



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Maria Puente Mitchell

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

Councilman Jorge Santin
Councilman Victor Vazquez, Ph.D.

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

CITY COUNCIL REGULAR MEETING AGENDA

Monday, October 9, 2023 – 7:00 p.m.

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

1. **Call to Order/Roll Call**
2. **Invocation:** Councilman Jorge Santin
Pledge of Allegiance: Audience will lead the Pledge of Allegiance and Salute to the Flag
3. **Agenda / Order of Business**
4. **Awards & Presentations:**
 - A) Yard of the Month Award for October 2023 – 1110 Oriole Avenue – Yaset Fernandez
5. **Open Forum:** Persons wishing to speak on items of general City business, may do so in person (*subject to capacity restrictions*) or virtually by following the instructions on pages 3-4. This portion of the meeting also includes any pre-screened video submittals. *The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.*
6. **Approval of Council Minutes:**
 - A) September 25, 2023 – Regular Meeting
7. **Reports from Boards & Commissions: None.**
8. **Public Hearings:**
 - A) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Approving A Small-Scale Amendment To The City's Comprehensive Plan, Changing The Future Land Use Map Designation From "Religious Institution" To "Single Family Residential" Of A Certain ±0.22 Acre Parcel Of Land Located At The Intersection Of Esplanade Drive And Hibiscus Drive At Hypothetical 425 Esplanade Drive (Folio No. 05-3119-020-0015); Providing For

Authorization; Providing For Transmittal; And Providing For An Effective Date

B) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Approving A Rezoning From P-2 Church Use To R-1b Single Family Residential Of A Certain ±0.22 Acre Parcel Of Land Located At The Intersection Of Esplanade Drive And Hibiscus Drive At Hypothetical 425 Esplanade Drive (Folio No. 05-3119-020-0015); Providing For Authorization; And Providing For An Effective Date

C) **Resolution** – A Resolution Of The City Council Of The City Of Miami Springs, Florida, Approving A Tentative Plat Application By R & J Portfolio, LLC For Property Located At The Intersection Of Esplanade Drive And Hibiscus Drive At Hypothetical 425 Esplanade Drive (Folio No. 05-3119-020-0015); Providing For Conditions; Providing For Violations; Providing For Authorization; And Providing For An Effective Date

D) **Ordinance – Second Reading** – 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 Amend The List Of Uses Permitted On First Floor Levels Along Road Rights-Of-Way; Providing For Conflicts; Providing For Severability; Providing For Codification; And Providing For An Effective Date

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

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving An Agreement With Full Moon Creative LLC For Audiovisual Services Necessary For The Broadcast Of City Council Meetings, Workshops, And Related Meetings In An Amount Not To Exceed Budgeted Funds; Providing For A Waiver Of Competitive Bidding; Providing For Authorization; And Providing For An Effective Date

10. Old Business: None.

11. New Business: None.

12. Other Business:

A) Vote of Confidence for the City Manager as Required by Section 4.02 (2) of the City Charter

13. Reports & Recommendations:

A) City Attorney

B) City Manager

C) City Council

14. Adjourn



CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

The City of Miami Springs will hold a Council meeting on:
Monday, October 9, 2023 at 7:00 p.m. at
City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida
(Physical Meeting Location)

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

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

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

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

WATCH AND/OR PARTICIPATE IN THE MEETING

- **ZOOM:** Meeting ID 863-9512-4146
- **YouTube:** <https://www.youtube.com/channel/UC2at9KNnqUxZRSw1UkhdHLQ/featured>
- **From your computer/mobile device:** <https://www.miamisprings-fl.gov/meetings>

CALL IN TO THE PUBLIC MEETING

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

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

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

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: 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

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City of Miami Springs, Florida

City Council Meeting

Regular Meeting Minutes

Monday, September 25, 2023 at 7:00 p.m.

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

In-Person/Virtual Council Meeting

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 Maria Puente Mitchell

Vice Mayor Jorge Santin

Councilwoman Jacky Bravo

Councilman Walter Fajet, Ph.D.

Councilman Victor Vazquez. Ph.D.

City Manager JC Jimenez

Assistant City Manager Tammy Romero

City Clerk Erika Gonzalez-Santamaria

City Attorney Haydee Sera (via Zoom)

City Attorney Roger Pou

Police Chief Armando Guzman

Public Works Director Lazaro Garaboa

Assistant Public Works Director Lizette Fuentes

2. **Invocation:** Offered by Councilman Victor Vazquez
Pledge of Allegiance: The audience led in the pledge.

3. **Agenda / Order of Business:**

City Attorney Roger Pou stated that the Item 8C – Ordinance on the Gateway revisions will be deferred to the next meeting.

4. **Awards & Presentations:**

- A) Drawing by Mayor Mitchell for Rotary Club Dining Out for a Year Fundraiser

Mayor Mitchell along with the City Council and members of the Rotary gathered to draw a name for the fundraiser. Mayor Mitchell announced that the winner was Dennis Doyle.

- B) Recognizing the Miami Springs Basketball Team presented by Recreation Director Omar Luna and Athletic Supervisor Marcus Martin

Mayor Mitchell recognized Recreation Director Omar Luna and Athletic Supervisor

Marcus Martin to the meeting. Recreation Director Omar Luna took a moment to recognize the Basketball Coach Jesus, former Recreation staff member, who then proceeded to recognize the basketball champions.

C) Presentation by Nicholas Acosta of the Miami Springs High School Aerospace Program

Mayor Mitchell recognized Mr. Acosta, and Vice Mayor Santin wanted to thank Mr Acosta for his continued efforts on bringing innovative programs to the high school. Mr. Acosta proceeded to provide an oral and visual presentation. Mr. Acosta also introduced Miami Springs Senior High School Principal Nelson Gonzalez and Gustavo Junco of Embry-Riddle Aeronautical University who works closely with the program at MSSH. Mr. Acosta thanked the Mayor, Vice Mayor, and City Council for their time and continued support.

D) Presentation by Mr. Rob Gordon awarding the City of Miami Springs the STEM City of the Year Award for the City's consistent support of STEM activities at the Recreation Center over the last 10 years

Mr. Gordon advised that he was not able to attend the meeting.

5. Open Forum: The following members of the public addressed the City Council: Dan Wells, 1020 Quail Drive; and James Fulton, 406 Forrest Drive.

6. Approval of Council Minutes:

- A) August 23, 2023 – Budget Workshop**
- B) September 11, 2023 – Special Meeting**
- C) September 11, 2023 – Regular Meeting**

Councilman Fajet moved to approve the minutes of August 23, 2023 Budget Workshop, September 11, 2023 Special Meeting and September 11, 2023 Regular Meeting. Councilman Vazquez seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

7. Reports from Boards & Commissions:

- A) Ecology Advisory Board Update by Board Member Katie Rammen-Ortiz**

Board Member Rammen-Ortiz provided some background information on the Eco Restaurant of the Quarter for the Awareness Campaign under the Environmental Impact Resolution. She explained the program and ways restaurants can participate and apply. She stated that the recognition is recommended to occur every quarter once the program is established. Member Rammen-Ortiz said that she will work closely with the Clerk's department to get the program's information out through social media and website. She thanked the Mayor and City Council for their time and support.

8. Public Hearings:

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Adopting The Final Millage Rate For The Fiscal Year Commencing October 1, 2023 And Ending September 30, 2024 In The Amount Of 6.9900 Mills, Which Is 12.07 % Higher Than The Roll-Back Rate Of 6.2370 Mills; Announcing The Percentage Increase In Property Taxes; And Providing For An Effective Date

City Attorney Haydee Sera read the Resolution by title; announcing the millage rate and percentage over the rolled back rate. The Mayor opened the public hearing, there were no speakers at this time. The Mayor closed the public hearing.

Councilman Vazquez moved to approve the Resolution at 6.9100 millage rate. Councilwoman Bravo seconded the motion. City Attorney Haydee Sera stated for the record that the new millage rate of 6.9100 is 10.79% over the rollback rate of 6.2370. The motion carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

B) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Adopting A Final Budget For The Fiscal Year Commencing October 1, 2023, And Ending September 30, 2024; Providing For Expenditure Of Budgeted Funds; Providing For Budgetary Controls; Providing For Grants And Gifts; Providing For Budget Amendments; Providing For Encumbrances; And Providing For An Effective Date

City Attorney Haydee Sera read the Resolution by title. The Mayor opened the public hearing; there were no speakers at this time. The Mayor closed the public hearing. Mayor Mitchell indicated that since there is consensus on adding an addition police officer to the Police budget that administration not expend funds until later in the fiscal year until there is better understanding on the upcoming future budget, 2024-2025.

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

C) **Ordinance – Second Reading** – 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 Amend The List Of Uses Permitted On First Floor Levels Along Road Rights-Of-Way; Providing For Conflicts; Providing For Severability; Providing For Codification; And Providing For An Effective Date

This item was deferred to the next meeting; announced earlier in the agenda.

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

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Additional Citywide Asphalt Patching Services On An As-Needed Basis From Ovas & Co, LLC For Fiscal Year 2022-23 In An Amount Not To Exceed \$11,756.56; Providing For Authorization; And Providing For An Effective Date

B) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Additional Golf Products From Acushnet Holdings Corp. For The City's Golf Club Pro Shop For Fiscal Year 2022-23 In An Amount Not To Exceed \$4,941.50; Providing For Authorization; And Providing For An Effective Date

C) **Resolution** – A Resolution Of The City Council Of The City Of Miami Springs, Florida, Authorizing The City Manager To Approve Mutual Aid Agreements With Other Agency Police Departments; Providing For Implementation; And Providing For An Effective Date

D) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving A Consent Order With The Florida Department Of Environmental Protection (FDEP) Relating To National Pollutant Discharge Elimination System (NPDES) Stormwater Permit No. FLS000003; Providing For Authorization; And Providing For An Effective Date

E) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Selecting Brown & Brown Of Florida, Inc. For The City's General, Property, Auto, Workers' Compensation, Cyber, And Other Liability Insurance Coverage; Providing For A Waiver Of Competitive Bidding; Providing For Authorization; And Providing For An Effective Date

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

10. Old Business: None at this time.

11. New Business: None at this time.

12. Other Business:

A) Approving the Centennial Committee's recommendation of the Miami Springs Centennial Logo

Councilman Vazquez moved to approve the logo as recommended by the Centennial Committee and amended by staff. Councilwoman Bravo seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell

voting Yes.

13. Reports & Recommendations:

A) City Attorney

City Attorney Roger Pou had no report at this time.

B) City Manager

City Manager JC Jimenez stated he will be out of town from Saturday through Wednesday at an ICMA Conference. Assistant City Manager Tammy Romero stated that the Parking Study survey is still up and encouraged the public to participate. She then provided City events for the upcoming week and following month. More information is available on the City's website.

C) City Council

Councilman Vazquez said the War Memorial renovation committee will meet with the City Manager and staff to clarify the procedures for the state appropriated funds.

Councilman Fajet thanked the Council for their continued efforts on the budget. He is excited to see where we go from here.

Councilwoman Bravo thankful for the members of Council for making progress and starting fresh in the next meeting.

Vice Mayor Santin stated that the parking study is very important and requested that the information on the parking study be provided to the Gazette for publication. He stated that he's thankful that the budget process is over and happy he was able to work with the rest of City Council through it.

