of more than 51 percent of the square footage of the existing structure and the subsequent reconstruction of that portion of the building previously demolished.
 - (c) When any additional area of occupancy and use is physically constructed and added onto, or attached to, any existing building in this district.
 - (d) When a new building is constructed on a previously vacant lot or parcel of property. If any of the foregoing instances occur, all off-street parking requirements and provisions contained in the Code of Ordinances shall remain applicable thereto.
 - (e) All parking for new buildings, whether on vacant properties or properties where the building has been demolished or effectively demolished, shall be located in the rear of the building, screened from view to the maximum extent possible from the street fronting the property.

Cross reference(s)—Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and duplex zoning districts, § 150-016.

(F) *Building height limit.* The maximum building height shall be no higher than 40 feet and no more than three stories.

(G) *Building site area required.*

Commercial or office use only, all floors:

The minimum building site area required shall be a lot or parcel of land 2,500 square feet in area.

Mixed use:

Mixed-use building site area will be determined by FAR as specified under subsection (H).

- (H) *Floor area limitations.* All buildings within this category shall be limited to a floor area ratio (FAR) of 1.0.
- (I) *Square footage requirements.*

Commercial or office use only, all floors:

The minimum first floor area of a commercial building in this district shall be 1,500 square feet.

Mixed use:

In addition to the floor area required for the first floor of commercial or office use, the minimum square footage requirement for the upper-floor residential dwellings shall be a minimum of 900 square feet for each residential unit. Also, the following maximum percentage allocation of total residential area to ground floor business area, per development, shall apply:

Residential: 67 percent (i.e., a 2:1 ratio between residential and business, respectively.)

- (J) *Front yard.* All buildings shall be built to the front property lines and the front of the building shall occupy 100 percent of the property frontage, except that the frontage of the ground floor may be reduced to permit the placement of such features as, without limitation, driveways, utility infrastructure, and colonnades.

Projections beyond the face of the building (such as upper floors or balconies that cantilever beyond the footprint of the lower level) cannot extend beyond the front property line. Awnings or brows may extend beyond the front property line, as otherwise permitted in this Code.
- (K) *Side yard required.* No side yard is required for a building designed for either commercial or mixed use, except where required for protective screening, as required in subsection (M) below.

Projections beyond the face of the building (such as upper floors that cantilever beyond the footprint of the lower level) cannot extend beyond the side property lines. No projections can extend into the protective screening area, as required in subsection (M) below.
- (L) *Rear yard required for a building designed for commercial or mixed use.* There shall be a rear yard consisting of an area which is not less than 30 percent of the lot or building site to be improved. In order to provide space for drains and other uses, except in those cases where the lot or building site abuts upon a dedicated alley which has a width of not less than 40 feet, in which case the rear yard may be 20 percent of the lot or building site area.
- (M) *Protective screening.* Where any lot in this district adjoins a residential district, the property owner shall set aside a five-foot strip of land adjoining the boundary of the residential district as a buffer and used for plantings and masonry walls, to form an effective screen for the protection of the residential area. A six-foot masonry wall shall be constructed within the buffer area along the property line. The buffer area shall also be landscaped with trees, hedges, shrubs, and other plantings, arranged in such a way as to maximize the effectiveness of the plantings as a screen. No structure, except the screen or wall, or utilities or drainage facilities, shall be placed or permitted in the area. No vehicular access shall be permitted over the area, except for the installation or maintenance of screening, utilities, and drainage facilities.
- (N) *Landscaping and site plan approval.* See § 150-016, referenced therein.
- (O) *Off hours security devices.* The use of shutters, awnings, gates, panels or sheets or any other device meant to provide off hours premises security is prohibited. Notwithstanding the foregoing, the provisions contained in Code of Ordinance Section 93-13(C) relating to storm protection, shall remain applicable to all district properties.

(Code 1962, § 25-26; amend. Ord. 184, passed 2-8-54; amend. Ord. 381, passed 7-10-67; amend. Ord. 527, passed 11-13-72; amend. Ord. 599-77, passed 3-28-77; amend. Ord. 760-90, passed 3-26-90; amend. Ord. 795-92, passed 8-10-92; amend. Ord. 797-92, passed 11-9-92; amend. Ord. No. 876-01, passed 1-26-01; amend. Ord. 928-05, passed 9-26-05; amend. Ord. 945-06, passed 10-9-06; amend. Ord. 972-08, passed 10-28-08; amend. Ord. 989-10, passed 2-22-10; amend. Ord. 1098-2017, passed 11-13-17 ; amend. Ord. 1108-2018, passed 9-24-18 ; amend. Ord. 1113-2019, passed 6-10-19)

Cross reference(s)—Nonmotorized self-propelled wheeled devices prohibited in business districts, § 71-05.

ORDINANCE NO. 1111 – 2019

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, UPDATING THE CITY’S LAND DEVELOPMENT CODE OF ORDINANCES; CLARIFYING DEFINITION OF FLOOR AREA RATIO IN SECTION 150-002 OF THE CODE; MODIFYING THE LOCATION OF COLUMNS IN PARKING GARAGES IN SECTION 150-016; UPDATING CERTAIN BUILDING REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT IN SECTION 150-070; CORRECTING A CONFLICT BETWEEN THE BUILD-TO LINE AND SETBACKS AND ACCESS POINTS IN SECTION 150-164 OF THE CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Miami Springs (the “City”) as a result of certain recent cases the City Planner, Building and Code Department, and other administrative officials of the City have had occasion to review the Code definitions; and,

WHEREAS, the aforesaid reviews have resulted in various recommendations for the clarification and updating of the aforesaid Code definitions; and,

WHEREAS, it was further agreed by the City Staff that the subject definitional provisions required updating; and,

WHEREAS, the City Council hereby finds that the adoption of this Ordinance is in the best interest and welfare of the residents of the City.

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

Section 1. Recitals. The above-stated recitals are hereby confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Amending Chapter 150 of the City Code. The Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by as follows:

CHAPTER 150 – ZONING CODE

* * *

Sec. 150-002. Definitions.

* * *

(C) The following words and phrases shall have the following meanings ascribed to them respectively:

* * *

(38) Floor area. The sum of the gross horizontal areas of the several floors of a building or buildings. Exclusions:

* * *

(e) Floor space used for permitted or required accessory off-street parking spaces, ~~located not more than 20 feet above grade~~ in any building except single-family and two-family dwellings or buildings accessory thereto.

* * *

Sec. 150-016. Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and duplex zoning districts.

(A) *General provisions.* Before a permit is issued for the construction or use of the building, structure, or facility, other than a one- or two-family residence, an off-street parking plan, drawn to scale, shall be submitted to and approved by the building and zoning department and the Zoning and Planning Board. This plan shall accurately designate the number of required spaces and shall show their location, size, access aisles, driveways, sprinklers, or water outlet locations, the location and size of buildings, if any, to be served, and the location, size, and description of all landscape materials, and shall designate by name and location the plant materials to be installed or, if existing, to be used in accordance with the requirements of the City. All off-street parking plans shall be submitted to the Zoning and Planning Board in compliance with § 150-100

* * *

(9) Each off-street parking space shall be a minimum of nine feet wide by ~~49~~ 18 feet in length. All parking spaces and parking aisles shall conform to the dimensions and configuration standards ~~shown in the appendix,~~ specified by the Miami-Dade County Code.

(11) Dimensions shown for parking stalls are minimum; ~~columns and other obstructions will not be allowed within these areas.~~

* * *

Sec. 150-070.1. – Miami Springs Gateway Overlay District

* * *

(C) *Design Standards.* . . .

* * *

3. *Uses.* The uses in the CBD shall remain in effect for the Gateway District, except that hotels shall be prohibited in the Gateway District. Additionally, first floor uses along road rights of way shall be limited to restaurant and/or retail. The ground floor shall contain occupiable, air-conditioned space for permitted commercial uses with a minimum depth of 40 feet from the building façade for those portions of the building along road rights of way, except such features as, without limitation, driveways, utility infrastructure, colonnades and outside dining areas. Direct access to such uses and full storefront windows are encouraged. Upper floors may be commercial, office, residential, or a mix of residential, office, and commercial. The mixed-use ratio found in section 150.070 of the Code shall not apply to the Gateway District.

4. *Architectural design.* It is required that all new site development, structures, buildings, remodelings and renovations show proper architectural design concepts and be appropriate to their surroundings. All new construction and remodeling and renovation of existing buildings and structures within the Gateway District shall:

* * *

f. limit any residential elements to upper floors. Residential dwelling units in the upper floors shall be have an average square foot requirement of no less than 900 square feet, with an individual unit minimum

requirement of no less than 800 square feet. Efficiencies, studio, and loft apartments are prohibited.

* * *

(D) *Project Review Process.* The following formal approval process for the City shall apply to all new construction and redevelopment projects within the Gateway District.

1. Optional informational and pre-application meeting with City Staff.

2. Mandatory application preliminary review meeting with City Staff.

3. Applications for variances, if any, shall be submitted to the City Board of Adjustment for review and consideration in accordance with the procedures set forth in Code §§ 150-110 through 150-113.

4. The City Zoning and Planning Board will have the responsibility to review all site and development plans and to make recommendations for modification, approval or denial to the City Council in accordance with Code §§ 150-101 and 150-102.

5. The decisions and recommendations of the City Board of Adjustment and Zoning and Planning Board will be reviewed for final approval by the City Council in accordance with the procedures set forth in Code § 150-113.

6. The City Council shall authorize the preparation and issuance of a Development Order for each project application that has completed the Development Review Process.

(E) *Site Plan Review.* Any development within the Gateway District shall be required to have the site and development plans approved as provided herein before a building permit is issued to insure that development is in accord with the intent of this district. Applications for site and development plan approval shall be submitted to the Planning Office according to the provisions of the Zoning Code and the additional requirements and procedures specified herein.

1. The application for site and development plan approval shall include but shall not be limited to:

a. Plans, maps, studies and data which may be necessary to determine whether the particular proposed development meets the intent of the Gateway District, and

the specific requirements and standards contained in this subsection;

b. A survey showing property and ownership lines; existing structures, alleys, easements and utility lines;

c. A traffic study providing such information as, without limitation, a location map showing the project site in relation to proximate major road systems in and out the City, the anticipated peak morning and evening trips to be generated by the proposed project, the current level of service for roadways and intersections within 500 feet of the project, in and out of the City's jurisdiction, inclusive of the following roads in the City of Hialeah: Okeechobee Road, Palm Avenue, Hialeah Drive, and East 1st Avenue;

d. General nature of the proposed development, planned uses and activities and the name of the developer;

e. A site plan showing setbacks, height, floor area ratio, orientation and all existing and proposed site development as required by this ordinance. Landscaping Design may be incorporated into the site plan or submitted as a separate plan.

