



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Maria Puente Mitchell

**Vice Mayor Victor Vazquez, Ph. D.
Councilwoman Jacky Bravo**

**Councilman Bob Best
Councilman Walter Fajet, 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 SITTING AS LOCAL PLANNING AGENCY MEETING AGENDA Monday, October 10, 2022 – 6:30 p.m. City Hall, Council Chambers, 201 Westward Drive

1. Call to Order/Roll Call

2. Approval of Minutes

- A) June 13, 2022
- B) August 22, 2022

3. Public Hearing Items:

A) AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE CITY'S FUTURE LAND USE MAP (FLUM) FROM "PUBLIC FACILITY" TO "SINGLE FAMILY RESIDENTIAL" FOR A 37,751 SQUARE FOOT (± 0.86 ACRE) PARCEL OF PROPERTY GENERALLY LOCATED AT 1101 WREN AVENUE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

3. Adjourn

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

The Miami Springs **City Council** met in regular session on Monday, June 13, 2022 and during the meeting sat as the **Local Planning Agency**. The meetings were held in the Council Chambers at City Hall, beginning at 6:30 p.m.

1. Call to Order/Roll Call

The following were present:

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

Also Present:

City Manager/Finance Director William Alonso
Assistant City Manager Tammy Romero
City Clerk Erika Gonzalez-Santamaria
City Attorney Haydee Sera

2. Public Hearing Item:

A) AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, AMENDING CHAPTER 150, "ZONING CODE," ARTICLE XIV, "ADDITIONAL REGULATIONS" OF THE CITY'S CODE OF ORDINANCES BY CREATING SECTION 150-46, "MURALS," TO DEFINE AND PROHIBIT "MURALS," AND PROVIDE FOR AMORTIZATION REGULATIONS FOR EXISTING MURAL(S) IN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Haydee Sera read the Ordinance by title and explained the purpose of the proposed ordinance. She further explained the procedure of the Local Planning Agency meeting and stated that once the LPA has adjourned, the City Council meeting will convene and hear the item on first reading.

Mayor Mitchell opened the public hearing, the following members of the public addressed the City Council, Javier Fernandez, 1200 Brickell Avenue, Maria Diaz, 620 Plover Avenue.

Councilwoman Bravo moved to defer this item to a future meeting in order to provide for an amortization period through March 31, 2025 and eliminating subsection D of the Ordinance. She amended the motion to not defer the item to a future date. There was no second on the motion, the motion fails.

After some discussion, Vice Mayor Fajet moved to approve the recommendation on

extending the amortization to March 31, 2027 eliminating subsection D. There was no second on the motion, the motion fails

Mayor Mitchell passed the gavel to Vice Mayor Fajet, Mayor Mitchell moved to removing section D, recommending removal of the current mural by June 2026. Councilwoman Bravo seconded the motion, the motion fails by 2-3 roll call vote. The vote was as follows: Councilwoman Bravo and Mayor Mitchell voting Yes; Vice Mayor Fajet, Councilman Best, and Councilman Vazquez voting No.

After some clarification, Councilman Best moved the item as drafted for consideration at the Council Meeting. Vice Mayor Fajet seconded the motion, the motion carried on 3-2 roll call vote. The vote was as follows: Vice Mayor Fajet, Councilman Best, and Mayor Mitchell voting Yes; Councilwoman Bravo and Councilman Vazquez voting No.

3. Adjourn.

There being no further business to be discussed the Local Planning Agency meeting was adjourned at 7:20 p.m. and convened to the Regular Council meeting.

Maria Puente Mitchell
Mayor

ATTEST:

Erika Gonzalez-Santamaria, MMC
City Clerk

Approved: October 10, 2022



City of Miami Springs, Florida

The Miami Springs **City Council** met in regular session on Monday, August 22, 2022 and during the meeting sat as the **Local Planning Agency**. The meetings were held in the Council Chambers at City Hall, beginning at 6:30 p.m.