Mayor Mitchell stated that she and the City Manager will be meeting with the new Director of Emergency Management Department tomorrow. She stated that next week she will be attending the Florida League of Cities Taxation and Finance Committee meeting in Orlando. She stated her focus will be the Bed Tax and looking for a way to attain the City's fair share. Mayor Mitchell stated that recently the Town of Miami Lakes recently had an event called a "Culinary Bike Tour" where participating restaurants opened in town to introduce visitors to the eateries and promote economic growth. She stated she will give it more thought and work with the City Manager on a possible event. She thanked the City Council for being professional and responsible during the budget process, she knows it was a difficult task but it was in the best interest of the City.

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 9th day of October, 2023.*

Maria Puente Mitchell, Mayor

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



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166

Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO Zoning and Planning Board

FROM Alex David, Director of Miami-Dade Office
Calvin, Giordano & Associates, Inc.
Planning Consultant

CC: Silvia Vargas; Antonio Augello
Calvin, Giordano & Associates, Inc.

DATE October 2, 2023

SUBJECT Future Land Use Map amendment – 425 Esplanade Drive

Case No.	01-ZP-21 (FLUM)
Applicant(s)	R & J Portfolio LLC ("Applicant")
Address	425 Esplanade Drive ("Property")
Folio Number(s)	05-3119-020-0015
Zoning District	P-2

Property

The Property consists of an asphalt paved parking lot located at the SE corner of S. Esplanade Drive and Hibiscus Drive. The parcel is roughly square in shape and 9,746 square feet in size. The full legal description is the following:

Tract "A" of "MIAMI Springs Baptist Church", a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; Less and Except the Southwesterly 91.00 feet of said Tract "A" as conveyed in Warranty Deed recorded in Official records Book 32884, Page 3726.



Proposal

The Applicant is proposing a FLUM amendment from Religious Institutional to Single Family Residential. The Applicant is also requesting a Rezoning – from P-2 (“Church Use”) to R-1B (“Single Family Residential”) – and a Replat to ultimately permit the construction of a single-family dwelling unit.

The current Land Use Category allows the following:

Religious Institutional Category: This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

As designated on the City Future Land Use Map and defined above a standalone parking lot would not be an allowed use.

The proposed Land Use Category amendment would allow the following:

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of

worship and public utility facilities necessary to serve the homes within this category. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

Future Land Use Map Amendment

From:



To:



Process

The FLUM amendment requires a Public Hearing with the City Council sitting as the Local Planning Agency (LPA). The Ordinance 1st Reading will take place at a subsequent City Council hearing. Advertised notice ten (10) days prior to the Local Planning Agency (LPA) Hearing and the Ordinance 1st Reading shall be required. This would also apply for the Ordinance 2nd Reading, where adoption of the item would take place.

The review process would require the Applicant to prove the proposed use is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, compatible with the character and purpose of the surrounding Future Land Use designations, and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

History

In 1962, the Property was incorporated into Tract "A" of "Miami Springs Baptist Church" and used as a parking lot. In 2018 and 2020, Tract "A" was conveyed by two deeds, resulting in the division of Tract A into two parcels: Parcel 1, 9,746 square feet in size with the asphalt parking lot (the Property), and Parcel 2, 10,685 square feet in size, with a single-family residence. The existing house on Parcel 2 was originally used as a residence for the Church's Pastor, and was sold by the Church in 2018 to Christopher Anderson and Rosario Molina, keeping the same use. By subdividing Tract A via deeds and without

going through the proper subdivision requirements, an illegal subdivision was created, which prevents both properties from obtaining building permits.

In 2018, Parcel 2 located at 427 Esplanade Drive was re-designated from Religious Institution to Single Family Residential on the City's FLUM and rezoned from P-2, Church Use to R-1B by Ordinances 1103-2018 and 1104-2018, respectively. At the time, the City was the applicant on behalf of the Miami Springs Baptist Church. When the 2018 ordinances were adopted, the staff report supporting the ordinances explained that "The Church also owns [hypothetical 425 Esplanade]. That parcel is 9,746 square feet in size, and contains an asphalt paved parking lot. The zoning on this parcel is P-2, Church Use, and the Future Land Use Map category is Religious Institution, and will remain as such."

In 2020, the Church sold the parking lot Property to R & J Portfolio LLC, but the plat, zoning, and FLUM designations were not amended at that time. The applicant now wishes to replat, rezone, and redesignate the Property on the FLUM with the ultimate goal of building a single-family home.

Recommendations

Staff has reviewed the FLUM amendment for conformance and finds it complies with the Comprehensive Plan and City Code. If redesignated to Single Family Residential, the permitted use would be less intensive than those which would be allowed under Religious Institutional (houses of worship and related schools, public parks and public utilities). Staff therefore, recommends **approval** of the FLUM amendment from Religious Institution to Single Family Residential since (i) it is consistent with the goals, objectives, and policies of the City's Comprehensive Plan; (ii) it is compatible with the character and purpose of the surrounding Future Land Use designations and uses; (iii) the Property is suitable for the permitted uses in the proposed Future Land Use designation; (iv) the proposed use will not adversely affect the development of the general neighborhood or district; (v) will not generate unfavorable vehicular traffic, circulation problems, or parking demands; (vi) will not create unfavorable environmental impacts or dangerous hazards; and (vii) will not be contrary to the public health, safety, and welfare of the City and its residents.

Attachments

Additionally, the following documents are attached to this report as reference to the Application.

1. Letter of Intent
2. Hearing Application
3. Notice of Public Hearing
4. Proof of Notice – 500-foot radius



5. Proof of Notice - Electors
6. Property Appraiser – Folio
7. Deed – Parcel 1 of Tract A
8. DRAFT Ordinance



DRAFT
ORDINANCE NO. XXXX- 2023

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A SMALL-SCALE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM "RELIGIOUS INSTITUTION" TO "SINGLE FAMILY RESIDENTIAL" OF A CERTAIN ±0.22 ACRE PARCEL OF LAND LOCATED AT THE INTERSECTION OF ESPLANADE DRIVE AND HIBISCUS DRIVE AT HYPOTHETICAL 425 ESPLANADE DRIVE (FOLIO NO. 05-3119-020-0015); PROVIDING FOR AUTHORIZATION; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the "City" or "Applicant"), pursuant to the requirements set forth in Chapter 163, Florida Statutes, is requesting a Small Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map (FLUM) from "Religious Institution" to "Single Family [Residential]" for a ± 0.22 acre parcel of property generally located at the intersection of Esplanade Drive and Hibiscus Drive at hypothetical at 425 S. Esplanade Drive (the "Property"), as legally described in **Exhibit "A"** attached hereto (the "FLUM Amendment"); and

WHEREAS, after careful review and deliberation, City Staff has determined that the FLUM Amendment is in compliance with the City's Comprehensive Plan and consistent with Section 163.3184, Florida Statutes, as set forth in the City Staff's Report and Recommendations, which is attached hereto and incorporated herein as **Exhibit "B"** and which contains data and analysis supporting the FLUM Amendment; and

WHEREAS, on October 2, 2023, the City's Zoning and Planning Board held a duly advertised public hearing to make a recommendation of [approval/denial] to the City Council; and

WHEREAS, the City Council has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, pursuant to Section 163.3174(4), Florida Statutes, the City Council, sitting as the LPA, held a duly advertised public hearing on October 9, 2023 and recommended [approval/denial] of the FLUM Amendment; and

WHEREAS, on October 9, 2023, during the City Council Meeting, the City Council conducted a duly advertised public hearing for first reading of the Ordinance, considered all comments received concerning the FLUM Amendment as required by State laws and local ordinances; and

WHEREAS, on _____, 2023, during the City Council Meeting, the City Council conducted a duly advertised public hearing for second reading (adoption) of the Ordinance, considered all comments received concerning the FLUM Amendment as required by State laws and local ordinances and recommended [approval/denial] of the FLUM Amendment; and

WHEREAS, after reviewing the Local Planning Agency's recommendation, the recommendation of City Staff, and comments from the public, the City Council finds, based upon competent substantial evidence, that the proposed FLUM Amendment to the City's Comprehensive Plan for the Property is in compliance with and consistent with Florida law and the City's Comprehensive Plan.

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

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

Section 2. Approval of Small-Scale Future Land Use Map Amendment. Pursuant to Section 163.3187, Florida Statutes, the City Council hereby approves amending the City's Comprehensive Plan Future Land Use Map from "Religious Institution" to "Single Family [Residential]" for the ±0.22-acre parcel located at 425 Esplanade Drive, Miami Springs, Florida, legally described in Exhibit "A" attached hereto and incorporated herein.

Section 3. Authorization. The City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Comprehensive Plan Future Land Use Map to reflect the FLUM Amendment approved in Section 2, above.

Section 4. Transmittal. The City Manager and/or his/her designee are authorized to transmit this Ordinance approving the FLUM Amendment to the Florida Department of Commerce and other State agencies pursuant to the requirements of Section 163.3184, Florida Statutes, as may be applicable, and take all action necessary to finalize and approve same.

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

PASSED ON FIRST READING on the _____ day of _____, 2023, on a

motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2023,
on a motion made by _____ and seconded by _____. Upon being put to a
roll call vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilwoman Jacky Bravo	_____
Councilman Dr. Walter Fajet, Ph.D.	_____
Councilman Dr. Victor Vazquez, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

MARIA PUENTE MITCHELL
MAYOR

ATTEST:

ERIKA GONZALEZ, 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

EXHIBIT A

LEGAL DESCRIPTION

Tract "A" of "MIAMI Springs Baptist Church", a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; Less and Except the Southwesterly 91.00 feet of said Tract "A" as conveyed in Warranty Deed recorded in Official records Book 32884, Page 3726.



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO	Zoning and Planning Board
FROM	Alex David, Director of Miami-Dade Office Calvin, Giordano & Associates, Inc. Planning Consultant
CC:	Silvia Vargas; Antonio Augello Calvin, Giordano & Associates, Inc.
DATE	October 2, 2023
SUBJECT	Rezone – 425 Esplanade Drive

Case No.	01-ZP-21 (Rezone)
Applicant(s)	R & J Portfolio LLC (“Applicant”)
Address	Hypothetical 425 Esplanade Drive (“Property”)
Folio Number(s)	05-3119-020-0015
Current Future Land Use	Religious Institutional
Current Zoning District	P-2

Property

The Property consists of an asphalt paved parking lot located at the SE corner of S. Esplanade Drive and Hibiscus Drive. The parcel is roughly square in shape and 9,746 square feet in size. The full legal description is the following:

Tract “A” of “MIAMI Springs Baptist Church”, a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; Less and Except the Southwesterly 91.00 feet of said Tract “A” as conveyed in Warranty Deed recorded in Official records Book 32884, Page 3726.



Proposal

The Applicant is proposing a rezoning from P-2 (“Church Use”) to R-1B (“Single Family Residential”). The Applicant is also requesting a Future Land Use Map amendment – from Religious Institutional to Single Family Residential – and a Replat to ultimately permit the construction of a single-family dwelling unit.

The current zoning district allows the following:

Sec. 150-091. - P-2 church use only.

- (A) *Uses permitted.* Any building used for church services, Sunday school instruction, or other activities directly connected with the normal operation of a church.
- (B) *Building height limits.* The maximum building height shall be 40 feet.
- (C) *Site.* The minimum building site shall be governed by the number of off-street parking spaces which the site will accommodate, in proportion to the size of the building, as provided by this chapter, and subject to the limitations as herein provided for front, rear, and side yard requirements.
- (D) *Front, side, and rear yard requirements.* No structure in this area shall be built closer than 30 feet to the exterior property lines of the minimum building site as herein required.
- (E) *Signs.* See Signs, [§ 150-030](#).

