



**AGENDA INFORMATION
CITY OF MIAMI SPRINGS
CITY COUNCIL**

Regular Meeting

Monday, February 14, 2011

7:00 p.m.

Mayor Billy Bain

Vice Mayor Jennifer Ator

Councilman Bob Best

Councilman Dan Espino

Councilman George V. Lob

City Manager James R. Borgmann

Assistant City Manager Ronald K. Gorland

City Attorney Jan K. Seiden

City Clerk Magali Valls





CITY OF MIAMI SPRINGS, FLORIDA

Mayor Billy Bain

**Vice Mayor Jennifer Ator
Councilman Dan Espino**

**Councilman Bob Best
Councilman George V. Lob**

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

**AGENDA
REGULAR MEETING
Monday, February 14, 2011
7:00 p.m.**

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

Salute to the Flag: Audience participation
3. **Awards & Presentations:** None
4. **Open Forum:** Persons wishing to speak on items of general city business, please sign the register located on the speaker's stand before the meeting begins
5. **Approval of Council Minutes:**
 - A) 01/24/2011 -- Council Workshop Joint Meeting with the Revitalization and Redevelopment Ad-Hoc Committee
 - B) 01/24/2011 -- Regular Meeting

6. Reports from Boards & Commissions:

- A) 01/18/2011 – Education Advisory Board – Minutes
- B) 01/25/2011 – Ecology Board – Cancellation Notice
- C) 01/27/2011 – Code Review Board – Cancellation Notice
- D) 02/01/2011 – Code Enforcement Board – Cancellation Notice
- E) 02/02/2011 – Revitalization and Redevelopment Ad-Hoc Committee – Minutes
- F) 02/02/2011 – Architectural Review Board and Revitalization and Redevelopment Ad-Hoc Committee Joint Meeting – Minutes
- G) 02/08/2011 – Recreation Commission – Notice of Lack of a Quorum
- H) 02/09/2011 – Golf and Country Club Advisory Board – Cancellation Notice
- I) 02/07/2011 – Board of Adjustment – Approval of Actions Taken at their Meeting of February 7, 2011, Subject to the 10-day Appeal Period

7. Public Hearings: None

8. Consent Agenda:

- A) Approval of the City Attorney's Invoice for January 2011 in the Amount of \$11,448.00
- B) Recommendation that Council Approve an Expenditure to Acoustic & Sonic Inc., the Lowest Responsible Bidder, in the Amount of \$14,604.36 for Acoustical Sound Panels in the Rebeca Sosa Theater, Pursuant to Section 31.11 (C) (2) of the City Code
- C) Recommendation that Council Approve a Bid to DataWorks Plus, Utilizing Florida State Contract Number 680-370-07-1 in the Amount of \$21,052.00, Pursuant to Section 31.11 (E) (5) of the City Code to Purchase Fingerprinting Equipment
- D) Recommendation that Council Approve an Expenditure of \$22,877.10 to Miguel Lopez Jr., Utilizing Cooper City Bid #2010-5, as Provided in Section 31.11 (E) (5) of the City Code for Milling, Paving and Striping of Several Roads on Osage Drive from Miller Drive to 41 Street Lafayette Drive, Miller Drive from Poinciana Boulevard to Eastward Drive
- E) Recommendation that Council Approve an Expenditure of \$50,204.40 to Miguel Lopez Jr. Inc., Utilizing Cooper City Bid #2010-5, as Provided in Section 31.11 (E) (5) of the City Code for Milling, Paving and Striping of Roads 495 and 600 Ludlam Drive, Linwood Drive south to Whitethorn Drive and Oriole Avenue to Falcon Avenue

9. Old Business:

- A) Appointments to Advisory Boards by the Mayor and Council Members
- B) Civics Week – April 25, 2011
- C) Recommendation that Council Award a Bid to Wrangler Construction, Utilizing Florida City Contract in the Amount of \$30,850.00, Pursuant to Section 31.11 (E) (5) of the City Code for New Sidewalk Installation from Hammond Drive to Starling Avenue and Redbird Avenue to Meadowlark Avenue
- D) Update on Basin 35 Drainage Project
- E) Recommendation that Council Approve Change Order No. 3 in the Amount of \$22,471.28 for Additional Work and Modifications to the Interior of the Curtiss Mansion Restoration Project

10. New Business:

- A) Fiscal Year 2010-2011 First Quarter Budget Status Report (Unaudited)
- B) Miami-Dade County Days in Tallahassee – April 6 and 7, 2011
- C) Appointment of Alternate Member to Represent the City Before the Miami-Dade County League of Cities
- D) Discussion Regarding the Role of the Architectural Review Board Within the New District Boundary Regulations on N. W. 36th Street
- E) Procurement Card Rebate for Fiscal Year 2010
- F) Recommendation that Council Waive the Competitive Bid Process and Approve an Expenditure of not to Exceed \$30,000 for Advertising in The Miami Herald, the Sole Source Provider, Pursuant to Section 31.11 (E) (6) (c) of the City Code
- G) Resolution No. 2011-3504 – A Resolution of the City Council of the City of Miami Springs Authorizing the City to Apply for, and Accept, if Awarded, a \$9,937.50 2011 National Urban and Community Forestry Grant with the State of Florida on an Equal Matching Amount Basis, Directing the Proper Officers and Officials of the City to Execute the Grant Memorandum of Agreement with the State of Florida, Department of Agriculture and Consumer Services, Division of Forestry; Effective Date

10. New Business: (Continued)

- H) Meeting with Officials of the Beacon Council
- I) City of Miami Springs 85th Birthday Celebration
- J) Discussion Regarding a Memorial for Tony Bray
- K) Park Improvements at Stafford Park, Prince Field and the Miami Springs Middle School

11. Other Business:

- A) Increased Community Center Costs

12. Reports & Recommendations:

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

13. Adjourn

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

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

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



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council held a **WORKSHOP MEETING, Joint Meeting with Members of the Revitalization and Redevelopment Ad-Hoc Committee**, in the Council Chambers at City Hall on Monday, January 24, 2011, at 5:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 5:07 p.m.

Council members present:

Mayor Billy Bain
Vice Mayor Jennifer Ator
Councilman Bob Best
Councilman Dan Espino
Councilman George V. Lob

Also Present:

City Manager James R. Borgmann
Assistant City Manager Ronald K. Gorland
City Attorney Jan K. Seiden
Finance Director William Alonso
City Planner Richard E. Ventura
City Clerk Magali Valls
Deputy City Clerk Suzanne Hitaffer

Ad-Hoc Committee Members present:

Laz Martinez
Arturo Rabade
Wade Smith
Todd Stiff
Joe Valencia

2. Invocation: Mayor Bain offered the invocation.

Salute to the Flag: The audience participated.

3. Introduction of Revitalization and Redevelopment Ad-Hoc Committee Members

The Mayor and Council introduced the Revitalization and Redevelopment Ad-Hoc Committee members as follows:

Wade Smith who was appointed by Mayor Bain.
Arturo Rabade who was appointed by Councilman Best.
Joe Valencia who was appointed by Councilman Espino.
Laz Martinez who was appointed by Councilman Lob.
Todd Stiff who was appointed by Vice Mayor Ator.

Council left the dais and seated themselves in the first row in the audience to view the presentation by Calvin Giordano & Associates.

4. Presentation and Discussion by Calvin, Giordano & Associates

Richard Sala with Calvin, Giordano & Associates thanked the City Manager and Staff for their help in reaching this point. They felt that the best way to begin the process was with a workshop setting with the new Ad-Hoc Committee, which they look forward to meeting and spending time with. The presentation will pull together a lot of the items that were outlined in the proposal and they hope to get feedback to see if they are moving in the right direction or if there is anything that should be added.

Mr. Sala stated that they will be following up on the direction set by Council in Work Orders No. 1 and No. 2 that are directly related to N. W. 36th Street revitalization. They first looked at previous studies for the N. W. 36th Street corridor that were done in the past twelve to fifteen years and there were four items that overlapped in all the studies, including their response in their proposal.

The first item was to expand the City's economic development management capacity, which was also the directive as part of the Request for Proposals (RFP) to hire Calvin, Giordano as the management component to help with economic development and revitalization. They are in a position to help make the connections with the county, state and community representative that help with economic development, according to Mr. Sala.

Mr. Sala explained that the second item is developing an appropriate land use strategy that will help to provide incentives for new investment activity. Calvin, Giordano is dealing with this issue, which will be outlined in the presentation. The follow up item to number two is to create a mixed use corridor that targets and promotes business clusters associated with international trade and tourism.

Mr. Sala stated that once the amendments are in place, the focus will be to create that relationship and a meeting has been scheduled with the Beacon Council to see what help they can offer to promote 36th Street. The last item is related to aesthetic improvements to create a gateway along N. W. 36th Street that includes colors, façades, way finding, etc.

Lorraine Tappen, Senior Planner, Calvin, Giordano & Associates, Inc., referred to an aerial photograph of the N. W. 36th Street District along the southern boundary of the City. Currently the Airport Marine and Highway Business District has three distinct areas being the Airport Golf, the Abraham Tract and the N. W. 36th Street District. They are proposing to remove the regulations regarding N. W. 36th Street out of the existing zoning district and create a new, stand alone section of the Code for property owners and applicants to refer to for their projects.

Ms. Tappen explained that the work in the proposed zoning code amendments is based upon concepts for commercial revitalization and a number of studies and workshops that were held over the years. The objective is to take advantage of underdeveloped and underutilized property to promote the image of Miami Springs and a gateway to rehabilitate existing buildings.

City Planner Richard E. Ventura stated that he came on board in April 2002, when he and the former City Manager began discussing redevelopment of N. W. 36th Street and what had been the Airport Highway Marine Business District (AHMBD) since 1998. Originally the plan was to move the original boundary of the AHMBD along 36th Street from mid-block, as outlined in the Comprehensive Plan of 1998, all the way to Oakwood Drive, but that was not popular to the nearby residents with single-family homes.

City Planner Ventura explained that the focus was on rewriting the land development regulations and future land use stipulations for what eventually became the Airport Golf, N. W. 36th Street and the Abraham Tract districts. The goal was to preserve the residential character and the need to increase the 1.0 floor area ratio (FAR) for N. W. 36th Street to a maximum 3.0 FAR through certain incentives to potential developers or trade-offs that would preserve the ambiance and development of the commercial business district. The goal for the Abraham Tract was to preserve the existing heavy business commercial use, concentrating on hotels and restaurants.

City Planner Ventura reiterated that the ultimate goal was to break up the existing AHMBD from one large district to three smaller districts and to increase the FAR for N. W. 36th Street to a maximum 3.0 with a sliding scale based on the amount of incentives provided to developers. During the 2005 Evaluation and Appraisal Report (EAR) process, amendments were put into play that achieved these goals.

Ms. Tappen referred to the specific language changes for the N. W. 36th Street District, including the addition of residential development, in accordance with the City Charter, mixed use projects and a floating FAR between 1.0 and 3.0. Based upon the amendments to the Comprehensive Plan, the permitted uses were expanded to include bars related to a restaurant or within a hotel, residential units up to 20 per acre, mixed-use development and recreational uses; offices, restaurants and hotels remain as permitted uses within the 36th Street District.

Ms. Tappen explained that the City Charter trumps everything; it does not allow more than three stories or 40-feet if there are more than two dwelling units in the building. This does not change in any way.

Ms. Tappen clarified that none of the prohibited uses were changed in the N. W. 36th Street District. Currently adult establishments, repair facilities, manufacturing and automotive related uses are not allowed in the 36th Street District and those prohibited uses will continue in the proposed zoning code amendments.

Ms. Tappen reviewed the existing and proposed setbacks, including the setbacks proposed next to a residential district. She explained that they are proposing a 10-foot front setback and side setback of 5-feet or 2.5-feet for ornamental structures or canopies. The rear setback is proposed at 10-feet. There were some adjustments to allow for greater architectural flexibility and usage of the property, but no major increases or decreases. Landscaping and a masonry wall are required within the setbacks next to residential districts.

Jim Edwards, Redevelopment Specialist with Calvin, Giordano & Associates, emphasized that this is only a workshop with proposed ideas and nothing in the current code has been changed. Council will ultimately decide which, if any, changes will be made. The floor area ratio (FAR) simply means the amount of square feet of building that is allowed, based on the size of the lot; the setbacks, height limitations, and parking requirements must still be met. There would never be a building that fills an entire site.

The land use amendments allow up to a 3.0 FAR based on incentives to gain improvements for the public for private projects proposed for N. W. 36th Street. The developer is given a series of incentives working up to the 3.0 FAR, according to Mr. Edwards. The FAR Bonus Program revolves around aesthetic enhancements, including pedestrian amenities, open space, mature landscaping, etc.

Mr. Edwards outlined additional proposed incentives for uses and activities that are wanted for N. W. 36th Street, including hotel units, outdoor cafes, meeting rooms, assembly rooms and conference rooms. He said that additional incentives include public right-of-way improvements and energy efficient “green” buildings. Mr. Edwards presented a potential scenario for a 25,000 square foot parcel with a 25,000 square foot building and incentives totaling 0.75 FAR, ending up with 43,750 square feet of space. Under the revised land use requirements, 75,000 square feet of space at 3.0 FAR would be allowed if the developer provides all the incentives, which would require Council approval as the governing body.

Architect Marion Cartaya of Cartaya & Associates stated that the City of Miami Springs is mentioned in several national publications related to Pueblo architecture and Glenn Curtiss. The City is an architectural legacy with small town charm and some buildings would lend themselves well towards being renovated with different architectural styles, with specific consideration to development potential.

Mr. Cartaya explained that successful communities have a unity of character that is important to recognize. He cited Boca Raton, Coral Gables and Miramar as some cities that have a unity of excellence that is asked of every developer. The unity of character is not only for new buildings, but also for remodeled buildings through design styles, scale and proportions, location on site, landscaping, color and human/pedestrian sensitivities.

Mr. Cartaya proposed buildings for N. W. 36th Street that can be seen and not covered by trees, since it is a high traffic area that is unique in the county because it is next to the airport. This group of buildings should make a statement and the landscaping should support the architecture. He added that color and signage are important components to the buildings; they should not be used as billboards. A color palette for the developer to follow is very important, as well as human/pedestrian sensitivities, including outdoor spaces and plazas.

Mr. Cartaya presented design styles that could go very well with existing conditions on N. W. 36th Street, including Streamline Moderne, which is “the sister” to the Pueblo architecture. He explained that it is a depression area architecture style that is associated with transportation and meant to be seen from rapid moving streets. He showed examples of existing buildings on N. W. 36th Street with horizontal lines that could be remodeled using the Streamline Moderne style.

The Pueblo-Mission architecture is also part of the depression area, part of the dream of Glenn Curtiss, part of the City’s legacy, according to Mr. Cartaya. Some existing buildings on N. W. 36th Street might not transform to Streamline Moderne, but could easily be transformed to Pueblo-Mission architecture. The diversity of expression is acceptable; they do not want repeat buildings or corporate billboard design buildings. Every building either new or remodeled should conform to the City’s national history and legacy. He displayed color palette samples for base, trim and fascia colors, with tile, wood, brick and finished concrete as accents only.

Mr. Cartaya explained that they are planning for an application process for every developer and architect to follow so that they will know the requirements. He stated that site design is very important because the site contains the building and block fence and landscaping is required next to residential districts. Parking lot pole fixtures shall be limited to 25 feet in height and pedestrian walks shall have decorative pole fixtures no higher than 12 feet high. Mr. Cartaya added that developers may complain about the additional cost for lighting, but in return they will be given a FAR credit.

Mr. Cartaya proposed sign requirements limiting buildings to one sign not exceeding 30-feet above grade, or one-third of the height of the building; monument signs are permitted on the side and rear streets up to 10-feet above grade. No roof mounted signs would be allowed that detract from the buildings.

Mr. Edwards addressed the parking requirements, outlining the existing requirements and the proposed requirements for N. W. 36th Street. The proposed requirements were a result of their review of the current standards generated by the Institute of Transportation Engineers. The peak parking for each use varies depending on the time of day and type of use. The recommendation is to increase parking for retail use and to decrease the requirements for multifamily residential use.

Mr. Edwards explained that the most important change is in the parking requirements for mixed-use. The current Code requires the sum of all uses, while they are proposing the sum of all uses times 80%. None of the uses peak at the same time. It is a disincentive to be required to provide almost redundant parking. If a tenant or developer wants more parking, they build more parking. Another suggestion is to include in the code that up to 40% of the spaces could be compact spaces, which are 6" narrower and 1-1/2 foot shorter.

Ms. Tappen stated that the district boundary regulations are integrated into the proposed zoning code amendments. The City is seeking services to guide redevelopment and commercial revitalization that will be a key part of monitoring and reviewing development within the N. W. 36th Street District. The Professional Revitalization Consultant (PRC) includes redevelopment professionals, architects, planners, and engineers together with an independent member of the Architectural Review Board. The PRC will lend their expertise in redevelopment to the existing talents and skills of the Architectural Review Board.

City Attorney Seiden interjected by saying that the PRC would work with the Ad-Hoc Committee instead of the Architectural Review Board.

Councilman Espino did not feel that Council specified the exclusion of the Architectural Review Board.

City Attorney Seiden explained that the Ad-Hoc Committee was designed to work with the Consultants as the screening committee for Council.

Ms. Tappen stated that the PRC would meet with development applicants at the very beginning of the process to talk about the design standards, uses and integration with any ongoing projects to enhance commercial revitalization. She referred to the flow chart and the various steps in the review process before the recommendation is presented to the Zoning and Planning Board for site plan approval and finally the City Council. Small scale projects do not require approval by the City Council and the PRC would be involved in reviewing the design of the addition or renovation to make sure it fits within the architectural design guidelines.

Ms. Tappen outlined the schedule for the zoning code amendments, beginning with the meeting with the Beacon Council on February 16, 2011, a draft ordinance on February 23, 2011, first reading of the ordinance on March 14th and the second reading on March 28th.

Council returned to the dais to continue the Workshop meeting.

City Attorney Seiden clarified that the members of the Revitalization and Redevelopment Ad-Hoc Committee were present for the purpose of being introduced to the Consultants.

Mayor Bain felt that there were a couple of steps in the review and approval process that were not required.

Ms. Tappen responded that the existing code for the AMHBD included specific requirements for administrative review before going to the Zoning and Planning Board and the City Council. Her understanding is that there is a specific clause for all projects for design consideration that must be reviewed by the Architectural Review Board.

City Attorney Seiden stated that the process of approving the ordinance would not involve any advisory boards; it will only involve him, the City management and the working drafts from the Consultant that will be put in the proper ordinance form for first and second readings. The development review procedure is a new procedure. Currently, developers will go the Building Department to review the Code before they produce a plan and return to the Building Department so that the Building Official and City Planner can make a recommendation.

The City Attorney explained that the proposed procedure would allow the design professionals to get involved in the process at some stage. This is a discussion for Council, since this is a task that would be passed to the Consultants as part of a contractual relationship. If the documentation and the ordinances are in effect and everyone understands what they are, then it might be possible to skip that step at some point in the future. He clarified that the Architectural Review Board is not a functionary board in the City of Miami Springs; it is an advisory board that does not perform the same functions as the Board of Adjustment and Zoning and Planning Board. They would not be involved in a project specific evaluation that would be done by professional engineers.

Councilman Espino felt that the process is meant to steer development as it occurs and the Architectural Review Board can advise Council whether or not the submitted plans conform to the new guidelines, which is part of their charge or should be.

City Attorney Seiden stated that Council would have to change the function of the Architectural Review Board.

Councilman Best said that he would not want the Architectural Review Board to be the committee that works with Calvin, Giordano & Associates. He views them as a body that would work on a specific task, not in a "broad brush" capacity, as suggested by the Consultants.

Mr. Sala explained that their recommendation is based on work with other cities. There are some points that can be changed and that is where they are looking for help. The last point in the process is the site plan approval by the City Council after the review by the Zoning and Planning Board. The Architectural Review Board can be substituted with the Ad-Hoc Committee, which is Council's decision. At some point, Council wanted Calvin, Giordano to cross over.

Councilman Espino asked to consider the goals of the Revitalization and Redevelopment Ad-Hoc Committee versus that of the Architectural Review Board. It seems to him that the charge is very specific to decide whether or not the proposed projects fit within the architectural guidelines.

Councilman Espino said that the Ad-Hoc Committee has the most macro perspective overall for revitalization in the commercial areas within certain larger parameters down to the smaller details. He felt that the Ad-Hoc Committee would be bogged down with all the details of revitalization.

Councilman Best would like to keep the Ad-Hoc Committee with “broad brush” activity rather than the specificity of individual projects that Council asks them to do from time to time.

Mayor Bain said that Council would set the district boundary regulations for N. W. 36th Street by ordinance based on the two proposed architectural styles. After those regulations are set, there is nothing for the Architectural Review Board to decide. The proposed architectural standards and color palette will be reviewed by the Ad-Hoc Committee and once they are set the recommendations are put into ordinance form.

Councilman Espino stated that once the zoning boundary regulations are in play, they must be translated to a specific project. He felt that every project would take the broad concepts of the regulations in the ordinance and incorporate them into their goals, objectives and policies. There are a variety of incentives and many steps. Council approves the regulations, but it is one small step for the Architectural Review Board to make a recommendation.

Mr. Cartaya explained that the Committee would have the “teeth” to set forth the guidelines because different developers will present different ideas. The first meeting is to educate the developers and subsequent meetings take place as the developer presents their plans that may or may not comply; it is a multi-step process. The PRC must be allowed to have some “teeth” in the end for a certificate of occupancy to make sure the developer has complied with what they said they would do at the beginning of the process. He would agree to take out the review by the independent member of the Architectural Review Board, but in the end, there must be someone to ensure what was presented is done.

Mayor Bain reiterated that the standards would be set for the developers.

Mr. Cartaya explained that the PRC is composed of the professionals that would meet with the architects for the developers on a one-to-one basis.

Mayor Bain felt that there should be no negotiations for the standards that are set forth in the Code of Ordinances.

Mr. Cartaya responded that architecture is not subjective; it is objective.

City Attorney Jan K. Seiden clarified that there are two functions being confused. The Consultants were hired to perform certain tasks; they presented what they designed and they will be working with the Ad-Hoc Committee to accomplish those tasks. The process they are suggesting is a big leap; they are creating another step in the process for the consultants to approve any project that comes forth. This is a policy consideration that Council may or may not want to accept.

Currently, projects are evaluated by in-house Staff, according to Attorney Seiden. Council must determine if they want to change it and have the Architectural Review Board to do it in consultation with the Consultants.

Vice Mayor Ator commented that the Mayor wants the Code to be specific so that there would not need to be a "first look" and she would have to agree with him.

To address the Mayor's concern, Mr. Cartaya explained that the developers control the architects and when developers are trying to save costs they will tell the architects to do the very minimal. He emphasized that an interpreter is needed to decide if the architectural style fits the requirements.

Councilman Lob stated that the interpreter could also be the City Planner. The amount of required parking can be specified; it cannot be misinterpreted. On the other hand, there could be different Pueblo styles, including modern or traditional. Someone with an architectural background should ensure that it is the correct style the city is looking for. Council could ask the Architectural Review Board for their opinion.

City Attorney Seiden explained that the architect for the developer takes the district boundary regulations to develop the plans that are submitted to the City and reviewed by various inspectors, including the Building Official, the City Planner and the City engineers.

Councilman Espino stated that he understands the process as it currently exists; the issue is that the modern approach to development is to lay down the criteria and attract the developers to come together at the beginning in order to create a project that works and runs smoothly. The initial review would bring everyone to the table to lay out the goals, objectives and policies and result in a product that everybody is happy with. Cities have successfully gone through redevelopment by having a public/private partnership at the onset.

Vice Mayor Ator said that Council appreciates the work of Calvin, Giordano & Associates, but it appears that they are building in a job for themselves. She asked Architectural Review Board member Rogerio Plasencia to voice his opinion since he is an architect.

Architect Rogerio Plasencia of 700 Morningside Drive explained that the process, as recommended by the consultants, is very standard and appropriate. Currently the Architectural Review Board is not required as part of the process and the City Attorney has stated that it is not necessary, which he feels is incorrect. This is one step that has been bypassed and you can see it within the City. He felt that it would not do any harm to have the Architectural Review Board involved.

Mr. Plasencia stated that the Architectural Review Board would not delay the process or create a deviation, but he feels strongly that they should be involved in the review process. He said that he liked the presentation and he has personal opinions about the architectural styles that could be discussed during the meetings.

Mayor Bain asked Mr. Plasencia if he came to the City and was presented with the standards if he would have to negotiate the design for the project.

Mr. Plasencia responded that architecture is not engineering; it does not work that way.

Councilman Best said that perhaps negotiating is the wrong word to use because the terms “variables” and “incentives” were mentioned earlier.

Mr. Plasencia agreed with Mr. Cartaya when he mentioned that a body must have “teeth”, but he was not specific about which body. He felt that Council would ultimately have the “teeth” and it would be to Council’s advantage to rely on their advisory boards and their professional advice.

Mayor Bain asked Council to consider if there were any other items in the proposal that needed to be addressed, other than the steps in the development review procedure. He referred to the multi-family residential parking requirements and the proposal to change the existing requirements from 2.25 spaces per unit to 1.75 spaces per unit. He does not approve of reducing the parking for residential districts and recommended 2.0 spaces per unit for multi-family residential.

Councilman Espino commented that 1.75 spaces per unit is an average. He does not have any facts to say how much parking is needed; the consultant is using standards that are applicable.

Mayor Bain felt that less than 2.0 spaces per unit would eventually become a problem for multi-family residential uses. He was of the opinion that the parking requirements for the other uses would not be a problem because the developers know how much parking is needed for their businesses.