f. Dimensioned floor plan(s) and cross sections;

g. To the extent sought, an explanation of how the project's design and/or amenities are meeting the creative excellence standards and the proposed value attributed to each element;

h. Exterior colored elevations of each building facade (including, but not limited to, renderings, sketches, and/or perspectives). Elevations must be mounted on 24-inch by 36-inch boards and submitted to the City prior to public meetings;

i. One set of identical uncolored elevations shall be submitted in paper format. Elevations must include all items affecting the appearance of the building including, but not limited to, site amenities, street furniture, air-conditioning grilles, compressors, mechanical equipment, exterior colors and material designations, exterior lighting, landscaping, and all signs. These drawings shall be referenced to the

color and/or material samples submitted with the application and on the mounted drawings. Photographs and other similar documents which provide sufficient information will suffice for small-scale projects where applicable;

j. Detailed drawings for all signs, (with color and text styles, referenced in the application), except those which cannot be determined because the occupancy of the space is not known, in which case, only the text shall be excluded;

k. A description of exterior material designations and surface treatments (with attached samples, catalog specs, or colored brochures) including roofs and ground treatments. Sample materials may be submitted as segments, catalog cuts, or photographic records attached to the application. Large, bulky materials whose size or shape will not fit easily with the application file will not be accepted;

l. Exterior façade color samples complying with the City of Miami Springs approved color palette shall be submitted with the application (including that of signs);

m. All lighting proposed (i.e. fixture types and locations, materials, lamp design, illumination colors, etc.) shall be included within a site photometric plan and fixture schedule;

n. Other information as may reasonably be required by the City Staff to provide information needed to process the application;

o. One, professionally crafted, two-point perspective color rendering of the project and one rendered landscaped site plan for review by City Staff. This shall be completed prior to public meetings. Digital images of the plans and renderings must be submitted in JPG, JPEG, TIF, or TIFF formats, resample at no greater than an 11-inch by 17-inch paper size, with a resolution of 200 dots per inch (dpi), for use in a Microsoft PowerPoint presentation at the City Council meeting;

p. Points of ingress and egress for vehicular and pedestrian traffic, circulation patterns within the project, including location and design of east/west roadways, where required;

q. Location, character, and scale of parking and service facilities, including area and number of parking spaces, character of structural parking, if any; location of loading areas and commercial vehicle parking.

r. Any additional materials and information as may be required by the proper agencies of the City;

s. Where a proposed development is planned to be constructed in phases, the timing of the first phase shall be indicated. The information concerning the nature of the development, uses, location and floor areas to be developed shall also be supplied. The same information shall be provided for succeeding stages. Initiation of succeeding stages shall be made dependent upon the completion of earlier stages and the supplying of any information that may be required by the proper City agencies;

t. When a proposed development contains provisions concerning the establishment and continuing operation and maintenance of improvements and facilities for common use by the occupants of the project and the general public, but which are not provided, operated, or maintained at general public expense, the owner shall give assurance in a manner approved by the City Council that such improvements and facilities will be maintained without future expense to the City, and that the development will conform to approved site and development plans; and

u. Such other requirements as may be prescribed by the Code.

2. Exemptions. The following applications for development, redevelopment, or building permit will be exempt from the application of this ordinance:

a. Any building or structure for which final site plan approval has been obtained prior to the enactment of this section;

b. A project determined by the City Planner to be of a temporary nature such that meeting the intent of the ordinance would not be practical.

c. The City Administrative Staff shall retain the authority to exempt any proposed development or redevelopment project for this district that is being proposed for any existing structure or structures from the application of any or all of the provisions of Code. This exemption shall not be applicable to development or redevelopment projects in the Gateway District proposed for vacant or "ground up" construction which retains the continuing availability of the City variance process for specific relief from the provision of this code section.

3. Fees. Each application filed with the City shall be accompanied by the payment of a fee, as set by the City Council, from time to time, to cover the expenses of the City in processing and reviewing the application for development.

* * *

Sec. 150-164. - Northwest 36th Street [District].

* * *

(B) Permitted uses.

* * *

(4) *Permissible accessory uses and structures; limitations as to location for new structures only.*

- (a) For corner properties, entrances to accessory parking lots and structures shall be oriented away from NW 36th Street, and shall be located behind the principal structure on the same building site.
- (b) To the extent possible, vehicular access to on-site parking, loading, or service shall not be allowed be limited the side or rear of the property along NW 36th Street. Garbage collection, deliveries, or other service vehicle stationing shall be restricted to the side or rear of the property.

* * *

(D) *Setbacks, lot coverage, and floor area.*

~~(1) Build to line. The build to line for properties adjoining NW 36th Street shall be 15 feet. The build to line shall be defined as an~~

~~alignment established a certain distance from the property line to a line along which the building shall be built.~~

(12) Minimum setbacks.

* * *

(23) Floor area limitations.

* * *

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Miami Springs. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon adoption.

PASSED ON FIRST READING this 10th day of December, 2018, on a motion made by Councilman Best and seconded by Vice Mayor Petralanda.

PASSED AND ADOPTED ON SECOND READING this 14th day of January, 2019, on a motion made by Councilman Best and seconded by Councilwoman Zapata.

Vice Mayor Jaime Petralanda	<u>YES</u>
Councilman Bob Best	<u>YES</u>
Councilwoman Maria Mitchell	<u>NO</u>
Councilwoman Mara Zapata	<u>YES</u>
Mayor Billy Bain	<u>YES</u>



BILLY BAIN, MAYOR

ATTEST:



ERIKA GONZALEZ-SANTAMARIA, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:



WEISS, SEROTA, HELFMAN, COLE & BIERMANN, P.L.
CITY ATTORNEY

ORDINANCE NO. 1107 – 2018

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, AMENDING CHAPTER 150 OF THE CITY'S CODE OF ORDINANCES BY CREATING SECTION 150.070.1, "MIAMI SPRINGS OVERLAY GATEWAY DISTRICT"; PROVIDING FOR REGULATIONS CONSISTENT WITH THE CITY OF MIAMI SPRINGS COMPREHENSIVE PLAN; PROVIDING FOR IMPLEMENTATION; PROVIDING OF INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, for many years, various aspects of a principal entrance into the City of Miami Springs (the "City")—the gateway to and from the City of Hialeah—have not met community standards; and

WHEREAS, enhanced buildings, landscaping, signage, architecture and other design standards and building regulations have been and continue to be needed to ensure an attractive and viable physical environment to retain and attract economic development and avoid unintended consequences resulting from current regulations; and

WHEREAS, pursuant to Chapter 163, Florida Statutes, the City has amended its Comprehensive Plan and Future Land Use Map to create of an overlay district, called the "Miami Springs Gateway Overlay District" (the "Gateway District") which establishes an area *within* the Central Business District ("CBD") land use category, that calls for enhanced buildings, landscaping, signage, architecture and other design standards and building regulations, in furtherance of achieving the aforementioned goals; and

WHEREAS, to effectuate the goals and implement the policies of the City's Comprehensive Plan associated with the Gateway District, zoning regulations are required; and

WHEREAS, the City Council hereby finds that the adoption of this Ordinance is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS: ¹

Section 1. Recitals. The above-stated recitals are hereby confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Amending Chapter 150 of the City Code. The Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by as follows:

CHAPTER 150 – ZONING CODE

* * *

ARTICLE VII. BUSINESS DISTRICT

* * *

Sec. 150-070.1. – Miami Springs Gateway Overlay District

- (A) Purpose. The purpose of the Miami Springs Gateway Overlay District (“Gateway District”), located within the Central Business District for the area abutting and/or adjacent to the outgoing/incoming vehicular bridges to/from the City of Hialeah, as identified in the City’s Future Land Use Map and herein, is to facilitate placemaking by enhancing neighborhood character and authenticity through participatory design and identifying projects such architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City’s history. The foregoing will further the goals, objectives, and policies of the Central Business District, which are to foster a suburban downtown that satisfy the business, service, dining, and

¹ Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicted with ~~double strikethrough~~ and double underline.

entertainment needs of the community's residents, as further detailed in the City's Comprehensive Plan and Section 150.070 of the City Code.

- (B) Boundary. As identified in the City's Future Land Use Map, the Gateway District shall be defined as that area bounded by Canal Street, the alley southeast of Hook Square, South Royal Poinciana Boulevard, North Royal Poinciana Boulevard and Nahkoda Drive. More specifically this area includes: Lots 24-26 Block 86; Tract A, Block 85; Tract B, Block 85; Tract C, Block 85; Lot 9, Block 85; Lots 1-2, Block 66; Lot 6, Block 66; Lot 7, Block 66; Lot 8, Block 66 and Track G; Lots 10, 12-14 And Tracks E and F; Lot 16, Block 66; Track D, Block 66; Lots 21-22, Block 66; Lots 31-34, Block 66; Lots 28-30, Block 66; Lot 27, Block 66; Tract C, Block 66; and Lots 21-22, Block 66. For reference, the area is identified below.



- (C) Design Standards. The City desires for new and existing buildings within the Gateway District to become more aesthetically pleasing, have architectural elements that highlight the City's history, facilitate pedestrian activity and walkability, and assist in traffic calming. As opposed to a mandate, the City desires to accomplish these objectives through incentives in development standards that will encourage property owners to improve their respective properties in a manner that results in cohesive building design and features throughout the Gateway District. The standards are as follows:

1. Building height limitations. In keeping with the applicable requirement of the CBD, the maximum building height shall be no more than forty (40) feet and no more than three (3) stories. Rooftops may be activated provided that no vertical construction exceeds the height restrictions stated herein.

2. Setbacks. The setbacks in the CBD shall remain in effect for the Gateway District, except as follows:
 - a. All buildings shall be built to the front property line, but the first floor shall be recessed ten (10) feet, so as to facilitate expanded sidewalks or arcade for increased pedestrian activity; and
 - b. No rear yard setback is required.
3. Uses. The uses in the CBD shall remain in effect for the Gateway District, except that hotels shall be prohibited in the Gateway District. Additionally, first floor uses along road rights of way shall be limited to restaurant and/or retail. Direct access to such uses and full storefront windows are encouraged.
4. Architectural design. It is required that all new site development, structures, buildings, remodelings and renovations show proper architectural design concepts and be appropriate to their surroundings. All new construction and remodeling and renovation of existing buildings and structures within the Gateway District shall:
 - a. exhibit elements of the Pueblo/Mission Revival architectural design standard. Examples of these styles will be available through the Office of the City Planner;
 - b. be designed in such a manner as to create, improve, or connect pedestrian amenities in the subject property and surrounding area, giving specific consideration to such things as, without limitation, linkages in/between/among circulation patterns, relationships to architectural and urban design features, relationships to public and private spaces, and accessibility, usability and coordination with adjacent properties;
 - c. to the extent possible, install awnings or eyebrows for portions of the project that abut City sidewalks;
 - d. be installed underground all on-site utilities. Large transformers shall be placed on the ground within pad amounts, enclosures or vaults;

- e. provide adequate landscaping to screen all aboveground facilities.
- f. All satellite dishes, antennas, and or other telecommunications equipment must be appropriately screened such that it is not visible from the street.

5. Floor Area Limitations. All buildings within the Gateway District shall be limited to a floor area ratio (F.A.R.) of 1.0, in keeping with the limitation of the CBD, except that properties may be developed/redeveloped up to an F.A.R. of 1.7 through the satisfaction of the creative excellence standards established in this section.