(F) *Parking standards and requirements.* See [§ 150-016](#).

The proposed zoning district would allow the following:

Sec. 150-042. R-1B district.

(A) Uses permitted.

(1) Single-family dwelling. In no case shall there be more than one main building on a lot.

(2) Accessory structures and uses incidental to the single-family dwelling when placed on the same lot or parcel of land and not used or operated commercially, including, private garages, children(s) playhouses, tool sheds, and workshops. Accessory structures and uses such as servant(s) quarters, guest houses, and any other type of dwelling or dwelling unit are prohibited. Accessory structures shall occupy not more than 15 percent of the area of the rear yard. Notwithstanding any other definition or provision contained within the Code of Ordinances to the contrary, the "total rear yard area" for the purposes of the calculations required for the determination of the percentage of rear yard occupancy shall include all areas of property on the site from the vertical walls of structure backward to the rear property line, regardless of whether any such wall is recessed behind the part of the structure from which the required rear yard setback is measured. Accessory structures and all constructed additions shall conform in design and character to that of the main building and be constructed in accordance with all other applicable provisions of City Ordinances. All additions constructed onto existing single-family residences shall conform to the minimum habitable space provisions set forth in the South Florida Building Code. The placement and location of all such accessory structures in rear yards of properties shall provide a separation of at least ten feet from the main building, from other accessory structures and from utility sheds, and shall not be located closer to the side yard boundary line than the required side yard setback for the main building, nor closer than five feet to the rear yard boundary line of the property. Each single-family residential homesite may contain a maximum of two accessory structures, so long as such structures comply with the foregoing construction and location limitations and restrictions. Single-family residential homesites that already maintain a utility shed thereon may only contain one accessory structure which meets the construction and location limitations and restrictions previously set forth herein.

(a) Minimum rear yard setback: Five feet.

(b) Minimum side yard setback: 10% of lot width. No less than five feet for interior lot lines and no less than 15 feet for corner lot lines.

(c) Minimum distance separation from main residence: 10 feet.

(d) Maximum number of accessory structures: Two.

(e) Maximum rear yard lot coverage: 15%.

(3) Signs. See Signs, § 150-030.

(B) Building height limit. The maximum building height of main buildings shall be two stories which shall not exceed 30 feet. For accessory structures, the roof tie beam shall not exceed ten feet in height, and the roof height shall not exceed 15 feet. Notwithstanding the foregoing, the Board of Adjustment and City Council can approve additional heights for structures when the additional heights are for architectural design features which do not constitute living space and which are not inconsistent with the character of the surrounding neighborhood. Any application for approval pursuant to this provision shall

not be considered a variance, but an exceptional approval by the Board and City Council.

(C) Building site area required. The minimum building site area shall be one lot or parcel of land 10,000 square feet in area for each single-family dwelling. The parcel shall have a minimum average width of at least 75 feet. (For exemptions for undersized legal non-conforming lots see § 150-092(C)).

(D) Front yard required. There shall be a front yard of a depth of not less than 30 feet, unless the average depth of the front yard of the contiguous lot or lots is either greater or less than 30 feet, in which case the front yard shall be the average depth of the front yard of the contiguous lot or lots. In case there is no dwelling on the block, the depth of the front yard shall be a minimum of 30 feet. The maximum depth of the front yard permitted shall be not more than 50 percent of the depth of the lot or building site.

(E) Side yard requirements.

(1) Side yards required for one-story buildings. The width of the required side yards for one-story buildings shall each be ten percent of the average width of the lot, but in no case shall each side yard be less than five feet in width. Side yards adjacent to streets shall be not less than 15 feet. Side yards shall be measured from the closest point of the structure to the side lot line, on a bearing parallel to the front lot line, at ground level.

(2) Continuation of a legal non-conforming setback.

(a) A legal non-conforming setback may be continued horizontally as long as the provided setback is no less than 50% of the required setback.

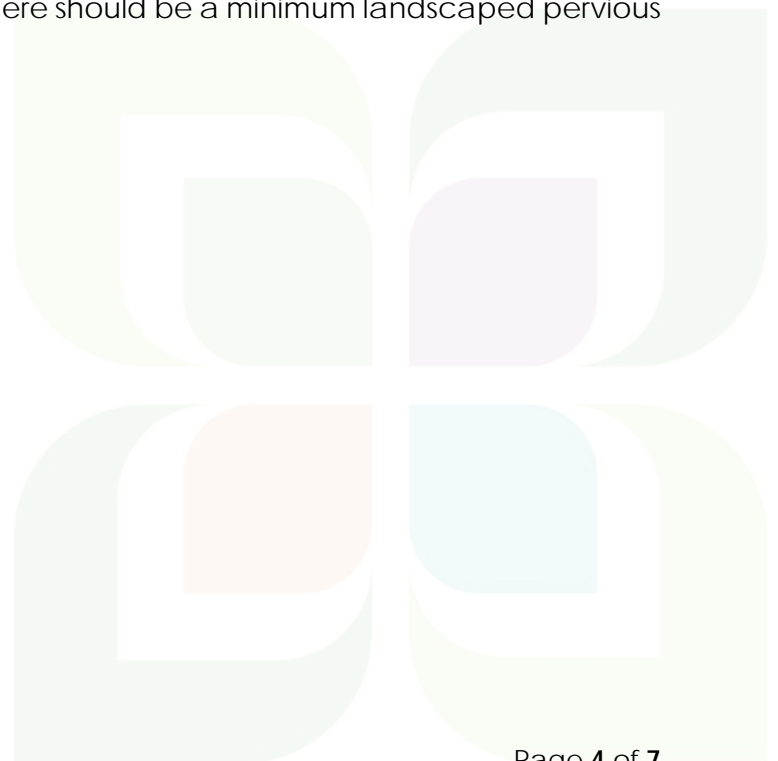
(b) A legal non-conforming setback may be continued vertically as long as the provided setback is no less than 50% of the required setback.

(F) Rear yard required. There shall be a rear yard not less than 25 feet in depth.

(G) Floor area requirements. The minimum floor areas of dwellings in this district shall be 1,500 square feet.

(H) Maximum lot coverage. There should be a maximum lot coverage of 40%.

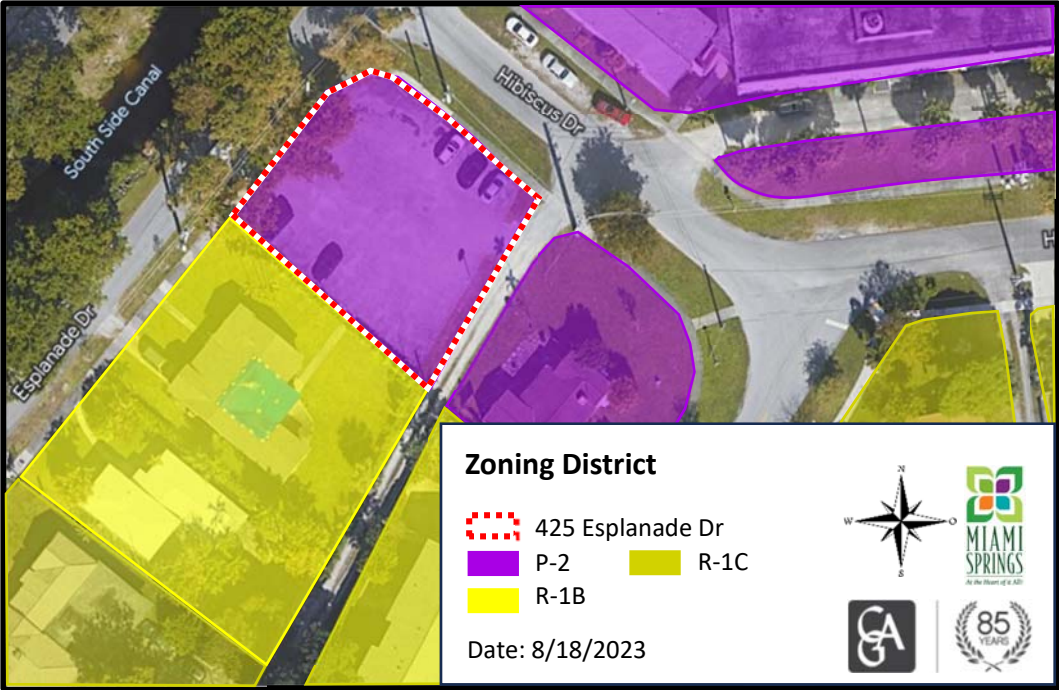
(I) Minimum landscaped pervious area. There should be a minimum landscaped pervious area of 30%.



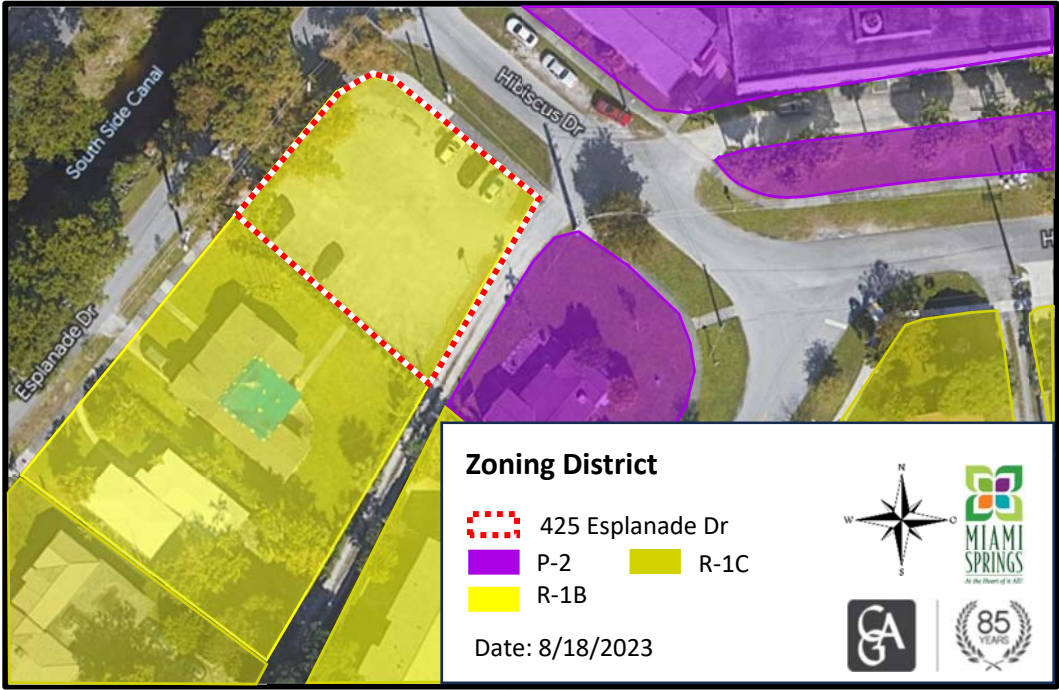


Zoning Map

From:



To:



Process/Notices

Pursuant to *Sec. 150-104. – Petition for zoning change*, any change or modification in the classification or regulation would require a public hearing with the Zoning and Planning Board with a written consent or the objection of not less than 20 percent of the property owners, exclusive of the petitioner, within a 500-foot radius in all directions from all property lines. Although the Code requires written consent or objection, the Code provision is inconsistent with case law which does not permit the rezoning to be reliant upon consent or objection of neighbors. Accordingly, notice of the application will be sent, but consent/objection of neighbors will not be obtained. Additionally, mailed notice shall be sent to electors of City based on the most current voter registration list, pursuant to *Sec. 1.04(3)(c)* of City Charter.