Councilman Best said that one observation he would like the Consultants, the Ad-Hoc members and the Architectural Review Board to consider is the accessibility to the businesses along N. W. 36th Street. From Le Jeune Road going west to Curtiss Parkway there is approximately 8-feet from the front of the buildings to the street. Businesses that spend a lot of money for their facilities must have access to those facilities, similar to the access road along Fairway Drive.

Ad-Hoc Committee member Laz Martinez of 1021 Meadowlark Avenue said that the Mayor was questioning the number of parking spaces per multi-family residential unit and there was no mention of what size the unit would be. A one-bedroom unit would need fewer parking spaces and two-bedrooms would need more.

Mr. Martinez asked if there is a provision in regard to parking for a property owner that wants to add to an existing building if they do not have enough on-site parking, such as an impact fee.

Councilman Espino agreed that Mr. Martinez made a good point about the parking, which is a condition that applies to Westward Drive. A compromise would be a sliding scale for required parking with a maximum of two and a minimum of 1.75 depending on the number of units. It should not be an issue in the near future because the current market does not support multi-family development.

Ad-Hoc Committee member Joe Valencia of 25 South Drive said that the Mayor was trying to grasp the idea of dictating an architectural style. Architecture is an art and the Pueblo style has volumes of books that outline what constitutes a proper Pueblo style. There are common elements that define the style such as the proportion of the windows, the parapets or door styles.

Mayor Bain felt that architects coming into the City could set the standards without negotiations. He would like to set the standards according to the style the City wants and then build to the style.

Mr. Valencia said that even if the style is defined precisely the architects will find variations or people will “push the envelope” in order to do something different.

Mayor Bain explained that he would like to make the process simpler so that people will not have to go back and forth about the specifications. He does not understand why an architect could not follow the specifications for the Streamline Moderne style according to the drawings.

Mr. Valencia said that it could be done, but some architects might do it well and others might do it poorly. It is hard to define and a lot has to do with the proportions of the building and the size of the windows. Form based codes have been developed by other cities, although he is not in favor of them because they are limiting to what they produce and it ends up being repetitive.

Ad-Hoc Committee member Todd Stiff asked to grade the Pueblo style architecture of the new Community Center on a scale of one to ten, which one being the lowest. He said that the building has some Pueblo elements, but could not be considered a ten.

Mr. Sala commented that the Community Center might rate three or four on a scale of ten, but it is an isolated building within the City, that was built to tie in with some of the historical aspects. The building was value engineered and it had to come in under budget, which did not allow the freedom to work with the developer. The N. W. 36th Street corridor is a cohesive area where there is an opportunity to design the buildings that will rate eight, nine or ten on the scale.

Mr. Stiff stated that there is an argument for and against having the Architectural Review Board involved in the process. Some developers might look at the steps as hurdles, they might not want to convince common citizens on such a board and they might be less inclined to get involved. If they could apply the science of the new code regulations readily and easily based on math, they know there is a firm foundation. They can earn points by pleasing the Architectural Review Board. Another consideration is what the zoning district needs as a “bell cow” to take the lead and set the standards. One developer might set the standards for others to follow.

To answer Councilman Espino's question, Mr. Cartaya used the City of Miramar as an example who followed a similar process by which the Architectural Review Board was empowered to participate. He said that they developed the Community Appearance Board (CAB) fifteen years ago. In the beginning, every developer objected and within two years the City of Miramar became the fastest growing city in the United States with every developer following the CAB code to the letter. There will be a period when there is a "push back" because of the new requirements, but in a short time they will recognize that they have no other choice and they will be given incentives to develop. He said that it has also worked in Coral Gables and Boca Raton, as well as dozens of cities throughout Florida.

Mr. Sala said that in Hollywood Beach he took part in a small restaurant and a 2,000 unit Diplomat Hotel with 2,000 square feet of meeting space. In both scenarios, they met with the Community Redevelopment Authority and the redevelopment team on the front end to ask what they could do for the community, which is much softer than giving them the rules. He said that there are so many elements and when they meet with the team they will be the ones that produce the product that is seen on the streets.

Ad-Hoc Committee member Wade Smith stated that there is a lighting project on the N. W. 36th Street Corridor at this time. He asked if anyone knows what the Florida Department of Transportation planned for the lighting; it looks like they are putting in the foundation for 80-foot poles from Le Jeune Road east to Curtiss Parkway.

Mr. Sala offered to look into the details of the lighting project.

Ad-Hoc Committee member Arturo Rabade of 1171 Wren Avenue stated that a lot of information was presented during the meeting, especially since the information that was handed out was not available ahead of time. He proposed holding a short meeting with the Consultants to touch on the issues so that everyone is on the same page to make sure the process proceeds the way it was designed.

Mayor Bain suggested that Calvin, Giordano & Associates could attend the next Architectural Review Board meeting on February 2, 2011 and then schedule another meeting with the Ad-Hoc Committee.

By consensus, Council agreed that the Architectural Review Board and Revitalization and Redevelopment Ad-Hoc Committee will hold a joint meeting with Calvin, Giordano & Associates at 7:00 p.m. on Wednesday, February 2, 2011.

City Attorney Seiden clarified that there is nothing wrong with the proposal by Calvin, Giordano to be a screener in the process. In many cities the developer meets with Staff for this purpose, such as the City Planner, the Building Official and other representatives. Council will have to create that process because it does not exist now. He added that the City of Coral Gables has an Architectural Review Board that is very different; they are more attuned to a Zoning and Planning Board/Board of Adjustment. The idea is to make all the pieces fit and legislate for the process.

In closing, Mayor Bain said that they had a good debate and the main point is to see how the architecture is streamlined and what can be built on the two-mile stretch along 36th Street. He added that it will not be an ongoing development and once the style is established it will all fall into place.

5. Adjourn.

There being no further business to be discussed the meeting was adjourned at 6:58 p.m.

Billy Bain
Mayor

ATTEST:

Magali Valls, CMC
City Clerk

Approved during meeting of: ____

Transcription assistance provided by Suzanne S. Hitaffer.



City of Miami Springs, Florida

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, January 24, 2011, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:09 p.m.

The following were present:

- Mayor Billy Bain
- Vice Mayor Jennifer Ator
- Councilman Bob Best
- Councilman Dan Espino
- Councilman George V. Lob

Also Present:

- City Manager James R. Borgmann
- Assistant City Manager Ronald K. Gorland
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Finance Director William Alonso
- Public Works Director Robert T. Williams
- Recreation Director Omar L. Luna
- City Clerk Magali Valls

2. Invocation: Mayor Bain offered the invocation.

Salute to the Flag: The audience participated.

*Councilman Espino came in at this time.

3. Awards & Presentations:

3A) Chamber Report on Art Show and Ideas for 85th Birthday Celebration at the Springs River Festival

Donna Wood-Beney of 3971 N. W. 65 Avenue, Virginia Gardens, thanked Council and the Administration for helping the Chamber of Commerce to create the wonderful art show event. She presented an accounting sheet of the funds that were spent, a list of artists that participated and the organizations and art supply stores who helped to market the event.

Ms. Wood-Beney explained that the event came in under budget and she presented a check to reimburse the City in the amount of \$169.72. She added that it was a lovely event, many artists sold pieces of their work and did very well, and everyone expressed a desire to hold the event several times a year.

Ms. Wood-Beney announced that the Chamber of Commerce and Springs River Festival Committee would like to celebrate the City's 85th Birthday on Friday, April 8th during the festival. She presented the proposed budget for the birthday celebration. The theme for the event is "Yesterday, Hay Day and Tomorrow", dividing the night into three sections. The first segment would focus on the 1920's, with Mr. and Mrs. Glenn Curtiss, Julia Tuttle, Mr. Bright and Mr. Collins walking around asking history questions.

Mayor Bain suggested scheduling an agenda item for consideration at the next meeting.

Councilman Espino said that he appreciated the initiative of Donna Wood-Beney and the Springs River Festival Committee, but this should be a City-sponsored event. He would like the City to take the role and have both the Springs River Festival and the Chamber of Commerce be prime sponsors and partners in developing it. He asked how the City had handled previous birthday celebrations.

City Manager Borgmann responded that a committee was formed to celebrate the City's 75th Birthday with the help of former Parks and Recreation Director Alan Ricke.

Councilman Espino suggested that a committee could be formed, including a representative from the Chamber, the Springs River Festival and a liaison from the City to organize a good celebration.

Vice Mayor Ator appreciated Ms. Wood-Beney taking the initiative. She had previously expressed her desire for the City to get more involved in these types of events and not just the Chamber taking the lead. She would hope that the event would be coordinated through the Recreation Department and would ask the Assistant City Manager to appoint someone who would meet with Ms. Wood-Beney within the next two weeks. She added that Ralph Wakefield and the Pelican Playhouse have costumes and Mr. Wakefield's expertise might be helpful.

Councilman Best added that Dee Piquette would be the contact person for the Pelican Playhouse and Councilman Espino said that Curtiss Mansion, Inc. has costumes for Glenn Curtiss.

Ms. Wood-Beney informed Council that the costumes for Glenn Curtiss were lost at the dry cleaners. She said that Glenn Curtiss never wore a flight suit because he flew in a regular suit.

Vice Mayor Ator mentioned that Captain Barrington Irving and the STEM Academy would totally play into the “Yesterday, Hay Day and Tomorrow”.

Ms. Wood-Beney assured Council that their intention was not to exclude the City from the plans. She said that a member of the Woman’s Club and CMI have agreed to participate, with input from all the service organizations.

Councilman Lob would like the City to sponsor the 85th Birthday Celebration, which should be done every five years.

Councilman Espino asked how everyone else felt about holding the celebration on Friday, April 8th.

Councilman Best asked how the event would interfere with the entertainment that the Springs River Festival has scheduled for that night.

Ms. Wood-Beney explained that the Springs River Festival Committee had been very generous by giving up their Friday night of the festival to the Birthday Celebration, since they would be paying for the lighting and sound that would already be in place that weekend.

Council agreed to schedule an agenda item for the next meeting.

3B) Presentation by Carmen Rivera Regarding the “Take Stock in Children” Program

City Manager James R. Borgmann explained that the Community Policing Office has begun the process of working with the “Take Stock in Children” program and asked Chief of Police Peter Baan to comment on the program.

Chief of Police Baan stated that the Miami Springs Police Department looked into the possibility of bringing the “Take Stock in Children” program to Miami Springs and met with Carmen Rivera to get the details. He introduced Carmen Rivera and Tom Albano from the “Take Stock in Children” program.

Tom Albano thanked Council for their time and passed out a presentation that briefly highlights the aspects of “Take Stock in Children”. He explained that they are looking for possible ways to partner with the City of Miami Springs to work with the students in the Miami Springs’ schools.

Mr. Albano stated that the program had been in existence since 1995, it is part of Miami-Dade College and it is partially funded by the State Legislature and partially by private sources.

Mr. Albano said that the purpose of “Take Stock in Children” is to target students who are at risk of dropping out of high school, with a focus on middle school students who are minorities at poverty level from single parent families who have never graduated from high school or college.

Mr. Albano said that when middle school students are recruited they are assigned a volunteer mentor who visits the school site to meet with the student for approximately one-half hour each week. The mentors work on various things, depending on the student, to provide guidance and support. In addition to the mentor, the students are provided with an advocate who is employed by the college. The students are also required to attend workshops at Miami-Dade College every other month on a Saturday with their parents, according to Mr. Albano. The workshops focus on goal setting, college preparation, financial aid and other topics to prepare them for college. When the students graduate from high school they receive a four-year tuition scholarship through the Florida Prepaid Tuition Scholarship program. One of the advantages that “Take Stock in Children” has is that they can purchase the scholarship for half the price and the State matches the cost for the other half. The program also provides college placement and college retention services to make sure the students get a college degree.

Mr. Albano explained that the idea of the program is to help break the cycle of poverty in Miami-Dade County by ensuring that the students receive a college degree. He said that 92% of the students in the program had graduated from high school and 88% went on to college with 59% graduating in four years. There are currently 500 students in the program and 538 are in college, with 175 alumni who received degrees.

Mr. Albano said that the mentor component is one thing that makes the program successful. Mentors come from all walks of life and different careers, which is part of the intervention that really works. They are a constant in the student’s life each week and sometimes the students do not have that support at home. There are currently fifty students in the program in Miami Springs Senior and Miami Senior High schools. The reserve unit that was assigned to Miami Springs Senior High was deployed so there are thirty students without mentors.

Mr. Albano asked for assistance from City employees that fit the criteria for mentors who would commit to spending one-half hour per week at the school site. Sometimes there are special events or outings, but the program is designed to fit the schedule of the mentor and the student. He mentioned that the City of Hialeah also has a program called “Hialeah Scholars” and they purchase four scholarships per year for students who are residents of the City and attend school in Hialeah. He provided a copy of an agreement that they have with Hialeah.

In reply to Councilman Lob’s question, Mr. Albano responded that Miami-Dade College owns the scholarship and the student could use the scholarship anywhere within the State of Florida, if they move. If they move outside the state the scholarship still remains with the college and it can be reassigned to another student. The State of Florida has criteria to be able to match the scholarship, which is that the student must remain crime free, drug free and maintain a minimum 2.0 grade point average. If the student loses the scholarship, the program still owns it and it can be assigned to another student.

Vice Mayor Ator commented that Council has already voted to allow time for employees to participate in the program and she met with a "Take Stock in Children" representative. She would like to know where the City stands in the process.

City Manager Borgmann agreed that Council had approved release time for employees. He said that it would be a good time to explain the qualifications for being a mentor.

Mr. Albano said that the mentors must follow the policies and procedures for volunteers in the Miami-Dade County Public Schools. All mentors complete a pre-application and are matched with a student. The volunteer goes to Miami-Dade County Public Schools for finger-printing and clearance; once they are cleared they receive mentor training on the mechanics of mentoring.

To answer Vice Mayor Ator's question, City Manager Borgmann responded that the Police Department is going forward with the rest of Staff in City Hall to present the program and outline the qualification process for mentors that will be assigned to Miami Springs Middle or Senior High.

Vice Mayor Ator was told that there are people who co-mentor the same student and that flexibility is available if there was a situation when one person could not attend.

Mr. Albano explained that he is a mentor and his schedule does not allow him to be with the student each week. There is communication through text messaging, which is a way of staying in touch with the student. The rules are flexible and in some cases there are two people in an office who are co-mentors that alternate visits with the students. The idea of the program is that it is an intervention program for at risk students and that intervention is the mentoring and the advocacy. The student has the feeling that someone is looking out for them and can answer questions they do not have answers for.

To answer Councilman Best's question, Mr. Albano clarified that there are approximately thirty students at Miami Springs Senior High that are in need of mentors.

Carmen Rivera from "Take Stock in Children" explained that she is also a mentor and as long as the mentor meets with the student twice a month it makes a big difference. There is more flexibility and the program also allows for a co-mentor. She really appreciates the City's interest in the program because it is very dear to their hearts.

City Manager Borgmann announced that anyone interested in volunteering should contact the Community Policing Office.

Chief of Police Baan explained that Sergeant John Mulla in the Community Policing Office is the contact person for anyone interested in participating in the program and they will be advertising within the City to attract the mentors that are needed.

Vice Mayor Ator said that not all the students would be residents, but clearly the education of our own children depends on the atmosphere in the schools and this program is important in that aspect.

Mayor Bain asked if the mentor is provided with the background on the student.

Mr. Albano said that the students are required to fill out forms indicating their likes and dislikes, which is matched to the mentor.

Ms. Rivera added that there is also a meeting between the mentor, the family and the child.

3C) Presentation of the City's 2010 Comprehensive Annual Financial Report by External Auditors Alberni Caballero LLC

Nestor Caballero of Alberni Caballero and Company introduced Christopher Chiocca who was the Engagement Director for the Audit. He thanked Finance Director Alonso, Comptroller Alicia Gonzalez and Staff for their work and dedication that allowed the presentation of the report on time. He also thanked Mayor Bain for his confidence in their company for the last six years.

Mr. Caballero stated that this year they have an unqualified clean opinion of the audited financial statements. There were not many adjustments to the numbers that were presented on a quarterly basis. The graph on page eighteen of the report shows how far the City has come over the last ten years since 2002, when the unreserved fund balance of the General Fund was at a negative position. The unreserved fund balance is unrestricted cash and the balance has grown each year until 2010, which shows a slight decrease due to the recession and decrease in property values. The City is in a good position with a very healthy unreserved fund balance.

Mr. Caballero explained that the graph on page nineteen shows the millage rate for the last ten years and the decrease from last year to this year. The Statement of Net Assets is shown on page twenty for governmental activities, which are full accrual, and the business type activities. For the year, total assets were \$39MM compared to \$37.3MM in the prior year. The increase of \$2MM is the net result of the construction of the Community Center and the Golf Course irrigation system that were added to the capital assets and decreases in restricted cash that is reflected in the unreserved fund balance. Total liabilities decreased from \$9.8MM to \$9.1MM, as a result of the pay-off of accounts payables from last year to this year. Total net assets are \$29MM, which is an increase from the prior year.

Mr. Caballero noted that the income statement for the City is shown on page twenty-one and governmental activities shows a change in net assets of \$2.3MM, which is an increase in net assets, since this is full accrual. The City received capital grants and contributions of \$4.1MM to offset the costs, and the \$2MM really reflects \$4MM of grants that were capitalized.

Page twenty-two contains the balance sheet of the governmental funds, which is the budget for the year for the General Fund, Road and Transportation Fund, Hurricane Fund, Golf & Country Club, Capital Projects, and Other Governmental Funds, according to Mr. Caballero. The General Fund reflects a decrease in cash and unassigned fund balance of \$2MM that is a result of this year's operation. The Capital Projects Fund also had a decrease; this is a fund that was created for the Community Center so the assets and the liabilities decreased and next year the fund will be closed unless there are other major projects to account for in the fund.

Mr. Caballero referred to the income statement on page twenty-four, which shows where the decrease in the unreserved fund balance came from in the General Fund. Revenues were \$11.6MM compared to \$12.2MM for the prior year, or a decrease of approximately \$600,000 mainly due to the decrease in the millage rate and property values. Property taxes decreased by \$900,000, which was offset by increases in building permit fees.

Mr. Caballero said that expenditures increased from \$11.5MM to \$12MM due to the increase in operations and salaries for the Community Center. Overall, the General Fund has a deficiency of revenue over expenditures of \$346,000. Transfers in total \$357,000 from the sanitation fund and the stormwater fund for services that the General Fund provided. In reality, the General Fund broke even, except for the transfers of \$1MM to the Golf & Country Club to cover the irrigation system and capital outlay, plus \$500,000 to cover the loss in operations. Another \$130,000 was transferred to the Senior Center fund and another \$300,000 to the debt service fund. That is the loss for the year and the decrease in the unreserved fund balance. The budget accounted for transfers of \$3.1MM so it was not a surprise.

Other Governmental Funds shows a large principal payment of \$2.9MM and issuance of debt totaling \$2.4MM due to the refinancing of the debt for the year and the savings for future economic gains with a lower interest rate, according to Mr. Caballero.

Mr. Caballero recommended that Council read the Management Discussion Analysis beginning on page three, which is a summary comparison of last year versus this year. Page fifty-four and fifty-five shows budget versus actual. The net change in fund balance shows a loss of \$2.1MM, while \$3.1MM was budgeted. There were some cost savings compared to the amount that was budgeted and some projects that were delayed to future years.

Councilman Espino noted that there were savings from deferred projects. Page fifteen indicates that there were lower than budgeted expenditures in Recreation of \$513,406 due to budgeted capital expenditures that were deferred to future years. He would like an explanation for those capital expenditures.

Finance Director Alonso explained that deferred expenditures included \$275,000 for the skateboard park and \$200,000 for commercial redevelopment. Last year \$495,000 was needed from the fund balance in order to balance the budget and it was going to be taken from the savings this year.

Mr. Caballero commented that the City passed a resolution requiring a 25% reserve of the fund balance and there is another \$3MM above that amount. He mentioned that the two pension plans are fully funded, which is not seen very often in this economy.

Councilman Espino referred to the savings that occurred in general government of \$258,229, public safety of \$327,780 and public works of \$457,336. He asked how these savings are identified.

Finance Director Alonso responded that the amounts were budget savings within the various departments. For example, Council's budget was \$150,160 and only \$103,584 was spent. He also used the City Clerk's budget as an example because it included funds that were not spent for code review. He offered to provide a list showing the savings for deferred capital expenses and operating expenses.

Mr. Caballero referred to the statistical section of the report showing ten years of data. The Independent Auditors' Report begins on page eighty-five and shows that there is a clean opinion with no findings. This is a test for internal controls, compliance with major laws and internal procedures.

Mr. Caballero explained that the Management Letter required by Section 10.550 of the Rules of the Auditor General is a financial condition assessment and the result was favorable; the city is not in a deteriorating financial condition. They verified and confirmed a favorable overall rating on the financial condition assessment.

The last report is on the federal single audit act for major federal awards, mainly transportation funds under the stimulus funds and the Safe Neighborhood Parks programs and miscellaneous grants for Community Center, Curtiss Mansion and lighting, according to Mr. Caballero. There were no findings to report on the federal expenditures.

Councilman Best asked how the favorable rating and the balance in the unrestricted cash reserve would affect the City's credit rating.

Assistant City Manager Gorland responded that the City no longer has the bonds and will not receive a credit rating.

Finance Director Alonso explained that the General Obligation bonds were refinanced in December and the City does not have to go through the annual credit rating process. The City has healthy reserves, but the future is unknown in regard to the decline in property values; even though the pension plans are fully funded it is unknown how they will be impacted during the coming year.

Vice Mayor Ator referred to the \$2MM, explaining that funds were put aside for the projects that were completed with those funds.

Mr. Alonso said that looking at the past three years, the fund balance increased by \$3MM or \$4MM and as he mentioned before, the fund balance cannot continue to grow; there must be a certain plan for the funds. Part of the plan is for emergency reserves of 25%, but consideration must be given to the infrastructure that is needed for the future. In this case, \$2MM was used, which is deceptive because \$1.1MM was used for the irrigation system; another \$760,000 was used for the tax cut, which is the \$2MM. People say that the reserve was reduced by \$2MM, but it was a budgeted use of those reserves.

Councilman Espino said that additional revenue was previously used to offset taxes, but he finds the current condition is perhaps a prolonged one. Some of the challenges include Golf Course losses that are separate from the \$1.1MM invested for the irrigation system. The shortfall falls upon the residents because they have to pay for it. He asked if there is any negative rating because the Golf Course had experienced a loss for so many years.

Mr. Caballero said that the Golf Course was previously an enterprise fund that never broke even and it became a governmental fund because it did not meet the definition of an enterprise fund. He explained that the Golf Course continues to be a major drain on the City's finances.

Vice Mayor Ator said that she would like for the Golf Course to break even, but Council is committed to pay for the operation, which is similar to subsidizing recreation.

Councilman Espino commented that the undesignated fund balance was used to lower the millage rate.

Mayor Bain explained that the funds that were used to lower the millage rate were a result of the transfer of the water and sewer system. His theory was that those funds belonged to the residents and should be returned to them.

Councilman Espino felt that there are long standing issues, like the Golf Course losses and expenditures and pensions that are going to be with the City for a long time. He wants to continue to look for long-term solutions and does not want the undesignated fund balance to take a huge hit as the City continues to address projects needed in the future.

City Manager Borgmann explained that there had been discussions about the future of pensions, health insurance and streamlining the Golf Course operation in order to realize some savings. He added that inquiries had been made with companies that perform studies on these issues.

Councilman Lob stated that part of the Golf Course losses are due to the economy, which might not improve any time soon and there must be a means to compensate for that. The irrigation system will help to improve the Golf Course, which is a step in the right direction and there was also discussion about joining the Premier Card program.

Councilman Espino asked if there was any reason for concern that some of the indicators were unfavorable.

Mr. Caballero explained that the two parts are trend information and benchmark information. Each indicator is rated according to the Auditor General requirements and as auditors, they must report either favorable or unfavorable and also if there is a deteriorating financial condition noted. This is reported to the Attorney General as a finding and it must include recommendations for improvement, which happened in 2002, 2003 and 2004. He explained that 90% are inconclusive, for example, the benchmark would have to be over 60% one way or the other.

Finance Director Alonso noted that the first indicator is unreserved fund balance. The trend is based on the chart showing the numbers for the last five years and it is favorable because it has been going up. The benchmark compares the City with other cities of similar size in the state and the average fund balance for all the cities is \$5.5MM, while the City of Miami Springs has \$6.4MM. This is 18% higher than the average, but because the Auditor General says the indicator is not 60% it must be marked as inconclusive.

The first three indicators are the critical indicators and if two of the three are unfavorable it could throw off the entire rating, according to Mr. Caballero. He recommended looking at the trend information and the benchmark to see the comparison with other cities of similar size.

Mr. Caballero said that auditors must report whether or not the City is in a favorable financial condition. An unfavorable condition means that there has been a steady decline in the unreserved fund balance for more than three years.

4. Open Forum:

Prayer of the Candidates

Michael Gavila of 684 Morningside Drive stated that Poinciana United Methodist Church is hosting the Prayer of the Candidates on Friday, March 25th at 7:00 p.m. and all candidates are invited.

5. Approval of Council Minutes:

5A) 01/11/2011 – Regular Meeting

Minutes of the January 11, 2011 Regular Meeting were approved as written.

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

6. Reports from Boards & Commissions:

6A) 01/05/2011 – Architectural Review Board – Minutes

Minutes of the January 5, 2011 Architectural Review Board meeting were received for information without comment.

6B) 01/12/2011 – Recreation Commission – Minutes

Minutes of the January 12, 2011 Recreation Commission meeting were received for information.

Mayor Bain asked if the Recreation Commission needed more information about the “Wall of Fame”. He wanted the Memorial Committee to give their criteria of how they select someone for a memorial.