1. Call to Order/Roll Call

The following were present:

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

Also Present:

City Manager/Finance Director William Alonso
Assistant City Manager Tammy Romero
City Clerk Erika Gonzalez-Santamaria
City Attorney Haydee Sera

2. Public Hearing Item:

A) AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, AMENDING SECTION 150-070.1, "MIAMI SPRINGS GATEWAY OVERLAY DISTRICT" WITHIN ARTICLE VII, "BUSINESS DISTRICT" OF CHAPTER 150, "ZONING CODE," OF THE CITY'S CODE OF ORDINANCES TO REVISE THE CREATIVE EXCELLENCE STANDARDS AND AVAILABLE MAXIMUM FLOOR AREA RATIO, TO CLARIFY THE PARKING REVIEW PROCESS AND FEE APPLICABILITY, AND TO PROVIDE ADDITIONAL CLARIFICATIONS ON THE OVERALL DISTRICT PROJECT REVIEW PROCESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Haydee Sera read the Ordinance by title and explained the purpose of the proposed Ordinance. She further explained the procedure of the Local Planning Agency meeting and stated that once the LPA has adjourned, the City Council meeting will convene and hear the item on first reading.

Mayor Mitchell opened the public hearing, there were no speakers at this time.

After some discussion, Councilman Best made a motion to approve the recommendation to the City. Councilman Vazquez seconded the motion which was carried 5-0 on roll call vote.

3. Adjourn.

There being no further business to be discussed the Local Planning Agency meeting was adjourned at 7:00 p.m. and convened to the Regular Council meeting.

Maria Puente Mitchell
Mayor

ATTEST:

Erika Gonzalez-Santamaria, MMC
City Clerk

Approved: October 10, 2022

40 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL**
41 **OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:¹**

42 **Section 1. Recitals.** That the above recitals are confirmed, adopted, and
43 incorporated herein and made a part hereof by reference.

44 **Section 2. Approval of Small Scale Comprehensive Plan Future Land Use**
45 **Map (FLUM) Amendment.** Pursuant to Section 163.3187, Florida Statutes, the City
46 Council hereby approves a small scale Comprehensive Plan amendment of the City's
47 Future Land Use Map (FLUM) from "Public Facility" to "Single Family Residential" for the
48 for a 37,751 square foot (± 0.86 acre) parcel of property generally located at 1101 Wren
49 Avenue (the "Property"), as legally described in **Exhibit "A"** attached hereto and
50 incorporated herein.

51 **Section 3. Authorization.** That the City Manager, by and through the Director
52 of Zoning and Planning, is authorized to make the necessary changes the City's
53 Comprehensive Plan Future Land Use Map (FLUM) to reflect the FLUM Amendment
54 approved by this Ordinance.

55 **Section 4. Conflicts.** All Sections or parts of Sections of the Code of
56 Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of
57 Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

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

64 **Section 6. Effective Date.** That this Ordinance shall become effective
65 immediately upon adoption on second reading, except that, pursuant to Section
66 163.3187(5)(c), Florida Statutes, the FLUM Amendment adopted by this Ordinance shall
67 not become effective until 31 days adoption. If timely challenged, the FLUM Amendment
68 adopted by this Ordinance may not become effective until the state land planning agency
69 or the Administration Commission, respectively, issues a final order determining that the
70 adopted small scale development amendment is in compliance with Section 163.3184,
71 Florida Statutes.

72 **PASSED ON FIRST READING** on the __ day of _____, 2022,, on a motion made
73 by _____ and seconded by _____.

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 indicated with ~~double-strikethrough~~ and double underline.

74 **PASSED AND ADOPTED ON SECOND READING** this ___ day of _____, 2022,
75 on a motion made by _____ and seconded by _____. Upon being put to a
76 roll call vote, the vote was as follows:

77 Vice Mayor Dr. Walter Fajet _____
78 Councilman Bob Best _____
79 Councilwoman Jacky Bravo _____
80 Councilman Dr. Victor Vazquez _____
81 Mayor Maria Puente Mitchell _____
82
83

84
85 _____
86 MARIA PUENTE MITCHELL
87 MAYOR

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89
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91 ATTEST:

92 _____
93 ERIKA GONZALEZ, MMC
94 CITY CLERK

95 APPROVED AS TO FORM AND LEGAL SUFFICIENCY
96 FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:
97

98 _____
99 WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
100 CITY ATTORNEY

Exhibit "A"

**Legal Description and
Property Appraiser Information**

Address: 1101 Wren Avenue, Miami Spring, FL 33166

Lot Size: 39,751 sq. ft.