Posted notice at Public Buildings shall be available for two (2) weeks prior to date of first newspaper publication at City Hall, Recreation Center Gymnasium, The Field House, and any other building designated by Council, pursuant to *Sec. 1.04(3)(c)* of City Charter.

Advertised notice shall be available ten (10) days prior to the Local Planning Agency (LPA) and Ordinance 1st Reading in *Daily Business Review*, and a courtesy notice in *the Gazette*. Ten (10) days prior to the 2nd Reading, advertised notice in *Daily Business Review*, and a courtesy notice in *the Gazette*, shall also be required.

The review process would require the Applicant to prove the proposed use is consistent with the goals, objectives, and policies of the City, compatible with the character and purpose of the surrounding zoning designations, and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

History

In 1962, the Property was incorporated into Tract "A" of "Miami Springs Baptist Church" and used as a parking lot. In 2018 and 2020, Tract "A" was conveyed by two deeds, resulting in the division of Tract A into two parcels: Parcel 1, 9,746 square feet in size with the asphalt parking lot (the Property), and Parcel 2, 10,685 square feet in size, with a single-family residence. The existing house on Parcel 2 was originally used as a residence for the Church's Pastor, and was sold by the Church in 2018 to Christopher Anderson and Rosario Molina, keeping the same use. By subdividing Tract A via deeds and without going through the proper subdivision requirements, an illegal subdivision was created, which prevents both properties from obtaining building permits.

In 2018, Parcel 2 located at 427 Esplanade Drive was re-designated from Religious Institution to Single Family Residential on the City's FLUM and rezoned from P-2, Church Use to R-1B by Ordinances 1103-2018 and 1104-2018, respectively. At the time, the City was the applicant on behalf of the Miami Springs Baptist Church. When the 2018 ordinances were adopted, the staff report supporting the ordinances explained that "The



Church also owns [hypothetical 425 Esplanade]. That parcel is 9,746 square feet in size, and contains an asphalt paved parking lot. The zoning on this parcel is P-2, Church Use, and the Future Land Use Map category is Religious Institution, and will remain as such.”

In 2020, the Church sold the parking lot Property to R & J Portfolio LLC, but the plat, zoning, and FLUM designations were not amended at that time. The applicant now wishes to replat, rezone, and redesignate the Property on the FLUM with the ultimate goal of building a single-family home.

Recommendations

Staff has reviewed the Rezoning for conformance and finds it complies with the City Code. If rezoned to R-1B the permitted single-family use would be less intensive than those which would be allowed under P-2 (Church Use). Staff therefore recommends **approval** of the rezoning application since (i) it is consistent with the goals, objectives, and policies of the City’s Comprehensive Plan; (ii) it is compatible with the character and purpose of the surrounding zoning designations and existing uses; (iii) the Property is suitable for the permitted uses in the proposed zoning district; (iv) the proposed use will not adversely affect the development of the general neighborhood or district; (v) will not generate unfavorable vehicular traffic, circulation problems, or parking demands; (vi) will not create unfavorable environmental impacts or dangerous hazards; and (vii) will not be contrary to the public health, safety, and welfare of the City and its residents.

Attachments

Additionally, the following documents are attached to this report as reference to the Application.

1. Letter of Intent
2. Hearing Application
3. Notice of Public Hearing
4. Proof of Notice – 500-foot radius
5. Proof of Notice - Electors
6. Property Appraiser – Folio
7. Deed – Parcel 1 of Tract A
8. DRAFT Ordinance

ORDINANCE NO. XXXX-2023

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A REZONING FROM P-2 CHURCH USE TO R-1B SINGLE FAMILY RESIDENTIAL OF A CERTAIN ±0.22 ACRE PARCEL OF LAND LOCATED AT THE INTERSECTION OF ESPLANADE DRIVE AND HIBISCUS DRIVE AT HYPOTHETICAL 425 ESPLANADE DRIVE (FOLIO NO. 05-3119-020-0015); PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, R & J Portfolio LLC (the "Applicant") is requesting a rezoning from P-2 Church Use to R-1B Single Family Residential for a ± 0.22-acre parcel of the property generally located at the intersection of Esplanade Drive and Hibiscus Drive at hypothetical 425 S. Esplanade Drive (the "Property"), as legally described in **Exhibit "A"** attached hereto (the "Legal Description"); and

WHEREAS, after careful review and deliberation, City Staff has determined that the proposed rezoning is in compliance with the City's Comprehensive Plan and Land Development Code, as set forth in the City Staff's Report and Recommendations, which is attached hereto and incorporated herein as **Exhibit "B"** (the "Staff Report"); and

WHEREAS, on October 2, 2023, the City's Zoning and Planning Board held a duly advertised public hearing to make a recommendation of [approval/denial] to the City Council; and

WHEREAS, the City Council has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, pursuant to Section 163.3174(4), Florida Statutes, the City Council, sitting as the LPA, held a duly advertised public hearing on October 9, 2023, and recommended [approval/denial] of the rezoning; and

WHEREAS, on October 9, 2023, during the City Council Meeting, the City Council conducted a duly advertised public hearing for first reading of the Ordinance, considered all comments received concerning the rezoning as required by State laws and local ordinances; and

WHEREAS, on _____, 2023, during the City Council Meeting, the City Council conducted a duly advertised public hearing for second reading (adoption) of the Ordinance, considered all comments received concerning the rezoning as required by State laws and local ordinances and recommended [approval/denial] of the rezoning; and

WHEREAS, after reviewing the Local Planning Agency's recommendation, the recommendation of City Staff, and comments from the public, the City Council finds,

based upon competent substantial evidence, that the proposed rezoning of the Property on the City's Zoning Map is in compliance with and consistent with Florida law, the City's Comprehensive Plan, and the City's Code.

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

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

Section 2. Approval of Rezoning. That the City Council hereby approves rezoning of the Property P-2 Church Use to R-1B Single Family Residential.

Section 3. Authorization. That the City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Zoning Map to reflect the rezoning approved in Section 2, above.

Section 4. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 5. Effective Date. That this Ordinance shall take effect immediately upon adoption. However, the effective date of the rezoning adopted by this Ordinance shall be the effective date of the concurrent small-scale Comprehensive Plan amendment.

PASSED ON FIRST READING on the _____ day of _____, 2023, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2023, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilwoman Jacky Bravo	_____
Councilman Dr. Walter Fajet, Ph.D.	_____
Councilman Dr. Victor Vazquez, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

MARIA PUENTE MITCHELL
MAYOR

ATTEST:

ERIKA GONZALEZ, 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

EXHIBIT A

LEGAL DESCRIPTION

Tract "A" of "MIAMI Springs Baptist Church", a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; Less and Except the Southwesterly 91.00 feet of said Tract "A" as conveyed in Warranty Deed recorded in Official records Book 32884, Page 3726.



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166
Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO Zoning and Planning Board

FROM Alex David, Director of Miami-Dade Office
Calvin, Giordano & Associates, Inc.
Planning Consultant

CC: Silvia Vargas; Antonio Augello
Calvin, Giordano & Associates, Inc.

DATE October 2, 2023

SUBJECT Tentative Plat – 425 Esplanade Drive

Case No.	01-ZP-21(Plat)
Applicant(s)	R & J Portfolio LLC (“Applicant”)
Address	Hypothetical 425 Esplanade Drive (“Property”)
Folio Number(s)	05-3119-020-0015
Current Land Use	Religious Institutional
Current Zoning District	P-2

Property

The Property consists of an asphalt paved parking lot located at the SE corner of S. Esplanade Drive and Hibiscus Drive. The parcel is roughly square in shape and 9,746 square feet in size. The current full legal description is the following:

Tract “A” of “MIAMI Springs Baptist Church”, a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; Less and Except the Southwesterly 91.00 feet of said Tract “A” as conveyed in Warranty Deed recorded in Official records Book 32884, Page 3726.



Proposal

The Applicant is seeking to Replat the parcel that is currently under the referenced subdivision "Miami Springs Baptist Church" to "Royanna Subdivision". The Applicant is also requesting a Future Land Use Map amendment – from Religious Institutional to Single Family Residential – and a Rezoning – from P-2 ("Church Use") to R-1B ("Single Family Residential") – to ultimately permit the construction of a single-family dwelling unit.

The proposed legal description for the Royanna Subdivision is as follows:

THE REPLAT OF A PORTION OF TRACT "A" OF "MIAMI SPRINGS BAPTIST CHURCH", RECORDED IN PLAT BOOK 71, AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.

The Tentative Plat is attached as Attachment A.



Process

Pursuant to *Sec. 150-020. – Plat, replat, and waiver of plat procedure*, Staff review by the City Consultant Surveyor has concluded that the Property generally meets the following requirements:

1. The provisions of Miami-Dade County Code of Ordinances, Chapter 28;
2. The proposed plat does not conflict in any respect with the City Code of Ordinances or the Comprehensive Plan;
3. The application includes all documents required by law;
4. The proposed legal description, location of property lines, easements, structures, elevations, water and sewer and other utilities and other essential features are correctly set forth;
5. The public health, safety, and welfare are served by the proposed design of the lot;
6. Adequate utilities and services are proposed or available;
7. There are adequate provisions for the safety and convenience of vehicular and pedestrian travel;
8. The plat application meets the requirements of the City Code;
9. If required by the Public Works Department, a performance bond must be adequate to complete any required improvements;
10. Resurveying is provided;
11. The application fee is paid; and
12. All streets, easements, alleys, rights-of-way, water and sewer, or other public facilities are accompanied by an appropriate opinion of title from the title company or the applicant's attorney.

Upon approval by the Zoning and Planning Board, the Tentative Plat shall be submitted and reviewed by the City Council and Miami-Dade County Plat Review Committee. Once the technical compliance is achieved, the request for Final Plat approval would be submitted for staff review and approval by the City Council, Miami-Dade County Commission, and finally recorded with the Miami-Dade County Clerk of the Courts.

History

In 1962, the Property was incorporated into Tract "A" of "Miami Springs Baptist Church" and used as a parking lot. In 2018 and 2020, Tract "A" was conveyed by two deeds, resulting in the division of Tract A into two parcels: Parcel 1, 9,746 square feet in size with the asphalt parking lot (the Property), and Parcel 2, 10,685 square feet in size, with a single-family residence. The existing house on Parcel 2 was originally used as a residence



for the Church’s Pastor, and was sold by the Church in 2018 to Christopher Anderson and Rosario Molina, keeping the same use. By subdividing Tract A via deeds and without going through the proper subdivision requirements, an illegal subdivision was created, which prevents both properties from obtaining building permits.

In 2018, Parcel 2 located at 427 Esplanade Drive was re-designated from Religious Institution to Single Family Residential on the City’s FLUM and rezoned from P-2, Church Use to R-1B by Ordinances 1103-2018 and 1104-2018, respectively. At the time, the City was the applicant on behalf of the Miami Springs Baptist Church. When the 2018 ordinances were adopted, the staff report supporting the ordinances explained that “The Church also owns [hypothetical 425 Esplanade]. That parcel is 9,746 square feet in size, and contains an asphalt paved parking lot. The zoning on this parcel is P-2, Church Use, and the Future Land Use Map category is Religious Institution, and will remain as such.”

In 2020, the Church sold the parking lot Property to R & J Portfolio LLC, but the plat, zoning, and FLUM designations were not amended at that time. The applicant now wishes to replat, rezone, and redesignate the Property on the FLUM with the ultimate goal of building a single-family home.