6. Creative Excellence Standards. For a property to take advantage of a project F.A.R. in excess of 1.0 as referenced in subsection 3 herein, a development or redevelopment project must incorporate a combination elements from the Creative Excellence categories provided below, which shall be demonstrated by the property owner at the time of initial site plan review. Notwithstanding the cumulative value of the Creative Excellence elements, no project may exceed an F.A.R. of 1.7. No single element may be counted towards the satisfaction of more than one standard. The schedule of Creative Excellence elements for projects in the Gateway District are as follows:

<u>Category</u>	<u>Creative Excellence Element</u>	<u>Amount of F.A.R.</u> <u>(up to specified amount depending on degree of compliance)</u>
<u>A. Site Planning and Design</u>	a. <u>Art in public places—Durable creations that can be original works of art design specifically for the site including, but not be limited to, sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics and may include architectural designs, components or structures. The "art work" medium can include, but not be limited to, glass, steel, bronze, wood, stone and concrete. For purposes of the art program, "art work" does not</u>	0.2

	<p><u>include the following: (1) directional elements, such as signage or graphics; (2) objects that are mass-produced in a standard design; or (3) landscape gardening, unless substantially comprising durable elements defined as "art work" under this section. The art shall be place in an exterior area on the property subject to the development or on public property within the Gateway District, which is easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk. At a minimum, the art work shall cost one percent of total construction cost as indicated on the Building Permit or \$25,000.00 whichever is greater. The design and placement of the art in subject to approval by the City during site plan review. This element may be satisfied with a decorative water features—Considering movement, sound, reflection, recreation, cooling effect, architectural effect, coordination with plaza or other special place, public-private transition, visual impact, and relation to overall project design. In the alternative, a property may elect to pay the City an amount equal to the value of the art that meets this element in lieu of art on the property, which the City shall use for public art and beautification improvements.</u></p>	
	<p><u>b. Community Entry Feature—A thematic architectural or landscape design elements that incorporate a special landmark feature or public art to identify the community, representative of the City character. The Feature shall be subject to approval by the City.</u></p>	<p><u>0.20</u></p>
	<p><u>c. Directional Signage—A thematic, permanent sign incorporated into a right of way feature that orients pedestrians and drivers to facilities and other points of interest. The design of the signage will be subject to approval by the City.</u></p>	<p><u>0.20</u></p>
<p><u>B. Improvements: Rights-of-Way and On-Site Public Spaces</u></p>	<p><u>a. Alley improvements—Resurfacing and lighting in accordance with the specifications as established by the City Engineer. Includes the placement of all utility lines, transformers and related equipment underground and/or in vaults</u></p>	<p><u>0.2</u></p>
	<p><u>b. Right of Way improvements – improvements to crosswalks, sidewalks, canal banks, curbing, landscaping islands and other</u></p>	<p><u>0.2</u></p>

	c. <u>Installation of trolley stops/bus shelter on the subject property or neighboring property</u>	<u>0.15</u>
C. Site Improvements	a. <u>Lighting—Installation of decorative lighting (any combination building, landscape and site lighting)</u>	<u>0.1</u>
	c. <u>Landscape maturity—This bonus applies to landscaping that is a minimum 50% bigger than minimum standards for onsite plantings.</u>	<u>0.2</u>
	d. <u>Street trees, grates and irrigation—Landscaping on the public right-of-way shall occur for the entire street frontage of the property and shade trees shall be planted no further apart than 30 feet on center. Palms shall not be counted towards this elements. This bonus applies to landscaping that is a minimum 50% bigger than minimum standards for onsite plantings.</u>	<u>0.1</u>

(D) *Parking Requirements.* The CBD parking requirements as provided in Section 150.070(E)(1-3) shall apply to the Gateway District, including, without limitation, the grandfathering of provided parking, if any, for existing buildings and current uses. Additionally, because of the uniqueness of the buildings, configuration of parcels, and road network in the Gateway District, the minimum parking space requirements and design for new construction or alterations to existing structures that expand occupiable space, shall be determined on a case-by-case basis. The City Planner shall have the authority to establish parking requirements for alterations and new construction by counting a combination on-site and on-street parking and other elements identified below. For any on-street parking space(s) counted towards the satisfaction of a property’s requirement, or any spaces otherwise waived as a result of one of the factors listed below, a fee shall be paid to the City for each such parking space, in an amount set from time to time by approved resolution of the City Council. The funds shall be used to fund parking and wayfinding improvements in the Gateway District and the CBD. In determining the parking requirements for non-grandfathered properties, the following shall be considered:

1. availability of on-site parking;
2. availability of on-street parking;
3. provision of bicycle parking;

4. distance to, or inclusion of, bus and trolley stops;
5. internal capture of peak traffic trips as a result of mix of uses;
6. distance to public parking; and
7. walking accessibility of the site.

All on-site parking shall be appropriately landscape to provide visual relief and, to the extent possible, shade.

* * *

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Miami Springs. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. **Conflicts.** All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon adoption.

PASSED ON FIRST READING this 11th day of June, 2018, on a motion made by Vice Mayor Zapata and seconded by Councilman Best.

PASSED AND ADOPTED ON SECOND READING this 25th day of June, 2018, on a motion made by Vice Mayor Zapata and seconded by Councilman Petralanda.

Vice Mayor Mara Zapata	<u>YES</u>
Councilman Bob Best	<u>YES</u>
Councilwoman Maria Mitchell	<u>YES</u>
Councilman Jaime Petralanda	<u>YES</u>
Mayor Billy Bain	<u>YES</u>



BILLY BAIN, MAYOR

ATTEST:



ERIKA GONZALEZ-SANTAMARIA, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY



City of Miami Springs, Florida
City Council Meeting
Special Meeting Minutes
Monday, June 4, 2018 7:00 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 7:00 p.m.

Present were the following:

Mayor Billy Bain
Vice Mayor Mara Zapata, Ph.D.
Councilman Bob Best
Councilwoman Maria Puente Mitchell
Councilman Jaime A. Petralanda

City Manager/Finance Director William Alonso
City Attorney Dan Espino
City Clerk Erika Gonzalez-Santamaria
Assistant City Manager Tammy Romero
City Planner Chris Heid

- 2. Invocation:** Offered by Councilwoman Mitchell

Salute to the Flag: The audience participated.

- 3. New Business:**

A) Discussion on Enhancement of Downtown Miami Springs City Gateway

City Attorney Dan Espino provided an introduction on the proposed comprehensive plan amendments for the areas near the incoming and outgoing bridges, by Canal Street near the Circle. He explained that the changes are to improve and enhance the aesthetics in the downtown area.

City Manager Alonso read the staff memo for the record. City Attorney Espino provided an explanation on the two draft ordinances included in the agenda. He also provided an overview of the expectations and goals tonight for staff direction.

City Planner Chris Heid listed the conditions and elements provided in the ordinance that potential developers would have to meet in order to increase the floor area ratio.

Councilman Best inquired what buildings in the area are above the 1.0 FAR and if this ordinance would provide incentives to developers.

Vice Mayor Zapata requested information on the elements being offered, and if the City could be more restrictive and require the developers to do things rather than reward them as an element. The Vice Mayor requested that the first floor should be uniform throughout; she addressed the specific elements, such as water features, alley improvements, and to eliminate hotels as a use.

Councilwoman Mitchell addressed areas for making the ordinance more pedestrian friendly, to include recessed features, what the process for approval of the art in public places would be, and sidewalk enhancement with connectivity.

Councilman Petralanda addressed the issue with parking requirements. He also inquired to include in the ordinance the improvement and enhancement of the canal bank area to those properties that abut that area.

Mayor Bain requested that the City Attorney provide a synopsis on the Council's requests and recommendations for a first reading at the next upcoming Council meeting. The City Attorney listed the following items, review the numerical values of the elements, incorporate pedestrian amenities, storefront uniformity, eliminate the hotel use, revise the water feature element, review the specificity of art in public places portion, and improvements to canal banks where permitted.

The following members of the public addressed the Council, Eric Elza, 98 Canal Street, and Rogelio Madan.

Councilman Best made a motion to move the proposed draft ordinances for first reading with the amendments recommended by Council for consideration at the next Council meeting. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

4. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:10 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
this 25th day of June, 2018.*

Billy Bain, 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.



AGENDA MEMORANDUM

Meeting Date: June 4th, 2018
To: Honorable Mayor and Council
From: William Alonso, City Manager
With: Daniel A. Espino, City Attorney
Chris Heid, City Planner
Re: Enhancement of Downtown Miami Springs City Gateway

Introduction

As was briefly discussed on the May 29th Regular Council Meeting, staff, for some time, has been looking at ways to enhance the entrance into Miami Springs in the Downtown Area, which we have come to call the “Gateway.” For years, past Council, residents, and commercial property owners have expressed a need to enhance the beauty and look of the Gateway. Members of the current City Council have expressed this desire as well.

The area has seen some recent activity with the sale of certain properties, like the Starbucks property and the photography studio property (the latter of which is under construction and will soon host Apple Dental), as well as the placement for sale of the theater property. Other than the Dental Office building, the area has not experienced any meaningful change. While staff began to focus on this area last year, our attention was diverted from time to time by a variety of other issues, including Hurricane Irma, the current fiscal year budget, and other operational issues.

At the end of March of this year, I received a letter from Mariana Santana, the widow of the late Carlos Santana, which I have included with this memo as attachment “A”. As you will read in the letter, Mrs. Santana generally expresses frustration at her repeated failed attempts to sell the theater property, citing the reservations of numerous brokers and interested parties about buying the property given the onerous property regulations in the Downtown area. This letter caused staff to take the Gateway from the backburner and make it a pending concern.

For the past two months, the City Planner, City Attorney, and my office have discussed, researched, and analyzed ways to foster enhancements of the Gateway that: 1) improve the area to better reflect the character and quality of life in the City; 2) better

identifies the City of Miami Springs and its history; 3) enhances the area character and authenticity of as a principal entrance of the City; 4) fosters increased business and pedestrian activities for the residents; and 5) helps spur economic development and an expanded commercial tax base. It can hardly be argued that Gateway is in need of improvement in the area of building design, landscaping, signage, streetscape, gateway features, and traffic calming.

Regrettably, the City finds itself in a difficult position to bring about some of the desired changes. Some of the improvements to the area could be accomplished as City capital improvements, but that capital outlay would be costly and exceeds funds the City has available for infrastructure improvements. Additionally, much of the desired changes involve private property, requiring the buy-in of private property owners. The current regulations for the area have generally failed to produce the type of Gateway that is currently desired.

Solution Analysis

In keeping with the historical approach that the City has taken, we began to consider policy changes that could bring about the changes that are generally desired of the Gateway. In turn, we turned to some of the historical information prepared for the City, which included the Dover Kohl report from 2001 ("Report"). You will find applicable excerpts of it included with this memo as Attachment "B." The Report correctly identified the Gateway as a scenic entrance into the City and Downtown area. The bridges, layout and Circle provide a natural place for driver's to have the opportunity to become aware of what the area has to offer (as opposed to a straight road), if there was more to look-at. While we all agree that Downtown Miami Springs is a beautifully planned area, the Report identified conditions that are still present today, such as buildings that lack architectural detail, an entrance without a strong sense of place, a unique character, untapped amenities for public enjoyment. Any policy that would work to improve the area would need to address these areas.

Gateway Overlay District - Created

The policy solution we are proposing to the City Council for consideration is the creation of the "Miami Springs Gateway Overlay District" (the "Gateway Overlay District") for the area abutting and/or adjacent to the out-going/in-coming vehicular bridges coming into and leaving from the City. For your reference, attachment "C" provides a map with the boundaries of the Gateway Overlay District delineated. As the full name suggests, the Gateway Overlay District would function as a subarea of the Central Business District, the policies for which would "lay on top of" and work with the policies for the Central Business District. The goal is to facilitate placemaking by enhancing neighborhood character and authenticity through participatory design and identifying projects such as architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City's history. The policies would call for new design standards and for the development of desired amenities by private property owners in exchange for some flexibility in current Central Business District Regulations.

To create the Gateway Overlay District and the corresponding policy, the Council would need to amend the City's Comprehensive Plan ("Comp. Plan") and the Future Land Use Map, as well as amending one section of the zoning code. Staff has prepared draft ordinances for your consideration, which are provided as Attachment "D", for the ordinance amending the Comp. Plan and Future Land Use Map, and Attachment "E", for the ordinance amending the zoning code.