Legal Description: Tract A, of Second Addition to Spring View, according to the Plat thereof, as recorded in Plat Book 51, at Page 100, of the Public Records of Miami-Dade County



CITY OF MIAMI SPRINGS PLANNING DEPARTMENT
CITY COUNCIL STAFF REPORT

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

TO: Mayor & City Council

FROM: Christopher Heid, City Planner

DATE: October 10, 2022

SUBJECT: Amendment to the Future Land Use Map (FLUM) from Public Facilities to Single Family Residential

CASE: 02-C-22

APPLICANT: Enclave at Miami Springs, LLC

ADDRESS: 1101 Wren Avenue

ZONING DISTRICT: R-1C Single Family Residential

FUTURE LAND USE MAP (FLUM) CATEGORY: Public Facilities

THE PROPERTY: The property is generally rectangular in shape, spanning a full block bounded by Wren Avenue on the south, Hammond Drive (east) and Hammond Drive (west) and Oriole Avenue on the north. The property contains 39,736 square feet or 0.91 Acres.

THE REQUEST: The applicant is seeking an amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan from Public Facilities to Single Family Residential for a 39,736 square (0.91 Acre) property at 1101 Wren Avenue.

ANALYSIS: Currently, the Future Land Use Map category of Public Facilities and the zoning of R-1C Single Family Residential are inconsistent. Development of this parcel for any use is therefore not possible.

According to Policy 1.1.8 of the City's Comprehensive Plan, the Single Family Residential Category "allows single family detached homes on lots of at least 7,500 square feet of net area. . . [and] development shall not exceed 5 dwelling units per acre, including rights-of-way."

The proposed FLUM Amendment advances the following goals, objectives, and policies of the City's Comprehensive Plan.

Future Land Use Element Objective 1.3: In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. This objective shall be measured by implementation of its supporting policies

The proposed FLUM Amendment will advance Objective 1.3 because it will eliminate a use that, while historically used for a community organization, is inconsistent with the character of the neighborhood.

Future Land Use Element Objective 1.7: Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Miami Springs has been a single-family refuge in Miami-Dade County. At a time when the inventory of single-family homes is decreasing throughout the County, the development of four (4) new single-family homes helps discourage of urban sprawl by creating new inventory within the urban development boundary.

Future Land Use Element Objective 1.10: Decisions regarding the location, extent and intensity of future land use will be based upon the physical and financial feasibility of providing all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

The level of service for infrastructure in the City will not be impacted by the addition of four (4) single-family homes. Conversely, the Public Building category permits uses of greater intensity that could have a negative impact on water, sewer, and road infrastructure.

Future Land Use Element Policy 1.10.3: Miami Springs shall continue and, where possible, improve efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

The proposed FLUM Amendment is consistent with Policy 1.10.3 as it will allow the property to be developed with new single family homes, with supporting infrastructure such as alleys (east to west). Alleys are not currently possible because of the interference with the current use. A new alley will allow garbage collection to proceed directly east or west through the property, instead of having to drive around the block each time, saving time and fuel. Additionally, access to the Property during construction could be accomplished via the new alley. Lastly, the four intersections at the corners of Hammond and Wren and Oriole will be improved with accessibility enhancements.

Future Land Use Element Objective 1.12: Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures.

As previously discussed, this objective is accomplished because the proposed new single-family use is compatible and consistent with the abutting and adjacent single-family land uses. Moreover, approval of the proposed FLUM Amendment would align the land use and zoning of the Property, eliminating a conflict and advancing appropriate land use policies and practices.

Housing Element Goal 1: Ensure the availability of affordable sound and diversified housing stock in Miami Springs.

The contemplated project associated with the FLUM Amendment calls for four (4) new, high-end single-family homes. The homes are planned to have at least four (4) bedrooms adding to the housing stock of larger homes in Miami Springs, which has historically lacked homes with more than three (3) bedrooms.

The Site Plan provides for single-family homes within the density permitted in the Comprehensive Plan. The site area for each lot is nearly 9,000 sq. ft., which exceeds the requirements of both the Comprehensive Plan and the City Code. The Site Plan meets all height, lot coverage, and setback requirements in Section 150-043 of the City Code.