Assistant City Manager Gorland responded that the Commission needs to get together. He clarified that the City Clerk had provided the information to the Recreation Commission.

City Clerk Magali Valls verified that the information was sent to the Recreation Commission members immediately after the Council meeting and she also sent it a second time.

6C) 01/13/2011 – Board of Parks and Parkways – Cancellation Notice

Cancellation Notice of the January 13, 2011 Board of Parks and Parkways meeting was received for information without comment.

6D) 01/20/2011 – Historic Preservation Board – Cancellation Notice

Cancellation Notice of the January 20, 2011 Historic Preservation Board meeting was received for information without comment.

6E) 02/07/2011 – Zoning and Planning Board – Cancellation Notice

Cancellation Notice of the February 7, 2011 Zoning and Planning Board meeting was received for information without comment.

7. Public Hearings:

None.

8. Consent Agenda: (approved with one motion)

8A) Recommendation that Council Approve a Bid to Alan Jay Toyota, Scion, Utilizing Florida Sheriffs Association Bid Award Announcement #10-18-0907 in the Amount of \$51,852.00, Pursuant to Section 31.11 (E) (5) of the City Code and \$741.10 to Communications International, Inc., as Provided in Section 31.11 (C) (1) of the City Code to Purchase Two New Toyota Prius Hybrid Sedans, to be Paid from the Law Enforcement Trust Fund Account

City Manager James R. Borgmann read the titles of the awards.

There was no discussion regarding this item.

Vice Mayor Ator moved the consent agenda. Councilman Best seconded the motion, which carried 5-0 on roll call vote.

8B) Recommendation that Council Award a Bid to Quality Paving Corp., Utilizing Miami-Dade County Contract CICC7040-0/07, in the Amount of \$31,853.37, Pursuant to Section 31.11 (E) (5) of the City Code for Additional Sidewalk Work

There was no discussion regarding this item.

Vice Mayor Ator moved the consent agenda. Councilman Best seconded the motion, which carried 5-0 on roll call vote.

9. Old Business:

9A) Appointments to Advisory Boards by the Mayor and Council Members

Councilman Lob (Group III) **re-appointed** Richard Barnes to the Disability Advisory Board for a full 3-year term ending on December 31, 2013.

9B) Recommendation to Sell Decorative Bricks in Support of our Youth Recreation Programs

City Manager Borgmann stated that the Administration would like to keep Council updated with the progress of the project.

Parks and Recreation Director Luna reported that three brick colors were selected. He distributed photographs showing the location of the brick installation and the "MS" design. The person purchasing the bricks can select a certain brick by the number and specify how they want it engraved. The area will hold a total of 450 bricks and the MS design will be centrally located within the area.

To answer the Mayor's question, Mr. Luna stated that March 1st is the targeted date for the start of the brick sale. The MS design will be a solid color and the colors of the surrounding bricks will be varied. He explained that the 4 x 8" bricks are \$75.00 and the 8 x 8" bricks are \$150.00, including the etching.

Council **authorized** the Administration to move forward with the decorative brick sale project at the Community Center, which will start on March 1, 2011.

9C) Recommendation for Approval of a Change Order in the Amount of \$5,130.00 to Superior Park Systems P. O. #110449 Previously Approved by Council, for a Revised Total Stafford Park Fencing Cost of \$36,742.20

City Manager Borgmann stated that this recommendation is for approval of a change order in the amount of \$5,130.00 to Superior Park Systems, for a revised total Stafford Park fencing cost of \$36,742.20. The Administration feels that the new youth soccer field at the south end of the park should also be enclosed and this is the reason for the additional expense.

Councilman Espino mentioned that Council had not received a final report on the addition of the soccer field.

Recreation Director Luna stated that he spoke with two companies and is waiting for quotes to re-sod the space with Bermuda grass. The space is adequate, but the lighting is more complicated.

Mayor Bain explained that the fencing is necessary to control the use of the field and if lighting is not possible, the field will have to be used during the day.

Discussion ensued regarding the lighting possibilities.

Councilman Espino asked if LED lights had been considered since they have less of a draw on the electrical system.

Mr. Luna assured Council that he would look into energy efficient lighting.

Councilman Espino moved to approve the change order. Councilman Best seconded the motion which was carried 5-0 on voice vote.

9D) Adopt-a-Park Plan

City Manager Borgmann stated that all the documents and forms were provided that are necessary to institute an Adopt-a-Park program in the City.

The City Manager said that the next step would be to begin an advertising campaign to kick-off the program in the spring with additional activities to be scheduled in conjunction with the Springs River Festival and the Arbor Day celebration.

City Manager Borgmann said that Miami-Dade County also has a plan in conjunction with their Parks staff, which is different in Miami Springs because the Golf Course provides ball field maintenance. He believes that the program from the City of North Port could be easily adopted in Miami Springs.

City Attorney Seiden stated that boundaries must be set to outline what the City wants people to do because some activities go beyond that scope.

Mayor Bain suggested calling Bob Schwinger who offered to take care of the Butterfly Park and ask him how he wants to fulfill his obligations. The program could be based on his suggestions.

City Attorney Seiden stated that the State of Florida has new regulations, which he has not had time to review. Since parks are places where children and families play, anyone who volunteers must be fingerprinted and screened. Under the direction of Public Works, the City could hold a series of projects at various parks and anyone who wants to participate can do so. He suggested that Public Works Director Robert Williams could review the information from the County and come up with something that would be less complex.

Vice Mayor Ator was under the impression that when Mr. Schwinger suggested the program it was because he wanted to make a monetary donation.

Mayor Bain also thought that Mr. Schwinger's idea was to donate funds for the parks. He reiterated that a call could be made to him to find out what he wanted to do.

City Attorney Seiden added that the Parks and Recreation Department, in conjunction with the Public Works Department, could make a wish list of items they want for the parks.

The item was tabled pending more information.

9E) Special Events Funding and Applications

City Manager Borgmann stated that at the last meeting the various aspects of the process of holding special events by outside groups and organizations was discussed. Specific to the discussion was a process to evaluate and award money to those organizations to ensure a successful event with the focus on attracting visitors to the Downtown area.

The City Manager presented a narrative and forms for consideration. He explained that the packet would serve as the new Special Events Permit Application.

City Manager Borgmann said that the City Attorney has also suggested changes to the existing forms as outlined in his memorandum. Most changes involve fees and insurance requirements and once they are made and any others recommended he will formalize the packet and make it available. It would also be helpful to mail a packet to every group or event organizer that the City has worked with in the past to make them aware of the change and process for the funding requests.

City Manager Borgmann explained that his narrative outlines the funding cycles and deadlines, a budget, as well as the financial report after the event, insurance requirements, clean up, etc. Currently there is a minimal refundable deposit of \$100.00, but larger multi-day events might require a larger deposit or sliding scale based on the event.

City Attorney Seiden said that the fees and insurance would depend on the type of the event. Everything should be as flexible as possible and the City Manager could make a determination of what is needed for the permit.

Vice Mayor Ator stated that the deadline for cycle 2 is February 15th and it runs March 1st through September 30th. She suggested changing the deadline to January 31st.

Mayor Bain asked if the event organizer would first come to Council to present their idea before going through the application process as suggested at the last meeting.

Councilman Best agreed that it would save a lot of time for the Administration if the organizers make a short presentation to Council first.

Mayor Bain added that the decision will be based on the cost of the event.

Councilman Espino moved to approve the special events and funding application, as amended, with the condition that the proposal comes to Council first in the short form before it is sent to the City Manager for further evaluation. Councilman Best seconded the motion which was carried 5-0 on voice vote.

9F) Historic Designation Packet as Requested by Council

City Attorney Jan K. Seiden stated that Council requested a copy of the historic designation packet. He referred to the check list and the initial letter. He has no problem with the letter as long as the impact of designation information is included. He also checked with the City Clerk to make sure that the ordinance that was previously amended was sent for codification.

City Clerk Valls explained that she was waiting to send the ordinance for codification because she usually sends five or six together, which she is in the process of doing now.

City Attorney Seiden said that it does not mean that the ordinance is not valid; it is not in the Code book yet.

Councilman Espino suggested that their letter could reference the memorandum and secondly at no point does it ask for the resident to solicit their opinion about the matter. He would like to add one sentence asking for a recommendation from the homeowner.

City Attorney Seiden agreed that a sentence could be added to say that the homeowner has the opportunity to voice their comments.

To answer Vice Mayor Ator's question, City Attorney Seiden said that a moratorium is required by the Code.

The City Attorney will make the suggested changes to the letter.

10. New Business:

10A) Discussion Regarding Recommendations from the Architectural Review Board

City Manager Borgmann stated that he likes the Architectural Review Board that consists of very nice, talented people. It must be made clear that just because they are called the Architectural Review Board it does not mean that they function like Architectural Review Boards that exist in other cities. The Architectural Review Board in the City of Coral Gables is made up 100% of in-house professionals that is similar to the City of Miami Springs' Board of Adjustment.

City Attorney Seiden explained that he knows the history because he worked with the original iteration of the Architectural Review Board, which what is being proposed now, which was repealed into an advisory board format. If the Architectural Review Board wants to perform more tasks, Council can designate those tasks.

The development review procedure components, as proposed by Calvin, Giordano & Associates, would be up to Council as a policy decision, according to Attorney Seiden. Council could include the Architectural Review Board, but the board would have to be reconstituted and there must be a guarantee that it would consist of professionals, not citizens. They would be involved in the process of denying property rights and reviewing property related matters that would create a liability for the City.

City Attorney Seiden explained that in his private law practice he and developers had gone to the City of Miami who has a department that evaluates plans, which is fine. If this is something Council wants it could be created, but that is not what exists now. He agrees with Councilman Espino that in the very beginning, as Council is dealing with design concepts and architectural styles, it might be helpful to have a preliminary review in order to get to the second step, which is the plan submittal to the City. This should be done by professionals, because sometimes the developers leave the review process happy and other times not, because the respective city seems to be stamping on their property rights, which could lead to appellate proceedings.

City Attorney Seiden reiterated that it would be fine for the Architectural Review Board to do more, but not in this function.

Vice Mayor Ator said that the Architectural Review Board minutes indicate that they would like to be more like the Board of Adjustment and be recognized as professionals in their field of architecture. She has conveyed to them that their work is valued and they are appreciated. She feels that the joint meeting with the Ad-Hoc Committee and the Architectural Review Board would be helpful.

Mayor Bain suggested waiting to see how the joint meeting goes on February 2nd. He said that they are members appointed by Council and some comments were helpful, while others were not appreciated. He knows that everyone has knowledge in different fields, but he would suggest a practical approach in order to get things done, while others might take an artistic approach.

Mayor Bain stated that the Revitalization and Redevelopment Ad-Hoc Committee and the Architectural Review Board will review Calvin, Giordano's report on the N. W. 36th Street District and give feedback or suggestions to Council.

Councilman Lob agreed with Mayor Bain that N. W. 36th Street is not a large area and once it is developed there is nothing else to be done with it.

Mayor Bain said that he liked the comment made earlier by Ad-Hoc Committee member Todd Stiff who said that the first building that is built would set the example for future development.

Councilman Espino explained that the process is not that simple; it is complicated because there are parcels that might be demolished and others that could be salvaged. He does not have a problem with delegating more duties to the Architectural Review Board because they have been productive.

Councilman Best stated that the advisory boards must follow the duties and responsibilities set forth in the ordinances. A board member cannot review design plans and proposals for buildings; this is clearly not a function of the Architectural Review Board.

Councilman Espino reiterated that some additional duties might be appropriate for the Architectural Review Board, although it would not be to the same level that they want. There could be a component comprised of different groups within the City that could facilitate development moving forward at a quick pace, once everyone is on the same page.

City Attorney Seiden explained that the Board of Adjustment deals with granting variances that are minor variations in the Code; they do not consider design criteria for major buildings. He agrees that there could be involvement at the top of the review process, similar to how the City's consulting engineers now serve at the bottom of the process. Once development begins with one or two projects, then the additional review might not be needed as much.

Councilman Espino commented that other cities have an autonomous board that attempt to marshal projects and bring resources together.

Mayor Bain felt that the N. W. 36th Street corridor would be different than large scale development in other cities because it is an area that only extends a few miles. He said that it is important to set the standards before the economy turns around and it is important to streamline the process for developers.

Councilman Espino emphasized that the City of Miami Springs is embarking on a new area and can learn from cities that have undergone new development.

City Attorney Seiden encouraged Council to look through the incentives that were presented by the Consultants Calvin, Giordano, as they are very well done, but some could be more restrictive.

Mayor Bain explained that all comments and opinions must be expressed at the dais due to the Sunshine Law. He said that sometimes it is hard to govern under these circumstances.

No action was taken regarding this item.

10B) Update to Proposed Fund Balance Designations

Finance Director William Alonso stated that this is the annual process once the final numbers are presented by the auditors, which did not change from his last report. He asked Council to review the amounts and the purposes that are designated to see if they want to make any changes.

Councilman Espino said that the expenses for the Community Center software and the gym flooring were to come from the contingency for the project.

Finance Director Alonso confirmed that Councilman Espino was correct; the funds for the software and the flooring came from the contingency fund. He added that the flooring expense was in the budget last fiscal year.

Councilman Espino asked if \$100,000 for the Canal Street Linear Park was undesignated in the previous budget.

Finance Director Alonso explained that \$100,000 still remains designated for the Linear Park on Canal Street.

Councilman Best moved to approve the fund balance designations. Councilman Lob seconded the motion which was carried 5-0 on voice vote.

10C) Resolution No. 2011-3503 - A Resolution of the City Council of the City of Miami Springs Providing for the Second Amendment to the City's Fiscal Year 2010-2011 Budget; Increasing the Capital Projects Budget of the City's Special Revenue and Capital Projects Fund to Account for Expected GOB Grant Funding from Miami-Dade County and for City Council Authorized Transfers from the General Fund; Authorizing Transfers Within the General Fund to the General Government and Recreation and Culture Budgets; Increasing the Stormwater Operations Budget within the City's Enterprise Fund from Fund Reserves; Declaring the Intent of the Budget Amendments; Specifying Compliance with Budgetary Processes and Procedures; Effective Date

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

Attorney Seiden stated that the descriptions are shown on the attached Exhibit to the resolution and explained as items one through six in the legend at the bottom.

Councilman Best moved to adopt resolution 2011-3503. Councilman Espino seconded the motion which was carried 4-0 with Councilwoman Ator absent at roll call.

10D) Scheduling of Town Hall Meeting to Discuss Downtown Improvements in the Sosa Theater

Mayor Bain explained that the Town Hall meeting was his idea, which he has been thinking about. He mentioned that this Saturday he will be participating in a poker tournament.

City Manager Borgmann stated that there would be time restrictions and constrictions for advertising the public meeting.

At the Mayor's request, the item was **tabled**.

10E) Recommendation for Approval of a Recycling Collection Program for the City's Public Properties in the Amount of Approximately \$2,120 for the Remainder of Fiscal Year 2011

City Manager Borgmann stated that several meetings ago a teacher at the Middle School came to Council to recommend a recycling collection program for the City's parks. After discussion with Public Works Staff, it was determined that the City has approximately 100 litter containers for general refuse and a recycling container could be placed next to each one of those containers.

In speaking with Miami-Dade County they quoted a maximum price of \$2.65 per month, per container, according to Mr. Borgmann. This would add up to \$3,180 on an annualized basis, or \$2,120 for the remainder of this fiscal year.

To answer Councilman Best's question, City Manager Borgmann clarified that this expense would cover recycling containers for all the parks, bike paths and all litter container locations. He added that there are minor logistical issues, such as securing the containers in a manner so that they could still be emptied.

Councilman Espino asked if the recycling containers would be the same as the litter containers or if it would be a smaller container that would be attached to the existing container.

City Manager Borgmann explained that it would be a separate container that is similar to the residential recycling containers.

Councilman Best would like to pursue the recycling program.

Councilman Espino said that he approves of the program, but there would be 100 additional containers throughout the City.

Vice Mayor Ator asked what the County is recommending. She asked if there is any other way to accommodate the recycling material.

Councilman Espino felt that the containers should be part of the City's streetscape design in regard to revitalization; he wants to get the job done, but it could be an eyesore.

City Manager Borgmann responded that the City could use the County's recycling program, utilizing their containers, at the price that was quoted, unless there is another option. He explained that this could entail utilizing another system for the collection.

Public Works Director Robert Williams said that the price quoted by the County is using their collection system. The City could explore other options with different recycling companies or even an in-house program.

Councilman Lob asked to consider if the City could collect the recycling material and take it to a central location where the County would pick it up.

Public Works Director Williams thought that it might be a problem, since there is no control over what is put in the bags and they could break.

Vice Mayor Ator asked to explore options with other companies.

City Manager Borgmann understood the concern about the containers in Downtown, but the collection by the county in their containers could work for the parks and the bike paths. There might be another option for Downtown.

Council **directed** the Administration to obtain additional information.

11. Other Business:

None.

12. Reports & Recommendations:

12A) City Attorney

None.

12B) City Manager

Beacon Council Meeting

City Manager Borgmann sent an e-mail to Council regarding a meeting on February 16th with the Beacon Council, although the time has not been set. He received a request from Councilman Espino saying that he would like to attend and the invitation is extended to the entire Council. If that happens, the meeting will have to be publicly noticed. The meeting will be held at the Beacon Council building and Calvin, Giordano & Associates and the Chamber of Commerce representative are invited to attend. The purpose of the meeting is to convey the focus for the future and to determine how the Beacon Council can fit in and help the City.

Councilman Espino mentioned that Carlos Leonard is a resident who used to sit on the Board for the Beacon Council.

City Manager Borgmann asked Council to notify him ahead of time if they would be attending so that the City Clerk could publish the appropriate public notice.

Vice Mayor Ator stated that she would like to attend if a pending appointment she has is cancelled.

City Attorney Seiden stated that the meeting would be advertised since two Council members indicated they would like to attend.

Daddy/Daughter Dinner

City Manager Borgmann said that anyone interested in attending the Daddy/Daughter Dinner should contact the Recreation Center.

Baseball Sign-ups

City Manager Borgmann announced that baseball registration is taking place at the Recreation Center.

Basketball Program

City Manager Borgmann said that it is good to see the basketball program is in full swing in the new gym with both courts being used.

Trash Pick-up

City Manager Borgmann reported that additional trash pick-ups would begin on South Royal Poinciana Boulevard on a trial basis before making a recommendation for a permanent implementation strategy. The Administration will come back in March with some ideas for the cost structure and changing the Code.

Chamber of Commerce Art Show

City Manager Borgmann stated that the Chamber Art Show was a nice event, as reported earlier.

Memorial Service

City Manager Borgmann thanked local law enforcement agencies and the City's Police Department for their participation in the memorial service and the procession to the funeral home for fallen Miami-Dade County Police Officers Roger Castillo and Amanda Haworth. Officer Haworth's father and step-mother are residents of Miami Springs and her son may come to live with them. The City will be reaching out to the family to be of any assistance.

12C) City Council

Memorial Service

Councilman Best did not have the opportunity to attend the memorial service, but was able to watch most of it on television. The news reported that the same thing happened in the City of St. Petersburg this morning and the day before in Detroit. Police Officers put their life on the line on a daily basis to defend their community; the same as soldiers who fight abroad. They deserve a token of appreciation that they do not readily receive. He thanked Chief of Police Baan for the City's participation.

"Glow Ball" Golf Tournament

Councilman Best reported that the Lions Club will be holding their annual "Glow Ball" tournament on Saturday, February 12th at 6:30 p.m. Registration is full, but they are still seeking sponsors. The event is followed by a spaghetti dinner at the Lions Club.

Memorial Service

Councilman Espino stated that he attended the memorial service and watched it on television and he could see that the families of the fallen officers appreciated the outpouring of support, even though there was no way they could be comforted. It was an experience that cannot be articulated and sometimes it is these horrible acts that bring the community together in solidarity. As average residents, appreciation for what the police officers do and vigilance is needed so that it does not continue to happen. He offered his appreciation and his prayers to the fallen officers.

Literacy Week

Councilman Espino kicked off the celebration of Literacy Week at Springview Elementary School by reading to the third and fourth graders who were exceptionally well behaved and excited about his Kindle.

Curtiss Mansion Restoration

Councilman Espino reported that construction had resumed on the Curtiss Mansion and work was being done on Saturday with the hope that it is finished by June 20th.

Optimist Club Barbeque

Councilman Espino stated that the Optimist Club Barbeque Blast was a phenomenal event and people are interested in participating next year. He commended Optimist Club President Tony Silva and Treasurer Robert Vico for spearheading the event.

Optimist Club Soccer Banquet

Councilman Espino reported that there was a great turnout at the Optimist Club Soccer Banquet.

Cancer Relay for Life

Councilman Espino announced that his wife will be coming to a future Council meeting to provide an update on the Cancer Relay for Life event taking place on Saturday, March 19th. There are a number of groups that will be holding a variety of fundraisers for the event.

Sidewalk Installation

Councilman Espino requested a report from the Administration on the request for the installation of a strip of sidewalk on North Royal Poinciana Boulevard in the area between Starling and Thrush.

City Manager Borgmann added that the location was identified as well as two other strips along that way.

Public Works Director Robert Williams indicated that he is already getting prices.

Complaints

Councilman Espino received complaints about the Barbeque Blast event not being posted on the community calendar. It was not on the drop down list and the actual list of events only posted city events. Council has talked about an active calendar and should decide what it should look like. The drop down menu is good and the calendar with city meetings should have all community events.

City Manager Borgmann said that there is a second calendar and it was posted on Channel 77 that links to the website.

Councilman Espino stated that the Chamber of Commerce through www.miamisprings.com has a community calendar of events, but he would like the city to have one also.

Miami Springs Historical Society

Vice Mayor Ator asked Councilman Espino if the Miami Springs Historical Society was going to meet with Curtiss Mansion, Inc. about some of the issues.

Councilman Espino said that CMI could not make a final decision because the Historical Society was not very well prepared and could not provide an inventory of what they had in storage; they only said that the storage was up in February and they did not know what to do with the items. The Mansion will not be in any condition to house anything by February, and without an accounting of the inventory they could not determine what will fit at the Mansion. There are three professionals on the CMI Board of Directors that are involved with museums and a professional museum is planned for the Curtiss Mansion. Where the elements of the Historical Society's objects belong is yet to be seen. CMI President Jo Ellen Phillips has agreed to form a committee to help determine a list of the inventory to see how it fits.

City Manager Borgmann received an e-mail from the Historical Society asking if the City would be able to provide storage for important items that CMI does not feel meet their current mission. A team of Historical Society members, CMI members and City employees could evaluate contents for what should be kept and where.

Councilman Espino said that it is up to the Historical Society to perform due diligence in order to know the worth of the inventory going forward.

South Royal Poinciana Trash

Vice Mayor Ator thanked the Administration for addressing the South Royal Poinciana trash issue.

Rotary Club Poker Tournament

Vice Mayor Ator mentioned that the Rotary Club is sponsoring its annual Poker Tournament.

All Angels Movie Night

Vice Mayor Ator announced that Movie Night was rescheduled to Friday, January 29th due to the weather and will be showing "Karate Kid" and "Despicable Me".

All Angels Silver Ball

Vice Mayor Ator reported that All Angels Academy is holding their annual Silver Ball on Saturday, February 26th, and everyone is invited.

Condolences

Councilman Lob offered his condolences to the families of the fallen police officers and extended his gratitude to those who wear the uniform day in and day out.

Optimist Club Barbeque

Councilman Lob stated that the barbeque on Saturday was unbelievably successful and it was so good that most of the tents ran out of food.

Optimist Club Soccer Banquet

Councilman Lob reported that the soccer banquet was a great event with many kids as there were more teams playing this year. He thanked all the people who coach and donate their time.

Chamber of Commerce Art Show

Councilman Lob said that the Art Show was a nice event with a lot of local artists participating. He hopes that the event grows and is held again.

Council Meeting

Mayor Bain recommended moving the next Council meeting to Tuesday, February 15th.

Vice Mayor Ator explained that she could not attend as she had a previously scheduled meeting on February 15th.

Council decided not to reschedule the meeting and it will be held on February 14th. The City Manager agreed to keep the agenda short.

Road Repaving

Mayor Bain said that he received an e-mail about the roadways around Woody's Tavern needing repaving. There is a big pothole in front of the 7-11 convenience store.

City Manager Borgmann explained that the roads were being repaved utilizing the Citizen's Independent Transportation Trust (CITT) Fund.

Tree Removal

Mayor Bain asked if the tree had been removed from the vacant lot in the 1200 block of Nightingale Avenue, as he requested at the last meeting.

City Manager Borgmann said that the tree had not yet been removed, but that it will be removed.

Memorial Plaque

Mayor Bain proposed a memorial plaque for the late Tony Bray at the handicap walkway in front of the Miami Springs Pharmacy, since it was his recommendation to build the ramp. He said that Tony recently passed and one of his last requests was to ride by the handicap ramp to take a look at it. Tony once told him that he never thought about people with disabilities until he was in a wheelchair.

City Attorney Seiden suggested that the City Manager scope out the recommendation and place the request on the next agenda.

Baseball Program

Mayor Bain urged residents to support the City's baseball program since they are losing players to Grapeland Park. The League President asked him to make the announcement in hopes that the kids will play ball in Miami Springs.

13. Adjourn.

There being no further business to be discussed the meeting was adjourned at 9:47 p.m.

Billy Bain
Mayor

ATTEST:

Magali Valls, CMC
City Clerk

Approved during meeting of: ____

Transcription assistance provided by Suzanne S. Hitaffer.



CITY OF MIAMI SPRINGS, FLORIDA

The **Miami Springs Education Advisory Board** met at 6:30 p.m., on Tuesday, January 18, 2011 in the City Hall Council Chambers.