Gateway Overlay District – Policies

The policies for the Gateway Overlay District are all geared towards addressing the concerns of the Report. New design standards would require new construction projects and/or renovation projects to exhibit elements of the Pueblo/Mission Revival architecture. This would accentuate the City's history while creating a unifying design element to buildings in the Gateway. Buildings would continue being capped at no more than three (3) stories and forty (40) feet. Parking requirements would become more flexible, allowing the City Planner to consider a combination of on-site parking, on-street parking, public parking lots, pedestrian accessibility, bicycle parking, and other transit options available to a property. The policies also call for the establishment of "Creative Excellence Standards," which are a series of project elements that must be incorporated into a project in order to slightly exceed the floor area ratio (F.A.R.) that would remain the base in the Gateway Overlay District and would remain the maximum in the rest of the Central Business District. Those Creative Excellence elements includes such things as pedestrian amenities, traffic calming features and signage for public rights of way, art in public places, activated sidewalks, mature landscape, lighting, transit shelter, and other project features.

It should be noted that the current F.A.R. for the Central Business District (1.0) is more restrictive than many existing buildings that are scattered throughout the Gateway Overlay District and the Central Business District. Attachment "F" provides a comparison of grandfathered buildings and their respective F.A.R.s. The historically designated Stadnik Pharmacy Building, which would be inside the Gateway Overlay District, enjoys an F.A.R. of 1.4. The Green Chiropractic Building on Westward Drive has an F.A.R. of 1.7. A couple other buildings on Westward Drive have an F.A.R. of 1.6. Even City Hall enjoys an F.A.R. of 1.2, a number reduced because of City's Halls parking lot. Additionally, many buildings in the Gateway Overlay District were built when parking requirements were very different than today. Most buildings in the area do not meet the onerous parking requirements but are also grandfathered in this respect as well. The practical reality is that, should disaster befall any of the aforementioned buildings, they could not rebuild them as we known them today.

Gateway Overlay District – Implemented

New construction and renovations in the Gateway Overlay District would have some options not available to the rest of the Central Business District. They would always have to be designed with elements of Pueblo/Mission Revival exhibited in architecture and all have flexibility in determining parking calculations, but properties would have options when it came to intensity. A property owner could choose to remain at the F.A.R. of 1.0. However, a property owner that desired to have a slight increase to the property's F.A.R. would have to include into his/her/its project a combination of Creative

Excellence Elements that would meet the Creative Excellence Standards and provide an F.A.R. increase that could not exceed 0.7. That is, a new construction or renovation project that expanded an existing building could be constructed from an F.A.R. of 1.0 to 1.7, provided that the project incorporated Creative Excellence Elements, such as traffic calming, signage, gateway features, a building design that created a pedestrian arcade and encouraged sidewalk dining, art in public places, and other features. The result could be a project similar to the rendering provided on the last page of the Report or a derivative of it.

Conclusion

We believe that the Gateway Overlay District will begin to solve the concerns that have been raised and continue to be raised about the unsightly conditions in parts of the Gateway. The design elements will tie the buildings together, the flexibility in intensity and parking will encourage property owners to improve their properties, and the Creative Excellence Standards will cause private property owners to bring about the features that are missing in our Gateway. The Gateway Overlay District will help accomplish, the goals, objectives, and policies in the Comp. Plan for the Central Business District of further improving our suburban Downtown into a thriving area with business amenities for residents while also making our Gateway a quintessential part of the Miami Springs identity.

Staff requests the City Council's consideration of the recommended policies, as well as feedback, with the goal of bringing forward ordinances for public hearings in June.

THE CORE AREA: The Circle, Hook Square, North Curtiss Parkway, South Royal Poinciana, and Westward Drive

The Core Area is the most important area on which to focus initial revitalization efforts. Because of its commercial potential, improvements in this area will have the greatest impact on the economic strength and demand from people who want to shop, work, and live in the downtown.

Existing Conditions

Strengths

The Circle is an important landmark

All those who know Miami Springs identify the Circle as the center of town. It is more than just a large traffic circle with a landscaped park in the middle. It announces that you have arrived in the heart of a small town and sets the identity of the whole community. The historic Stadnik's Drugstore building and the gazebo in the park are part of what establishes that character. That imagery of small town charm is so strong that photographs taken at the circle, either for publicity or private use, always include those two features. The park and the wide Curtiss Parkway bring to mind the City's garden setting. It is so psychologically central to the community that the City posts its public messages there.

Provides a scenic entrance to the City and the Downtown

The combination of the old narrow steel bridges crossing the Miami River Canal, the Main Street character of North Curtiss Parkway, and the landscaped Circle make for an interesting experience and a very pictur-

esque view. Motorists driving through too quickly cannot "take it all in." The variety, detail and spatial experiences make one want to stop, stay for a while, or return. Features like the park and the canal bank provide resting places and a true public realm that shopping centers and malls never provide.

Has a mixture of uses and everyday needs

The downtown has an excellent mixture of uses: civic buildings, stores, restaurants, offices, doctor's offices and apartments. In places, there is the classic relationship of apartments and offices above shops. Proprietors provide a range of everyday needs including groceries, hardware, medications, and places to eat. Downtown residents benefit by having City Hall, the library, the elementary school, several places of worship, and other civic organizations all nearby. The variety does not limit future possibilities since the retail area is not known for being specialized, such as an "antique row" or "bridal mecca."

Westward Drive as a classic small town main street

Main Streets can be used as a marketing angle. Other shopping centers and malls often try to re-create the look and feel of a main street, but it is usually obvious that these are fake (often the trees and shrubs are fake.) Westward Drive is a true main street, with mature shade trees and benches for sitting in the shade. These features make it unique to nearly all the other shopping streets in South Florida.



Most of the properties fronting the Circle have buildings set back from the sidewalk. This deters pedestrian traffic.



New buildings located at the sidewalk will improve the "sense of place" and interest people to walk around the Circle.

The majority of the Circle's edges are parking lots that create physical gaps in the Circle's streetwall. Many of the lots are oddly shaped making it difficult to properly front the Circle with buildings. This condition may be the reason why the northern side of the Circle, with longer block faces, was built first.

On Westward Drive physical gaps occur at the Commerce Bank of Florida parking lot and at the vacant lot just east of Park Street. The front yard of the Women's Club also creates a "gap." The City Hall does generate a good bit of pedestrian traffic, but it is a gap in the retail continuity. This gap is less important now because of the abundance of office uses at the sidewalk level. In the future, if stores are more prevalent on the street, the gap created by City Hall and the Women's Club will possibly serve as an obstacle for businesses attracting customers to the west side of City Hall.

The streetwall around Hook Square should be more complete than it is currently. The scenic park will look nicer with an attractive backdrop of building facades. The parking lot by the old cinema is not attractive either.

Lack of Architectural Detail

Most of the storefronts do not have the visual strength that make the Stadnik's drug store building so cherished. Other storefronts do not have to be Adobe or Florida Mission Style to have a stronger presence. Many just need updating, accenting and trim elements, or at least a fresh coat of paint. The colors could be more lively or fashionable than the common beige with brown or rust accents. Remember Ocean Drive when the buildings were all painted brown? –Look at it now!

Difficult access to the Circle Park

One reason the Park is underutilized might be that the traffic is making pedestrian access dangerous. There are no marked crosswalks. Cars, when entering the circle, do not stop; they yield. Therefore the cars remain in motion. The driver tends to look to the left for on coming cars, instead of straight ahead where a pedestrian might be.

Unfriendly pedestrian environment

Narrow sidewalks and a lack of shade and shelter discourage shoppers. Bolder stripes or pavement textures for crosswalks will increase safety for pedestrians crossing the streets.

South Royal Poinciana entrance is weak

As a primary entrance and exit to Downtown Miami Springs, the various types of buildings and uses leave a mixed impression; there is no clear sense of place. The roadway edges are tattered and grass is worn away. Traffic volumes make pedestrian crossing very dangerous;



At Westward Drive and Esplanade, the wide expanse of pavement marks the entrance to the Downtown. Returning some of the pavement to grass or trees would be an improvement.



The view looking towards Hook Square is less than ideal, because of the parking lot.

CANAL STREET AREA

The Canal Street Area is another of Miami Springs' unique areas. It offers public access to the waterfront, the C-6 Miami River Canal. For the short term, residential and office uses will be the most viable. In the long term, if the demand for retail space increases in the Core Area, then retail uses can expand onto Canal Street.

EXISTING CONDITIONS

Strengths

An untapped amenity for Public Enjoyment

The Miami River Canal is an untapped amenity that could be used for public enjoyment. At Hook Square, there is landscaping and a sidewalk next to the canal. The sidewalk does not continue along the canal bank northwest of the Curtiss Parkway Bridge where unfortunately there is also little landscape. Making the canal bank more like a linear park may tempt people to stop and enjoy the waterfront. There is wildlife in the canal that people might enjoy seeing, like the baby ducks, geese, and an occasional manatee.

Unique Character

The character of the street is very different than other parts of the downtown, because one side of the street faces the Miami River Canal. With modification to the street, the sidewalk and the landscaping, it could become a very desirable place to live or work. It is located close enough to many of the businesses and activities in Downtown Miami Springs to give the street a desirable address.



A mix of uses, apartments, stores, and offices are already located along Canal Street.

Important entrance to the City

Canal Street has an opportunity to be an important "entrance" to the City. When driving on Okeechobee Road, most of what you see across the canal is the backs of buildings. On Canal Street, the fronts of buildings face the canal and Okeechobee Road, making this part of the City special. Here the buildings can put their best face forward and say to people driving by, "This is Miami Springs!"

Weaknesses

The uncertainty of the appearance of Okeechobee Road

The widening of Okeechobee Road will affect the appearance of the Miami Springs side of the canal. Whether the effect is positive or negative is uncertain. This uncertainty makes investment risky. If Okeechobee is unsightly, it could ruin the appearance of the street, condemning it to something less than its potential.

Too much pavement for its use

Canal Street is a local road that has a very low traffic volume. The street is wider than it needs to be for its usage. Increasing the landscaped area along the canal bank by reducing the width of the street will help the canal bank become a better park.

Unkempt, shabby appearance

The landscaping on both sides of the street has not been well maintained. The sidewalks are in bad shape and do not connect at street corners.



Wide areas of asphalt may not be needed. Narrowing the travel lanes could free up more space for grass and trees, or for wider sidewalks and landscaping closer to the buildings.



Patchy areas of grass and sand caused by parking in the grass and discontinuous sidewalks detract from the pedestrian experience.

GOALS AND ACTION STEPS

Goals:

To have an improved appearance of the streetscape.

To have more quality apartments and condominiums.

To have office space available.

To make the canal bank a linear park that the whole community can enjoy.

To enhance the appearance of the City from Okeechobee Road.

Action Steps:

Begin a streetscape project for Canal Street.

The design should include:

- Narrowing the travel lanes; keep it two ways in both directions
- Retaining the diagonal parking spaces along the entire length.
- Reducing overall width of pavement, if possible.
- Widening the sidewalks to at least 6 feet,
- Connecting the sidewalks at street corners.
- Retaining the landscaped strip on the south side of the street.
- Planting more trees where there are spaces between existing trees.

- Installing park benches along the canal bank.
- Paving a walkway on the canal side of the street and connect it to the existing one at Hook Square.

If phasing is necessary, due to costs, then the priority should be:

1. The first block closest to North Curtiss Parkway.
2. The second block that has the Bellsouth Building.
3. The next block down the street (the last block on the street).

Meet with the property owners to find out their intentions for their property.

The success of downtown depends on having more people living and working within walking distance. Lambert Advisory's *Miami Springs Downtown Revitalization Plan - Market Analysis* shows that townhouses, condominiums, and office uses should be successful regardless of future changes in the downtown. The existing property owners may be interested in this information and perhaps motivated to redevelop their properties if they see a financial advantage.