Application - Enclave at Miami Springs - FLUM amendment Signed.pdf

DocVerify ID: A6EB1C2D-FA64-4D14-ACD9-693A2FE2FCCB
Created: June 02, 2022 13:59:19 -8:00
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E-Signature Summary

E-Signature Notary: Betty Llerena (BLI)
June 02, 2022 14:13:55 -8:00 [8584AA0F950A] [162.244.152.118]
bllerena@brzoninglaw.com





**ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA**

APPLICATION FOR PUBLIC HEARING

How to apply for a public hearing:

1. Please complete the application below in its entirety (please use binder clips to attach documents together; do not staple any documents together).
2. Attach drawings or pictures to support your request.
3. Attach five (5) copies of the application. (Do not include this instruction sheet).
4. Attach five (5) copies of the letter of request, stating the nature of the request and the reason(s) you feel it should be approved.
5. Attach five (5) copies of the property survey, drawn to-scale that is **less than one (1) year old**. The applicant is further required to submit a site plan of the property proposed for public hearing consideration which provides sufficient set back information and dimensions which will provide the Board with a better understanding of the public hearing request.
6. Attach five (5) copies of supporting plans at 11" x 17", and one copy at 24" x 36".
7. The City reserves the right to require any additional information or documentation that it determines to be relevant or material to the Board's consideration of the pending application prior to scheduling the application for the public hearing before the Board.
8. Complete the application form **in blue ink** and submit it with any attachments along with the required fee to the Planning Department, 201 Westward Drive, Miami Springs, FL. 33166, **no later than the first day of the month preceding the month of the meeting date of the Zoning and Planning Board.**
9. **The applicant(s) or a representative (with a letter of authorization) must be present at the meeting.**
10. The Zoning and Planning Board meets on the first Monday of each month, except July, when no meeting is held.
11. The applicant, as well as all surrounding neighbors will receive a courtesy notice from the Planning Department ten (10) days prior to the scheduled meeting date.
12. The Zoning and Planning consists of five (5) members and one (1) alternate. Three votes are needed in favor of the project in order for the public hearing to be approved. In the case that more than one Board member is absent, you may decide to table the public hearing request for the next scheduled meeting date when the absent Board members are present.
13. In the event the public hearing request is denied, the decisions of the Zoning and Planning Board may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105). A request, in letter form, must be made to the City Manager within ten (10) days starting with the day after the meeting date. All appeals must be accompanied by a payment of \$25.00, which will cover a second series of notices, postings, and various other preparations. The appeal will be heard on the last Wednesday of the month by the City Council sitting as the Board of Appeals, or at such other time as the City Council deems appropriate.

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DocuSigned by:
Alex Andreus

Signature of Owner

Alex Andreus

Printed name of Owner

The contents of this petition are
Sworn to and subscribed before
me this 6/2/2022 day of _____,
2022.

Betty Llerena
Signed on 2022/06/02 14:13:55 -0000

PUBLIC - STATE OF FLORIDA

Betty Llerena

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

March 5, 2026

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____



Signature of Co-Owner

Printed name of Co-Owner

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

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____



A6EB1C2D-FA64-4D14-ACD9-693A2FE2FCCB --- 2022/06/02 13:59:19 -8:00



200 S. Biscayne Boulevard
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mtapanes@brzoninglaw.com

VIA HAND DELIVERY

September 8, 2022

Mr. Chris Heid
City Planner
City of Miami Springs
501 Palm Avenue, 2nd Floor
Hialeah, FL 33010

Re: Resubmittal of Letter of Intent: Request for Approval of Future
Land Use Map Amendment and Replat
1101 Wren Avenue (05-3024-017-0010)

Dear Mr. Heid:

On behalf of Enclave at Miami Springs, LLC (the "Owner"), please allow this to serve as our resubmitted letter of intent for the attached Applications for Future Land Use Map Amendment and Replat (the "Applications") for the property located at 1101 Wren Avenue (the "Property") in the City of Miami Springs (the "City"). The purpose of the Applications is to align the land use designation and the zoning category for the Property and permit the subdivision of the property into four lots for the construction of four single-family homes, in keeping with the character of the neighborhood. We recognized that the City is currently midway through the approval of its Evaluation and Appraisal Report, but we nevertheless request that you accept and begin review of our applications during the pendency of the EAR approval.

Background. The Property is a modest lot with an area of 39,751 square feet, located on Hammond Drive between Wren and Oriole Avenues. See Exhibit "A" for the Property's Legal Description and the Property Appraiser's Summary for more information on the Property. Below, in Figure 1, you will find an aerial image of the Property. The Property was platted in 1951 as Tract A of the Second Addition to the Spring View Subdivision as the only non-single-family parcel in the subdivision. The surrounding properties remain single family lots. A survey of the Property is attached hereto as Exhibit "B" for your reference.