The meeting was called to order at 6:39 p.m.

1) Call to Order/Roll Call

The following were present: Chair Mindy McNichols
Libby Manning
John Salomon

Absent: Vice Chair Debra Sheridan
Rob Gordon

Also Present: Deputy City Clerk Suzanne Hitaffer

2) Approval of Minutes: November 16, 2010 Regular Meeting

The minutes of the November 16, 2010 meeting were approved as amended.

Board member Manning moved to approve. Board member Salomon seconded the motion, which carried unanimously on voice vote.

3) School Presentations:

a. Rajeev Brown, Experience Aviation: STEM Program Curtiss Mansion

Chair McNichols stated that Council approved the agreement between the City and Experience Aviation to hold the Science, Technology, Engineering and Math (STEM) Academy at the Curtiss Mansion.

Chair McNichols introduced and welcomed Rajeev Brown of Experience Aviation, Curtiss Mansion, Inc. (CMI) President Jo Ellen Phillips and Councilman Dan Espino who were present.

Rajeev Brown of Experience Aviation stated that the company had conducted their STEM Academy since 2009, and in 2008, they held a project with 60 kids who built a small plane from scratch, which made them realize that there is a huge need to educate kids in Science, Technology, Engineering and Math.

Mr. Brown explained that he and Captain Barrington Irving created a summer academy that exposes middle school and high school students to Science, Technology, Engineering and Mathematics with a huge aviation component. The students learn to build a prototype global positioning system (GPS), rockets, and remote control airplanes. They also learn about different aviation careers and businesses. Mr. Brown said that not all kids want to be a pilot or engineer, but the project makes them realize that they could work on airplanes and be involved in the industry.

The STEM Academy program at the Curtiss Mansion is a seven week course from June 20th to August 5th, according to Mr. Brown. The program is geared to middle and high school students, although some elementary school kids are interested in the program, since they can alter the curriculum based on the skill levels and grades of the students.

To answer Chair McNichols' question, Mr. Brown responded that their goal is to sign up thirty students for the program at the Curtiss Mansion on a first come first serve basis. They market to all the schools in Miami-Dade and Broward County with the help from the school principals and P.T.A. organizations. They are looking for Miami Springs students and would like help from the Education Advisory Board and the school principals to spread the information about the program.

Mr. Brown added that the Curtiss Mansion will be the new headquarters for Experience Aviation and they are planning for more facilities in Broward County, as well as the Opa-locka Airport where they are currently based.

Board member Manning stated that some of the Math Club students would be interested, although they might miss three or four days during the math competition. She asked what would happen if they missed some days during the program.

Mr. Brown responded that although the program is seven weeks, they would like a three or four week commitment from the parents. Based on the curriculum being designed for this summer, they would recommend attending the entire seven weeks, but missing three or four days would not be a problem. He added that there is a different topic each week and they will have an internship program for students to visit local companies during the fifth and sixth week.

Mr. Brown said that they will need help from the community to get kids involved and attract corporations that are willing to sponsor an internship program or scholarship. The charge for the all-day program is \$125.00 per week, Monday through Friday, with lunch and snacks. The flyers are being published for the summer program.

Chair McNichols asked how the Education Advisory Board can help.

Mr. Brown stated that the Education Advisory Board could assist through the school principals and they could hold an open house at the Mansion or the schools. Experience Aviation is seeking funds to help support the summer program, scholarships or the purchase of materials. He explained that they are interested in incorporating a physical education component into the curriculum through the Community Center. They are excited about the program and working in Miami Springs.

Mr. Brown announced that Experience Aviation received a donation of four airplanes and they are in the process of developing a flight school in Opa-locka. They also received a donation of an avionics school in Doral that would be an adult vocational school. The Mansion will have house the STEM Academy with flight simulators, equipment and instructors.

To answer Chair McNichols' question, Mr. Brown explained that the cut-off date for pre-registration would be May 21st with a \$20.00 registration fee and the first week deposit.

Chair McNichols suggested creating a link to the STEM Academy information on the City's website.

Board member Salomon said that Experience Aviation could contact Miami-Dade College to see if they would offer a scholarship for a senior student that is graduating from the STEM program to transition into Miami-Dade College School of Aviation.

Mr. Brown explained that Experience Aviation is very close with Florida Memorial University which offers a scholarship and has many resources. He thought that they might be able to do the same with Miami-Dade College.

Mr. Brown touched on Captain Barrington Irving's background, how he became involved in aviation and broke a record for being the youngest and first black pilot to fly around the world in 2007. He explained that after flying around the world, which was challenging and inspiring, Captain Irving had many opportunities, but decided to devote his life to kids.

CMI President Jo Ellen Phillips said that Rajeev is a pilot with the same passion as Captain Barrington Irving. She is delighted about Council's approval to guarantee the balance of the funding in excess of \$1MM to complete the Mansion. In order for the STEM Academy to be held at the Mansion this summer they must have a certificate of occupancy, and the City is guaranteeing the funds to complete the project, even though CMI should have the balance of the funds within two weeks.

Ms. Phillips said that the nice part about Experience Aviation utilizing the Curtiss Mansion is that the Mansion will not just be about the past; it will also be about the future. Glenn Curtiss was dedicated to speed and Captain Irving and Rajeev Brown are motivated by speed in almost everything they do. Captain Irving is a hero, a pilot and also an inspiration to the students who learn a great sense of self esteem and pride, as well as about aviation.

b. Alexandra Mirabal: River Cities Charter School

Alexandra Mirabal of 580 LaVilla Drive stated that the Charter School is a grass roots charter middle school developed by parents for those kids that need a smaller environment to be able to succeed and progress to the best of their ability. Since 2005, the school has had a lot of ups and downs and finally found a location they lease from the Catholic Archdiocese on N. W. 27th Avenue and 34th Street. She explained that their goal and vision is to partner with the local schools. The school began with 25 students and has grown to 75 students this year; the maximum amount of students the school can accommodate is 225 students and they hope to grow in stages.

Ms. Mirabal invited everyone to visit the school, which was previously a catholic school and it was a miracle that the property became available to them two weeks before school started. She introduced Principal Connie Crawford.

Principal Crawford said that the school is one mile east of Miami Springs and is able to serve the Springs' community. The school's niche is for those students who can be overwhelmed by the huge environment in the public schools and they serve those students well. The school has partnered with an organization called "Love Well Institute for the Creative Arts" and focuses on intensive reading classes; the students are writing a musical that they will be performing in the Rebeca Sosa Theatre at the Miami Springs Community Center in February.

Ms. Mirabal explained that they will be distributing brochures to the area schools in order to introduce themselves. She reiterated that they would like to be a partner and cooperate with all the schools.

4) School Reports

Miami Springs Elementary School Assistant Principal Naomi Simon reported on behalf Principal Sally Hutchings. Achievements include an Award of Excellence received by fourth and fifth grade students for participating in the Superintendent's Holiday competition and their artwork was displayed at the School Board auditorium building.

Ms. Simon announced that the school will hold an FCAT workshop to inform parents of new requirements and specifications. The winter interim assessments will be given next week and the first day of testing is April 11th. The State Legislature is looking to modify the writing criteria to 4.0 and above for accountability purposes.

Enrollment at Miami Springs Elementary increased to 637 students, according to Ms. Simon. Channel 23 will film students in a Spanish questioning session. Other activities include Chuck E. Cheese night, various field trips, a forestry program and camping in the Everglades. The P.T.A. will hold a Valentines Day Dance fundraiser.

Springview Principal Mayte Dovale reported that the fourth grade team won the "Middlementary" math competition at the High School. The students are motivated by Mr. Garcia and his involvement with the High School students. She continued reporting on various school activities, including a science project with Univision Channel 23, the Teacher of the Year Breakfast, interim assessments, ELL and Title I tutoring.

Principal Dovale stated that current enrollment is 508 students; the largest grade level is fourth grade with 95 students and they are increasing classes due to the class size requirements.

Discussion ensued regarding interim assessment requirements and pacing guides.

5) PTA/PTSA Reports:

Jackie Aguilera reported on behalf of Springview P.T.A. President Mercy Rodriguez on various school activities, including photographs with Santa, the Peppermint Village Store, Annual Holiday Dance, and Pajama Movie Night.

Principal Dovale added that the P.T.A. raised funds to purchase ten smart boards.

6) Business/Reports:

a. Springview Drop-off

Board member Salomon asked if the City worked with the school in regard to the water accumulation problem.

Principal Dovale responded that she solved the problem by moving the buses to Partridge Avenue.

Chair McNichols stated that Council had voted to help with the water accumulation at Springview, but she is not sure what they actually approved.

Principal Dovale clarified that she had not been contacted by the City.

b. Civics Week

Chair McNichols reported that Council had approved Civics Week, in concept, for the week of April 25th. Council asked for more specifics as to the activities and a meeting is scheduled with the City Manager. She would like the Principals to begin planning for that week, focusing on local government

Springview Principal Dovale stated that her plan is to hold Career Day during Civics Week so that the activities could be incorporated together. She felt that this is best for the elementary students, although each school may have different plans. She would like speakers to come to the school and perhaps some grade levels could use the Shuttle Bus to visit City Hall.

Chair McNichols suggested that the School Principals could submit an outline to the Education Advisory Board at the March meeting of the planned activities. She explained that the week of April 25th was designated, but the plans must be coordinated with the Mayor and Council.

Board member Salomon said that the focus could be on a community service project, but it is up to the school to envision how they want to participate and give back to the community. He suggested that the principals could pick a certain grade level and design a plan for what they want to do.

Board member Manning suggested that one project could be writing letters to the Mayor and Council, which could be coordinated with the elected officials. She added that the students could learn about politics and the election process.

Chair McNichols asked the school principals to submit a rough outline of the planned activities for Civics Week.

Board member Salomon stated that Councilman Dan Espino is willing to work with the schools.

Board member Manning suggested sending e-mails to Principal Maria Mason and Principal Ennis, since they were not present.

Chair McNichols agreed to send e-mails after meeting with the City Manager. She complimented Board member Salomon for his work on Civics Week.

c. Youth Advisory Council

Chair McNichols informed the Board members that the City Council approved the idea of a Youth Advisory Council.

d. Enhanced Academic Committee

Since Board member Rob Gordon was not present, Board member Manning gave a brief report. She announced that six high school students qualified for the University of Miami David Essner Mathematics Competition.

e. Graduation Rate: MSSH

Chair McNichols commented that statistics show that the graduation rate is higher than the district average.

f. Business Participation in Schools

There was no discussion regarding this item.

g. City Elections

Chair McNichols informed everyone that the City election is coming up in April. She said that it is a good time to bring up education issues to all candidates by asking questions and attending campaign kick-offs.

h. Legislative Issues

Chair McNichols stated that the legislative issues are very grim. There is a Bill filed on merit pay for teachers with an evaluation system based on student performance on standardized tests. She added that the legislative session begins in March and the state is facing a \$3.8BB shortfall of which 60% is for public education.

7) Other

Chair McNichols announced that the next Education Advisory Board meeting is scheduled for February 15, 2011.

8) **Adjourn**

There was no further business to discuss and the meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Suzanne Hitaffer
Clerk of the Board

Approved as written at meeting of:

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



City of Miami Springs

Ecology Board

Cancellation Notice

The Ecology Board Meeting of Tuesday, January 25, 2011 has been canceled in advance.

Allene M. Paz
Secretary to the Board

cc: Mayor and Council
City Manager
Assistant City Manager
City Attorney
Ecology Board Members
Post



CANCELLATION NOTICE

CODE REVIEW BOARD

Due to the fact that the City Council has not directed the Code Review Board to review any ordinances this month, the regular meeting of Thursday, January 27, 2011 has been canceled in advance.

A handwritten signature in cursive script that reads "Magali Valls".

Magali Valls, CMC
City Clerk

cc: Mayor and Council
City Manager
Assistant City Manager
City Attorney
Code Review Board Members and Secretary
Post



**CITY OF MIAMI SPRINGS
FLORIDA**

**CANCELLATION NOTICE
CODE ENFORCEMENT BOARD**

The regular meeting of the Code Enforcement Board scheduled for Tuesday, February 1, 2011 has been canceled in advance due to lack of cases to be heard.

Tex Ziadie

Tex Ziadie
Building and Code Compliance Department Supervisor
Code Compliance Officer

cc: City Council
City Manager
Code Enforcement Board Members by E-Mail
Post



DRAFT

REVITALIZATION AND REDEVELOPMENT AD- HOC COMMITTEE

The meeting of the Miami Springs Revitalization and Redevelopment Ad-Hoc Committee was held at 6:00 p.m. on Wednesday, February 2, 2011 in the Council Chambers at City Hall.

1. Call to Order/Roll Call

The meeting was called to order at 6:15 p.m.

Present were: Laz Martínez
 Arturo Rabade
 Wade Smith
 Todd Stiff
 Joe Valencia (*arrived at 6:35 p.m.)

Also Present: City Attorney Jan K. Seiden
 City Planner Richard Ventura
 Deputy City Clerk Suzanne Hitaffer
 Board Secretary Lina Bryon

2. Selection of Committee Officers

City Attorney Jan K. Seiden said that the first item of business would be the selection of officers. He suggested nominating a Chair and Vice Chair. The Chair would run the meetings and if that person is not available the responsibility would fall upon the Vice Chair.

Wade Smith nominated Laz Martinez for Chairman. Arturo Rabade seconded the motion, which carried 4-0 on voice vote.

Chairman Martinez asked for a nomination for Vice Chairman. Wade Smith nominated Todd Stiff and Arturo Rabade seconded the motion, which carried 4-0 on voice vote.

3. Discussion of Council Directives for Committee Work

City Attorney Seiden stated that the City Clerk had provided information to the members on the duties and responsibilities of the Committee. His impression is that the Board is to be a sounding board for citizen and business community comments on the various proposals from the consultants working on Downtown, N. W. 36th Street and other commercial area revitalization. The main charge will be to draw out public comment on the various topics.

City Attorney Seiden explained that the City Clerk's Office would assist with scheduling the meeting dates, based on availability of the Council Chambers. He would recommend topics of discussion related to Downtown revitalization and the meetings will be publicly noticed with the intent of receiving comments from the business community and citizens. The main idea is to encourage participation and the Board would be a collection place for debate and comments. The minutes of the meetings will provide information to Council; there is nothing wrong with the Ad-Hoc Committee coming to a decision based upon what is heard from the people.

The City Attorney said that it is a general feeling that the Ad-Hoc Committee members, the adjunct members and the City Planner will participate in the process. Anyone who has an idea should be encouraged to come to the meetings and put their opinions in the record so there is no confusion or misinterpretations. The different opinions that are expressed will give Council direction as to how the community feels about a particular issue.

City Attorney Seiden offered suggestions for important topics, including the Circle, Westward Drive, downtown parking, color palettes, and storefront designs. He added that the Committee could address specific areas within the City and it would be their decision to determine what topics they want to address and set an appropriate agenda. The revitalization consultants are primarily concerned with N. W. 36th Street as Council has set a deadline for implementing district boundary regulations, but they are available to consult on other areas. He said that at each meeting the members should agree and set the agenda for the next meeting so that plenty of notice can be given to the public.

Chair Martinez asked about the involvement of the consultants in the Ad-Hoc meetings and who would decide if they will be able to participate.

City Attorney Seiden responded that within the minutes of the meeting, the Committee should request the participation of the consultants at the next meeting so that it can be authorized by Council since they are paid on a per hour basis. He clarified that the Ad-Hoc Committee will need authorization for the expenditure of funds.

Chair Martinez understood that Council approves work orders for the Consultants. He said that if the Ad-Hoc Committee wanted the Consultants at their next meeting they would have to wait for the next Council meeting to occur before the Consultants would be granted the right to participate. He was concerned that the work that the Ad-Hoc Committee wants the Consultants to do would have to be authorized by Council, which could take two months.

City Attorney Seiden felt that the topics the Committee would be discussing would not take that much time for the Consultants to come back. He suggested general topics for the first few meetings so that the public can give their views on matters of general concern. At this point, the services of the Consultants may not be available because they are spending most of their time dealing with N. W. 36th Street.

Chair Martinez thought that the Ad-Hoc Committee should focus on N. W. 36th Street since it is a top priority and their job is to solicit feedback from the community. He said that this is only his opinion and he knows that the other members must agree.

Vice Chair Stiff asked what would be the shortest time frame between the Ad-Hoc Committee meetings because of the advertising requirements.

City Attorney Seiden responded that the Committee would probably not meet more than once a week and he doubts that they will meet weekly.

Vice Chair Stiff stated that once the next agenda is set, he would like the meeting to be relatively soon as they want to move ahead expeditiously. He asked if the meetings had to be advertised in the River Cities Gazette.

The City Attorney said that the advertisements in the Gazette are usually public notices and if this is something that Council or the Administration feels should be done, it is not a problem, except that the Gazette only publishes a few times each month. The normal procedure is to post the agenda throughout the City and the responsibility to spread the word will be the Committee members, Council members and the Chamber of Commerce members. The idea is to fill the Council Chambers in order to receive input.

Vice Chair Stiff explained that Council's decision to form this Committee was a close vote. He knows the Committee has no power and they can only make recommendations that Council could approve or reject. He said that Council must have confidence in the Committee's work in order for them to approve their recommendations. He feels that the work of the Committee would save time for the City Council.

City Attorney Seiden stated that all the opinions that are expressed will be in the Ad-Hoc Committee minutes and Council will review those minutes. The Committee will discuss what they hear from the community and try to narrow the issues. The non-quasi judicial boards are simply advisory boards that function to make the job of the City Council easier. He said that no board of the City meets more than once a month and the meeting date will have to be coordinated with the Clerk's Office, since there is limited availability to the Council Chambers. He felt that it would be unlikely for the Committee to meet more than twice a month.

Mr. Smith said that if a topic comes up and the Committee wants Calvin, Giordano & Associates to be involved it is conceivable that it could take one or two months to get approval from Council.

City Attorney Seiden agreed with Mr. Smith that it might be one month, but not two months.

Discussion ensued regarding possible meeting dates based on the Chairman's preference for Monday evenings.

The City Attorney recommended that the meeting time should be 7:00 p.m. since the idea is to attract citizen input and some residents are not home from work before that time. The meetings could be scheduled for the third Monday of each month, subject to Council approval. Since the 36th Street topic is prevalent in everyone's mind, the Committee will not have to task the Consultants because they are already working on this project. The initial Ad-Hoc Committee meeting could be based on Calvin, Giordano's presentation at the meeting tonight at 7:00 p.m.

City Attorney Seiden said that if N. W. 36th Street is being handled in a manner that does not require the work of the Ad-Hoc Committee, then all members should consider what topics they want to present on an agenda. He would suggest at least two or three topics for an agenda and those that are not addressed could be carried forward to the next meeting. He said that the more ideas the Committee brings forward the better it will be.

*Joe Valencia arrived at this time.

Vice Chair Stiff asked if the Ad-Hoc Committee could be on the distribution list for all correspondence from the Consultants or anything that they produce.

The City Attorney agreed that the Ad-Hoc Committee members should receive the materials since it would be counterproductive not to receive them. He added that any requests for what the Committee needs could be referenced in the minutes and the Secretary of the Board will take care of the documentation.

To answer Vice Chair Stiff's question, City Attorney Seiden said that there is no need for the Committee to have a Council liaison since Council will be following the Committee's recommendations in order to help them in making their decisions.

Chair Martinez asked when Council would consider the Consultant's proposal for the N. W. 36th Street recommendations. He felt that the Ad-Hoc Committee members should get back to Council either individually or as a group with their feedback on this topic. He personally has a lot of questions on the package and this should be the top priority.

City Attorney Seiden stated that the questions raised in the joint meeting will go into the minutes. There is no problem if an Ad-Hoc Committee member wants to speak with the Council member that appointed them. The idea of communication is through the process and even though it would not violate the Sunshine law to speak with other Council members, it would be similar to lobbying. He reiterated that it is important for comments to be made on the record and to bridge the gap between the elected officials and their constituents.

4. Instructions Regarding the Sunshine Law

City Attorney Seiden explained that the Sunshine Law requires any meeting in which a board or an elected body meets to make a decision on an issue, or attempts to have a discussion that will eventually reach the decision making level, to be advertised so that the public can participate and minutes must be taken.

The City Attorney explained that no two members can discuss any of the issues involving the board or any topic that may come before the board outside of the public meeting. The Sunshine law gives the public access to the meetings and allows them to observe each step of the decision making process. It is fine for two members to have lunch as long as they do not discuss issues that will come through the board to a decision making process.

Joe Valencia asked if there were any ethic rules that apply to the Committee.

The City Attorney responded that there are a million ethics rules, but none apply to the Committee.

Another part of the Sunshine Law requires reasonable notice for public meetings in a timely fashion, according to Attorney Seiden. This does not always require a newspaper advertisement, but his policy is to do whatever is reasonable in order to get the information to as many people as possible. The local paper is a good means of reaching out to the public, but if this is not possible, the notice is posted in as many public locations as possible. If two Council members wanted to participate in the meeting, then it would require advertising as a Council meeting and minutes must be taken. He did not feel that this would apply to this Committee.

City Attorney Seiden added that one member of the Committee could be designated to conduct independent research on any particular topic and they would report back to the other members in a public forum.

Mr. Smith said that he sees the Committee as a group who has been charged with the responsibility of clearing up misinformation as far as revitalization and redevelopment is concerned. He explained that there is so much concern about Westward Drive, which is not a priority at this time and this is overshadowing what is being done on N. W. 36th Street.

The City Attorney explained that Council wants to streamline the process to attract developers and assist them with what they want to do, which is in the best interest of the City, the community and the developer. He said that during the annexation meetings that he attended there was always a dispute about dividing the land between cities and the comment was made that Miami Springs does not deserve additional land because they had not developed existing property on 36th Street.

City Attorney Seiden stated that there was a question when the Ad-Hoc Committee was being considered about a conflict with the Architectural Review Board. He feels that the Architectural Review Board is more regulation and design oriented, while the Ad-Hoc Committee is more oriented towards the public.

The City Attorney explained that people may be more comfortable expressing their opinions to the Ad-Hoc Committee since they are citizens just like they are. The goal is to sort out the good and bad points and how things can get done for the betterment of the community.

Chair Martinez asked if the Administration would help to spread the word to the public about the Ad-Hoc Committee meetings.

City Attorney Seiden responded that the Clerk's Office, through the Administration, will post the meeting agenda everywhere they can, place it on the website and include it on the Bulletin Board on cable Channel 77.

Chair Martinez said that he would like to inform the public of the Revitalization and Redevelopment Ad-Hoc Committee members and that they are available for public input. There are many people who are concerned about voicing their opinion in public and it would be beneficial to get feedback from those people. He would agree with the City Attorney that people should come to the meetings and make their comments part of the record, but there have been many meetings when people refused to speak.

City Attorney Seiden explained that it would be okay for residents to approach an Ad-Hoc Committee member with their comments, as long as it is only one member and not a group. The only problem is that the Committee member would then have the responsibility of repeating the comments verbatim and not changing them in any way. As a matter of practice, the function of the Committee is to encourage public participation during the meetings, for the record, and allow the opportunity to hear, listen, debate and discuss.

City Attorney Seiden clarified that the meetings would be advertised, but it is not appropriate to advertise the Committee members' personal information, addresses or telephone numbers.

5. Scheduling of Future Meetings

City Attorney Seiden suggested that the Committee members should schedule a meeting for Monday, February 21st at 7:00 p.m. in the Council Chambers. The agenda topic will be discussion regarding the presentation from Calvin, Giordano & Associates.

Vice Chair Stiff said that he would also like an agenda item introducing the Committee members to the community. This is an opportunity for each member to tell who they are and what they hope to accomplish. He would also like general discussion in regard to revitalization and Westward Drive, since there is misinformation circulating in the City that should be explained.

City Attorney Seiden asked if there was a consensus among the other members to accept Mr. Stiff's suggestions for the agenda items, and if so, then the items could be placed on the agenda. If there is a disagreement, then a vote is required.

Chairman Martinez said that because of the controversy about Westward Drive he would be concerned that the first meeting might get “derailed” with this discussion. He personally has concerns with bringing this up on the agenda at this early stage in the process. He asked for the opinions of the other members.

Vice Chair Stiff said that he would agree with the Chairman, but this would allow the opportunity to explain to people that there are no plans for tearing down Westward Drive. He does not feel that it will “derail” the meeting; it will give them a comfort level that the Ad-Hoc Committee does not support drastically changing the City.

Mr. Valencia asked if the Committee could take a more general view of development opportunities and possible improvements everywhere in the City without targeting one specific area.

Chair Martinez said that he would not be concerned about clarifying the plans for Westward Drive, but he does not want it to take on a life of its own, especially since it is the first meeting. He agrees with Mr. Valencia that the members should talk about their views in general to revitalize all areas, not just Westward Drive. His worry is that it has been a sensitive topic.

Mr. Rabade suggested that for the first meeting the agenda should be limited to the N. W. 36th Street Corridor as it is being proposed by the Consultants. This makes sense to him because it is the outer boundary of the City that is seen by everyone.

City Attorney Seiden stated that N. W. 36th Street could be the first agenda item and the second could be discussion of ideas for revitalization and redevelopment. Mr. Stiff could address his ideas for Westward Drive during that discussion and other members might want to discuss development in other areas, which is fine. Each member should have the opportunity to say where they stand on the general topic of revitalization and redevelopment and this will give everyone an introduction of the Ad-Hoc Committee members.

Chair Martinez agreed that the City Attorney’s recommendation was a good compromise.

Vice Chair Stiff clarified that there would be two agenda items: 1) N. W. 36th Street Corridor recommendations from the Consultants; 2) Introduction of the Committee to the community.

By consensus, the Committee agreed with the Vice Chair’s recommendation for the agenda items for the meeting of Monday, February 21, 2011.