Recommendations

Staff has reviewed the Tentative Plat for conformance and finds it complies with the subdivision regulations of the City’s Code of Ordinances. It is recommended that the request for Tentative Plat approval of the Property be **approved**, subject to conditions .

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

1. The approval of the Preliminary Plat shall be in accordance with the Boundary and Topographic Survey entitled “ROYANNA SUBDIVISION” – Tentative Plat” as prepared by Abraham Hadad, Professional Surveyor and Mapper, State of Florida, License Authorization No. LS6006, dated revised 08-28-2023, consisting of two sheets, a copy of which is attached hereto as Exhibit “A.”
2. The Applicant shall comply, prior to final plat approval, with all platting requirements of the City Code and Chapter 28 of the Miami-Dade County Code.
3. Approval of this plat shall not constitute or imply zoning approval. Approval of any site plan allowing a project to be developed on this property, subsequent to the approval of the final plat, shall fully comply with all relevant zoning district regulations, including site improvements. Additional conditions may apply to the approval of a site plan.

Attachments

Additionally, the following documents are attached to this report as reference to the Application.

1. Proposed Tentative Plat
2. Letter of Intent
3. Hearing Application
4. Courtesy Notice of Public Hearing
5. Courtesy Proof of Notice – 500-foot radius
6. Courtesy Proof of Notice - Electors
7. Property Appraiser – Folio
8. Deed – Parcel 1 of Tract A
9. DRAFT Resolution



RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION BY R & J PORTFOLIO, LLC FOR PROPERTY LOCATED AT THE INTERSECTION OF ESPLANADE DRIVE AND HIBISCUS DRIVE AT HYPOTHETICAL 425 ESPLANADE DRIVE (FOLIO NO. 05-3119-020-0015); PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in the City of Miami Springs' (the "City") Code of Ordinances (the "Code"), R & J Portfolio, LLC (the "Applicant") has submitted a tentative plat application (the "Application"), a copy of the tentative plat being attached hereto as Exhibit "A" and incorporated herein by reference (the "Preliminary Plat"), pertaining to a ± 0.22-acre parcel of property generally located at the intersection of Esplanade Drive and Hibiscus Drive at hypothetical 425 Esplanade Drive with Folio 05-3119-020-0015 (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, City staff reviewed the Application and recommends approval with conditions which must be satisfied prior to final plat approval; and

WHEREAS, on October 2, 2023, the City's Zoning and Planning Board conducted a public hearing and recommended approval of the Application; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the City Council finds that the Application meets the requirements of the City Code and finds that the Application is consistent with the City's Land Development Regulations and Comprehensive Plan; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Approval. The City Council, after a duly noticed public hearing, hereby approves the Application in substantially the form attached hereto as Exhibit "A," subject to the satisfaction of all conditions listed in Section 3 herein, and finds that it meets the approval criteria set forth in the City Code.

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions, which the Applicant stipulated and agreed to at the public hearing and agrees to comply with and/or satisfy prior to final plat approval:

- a. The approval of the Preliminary Plat shall be in accordance with the Boundary and Topographic Survey entitled "ROYANNA SUBDIVISION" - Tentative Plat" as prepared by Abraham Hadad, Professional Surveyor and Mapper, State of Florida, License Authorization No. LS6006, dated revised 08-28-2023, consisting of two sheets, a copy of which is attached hereto as Exhibit "A."
b. The Applicant shall comply, prior to final plat approval, with all platting requirements of the City Code and Chapter 28 of the Miami-Dade County Code.
c. Approval of this plat shall not constitute or imply zoning approval. Approval of any site plan allowing a project to be developed on this property, subsequent to the approval of the final plat, shall fully comply with all relevant zoning district regulations, including site improvements. Additional conditions may apply to the approval of a site plan.

Section 4. Violations. Failure to adhere to the terms of this approval shall be considered a violation of the City Code. Penalties for such violation shall be as prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Authorization. The City Manager, City Clerk, and City Surveyor are authorized to sign the face of the Tentative Plat and to execute any other required documents necessary for approval of the Tentative Plat consistent with and to implement the intent of this Resolution, subject to review by the City Attorney.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin _____
Councilmember Jacky Bravo _____
Councilmember Dr. Victor Vazquez, Ph.D. _____

Councilmember Dr. Walter Fajet, Ph.D. _____
Mayor Maria Puente Mitchell _____

PASSED AND ADOPTED this _____ day of October, 2023.

MARIA PUENTE MITCHELL
MAYOR

ATTEST:

ERIKA GONZALEZ, 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

TENTATIVE PLAT OF "ROYANNA SUBDIVISION"

A REPLAT OF A PORTION OF TRACT "A" OF MIAMI SPRING BAPTIST CHURCH, RECORDED IN PLAT BOOK 71, AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on March 13, 2023.

SECTION 2) LEGAL DESCRIPTION:

Tract "A", of MIAMI SPRINGS BAPTIST CHURCH, a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; LESS AND EXCEPT the Southwesterly 91.00 Feet of said Tract "A" as conveyed in Warranty Deed recorded in Official Records Book 31029, Page 1542.

Containing 9,746 Square Feet or 0.22 Acres, more or less, by calculations.

Property Address and Tax Folio Number:
4xx S. Esplanade Drive Miami Springs, Florida 33166
Folio No. 05-3119-020-0015

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this type of Survey as defined in Rule 55-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northwesterly Boundary Line of the Subject Site with an assumed bearing of N46°00'15"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120653 (City of Miami Springs), Map Panel No. 12065302B, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Warranty Deed, dated November 16th, 2020, recorded in Official Records Book 32884, Page 3736, Miami-Dade County Records.

Plat of "MIAMI SPRINGS BAPTIST CHURCH", recorded in Plat Book 76, Page 71, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number M-74, Elevation 9.41 feet.

SECTION 5) LIMITATIONS:

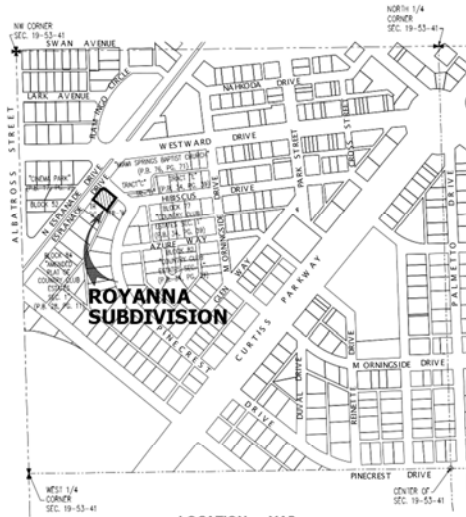
As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.



LOCATION MAP

THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

SECTION 6) CLIENT INFORMATION:

R & J PORTFOLIO, LLC,
19333 Collins Ave, #1207
Sunny Isles Beach, Florida 33160
CONTACT: Joanna
Phone: 305-302-6384

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
TV-CABLE: ATT-Overseas, Comcast
POSSIBLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Current Zoning Designation: P-2 (Church Use)
Proposed Zoning:
Existing Land Use: Vacant Land
Number of Tracts: 1

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria: 6.0 Feet s (NOVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.,
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone No. 305-266-1188
E-mail: platt@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 55-17.051 through 55-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, FSM
For the Firm
Registered Surveyor and Mapper 156006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone: 305-266-1188
Fax: 305-207-6845

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



Abraham Hadad
2023.09.1
9 11:18:05
-04'00"

HADONNE CORP. (INCORPORATED IN FLORIDA)
 4xx S. Esplanade Drive, Miami Springs, Florida 33166
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 R & J PORTFOLIO, LLC
 19333 Collins Ave, #1207
 Sunny Isles Beach, Florida 33160
 CONTACT: Joanna
 Phone: 305-302-6384

FILED	DATE	TIME	OFFICE
FILED	2023.09.1	9 11:18:05	MIAMI
FILED	23029		
FILED	1/2		



MEMORANDUM

To: Honorable Mayor and Council

From: Haydee Sera, Esq., Weiss Serota Helfman Cole & Bierman, P.L., City Attorney

Date: October 9, 2023

RE: 2nd Reading: Ordinance Amending Section 150-070.1, "Miami Springs Gateway Overlay District," of the City Code of Ordinances (the "Code").

On September 25, 2023, the City Council approved an Ordinance on First Reading to amend Section 150-070.1 of the Code relating to permitted uses along road rights-of-way on first floor levels within the Miami Springs Gateway Overlay District (the "Overlay District"). This memorandum supplements the memorandum that was provided on September 25, 2023, and addresses changes that have been made to the proposed Ordinance as recommended by the City Council, sitting in its capacity as the Local Planning Agency. The revisions to the Ordinance are summarized as follows:

1. We revised the Ordinance's recitals to clarify that the primary reason behind the proposed text changes is to provide additional flexibility for businesses seeking to operate within the District, and that by providing increased flexibility, the City will promote a lively business atmosphere, ensure the success of the District, and encourage vibrant pedestrian activity and walkability.
2. We added a definition to proposed Section 150-070.1(3)(c) of the Code to clarify what a Medical or Dental Office Use encompasses. Specifically, we have clarified that a Medical or Dental Office Use is limited to small-scale offices with a maximum floor area of 2,000 square feet that provide medical or dental treatment. The term does not include medical or clinical laboratories, urgent care centers, hospitals, emergency rooms, or other similar medium to large-scale medical office uses, which are specifically prohibited.
3. We amended Section 150-070.1(3)(e) of the Code to increase the distancing requirements between veterinarian uses within the District from 0.25 airline miles to 0.30 airline miles.
4. At line 90, we corrected a scrivener's error.

Revisions to the Ordinance as directed at first reading are set forth in **highlight** and ~~double-strikethrough~~ for deletions and double underline for additions. If passed on second reading, the Ordinance will become effective immediately.

38 (the “Primary Streets”) in order to facilitate and enhance lively pedestrian activity and
39 walkability along the main thoroughfares of the District; and

40 **WHEREAS**, the City desires to allow office uses, including medical and dental,
41 along street frontages except the Primary Streets to enhance the commercial viability of
42 the District; and

43 **WHEREAS**, the City Council further desires to allow personal services uses along
44 the Hook Square street frontage only to further enhance the commercial viability of the
45 District, while ensuring such uses do not become concentrated uses in the District; and

46 **WHEREAS**, the City Council also desires to allow veterinarian uses, along Hook
47 Square or Canal Street frontage only, provided that no veterinarian use may be located
48 within 0.25 airline miles of the front door of a proposed veterinarian use to the front door
49 of an existing veterinarian use within the District; and

50 **WHEREAS**, the City Council finds that the distancing limitations on veterinarian
51 uses are necessary to curtail and limit exposure to the potential negative effects of the
52 use, including the potential for increased biological waste and excess noise pollution; and

53 **WHEREAS**, on September 11, 2023, at a duly noticed public hearing in
54 accordance with law, the City Council, sitting as the Local Planning Agency, reviewed
55 and recommended approval of this Ordinance with the following recommendations: that
56 medical and dentist office uses be further defined and that the airline distancing
57 requirements between veterinarian uses within the District be increased from 0.25 airline
58 miles to 0.30 airline miles, and determined that it is consistent with the City’s
59 Comprehensive Plan; and

60 **WHEREAS**, the City Council finds that this proposed Ordinance serves to further
61 enhance the protection of the public health, safety and welfare.