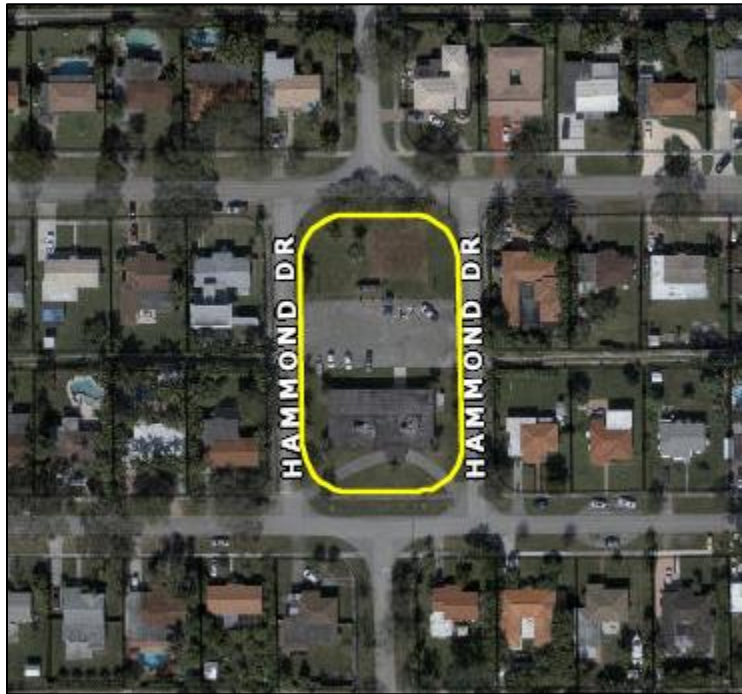


Figure 1. Aerial.

Requests. The Owner desires to improve the Property with four (4) high-end single-family homes. To do so, the Owner hereby petitions the City of Miami Springs for hearings before the City Council, and as applicable, the Planning and Zoning Board:

- (1) Approval of the change in the Property's Land Use designation from Public Building to Single Family Residential; and
- (2) Approval of the replat, subdividing the Property into (4) lots.

The amendment to the City's Future Land Use Map and the replat require public hearings.

Future Land Use Map Amendment. The Property on the City's Future Land Use Map is designated as "Public Building," but it is zoned residential as R-1C, *causing an inconsistency between Land Use and the Zoning*. Excerpts of the City's Future Land Use Map and Zoning Map are provided below in Figures 2 and 3 for reference. It should be noted that the Public Building Use designation only permits governmental and healthcare facilities, as well as public parks and utilities. Conversely, the R-1C zoning district only permits single-family homes. Despite this circumstance, the property has been the home of the Optimist Club Clubhouse, as is commonly known, and used for a variety of civic and assembly uses, including as an assembly hall for rent. The Property was sold last year. *This land use and zoning conflict currently makes any development on the property impossible.*