Chamber of Commerce representative Donna Wood-Beney of 3971 N. W. 65 Avenue, Virginia Gardens said that as an adjunct member, the Chamber would help to publicize the meetings on the community calendar that is available on-line. They can also write a press release for the Chamber’s web page and she would welcome all suggestions for the composition of the press release. She offered to send it to all the Committee members for approval.

Ms. Wood-Beney stated that the Chamber of Commerce had two questionnaires on-line for residents and business owners with a series of questions about redevelopment and revitalization. There are also questions about Westward Drive and another questionnaire can be developed for the Ad-Hoc Committee to allow the citizens to post their comments on-line if they cannot attend a meeting.

Ms. Wood-Beney added that over the past six months she had met with other cities to find out how their revitalization happened and how it impacted their businesses, which she will continue to do for her own education. She also explained that the Chamber had developed a nice relationship with Lowe's through its recent "Spruce up the Springs" project and they are willing to donate paint to the businesses.

6. Adjourn

The meeting was duly adjourned at 7:15 p.m.

Lina Bryon
Board Secretary

Approved as written/amended on:

Transcription from tape by S. Hitaffer.

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



CITY OF MIAMI SPRINGS, FLORIDA

The **Architectural Review Board** met in a joint meeting with the members of the **Revitalization and Redevelopment Ad-Hoc Committee** at 7:00 p.m., on Wednesday, February 2, 2011, in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at: 7:20 p.m.

Present were: Chairman Mark A. Trowbridge
Vice Chair Kathy Fleischman
Bob Calvert
Juan A. Calvo
Rogerio Plasencia

Also present: Vice Mayor Jennifer Ator
City Planner Richard Ventura
Board Secretary Lina Bryon

Chairman Trowbridge welcomed the members of the Ad-Hoc Committee and asked them to introduce themselves.

Revitalization and Redevelopment Ad-Hoc Committee members Wade Smith, Todd Stiff, Arturo Rabade, Joe Valencia and Laz Martínez introduced themselves to the Board and the audience.

2) Approval of Minutes

Board member Plasencia moved to approve the minutes. Board member Plasencia seconded the motion which was carried unanimously on voice vote.

3) **Old Business:** None.

4) **New Business:**

Presentation on proposed amendments to district boundary regulations for the commercial revitalization of NW 36th Street by Calvin, Giordano and Associates, Inc.

Lorraine Tappen, Senior Planner from Calvin, Giordano and Associates, Inc. introduced Jim Edwards, Redevelopment Specialist and Marion Cartaya, from Cartaya and Associates. She began the presentation for the draft zoning code amendments for the N.W. 36th Street district with a slide presentation.

Ms. Tappen explained that the N. W. 36th Street District is part of two work orders that Council authorized. The first work order is to amend the district boundary regulations for permitted uses, floor area ratio, setbacks, site plan requirements, signs and design guidelines. The second work order is to provide a color palette for building exteriors and architectural design guidelines for N. W. 36th Street.

Ms. Tappen stated that based on previous studies, the main goals were to expand the City's economic development management capacity, develop an appropriate land use strategy that will provide an incentive for new investment activity, create a mixed use corridor that targets and promotes business clusters associated with international trade and tourism and create a N. W. 36th Street commercial gateway.

The proposed N. W. 36th Street Zoning District is currently the Airport Marine and Highway Business District (AMHBD), according to Ms. Tappen. The existing district is broken down into three areas, which are Airport Golf, the Abraham Tract and N. W. 36th Street. The Comprehensive Plan was amended to break out those areas into more detail and it gave direction to create a special district for N. W. 36th Street to enhance economic development. She reviewed the goals for commercial revitalization on N. W. 36th Street.

Ms. Tappen asked City Planner Richard Ventura to explain the background related to the N. W. 36th Street District.

City Planner Ventura said that the process began in April 2002. Originally the area was designated as the Airport Highway Marine Business District (AHMBD), which includes the present areas of Airport Golf, N.W. 36th Street and the Abraham Tract. He explained that the City Manager at that time had indicated that there were two items to consider. The first was moving the 36th Street northern boundaries up to Oakwood Drive to unify those series of blocks and the second was increasing the 1.0 floor area ratio (FAR) to 3.0, across what is now the 36th Street District in order to encourage commercial business development.

City Planner Ventura explained that the first proposal to move the northern boundaries of the 36th Street District was not well received by the present homeowners in that area where there were single family residential homes. Eventually, the City of Miami Springs was allowed by the Florida Department of Community Affairs to submit amendments to the land development regulations and future land use amendments that would encourage development and increase the tax base within the City.

The City Planner explained that the last Evaluation and Appraisal Report (EAR) process was completed in 2005, which accomplished a few things, including the separation of the existing AHMBD which encompassed what is now the Airport Golf District that is presently bounded by Fairway, Deer Run and Curtiss Parkway. The second sub-district is the N. W. 36th Street District which is presently the focus of the discussions for redevelopment and revitalization efforts. The third sub-district is the Anthony Abraham Tract, below 36th Street. He pointed out that the Florida Department of Community Affairs recently approved the new district designation nomenclature after a very long, rigorous process.

City Planner Ventura explained that the City wanted to preserve the existing multi-family residential character of the Airport Golf District. He stated that the City also wanted to enhance the existing business/commercial aspects of 36th Street by having a sliding scale increase in the FAR from 1.0 to 3.0, which was approved by the Florida Department of Community Affairs.

City Planner Ventura said that the Abraham Tract was left in place with some changes to the allowed land uses to enhance the existing tract. It now has some restaurants and hotels and the City has put in place the FAR of 3.0, similar to Northwest 36th Street. All these changes have been reflected in the Future Land Use Plan for these particular areas. The City hired Calvin, Giordano & Associates, to provide the “nuts and bolts” land development regulations for potential developers, including set backs, height limitations and parking standards so that proposed site plans can be submitted to the City and will result in revitalization in the 36th Street area.

Ms. Tappen explained that the Comprehensive Plan lays the foundation for the zoning code. Based upon the changes, they are proposing some changes to the permitted uses. She reviewed the existing and proposed setbacks and the setbacks next to the residential district explaining that there were slight adjustments to allow greater flexibility of the design for the parcel. She introduced Jim Edwards, Redevelopment Specialist, who would explain the Floor Area Ratio (FAR) Bonus Program.

Mr. Edwards said that the City of Miami Springs now has a potential for the land use amendments to be able to raise the amount of developed floor area above 1.0, but the details of how it can happen are to be determined. He pointed out that the Consultants will show the Boards their first draft of recommendations.

Mr. Edwards stated that there are two things to be accomplished and the first is to attract new investment. The various incentives will attract or create improvements for the community's benefit. He suggested a number of opportunities for giving additional floor area to a project based on certain criteria that the investors agree to give back to the community.

Mr. Edwards explained the FAR is the amount of building square footage that can be built based on the size of the lot. For example a 1.0 FAR means that for every square foot of land it is possible to build a square foot of development. He continued to review the various incentives that would provide a FAR bonus.

Mr. Edwards presented a potential scenario for a parcel of 25,000 square feet that is currently permitted to build 25,000 square feet under the 1.0 FAR. The incentives for outdoor dining, decorative paving and street trees would total 0.75 FAR and would allow 43,750 square feet of space. He introduced architect Marion Cartaya from Cartaya and Associates who will discuss the architectural design guidelines.

Mr. Cartaya explained that the various incentives would allow up to four times the amount of space that a developer could have built, which means more profit. In return, the City will get something beautiful that will make Miami Springs the "jewel" that it can be, especially in the 36th Street area, which is really the front door to the City. He feels that the changes that are coming to the airport will attract developers to the City.

Mr. Cartaya added that part of the City's legacy is its Pueblo architecture and Miami Springs is referenced in many national publications. He mentioned that Miami Springs has the "small town charm" that the Consultants want to preserve and they want to improve the existing aesthetic conditions, with specific consideration to development potentials.

Architect Cartaya noted that some of the design styles could be replicated throughout the City, not the same look of the building, but the styles. He said that the scales and proportions are important for maintaining the "small town charm", as well as landscaping, lighting, and pedestrian areas. The Consultants have proposed a color palette so that every building maintains a color that is appropriate and the buildings are not to be used as billboards for advertisements.

Mr. Cartaya continued with his presentation of the architectural design concepts. He explained that one style is Streamline Moderne from the depression era that was mostly associated with transportation and is meant to be seen from rapid moving streets. The design has an emphasis on horizontal lines and many buildings on 36th Street have similar scale and proportions. He presented examples of existing buildings that could be renovated using this architectural style.

The second architectural style is Pueblo-Mission, which is also depression era architecture, according to Mr. Cartaya. He explained that this style was the dream of Glenn Curtiss and it is part of the City's historical and national legacy.

Mr. Cartaya presented examples of existing buildings on N. W. 36th Street that could easily be adapted to this style. The architectural design standards allow diversity of expression within the approved styles and standards.

Mr. Cartaya displayed the color palettes for the Streamline Moderne and the Pueblo-Mission style architecture with base colors for the buildings and others for accessories, trim and fascia, including the use of tile, wood brick and other finishes for accents. He said that block fence and landscaping is required next to residential districts. Parking lot pole fixtures shall be limited to 25-feet in height and pedestrian walkway lighting shall be no higher than 12-feet.

Mr. Cartaya stated that the proposal for signage is one building mounted sign that can be seen from several blocks away that is limited to 30-feet above grade or one-third of the height of the building. The secondary sign would be at the entry into the development.

Mr. Edwards took over the presentation to explain the parking requirements. He explained that every city has minimum parking requirements and should the developer for the project want more parking they are allowed to build additional spaces. A chart was displayed showing the existing parking requirements and proposed requirements for various uses. He said that small changes were made to encourage redevelopment based on the Institute of Transportation Engineers' (ITE) national surveys.

Mr. Edwards explained that a slight decrease in the minimum number of required spaces is proposed for office and medical office, while they are suggesting an increase for retail or personal services. The requirements for restaurants and hotel would be the same. Research determined that the current requirement of 2.25 spaces per unit for multi-family residential seems to be quite high based on national averages and they are suggesting 1.75 spaces per unit. The most significant change is proposed for mixed-use development. Currently the Code requires the sum of all uses and they are proposing the sum of all uses multiplied by 80%.

Ms. Tappen said that the Consultants want to make sure the projects that come into the City fit the goals for commercial revitalization. She explained they would like to introduce the role of the Professional Revitalization Consultant (PRC) that would move the projects through the process to make sure they fit the architectural design guidelines. The PRC would meet with the development applicants for the property owners, in advance, at no charge to make sure they are going in the right direction and are able to interpret the code correctly.

Ms. Tappen reviewed the Development Review Procedure flow chart. The applicant would meet with the PRC to go over the guidelines and design criteria and those plans would then be submitted to the City. They would like the PRC to include an independent member of the Architectural Review Board to move the project along.

Ms. Tappen stated that a meeting is set for February 16, 2011 with the Beacon Council, members of the consulting team, City Staff and some Council members to receive input and determine how they could assist with N. W. 36th Street. The plan is to submit a draft ordinance of the zoning code amendments to the City on February 23rd. The first reading of the ordinance would be scheduled for March 14th followed by the second reading on March 28th.

Chairman Trowbridge thanked the consulting team and suggested that the Ad-Hoc Committee members could give their input at the podium. He commended the consultants for reaching out to the Beacon Council since their major interest is in aviation.

Chairman Trowbridge asked for more information about the PRC independent member of the Architectural Review Board and what their role would be in the process.

Ms. Tappen responded that the PRC would be an independent part of the Architectural Review Board.

Mr. Cartaya explained that the City of Miramar asked for his help before they experienced growth because they wanted to make sure that all the designs were done according to the Mediterranean style. He said that a group of professional architects, planners, engineers and landscape architects met with each developer at the beginning of the process to explain what was expected for the project. After the initial meeting, the developers would come back with their design for approval of the architectural style before going through the permitting process. He explained that the PRC also goes out to the site to make sure that what was promised was actually built before a certificate of occupancy is issued.

Mr. Cartaya stated that almost every city has gone toward this type of process in order to ensure an independent review with no political involvement. A developer could appeal to the City Council and they could override the PRC's decision.

Ad-Hoc Committee Chairman Laz Martinez of 1021 Meadowlark Avenue was concerned because the presentation was geared toward new development, not existing buildings. He asked if there are any plans to accommodate parking if someone wanted to add an additional floor to an existing building that does not have the required on-site parking. He noted that many existing buildings do not accommodate the existing parking requirements.

Mr. Martinez would also like to know if there would be any tax credit incentives and what can be offered to motivate people who own existing buildings to remodel or expand. He also asked about the height limitations, sidewalks on N. W. 36th Street and the size of the multifamily residential units as they pertain to the parking requirements.

Ms. Tappen said that Work Order # 2 addresses the façade program for existing buildings and they are still developing that program for building and property owners to apply and receive funds for sprucing up their buildings. In regard to parking, she said that the consulting team would like to go back and review the requirements that were based on the ITE standards.

In regard to height, Ms. Tappen explained that the City Charter is very specific about limiting the height of buildings with more than two residential units to 40-feet or three stories. Otherwise, they are recommending that the height requirement currently in existence for the N. W. 36th Street District remain the same, which is 120-feet. Those buildings within 150-feet of a residential district are limited to 55-feet or four stories.

To answer Ad-Hoc Committee Vice Chair Todd Stiff's question, Ms. Tappen clarified that the current FAR for N. W. 36th Street is 1.0. The amendments to the Comprehensive Plan allow a sliding FAR between 1.0 and 3.0 based upon an incentive program.

Ad-Hoc Committee Vice Chair Stiff asked how the proposed parking requirements relate to the Miami-Dade County requirements and if the City's requirements could be less than the county's.

Ms. Tappen responded that the City has jurisdiction over its own parking requirements.

Mr. Stiff does not feel it would be appropriate to include a requirement in the City Code for the Professional Revitalization Consultant (PRC) and certainly not a member of the Architectural Review Board. He said that he would not want a developer to feel like they have to go through an additional process, being the review consultant and the City Council. He said that the PRC could assist Council or the Architectural Review Board, but it should not be built into the process.

Board member Plasencia asked to review the Development Review Procedure slide again so that he could see which step Mr. Stiff was referring to.

Mr. Stiff said that the consultants are being paid to re-write the Code and many of the benchmarks for the bonuses are easily identified, whether it is outdoor seating, sidewalk improvements, trees or other amenities. There are also bonuses available for architectural elements and most of the Code will be clearly defined for the developer so that they can provide early renderings for a specific project. He is not sure that the steps outlined as "PRC Preliminary Review" or "PRC as independent member of Architectural Review Board" are necessary in the chain.

Mr. Cartaya explained that the work of the PRC is paid directly by the contractor as a cost recovery; the contractor puts money down with the application and it does not cost the City anything. The cost is minimal compared to the cost of the development; the amount is based upon a percentage and the length of the process.

Mr. Cartaya said that if the developer complies after one meeting, the cost is less, but it could become more expensive if the developer is reluctant to comply. He explained that architecture is not objective; it is subjective and there are a million ways to interpret the Code. The important role of the PRC is to enforce the Code and to ensure that the design is acceptable. He emphasized that the professionals are needed to interpret the art and this has been their experience in many other cities.

Mr. Cartaya said that the PRC review fee would be established by time or a percentage, which is a future topic for discussion and approval by Council. He reiterated that developers would be offered incentives so they could build more and the PRC review would eliminate the political process. In addition, the PRC can consult with other advisory boards to help with recommendations.

Mr. Stiff asked to review the FAR Bonus program and the various incentives. He suggested that the services of the PRC could be optional for potential developers if they decide their assistance is not needed and they do not want to pay the fee.

Board member Plasencia said that most developers are used to paying for these services that benefit them and everyone else; it is a small amount of money when engaging in a big project. From his experience, this has never been an issue. He asked Mr. Stiff if he was questioning the involvement of the PRC because of a money issue or if he felt the process was unnecessary.

Mr. Stiff responded that cost means a lot to the developers that he knows and they are concerned about every penny. He understands the idea of removing politics, but people in Miami Springs are uncomfortable with outsiders.

Mr. Plasencia felt that it is appropriate to have a system of checks and balances and the PRC would add a valuable member to the process; he would not recommend making it an option. The PRC would not keep the political realm at arms length and the involvement of the Architectural Review Board is the balance that gets the people involved and it would be detrimental to eliminate this step.

Mr. Plasencia explained that whether or not the PRC should be seen as an independent member, is something that the Architectural Review Board could further discuss and make a recommendation to Council. The PRC will voice their opinion in the first step and at that point the developer could come to the Architectural Review Board to present their plans for their professional opinion. He would not want that opinion to be tainted by the opinion that has already been given by the PRC. This is something for the Architectural Review Board and the Ad-Hoc Committee to discuss and come to a conclusion.

Mr. Cartaya explained that there are no drawings submitted at the very first meeting with the PRC. The professionals discuss the code in general to explain the process and what the developer will be responsible for based upon a master plan.

Mr. Plasencia pointed out that the first step, as shown on the slide, reads "PRC Preliminary Review and Approval".

Mr. Cartaya clarified that there is no approval during the preliminary review; it was a typographical error. He said that the initial meeting is not a formal application. He continued to explain the process of the preliminary review.

Mr. Plasencia felt that the Development Review Procedure slide is very important because it defines everybody's role and function. He said that he would like the consultants to make it accurate so that everyone is on the same page.

Mr. Cartaya offered to re-write the slide in paragraph form in order to explain the process in detail.

Mr. Plasencia said that it is important to know who is involved and what is happening at each step, which is a simple outline.

Mr. Plasencia voiced his concern about the small scale projects within the City and the absence of the Architectural Review Board in the process. He wants them to be involved in everything that affects the aesthetics in the City. He complimented the consultants for their presentation and felt that the process they are recommending is standard.

Ad-Hoc Committee member Wade Smith of 260 Lawn Way said that he asked about the lighting project on N. W. 36th Street at the previous Council meeting. He was concerned that the plan could change the sidewalks and the make-up of N. W. 36th Street, due to handicap accessibility. He would like some answers.

Ad-Hoc Committee member Joe Valencia of 25 South Drive felt that it was a good presentation, but the vision is not clear to him as to what they are trying to do. He sees design styles and other things, but not a coherent vision. It appears that it would be a form based code as a standard, which is fine.

Mr. Valencia said that one place that he has visited that is very nice is Santa Barbara, California that has a form based code and design guidelines with coherent architectural style and planning vision. They also have residential design guidelines for certain districts within the city, which helps the developers to know what is expected of them. In his opinion, it is not enough to simply select the architectural style, like Pueblo-Mission or Streamline Moderne; there must be a visual coherent document.

Mr. Valencia referred to the proposed color palette and asked if there is any leeway if someone wanted to deviate from the color, such as a review or appeals process.

Vice Mayor Ator stated that she appreciates the service provided by the Architectural Review Board members. She explained that the presentation was made to Council and they had some of the same concerns in regard to the PRC and the role of the Architectural Review Board. Council agreed that the Ad-Hoc Committee should meet with the Architectural Review Board so that they could offer their opinions about the process.

Vice Mayor Ator explained that the comments made by Board member Plasencia at the Council meeting about being more involved in the process were helpful and any recommendations the other members have would be helpful also. She said that Council's initial reaction was very similar to what Ad-Hoc Committee member Todd Stiff said about the PRC process being built into the Code. There was discussion about writing the Code so that it is so specific that there would be no need for the PRC process. It was conveyed to Council that that probably was not possible.

Council understands that there is definitely a process and there would be a middle ground between hiring a person for perpetuity and writing a very large detailed code, according to Vice Mayor Ator. She said that Council is looking for comments from the Architectural Review Board and the Ad-Hoc Committee in regard to the presentation and also recommendations as citizens.

Vice Mayor Ator informed the Board members that the City Attorney is not in favor of making the Architectural Review Board a decision making body that is made up of professional engineers or architects. She would suggest that the Architectural Review Board could be more like the Board of Adjustment and Council would approve their actions, with appellate rights.

Vice Mayor Ator felt that this is an opportunity for the Architectural Review Board to make real recommendations that are reasonable and make sense within the process.

Board member Calvo said that personally he would not have a problem as long as the Architectural Review Board's decisions are not legally binding. It is important to partake and express the ideas, while Council would make the final decision. He would not want the code to make their recommendations legally binding like the City of Miami Beach or the City of Coral Gables. He was of the opinion that this is the correct procedure to assure quality projects; the Architectural Review Board would simply be making recommendations.

Vice Mayor Ator stated that the Architectural Review Board could work with the Ad-Hoc Committee in order to be involved in the process.

Mr. Calvo was of the opinion that the PRC would not necessarily have to be executed by the consulting firm; it could be done in-house by Staff. He said that there is plenty of precedent that indicates that it is the right process.

Mr. Plasencia added that the process has to be thoroughly defined because the chart has some contradictions or omissions that need clarification. He would recommend that Calvin, Giordano rewrite a more accurate process so that the Architectural Review Board could reassess the situation at that point.

Mr. Stiff understood that Council is relying on the Architectural Review Board and the Ad-Hoc Committee to a certain extent to help them make the right decision. He added that the procedure is the one the developer would take if he wanted to get the bonus points in order to build more than 1.0 FAR.

Mr. Cartaya clarified that all successful cities that have adopted the PRC process have applied the procedure to every project, regardless of the FAR. The idea is to make sure that whatever is built is built to the city's vision for architectural styles so there is coherency.

Mr. Calvo agreed with the comment made by Mr. Valencia that the proposal needed to be refined. He explained that there is some aesthetic and urban design "tweaking" needed as it relates to sidewalk activity. This is more important than the design style because they are the enhancements that will activate the streets and bring people to the edges of the street, which should be addressed moving forward. He felt that the presentation was more like an outline.

Ms. Tappen agreed that they had presented an outline and the draft code they are bringing back to the City will have greater detail on the specific guidelines and architectural features.

Board member Fleischman stated that there are so many existing buildings that need sprucing up or new facades. She would also like to address incentives for existing buildings because those are the type of improvements that could start a chain reaction, especially since the economic times are not conducive to new development.

Ad Hoc Committee Chair Laz Martinez did not believe it was within the scope of the Ad-Hoc Committee to make decisions as part of the process, but the Architectural Review Board should let Council know how they want to be involved and what "teeth" they should have in the process. He felt that it is important for the PRC to be involved at the start of the process to educate everyone as to what the procedures are, but he is not sure how the PRC and the Architectural Review Board would interplay with one another.

Chairman Trowbridge explained that the minutes from the last Architectural Review Board meeting indicate that they would like Council to focus their role with the understanding that they want a more significant "seat at the table".

Chairman Trowbridge thought that Council might be looking for a vote on the presentation, but the members might not be prepared to do this tonight. He asked to review the timeline to remind everyone that this is a progressive process in terms of regular meetings, since the Architectural Review Board is not scheduled to meet again until March 2nd.

Chairman Trowbridge explained that the Architectural Review Board members seemed to agree that there was one central issue that needed sorting out. The consultants have agreed to clarify the PRC process, which does not require another presentation. There seems to be a general consensus that the other pieces of the presentation are in line.

Chairman Trowbridge asked if anyone was prepared to make a motion in terms of how the PRC would integrate with the Architectural Review Board. It would be fair to say that the Architectural Review Board would like to assert their authority a little more. He asked the Ad-Hoc Committee Chair if they had set another meeting date.

Ad-Hoc Committee Chair Martinez stated that Council wants to complete the district boundary regulations before April and there is a timetable involved based on the consultants' availability. He explained that the Ad-Hoc Committee established the third Monday of the month for their meeting date and they will meet on February 21st to go over the consultants' proposal for the N. W. 36th Street District again.

Mr. Martinez said that the Ad-Hoc Committee felt the need to address N. W. 36th Street, although it is not the only topic of discussion. The Committee members were told to express their concerns for the record and to induce the public to voice their concerns as well. It is very clear that the Architectural Review Board wants to be involved and he personally feels that they should be, but he would not want to get caught up in that issue as the whole process.

Mr. Martinez added that it would be a new process because the City has not really had to analyze any large development projects. The Ad-Hoc Committee wants to comment on all issues, not only on what the role of the Architectural Review Board should be. He said that after the initial meeting in the process, the PRC should not be involved as an ongoing part of the process.

Chairman Trowbridge said that the Revitalization and Redevelopment Ad-Hoc Committee would meet on February 21st and the next scheduled meeting for the Architectural Review Board is March 2nd, which is still ahead of the first and second reading of the ordinance. He asked if the Consultants could provide the information they requested prior to that time.

Ms. Tappen said that Council approval would be needed to attend the Ad-Hoc or Architectural Review Board meeting.

Mr. Martinez said that his concern was that Council must approve the consultants' attendance at their meetings, which takes additional time and it could bog down the process.

Vice Mayor Ator felt that the Architectural Review Board should plan to meet jointly with the Ad-Hoc Committee on February 21st since the proposition might be presented to Council that the Consultants should come back to answer the questions and address the issues.

Chairman Trowbridge asked the Architectural Review Board members if meeting jointly with the Ad-Hoc Committee on February 21st was an option.

Mr. Martinez thought that it might be possible to get the answers from the Consultants prior to the February 21st meeting that may or may not be a joint meeting at this point. He felt that it would require a work order for the consultants to come back.

Vice Mayor Ator said that she did not see why it would require a work order, but the matter would be addressed at the February 14th Council meeting.

Mr. Martinez said that the answers to the questions that were raised would not be available for the joint meeting.

Mr. Cartaya explained that there was only one point of concern, which he suggested discussing now, because in his opinion, they are not far from reaching an agreement on what the Architectural Review Board may want to do and what they are proposing. He is willing to take the time to discuss it now.

Mr. Plasencia said that he could not speak for the Ad-Hoc Committee, but he would like for the Development Review Procedure to be precisely accurate, which cannot be discussed at this time since it should be a written document. This is not something the Consultants would have to come back to present; it is simply a submittal and when they meet next month it can be reviewed and a recommendation can be made to Council to approve it or alter it in a specific way.

Mr. Cartaya reiterated that he would like to reach an understanding of what the Architectural Review Board would accept before they prepare the new draft.

Chairman Trowbridge felt that Mr. Plasencia's point was that the steps in the PRC process needed more clarification; it was not that he did not agree with the steps in the process. The point made by Mr. Stiff was different because he was questioning the need for the PRC preliminary review or if it should be optional.

Mr. Stiff explained that he sensed resistance from Council at the Workshop meeting with the Ad-Hoc Committee in regard to certain issues. He said that the Consultants are proposing a draft ordinance to the City Council incorporating workshop comments on February 23, 2011. In addition, they will have the minutes from this meeting and the previous meeting with the City Council. It would be the City Council's decision whether or not to incorporate the concerns of the Architectural Review Board.

Board member Calvert asked the Consultants how closely they follow the City's Code of Ordinances when they are making their plans.

Ms. Tappen responded that they follow the Code of Ordinances very closely. The initial thought was to look at the Airport Highway Marine Business District and make some modifications, but there were so many details. Every section of the Code that was pertinent to N. W. 36th Street, including height, signage, lighting requirements, awnings, etc. was researched and every time they consider new requirements it requires an extensive search of the entire Code.

Mr. Calvert referred to the six duties of the Architectural Review Board listed in the Code of Ordinances and other requirements such as parking. He asked if the Consultants had followed everything.

Ms. Tappen responded affirmatively. She said that they researched existing parking requirement and are recommending some adjustments for N. W. 36th Street.

Mr. Calvert continued to express his feelings about the duties of the Architectural Review Board in reviewing plans for future development, with respect that they are only an advisory board. He asked how the Consultants felt about that.

Ms. Tappen reiterated that they had reviewed the Code in regard to the Architectural Review Board and she knows there are specific duties of the Board that they are trying to acknowledge as they are drafting the amendments for N. W. 36th Street.

To answer Mr. Calvert's question, Ms. Tappen said that if the Consultants are proposing something different from the existing requirements and those requirements must be stated in the new section of the Zoning Code. There are many similarities and in most cases they are proposing additional requirements for the N. W. 36th Street District. It will be a specific section in the Code with references to off-street parking, lighting and other Code sections.

Mr. Calvo referred to the style guidelines and noted that the Pueblo-Mission and Streamline Moderne were suggested. He felt that the Pueblo-Mission is contradictory to the Streamline, since the Streamline originates from technology and transportation. He was thinking that the Pueblo style could be toned down or perhaps there should be a broader understanding of that style because the two styles have different meanings.

Mr. Cartaya explained that the drawings that were displayed were based on remodeling existing buildings. Most buildings that are built will most likely be new; many older buildings are not big enough and the developers will want to take advantage of the 3.0 FAR. New buildings will be required to be designed in the Streamline Moderne style, not Pueblo. The incentives are based on additional square footage that will generate additional profit, which means new, taller buildings.

Chairman Trowbridge said that with the understanding that the Board will receive written feedback with regard to the PRC, he does not see the need for the Architectural Review Board to change its meeting date, unless there is some directive for their presence at the Ad-Hoc Committee meeting on February 21st. He clarified that the Board would meet again on Wednesday, March 2nd.

Vice Mayor Ator would ask the City to forward the draft ordinance, but her only concern for the Architectural Review Board is that once the ordinance is proposed, if the Board's recommendations are not included, they will be left out. She offered to advocate for the Board and suggested that they speak with the other Council members to request a copy of the draft ordinance.

Vice Mayor Ator clarified for Mr. Plasencia that February 23rd is a deadline for the draft ordinance, it is not a meeting date for a Council Workshop Meeting. Council will meet on February 14th, February 28th, March 14th and March 28th.

Chairman Trowbridge offered to defer his comments about the additional Rotary Club signs after the Board's recommendation not to add any new signs to the City.

5. Adjourn

Board member Calvert moved to adjourn. Board member Plasencia seconded the motion, which carried unanimously on voice vote.

There was no further business to be discussed and the meeting was adjourned at 9:28 p.m.

Respectfully Submitted,

Lina Bryon
Clerk of the Board

Transcribed from tape by S. Hitaffer.

Approved as _____ during meeting of: _____

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



City of Miami Springs, Florida

Recreation Commission

NOTICE

The Recreation Commission meeting scheduled for Tuesday, February 8, 2011 did not convene due to lack of a quorum.

A handwritten signature in cursive script, appearing to read "Lina Bryon", is written over a horizontal line.

Lina Bryon
Board Secretary

Scrivener's Note:

The only members present were John Shapiro and Jorge Santin.

cc: City Council
City Manager
Assistant City Manager
City Attorney
Recreation Commission Members



Golf and Country Club Advisory Board

Cancellation Notice

The Golf and Country Club Advisory Board meeting scheduled for Wednesday, February 9, 2011 has been canceled in advance.

A handwritten signature in cursive script, appearing to read "Lina Bryon", is written over a horizontal line.

Lina Bryon
Board Secretary

cc: City Council
City Manager
Assistant City Manager
City Attorney
City Clerk
Golf and Country Club Advisory Board Members
Mike Aldridge, Golf Director
Post



CITY OF MIAMI SPRINGS, FLORIDA

The **Board of Adjustment** met in Regular Session at 7:00 p.m., on February 7, 2011 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at: 7:04 p.m.

The following were present:

Chairman Manuel Pérez-Vichot
Vice Chairman Francisco Fernández
Ernie Aloma
Kevin Berounsky
Alternate Bill Tallman

Absent: Ariana Fajardo

Also present: City Attorney Jan K. Seiden
City Planner Richard E. Ventura
Board Secretary Lina Bryon

2) Approval of Minutes

Minutes for the regular meeting of January 3, 2011 were **approved as written** upon motion by Vice Chair Fernández seconded by Board member Berounsky and carried 4-0 by voice vote.

Note: Board member Aloma did not vote because he was not present at the last meeting.

Mr. Ventura added that the present proposal will remove the existing aluminum shed attached to the larger one-story cbs structure in addition to the installation of the roofed terrace at the back of the home; he noted that under this scenario, the resulting back yard coverage would be 14.6%, within the maximum 15% allowable coverage by detached back yard structures.

City Planner Ventura distributed an e-mail that the Chairman sent him with his own calculations for the rear yard coverage, slightly different from the Architect's. As per the e-mail, the rear yard coverage with the shed will be 19% and without the shed will be 15.6%.

The City Planner stated that he would be willing to take the worst case scenario and even though the 15.6% exceeds the 15% allowable coverage, he would recommend approval of this variance request for 616 Minola Drive, but he pointed out that the maximum for detached structures coverage of the rear yard has been achieved pending approval of this proposal.

City Planner Ventura added that Mr. Negrín should sign a covenant with the City, stating that he is not going to screen the back yard terrace, so that in the future there is no possibility that it might be a service living area.

Chairman Pérez-Vichot asked if that is because of the flat roof and the City Planner agreed.

Chairman Pérez-Vichot asked Mr. Negrín if he understood the covenant and he said he did.

Chairman Pérez-Vichot explained that the Applicant cannot enclose the addition because it is a flat roof, and it should remain as an open terrace. He reiterated that the Applicant should execute a covenant with the City and remove the aluminum shed on the back.

Mr. Negrín asked if he could keep the aluminum shed while doing the construction.

The Chairman answered affirmatively, because technically he does not have the addition until the construction is finished.

City Attorney Seiden stated that Mr. Negrín could have the aluminum shed for thirty days after the completion of the terrace.

Chairman Pérez-Vichot asked the City Planner if the Courtesy Notices sent generated any response.

City Planner Ventura said that the Courtesy Notices generated no response.

Chairman Pérez-Vichot asked for any comments from the Board or the audience.

City Attorney Seiden explained that this case has two variances: the undersize lot and the 15.6% coverage, which is greater than the 15% allowed for the back coverage.

Board member Aloma moved to approve the variance. Board member Tallman seconded the motion and it was unanimously carried by voice vote.

City Attorney Seiden reminded the Applicant of the ten-day appeal period and explained that this Board makes only recommendations. He said that the City Council will make a final determination at their next meeting of Monday, February 14, 2011.

Chairman Pérez-Vichot asked Mr. Negrín if the Architect, Mr. Cabrera, could revise his calculations, compare them with the ones that he made and see where the difference is.

4) NEW BUSINESS

- A) Case # 06-V-11**
 - Pablo and Heana Guerra**
 - 1202 Meadowlark Ave.**
 - Zoning: R-1B; Single-Family Residential**
 - Lot Size: 75 ft. x 126.76 ft.**

Applicants are seeking a variance from Code Section 150-041 R-1A district (A) (2): To construct a chickee hut as an accessory structure in their back yard with a separation distance of less than 10 feet from their home.

City Planner Ventura read the Applicant's statement:

"I, Pablo Guerra, am requesting a setback variance for the building of a chickee hut in my back yard. The setbacks for the distance that a chickee or any other structure to be built is at the moment 10 feet. I am requesting a variance to be able to set the chickee at 5 feet from the nearest rear wall of my property."

City Planner Ventura stated that Code Section 150-041 R-1A district (A) (2) requires that an accessory structure maintain a separation distance of at least 10 feet from the main building, in this case the home.

The City Planner explained that 1202 Meadowlark Avenue is a legal size-lot located at the corner of Meadowlark and Miami Springs Avenue. The proposal is to install a chickee hut over an existing slab in the back yard. He said that the column supporting the hut nearest the home would have a separation distance of 5 feet and the column nearest to the west side property line would be 8 feet from the side property line, in keeping with Code requirements.

Mr. Ventura said that there is an existing above-ground pool on the property that will be approximately 6 feet from the nearest column supporting the chickee hut, once it is installed as proposed. However, above-ground pools are not listed as detached structures in Code Section 150-041 (A) (2).

City Planner Ventura read that Code Section 34 of the Administrative Section of the Florida Building Code (FBC), 102.2 *Building* (h)... *"Specifically exempts chickee huts constructed by either the Seminole or Miccosukee Tribe of Florida from the FBC"*. The City Planner noted that in a follow-up conversation with Skip Reed, Building Official, on January 28th he confirmed that in his professional opinion this was strictly a "zoning matter."

Mr. Ventura commented that with the concrete slab already in place, this could be the logical site for a chickee hut on the property. The case photo showing the neighboring property to the west indicates the presence of a six-foot wood fence along the side property line that would serve to screen the chickee hut.

The City Planner further explained that the neighbor at 1216 Meadowlark Avenue has a screen enclosure in his back yard that also could be a screening for the chickee hut once it is installed. In addition, his neighbor, Mr. Raymond C. Matthews, has submitted his supporting comments on the Courtesy Notice (attached to this memo).

Mr. Ventura said that given the length of the slab on the east side, approximately 25 feet, and the proposed positioning of the chickee hut: 5 feet from the home and 6 feet from the pool, it would serve to center it on the slab.

Staff therefore recommends approval of this variance request to install the chickee hut in the back yard of 1202 Meadowlark Avenue as proposed by the homeowner, with a 5 feet separation from the nearest column of the hut to the nearest wall of the home. Staff would point out, though, that with the existing children's playhouse, the maximum of two detached structures in the back yard of the property will be reached.

Vice Chair Fernández asked the City Attorney if he wrote the Code for detached structures that requires a distance of 10 feet from the home, and if that was a safety measure of any kind.

City Attorney Seiden answered that it is a fire safety measure.

Vice Chair Fernández asked about the chickee hut and the danger of fire.

City Attorney Seiden replied that it is different, because as the Building Department said, a fire would go across the connections.

Chairman Pérez-Vichot explained that in commercial properties the regulations for safety issues are more strict than in residential structures.

Vice Chair Fernández said that he was worried about the safety issue because of the proximity between the house and the chickee hut. The Chairman said that he agreed and asked Mr. Guerra if the separation of five feet between the column and the east side of the house will be on a diagonal.

Mr. Guerra answered affirmatively.

Vice Chair Fernández asked the Applicant if the chickee hut has not been build yet.

Mr. Guerra replied that it has not been build yet.

After a brief discussion about zoning and rear back coverage, the City Attorney noted that the biggest problem that this case could ever have is something similar that happened on Ludlam some time ago, when the detached structure was too close to the neighbor's residence. He said that this case is different because the resident of 1216 Meadowlark Avenue, Raymond Matthews, sent a notice approving and supporting this case.

Aternate member Tallman asked the City Planner if he has a copy of Mr. Matthew's notice and the City Planner gave it to him.

Chairman Pérez-Vichot asked for any other correspondence received.

The City Planner replied that this is the only response received.

Chairman Pérez-Vichot asked for any more comments from the Board or the audience.

Board member Aloma moved to approve the variance. Board member Berounsky seconded the motion and it was unanimously carried by voice vote.

City Attorney Seiden reminded the Applicant of the ten-day appeal period and explained that this Board makes only recommendations. He said that the City Council will make a final determination at their next meeting of Tuesday, February 14, 2011.

The City Planner asked the Applicant to call him one week from Friday.

Mr. Guerra asked the Board if he has to pull a permit for the construction of the chickee hut.

Chairman Pérez-Vichot said that he needs a permit from the Zoning Department.

The City Planner told the Applicant that he will call him Tuesday morning after talking with the Zoning Department.

Chairman Pérez-Vichot said that the Applicant is allowed to construct the chickee hut eight feet from the property line, and cannot put it at any other distance.

A discussion ensued about the need for a permit from the Zoning Department.

The City Attorney said that the construction should have zoning approval.

The Applicant asked if once the ten day appeal period is passed if he could begin construction.

The City Attorney advised the applicant to check with the City to make sure that it is approved by zoning.

5) **Other Business:** None

6) **Adjournment**

The meeting was duly adjourned at 7:27 p.m.

Respectfully Submitted,

Lina Bryon
Clerk of the Board

Approved as _____ during meeting of: _____

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

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

CASE # 6-V-11
1202 MEADOWLARK AVE



City of Miami Springs, Florida

COURTESY NOTICE

The Miami Springs Board of Adjustment will meet on Monday, February 7, 2011 in the Council Chambers at City Hall, 201 Westward Drive, at 7:00 p.m., at which time the following matter will be heard. You are invited to attend the meeting in person or you may express your comments in writing and return this notice to the Planning Department at City Hall no later than Noon on the day of the meeting. If you are the applicant, you must attend the meeting in order for your case to be heard.

Case # 6- V-11
Pablo and Ileana Guerra
1202 Meadowlark Ave.
Zoning: R-1B; Single-Family Residential
Lot Size: 75 ft. x 126.76 ft.

Applicants are seeking a variance from Code Section 150-041 R-1A district (A (2)): To construct a chickee hut, as an accessory structure in their back yard with a separation distance of less than 10 feet from their home.

Comments: I am Mr/Mrs Guerra next door neighbor
and have no objection to their constructing
a chickee hut in their back yard

Name: Raymond C Matthews

Address:  Mr. Raymond C. Matthews
1216 Meadow Lark Ave.

Phone: Miami Springs, FL 33166 305-887-2240

AVISO DE CORTESIA

El Board of Adjustment de la Ciudad de Miami Springs celebrará una sesión el lunes 7 de Febrero del 2011 en el Salón del Concejo en la Alcaldía situada en el 201 Westward Drive, a las 7:00 de la noche, y en esa sesión se discutirá el asunto arriba mencionado. Usted está invitado a asistir a la sesión en persona, o puede expresar sus comentarios por escrito y devolver este aviso al Departamento de Urbanización de la Ciudad en la Alcaldía no más tarde del mediodía el mismo día de la sesión. Si usted es el solicitante, deberá asistir a la sesión para que puedan discutir su caso.

The City of Miami Springs
 Summary of Monthly Attorney Invoice
 Orshan, Lithman, Seiden, Ramos, Hatton & Huesmann, LLLP

February 4, 2011 for January

<u>General Fund Departments</u>	<u>Cost</u>	<u>Hours</u>
Office of the City Clerk	1,964.93	14.56
Human Resources Department	236.25	1.75
Risk Management	337.50	2.50
Finance Department	850.50	6.30
Building, Zoning & Code Enforcement Department	434.70	3.22
Planning	186.30	1.38
Police Department		0.00
Public Works Department	391.50	2.90
Recreation Department	47.25	0.35
General - Administrative Work	<u>6,999.07</u>	<u>51.84</u>
Sub-total - General Fund	\$11,448.00	84.80
<u>Enterprise Fund Divisions</u>		
Sewer Operations Fund		0.00
Water Operations Fund		0.00
Sanitation Fund		0.00
Stormwater Fund		<u>0.00</u>
Sub-total - Enterprise Funds	\$0.00	0.00
<u>Special Revenue, Trust & Agency Funds</u>		
Golf Course Operations		0.00
L.E.T.F.		0.00
Due from Pension Funds		<u>0.00</u>
Sub-total - Special Funds	\$0.00	0.00
GRAND TOTAL: ALL FUNDS	\$11,448.00	84.80

Agenda Item No.

City Council Meeting of:

FEB 14, 2011

City of Miami Springs			
Attorney fees			
Month	January		
Period	4 2010		
		<u>Debit</u>	<u>Credit</u>
001 0601 514 3111			
001 0601 514 3101		11,448.00	
550 5950 519 3101			
560 5970 519 3101			
410 3301 533 3100			
420 3501 535 3100			
430 3401 534 3100			
001 5706 572 3100			
150 5010 519 3101			
610 0000 519 3101	PL0103		
650 2011 521 3101			
001 0000 131 7000			
001 0000 101 0100			11,448.00
550 0000 101 0100			
560 0000 101 0100			
410 0000 101 0100			0.00
420 0000 101 0100			0.00
430 3401 534 3100			
001 0000 101 0100			
150 0000 101 0100			
661 0000 101 0100			
650 0000 101 0100			
669 0000 518 3101		0.00	
669 0000 207 0100			0.00
		11,448.00	11,448.00

CITY OF MIAMI SPRINGS



Recreation Department
1401 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5075

TO: Honorable Mayor Bain and Members of the City Council

VIA: James R. Borgmann, City Manager 

FROM: Omar Luna, Recreation Director

DATE: February 7, 2011

SUBJECT: Recommendation that Council approve an expenditure to Acoustic & Sonic Inc., the lowest responsible bidder, in the amount of \$ 14,604.36 for Acoustical Sound Panels in the Rebeca Sosa Theatre, pursuant to Section §31.11 (C) (2) of the City Code.

REASON: There is still significant noise in the theater from the A/C unit and echoing. This can be materially reduced by hanging acoustic panels. The panels serve as acoustic absorption (deadening) materials that will literally soak up the vibrations in the air.

Installing the acoustical tile will go a long way towards making the room quieter and enhance the quality of the sound making for a more enjoyable theatrical experience.

Ralph Wakefield did a great deal of the work necessary to the recommendation.

COST: \$ 14,604.36

FUNDING: Department/ Description: designated fund balance that is left over for the community center

Account Number: 001-5701-572.63-00

Procurement approval: 

Agenda Item No. 8B

City Council Meeting of:

2-14-2011

ACOUSTIC & SONIC Inc.

13141 nw 11 Ter.
 Miami.FL 33182
 Tel: (786) 423 1756
 Fax:(786) 331 7110

Quotation

Date	Quote
02/02/11	161118/A

Name/ Address
Tammy Romero Procurement City of Miami Springs Florida

Terms	FOB	Project
		Pelican Playhouse Inc

Item	Description	Qty	Unit Price	Total
001	Acoustic Panels AS (4'x4') 2" thickness 6 # density, Class A fire rating.	37	\$120.00	\$4440.00
002	Acoustic Panels AS (4'x12') 3" thickness 6 # density, Class A fire rating	13	\$392.00	\$5096.00
003	Acoustic Panels AS (4'x7.6') 3" thickness 6 # density, Class A fire rating	3	\$ 261.12	\$783.36
	Materials for installation.			\$785.00
	Labor			\$3500.00
	Fee: 60 % with order 40% at the end of the works.			
Thank for your business.			Total	\$14604.36

Acoustical Components

Quote

3750 N.W. 28 Street, #208
Miami, Florida 33142
Phone 305-968-2360 Fax 305-858-4048

DATE: Nov. 12, 2010

Project: Miami Springs Recreation Center – Theatre

Acoustic Treatment Proposal

Scope: (37) Acoustic panels will be suspended by chain or cable from the ceiling, and 16 panels will be attached to the walls, per the attached drawing. Panels are covered with fabric by Guilford of Maine (pattern and color are at the discretion of the client).

This quote covers the manufacturing and installation of acoustic treatment. This quote does **not** cover electrical, air conditioning, or structural work. Pricing is based on Guilford of Maine fabric series# 2335 (Anchorage). Other fabrics may affect overall pricing. **Any outlets, lights, switches or other openings in acoustic panels will affect final pricing.**

QUANTITY	DESCRIPTION	AMOUNT
37	4' x 4' x 2" acoustic flat panels (fabric covered) – ceiling mounted	\$ 8,880
13	4' x 12' x 3" acoustic panels (fabric covered) – wall mounted	\$ 9,360
3	4' x 7' 6" x 3" acoustic panels (fabric covered) – wall mounted	\$ 1,350
	Installation of acoustic treatment (includes all mounting hardware)	\$ 2,500
	TOTAL	\$ 22,090.00

Payment schedule: 50% deposit
Balance of payment due upon completion

Pricing is valid for 60 days from date of quote

Make all checks payable to **Acoustical Components**
If you have any questions concerning this quote, contact **Rick Reed** at 786-457-2177

THANK YOU FOR YOUR BUSINESS!



1235 Park Lane South
 Jupiter, FL 33458
 Voice 561.741.8720
 Fax 561.741.8723

**** Proposal ****

11/12/2010

Project Number 6149

Pelican Playhouse Inc.
 Acoustic Panel Installation

Pelican Playhouse Inc.
 Ralph Wakefield
 255 Springs Avenue
 Miami Springs, FL 33166

Pelican Playhouse Inc.
 Ralph Wakefield
 255 Springs Avenue
 Miami Springs, FL 33166

Tel: 305-884-6804

Mfr-Part No.	Qty	Description	Unit Price	Extended
	1	AVL Acoustic panels as listed below	13987.20	13987.20
	37	ATP 2.0 48"x 48" Square edge w/ Z-clip (ceiling)		
	26	ATP 3.0 72"x48" Square edge w/Z-clip (Wall)		
	3	ATP 3.0 90"x 48" Square edge w/z-clip (wall)		
	1	Misc Hardware/Fuel	937.50	937.50
		Labor for installation		10890.00
		Travel time		2520.00
<p>**** Please Note 12' by 4' panels are not available from our manufacturer so we are providing 6' x 4' (x2) for each.</p>				

This ** Proposal ** is Valid for 60 Days.

Signature: _____ Date: _____

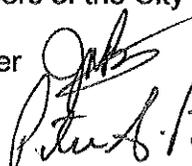
Project Total: \$29,304.81

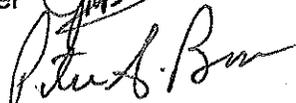
CITY OF MIAMI SPRINGS



Police Department
201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305)887-1444
Fax: (305) 884-2384

TO: Honorable Mayor Bain and Members of the City Council

VIA: James R. Borgmann, City Manager 

FROM: Peter G. Baan, Chief of Police 

DATE: February 9, 2011

SUBJECT: Recommendation that Council Approve a bid to DataWorks Plus, utilizing Florida State Contract Number 680-370-07-1 in the amount of \$21,052.00, pursuant to Section §31.11 (E)(5) of the City Code.

REASON: Purchase two Cogent Bluecheck portable live scan units with 3-year warranty, Crossmatch Guardian desktop Live Scan Unit with 3-year warranty, and Xerox model 4510-DT FBI certified card printer. See attached documentation; Memorandum from Captain J. Kahn; Memorandum from Lieutenant M. Cole; Letter, Pricing and Explanation of Livescan from Rick Johnson, Vice President of DataWorks Plus.

COST: \$21,052.00

FUNDING: Law Enforcement Trust Fund, Account 650-2010-521.64-00 \$21,052.00

This expenditure and the program that it will fund will comply with the provisions of Florida State Statute 932.7055(4)(a & b).

Procurement approval: 

Agenda Item No. 8 C

City Council Meeting of:

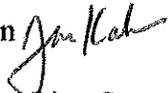
FEB 14, 2011

MIAMI SPRINGS POLICE DEPARTMENT

MEMORANDUM

TO: James R. Borgmann, City Manager

THRU: Peter G. Baan, Chief of Police 

FROM: Captain Jon Kahn 

SUBJ: Desktop Guardian Live Scan Unit and Bluecheck Portable Live Scan Rapid Fingerprint ID Unit Purchase

DATE: February 7, 2011

For the past few months, the Police Department has been looking at several Live Scan Fingerprint Scanning Systems and Portable Rapid ID Scanning Units. The Live Scan Scanning Unit will be utilized in the Police Department for police and civilian job applicants. The system can also be used for Recreation Department volunteers that are required to have a State of Florida Department of Children and Families background check. The average cost for a Live Scan Fingerprint Background Check is between \$38.00 to \$48.00 per scan, depending on what vendor we utilize. Upon implementation of this system, we will end any future costs.

The Portable Rapid ID Scanning units will be utilized by Uniform Patrol and the Detective Bureau. The ID Units are small and can be operated in the field. Within minutes, officers will be able to 1) identify if a person has a criminal arrest record with the FBI and the Florida Department of Law Enforcement and 2) provide a quick method of identifying someone attempting to evade authorities by giving false information.

After evaluating several scanning systems, I would recommend the below described systems. These systems are offered by DataWorks Plus at 728 N. Pleasantburg Drive Greenville, So. Carolina. They do have local technicians for installation and warranty service. They also have the State of Florida Contract for this equipment. The contract number is 680-370-07-1. This vendor has advised that if we purchase two of the Bluecheck Portable Live Scan Units they will supply us with one free unit. Funding for this new program is available from the Law Enforcement Trust Fund. I recommend that this item be placed on the next regular City Council Meeting Agenda for approval.

Crossmatch Guardian desktop Live Scan Unit with 3 year warranty \$ 12,100.00
State Contract Model Number IBS-CM-GUARD-D

Xerox model 4510-DT FBI certified Card Printer
Conforms to FBI and State of Florida requirements
State Contract Model Number LM-DN \$ 2,400.00

Cogent Bluecheck portable live scan units (2) with 3 year warranty \$ 6,552.00
State Contract Model Number RAPID-CT-BC

Total Cost for 3 year program \$ 21,052.00

MIAMI SPRINGS POLICE

MEMORANDUM

TO: Chief P. G. Baan
(Via chain of Command)

FROM: Lt. M. R. Cole 

Date: January, 31, 2011

PROPOSAL:

To acquire one Crossmatch Guardian desktop livescan Applicant unit and three Cogent Bluecheck portable livescan Rapid ID units for electronic transmission of fingerprints for police applicant and criminal identification.

PURPOSE:

- The Crossmatch Guardian desktop livescan unit will provide for electronic transmission of police applicant fingerprints directly to Florida Department of Law Enforcement (FDLE) saving both time and money.
- The Cogent Bluecheck portable livescan Rapid ID units will allow officers in the field to transmit fingerprint data directly to FDLE's Automated Fingerprint Identification System (AFIS) for identification of criminal subjects. This will provide a quick method of identifying criminal(s) attempting to evade arrest by giving false information.

QUOTE: The below listed quote is from DATAWORKS PLUS for both units per State Contract bid price.

Guardian Desktop Applicant livescan unit with 3yr warranty:
State Contract Model Number: IBS-CM-GUARD-D

LiveScan Plus with:

- FBI Approved/FDLE Approved Dataworks Plus LiveScan Plus Software
- Cross Match Guardian Livescan Hardware
- Dell Desktop Computer
- FDLE Electronic Submission Background Processing
- KIT, Small Supply

Price: \$12,100.00

- FBI Certified Ten-print Card Printer with FBI Certified Printing Module
- FL State Contract Model Number: LM-DN (State specifications to meet FBI fingerprint card requirements) - Xerox model 4510-DT
- Network Printer Price: **\$2,400.00**
- Universal Paper Tray
- Duplex Printing

Cogent Bluecheck Rapid ID device x (2): \$2,039.00 ea.

State Contract Model Number: **RAPID-CT-BC**

Price: **\$4,078.00**

- DataWorks Plus Edge Device Software
- Cogent Bluetooth Wireless Single Fingerprint Scanner (500dpi)
- USB Cable
- Wall Charger
- Belt Case
- System Administrator Documentation
- User Documentation
- Two Year Standard Warranty
- On-site training – Included

One Additional Year of Standard Warranty (for a total of three years) Price: **\$2,474.00**

**Includes one additional free

Cogent Bluecheck Rapid ID device

Grand Total: \$21,052.00

DataWorks Plus
728 N. Pleasantburg Dr.
Greenville, SC 29607
Fax: (864)672-2787
www.dataworksplus.com

February 1, 2011

Lieutenant Michael Cole
City of Miami Springs

Ref: Livescan Fingerprint System

Dear Lieutenant Michael Cole:

Thanks for your interest in our FBI and FDLE approved applicant live scan product using our LiveScan Plus application.

SPECIAL OFFER: Our proposal includes, at no additional cost, a Cogent BlueCheck (v2) RapidID device.

System installation and on-going support will be conducted by our engineer who lives in Tampa Florida. If you experience any technical problems, we can provide fast on-site response to correct any issues.

Our proposed solution is listed on our Florida state contract web site (<http://www.dataworksplus.com/Florida/flist.htm>).

Contract Number: 680-370-07-1

ITN: 22-680-370-D

Dataworks FEID: F571104887

Order Information: Please fax your purchase order to 864.672.2787 attn: Lisa Cole. Also please mail to 728 N. Pleasantburg Drive, Greenville, SC 29607: Attn: Lisa Cole.

Please call or email if I can help in any way!

Sincerely,



Rick Johnson
Vice President

864.430.7981

1.0 Pricing

1.1 Dataworks Plus Livescan Hardware and Software

Description	Unit Price	Qty	Extended Price
State Contract Model Number : IBS-CM-GUARD-D LiveScan Plus with : <ul style="list-style-type: none"> ▶ FBI Approved/FDLE Approved Dataworks Plus LiveScan Plus Software ▶ Cross Match Guardian Livescan Hardware ▶ Dell Desktop Computer ▶ FDLE Electronic Submission Background Processing ▶ KIT, Small Supply 	\$12,100.00	1	\$12,100.00
FBI Certified Ten-print Card Printer with FBI Certified Printing Module FL State Contract Model Number: LM-DN <ul style="list-style-type: none"> ▶ Network Printer ▶ Universal Paper Tray ▶ Duplex Printing 	\$2,400.00	1	\$2,400.00
FALCON Rapid ID Edge Device Software with Cogent BlueCheck Finger Scanner (Version 2) State Contract Model Number: RAPID-CT-BC <ul style="list-style-type: none"> • DataWorks Plus Edge Device Software • Cogent Bluetooth Wireless Single Fingerprint Scanner (500dpi) • USB Cable • Wall Charger • Belt Case • System Administrator Documentation • User Documentation • Two Year Standard Warranty 	\$2,039.00	3	\$6,117.00
Two Year Warranty (Monday-Friday/8:00am-5:00PM)	Included	1	Included
One Additional Year of Standard Warranty (for a total of three years)	\$2,474.00	1	\$2,474.00
On-Site Installation and Training	Included	1	Included
TOTAL			\$23,091.00
Free RapidID BlueCheck Discount			(\$2,039.00)
GRAND TOTAL			\$21,052.00

Payment Terms:

- **100% due at delivery**
- **Net 45**

System Prices DO NOT INCLUDE:

- Customer provided workstations for RapidID device. Workstations must support BlueTooth Wireless. If existing computer does not support BlueTooth wireless, we recommend the Linksys BlueTooth USB wireless adapter. The price range for this device is approximately \$30.00 to \$50.00.
- Optional BlueCheck Docking Cradle/Charger. Price \$56.00 per unit.
- Optional Black Berry Smart Phone Software License. Price \$175.00 per unit. This option pairs the BlueCheck fingerprint scanner with a Black Berry cell phone. RapidID responses are viewed on the Black Berry phone.
- DataWorks Plus technology uses the existing Agency Network. Networking will be the responsibility of your agency.
- Installation and end user training for the RapidID Single Fingerprint Scanners.
- Customer provided hardware and software for network connectivity to each workstation and to FDLE.
- Data Encryption Certificates to meet FBI CJIS Requirements

2.0 Explanation of Livescan (screen shots)

LiveScan Plus is an integrated fingerprint management station that permits an operator to enter or download demographic data descriptors (interface with existing computer systems or magnetic stripe readers), and to electronically capture all primary biometrics including fingerprint (rolled/flat

Our applications are *highly configurable*. Our software allows your agency to build a customized database and a customized demographic screen design (GUI) without additional programming. Thus, DataWorks Plus can provide you with a system that adapts to your needs instead of you adapting to the product. This flexibility allows DataWorks Plus to quickly deploy customized applications. It also provides the customer with tools to easily and quickly make changes to the live scan software when they are mandated by new policy or new legislation. As you review the following screens, please keep in mind they can be rearranged as requested by your agency.

Figure 1: Data Entry- Person Tab

The screenshot displays the 'Person' tab in the 'Applicant Database' section. The form includes the following fields and controls:

- Navigation tabs: Person, Identifiers, Address, Applicant, Control
- Section: Applicant Database: Non Fed Applicant User Fee
- Name fields: Last Name, First Name, Middle Name, Suffix
- Aliases section: A table with columns for Alias, Start/End Date, and a 'Please enter end date' prompt. A 'DL Import' button is highlighted in yellow.
- Buttons: Add, Update, Delete
- Demographic fields: Sex, Race, Height, Weight, Eye Color, Hair Color, DOB
- Bottom navigation: A row of buttons including 'DL Import'.

The above screen is the first screen displayed to the user for demographic data entry. The yellow highlight indicates that the field is mandatory to fill out. The operator selects the DL Import button at the bottom of the screen, and then swipes the Florida driver's license for the applicant that is being processed. All demographic data that is stored on the magnetic stripe on the driver's license will automatically populate the appropriate data field.

Figure 2: Data Entry-Person Tab

The screenshot shows a software window titled "Data Entry-Person Tab" with a dark header bar. Below the header, there are four tabs: "1. Data", "2. Fingerprints", "3. Photos", and "4. Transaction/Status". The "Data" tab is active, and within it, there are sub-tabs: "Person", "Identifiers", "Address", "Applicant", and "Control". The "Applicant" sub-tab is selected, displaying the "Applicant Database:" section. A dropdown menu is open, showing "Non Fed Applicant User Fee". Below this, there are input fields for "Last Name: SMITH", "First Name: JOHN", "Middle Name:", and "Suffix:". A section labeled "Aliases:" contains an "Alias:" input field. Below the aliases section are three buttons: "Add", "Update", and "Delete". Further down, there are dropdown menus for "Sex: MALE", "Race: WHITE", "Height: 602", "Weight: 190", "Eye Color: HAZEL", and "Hair Color: BROWN". At the bottom, there is a "DOB: 1/1/1979" field with a calendar icon. The bottom of the window features a toolbar with buttons for "Document", "Hold/Print", "Record/Print", "Review", "Associate", "Scan/Save", and "Exit/Save".

After the driver's license is swiped, the demographic data is automatically populated on the live scan screen. The operator then selects the following tabs to enter demographic data that was not stored on the drivers license.

Figure 3: Data Entry- Identifiers Tab

1. Data | 2. Fingerprints | 3. Photos | 4. Transaction/Status

Person | Identifiers | Address | Applicant | Control

Place of Birth: FLORIDA | Country of Citizenship: UNITED STATES

Misc Numbers:

Misc Id: _____

Add | Update | Delete

OCA: _____

FBI #: _____

SID: _____

SSN: _____

Save | Cancel | Print | ...

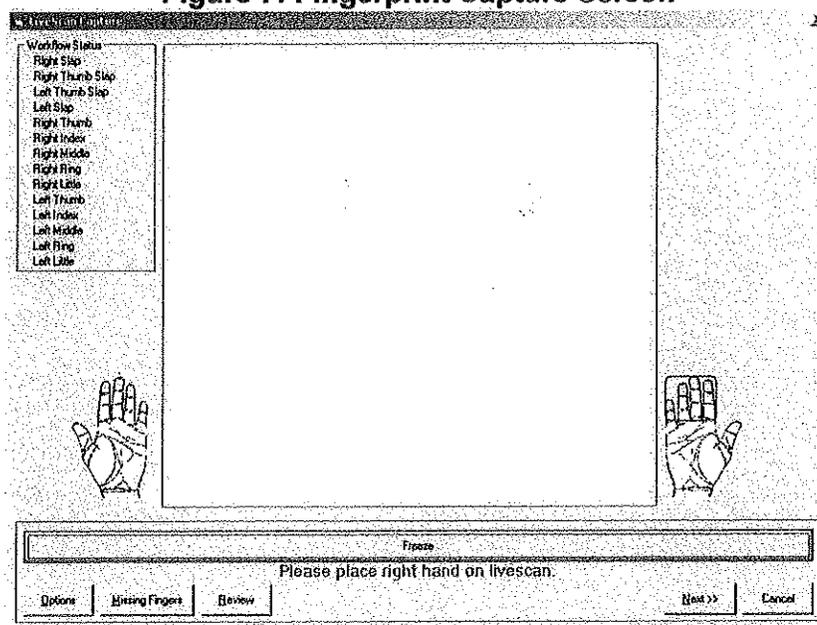
Figure 4: Data Entry- Address Tab

1. Data		2. Fingerprint		3. Photo		4. Transaction/Status	
Person		Identifiers		Address		Applicant	
Residence:							
Street:				Apt:			
City:		State:		Zip:			
Employer & Address:							
Employer:				Occupation:			
Street:				Office #:			
City:		State:		Zip:			

Figure 5: Data Entry- Applicant Tab

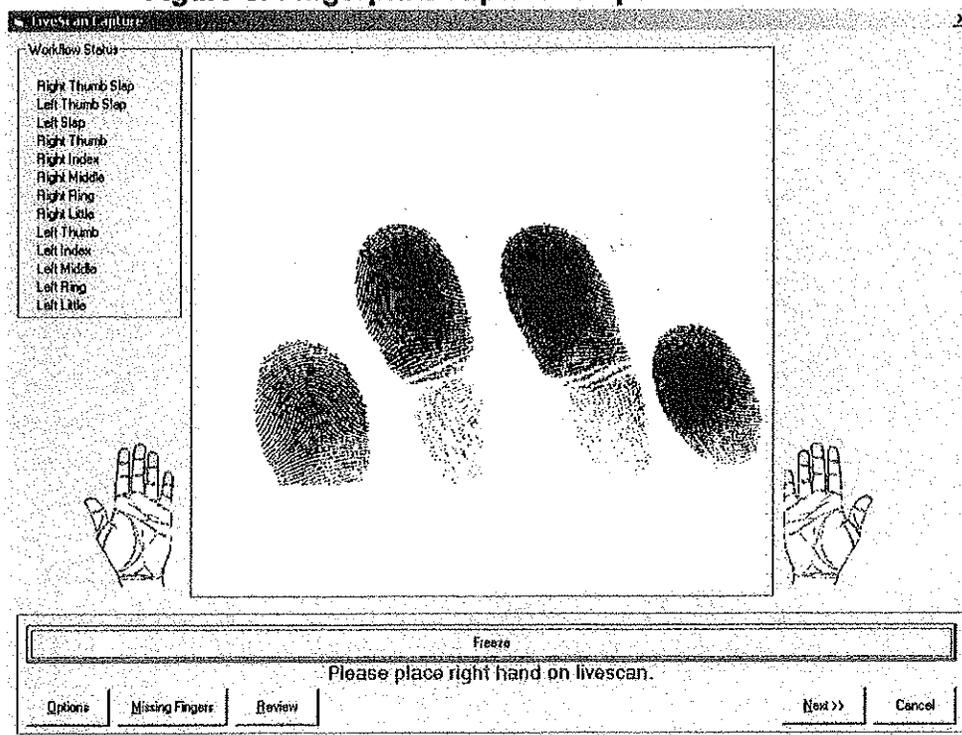
1. Data		2. Fingerprint		3. Photo		4. Transaction/Status	
Person		Identifiers		Address		Applicant	
Reason Fingerprinted:		APPLICANT					
Type of Search Requested:							

Figure 7: Fingerprint Capture Screen



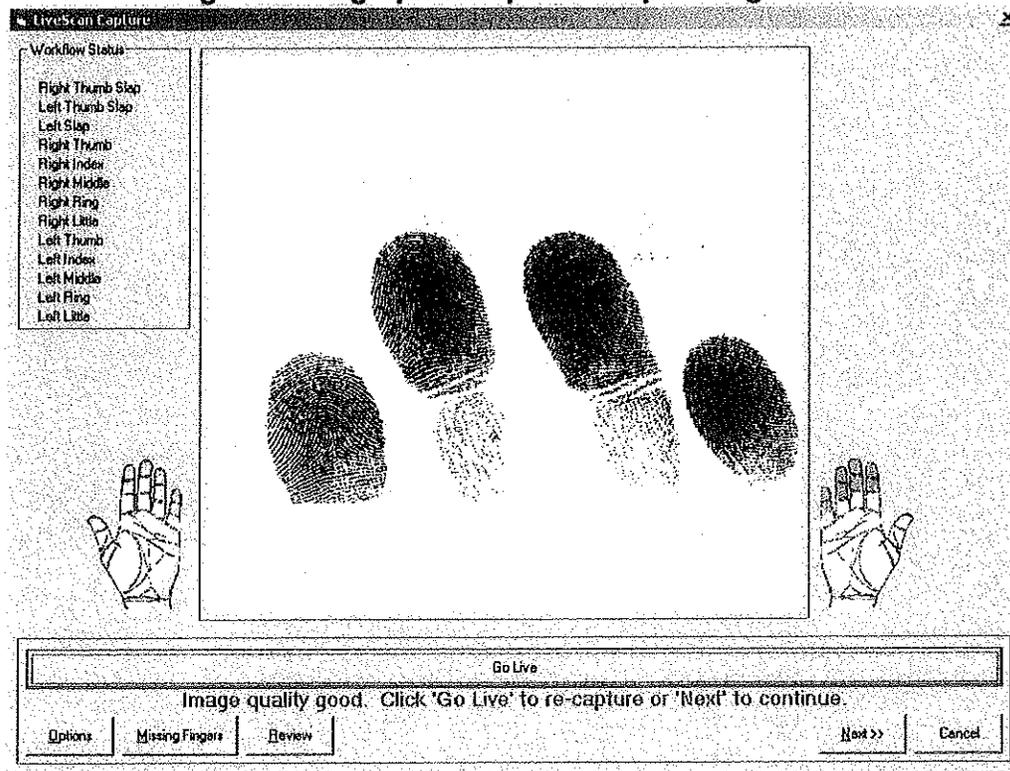
The first screen in the fingerprint capture process is shown above. The operator simply looks at the hand graphics to determine what portion of the hand is ready to capture. In the screen above, the highlight box is displayed on the right hand slap. The red text also instructs the operator as to what is to be taken next.

Figure 8: Fingerprint Capture- Slaps-Live Preview



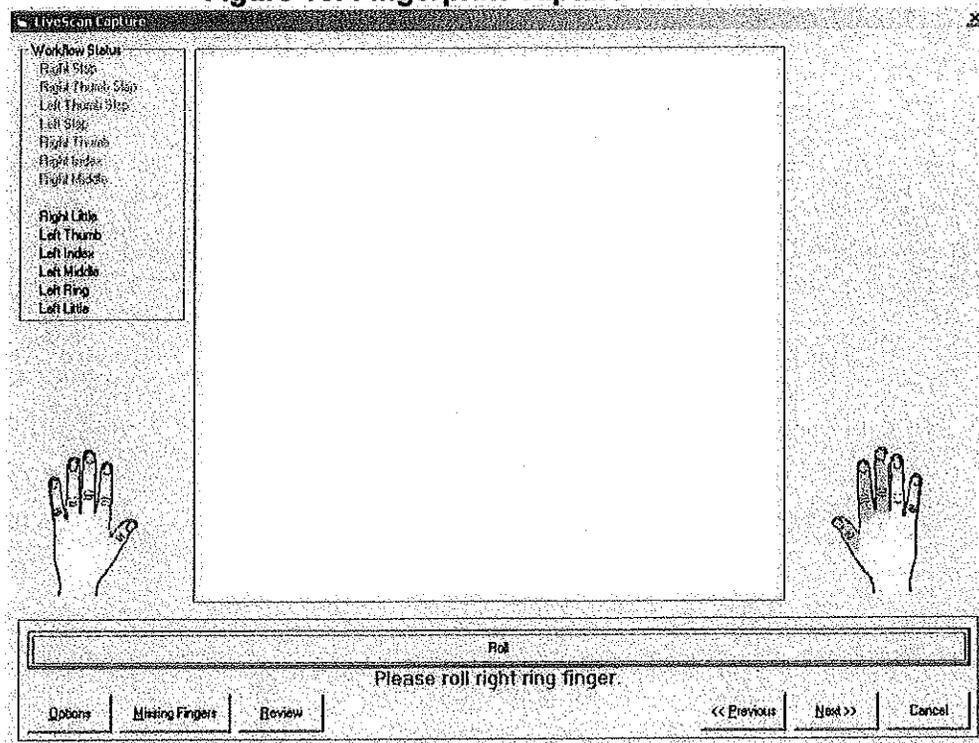
The fingerprint image is displayed in a live preview for the operator to see.

Figure 9: Fingerprint Capture- Slaps- Image Pass



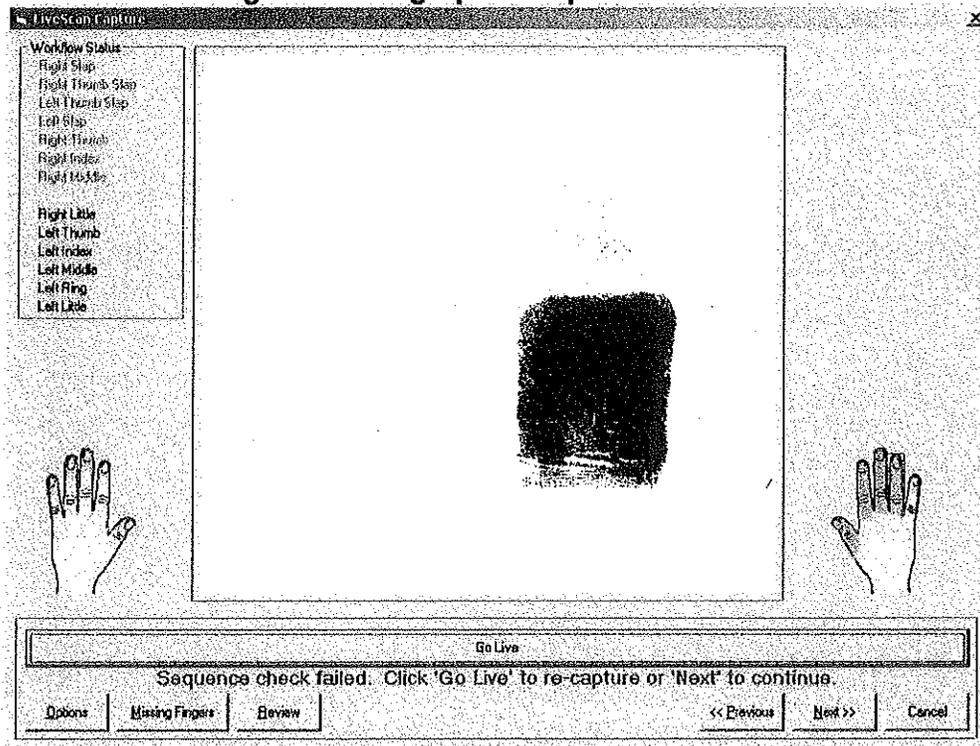
If the image meets quality level, the fingers display will turn green to indicate a successful scan of the fingerprints has occurred.

Figure 10: Fingerprint Capture- Rolls Pass



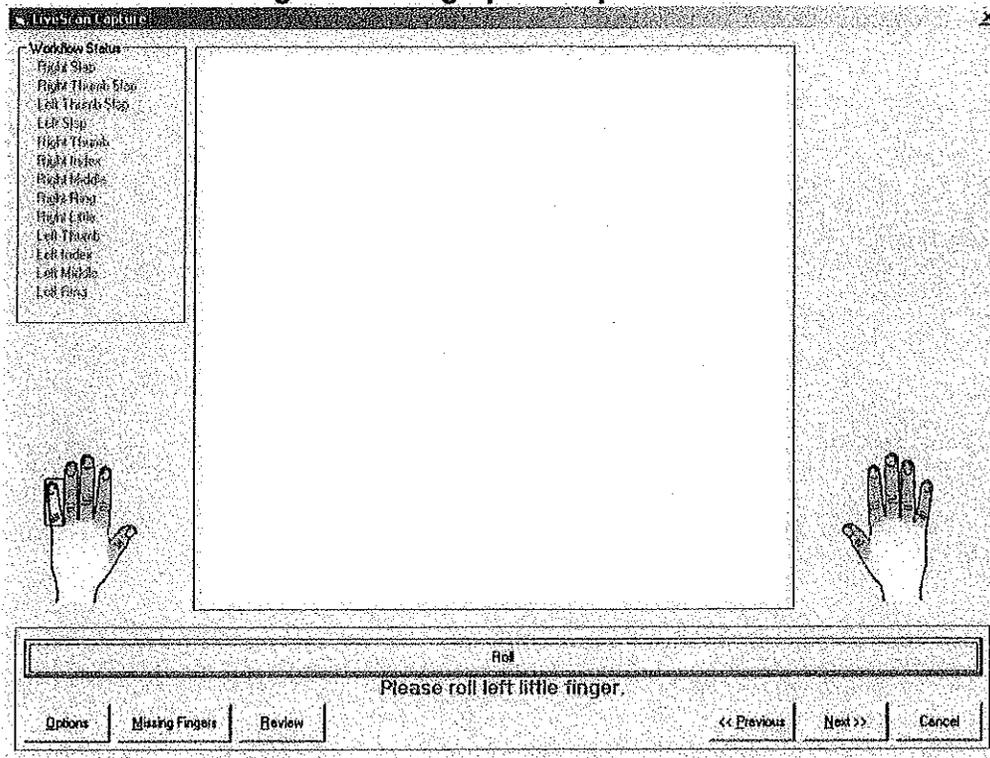
The screen above indicated the right thumb, right index and right middle finger have been successfully captured, and they meet the minimum quality standard. The operator can proceed to the next finger roll.

Figure 11: Fingerprint Capture-Rolls Fail



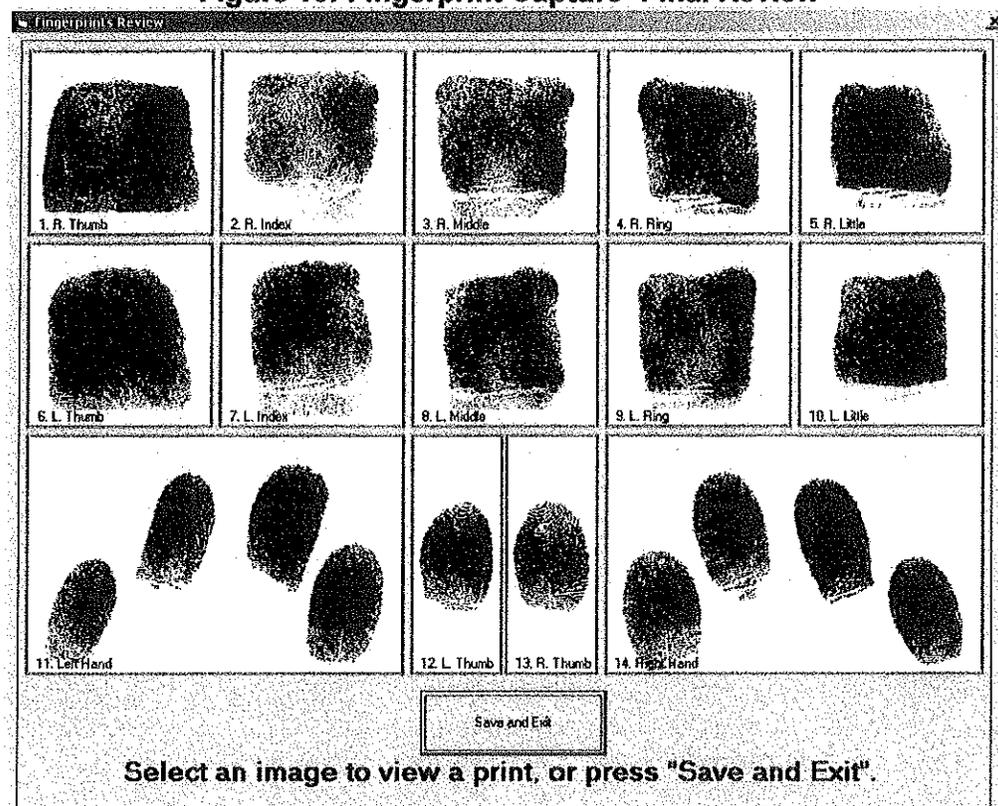
The screen above indicates the user has rolled the wrong finger (fingers out of order). The operator is notified something is wrong with a red color on the finger graphic as well as an error message. The operator can simply hit the "Go Live" bar to roll the correct finger.

Figure 12: Fingerprint Capture- Rolls



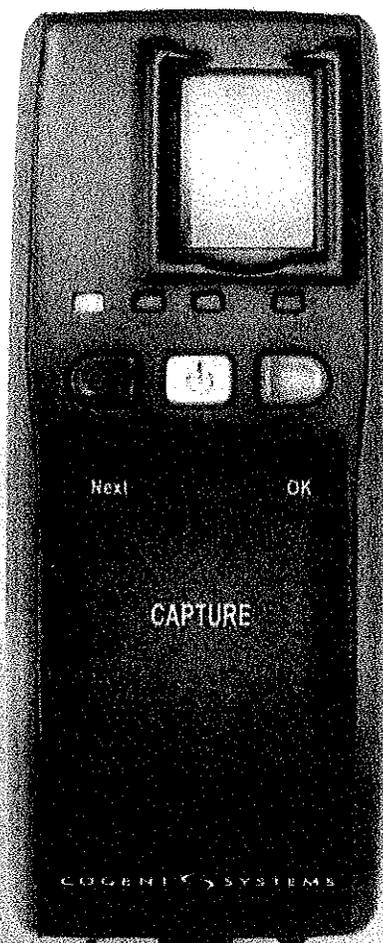
The screen above indicates the operator is processing the left little finger, and all other fingers have been successfully processed.

Figure 13: Fingerprint Capture- Final Review



The final summary screen is displayed above. The green box around each image indicates the finger meets the minimum quality standard and the correct finger is located in the appropriate location on the tenprint card. If a color other than green is displayed (red, yellow or blue), the operator will easily and quickly know how to proceed prior to completion of the fingerprint capture process. To complete the fingerprint capture process, the operator hits the "Save and Exit" button.

BlueCheck® 2.0



- > FBI PIV certified optical scanner
- > Lightweight, compact design
- > Bluetooth Communication
- > On-device Fingerprint Matching
- > FBI Mobile ID SAP Level 10 compliant
- > Ingress Protection Level 54

Weighing less than 5 ounces, Cogent's BlueCheck® 2.0 is the lightest, ruggedised mobile device in the industry with an FBI-certified optical fingerprint scanner. It is equipped with a durable color LCD display, a 500 ppi optical fingerprint scanner, and Cogent's proven technology for encryption and image compression. BlueCheck 2.0 is FBI Mobile ID SAP (Subject Acquisition Profile) Level 10 compliant according to NIST Mobile ID Best Practices Guidelines and meets Ingress Protection (IP) Level 54.

Designed for single-handed operation, BlueCheck 2.0 enables users to perform two types of searches: they can capture and search against fingerprint templates stored on the device, or they can securely transfer captured fingerprints to a host, such as a PDA, laptop, or smart phone, via Bluetooth or USB connection. With Cogent's MobileID application, the host device can submit ANSI-NIST format files via SMTP or FTP to a remote server or to an Automated Fingerprint Identification System (AFIS) for fingerprint identification.

Next Generation Mobile Identification

Beyond Comparison™

BlueCheck 2.0

Technical Specifications

Fingerprint Scanner	Optical sensor, FBI PIV-071006 certified
Image Capture Dimensions	0.71 x 0.58 in (18 x 14.6 mm)
Capture Resolution	500 ppi
Display	1.7 in color LCD
Ingress Protection (IP) Level	IP 54
I/O Interface	Bluetooth (IEEE 802.15 standard), USB 2.0
WSQ Compression Ratio	9:1 standard, up to 15:1 configurable
Encryption Capability	FIPS 140-2 (optional)
Bluetooth Transfer Distance	Up to 30 ft (10 m)
Battery	Rechargeable Lithium Ion battery, 3.7 V, 1200 mAh, 8 hr continuous operation
Operating Temperature	32° to 122° F (0° to 50° C)
Storage Temperature	32° to 140° F (0° to 60° C)
Relative Humidity	90%, non-condensing
Dimensions	4.5 x 1.9 x 0.8 in. (114.6 x 47.2 x 21.1 mm)
Weight	4.59 oz (0.13 kg)
Drop Specification	Withstands multiple drops on concrete from height of 3 ft (91 cm)
Operating System	Windows® Mobile 6.0 or higher, Linux
Internal Memory	128 MB NandFlash/128 MB DDR
External Memory	8 GB MicroSD Card
Certifications	  RoHS compliant

*Product specifications are subject to change without notice.

COGENT  SYSTEMS

Cogent, Inc.
39 North Rosemead Boulevard, Pasadena, CA 91107 USA

Tel.: +1 626 325 9600 Fax: +1 626 325 9700
www.cogentsystems.com email: info@cogentsystems.com



**CITY OF MIAMI SPRINGS, FLORIDA
MEMORANDUM**

DATE: February 9, 2011

TO: The Honorable Mayor Bain and Members of the City Council

VIA: James R. Borgmann, City Manager *JRB*

FROM: Robert Williams, Public Works Director *RW*

SUBJECT: Recommendation that Council Approve an Expenditure of \$22,877.10, to Miguel Lopez Jr. Inc, Utilizing Cooper City Bid #2010-5, as Provided in Section 31.11 (E) (5) of the City Code

REASON: Milling, paving & striping of the following roads. Osage Drive from Miller Drive to 41 Street Lafayette Drive. Miller Drive from Poinciana Blvd to Eastward Drive.

COST: \$ 22,877.10 Using CITT funds

FUNDING: Account No. 135-0902-541-46-00

DOCUMENTS: Proposal # 31940, Cooper City Bid #2010-5

PROCUREMENT APPROVAL: *RW*

Agenda Item No. 8 D

City Council Meeting of:
FEB 14, 2011

Proposal / Contract

Proposal # 31940

Name: Lazaro Garaboa
Company: City of Miami Springs
Address: 345 N. Royal Poinciana
Miami Springs FL 33166

Telephone: (305) 805-5170 Fax: (305) 805-5176

WORK TO BE PERFORMED AT

Name: Various Locations
Job Name: City of Miami Springs
Job Address: TBA
Miami Springs

We hereby propose to furnish all labor & materials and equipment to perform the following items of work as requested

PRICES BASED ON COOPER CITY CONTRACT #2010-5

OSAGE (From Miller - 41 st Lafayette

MILLER (From Poinciana - Eastward

2134 SY - Mill Existing Pavement 1" Deep	\$2.7500	\$5,868.50
2134 SY - 1" Asphalt (Type S- 3)	\$7.9000	\$16,858.60
40 LF - 4" Single Solid Yellow Thermoplastic Line	\$0.6000	\$24.00
24 LF - 24" White Thermoplastic Stop Bar	\$5.2500	\$126.00

THERMOPLASTIC NOTES

- 1- Thermoplastic marking are not slip resistant surface.
- 2- Thermoplastic is not recommended for pedestrian crosswalks and fire lane markings.
- 3- Miguel Lopez Jr. Inc. will not be held responsible for anybody slipping and falling on new Thermoplastic Marking at pedestrian crosswalk or fire line.
- 3- The Association shall inform tenants in advance, of MLJR., Inc. intended areas of work as to avoid conflicts with vehicles.
- 4- The Association shall be responsible for removing all vehicles.

Note:

- Based on one mobilization.
- Additional mobilization will be charged at \$ 750.00 if area is not clear of vehicles as per schedule. Except for overlay proposals which is \$1,500.00
- Permit and handling fees are not included any additional work required by permit will be added to contract price.
- Owner will supply 2 copies of site plan
- All Material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

TOTAL \$22,877.10

WITH PAYMENT TO BE MADE AS FOLLOWS: 25% Upon Acceptance of Contract, Progress Payments and Final Upon Completion.

RESPECTFULLY SUBMITTED: Eddy Lopez

Date: 2/7/2011

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN TEN DAYS.

ACCEPTANCE OF CONTRACT

Proposal # 31940

The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A monthly service charge of 1-1/2% will be added if its not paid under the terms of the contract

Accepted by _____ Signature _____ Date _____
Print Name Title

THE PURCHASER AGREES TO PAY ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE IN THE EVENT THIS INVOICE IS PLACED WITH AN ATTORNEY FOR COLLECTION WHETHER A SUIT IS BROUGHT OR NOT.

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**CITY OF MIAMI SPRINGS, FLORIDA
MEMORANDUM**

DATE: February 9, 2011

TO: The Honorable Mayor Bain and Members of the City Council

VIA: James R. Borgmann, City Manager *JRB*

FROM: Robert Williams, Public Works Director *RM*

SUBJECT: Recommendation that Council Approve an Expenditure of \$50,204.40, to Miguel Lopez Jr. Inc, Utilizing Cooper City Bid #2010-5, as Provided in Section 31.11 (E) (5) of the City Code

REASON: Milling, paving & striping of the following roads 495 & 600 Ludlam Drive, Linwood Drive south to Whitethorn Drive & Oriole Avenue to Falcon Avenue.

COST: \$ 50,204.40 Using CITT funds

FUNDING: Account No. 135-0902-541-46-00

DOCUMENTS: Proposal # 31933, Cooper City Bid #2010-5

PROCUREMENT APPROVAL: *RM*

Agenda Item No. *8E*

City Council Meeting of:

FEB 14, 2011

Proposal / Contract

Proposal # 31933	WORK TO BE PERFORMED AT
Name: Lazaro Garaboa	Name: Various Locations
Company: City of Miami Springs	Job Name: City of Miami Springs
Address: 345 N. Royal Poinciana	Job Address: TBA
Miami Springs FL 33166	Miami Springs
Telephone: (305) 805-5170 Fax: (305) 805-5176	

We hereby propose to furnish all labor & materials and equipment to perform the following items of work as requested

PRICES BASED ON COOPER CITY CONTRACT #2010-5

4 - EA LOCATIONS ON LUDLAM
600 LUDLAM
LYNWOOD SOUTH TO WHITETHORN
ORIOLE SOUTH TO FALCON
495 LUDLAM

4480 SY - Mill Existing Pavement 1" Deep	\$2.7500	\$12,320.00
4480 SY - 1" Asphalt (Type S- 3)	\$7.9000	\$35,392.00
3460 LF - 4" Single White Solid Thermoplastic Line	\$0.6000	\$2,076.00
694 LF - 4" Single Solid Yellow Thermoplastic Line	\$0.6000	\$416.40

THERMOPLASTIC NOTES

- 1- Thermoplastic marking are not slip resistant surface.
- 2- Thermoplastic is not recommended for pedestrian crosswalks and fire lane markings.
- 3- Miguel Lopez Jr. Inc. will not be held responsible for anybody slipping and falling on new Thermoplastic Marking at pedestrian crosswalk or fire line.
- 3- The Association shall inform tenants in advance, of MLJR., Inc. intended areas of work as to avoid conflicts with vehicles.
- 4- The Association shall be responsible for removing all vehicles.

Note:

- Based on one mobilization.
- Additional mobilization will be charged at \$ 750.00 if area is not clear of vehicles as per schedule. Except for overlay proposals which is \$1,500.00
- Permit and handling fees are not included any additional work required by permit will be added to contract price.
- Owner will supply 2 copies of site plan
- All Material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

TOTAL \$50,204.40

WITH PAYMENT TO BE MADE AS FOLLOWS: 25% Upon Acceptance of Contract, Progress Payments and Final Upon Completion.

RESPECTFULLY SUBMITTED: Eddy Lopez Date: 2/4/2011

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN TEN DAYS.

ACCEPTANCE OF CONTRACT Proposal # 31933

The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A monthly service charge of 1-1/2% will be added if is not paid under the terms of the contract

Accepted by _____ Signature _____ Date _____
Print Name Title

THE PURCHASER AGREES TO PAY ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE IN THE EVENT THIS INVOICE IS PLACED WITH AN ATTORNEY FOR COLLECTION WHETHER A SUIT IS BROUGHT OR NOT.



COOPER CITY UTILITIES DEPARTMENT MEMORANDUM

DATE: July 12, 2010

TO: Bruce Loucks, City Manager

FROM: Michael F. Bailey, P.E., Utilities Director/City Engineer

SUBJECT: Award of Contract for Asphalt/Concrete Patching & Restoration

This is a recommendation for Commission approval of a two-year agreement with Miguel Lopez Jr., Inc. for asphalt/concrete patching and restoration.

Installation and repair of the City's underground utility infrastructure often involves removing or damaging portions of roads and sidewalks, which must then be restored. Over the years we have found that it is more cost effective to contract for this restoration work than to do it in-house. Our current contract has expired and an Invitation to Bid # 2010-5 was issued on June 24, 2010. Four bids were received, although one was disqualified because the bidder failed to provide any of the required signatures.

The items in the invitation to bid ranged widely from asphalt patches to concrete curbing to striping and arrows. Given that some of the bid items such as arrows, lettering, and 30-inch curb and gutter are rarely used (but beneficial to include in the contract), the bids were evaluated by applying the bidder's proposed pricing to all of the asphalt/concrete jobs that were performed in the department over the last six months. This represents the vast majority of work that will be required and is the most accurate means of determining which bid will result in the lowest cost to the City, on an annual basis, without being skewed by the rarely-used items. Using this criterion, the lowest responsive, responsible bidder is Miguel Lopez, due primarily to Lopez's low minimum job cost of \$480, which is less than half that of the next lowest bid. The majority of our work consists of small patches where only the minimum is charged. A copy of the bid tabulation and cost scoring is attached.

I recommend Commission approval of a two-year agreement with Miguel Lopez, Jr. in an amount not to exceed \$50,000 per year. Funds are available in the Water and Sewer Fund and budgeted for this purpose.

original



PIGGYBACK STATEMENT

BIDDER TO INDICATE IF THEY WOULD EXTEND THIS BID TO OTHER GOVERNMENTAL AGENCIES, IN FULL ACCORDANCE WITH SPECIFICATIONS, TERMS AND CONDITIONS CONTAINED HEREIN. YES NO

Miguel Lopez Jr, Inc
BIDDING PARTY (Please print)

[Signature]
AUTHORIZED SIGNATURE

6/23/10
DATE

Miguel Lopez
PRINT NAME

President
TITLE

ANTI-COLLUSION STATEMENT

THROUGH THE SUBMISSION OF THE ATTACHED BID FORM, THE UNDERSIGNED BIDDER ACKNOWLEDGES THAT IT HAS NOT DIVULGED TO, DISCUSSED OR COMPARED ITS BID WITH OTHER BIDDERS AND HAS NOT COLLUDED WITH ANY OTHER BIDDER OR PARTIES TO THIS BID WHATSOEVER.

NAME, SIGNATURE AND COMPANY MUST BE THE SAME ON EACH OF THE FOLLOWING PAGES OF THIS BID AS THEY APPEAR ABOVE.

Miguel Lopez Jr, Inc
BIDDING PARTY (Please print)

[Signature]
AUTHORIZED SIGNATURE

6/23/10
DATE

Miguel Lopez
PRINT NAME

President
TITLE

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A
NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the CITY OF COOPER CITY, FLORIDA
by: Miguel Lopez President
(print individual's name and title)
for: Miguel Lopez Jr, Inc
(print name of entity submitting sworn statement)
whose business address is: T711 New 74 Ave Medley FL 33146
and (if applicable) its Federal Employer Identification Number (FEIN) is: 65-0095596
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn
statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the

entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Signature

Sworn to and subscribed before me this 23 day June, 2010.

Personally known Miguel Lopez

OR

Produced identification Notary Public - State of FL

My commission expires: _____

Type of identification _____

Printed, typed or stamped commissioned name of notary public

NOTARY PUBLIC-STATE OF FLORIDA
Yahaira Caceres
Commission # DD710963
Expires: SEP. 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC
OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the CITY OF COOPER CITY, FLORIDA

by: Miguel Lopez President
(print individual's name and title)

for: Miguel Lopez Jr, Inc
(print name of entity submitting sworn statement)

whose business address is: 7711 NW 7A Ave Medley, FL 33164

and (if applicable) its Federal Employer Identification Number (FEIN) is: 65-0095574
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)

I, being duly first sworn state:

That the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any subcontractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and services, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 USC 12101-12213 and 47 USC Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Section 553.501-553.513, Florida Statutes:

The Rehabilitation Act of 1973, 29 USC Section 794;

The Federal Transit Act, as amended 49 USC Section 1612;

The Fair Housing Act as amended 42 USC Section 3601-3631.

Miguel Lopez
Signature
Sworn to and subscribed before me this 23 day of June, 20 10.
Personally known Miguel Lopez

OR

Produced identification Notary Public – State of FL

Type of identification _____ My commission expires: _____

Printed, typed or stamped commissioned name of notary public

NOTARY PUBLIC-STATE OF FLORIDA
Yahaira Caceres
Commission #DD710968
Expires: SEP. 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

**BUSINESS ENTITY AFFIDAVIT
(VENDOR / BIDDER DISCLOSURE)**
(Page 1 of 2)

I, Miguel Lopez, being first duly sworn state:
The full legal name and business address of the person(s) or entity contracting or transacting business with the City of Cooper City ("City") are (Post Office addresses are not acceptable), as follows:

65-0095596
Federal Employer Identification Number (If none, Social Security Number)

Miguel Lopez Jr, Inc
Name of Entity, Individual, Partners or Corporation

Doing Business As (If same as above, leave blank)

OWNERSHIP DISCLOSURE AFFIDAVIT

Street Address Suite City State Zip Code

7711 NW 74 Ave

Medley, FL 33166

1. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

Full Legal Name Address Ownership

<u>Miguel Lopez</u>	<u>50</u>	<u>%</u>
<u>Eduardo Lopez</u>	<u>50</u>	<u>%</u>
		<u>%</u>

**BUSINESS ENTITY AFFIDAVIT
(VENDOR / BIDDER DISCLOSURE)**
(Page 2 of 2)

2. The full legal names and business address of any other individual (other than subcontractors, materialmen, suppliers, laborers, or lenders) who have, or will have, any interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows:

N/A


Signature of Affiant

6/23/10
Date

Miguel Lopez
Print Name

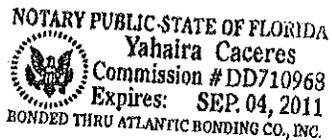
Sworn to and subscribed before me this 23 day of June, 20 10.

Personally known
OR
Produced identification _____

Type of identification

Notary Public - State of FL
My commission expires: _____

Printed, typed or stamped commissioned name of notary public



BID FORM
 (1 of 2)

Item No.	Description	Unit	Unit Price
RESTORATION UNIT PRICES IN ACCORDANCE WITH COOPER CITY SPECIFICATIONS			
(ITEMS 1-7)			
CRUSHED BASE ROCK			
1	First 2" under pavement	SF	\$ 0.90
2	Each additional 2"	SF	\$ 0.60
ASPHALT MACHINE OVER-LAY			
3	1" Machine Overlay	SY	\$ 7.90
4	Each additional inch of overlay	SY	\$ 6.50
5	1" Overlaid Asphalt by hand	SF	\$ 2.45
PATCHES (Saw Cut, Removal & Compaction)			
6	Install 1" new asphalt	SF	\$ 2.75
7	Each additional inch of asphalt	SF	\$ 1.90

RESTORATION UNIT PRICES IN ACCORDANCE WITH FDOT STANDARDS
 (ITEMS 8-14)

PATCHES (Saw Cut, Removal & Compaction)			
8	Install 3" asphalt in 1-1/2" layers	SF	\$ 6.90
9	18" crushed rock in 6" layers	SF	\$ 4.95
CONCRETE RESTORATION			
10	4" concrete sidewalk or driveway	SF	\$ 10.90
11	6" concrete sidewalk or driveway	SF	\$ 13.00
12	24" curb and gutter (monolithic pour)	LF	\$ 23.40
13	30" curb and gutter (monolithic pour)	LF	\$ 29.00
14	Concrete curbing only (6" and 12" "D" curb)	LF	\$ 14.80
MISCELLANEOUS			
15	Minimum charges on all asphalt patches	EA	\$ 480.00
16	Minimum charges on all concrete work	EA	\$ 2800.00

Name of Company Miguel Lopez Jr, Inc.

Name of Bidder Miguel Lopez

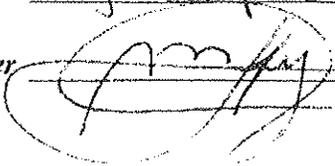
Signature of Bidder 

BID FORM
(2 of 2)

Item No.	Description	Unit	Unit Price
POTHOLES			
17	Potholes 2 sq. ft. & under	EA	\$ 480.00
18	Potholes over 2 sq. ft.	EA	\$ 480.00
LATEX STRIPING			
19	4" Line (yellow, white, green or blue)	LF	\$ 0.40
20	6" Line (yellow, white, green or blue)	LF	\$ 0.45
21	8" Line (yellow, white, green or blue)	LF	\$ 0.50
22	12" Line (yellow, white, green or blue)	LF	\$ 1.10
23	18" Line (yellow, white, green or blue)	LF	\$ 1.40
24	24" Line (yellow, white, green or blue)	LF	\$ 1.60
25	Arrows (yellow, white, green or blue)	EA	\$ 25.00
26	Lettering (per Letter)	EA	\$ 4.00
27	Reflectors	EA	\$ 5.00
THERMOPLASTIC STRIPING			
28	4" Line (Yellow or white)	LF	\$ 0.60
29	6" Line (Yellow or white)	LF	\$ 0.70
30	8" Line (Yellow or white)	LF	\$ 1.05
31	12" Line (Yellow or white)	LF	\$ 2.20
32	18" Line (Yellow or white)	LF	\$ 2.80
33	24" Line (Yellow or white)	LF	\$ 4.40
34	Arrows (Yellow or white)	EA	\$ 65.00
35	Lettering (per letter)	EA	\$ 4.70
36	Reflectors	EA	\$ 5.00

Name of Company Miguel Lopez Jr, Inc

Name of Bidder Miguel Lopez

Signature of Bidder 

Previous Experience & References
(Page 1 of 3)

Project Name Parking lot maintenance contract

Project Location City of Fort Lauderdale

Description of Work:

Annual contract to provide maintenance
services throughout city for parking lots included
but not limited to patching, curbs, sidewalks, sealcoating,
and striping

Project References:

Contracting Agency City of Fort Lauderdale

Address 100 N. Andrews Ave
4th FL

City, State, & Zip Code Ft. Lauderdale, FL 33301

Contact Name Diane Esdelle

Contact Phone Number 954-828-6805

Additional Reference
Address _____

City, State, & Zip Code _____

Contact Name _____

Contact Phone Number _____

Previous Experience & References
(Page 2 of 3)

Project Name Southwest Ranches Maintenance Contract

Project Location Town of Southwest Ranches

Description of Work

Provide Public Works Services to the town including
but not limited to Patching, striping, signs, drainage
repair, etc.

Project References:

Contracting Agency Town of Southwest Ranches

Address 6589 So 160th Ave

City, State, & Zip Code Southwest Ranches, FL

Contact Name December Lawrence-Haines

Contact Phone Number (954) 343-7452

Additional Reference

Address

City, State, & Zip Code

Contact Name

Contact Phone Number

Previous Experience & References
(Page 3 of 3)

Project Name Minor Asphalt Repairs

Project Location North Miami Dade County

Description of Work
Repair streets in the North sector of
Miami Dade County.

Project References:

Contracting Agency FDOT

Address 1773 NE 205 St
North Miami, FL 33179

City, State, & Zip Code North Miami, FL 33179

Contact Name Nader Solow

Contact Phone Number 305-654-7163

Additional Reference
Address _____

City, State, & Zip Code _____

Contact Name _____

Contact Phone Number _____