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

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

66 **Section 2. Amending Code.** That Section 150.070.1 “Miami Springs Gateway
67 Overlay District” within Chapter 150, “Zoning Code,” of the Code of Ordinances of Miami
68 Springs, Florida, is hereby amended as follows:

69 **Chapter 150 – ZONING CODE**

70 * * *

71 **ARTICLE VII. BUSINESS DISTRICT**

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.

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

* * *

(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:

* * *

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~~ Notwithstanding, first floor uses along road rights-of-way shall be limited to:

- a. Restaurant (and lounge), café, cafeteria.
- b. and/or Retail Use.
- c. Office Use, including medical and dental, along any street frontage except Curtis~~s~~ Parkway and South and North Royal Poinciana Boulevards.
For purposes of this Section, a Medical or Dental Office Use shall mean a small-scale office with a maximum floor area of 2,000 square feet providing medical or dental treatment where patients are offered medical services, examinations, and treatments, but are not permitted to occupy the premises overnight. This does not include medical or clinical laboratories, urgent care centers, hospitals, emergency rooms, or other similar medium to large-scale medical office uses, which are specifically prohibited.
- d. Personal Services (e.g., barbershops, beauty parlors, physical therapy clinics, massage parlors), with hours of business between 6:00 a.m. and 10:00p.m., along Hook Square frontage only.
- e. Veterinarian Use (which may provide short-term boarding for medical purposes only, for no more than 48 hours), along Hook Square or Canal Street frontage only, provided that no Veterinarian Use may be located within ~~0.25~~ 0.30 airline miles of the front door of an existing Veterinarian Use within the Gateway District. The distance shall be measured from the front door of the proposed Veterinarian Use to the front door of the existing Veterinarian Use.

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,

111 residential, or a mix of residential, office, and commercial. The mixed-use ratio found in §
112 150.070 of the Code shall not apply to the Gateway District.

113 * * *

114 **Section 3. Conflicts.** All Sections or parts of Sections of the Code of
115 Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of
116 Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

117 **Section 4. Severability.** That the provisions of this Ordinance are declared to
118 be severable and if any section, sentence, clause or phrase of this Ordinance shall for
119 any reason be held to be invalid or unconstitutional, such decision shall not affect the
120 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but
121 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
122 notwithstanding the invalidity of any part.

123 **Section 5. Codification.** That it is the intention of the City Council and it is
124 hereby ordained that the provisions of this Ordinance shall become and be made a part
125 of the City Code, that the sections of this Ordinance may be renumbered or relettered to
126 accomplish such intentions, and that the word Ordinance shall be changed to Section or
127 other appropriate word.

128 **Section 6. Effective Date.** That this Ordinance shall become effective
129 immediately upon adoption on second reading.

130 **PASSED ON FIRST READING** on the __ day of _____, 2023, on a motion
131 made by _____ and seconded by _____.

132 **PASSED AND ADOPTED ON SECOND READING** this ___ day of _____, 2023,
133 on a motion made by _____ and seconded by _____. Upon being put to a
134 roll call vote, the vote was as follows:

- 135 Vice Mayor Jorge Santin _____
- 136 Councilmember Jacky Bravo _____
- 137 Councilmember Dr. Victor Vazquez, Ph.D. _____
- 138 Councilmember Dr. Walter Fajet, Ph.D. _____
- 139 Mayor Maria Puente Mitchell _____

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143 _____
144 MARIA PUENTE MITCHELL
145 MAYOR

146 ATTEST:
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148 _____
149 ERIKA GONZALEZ, MMC

150 CITY CLERK

151

152 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

153 FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

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157 _____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

158 CITY ATTORNEY



AGENDA MEMORANDUM

Meeting Date: 10/09/2023

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

Via: JC Jimenez, City Manager

From: Erika Gonzalez-Santamaria, City Clerk

Subject: Full Moon Productions – A/V Services

Recommendation:

Recommendation by City Clerk’s Office that Council waive the competitive bid process and approve an expenditure to Full Moon in the amount of \$15,000.00, for A/V services for Council meetings, special meetings, or workshops etc., as funds were approved in the FY 23/24 Budget, pursuant to Section §31.11 (E)(6)(g) of the City Code. Requires 4/5 vote by Council.

Discussion/Analysis:

This request is for the City Council to approve the amount that has been budgeted for this contractual service which provides a wide variety of audio and visual services during the City Council meetings, workshops or any other type of meeting that requires audio and visual assistance. The source of vendors is very limited since it a particular type of service which the vendor can use to broadcast the meetings through Zoom and YouTube.

Fiscal Impact (If applicable):

The Audio and Visual services were budgeted in the recently approved fiscal year 2023-2024.

Submission On: 10/2/2023 12:27:35 PM

Submitted by:

Department: City Clerk

Prepared by: Erika Gonzalez

Attachments: No

Budgeted/Funded Yes

Funding:

Dept./ Desc.: City Council Department

Account No. 001-0101-511-34-00

Additional Funding: N/A

Amount previously approved: \$ \$15,000

Current request: \$

Total vendor amount: \$ \$15,000

RESOLUTION NO. 2023-____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING AN AGREEMENT WITH FULL MOON CREATIVE LLC FOR AUDIOVISUAL SERVICES NECESSARY FOR THE BROADCAST OF CITY COUNCIL MEETINGS, WORKSHOPS, AND RELATED MEETINGS IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the “City”) requires audiovisual services for the broadcast of the City’s Council meetings, workshops, and other related meetings (the “Services”); and

WHEREAS, the City desires to enter into an agreement (the “Agreement”) with Full Moon Creative LLC (“Contractor”) for the provision of the Services in substantially the form attached hereto as Exhibit “A”; and

WHEREAS, the City Manager recommends that the City Council waive the competitive procurement requirements of the City Code pursuant to Section 31-11(E)(6)(g) of the City Code for the Services as being in the best interest of the City; and

WHEREAS, pursuant to Section 31-11(E)(6)(g) of the City Code, the City Council desires to authorize the City Manager to negotiate and execute the Agreement in substantially the form attached hereto as Exhibit “A” with the Contractor for the Services in an amount not to exceed budgeted funds; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

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

Section 2. Approval. That the City Council hereby approves the Agreement with the Contractor for the Services.

Section 3. Waiver. That the City Council hereby waives the competitive procurement requirements of the City Code pursuant to Section 31-11(E)(6)(g) of the City Code for the Services as being in the best interest of the City.

Section 4. Authorization. That the City Council hereby authorizes the City Manager to negotiate and execute the Agreement with the Contractor in substantially the form attached hereto as Exhibit "A," subject to the approval of the City Attorney as to form, content, and legal sufficiency. The City Council hereby further authorizes the City Manager to expend budgeted funds in an amount not to exceed budgeted funds.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jacky Bravo	_____
Councilmember Dr. Walter Fajet, Ph.D.	_____
Councilmember Jorge Santin	_____
Councilmember Dr. Victor Vazquez, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

PASSED AND ADOPTED this 9th day of October, 2023.

MARIA PUENTE MITCHELL
MAYOR

ATTEST:

ERIKA GONZALEZ, 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



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

*The asterisk next to an item is to reflect that a new item has been added to the contract

NEW ITEM	CAMERA PACKAGES	COST	NEW COST
	Blackmagic 12k Camera Package includes Tripod and Media	\$850.00	
*	Blackmagic G2 Broadcast Camera Package includes Tripod and Media	\$650.00	
*	Blackmagic 6k Camera package includes Tripod and Media	\$450.00	
*	Detu Max 360 Camera includes Tripod and Media	\$450.00	
	4k Floor Based FS7 Camera Package includes Tripod and Media	\$300.00	
*	4k Pocket Blackmagic with Lens	\$350.00	
*	Sony A7sii on Gimbal	\$400.00	
*	Sony A7sii with Lens	\$250.00	
*	Canon 7D with Lens	\$250.00	
	4k Floor Based JVC Camera Package includes Tripod and Media	\$125.00	\$128.75
*	On Camera Monitor for Studio Use	\$100.00	
	GoPro	\$50.00	
*	Legacy Film Camera	\$50.00	
*	Legacy Video Camera	\$50.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	CAMERA LENS PACKAGE (Per Day)	COST	NEW COST
	Telephoto lens for long distance coverage (does not include Tripod)	\$500.00	
*	Sports Telephoto Lens Package (does not include Tripod)	\$650.00	
	PL 6 Lenses Prime Set	\$600.00	
*	DZO Film Pictor Zoom 3 Lens	\$550.00	
*	DZO Film VESPID Prime 7 Lens Kit	\$500.00	
*	Nikon Zoom 3 Lens Set	\$350.00	
	N Zoom lens package	\$150.00	
	Cinema Lens Prime Set Rokinon 6 Lenses	\$250.00	\$257.50
*	Venus Optics Laowa probe Snoot Macro Lens 24mm	\$250.00	
*	DZO Film Pictor Zoom Lens 14mm - 30mm	\$250.00	
*	DZO Film Pictor Zoom Lens 20mm - 55 mm	\$250.00	
*	DZO Film Pictor Zoom Lens 50mm -125mm	\$250.00	
*	Sony Servo Zoom Lens	\$200.00	
*	Canon FD Vintage Prime Lens Set	\$200.00	
	Servo Lens Package for FS7	\$150.00	
*	Broadcast Servo Lens	\$200.00	
*	Sigma 18mm-35mm Art Series	\$100.00	
*	Camera Lens Control for Studio Set Up	\$100.00	
*	ND Filter Set	\$100.00	
*	Various Vintage Lenses (per lens price)	\$100.00	
*	Sigma Mini Wide Macro 28mm	\$75.00	
*	Lens Baby Tilt Shift Art Lens	\$75.00	