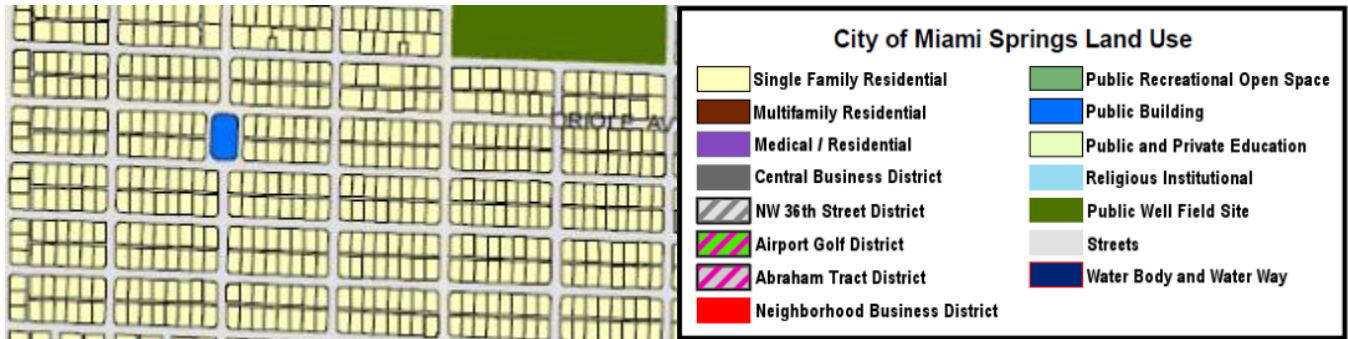


Figure 2 - Future Land Use Map Excerpt

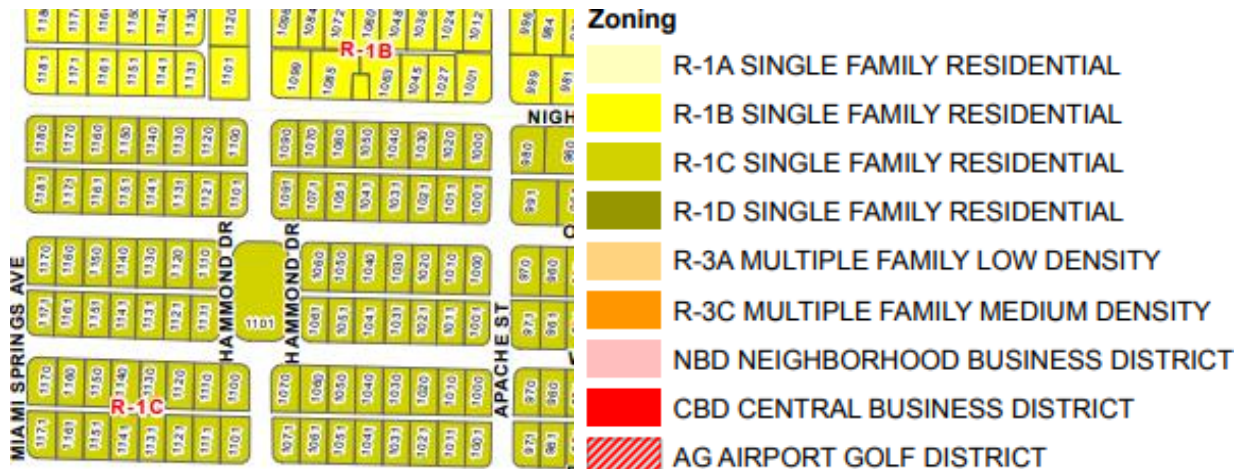


Figure 3 - Zoning Map Excerpt

To address the inconsistency between the land use designation and zoning category for the Property, the Owner is seeking an amendment to the City's Future Land Use Map ("FLUM Amendment") from Public Building to Single Family Residential, making the Property consistent with all of the surrounding properties. According to Policy 1.1.8 of the City's Comprehensive Plan, the Single Family Residential Category "allows single family detached homes on lots of at least 7,500 square feet of net area. . . [and] development shall not exceed 5 dwelling units per acre, including rights-of-way." The Single Family Category could be implanted by several zoning districts, including, but not limited to, the Property's current R-1C zoning. The proposed four (4) single-family homes would be permitted through this Single Family Residential land use category and the R-1C zoning.

The FLUM Amendment proposes a use that is consistent with the single-family character of the surrounding properties and all of the City's "Bird Section." What is more, the FLUM Amendments eliminates a use which, despite being historically permitted, is inconsistent

with the neighborhood. Additionally, the proposed FLUM Amendment advances the following goals, objectives, and policies of the City's Comprehensive Plan:

- **Future Land Use Element Objective 1.3:** In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. This objective shall be measured by implementation of its supporting policies

The change proposed by the FLUM Application will advance Objective 1.3 because it will eliminate a use that, while historically used for a community organization, is inconsistent with the character of the neighborhood. Possible redevelopment of the Property with other uses permitted in the Public Building category would increase the inconsistency. The development of four (4) single family homes is consistent with the character of the neighborhood.

- **Future Land Use Element Objective 1.7:** Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Miami Springs has been a single-family refuge in Miami-Dade County. At a time when the inventory of single-family homes is decreasing throughout the County, the development of four (4) new single-family homes helps discourage of urban sprawl by creating new inventory within the urban development boundary.

- **Future Land Use Element Objective 1.10:** Decisions regarding the location, extent and intensity of future land use will be based upon the physical and financial feasibility of providing all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

The level of service for infrastructure in the City will not be impacted by the addition of four (4) single-family homes. Conversely, the Public Building category permits uses of greater intensity that could have a negative impact on water, sewer, and road infrastructure.