The advantage to the City for this three block long street to intensify is to have more people living and working in Downtown who can patronize the downtown businesses. An existing customer base is a strong selling point to lure new investors. Miami Springs already has people near the shops, but according to the merchants, they need more customers to offer competitive prices like other stores in the region. Because the street is somewhat disconnected from the rest of the City, there should be no traffic impact to the residential streets outside of the downtown.



Existing conditions at Canal Street and North Curtiss Parkway in 2000



Possible new buildings at the same corner make a stronger statement for the Downtown.

Allow for flexible floor area ratios and side setbacks.

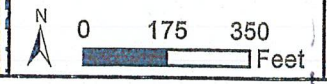
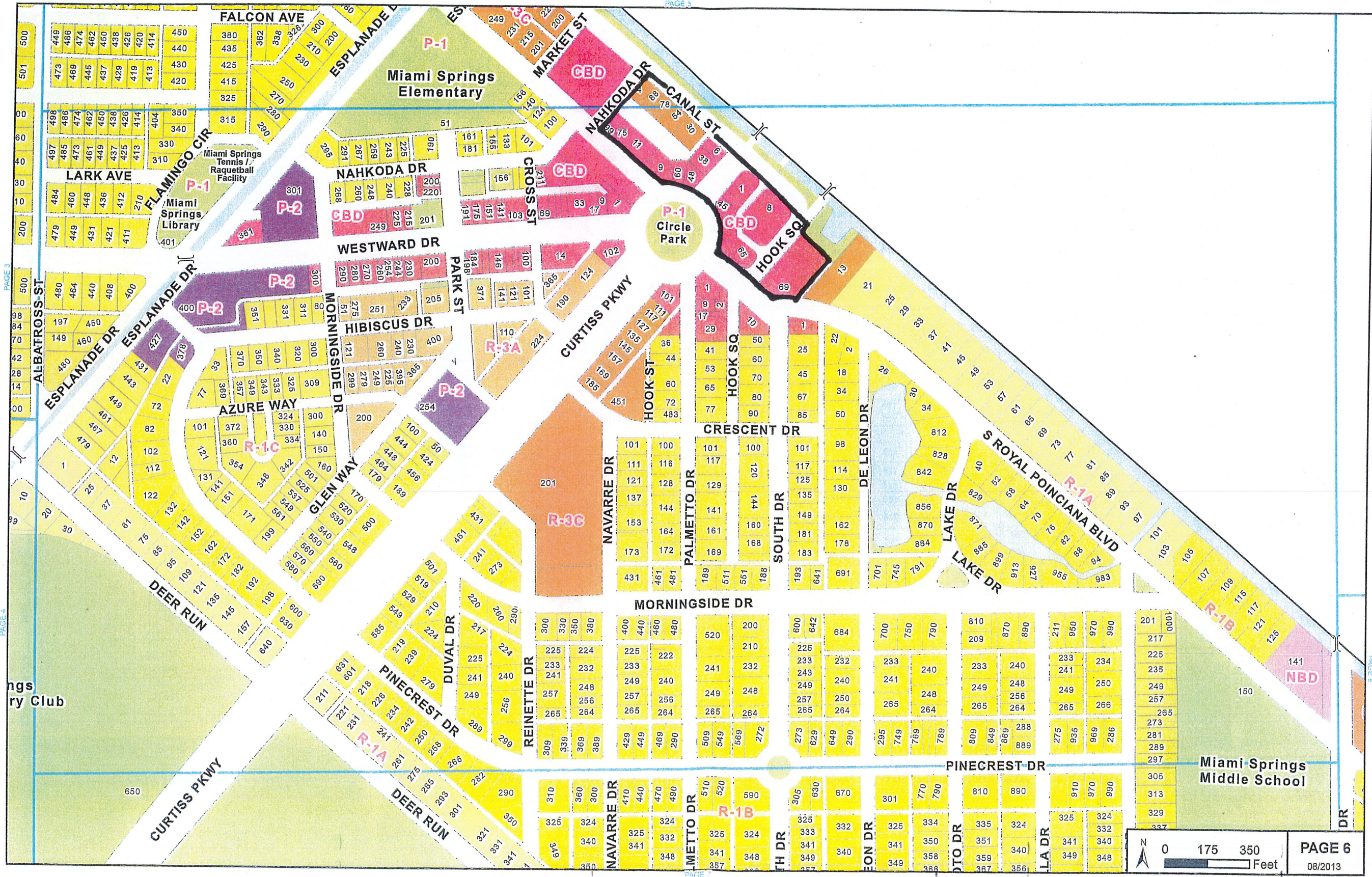
Future enhancements to this area are likely to make it a highly desirable place to live and work. Allowing for greater building capacity will likely increase the number of homeowners or renters; both have a positive impact for the City's revenues. Three-story buildings facing the Canal could also provide a sound barrier from Okeechobee Road's traffic, which is expected to increase when it is widened.

Examine the FDOT landscape plan for the Canal.

If this hasn't already been done, the City Manager or the Public Works director should scrutinize the landscaping plan for the Canal prepared by the Florida Department of Transportation (FDOT). Careful attention should be given to how the canal will look from across the street and how Miami Springs will look from Okeechobee Road.

Be patient with retail uses on Canal Street.

This street could be a nice place for restaurants since it is on the City's waterfront, but the near-term focus for retail and restaurants should be in the Core Area. It's important at this early stage to concentrate every new improvement and business in a distinct area to strengthen the pedestrian environment. Since the retail demand is at an all time low for Miami Springs, concentrating the retail area instead of spreading it out will make it easier for businesses to share customers and generate pedestrian activity on the sidewalks. Overtime, as the Circle and Westward Drive become more desirable, retail could spread to Canal Street without negative impacts to the neighborhood streets. If a new restaurant wished to take advantage of the waterfront and existing foot traffic, the corner of Canal Street and North Curtiss Parkway is a potentially successful location.



CENTRAL BUSINESS DISTRICT



City of Miami Springs, Zoning and Planning Department - 201 Westward Drive, Miami Springs, FL 33166,

ADDRESS	LOT SIZE	BUILDING SQ. FOOTAGE	F.A.R.	Year Built	COMMENTS
6 CURTISS PARKWAY	7,500 SQ. FT.	6,037 SQ. FT.	0.8		
38 CURTISS PARKWAY	5,000 SQ. FT.	4,000 SQ. FT.	0.8		
48 CURTISS PARKWAY	8,893 SQ. FT.	4,531 SQ. FT.	0.51		
60 CURTISS PARKWAY	5,450 SQ. FT.	3,766 SQ. FT.	0.69		
9 N ROYAL POINCIANA BLVD	10,061 SQ. FT.	2,383 SQ. FT.	0.24		
11 POINCIANA AVENUE	15,000 SQ. FT.	8,069 SQ. FT.	0.54		
75 N ROYAL POINCIANA BLVD	2,500 SQ. FT.	1,677 SQ. FT.	0.67		
99 N ROYAL POINCIANA BLVD	7,500 SQ. FT.	996 SQ. FT.	0.13		
100 CANAL STREET	75,626 SQ. FT.	61,499 SQ. FT.	0.85		
211 CROSS STREET	4,500 SQ. FT.	1,862 SQ. FT.	0.41		
80 CURTISS PARKWAY	33,751 SQ. FT.	17,558 SQ. FT.	0.52		
1 WESTWARD DRIVE	8,436 SQ. FT.	4,442 SQ. FT.	0.53		
9 WESTWARD DRIVE	4,004 SQ. FT.	2,903 SQ. FT.	0.73		
17 WESTWARD DRIVE	2,500 SQ. FT.	1,802 SQ. FT.	0.72		
33 WESTWARD DRIVE	10,000 SQ. FT.	0 SQ. FT.	0		VACANT LOT
69 WESTWARD DRIVE	20,500 SQ. FT.	3,086 SQ. FT.	0.15		
101 WESTWARD DRIVE	10,000 SQ. FT.	12,500 SQ. FT.	1.25	1946	(135-143) 2 STORY
141 WESTWARD DRIVE	2,500 SQ. FT.	3,258 SQ. FT.	1.3	1963	OFFICE (VACANT)
151 WESTWARD DRIVE	5,000 SQ. FT.	3,795 SQ. FT.	0.76		
181 WESTWARD DRIVE	5,000 SQ. FT.	6,062 SQ. FT.	1.21	1965	2 STORY OFFICE/ PHYSIOTHERAPY
191 WESTWARD DRIVE	5,000 SQ. FT.	3,059 SQ. FT.	0.61		
200 PARK STREET	5,000 SQ. FT.	3,987 SQ. FT.	0.8		
220 PARK STREET	3,700 SQ. FT.	2,493 SQ. FT.	0.67		
201 WESTWARD DRIVE	14,419 SQ. FT.	17,166 SQ. FT.	1.19	1964	MIAMI SPRINGS CITY HALL
215 WESTWARD DRIVE	2,500 SQ. FT.	1,827 SQ. FT.	0.73		
225 WESTWARD DRIVE	7,500 SQ. FT.	4,706 SQ. FT.	0.63		
263 WESTWARD DRIVE	22,500 SQ. FT.	12,229 SQ. FT.	0.54		
365 WESTWARD DRIVE	12,181 SQ. FT.	9,397 SQ. FT.	0.77		
300 WESTWARD DRIVE	5,600 SQ. FT.	9,408 SQ. FT.	1.68	1962	2 STORY CHIROPRACTOR
294 WESTWARD DRIVE	5,000 SQ. FT.	3,327 SQ. FT.	0.67		
288 WESTWARD DRIVE	5,000 SQ. FT.	3,325 SQ. FT.	0.67		
270 WESTWARD DRIVE	7,500 SQ. FT.	7,226 SQ. FT.	0.96		
260 WESTWARD DRIVE	2,500 SQ. FT.	4,000 SQ. FT.	1.6	1955	2 STORY OFFICE/ FITNESS CENTER
254 WESTWARD DRIVE	2,500 SQ. FT.	1,509 SQ. FT.	0.6		
244 WESTWARD DRIVE	5,000 SQ. FT.	5,025 SQ. FT.	1.01	1953	2 STORY OFFICE/ SHOE REPAIR
232 WESTWARD DRIVE	7,500 SQ. FT.	5,010 SQ. FT.	0.67		
200 WESTWARD DRIVE	10,690 SQ. FT.	2,890 SQ. FT.	0.27		WOMAN'S CLUB
198 WESTWARD DRIVE	2,500 SQ. FT.	1,512 SQ. FT.	0.6		
186 WESTWARD DRIVE	2,500 SQ. FT.	3,500 SQ. FT.	1.4	1958	2 STORY OFFICE/ DENTAL
160-170 WESTWARD DRIVE	0 SQ. FT.	5,000 SQ. FT.	0		VACANT LOT

CENTRAL BUSINESS DISTRICT



City of Miami Springs, Zoning and Planning Department - 201 Westward Drive, Miami Springs, FL 33166,

ADDRESS	LOT SIZE	BUILDING SQ. FOOTAGE	F.A.R.	Year Built	COMMENTS
150 WESTWARD DRIVE	6,139 SQ. FT.	12,500 SQ. FT.	0.49		
100 WESTWARD DRIVE	5,000 SQ. FT.	4,507 SQ. FT.	0.9		
14 WESTWARD DRIVE	17,638 SQ. FT.	11,710 SQ. FT.	0.66		
102 CURTISS PARKWAY	11,761 SQ. FT.	1,689 SQ. FT.	0.14		
101 CURTISS PARKWAY	18,591 SQ. FT.	3,066 SQ. FT.	0.17		SUNTRUST BANK + DRIVE-THROUGH
29 PALMETTO DRIVE	12,500 SQ. FT.	1,900 SQ. FT.	0.15		SINGLE FAMILY RESIDENTIAL
17 PALMETTO DRIVE	3,312 SQ. FT.	2,450 SQ. FT.	0.74		
2 PALMETTO DRIVE	4,530 SQ. FT.	2,690 SQ. FT.	0.59		
9 PALMETTO DRIVE	3,680 SQ. FT.	2,711 SQ. FT.	0.74		
1 PALMETTO DRIVE	8,346 SQ. FT.	4,082 SQ. FT.	0.49		
10 S ROYAL POINCIANA BLVD	12,197 SQ. FT.	7,498 SQ. FT.	0.62		
1 SOUTH DRIVE	11,761 SQ. FT.	2,878 SQ. FT.	0.24		
69 HOOK SQUAR	47,766 SQ. FT.	11,988 SQ. FT.	0.25		
45-65 S ROYAL POINCIANA BLVD	18,730 SQ. FT.	15,618 SQ. FT.	0.83		
45 CURTISS PARKWAY	4,186 SQ. FT.	5,853 SQ. FT.	1.39	1924	Stadnicks/Pacos Way
1 CURTISS PARKWAY	16,668 SQ. FT.	12,142 SQ. FT.	0.73		
10 CANAL STREET	33,461.5 SQ. FT.	13,173 SQ. FT.	0.39		

The nine properties listed above with FAR's above 1.0 were built during a time period when there were no FAR requirements. The 1.0 FAR was established in the early 1970'2.



City of Miami Springs, Florida

City Council Meeting

Regular Meeting Minutes

Monday, June 11, 2018 7:00 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 7:05 p.m.

Present were the following:

Mayor Billy Bain

Vice Mayor Mara Zapata, Ph.D.

Councilman Bob Best

Councilwoman Maria Puente Mitchell

Councilman Jaime A. Petralanda

City Manager/Finance Director William Alonso

City Clerk Erika Gonzalez-Santamaria

City Attorney Dan Espino

Assistant City Manager Tammy Romero

Planning Director Chris Heid

- 2. Invocation:** Offered by Deacon Javier Inda of Blessed Trinity Catholic Church
Salute to the Flag: The Audience led the Pledge of Allegiance and Salute to the Flag

- 3. Agenda / Order of Business:** None at this time.

- 4. Awards & Presentations:**

A) Certificates of Recognition to the Miami Springs High School 1st Team Miami Herald All County Athletes: Gabi Cimino, Girls Soccer; Elizabeth Vizcano, Girls Soccer; Mallory Mitnick, Softball; Carlos Rey, Baseball; and Angela Moon, Miami Herald 2018 Female Scholar Athlete of the Year by Dade Schools Athletic Foundation

Mayor Bain recognized the students for their accomplishments as athletes and as students and handed each student certificates of recognition. All students were present to accept their certificates except for Ms. Mitnick who was not available.

- 5. Open Forum:** The following members of the public addressed the City Council: Cristina Novoa, 1199 Oakwood Drive; Maribel Martin, 44 Curtiss Parkway.

- 6. Approval of Council Minutes:**

A) May 29, 2018 – Regular Meeting

Councilman Best moved to approve the minutes of May 29, 2018. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

- 7. Reports from Boards & Commissions:** None at this time.
- 8. Public Hearings:** None at this time.
- 9. Consent Agenda: (Funded and/or Budgeted)** None at this time.
- 10. Old Business:**
 - A) Update on the Boat Ramp cost estimate

City Manager Alonso read the staff memo for the record.

The City Manager and Chief Guzman answered the Council's questions in reference to police response in a water incident. It was the general consensus of the City Council to postpone the item to the next Council meeting for further discussion and provide staff more time to gather information on matters such as liability and training for police.

11. New Business:

A) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Approving An Amendment To The Text Of The City Of Miami Springs Comprehensive Plan Future Land Use Element For A Portion Of The Central Business District By Creating The Miami Springs Gateway Overlay District; Providing For Enhanced Building Requirements; Approving A Small Scale Amendment To The City's Future Land Use Map In Furtherance Hereof; Providing For Implementation; Providing Of Incorporation Into The Comprehensive Plan; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title. William Alonso read portions of the staff memo included in the agenda for the record.

Mayor Bain opened the item for a public hearing. Donna Hernandez, 765 Pinecrest Drive, Maribel Martin, Rogelio Madan, 224 Lenape Drive, George Lob, 860 Plover Avenue, Lazaro Martinez, 1021 Meadowlark Avenue, Tom Curtis, Alex Miranda, 220 Morningside Drive addressed the City Council. The Mayor closed the public hearing.

Councilman Best moved to approve Ordinance on first reading as amended with the updated recommendations of the City Council. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

B) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Amending Chapter 150 Of The City’s Code Of Ordinances By Creating Section 150.070.1, “Miami Springs Overlay Gateway District”; Providing For Regulations Consistent With The City Of Miami Springs Comprehensive Plan; Providing For Implementation; Providing Of Incorporation Into The Code; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title.

Mayor Bain opened the item for a public hearing. The Mayor closed the public hearing.

Discussion ensued among the City Council. The City Council discussed some possible updates to the ordinance which included the recommendations from the special meeting on June 4th, in addition, to recessed feature set at a minimum of 10 feet, bonus given if shade trees are fifty percent larger than the required size, parking requirement fees, and to include restaurants as an allowable use for the first floor along with retail.

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

C) Approval of the Fourth Amendment with Meridian Management, LLC to extend the agreement to December 21, 2019

City Manager William Alonso read the staff memo for the record.

Councilwoman Mitchell moved to approve the extension to the agreement. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

12. Other Business:

A) Request by Councilwoman Mitchell for Council to consider a resolution supporting the circle crosswalk

Councilwoman Mitchell explained that recently two residents, Jen Gonzalez and Maria Font, applied for a Miami Foundation grant that would assist in creating a community garden and possibly a crosswalk at the circle. Jen Gonzalez addressed the City Council on specific details of the grant and the project itself if selected as winners.

The following members of the public addressed the City Council, Michael Gavila, Kathleen Fleischman, Danielle Bender.

Vice Mayor Zapata moved to approve the recommendation for staff to create a resolution in support of the project for Council's consideration. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

13. Reports & Recommendations:

A) City Attorney

City Attorney reported that the litigation has commenced against the food and beverage vendor at the Country Club. He announced that a shade session may be possible in the weeks to come and announced the possibility of the session under the requirement of the Florida Statute Ch. 286.

The Mayor requested the City Attorney with the support and general consensus of the City Council to draft a resolution in support of Judge Adriana Fajardo-Orshan to be appointed by President Trump as the first woman US Attorney for the Southern District of Florida.

B) City Manager

City Manager William Alonso announced that June 18th the Miami Springs shuttle bus will add a stop at the EB Hotel to have residents access the airport.

Assistant City Manager Tammy Romero reminded the Council and the public that the "Chat with Councilwoman Mitchell" will take place Friday, June 15th, at the Starbucks at the Circle. She also encouraged the public to sign up on the emergency notification system in order to receive text messages for emergency notifications from the City.

C) City Council

Councilwoman Mitchell requested that the staff look into making a more specific explanation on how to sign in to the new emergency management notification system. She stated that there may be an extra step with password creation. She stated that the discussion this evening on the gateway project is a positive project and has so much potential for the area. She explained that the discussion is indicative that progress is much needed.

Vice Mayor Zapata requested that if it is possible to discuss at the next meeting that in light of tonight's discussion would be best to have the City Planner work with people in the community and not to hire outside consultants to look at updating the City Code. She requested that the purpose is not to rewrite the Code but to tighten it. The Vice Mayor congratulated Tammy Romero for being a first-time grandmother to a beautiful baby girl.

Councilman Petralanda thanked the City Manager and Tammy Romero and the rest of staff for their hard work for adding the additional stop at the EB Hotel for airport access to our residents. He was excited to announce that he was on vacation for the summer as

well.

Councilman Best thanked the Council for their due diligence this evening.

Mayor Bain announced that he enjoyed his experience this past week by attending the River Cities Chamber of Commerce event. He stated that the businesses are trying to reinstate the chamber and that the event was well attended. He explained cities such as Medley, Miami Springs and Virginia Gardens are joining forces to make the chamber a success and is hoping that it is a continued success.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 9:15 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 25th day of June, 2018.*

Billy Bain, 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, June 25, 2018 7:00 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 7:05 p.m.

Present were the following:

Mayor Billy Bain

Vice Mayor Mara Zapata, Ph.D.

Councilman Bob Best

Councilwoman Maria Puente Mitchell

Councilman Jaime A. Petralanda

City Manager/Finance Director William Alonso

City Clerk Erika Gonzalez-Santamaria

City Attorney Dan Espino

City Attorney Haydee Sera

Assistant City Manager Tammy Romero

Planning Director Chris Heid

Captain John Mulla

Recreation Director Omar Luna

2. **Invocation:** Offered by Councilman Best

Salute to the Flag: The Audience led the Pledge of Allegiance and Salute to the Flag

3. **Agenda / Order of Business:** None at this time.

4. **Awards & Presentations:**

A) Presentation from the Miami Realtors Association on their \$5,000 grant program

Ana Maria Rodriguez, member of the Miami Realtors Association, explained that the Placemaking Grant can be used toward tiki-hut at the boat ramp. She also said the butterfly garden and dog park upgrades are eligible as well. The tiki-hut was the favored project among the City Council and conceded it would be the best to apply the grant funds to that project.

B) Yard of the Month – July 2018 – 600 Forrest Drive – Julio and Margarita Arboleda

Mr. and Mrs. Arboleda were not present to accept their certificate for yard of the month.

C) Update from the Historic Society on their renovation of the Stafford building and request for additional funding to cover shortfall

Mayor Bain asked that representatives of the Historical Society step up at to podium to discuss their request. Jennifer Grant and Jim Watson addressed the Council on their request for additional funding to finish the historic museum.

Councilman Petralanda made a motion to allocate \$26,000.00 during the upcoming budget to cover the shortfall on the museum’s completion. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

5. Open Forum: The following members of the public addressed the City Council: James Fulton, 406 Forrest Drive.

6. Approval of Council Minutes:

- A) June 4, 2018 – Special Meeting
- B) June 11, 2018 – Regular Meeting

Vice Mayor Zapata moved to approve the minutes of June 4, 2018 and June 11, 2018. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

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

Regular Council meeting adjourned at 7:28 p.m. for the Local Planning Agency meeting. The regular Council meeting reconvened at 7:32 p.m.

8. Public Hearings:

A) **Ordinance – Second Reading** – An Ordinance Of The City Of Miami Springs, Florida, Approving An Amendment To The Text Of The City Of Miami Springs Comprehensive Plan Future Land Use Element For A Portion Of The Central Business District By Creating The Miami Springs Gateway Overlay District; Providing For Enhanced Building Requirements; Approving A Small Scale Amendment To The City’s Future Land Use Map In Furtherance Hereof; Providing For Implementation; Providing Of Incorporation Into The Comprehensive Plan; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title.

Mayor Bain opened the item for a public hearing. Karen Gordon, 51 Hibiscus Drive, There were no more speakers at this time. The Mayor closed the public hearing. Councilman Best moved to approve Ordinance on second reading. Vice Mayor Zapata seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

B) Ordinance – Second Reading – An Ordinance Of The City Of Miami Springs, Florida, Amending Chapter 150 Of The City’s Code Of Ordinances By Creating Section 150.070.1, “Miami Springs Overlay Gateway District”; Providing For Regulations Consistent With The City Of Miami Springs Comprehensive Plan; Providing For Implementation; Providing Of Incorporation Into The Code; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title.

Mayor Bain opened the item for a public hearing. There were speakers at this time. The Mayor closed the public hearing.

Vice Mayor Zapata moved to approve Ordinance on second reading as amended with the updated recommendations of the City Council, which included design criteria for antenna, dish, and telecommunication equipment. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

9. Consent Agenda: (Funded and/or Budgeted)

A) Resolution – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving The Issuance Of A Purchase Order To Ballpark Maintenance, Inc. In An Amount Not To Exceed \$27,740.00 For Additional Field Maintenance At Stafford Park; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date

City Manager Alonso read the Resolution by title.

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

10. Old Business:

- A) Beautification of boat ramp at North Royal Poinciana

City Manager Alonso read the staff memo for the record.

Councilwoman Mitchell made a motion to move forward with the beautification of the boat ramp as recommended by staff. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

11. New Business:

A) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Urging The Florida Legislature To Pass Legislation Modifying The Tourist Development Tax (“Bed Tax”) So As To Create A More Fair Apportionment Of Related Funding To Municipalities In Miami-Dade County; Providing For Transmittal; And Providing For An Effective Date

City Manager Alonso read the Resolution by title and staff memo for the record.

Councilman Best made a motion to approve the Resolution as read. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

B) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Requesting Miami-Dade County Department Of Transportation And Public Works Install Crosswalks At The Curtiss Memorial Circle; Providing For Implementation; Providing For Transmittal; And Providing For An Effective Date

City Manager Alonso read the Resolution by title and staff memo for the record.

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

C) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Urging The United States Senate To Confirm The Honorable Ariana Fajardo Orshan As The Next United States Attorney For The Southern District Of Florida; Providing For Transmittal; And Providing For An Effective Date

City Manager Alonso read the Resolution by title and staff memo for the record.

Councilman Best moved to approve the Resolution as read. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman

Petralanda and Mayor Bain voting Yes.

D) Recommendation from the Parks and Parkways Advisory Board for the nomination of the Yard of the Month awards for July, August, and September

Vice Mayor Zapata made a motion to approve the Board's recommendation to approve the yard of the month award for July, August, and September. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

12. Other Business:

A) Request by the Lions Club to name street after the Club

Lee Fisher addressed the City Council on the matter. He requested that the portion of the co-designation be located in front of the Lions Club facility in celebration of the club's 100th anniversary.

Councilman Petralanda made a motion to direct staff to draft a resolution on co-designating the street for the Lions Club for the next Council meeting. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

B) Request by Vice Mayor Zapata to address and update various areas of the City Code

Vice Mayor Zapata requested that the Council consider reviewing portions of the City Code, specifically, the CBD (Central Business District), which she indicated is very contradictory and antiquated. It was the Council's consensus to bring back the item with more tangible work product for the first meeting August.

Vice Mayor Zapata made a motion directing staff to move forward for preliminary preparation of the Central Business District Code revision. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

C) Request by Councilman Petralanda for a pilot program for dedicated airport parking on Canal Street by the shuttle bus stop

City Manager William Alonso read the staff memo for the record.

Councilman Petralanda stated in his request that the Council consider the possibility of providing dedicated parking spaces by the shuttle stop on Canal Street so residents can park their vehicles to take the shuttle to the airport.

Councilman Petralanda motioned to move forward with the pilot program. Vice Mayor Zapata seconded the motion and after further discussion, Councilman Petralanda withdrew his motion in order to allow staff to evaluate the need and the use of the services to the airport before implementing the proposed pilot program.

13. Reports & Recommendations:

A) City Attorney

City Attorney had no report at this time.

B) City Manager

City Manager William Alonso wished the City Council a nice summer break and will see them again at the Special Council Meeting on Thursday, July 26th at 5:01 p.m. to set the millage rate for the upcoming budget year.

Assistant City Manager Tammy Romero reminded the Council and the public announced that Arbor Day will take place June 27th at Rio Vista Park. She stated that the July 4th Parade will be slightly different this year due to the establishment of wet and dry zones for parade-goers. Dignitaries have the option to turn before the wet zone or continue on to the wet zone. She stated that CPR classes will be provided in mid-July, dates are pending. She also reminded Council that the first Council workshop is set for August 6th at 6 p.m.

C) City Council

Councilman Petralanda had no report at this time.

Vice Mayor Zapata also had no report at this time.

Councilwoman Mitchell reminded Council and the public that the Curtiss Mansion will be hosting a speaker Dr. Tom Bailey, expert on addiction. She also wished everyone a happy July 4th.

Councilman Best stated that it makes complete sense to implement a police bicycle patrol unit. He thanked the Chief and the City Manager on the new bike patrol program. He reminded the Council and the public that on Tuesday night is the car show. School is out and the kids are out and about and encouraged drivers to drive slow and be vigilant for the little ones.

Mayor Bain thanked the Council members for a good meeting and a job well done tonight. He encouraged the camaraderie to continue on to through the budget process and upcoming meetings.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:55 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 13th day of August, 2018.*

Billy Bain, 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, December 10, 2018 7:00 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 7:00 p.m.

Present were the following:

Mayor Billy Bain
Vice Mayor Jaime A. Petralanda
Councilman Bob Best
Councilwoman Maria Puente Mitchell
Councilwoman Mara Zapata, Ph.D.

City Manager/Finance Director William Alonso
City Clerk Erika Gonzalez-Santamaria
City Attorney Dan Espino
Assistant City Manager Tammy Romero
Police Chief Armando Guzman

- 2. Invocation:** Offered by Mayor Bain
Salute to the Flag: Boy Scout Troop Pack 425 led the Pledge of Allegiance and Salute to the Flag
- 3. Agenda / Order of Business: None at this time.**
- 4. Awards & Presentations:**

A) Presentation of Certificate of Sincere Appreciation to Police Officer Charles W. Schubert for 29 years and 8 months of service to the City of Miami Springs Police Department

Mayor Bain presented Officer Schubert with a recognition plaque and the City Manager presented him with a gift from the City. Officer Schubert was joined by his family; he thanked the Council and the Administration for the recognition.

B) Presentation by Robert Gordon of the Junior Orange Bowl recognizing the City of Miami Springs for its exceptional support of the Junior Orange Bowl Committee and events

Mr. Gordon presented the Mayor with an award in recognition of the City's support over the years for the Junior Orange Bowl events. Mr. Gordon also recognized

Recreation Director Omar Luna and Events/Programs Supervisor Patti Bradley for their assistance over the years.

5. Open Forum: The following members of the public addressed the City Council: Ms. Rodriguez, 440 Lavilla Drive.

6. Approval of Council Minutes:

A) November 26, 2018 – Regular Meeting

Councilwoman Mitchell offered an amendment to the minutes to reflect that the City Council also requested under Item E to determine the cost of keeping the pavers and only extending the crosswalks.

Councilman Best moved to approve the minutes of November 26, 2018 as amended. Councilwoman Zapata seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

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

8. Public Hearings: None at this time.

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

10. Old Business: None at this time.

11. New Business:

A) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Updating The City's Land Development Code Of Ordinances; Clarifying Definition Of Floor Area Ratio In Section 150-002 Of The Code; Modifying The Location Of Columns In Parking Garages In Section 150-016; Updating Certain Building Requirements In The Central Business District In Section 150-070; Correcting A Conflict Between The Build-To Line And Setbacks And Access Points In Section 150-164 Of The Code; Providing For Implementation; Providing For Incorporation Into The Code; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title. City Planner Chris Heid, gave a detailed overview of the proposed changes. The City Attorney also provided historical background on the changes.

Mayor Bain opened the item for public hearing. The following members of the public addressed the Council, Michael Gavila, 684 Morningside Drive, Dennis Kane, South Drive, Jim Llewellyn, 81 Carlisle Drive, Roger Madan, 22 Hunting Lodge Court, Felix Guardiola, 116 Palmetto Drive, Herlys Roche, 761 Falcon Avenue, Mercedes Caruso, 1321 Eastward Drive, Roger Wells, 1020 Quail Avenue, Marbel Mart, 44 Curtiss

Parkway, Mari Velez, 1226 Quail Avenue, Sandra Novas, 1221 Plover Avenue, Yvette Fabian, 561 Wren Avenue, Natalia Rodriguez, 440 Lavilla Drive, Ariel Rodriguez, 1226 Meadowlark Avenue, Steve DeRenzo, 65 Palmetto Drive, James Mills, 651 Plover Avenue, Loren Madan, Cristina Braden, 1220 Raven Avenue, David Guerra, Rolando Rodriguez, 440 Lavilla Drive, Alfredo Javier, 249 Minola Drive, Alex Marrero, 625 DeSoto Drive, Ariel Rodriguez, 1226 Meadowlark Avenue, Lazaro Vargas, 309 Azure Way, Ileana Rego, 701 LaBaron Drive, Eric Elza, 98 Canal Street, Neri Owens, 691 Corydon Drive, Roberto Quintero, 421 Swallow Drive, Berguedelo, Raven Avenue, Rodriguez, Lavilla Drive, Zavier Garcia, 40 Whitethorn Drive. The Mayor closed the public hearing.

The following amendment to the ordinance was offered by Mayor Bain, request for a traffic study provided by the developer in the Gateway Overlay area to include an area that encompasses Okeechobee Road, Hialeah Drive, Palm Avenue, East 1st Avenue and to change the minimum square footage of the residences from 700 sq. ft. to a minimum of 800 sq. ft. with an average of 900 sq. ft.

Councilwoman Zapata made a motion to make the residential units a minimum of 800 sq. ft. with an average of 900 sq. ft. Councilman Best seconded the motion, which carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Zapata, and Mayor Bain voting Yes; Councilwoman Mitchell voting No.

Additional amendments were offered by Councilwoman Zapata. She offered to request that all the impact fees paid to the County be redistributed within the Gateway Overlay area for infrastructure improvements. She offered that all projects and site plan review be done by the Planning and Zoning Board for all Central Business District projects, similar to the process done for the Abraham Tract currently. There was consensus of the Council to accept the amendments.

Councilwoman Mitchell offered language clarification for Sec. 150-164(4)(b). The City Attorney stated that the section can be bifurcated so that vehicular parking access and service loading are separated.

The following staff recommendations presented in the current ordinance were discussed and conceded to by Council:

- the elimination of the “Build to line” setback,**
- allowing access from 36th Street from the first two blocks of Curtiss Parkway to Hough Drive on 36th Street,**
- parking space size change from 9x19 to 9x18,**
- parking columns as recommended by staff**
- Garage FAR elimination as recommended by staff**

There was no further action on the mixed-use 2:1 ratio amendment and will be addressed at the next meeting at second reading.

Councilman Best moved to approve the ordinance on first reading as amended. Vice Mayor Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

At 10:57 p.m. Vice Mayor Petralanda made a motion to extend the Council meeting an additional fifteen minutes. Councilman Best seconded the motion, which carried 5-0 on voice vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

B) Recommendation by Finance-Professional Services that Council award City RFP # 02-18/19 for golf course labor and maintenance services to GreensGrade, Inc., the sole responsible bidder and authorize the execution of a contract (attached), in the amount of \$322,608.00/year, as funds were budgeted in the FY18/19 Budget pursuant to Section §31.11 (E)(1) of the City Code

Assistant City Manager Tammy Romero read the recommendation by title. She further read the staff memo for the record.

Vice Mayor Petralanda made a motion to approve the staff's recommendation. Councilwoman Zapata seconded the motion, which passed 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best and Councilwoman Mitchell, Councilwoman Zapata and Mayor Bain voting Yes.

12. Other Business: None at this time.

13. Reports & Recommendations:

A) City Attorney

City Attorney had no report at this time.

B) City Manager

City Manager William Alonso had no report at this time.

Assistant City Manager Tammy Romero reminded the Council on upcoming events such as the Senior Center Holiday Party Tuesday, December 11th at 5:30pm. The Polar Express event at the Community Center on December 15th at 12 p.m. followed by the Holiday Car Show at 6pm.

C) City Council

Councilman Best wished everyone happy holidays.

Vice Mayor Petralanda thanked the City Staff for the circle event for the tree lighting ceremony. He wished everyone happy holidays.

Councilwoman Mitchell thanked the Recreation Department for a wonderful event on Saturday for the tree lighting ceremony. Councilwoman Mitchell wished everyone happy holidays.

Councilwoman Zapata wished everyone a happy and peaceful holiday.

Mayor Bain wished everyone a Merry Christmas and a Happy New Year.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 11:15 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 14th day of January, 2019.*

Billy Bain, 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, January 14, 2019 7:00 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 7:00 p.m.

Present were the following:

Mayor Billy Bain
Vice Mayor Jaime A. Petralanda
Councilman Bob Best
Councilwoman Maria Puente Mitchell
Councilwoman Mara Zapata, Ph.D.

City Manager/Finance Director William Alonso
City Clerk Erika Gonzalez-Santamaria
City Attorney Dan Espino
Assistant City Manager Tammy Romero
Police Chief Armando Guzman
Public Works Director Tom Nash
Recreation Director Omar Luna
Elderly Services Manager Tammy Key

- 2. Invocation:** Offered by Councilwoman Mara Zapata
Salute to the Flag: Audience led the Pledge of Allegiance and Salute to the Flag
- 3. Agenda / Order of Business: None at this time.**
- 4. Awards & Presentations:**

A) Swearing-in Ceremony for new Police Officer Seth Jordan

Mayor Bain introduced Police Chief Guzman, who proceeded to provide a background on new Police Officer Seth Jordan. After the introduction, Police Chief Guzman administered the oath and swore-in Officer Jordan as the newest member of the Police Department.

B) Yard of the Month Award – January 2018 – 600 Albatross Street, Felipe and Luz Izquierdo

Mayor Bain presented the Izquierdo Family with the Yard of the Month award. Mr. and Mrs. Izquierdo were present to receive the award; and thanked the Mayor for the

recognition.

5. Open Forum: The following members of the public addressed the City Council: Maria Diaz, 1031 Raven Avenue.

6. Approval of Council Minutes:

A) December 10, 2018 – Regular Meeting

Councilman Best moved to approve the minutes of December 10, 2018. Vice Mayor Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain 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, Updating The City’s Land Development Code Of Ordinances; Clarifying Definition Of Floor Area Ratio In Section 150-002 Of The Code; Modifying The Location Of Columns In Parking Garages In Section 150-016; Updating Certain Building Requirements In The Central Business District In Section 150-070; Correcting A Conflict Between The Build-To Line And Setbacks And Access Points In Section 150-164 Of The Code; Providing For Implementation; Providing For Incorporation Into The Code; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

City Attorney Dan Espino read the Ordinance by title and provided a detailed overview of the proposed changes between first and second reading.

Mayor Bain opened the item for public hearing. The following members of the public addressed the Council, Dennis Kane, South Drive, Jim Llewellyn, 81 Carlisle Drive, Maggie Abreu, 249 Hunting Lodge Drive, Dennis Kane, 45 South Drive, Michael Gavila, 684 Morningside Drive, Felix Guardiola, 116 Palmetto Drive, Rogelio Madan, 224 Lenape Drive, Eric Elza, 98 Canal Street, Maria Diaz, 1031 Raven Avenue, Nestor Suarez, 550 Wren Avenue, Mercedes Caruso, 1321 Eastward Drive, Karen Gordon, no address provided, Loren Madan, no address provided, Luz Izquierdo, 600 Albatross Street, Mario Martinez, no address provided. The Mayor closed the public hearing.

Councilman Best thanked the public for all of the comments and all those who attended the meeting.

Councilwoman Mitchell reminded City staff to add “loft” under Section 150-70.1 (C)(4)(f) in the definition as a prohibited use. She also stated that in Section 150.164 (B)(4)(b) that the loading and service trucks should clarify that it be at the rear or side of the property on NW 36th Street.

Councilwoman Mitchell made a motion that the Council reconsider the 900 sq. ft. minimum remain as such and not the proposed 800 sq. ft. previously approved on first reading. Due to a lack of a second, the motion fails. There was no further action on the item.

Councilwoman Mitchell inquired about Section 150-070.1(D) Miami Springs Gateway Overlay District and the role of the various advisory boards. She also inquired about the parking requirement element from the original Gateway Overlay ordinance. The City Attorney addressed all her comments.

Councilman Best made a motion to uphold the language proposed by staff on the mixed-use ratio not being applied to the Gateway District. Vice Mayor Petralanda seconded the motion, which carried 3-2 on roll call vote. City Planner Chris Heid requested that “office” be included in the proposed language for specificity. Councilman Best amended his motion to include “office.” After some discussion, Vice Mayor Petralanda expressed some concerns on approving the ratio language. Mayor Bain called the vote, the vote was as follows: Councilman Best, Councilwoman Zapata, and Mayor Bain voting Yes; Vice Mayor Petralanda and Councilwoman Mitchell voting No.

Mayor Bain requested that a motion be stated to address the ordinance as amended with the various changes. Councilman Best moved to approve the ordinance on second reading as amended. Councilwoman Zapata seconded the motion, which carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Zapata, and Mayor Bain voting Yes; Councilwoman Mitchell voting No.

9. Consent Agenda: (Funded and/or Budgeted):

A) Recommendation by Golf that Council waive the competitive bid process in the best interest of the City and approve an expenditure to Sysco, on an "as needed basis" in the amount of \$26,033.75, for food and beverage purchases needed to supply our Legends restaurant inside the Miami Springs Golf & Country Club as funds were budgeted in the FY18/19 Budget pursuant to Section §31.11 (E)(6)(g) of the City Code

B) Recommendation by Golf that Council authorize the issuance and/or execution of a Purchase Order to Hector Turf, utilizing a cooperative purchase with National IPA under contract # 2017025 (attached), in an amount not to exceed \$164,734.54 using the funds made from the sales of the online auction, for maintenance equipment at the golf course as funds were budgeted in the FY18/19 Budget pursuant to Section §31.11 (E)(5) of the City Code

C) Recommendation by the Police Department that Council approve an expenditure to Garber Ford, Inc., utilizing Florida State Contract 25100000-18-1, in the amount of \$39,640.90 for one (1) 2019 Ford Police Interceptor Utility AWD (with emergency equipment included), as these funds are available in the FY17/18 Budget

pursuant to Section §31.11 (E)(5) of the City Code

D) Recommendation that Council select Construction Catering, Inc. to serve as the City's back-up caterer for the provision of Catering Services for the City of Miami Springs Senior Center's Nutrition Programs for the by Elderly Services, pursuant to Section §31.11 (E)(6)(g) of the City Code, in the event the primary caterer, Greater Miami Caterers, Inc. is unable to fulfill their contract, and only for the period of time the City requires to re-bid this service through its formal bid process

E) Recommendation by Public Works that Council authorize the issuance and/or execution of a purchase order to Metro Express, utilizing Miami Dade County under contract # RPQ No. 20170179 (attached), in an amount not to exceed \$58,200.00 for the repaving on South Drive as funds were budgeted in the FY18/19 Budget pursuant to Section §31.11 (E)(5) of the City Code

F) Recommendation by Public Works that Council authorize the issuance and/or execution of a purchase order to PRO Energy, utilizing Miami Dade County under contract # RTQ-00676 (attached), in an amount not to exceed \$180,000.00, for purchasing gasoline and diesel as funds were budgeted in the FY18/19 Budget pursuant to Section §31.11 (E)(5) of the City Code

G) Recommendation by Public Works that Council allow this issuance of an increase to Petersen Industries Purchase Order, as a sole source provider, as there is only one source (proof attached) for the required in an amount not to exceed \$30,000.000 for the hydraulic parts for the cranes, pursuant to Section §31.11 (E)(5) of the City Code

Councilman Best moved to approve the Consent Agenda as read. Vice Mayor Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

Mayor Bain recessed the Council Meeting for a break at 9:18 p.m. He reconvened the meeting at 9:24 p.m.

10. Old Business:

A) Update on Westward Drive median pavers improvement

Assistant City Manager Tammy Romero read the staff memo for the record.

Vice Mayor Petralanda moved to approve Option 1 to replace the pavers and repave with concrete and to save the pavers for another use. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

11. New Business:

A) **Resolution** – A Resolution Of The City Council Of The City Of Miami Springs, Florida, Approving A Mutual Aid Agreement Between The City Of Miami Beach And The City Of Miami Springs To Ensure Public Safety By Providing Adequate Levels Of Police Services; Providing Implementation; And Providing For An Effective Date

City Manager William Alonso read the Resolution by title. Chief Guzman answered the Council’s questions to their satisfaction.

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

12. Other Business:

A) Discussion on becoming a satellite municipality in the City of Doral Emergency Operation Center (EOC)

Councilwoman Mitchell moved to approve joining as a satellite municipality at the City of Doral’s Emergency Operation Center. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

B) Discussion on Christmas music at the Christmas at the gazebo event

Councilwoman Zapata expressed her concerns with the article that was written in the recent Gazette on holiday music. She stated that the City has never taken a position on music at the Gazebo Christmas event. She requested that the Gazette retract the statement as soon as possible.

C) Request by Mayor Bain for Council consideration of the Orr Family request to co-designation Flagler Drive to “Doug Orr Way”

This item was heard after Item 10A. Vice Mayor Petralanda moved to approve the street co-designation recognizing Doug Orr. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

D) Request by Councilwoman Mitchell to discuss the “Bed Tax Money”

Councilwoman Mitchell explained the need to continue to pursue the Bed Tax Money that is being paid by local hotels to Miami-Dade County in order to cover Police services. She requested that there may be other options to explore such as a fee the City can charge separately, or lobby the representatives in the State to allow the City

to gain a portion of what is already being collected. The City Council gave consensus on the matter.

E) Approval of Special Event street closure for the 2019 Health and Wellness Fair by the Woman's Club on Saturday, January 26th from 9am to 3pm

Vice Mayor Petralanda moved to approve the application. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

F) Approval of Special Event for the sale of liquor at the Roller Derby Competition at the Community Center and Parking Lot on Saturday, March 16th from 5pm to 9pm

Vice Mayor Petralanda moved to approve the application. Councilwoman Mitchell seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Petralanda, Councilman Best, Councilwoman Mitchell, Councilwoman Zapata, and Mayor Bain voting Yes.

13. Reports & Recommendations:

A) City Attorney

City Attorney wished everyone a Happy New Year.

B) City Manager

City Manager William Alonso also wished Council a Happy New Year.

C) City Council

Councilwoman Mitchell expressed that it is an honor to work with all the members of Council and looks forward to many great things in the upcoming year.

Councilwoman Zapata thanked Recreation Director Omar Luna and the Aquatic Center staff for assisting her during an event she had at Aquatic Center Multi-purpose room.

Councilman Best wished everyone a Happy New Year. He thanked everyone for all the prayers and courtesy for his wife's recent surgery.

Vice Mayor Petralanda thanked everyone for coming out and voicing their opinions tonight. He congratulated Councilwoman Zapata for being a soon to be grandma.

Mayor Bain stated that the evening showed the best of Miami Springs.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 10:05 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 28th day of January, 2019.*

Billy Bain, 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.