NEW ITEM	TRIPOD (Per Day)	COST	NEW COST
*	Tripod Support for Sports Lens	\$400.00	
*	Vinten	\$100.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	AUDIO EQUIPMENT MIXERS & INTERFACES (PER DAY)	COST	NEW COST
*	40 Channel Event Mixer	\$300.00	
	32 Channel Mixer	\$250.00	
	16 Channel Mixer with Wireless iPad control	\$125.00	
	16 Channel Mixer	\$100.00	
	4 Channel Audio Mixer	\$75.00	
*	Scarlett 18i 20o	\$150.00	
*	Scarlett 2i2	\$100.00	
	AUDIO EQUIPMENT MEETING ROOM (PER DAY)	COST	NEW COST
*	Sennheiser Wireless Kit	\$125.00	
*	32 Input Snake and Audio Cable Package	\$125.00	
*	16 Input Snake and Audio Cable Package	\$100.00	
	Snake and Audio Cable Package	\$75.00	
	PA Speaker with Bluetooth Option	\$75.00	
	Wireless Audio Option for Overflow Room Audio	\$75.00	
	PA Speaker Stand	\$10.00	
	Audio Recording Device	\$75.00	
	Microphone Stand (interchangeable for wireless or wired)	\$5.00	
*	Inline Computer Audio Adapter for Mixer	\$25.00	
*	Landline Phone Integration	\$25.00	
	AUDIO EQUIPMENT MICROPHONES (PER DAY)	COST	NEW COST
*	Wireless Microphone Unit with Country Man Earpiece	\$225.00	
	Handheld Wireless Microphone Handheld Wireless Microphone (for audience or podium)	\$125.00	
	LAV Wireless Microphone Unit	\$125.00	
*	Shure SM7B	\$75.00	
	Push To Talk Gooseneck Tabletop Microphone	\$75.00	
*	Sync Box	\$40.00	
*	Wired LAV	\$35.00	
	Desktop Wired Microphone with Base	\$30.00	
	Podium Wired Microphone	\$25.00	
	Wired Handheld Microphone	\$25.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	AUDIO EQUIPMENT CREATIVE FIELD PRODUCTION (PER DAY)	COST	NEW COST
*	Field Audio Mixer Recorder with Mixer	\$150.00	
*	Smart Slate	\$125.00	
*	Rode Top Microphone	\$50.00	
*	Rode Go Microphone Set	\$50.00	
*	Boom Microphone with Pole	\$125.00	
*	Boom Microphone	\$75.00	
	AUDIO EQUIPMENT EVENT (PER DAY)	COST	NEW COST
*	40 Channel Digital Audio Mixer, Floor Supported Line Array System, 6 tops and 4 bottoms	\$4,000.00	
	Subwoofer 12" inch	\$300.00	
*	Subwoofer 15" inch	\$400.00	
*	Sub Pole	\$10.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	LIVE STREAM EQUIPMENT SWITCHERS & TECH TABLE (PER DAY)	COST	NEW COST
*	4K Multicamera Switcher for Larger Events SDI & HDMI	\$550.00	
*	4K Multicamera Switcher for Larger Events SDI only	\$450.00	
	Multi Camera Switcher for Larger Events	\$450.00	
*	Hyperdeck Studio Mini + Recorder + Monitor	\$150.00	
	1080 Multicamera Switcher for smaller events	\$100.00	
*	Web Presenter 4k 1 input	\$150.00	
*	Web Presenter 1080 1 input	\$125.00	
*	Web Presenter 720 2 inputs	\$125.00	
	Live Stream Device + Recorder + Monitor	\$150.00	
	Live Stream Device + Monitor	\$125.00	
*	I9 Laptop	\$150.00	
*	I7 Laptop	\$125.00	
*	Laptop to Run the Stream	\$125.00	
	Laptop to Run Presentations	\$100.00	\$103.00
	Laptop to Run the Switcher	\$100.00	\$103.00
*	Graphic Surface Control 32	\$100.00	
*	Graphic Surface Control 15	\$75.00	
*	20" Video Monitor with stand	\$85.00	
	Zoom Platform Fee (if using Full Moon Creative LLC. Zoom Account)	\$100.00	
*	Direct Input Box	\$50.00	
	Computer Monitor	\$25.00	
	Live Graphics Package	\$400.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	LIVE STREAM EQUIPMENT WIRING (PER DAY)	COST	NEW COST
*	4k Teradek Ranger Transmitter and Receiver	\$1,200.00	
*	Extended Antenna Solution for Long Range video transmission	\$350.00	
*	Atmos Monitor / Recorder	\$250.00	
*	4k Teradek Bolt 4k Transmitter and Receiver	\$200.00	
	Wireless Camera Solution (includes transmitter and receiver, does not include camera)	\$100.00	
	Live Stream Cable/Connectors Package	\$100.00	
	SDI/HDMI Converter Package	\$50.00	
*	HDMI + SDI Cross Converter	\$50.00	
	SDI/HDMI Converter	\$25.00	
	HDMI/SDI Converter	\$25.00	
*	Decimator Cross Converter Up/Down Scaler	\$50.00	
*	1x4 HDMI Splitter	\$50.00	
*	1x2 HDMI Splitter	\$50.00	
*	HDMI A/B Switch	\$50.00	
*	1x4 SDI Splitter	\$50.00	
*	SDI A/B Switch	\$50.00	
*	Unmanaged 8 Port Gigabit Ethernet Switch	\$50.00	
*	Blackmagic Ultra Studio Recorder 3 G	\$35.00	

NEW ITEM	EXTRA MEETING OR EVENT EQUIPMENT SOLUTIONS (PER DAY)	COST	NEW COST
*	Camera Jib 7'	\$3,000.00	
*	Camera Jib 10',	\$3,500.00	
*	Camera Jib 30'	\$4,000.00	
*	Pars (Wash Lights) Per Unit	\$100.00	
*	Large Generator (includes wiring and distro box)	\$1,250.00	
*	Small Generator (includes wiring and distro box)	\$750.00	
*	100 X 18 Linear Ft White Drape Per Unit	\$30.00	
*	Event Table/Bar	\$200.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	EXTRA MEETING OR EVENT EQUIPMENT SOLUTIONS (PER DAY)	COST	NEW COST
*	Over Stage Truss Package Front and Back for 24' x 16' Stage	\$10,000.00	
*	10' x 20' LED Straight Wall with floor supported Trussing Structure	\$6,500.00	
*	10' x 20' LED Curved Wall with floor supported Trussing Structure	\$8,000.00	
*	Weighted Ballast Blocks	\$500.00	
	Bonded Livestream Connection for Locations without Internet Service	\$650.00	\$669.50
	Per Gig of Data for the bonded livestream internet connection	\$30.00	
	4,000 Lumen Projector	\$150.00	
	6,000 Lumen Projector with standard and short throw lens	\$400.00	
	12,000 Lumen Projector with standard and short throw lens	\$750.00	
	Mini Mixer 4 Channel Audio Breakout Room	\$75.00	
	6' x 10'8" Projection Screen Kit with dress kit	\$300.00	\$309.00
	7'11' x 14 Screen Kit with Dress Kit	\$600.00	
	16"H x 13' W Black Drape Panel price per panel includes truss ties and hardware	\$85.00	
	Double Sided Speaker Timer Machine	\$150.00	
	50" Monitor on stand with wheels	\$250.00	\$257.50
	40" Monitor on stand with wheels	\$200.00	
*	5k Lull Lift	\$1,500.00	
*	Trucking	\$1,500.00	
*	Engineering Documents	\$1,500.00	
*	Pop up Screen for Projector	\$100.00	
	Combo Stand	\$35.00	
*	Small Communication Kit for. Crew and Camera Operators	\$150.00	
*	Large Communication Kit for. Crew and Camera Operators	\$250.00	
*	Walkies Kit	\$150.00	
*	Mombo Combo Stand	\$200.00	
*	SDI Cable Case	\$100.00	
	Gaff Tape	\$30.00	\$30.90
	Power Point Advancer	\$25.00	
*	Sandbags	\$5.00	
*	8'x 4' Riser with Stairs and Railing	\$175.00	
*	10 ft. Truss with Base	\$175.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	EXTRA MEETING OR EVENT EQUIPMENT SOLUTIONS (PER DAY)	COST	NEW COST
	Aluminum Truss Podium	\$250.00	
	CD Players	\$25.00	
	DVD Players	\$25.00	
	White Board with Easel, Markers, and Eraser (per day)	\$30.00	
	Flip Chart with Pad and Markers (per day)	\$20.00	
	USB Extender for the Powerpoint advancer	\$5.00	
	C-Stand	\$20.00	
	FM Transmission System	\$250.00	

NEW ITEM	LIGHTING EQUIPMENT (PER DAY)	COST	NEW COST
*	Moving Lights	\$500.00	
	Lighting Control Board	\$500.00	
	HMI 1200	\$250.00	
	Various Degree Leiko	\$125.00	
	HMI 575	\$125.00	
	4 Light Arri Kit	\$125.00	
	1x1 Battery Operated LED Panels with Stand Per Light	\$75.00	
	Combo Stand for HMI light	\$35.00	
	Lighting Stand	\$25.00	
	Aperture LED Panel	\$250.00	
*	Pipe and Base	\$100.00	
*	12 ft. Pipe and Drape (10 ft sections) includes base, pipe and drape	\$150.00	
*	On Location Green Screen	\$200.00	
	Arri Sky Panel	\$550.00	
	3000-Watt LED Panel	\$350.00	
	Wireless Uplighting	\$50.00	
	Wired Uplighting	\$25.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	MEDIA CARDS (per day per card)	COST	NEW COST
*	Atmos	\$150.00	
*	12k Media	\$50.00	
*	FS7 Cards QXD	\$50.00	
*	C Fast	\$35.00	
*	A7Sii SD	\$20.00	
*	SD or SSD	\$20.00	
*	Micro SD	\$20.00	
*	CF Cards	\$20.00	

CITY MEETING LABOR (Number of Technicians varies based on Job Requirements)
<p>TEST DAY (Necessary equipment will be billed at half rate for test day)</p> <ul style="list-style-type: none"> ○ Audio/Video Technicians (2 hrs. set up at \$175.00 PER TECHNICIAN) ○ Each additional hour billed at \$40.00 an hour in quarter hour increments) per person.
<p>LOAD IN DAY/DAY BEFORE MEETING SETUP *Equipment will not be billed. Billing will only occur for Labor</p> <ul style="list-style-type: none"> ○ Day Before Labor: 2 Technicians billed at \$295.00 per hour for a minimum of a 4-hour window. ○ Additional hours billed at \$295.00 per hour for the 2-person team.
<p>DAY OF MEETING SETUP</p> <ul style="list-style-type: none"> ○ Audio/Video Technicians (2 hrs. set up at \$175.00 PER TECHNICIAN) ○ Each additional hour billed at \$40.00 an hour in quarter hour increments) per person.



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

MEETING AND EVENT LABOR (PER DAY) Billed ¼ Hour Increments	COST	NEW COST
Technical Director	\$40.00 per hour	\$41.20 per hour
Audio Engineer	\$40.00 per hour	\$41.20 per hour
Camera Operator	\$40.00 per hour	\$41.20 per hour
AV Technician	\$40.00 per hour	\$41.20 per hour

EXTRA MEETING AND EVENT SERVICES (PER DAY)	COST	NEW COST
Transcriptions	\$1.66 per min	
Closed Captioning (<i>price based on length of video and number of speakers</i>)		

EXTRA MEETING AND EVENT SERVICES (PER DAY)	COST	NEW COST
Telestrator Annotation Package (2 Laptops, 1 Surface Pro, Telestrator Pro Software, dedicated hotspot, Vmix Software)	\$500.00	
Telestrator Dedicated AV Tech 1-hour Setup	\$175.00	
Telestrator Dedicated AV Tech Additional Hours	\$40.00 per	
Aluminum Truss Podium	\$250.00	
CD Players	\$25.00	
DVD Players	\$25.00	
White Board with Easel, Markets, and Eraser (per day)	\$30.00	
Flip Chart with Pad and Markers (per day)	\$20.00	
USB Extender for the Powerpoint Advancer	\$5.00	
C-Stand	\$20.00	
FM Transmission system	\$250.00	



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

MISCELLANEOUS NEGOTIATED TERMS	COST	NEW COST
Add Cancellations / Rescheduling Fee within 72 hours of the meeting Setup Time	\$350.00	
Fees to send Audio and Video Files	\$50.00	
Comcast of other provider FTP upload	\$50.00	
Fee to upload file to other media	\$50.00	
Add cost to share WIRELESS video to secondary room	\$100.00	
Add cost to have WIRED Video to secondary room	\$25.00	
Cable Package (SDI) per cable	\$10.00	
Cable Package (XLR) per cable	\$5.00	
Cable Package (HDMI) per cable	\$5.00	
Cable Package (Power Cables) per cable	\$5.00	
Power strips	\$5.00	
Add fee for PIP Timer added to screen: Laptop + Switcher	\$100.00	
Use of Zoom, WebEx, or Virtual Mtg Account	\$100.00	
USB Delivery Fee	\$100.00	
CONSUMABLE FEES	COST	NEW COST
Gafftape per roll	\$25.00	
Batteries per AA Battery	\$2.00	
Cable Ramps	\$0.00	
Presentation Timers (multiple sizes) per day	\$50.00	
CUSTOM QUOTED PER EVENT		
Call in Audio System via Zoom or other virtual meeting software (management / operation)		
Telephone Remote Call in Compatibility		
YouTube Management (create video + audio)		



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

PRE-PRODUCTION (PER DAY)		COST	
	Script Writing	Starting at \$200.00 per minute	
*	Casting Talent + Props	\$85.00 per hour	
	Production Coordination with Crew/Equipment	\$85.00 per hour	
	Location Scouting Day Rate	\$450.00	
	Talent Fees	Starting at \$450.00 1/2 day (4 hour minimum)	
*	Location Releases/Agreements/Permits	\$85.00 per hour	
CASTING Labor Billed at Time and a Half after 8 hours		HALF DAY 0-4 HOURS	FULL DAY 4-8 HOURS
*	Spokesperson	\$750.00	\$950.00
*	Principal Speaking	\$550.00	\$750.00
*	Principal Non-Speaking	\$350.00	\$450.00
*	Extras	\$200.00	\$275.00
*	Atmosphere	\$175.00	\$200.00

CREATIVE VIDEO EQUIPMENT SOLUTION (PER DAY RATES)	COST	NEW COST
Dana Dolly with Track and Stands	\$250.00	
Kessler Time Lapse Slider with Support Package	\$350.00	
Motion Control Mini Jib	\$650.00	
Production Monitor 17"	\$100.00	
4k Production Field Monitor	\$250.00	
2 Ton Grip Truck	\$450.00	\$463.50



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	CREATIVE SERVICES	HALF DAY	FULL DAY	NEW HALF	NEW FULL
	Labor Billed at Time and a Half after 8 hours	(0-4 hours)	(4-8 hours)	(0-4 hours)	(4-8 hours)
	Producer	\$350.00	\$550.00	\$360.50	\$566.50
	Director	\$450.00	\$600.00	\$463.50	\$618.00
	Director of Photography	\$450.00	\$600.00	\$463.50	\$618.00
	Camera Operator	\$350.00	\$500.00	\$360.50	\$515.00
	Gaffer	\$400.00	\$600.00	\$412.00	\$618.00
	Grip	\$350.00	\$500.00	\$360.50	\$515.00
	Audio Operator with Boom, Lav, Field Mixer (ENG Kit)	\$350.00	\$500.00	\$360.50	\$515.00
	Production Assistant	\$150.00	\$225.00	\$154.50	\$231.75
	Make Up Artist	\$450.00	\$650.00	\$463.50	\$669.50
*	Make Up Artist Kit (flat fee)				\$200.00

<p>Video Editing</p> <ul style="list-style-type: none"> ○ Syncing of all cameras ○ Editing together of various footage ○ Graphics integrated ○ Music from Stock Libraries ○ Color correction 	<p>\$125.00 Per Hour</p>
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Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

NEW ITEM	EVENT LABOR SERVICES Labor Billed at Time and a Half after 8 hours	NEW COST HALF DAY (0-4 hours)	NEW COST FULL DAY (4-8 hours)
*	Project Manager	\$550.00	\$750.00
*	Production Lead	\$450.00	\$650.00
*	Lead Tech	\$500.00	\$700.00
*	Technical Director	\$500.00	\$700.00
*	Graphics Operator	\$500.00	\$700.00
*	Signal Flow Tech	\$500.00	\$700.00
*	Show Runner	\$500.00	\$700.00
*	Show Audio Tech A1	\$550.00	\$750.00
*	Show Audio Tech A2	\$450.00	\$650.00
*	Show Lighting Tech Lighting Director L1	\$550.00	\$750.00
*	Show Lighting Tech L2	\$450.00	\$650.00
*	Grip	\$450.00	\$650.00
*	Show Technician	\$400.00	\$600.00
*	Livestream Coordinator	\$400.00	\$600.00
*	Wireless Video Coordinator	\$400.00	\$600.00
*	Bonded Internet Solution Manager	\$400.00	\$600.00



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CREATIVE LABOR/EQUIPMENT PACKAGES Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Teleprompter with Operator	\$450.00	\$650.00
Blackmagic 12k Cinema Camera with ultra-slow-motion option with lenses	\$1,500.00	\$2,200.00
On Location Still Photography Services Half Day with Camera Package and Portrait Lens	\$700.00	\$1,200.00
VR Camera Gimbal		\$150.00 (per day)
STUDIO VIDEO Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Green Screen Studio	\$450.00	\$650.00
ON LOCATION AUDIO COVERAGE Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Field Audio Kit 1: Wireless Audio Kit, 1 Boom Mic with Operator	\$550.00	\$850.00
ON LOCATION VIDEO COVERAGE Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Sony 4k Camera with Director of Photography	\$850.00	\$1,250.00
Photo Camera (with Gimbal for movement)	\$700.00	\$1,200.00
ON LOCATION VIDEO COVERAGE Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Sony A7S II 4k with Gimbal with Operator	\$650.00	\$900.00
STUDIO AUDIO Labor Billed at Time and a Half after 8 hours	HALF DAY (0-4 hours)	FULL DAY (4-8 hours)
Sound Booth Audio Recording session billed by the hour including studio time and engineer	\$125.00 per hour	

	Full Moon Creative's Government Solutions Production Package	PRICE
*	<ul style="list-style-type: none"> • Pre-Production Logistics and Planning • On location 8-hour video shoot • Camera Operator and Production Assistant • 4 edited deliverables per shoot 	\$2,000.00 per shoot



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	ON LOCATION AUDIO PRODUCTION Labor Billed at Time and a Half after 8 hours	HALF DAY 0-4 HOURS	FULL DAY 4-8 HOURS
*	Sound Engineer A1	\$550.00	\$750.00
*	Audio Operator A2	\$450.00	\$550.00
	PRODUCTION PACKAGES Labor Billed at Time and a Half after 8 hours	HALF DAY 0-4 HOURS	FULL DAY 4-8 HOURS
*	PACKAGE A <ul style="list-style-type: none"> • Camera Operator with Single Camera with Sony FS7, Media and Lens Package 	\$750.00	\$1,250.00
*	PACKAGE B <ul style="list-style-type: none"> • Camera Operator with Single Camera with Sony FS7, Media and Lens Package • Camera Operator with Camera on A7Sii Gimbal 	\$1,450.00	\$2,350.00
*	PACKAGE C <ul style="list-style-type: none"> • Camera Operator with Single Camera with Sony FS7, Media and Lens Package • Camera Operator with Camera on A7Sii Gimbal • Audio Operator • Location Producer 	\$2,800.00	\$4,300.00



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VIDEO PRODUCTION PACKAGES BLACK MAGIC CINEMA CAMERA Labor Billed at Time and a Half after 8 hours		HALF DAY 0-4 HOURS	FULL DAY 4-8 HOURS
*	12K PACKAGE <ul style="list-style-type: none"> On location Camera Operator with Floor Based Single Camera with Production Assistant Package Includes: Blackmagic 12k, Media storage, and Lens Kit 	\$1,250.00	\$1,750.00
*	6K PACKAGE <ul style="list-style-type: none"> On location Camera Operator with Camera on Gimbal with Production Assistant Package Includes: Blackmagic 6k on Gimbal, Media storage, and Lens Kit 	\$1,025.00	\$1,525.00
*	4K CAMERA PACKAGE <ul style="list-style-type: none"> On location Camera Operator with Floor Based Single Camera with Production Assistant Package Includes: Sony FS7, Media storage, and Lens Kit 	\$1,075.00	\$1,575.00
*	4K GIMBAL PACKAGE <ul style="list-style-type: none"> On location Camera Operator with Camera on Gimbal with Production Assistant Package Includes: A7Sii Gimbal, Media storage, and Lens Kit 	\$1,025.00	\$1,525.00



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

	PHOTOGRAPHY Labor Billed at Time and a Half after 8 hours	PER HOUR	*REQUIRED
*	On Location Event Photographer Package Includes: Camera, Flash, Media storage, and Lens Kit	\$250.00 per hour	2 hours minimum
*	In Studio Photographer (for product or headshots) Package Includes: Camera, Flash, Media storage, and Lens Kit Photo Backdrop (Custom Quoted per event)	\$250.00 per hour	2 hours minimum
	DRONE OPERATOR Labor Billed at Time and a Half after 8 hours	HALF DAY 0-4 HOURS	FULL DAY 4-8 HOURS
	Our Drone Operator is licensed and insured. *Notably, our pilot works with (FPL) Florida Power and Light as a reliable pilot who can fly in restricted airspace and at night.	\$850.00	\$1,200.00

	PEG CHANNEL + YOUTUBE CHANNEL MANAGEMENT	RATES
*	Station Manager	\$85.00 Per hour

	PEG CHANNEL ANIMATED VIDEO <i>(Billed when needed and as used)</i>	HOURLY RATE
*	Logo Animation	\$125.00
*	Animated Lower thirds for video	\$125.00
*	Animated Intro/Outro Card	\$125.00

	PEG CHANNEL GRAPHIC DESIGN <i>(Billed when needed and as used)</i>	HOURLY RATE
*	Digital Flyers	\$85.00
*	Bulletin menu stills with upcoming events per month	\$85.00
*	Thumbnails for YouTube	\$85.00



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ON SITE TECH VISIT (PER DAY)	COST	NEW COST
0-4-Hour Window (no longer in use – see updated information below as it relates to per day site visits)	\$420.00	SEE CHART BELOW FOR NEW PRICING
Tech 1 (no longer in use – see updated information below as it relates to per day site visits)	\$65.00 per hour	SEE CHART BELOW FOR NEW PRICING
Tech 2 (no longer in use – see updated information below as it relates to per day site visits)	\$40.00 per hour	SEE CHART BELOW FOR NEW PRICING

NEW ITEM	ON SITE TECH VISIT + INSTALLATION/TROUBLESHOOTING/MAINTENANCE (PER DAY)
*	Lead Tech 1 (3 hour minimum) for \$420.00 Then \$90.00/hour past the 3-hour window Time is calculated starting from office to location, time on location and location back to office.
*	Labor Tech 2 Tech Assistant *hired with Lead Technician is billed with a 3-hour minimum at \$65.00 per hour.
*	Sound Engineer (3 hour minimum) for \$420.00 Then \$90.00/hour past the 3-hour window Time is calculated starting from office to location, time on location and location back to office.
*	Travel distance beyond 30 miles from our office is billed at time and a half (what is the starting rate for this?) <ul style="list-style-type: none"> Our Office Address: 10001 NW 50th St. Suite 202, Sunrise FL 33351
*	Weekend AV Tech Work outside of Monday - Friday 9:00 AM – 5:00 PM is billed at 1.5x rate. (for labor)
*	Emergency Response: (Hurricanes, Flooding, Tornadoes, and bad weather conditions) is Hazard Pay is billed at 2x rate. (for labor)



Full Moon Creative LLC. Pricing Sheet | Contract # RFP-JA-21-50

Billing Disclaimers

- Custom Quoted Per Event: the prices will depend on availability, market value, delivery and other variables involved for procurement and usage of this item
- Administrative Fee - Percentage Markup for Miscellaneous Items or Sub-contracted Services 20%

NEW ITEM	SCHEDULING
*	Hazard Pay – rates are paid at double the rate during hurricanes, tornadoes, flash floods or other bad weather.
*	Cancelations within 72 hours of the meeting setup will be billed at \$200.00
*	Expedited scheduling within 72 hours of the meeting setup will be billed at \$150.00 on top of the meeting

MIAMI SPRINGS CHARTER

SECTION 4.02 – Removal; vote of confidence

- (2) The City Council shall at the first regular meeting in October of each year, cause a vote of confidence to be taken as to the continued services of the City Manager.