- **Future Land Use Element Policy 1.10.3:** Miami Springs shall continue and, where possible, improve efforts to coordinate projects to construct or repair infrastructure

such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

The site plan for the proposed home furthers this policy because a new alley running the width of the property from east to west is planned to be constructed with the new homes, connecting existing alleys on either side of the Property. This new alley connection has not been possible because of the interference with the current use. The new alley would allow garbage collection to proceed directly east or west through the property, instead of having to drive around the block each time, saving time and fuel. Additionally, access to the Property during construction could be accomplished the new alley. Lastly, the four intersections at the corners of Hammond and Wren and Oriole will be improved with accessibility enhancements.

- **Future Land Use Element Objective 1.12:** Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures.

As previously discussed, this objective is accomplished because the proposed new single-family use is compatible and consistent with the abutting and adjacent single-family land uses. Moreover, approval of the proposed FLUM Amendment would align the land use and zoning of the Property, eliminating a conflict and advancing appropriate land use policies and practices.

- **Housing Element Goal 1:** Ensure the availability of affordable sound and diversified housing stock in Miami Springs.

The contemplated project associated with the FLUM Amendment calls for four (4) new, high-end single-family homes. The homes are planned to have at least four (4) bedrooms adding to the housing stock of larger homes in Miami Springs, which has historically lacked homes with more than three (3) bedrooms.

Approval of Application to Replat. Pursuant to Section 150-019 of the City Code, the Owner is submitting an application to replat the Property to accomplish its subdivision in four lots. For your review, attached as Exhibit "C", you will find the proposed tentative plat (the "T-Plat"). As stated above, the resulting lots will be legally sized. The replat of the Property will also serve to dedicate the alley to the City. The replat satisfies the requirements of Sections 150-019 and 150-020. Prior to approval of the tentative plat by the City Council, an opinion of title for the Property will be furnished, which will be updated prior to approval of the final plat.

Attached, for your review, and the consideration of the Zoning and Planning Board and the City Council.

Conclusion. The proposed four single family homes constitute a modest development designed with the character of Miami Springs in mind. On behalf of the Owner, we respectfully request your favorable consideration for our applications for Future Land Use Map Amendment, and Replat review. It is understood that this letter and the corresponding petitions will become part of the permanent records of the City. The statements contained and in the corresponding petition are true and correct to the best of my knowledge. We look forward to presenting the Future Land Use Map Amendment and Replat Applications to the Planning and Zoning Board, as well as to the City Council, with the City administration's favorable recommendation. One final note, as per your direction, the request for site plan review has been removed, and the zoning review will occur during construction permitting. Thank you for your attention to this matter. Should you have any questions, please call me at your convenience.

Very truly yours,



Melissa Tapanes Llahues

Enclosures

Exhibit "A"

**Legal Description and
Property Appraiser Information**

Address: 1101 Wren Avenue, Miami Spring, FL 33166

Lot Size: 39,751 sq. ft.

Legal Description: Tract A, of Second Addition to Spring View, according to the Plat thereof, as recorded in Plat Book 51, at Page 100, of the Public Records of Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/3/2022

Property Information	
Folio:	05-3024-017-0010
Property Address:	1101 WREN AVE Miami Springs, FL 33166-3856
Owner	ENCLAVE AT MIAMI SPRINGS LLC
Mailing Address	665 SW 8 ST MIAMI, FL 33130 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,500 Sq.Ft
Lot Size	39,751 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$337,884	\$280,245	\$280,245
Building Value	\$203,914	\$205,478	\$199,568
XF Value	\$22,308	\$22,308	\$22,308
Market Value	\$564,106	\$508,031	\$502,121
Assessed Value	\$558,834	\$508,031	\$502,121

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$5,272		
Labor Unions	Exemption		\$508,031	\$502,121

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

Short Legal Description
24 53 40 0.91 AC M/L SPRING VIEW 2ND ADDN PB 51-100 TRACT A LOT SIZE 39751 SQUARE FEET

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$508,031	\$502,121
Taxable Value	\$558,834	\$0	\$0
School Board			
Exemption Value	\$0	\$508,031	\$502,121
Taxable Value	\$564,106	\$0	\$0
City			
Exemption Value	\$0	\$508,031	\$502,121
Taxable Value	\$558,834	\$0	\$0
Regional			
Exemption Value	\$0	\$508,031	\$502,121
Taxable Value	\$558,834	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2021	\$950,000	32601-3188	Qual by verifiable & documented evidence
05/08/2019	\$0	31436-4824	Federal, state or local government agency

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Version: