



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

**Vice Mayor Billy Bain
Councilman George V. Lob**

**Councilman Michael Windrem
Councilman Jaime A. Petralanda**

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

Tuesday, November 12, 2013 – 7:00 p.m.

Council Chambers – City Hall

201 Westward Drive – Miami Springs

1. **Call to Order/Roll Call**
2. **Invocation: Mayor Garcia**

Salute to the Flag: Students from Blessed Trinity School will lead the audience in the Pledge of Allegiance and Salute to the Flag
3. **Awards & Presentations:**
 - A) **Presentation of Certificate of Sincere Appreciation Plaque to Lieutenant Steve Carlisle in Recognition of 29 Years of Dedicated Service to the City of Miami Springs**
 - B) **Officer of the Month Award - October 2013 – Detective Ramon A. Tamargo**
 - C) **Yard of the Month – Oliver Pacheco and Mirella Martinez - 631 Oriole Avenue**
 - D) **Proclamation – “Jonathan Dweck Day”**
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) 10-23-2013 – Special Meeting
- B) 10-28-2013 – Regular Meeting

6. **Reports from Boards & Commissions:**

- A) 10-28-2013 – Board of Appeals – Minutes
- B) 11-04-2013 – Zoning and Planning Board – Cancellation Notice
- C) 11-04-2013 – Board of Adjustment – Cancellation Notice
- D) 11-05-2013 – Code Enforcement Board – Cancellation Notice
- E) 11-06-2013 – Architectural Review Board – Cancellation Notice
- F) 11-13-2013 – Golf and Country Club Advisory Board – Cancellation Notice
- G) 11-20-2013 – Board of Parks and Parkways – Cancellation Notice
- H) 11-27-2013 – Historic Preservation Board – Cancellation Notice

7. **Public Hearings:**

- A) Second Reading – Ordinance No. 1058-2013 – An Ordinance of the City Council of the City of Miami Springs Authorizing the Submission of a Corrected Legal Description of the City's Proposed Annexation Area to Miami-Dade County; Repealing all Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date
- B) Second Reading - Ordinance No. 1059-2013 - An Ordinance of the City Council of the City Of Miami Springs Amending the Title To Article XV; Repealing and Deleting Code Sections 150-154 through 150-163 of the Airport, Marine, and Highway Business District (AMHBD); Reserving Code Section 150-154 Through 150-163 for Future Designation and Use By The City; Establishing and Enacting Code of Ordinance Section 150-166, Airport Golf District; Providing Purpose, Designating Permitted Uses and Prohibited Uses; Establishing Setbacks, Density, And Bonus Regulations; Creating Height Limitations; Providing For Off-Street Parking and Loading; Specifying Signage; Designating Development Review; Establishing Exemptions; Providing Fees; Repealing All Ordinances or Parts of Ordinances In Conflict; Directions To Codifiers; Effective Date

8. Consent Agenda:

- A) Approval of the City Attorney's Invoice for October 2013 in the Amount of \$13,507.25
- B) Recommendation that Council Approve an Expenditure to 123SecurityProducts.com, the Lowest Responsible Quote, in the Amount of \$2,520.45, for a Samsung Digital Voice Recorder, Five High Resolution Cameras and Accessories, Pursuant to Section 31.11(C)(2) of the City Code, Utilizing Law Enforcement Trust Funds
- C) Recommendation that Council Approve a Bid to Hub City Ford, Utilizing Florida Sheriffs Association Bid Award Announcement # 13-21-0904 in the Amount of \$23,390.00, for a 2014 Ford Interceptor police Rated Sedan Patrol Vehicle, Pursuant to Section 31.11(E)(5) of the City Code
- D) Recommendation that Council Approve a Bid to Auto Nation Chrysler Dodge Jeep Ram Pembroke Pines, Utilizing Florida Sheriffs Association Bid Award Announcement #13-21-0904 in the Amount of \$47,526.00, for Two (2) 2014 Dodge Charger Patrol Vehicles, Pursuant to Section 31.11(E)(5) of the City Code
- E) Recommendation that Council Award a Bid to Harrell's LLC, Utilizing Miami-Dade County Bid #9020-1/19, in the Amount of \$26,416.98, on an "As Needed Basis", for Customized Chemicals and Liquid Fertilizers for Fiscal Year 2013-2014, Pursuant to Section §31.11 (E)(5) of the City Code

9. Old Business:

- A) Appointments to Advisory Boards by the Mayor and Council Members
- B) Okeechobee Ramp and Canal Usage Discussion (tabled from 9/09/13)
- C) City Clerk Considerations

10. New Business:

- A) First Reading – Ordinance No. 1060-2013 – An Ordinance of the City Council of the City Of Miami Springs Repealing And Deleting Article XIV, Mixed Use District, And Code of Ordinance Sections 150-145 through 150-153 in their Entirety; Reserving Article XIV and Code Sections 150-145 through 150-153 for Future Use; Repealing all Ordinances or Parts of Ordinances in Conflict; Directions to the Codifiers; Providing an Effective Date

10. New Business: (continued)

- B) Resolution No. 2013-3605 - A Resolution of the City Council of the City of Miami Springs Amending the Schedule of Golf Charges and Fees For the Operation of the Miami Springs Golf and Country Club; Reserving the Right and Authority to Amend or Supplement the Schedule of Charges; Effective Date
- C) Resolution No. 2013-3606 – A Resolution of the City Council of the City of Miami Springs Authorizing the City Manager to Apply For a FY 2014 Edward Byrne Memorial Justice Assistance Grant From the Federal Drug Control And System Improvement Program, through the Office Of Grants Coordination, Justice Assistance Grant Administration for Miami-Dade County; Authorizing the City Manager to Execute Grant Contracts and Agreements, Execute Contracts and Agreements to Accomplish Grant Funding Purposes, Expend Funding for Established and Authorized Purposes, Receive and Expend Additional Funding that Might Become Available, Execute Amendatory Application Documentation, and to Exercise All Contractual Rights, Authorizations and Privileges Available to the City; Effective Date
- D) Recommendation that Council Approve the Execution of an Agreement for Shoring Up the Pool and Deck Facility in the Amount of \$47,000.00 (materials \$20,000.00 and installation \$27,000.00) and Provide One (1) Site Visit in the Amount of \$1,850.00 Six (6) Months from Date of Installation in Accordance with the Payment Schedule in the Contract
- E) Consideration of Request by Springs on the Green LLC, Principals Mr./Ms. Manuel Perez-Vichot, to Purchase a Very Small Parcel of City Property Adjacent to 627 Eldron Drive in the Amount of One Hundred Five Thousand Dollars (\$105,000)

11. Other Business:

- A) Consideration of Cancelling/Rescheduling the Regular Council meetings of Monday, November 25th and Monday, December 23rd.

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.



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Xavier M. Garcia

**Vice Mayor Billy Bain
Councilman George V. Lob**

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ADDENDUM

REGULAR MEETING

Tuesday, November 12, 2013 – 7:00 p.m.

Council Chambers – City Hall

201 Westward Drive – Miami Springs

10F) Miami Springs Historical Society Facility Agreement



Certificate of Sincere Appreciation

Presented to

Lieutenant Steve Carlisle

In Recognition of 29 Years of Dedicated Service to the

CITY OF MIAMI SPRINGS

From January 12, 1984 to December 1, 2013.

Presented this 12th day of November, 2013.

CITY OF MIAMI SPRINGS, FLORIDA

Xavier M. Garcia
Mayor

ATTEST:

Suzanne Hitaffer, CMC
Acting City Clerk



Miami Springs
Police Department

Agenda Item No. 3B

City Council Meeting of:

11-12-2013 (W)

To: Detective Ramon A. Tamargo
From: Peter G. Baan, Chief of Police
Subject: Officer of the Month, October, 2013
Date: 11/06/2013

On 10/21/2013, Lieutenant Steve Carlisle composed a memorandum which recommends that you receive the Officer of the Month Award for October, 2013. The memo describes the details of your investigation of a strong arm robbery of two elderly Miami Springs residents.

The Miami Springs Police Department Awards Committee has concurred with Lieutenant Carlisle's recommendation, and I agree. You are invited to attend the regularly-scheduled City Council Meeting on November 12th, 2013, at 7:00 p.m., when this award will be publicly presented to you. You are invited to bring with you any family members, friends, or associates to share in this occasion.

I congratulate you for your outstanding performance, and compliment you on your professionalism. Your outstanding performance is a positive reflection on the professional reputation of the entire Miami Springs Police Department.

Attachments

cc: City Manager, Ronald K. Gorland
Captain J. Kahn
Lieutenant R. Walker
Lieutenant S. Carlisle
Lieutenant J. Mulla
CPO
Personnel File
Bulletin Board

Miami Springs Police Department
201 Westward Drive
Miami Springs, FL 33166

TO: Awards Committee
P. Baan
10/21/2013

Memorandum

To: Peter G. Baan, Chief of Police
From: Lieutenant Steve Carlisle *S Carlisle*
Subject: Officer of the Month Nomination / Detective Ray Tamargo
Date: October 21, 2013

On September 15, 2013 at approximately 5:30 am, two residents of Miami Springs were the victims of a Strong-arm Robbery as they sat in their vehicle at the intersection of East Dr. and South Royal Poinciana Blvd.

*21-13
J. Kuhn*

Detective Tamargo was assigned the case on September 16 and during the course of his investigation determined that the victims were possibly followed after they left Miami Jai-Alai. Knowing the route the victims took to go home prompted Detective Tamargo to request Red Light Camera footage from the various cameras along Northwest 36 Street during the times the victims would have been travelling home. Several days later the camera footage of the victim's vehicle was received and it revealed a white cargo type van following the victim's vehicle. The vehicle observed in the video perfectly matched the description given by the victim at the time of the incident. Detective Tamargo noted that the van had a unique sticker located in the lower left corner of the body. A picture of the van taken from the video footage was affixed to a robbery flyer and it was disseminated county wide. On October 1, 2013 Detective Tamargo received a phone call from a Miami -Dade Police Department Robbery Intervention Unit who advised that he had the van Detective Tamargo was attempting to locate parked unattended in the parking lot of Miami Jai-alai. A surveillance was conducted and a short time later a B/M subject entered the vehicle and began to drive away. The vehicle was stopped and the subject was arrested by Miami-Dade Police for unrelated traffic charges. Detective Tamargo interviewed the subject at the time of his detention but he would not confess to the robbery. He did however advise that he was the owner of the van and was driving it on the evening that the robbery was committed. Armed with the identity of the owner of the vehicle, Detective Tamargo produced a photo line up and submitted it to the victim for identification. The victim positively identified the subject as the individual that stole her purse from her vehicle on September 15. Normally an arrest would be imminent based on all of the aforementioned information, however, being the thorough investigator he is Detective Tamargo wanted to solidify his case even more before making an arrest. His

investigation also revealed that the subject had utilized the victim's credit cards to pay the bills of his relatives as well as pawning the victims Rolex watch at a local pawn shop. Detective Tamargo obtained video footage of the subject pawning the victims watch as well as a signed receipt bearing the subject's signature and driver's license information. On October 9, 2013 Detective Tamargo accompanied by two other MSPD officers, observed the subject, Douglas Little, raking leaves in his front yard. Subject Little was taken into custody without incident.

Detective Tamargo is a tenacious investigator who takes great pride in his thoroughness, networking abilities, investigative skills and familiarity with the latest technology. He effortlessly utilizes all of these assets to his advantage during his investigations.

I congratulate him on the successful conclusion of his robbery investigation and nominate him for "Officer of the Month" for October 2013.



CERTIFICATE OF RECOGNITION

Presented to

The Pacheco's

Of

631 Oriole Avenue

for their home being designated as

***“YARD OF THE MONTH”
NOVEMBER 2013***

Presented this 12th day of November 2013.

CITY OF MIAMI SPRINGS, FLORIDA

A handwritten signature in black ink that reads "Xavier M. Garcia". The signature is written in a cursive style and is positioned above a horizontal line.

Zavier M. Garcia
Mayor

ATTEST:

A handwritten signature in black ink that reads "Suzanne Hitaffer". The signature is written in a cursive style and is positioned above a horizontal line.

Suzanne S. Hitaffer, CMC
Acting City Clerk



Proclamation

By the Mayor of the City of Miami Springs

WHEREAS, exemplary acts of heroism made by individuals symbolize the characteristics which make our community a thriving City, hence it is essential that they be praised and recognized for making a difference in our midst; and,

WHEREAS, Officer Jonathan Dweck, brother of Miami Springs Police Officer Chris Dweck, is a ten-year veteran with the Miami-Dade County Police Department who grew up in Miami Springs; and,

WHEREAS, on September 18, 2013, Officer Jonathan Dweck risked his life to aid a South Florida woman, Maritza Millan Medina, who was involved in a tragic accident at the intersection of U.S. 27 and Griffin Road when her vehicle was T-boned by a murder suspect who was fleeing police pursuit; and,

WHEREAS, Officer Dweck used his car for cover from possible gunfire from the murder suspect and with the help of a Broward Sheriff's officer, removed Medina from harm's way and performed CPR hoping to give her a chance at life, but despite their valiant efforts, she died on the scene; and,

NOW, THEREFORE, I, Xavier M. Garcia, Mayor of the City of Miami Springs, Florida, do hereby proclaim Tuesday, November 12, 2013 as

"JONATHAN DWECK DAY"

in Miami Springs and in observance thereof, I call upon the citizens of Miami Springs to join me in recognizing the valiant efforts of Officer Jonathan Dweck who risked his life in an attempt to perform a miracle.

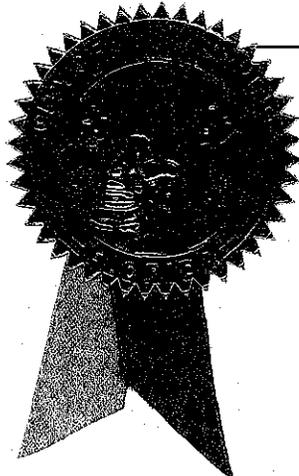
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Miami Springs, Florida to be affixed this 12th day of November 2013.

Xavier M. Garcia

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer
Suzanne S. Hitaffer, CMC
Acting City Clerk





City of Miami Springs, Florida

DRAFT

The Miami Springs City Council held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, October 23, 2013, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:13 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Recreation Director Omar L. Luna
- Aquatics Supervisor Carolina Villaverde
- Professional Services Supervisor Tammy L. Romero
- Building Official Edwin "Skip" Reed
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

2. Invocation: Councilman Windrem

Salute to the Flag: The audience participated.

3. Pool Alternatives (Council discussed the following agenda items in no particular order)

3A) Shoring Recommendation – Pool Alternatives

3B) Ongoing Maintenance Cost

3C) "Grand Plan" Considerations

3C 1) Concept/Drawings (pool & location)

3C 2) Budget (financing, reserves, grants, etc.)

3C 3) Timeline (TBD)

3C4) Use of a Consultant

City Manager Gorland gave a brief recap of the memorandum from the last meeting discussing the pool. Building Official Reed, Jamison Brownie, and Keith Kleppinger are present to help the City with a decision that needs to be made relatively quickly regarding whether or not to shore-up the facility. The first alternative to shore-up the facility costs approximately \$49,000. If the facility is not shored-up then the City is under a directive to cease using it by mid-November. His recommendation is to shore-up the facility. The second alternative is the demolition of the facility which will cost \$100,000 and this is a serious alternative.

City Manager Gorland continued explaining that the third alternative is renovation. The City has had some experience with the renovation process before and it has not paid off and has been very costly. He will look into renovations as an alternative if Council directs him to do this. The fourth alternative is to do nothing at this time which results in the pool being closed and it will no longer be used by the public.

City Manager Gorland commented that plans are distributed on the table in front of Council and they are available to the public through the City website. There is also another set of plans that were made by an expert in the field of architectural planning for golf courses. He explained the three types of options which include a pool, an aquatic center, and a water park. He recommends that Council first address the shoring-up option.

Mayor Garcia stated that he would like Council to consider the possibility of shoring-up the pool as option 1 or not doing so as option 2. It would depend on how quickly the City is looking to install a new pool and if it is something that Council is willing to consider as well.

Councilman Lob said that Council is in the same position that they were in with the Recreation Center. He believes that fixing something broken can be more expensive than building something new.

Councilman Lob would like to entertain a motion to build a new pool and Council agreed.

Mayor Garcia stated that since there is consensus to move forward in building a new pool, discussion on the size, what it will consist of, and where it will be located are topics that are up for discussion. Council needs to be aware of how long the current pool can remain "as is" without doing anything to it, which City Manager Gorland stated would be until mid-November of this year.

Vice Mayor Bain asked why the pool would have to be closed down in mid-November and Mayor Garcia said that he would like to know a conservative number of how long the pool would last if it were shored-up.

Building Official Edwin "Skip" Reed explained that the City is dealing with life safety because the pool facility is a building that is not only deteriorating, it is already in movement. What has been found and analyzed in the structure by the experts is exorbitant. In his judgment, he cannot say when the facility can collapse. If the City plans to continue using the facility, it has to be shored-up and if they decide not to use the facility, it will be closed. As long as nobody is in the building there is no life safety threat.

Mr. Reed stated that at this point in time, he cannot allow any further use of the facility. There is no possible way to determine when the facility itself can begin to deteriorate; he is not too concerned with the deck.

To answer Councilman Bain's question, Mr. Reed said that the purpose of shoring-up is to hold the building stable which includes the restroom area.

Mr. Reed clarified that the pool is also going to be shored-up in certain areas of the deck.

Councilman Bain asked what certification or guarantee Council will receive that will ensure the pool is safe while being shored-up and Mr. Reed replied that the City can choose to have permanent shoring with monitoring or a set of shoring for a smaller cost to move the facility to the parking lot. The shoring will be monitored, checked, and certified every six months and will be adjusted should there be movement.

Mr. Reed commented that it is visible that there has been movement but he is unaware of how much movement there has been.

Mayor Garcia stated that Council has to determine if investing in the shoring-up is worth the expense or if they would rather close the facility and build a new pool. He clarified that the budgeted proposal has a cost of approximately \$48,000 to shore-up the facility and approximately \$1,900 on a bi-yearly basis to have it adjusted.

Mr. Reed commented that this is the safest way to allow the facility to remain the way it is for the next three to four years.

Mayor Garcia stated the costs for shoring-up would total approximately \$57,000 for two years. There is currently \$77,000 in pool reserves. To answer the question as to why the City would invest in shoring-up the facility when they are planning to build a new pool is because the City can get one more year out of the existing pool as opposed to closing it down.

Mayor Garcia discussed a similar situation that occurred when the new Community Center was being built. He would like to see the facility shored-up because the year and a half that the kids and swim teams will be able to use the facility is worth \$60,000. He said that the City is considering a basic pool plan that is proposed to cost approximately \$3.5MM.

City Manager Gorland clarified that if the City did not have a pool for one year, the savings would be \$206,000. If the City kept the pool with water it would cost approximately \$48,000 and \$60,000 if it was without water. The \$206,000 is the total cost in revenues netted together to a negative \$206,000.

Assistant City Manager/Finance Director Alonso commented that the City would save \$183,000 if the pool were closed and demolished.

Councilman Petralanda asked how long it would take to build a new pool and Mayor Garcia replied that it depends on the type of pool that Council decides to build.

Orlando Ceballos of Link Construction Group explained that his company worked with the City in building the Community Center. At one point, the pool was actually thought of being a phase to the project but it never materialized due to lack of funding. The project at that time, without having to demobilize, would have taken approximately eight months to complete.

Mr. Ceballos stated that the pool design has to be addressed first and that would take approximately two months. The intent was to allow for the existing pool to be in service while the new pool was put in an adjacent location within the parking lot.

Councilman Petralanda stated that the construction could take longer if the pool were built in a different location. He noted that if the interest rates increase at any time, the savings could be entirely wiped out.

Mayor Garcia commented that the interest rate is approximately 3% on the high end which is still very low. He showed a sketch to the audience that was made by Link Construction a few years ago which showed the pool in the parking lot along Swan Avenue. If this sketch was implemented, the current pool could be kept open during construction.

Councilman Windrem said summing up what is being considered, and if there is consensus that the process will begin now, the City could have a new pool within fourteen months. If the funds are spent to shore-up the pool during the next fourteen months there will be approximately one month that the pool will be closed down.

Councilman Lob noted that what is being discussed is not in the budget.

Vice Mayor Bain stated that there will be a process. The first step is to get a price. If a practical pool is built that has the same function that the current pool has, the price could be lower. The second step is to determine the location and whether or not the golf course is an option. It should be determined if a pool can be built at the golf course due to the well fields and it could be more expensive to build it on the golf course.

Mayor Garcia asked Council if they would be willing to build the pool at the golf course.

Vice Mayor Bain said that the pool should be built in the same location because it is part of the Recreation Department.

Mayor Garcia stated that he would agree that the pool should stay in the same location. If this was a new City and the golf course was being built, there would be considerations for building a pool on the golf course.

Vice Mayor Bain commented that a casual pool could be built at the golf course, but he does not believe that a competitive pool belongs on the golf course.

Councilman Lob agreed with Vice Mayor Bain and said that a competitive pool at a golf course could generate noise.

Councilman Petralanda suggested building the pool on Eldron Drive.

Vice Mayor Bain commented that he does not know if he would want the pool to be near the hotels in that area on Eldron Drive.

Mayor Garcia said that he spoke with people who gave him unofficial opinions for the Eldron Drive location and they said that it would be difficult to have a pool in that area due to the aquifer; it could be done, but it would be very expensive. Since there is consensus on building the pool in the current location, discussions can be narrowed down. This is going to be the first of many meetings.

Mayor Garcia distributed a sketch he made of the pool showing the pool abutting the Community Center; therefore there would be one entrance and one building as opposed to parking in the middle of two buildings like the sketch that Link Construction previously proposed.

Vice Mayor Bain commented that the pool can be connected to the Community Center with a breezeway or hallway and it does not have to be attached to the Community Center building.

Mayor Garcia noted that he would like for the breezeway or walkway to be enclosed. He would like for people to enter through the main building to access the pool area.

Mayor Garcia asked Mr. Ceballos if this sketch would be possible to implement cost wise and Mr. Ceballos explained that he has not seen this scenario before but it seems like it would work.

Mr. Ceballos asked if Mayor Garcia is considering the new building to be two stories to match the current building and Mayor Garcia replied affirmatively.

Mr. Ceballos commented that on the second page of the sketch that was previously done by Link Construction, the building is shown as a single story building that is constructed to match the façade for the Community Center. He discussed some of the potentials the new building would have. There would be some savings with adding an adjacent building to an existing one since an outer wall would not need to be built.

Mayor Garcia would like his sketch to be considered when considering the design of the pool.

Vice Mayor Bain asked if the pool would be shut down and Mayor Garcia said that it is a possibility but there could be a certain amount of time that the existing pool could still function during construction.

Mr. Ceballos explained that the existing pool could remain and there would be an approximate three-month period which would impact the existing pool. He noted that the existing Community Center is a category five structure and the new building would not have to be constructed that way and therefore there would be some savings. He also mentioned that in the case of a natural disaster, the existing building would need portable restrooms. If the new building was added on to the existing building, there would be sufficient restrooms for those circumstances.

Councilman Windrem would like to shore up the pool unless the new facility can start within three months.

Mayor Garcia asked City Manager Gorland if based on the plan that was proposed to Council, if it was possible to begin the project and break ground within three to six months and City Manager Gorland responded that it is possible, but short cuts would need to be taken and the government process would not support it.

Vice Mayor Bain said that the city must follow the legal process.

City Attorney Seiden commented that the bid specifications must be detailed and the process cannot be rushed. The hardest part of bidding is developing the design specifications in order for the bidders to know exactly what they are bidding on. More than likely, the City will probably ask for some type of design/build project and they will have to invite contractors or hire a consultant to assist the City in developing a basic format of what the City wants. The bidding process is not easy and it takes time.

City Attorney Seiden stated that if Council is asking how long the pool could remain open if it was shored-up and went through the proper processes, they are probably looking at a time frame of one and a half to two years.

Vice Mayor Bain suggested that Council be provided with a template for the design/build process that was used for the Community Center, which could be used for the pool. The decision tonight is whether or not to shore-up the pool. There should be other meetings to discuss the process that was followed with the Community Center and what Council would like to do as far as the design for the pool.

Mayor Garcia noted that considering the operating costs and the cost to shore-up the pool the total would be \$400,000. The pool being open for a year costs the City \$206,000. If services can still be provided, he is not willing to close it just to have the savings.

Councilman Lob moved to approve the shoring of the pool. Councilman Windrem seconded the motion.

Councilman Petralanda said that \$400,000 is a large number and the funds could be used for the new pool.

Councilman Lob stated that he agrees with Councilman Petralanda and he was looking at the cost, but he questioned the cost of a life if a child is not able to learn to swim.

Vice Mayor Bain asked a swimmer at the last meeting if she could wait a year and a half for a new pool and she replied that she could wait. Sometimes people have to sacrifice a little.

The motion was carried 5-0 on roll call vote.

Keith Kleppinger, representing Brownie Companies, explained that the shoring process he uses is a basic house moving shoring. The pool is fine, but the issue is the deck around the pool. Concrete becomes destabilized by cracking, rust and corrosion. He is going to install temporary house moving shoring which is basically wooden timbers with a jack on top. They will be leveled and positioned in place to take the load off the end of the beams and move the load further back on the beams so the end is not sustaining the entire load. The beams will be shored-up in 42 places under the pool.

Mr. Kleppinger commented that once everything is leveled, a mechanical screw jack is installed. He will return in six-month intervals to tighten the jack. He can expect some settlement in the beginning and then it should be firm and solid.

To answer Vice Mayor Bain's question, Mr. Kleppinger said that it will take approximately one week to complete the project and it will not necessarily interfere with the operations of the pool.

Mr. Kleppinger stated that markings will be made to see if anything has settled or if any movement took place. Pictures will be taken to document the process and changes.

Vice Mayor Bain's concern is that something could happen with the shoring-up process and there could be additional costs.

Mayor Garcia explained that there used to be a "kick down the road" mentality and that is not going to happen anymore. Council said that they want to build a new pool and know that the shoring-up will be temporary. This would not be occurring if the proper maintenance had been done many years ago.

Building Official Reed noted that if someone had maintained the pool facility twenty years after it was built, this discussion would not be occurring tonight.

Mr. Kleppinger stated that the facility might be in the 3%-5% range of having more settlement occur than what is seen now and this will result in additional costs.

Councilman Lob moved to waive the competitive bid process for Alternative #1 and approve an expenditure of \$48,850.00 to Brownie Companies, to immediately shore-up the pool and deck facilities pursuant to Section 31.11 (E)(6)(g) of the City Code. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

Mayor Garcia said that he prefers that any questions or conceptual ideas that Council would like to see as part of the pool be sent to the City Manager before the next meeting.

Vice Mayor Bain said that if there are going to be any ideas they should be discussed during a meeting.

Mayor Garcia believes that Council should look at other pools in Miami-Dade County. Residents can also give their input as to what they would like to see at the new pool.

To answer City Manager Gorland's question, Vice Mayor Bain said that the consensus is for the City Manager to find out how Council can pursue the pool project following the same steps that were taken for the Community Center.

Mayor Garcia asked if there were any consultants used in the process for the Community Center and City Manager Gorland replied that there were no consultants used other than going through the design/build firm that received the project which is Link Construction.

City Attorney Seiden clarified that the City had assistance in developing a concept before it was sent out.

Mr. Ceballos explained that a single step was missed in the Community Center project that had to be overcome later in the process, which was for the design criteria and this is usually the first step. This is a separate step in the process that is done by a company other than the company that is going to build the total project. The process of hiring a consultant through the means of an RFP should be done accurately for the pool project.

Councilman Lob recommends that City Manager Gorland look for a consultant.

Mr. Youssef Hachem, a consulting engineer, commented that he was the one who inspected the pool facility.

City Attorney Seiden suggested that Council could follow the same sketch that Mayor Garcia drew and come up with their ideas.

4. Adjournment

There being no further business to be discussed the meeting was adjourned at 8:38 p.m.

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of:

Transcription assistance provided by Elora R. Sakal.

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



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council held a **REGULAR MEETING** in the Council Chambers at City Hall on Monday, October 28, 2013, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:08 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Chief of Police Peter G. Baan
- Human Resources Director Loretta M. Boucher
- Human Resources Specialist Noemí Darías-Sanfiel
- Planning and Zoning Director James H. Holland
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

2. Invocation: Vice Mayor Bain

Salute to the Flag: Students from AIE Charter School will lead the audience in the Pledge of Allegiance and Salute to the Flag

The Mayor presented baseball caps to the students who participated in the salute to the flag.

3. Awards & Presentations:

3A) Presentation of the Pioneer Resident Award to Bonita Caputo

Mayor Garcia presented the Pioneer Resident award to Bonita Caputo in recognition of her many valuable contributions to the community as a resident of Miami Springs for 57 years.

Ms. Caputo stated that she cannot imagine living anywhere else and after 57 years, Miami Springs is where she wants to stay.

3B) Proclamation - "Anchor Club Day"

Mayor Garcia presented a proclamation to the members of the Miami Springs Senior High School Anchor Club in recognition of their community service projects and receiving the International Anchor Club of the Year award.

Rebecca Shultz, President of the Anchor Club, said that all the Anchor Club members are a few of the amazing kids in the school who help to complete so many service projects that help many people in Miami Springs, as well as other communities.

Mayor Garcia added that the Anchor Club is an incredible service oriented group and he is hoping that the students will eventually become Rotary Club members. He thanked them for their service to Miami Springs.

3C) Presentation by Eric Richey Regarding the Renovation of the General Geiger Memorial on Curtiss Parkway

Board of Parks and Parkways Chair Eric Richey distributed information with a rendering of his proposal for the renovation of the memorial on Curtiss Parkway and Deer Run. He thanked the City Manager for his guidance and advice during the process, as well as the Miami Springs Historical Society.

Mr. Richey stated that the current memorial is surrounded by a mound of earth and some neglected landscaping; it is one of the most prominent memorials in the City. He formed a group of residents who are interested in renovating the memorial, including Architect Manuel Perez-Vichot who assisted with the rendering of the proposed renovations.

Mr. Richey noted that there is a brick plaza in front of the memorial that could be installed in phases depending on available funding. He said that the renovation would be paid for through fundraising and there would be no City funds involved. The deck is approximately 250 square feet and most of the work would be done in-house. Public Works Director Tom Nash said that he thought they could do the footer, walls and the support for the walls. The concrete pours would be subcontracted to the company that now does all the concrete work in the City.

Mr. Richey said that he is working with Carla Perez at Mr. Perez-Vichot's architectural firm who is trying to locate donations for some type of tile for the top of the memorial. The committee hopes to contact Home Depot and Lowes in order to seek their support for the wood, rebar, concrete blocks and cement. He explained that doing the work in-house would make a big difference in the cost. There are plans to relocate the large coral rocks surrounding the memorial.

Mr. Richey asked Council for their endorsement of the plan and offered to answer any questions.

To answer Mayor Garcia's question, Mr. Richey projected that the overall cost of the renovation would be \$3,000 to \$5,000, not including the plaza.

Architect Manuel Perez-Vichot stated that he did not have an exact estimate since it is only a conceptual schematic at this stage. They would be raising the area around the monument so that it would be above grade and this would reduce the amount of maintenance. The construction would be very basic with a CBS retaining wall with a footer and tile or stone. The plans are to keep it simple and dignified.

Vice Mayor Bain asked what is the best estimate to complete the entire project and Mr. Perez-Vichot said that without donations it would cost \$10,000.00 to \$20,000.00.

Mr. Perez-Vichot added that the location is very significant since the memorial is on the Curtiss Parkway bike path at the intersection of Deer Run. The plans are only conceptual and he would have a better estimate later on.

Mayor Garcia asked what is included in the original \$3,000 to \$4,000 estimate.

Mr. Perez-Vichot replied that the lower estimate depends on donations of material from Home Depot or Lowes and the higher estimate is based on receiving no donations.

Councilman Petralanda asked how much had been donated so far and Mr. Richey explained that he personally donated \$100.00 to open a non-profit account.

Vice Mayor Bain asked for clarification if the high estimate is based on not receiving donations of material.

City Attorney Jan K. Seiden said that without in-kind donations it would cost approximately \$20,000. The labor would be done in-house by the City and the in-kind donations would be the materials.

Mr. Richey explained that the Miami Springs Historical Society is allowing him one year to raise the funds by holding the account for that length of time. The fund is called the Historical Society-Geiger Memorial, which is similar to the account that was opened for the "Let's Build It" playground.

Mayor Garcia stated that he would like to see the project move forward.

By consensus, Council agreed to approve the proposal in concept for the renovation of the Geiger Memorial. The Mayor asked Mr. Richey to keep Council informed during the fundraising process and he answered affirmatively.

Mr. Richey stated that he would be distributing flyers to the businesses and organizations with the fundraising information for the renovation of the memorial. Anyone who wishes to make a donation can send a check payable to the Miami Springs Historical Society Geiger Memorial Fund, P.O. Box 60175, Miami Springs, FL 33266.

4. Open Forum:

Commercial Vehicles

Beatrix Obermann of 449 Swallow Drive said that she previously addressed Council in April regarding a problem with commercial vehicles parked where she lives on Swallow Drive.

40-year Re-certification

Ms. Obermann raised her concerns regarding the 40-year recertification inspection and the condition of the building at 449 Swallow Drive. She met with Building Official Reed and the City Manager to present photographs and documentation that she has on the subject. She has not heard back from the City since the first of October.

Ms. Obermann said that the Building Official had never inspected the property. The laundry room was flooded and it turned off the circuit breakers and according to Florida Power and Light, there is not enough power to the building. The swimming pool light has been out for approximately two years. She said the problem is that there are more people renting in the building and the owners do not live there.

Mayor Garcia asked Ms. Obermann to provide all the details of her complaints to the City Manager so that he can follow up with the appropriate department.

City Manager Gorland clarified that there had been extensive contact with Ms. Obermann.

5. Approval of Council Minutes:

5A) 10-14-2013 – Regular Meeting

Minutes of the October 14, 2013 City Council Regular Meeting were approved as written.

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

6. Reports from Boards & Commissions:

6A) 08-01-2013 – General Employees Retirement System – Minutes

Minutes of the August 1, 2013 General Employees Retirement System were received for information without comment.

6B) 08-01-2013 – Police and Firefighters Retirement System – Minutes

Minutes of the August 1, 2013 Police and Firefighters Retirement System were received for information without comment.

6C) 09-17-2013 – Education Advisory Board - Minutes

Minutes of the September 17, 2013 Education Advisory Board meeting were received for information without comment.

6D) 09-25-2013 – Historic Preservation Board – Minutes

Minutes of the September 25, 2013 Historic Preservation Board meeting were received for information without comment.

6E) 10-02-2013 – Architectural Review Board – Minutes

Minutes of the October 2, 2013 Architectural Review Board meeting were received for information without comment.

6F) 10-21-2013 – Revitalization and Redevelopment Ad-Hoc Committee – Cancellation Notice

Cancellation Notice of the October 21, 2013 Revitalization and Redevelopment Ad Hoc Committee meeting was received for information without comment.

6G) 10-22-2013 – Ecology Board – Minutes

Minutes of the October 22, 2013 Ecology Board meeting were received for information without comment.

6H) 10-24-2013 – Code Review Board – Cancellation Notice

Cancellation Notice of the October 24, 2013 Code Review Board meeting was received for information without comment.

6I) 11-12-2013 – Recreation Commission – Cancellation Notice

Cancellation Notice of the November 12, 2013 Recreation Commission meeting was received for information without comment.

Vice Mayor Bain referred to the advisory boards that met in September and October and asked when they would meet again and City Attorney Jan K. Seiden stated that the advisory boards would be meeting quarterly.

The City Attorney asked which board Vice Mayor Bain was asking about specifically.

Vice Mayor Bain said that the Education Advisory Board met on September 17th and he would like to know when they will meet again.

Acting City Clerk Hitaffer explained that the Education Advisory Board does not meet in the summer months when school is in recess or in December. The Board will meet only four times a year and their next meeting is scheduled in November.

Council sat as the Board of Appeals at 7:37 p.m.

The Mayor reconvened the City Council meeting at 8:10 p.m.

(Agenda Item 10H was considered after the Board of Appeals meeting)

7. **Public Hearings: None**

8. **Consent Agenda:**

8A) **Recommendation that Council Approve an Expenditure of \$15,000.00, on an "As Needed Basis", to Hector Turf for Parts and Supplies Needed for Maintaining the Toro Equipment for Fiscal Year 2013-2014, as a Sole Source Provider, Pursuant to Section 31.11 (E)(6)(c) of the City Code**

City Manager Gorland read the title of the consent agenda items.

There was no discussion regarding this item.

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

8B) **Recommendation that Council Approve an Expenditure to South Florida Grassing, the Lowest Responsible Quote, in an Amount not to Exceed \$18,396.00, on an "As Needed Basis", for Regressing Some Areas of the Golf Course with Bermuda Grass for Fiscal Year 2013-2014, Pursuant to Section 31.11 (C)(2) of the City Code**

There was no discussion regarding this item.

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

9. **Old Business:**

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

Councilman Windrem (Group I) appointed Trina Aguila to the Ecology Board for an unexpired term ending on April 30, 2015.

City Attorney Jan K. Seiden stated that there are vacancies on the Disability Advisory Board and those Council members that have not appointed someone should consider making an appointment. The City receives funds from parking fines and in order to use those funds, the City needs a recommendation from the board. He asked Council to check with the Clerk's Office to see who needs to make an appointment.

Mayor Garcia said that Council should consider appointing someone before the next meeting since the funds cannot be used until the board makes a recommendation.

9B) Recommendation that Council Approve the Execution of an Agreement for Professional Services to Becker & Poliakoff, P.A. (formerly the Fuentes Rodriguez Consulting Group), in the Amount of \$45,000.00, Paid in Accordance with the Contract, for Consulting and Lobbying Services for Fiscal Year 2013-2014, as a Sole Source Provider, Pursuant to Section §31.11 (E)(6)(c) of the City Code

City Manager Ronald K. Gorland read the title of the recommendation. He said that Jose Fuentes from Becker & Poliakoff, P.A. is present to answer any questions and the funds are included in the budget.

Councilman Petralanda asked for an explanation of the services that are provided for \$45,000.

Jose Fuentes with Becker & Poliakoff, P.A., 121 Alhambra Circle, Coral Gables, stated that the firm represents the City of Miami Springs on numerous issues. When Miami Springs originally entered into the contract they began with legislative services and they were successful in securing funds for the Recreation facility. In addition, they also assisted with some federal issues in regard to the Curtiss Mansion. The contract has changed and over the past three years they have been working on annexation issues in addition to state legislative issues.

Mr. Fuentes explained that the annexation issue had taken a lot of time and they are following direction from the Mayor and City Council as to how they will proceed in the next steps.

Mayor Garcia commented that a few years ago there was proposed legislation to eliminate the collection of business license fees from the municipalities. He gave credit to Mr. Fuentes and his firm for helping to overturn this legislation.

Mr. Fuentes said that many changes at the state level affect local governments, such as unfunded mandates. Part of their job is to make sure that the City is not hit with an unfunded mandate or to make sure that funding is not cut. A legislative agenda is formed based on the input of the City Manager and the Mayor and they will provide a report of everything that is going on in Tallahassee.

Mr. Fuentes stated that there had been twelve months of non-stop working as far as Miami Springs is concerned in dealing with annexation and legislative issues.

To answer Councilman Petralanda's question, Mr. Fuentes explained that the name of the firm changed since they were acquired by Becker & Poliakoff and this is an advantage because their team has grown by employing more professionals and this allows more representation on different issues throughout the legislation session.

Mayor Garcia said that Mr. Fuentes and his firm keeps the City informed about pending legislation that could impact municipalities in regard to numerous issues.

City Attorney Seiden stated that Becker & Poliakoff carries a lot of weight since Mr. Becker was a former legislator. The firm has legal expertise and a lot of legislative history working in their favor.

Mr. Fuentes said that he had the opportunity and pleasure of working with former Mayor Bain and current Mayor Garcia in the halls of Tallahassee. He said that it is critically important to have the presence of the elected officials with them in Tallahassee and they learn a lot from the process that involves a lot of time and effort.

Councilman Windrem moved the item. Councilman Lob seconded the motion.

Vice Mayor Bain commented that now Mr. Fuentes can begin working on obtaining funding for the new pool facility.

Regarding the previous agenda item on the memorial renovation, Mr. Fuentes said that the Home Depot Foundation actively works on community projects and they provide dollars for projects in local communities. He will provide the information to the City Manager so that they can be contacted.

Mayor Garcia added that Miami Springs was hit with a storm in the year 2000 that caused a lot of flooding for at least 24 hours and this no longer happens due to the credit of Mr. Fuentes who then worked with the South Florida Water Management. The City was able to acquire funding for storm drainage and there is no longer any flooding.

The motion was carried 5-0 on roll call vote.

Mr. Fuentes said that a report from PBS&J is in the Manager's office that can be reviewed for reference in order to see the storm drainage projects that were completed in the City.

9C) Pool Considerations

City Manager Ronald K. Gorland gave a recap of the process to shore the pool and for the pool replacement.

City Manager Gorland said that the Administration is working to put a contract in place for shoring the pool that will begin shortly. The existing pool will be replaced in the same general location and they will initiate a Request for Qualifications (RFQ) for a design consultant. The process will be on a fast track wherever possible based on the same process that was used for the construction of the Community Center.

City Manager Gorland said that the Administration is going through the files to determine what actually happened in the process of rebuilding the Recreation Facility and the components that are necessary in the process of building a new pool. A team was formed that includes Recreation Director Luna, Aquatics Supervisor Villaverde, Assistant City Manager/Finance Director Alonso, Procurement Specialist Romero, Building Official Reed and himself.

A list of potential design consultants is being developed and they are looking for experts in pool construction, according to Mr. Gorland. A search for grants is already in process and there is communication with the local press for positive articles regarding the subject.

Mayor Garcia said that hopefully by the next meeting the Administration would provide a list of design consultants for consideration and the City Manager said that they would have a list of companies that would be receiving the RFQ.

10. New Business:

10A) Resolution No. 2013-3602 - A Resolution of The City Council of The City of Miami Springs Providing for the Fourth Budget Amendment to the FY2012-2013 Budget By Recording The Lighting Grants and Transferring Funds From The Designated Reserves for the Pool And From The Stormwater Account To The General Fund; Appropriating And Designating C.I.T.T. Funding To The Special Revenue And Capital Projects Fund For Road And Transportation Projects; Providing Intent; Specifying Compliance With Budgetary Processes And Procedures; Effective Date

City Attorney Jan K. Seiden read the resolution by title. He referred to Exhibit "A" that is attached showing the total amount of \$407,000.

Councilman Lob moved to adopt Resolution No. 2013-3602. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

10B) Resolution No. 2013-3603 - A Resolution of the City Council of the City of Miami Springs Amending the Schedule of Golf Charges and Fees for the Operation of the Miami Springs Golf And Country Club; Reserving the Right and Authority to Amend or Supplement the Schedule Of Charges; Effective Date

City Attorney Seiden read the resolution by title.

Councilman Lob moved the item. Councilman Windrem seconded the motion.

Vice Mayor Bain asked about the 18-hole member cart fee of \$25.00 and if this is the standard rate.

City Manager Gorland responded that the rate is probably standard, but he does not know that for a fact.

Vice Mayor Bain said that the rate went from \$18.69 to \$25.00 and he is not sure if this is an appropriate rate for a member.

City Manager Gorland offered to provide the information.

City Attorney Seiden noted that the current Schedule of Fees is only in effect until November 14, 2013.

City Manager Gorland clarified for Councilman Lob that the rates are currently in effect and there had been no complaints.

Vice Mayor Bain asked when the Village of Virginia Gardens' residents began receiving the same benefits as Miami Springs' residents.

City Manager Gorland replied that there are a few golfers from Virginia Gardens and they are considered to be partners in other areas like the recreation fees; they can take advantage of the same pricing as Miami Springs' residents.

To answer Vice Mayor Bain's question, the City Manager clarified that this new Schedule of Golf Fees started the inclusion of Virginia Gardens' residents.

The motion was carried 5-0 on roll call vote.

10C) Resolution No. 2013-3604 – A Resolution of the City Council of the City of Miami Springs Amending Resolution No. 2012-3542, by Deleting the Residency Requirement for Membership on the Youth Advisory Council; Remaining Resolution Provisions Unchanged; Effective Date

City Attorney Seiden read the resolution by title.

City Attorney Seiden explained that this is the change that was requested by the Education Advisory Board to eliminate the residency requirement in Section 2.

Councilman Lob moved to adopt Resolution No. 2013-3604. Councilman Petralanda seconded the motion which was carried 5-0 on roll call vote.

10D) First Reading – Ordinance No. 1058-2013 – An Ordinance of the City Council of the City of Miami Springs Authorizing the Submission of a Corrected Legal Description of the City's Proposed Annexation Area to Miami-Dade County; Repealing all Ordinances or Parts of Ordinances in Conflict; Providing an Effective Date

City Attorney Seiden read the title of the ordinance.

City Attorney Seiden explained that the Planning and Zoning Director recently discovered that a small sliver of property was omitted from the former legal description that was submitted to the County when the Abraham Tract was eliminated. The City informed the County and asked them what could be done to solve the problem and this ordinance is the solution.

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

10E) First Reading - Ordinance No. 1059-2013 - An Ordinance of the City Council of the City Of Miami Springs Amending the Title To Article XV; Repealing and Deleting Code Sections 150-154 through 150-163 of the Airport, Marine, and Highway Business District (AMHBD); Reserving Code Section 150-154 Through 150-163 for Future Designation and Use By The City; Establishing and Enacting Code of Ordinance Section 150-166, Airport Golf District; Providing Purpose, Designating Permitted Uses and Prohibited Uses; Establishing Setbacks, Density, And Bonus Regulations; Creating Height Limitations; Providing For Off-Street Parking and Loading; Specifying Signage; Designating Development Review; Establishing Exemptions; Providing Fees; Repealing All Ordinances or Parts of Ordinances In Conflict; Directions To Codifiers; Effective Date

City Attorney Seiden read the title of the ordinance.

Attorney Seiden stated that this is the first reading of the ordinance that is the last of the three ordinances that were prepared for the three sub-districts of the Airport, Marine and Highway Business District and that section is being removed from the Code of Ordinances.

City Attorney Seiden explained that the next time the Code is amended Chapter XV will have a new name and sections reserved within it. He noted that anything stricken through will be removed and anything underlined is the new language.

City Attorney Seiden stated that the process had been a long-term effort that took some time due to the FAR restrictions and other amendments that were reviewed by the State and there is still a 31-day grace period imposed by the State, which will be concluded before the second reading of the ordinance.

City Attorney Seiden encouraged Council to spend time reviewing the proposed ordinance for the Airport Golf District that is an area of lower scale development that encourages multi-use, as opposed to the larger scale development in the 36th Street and Abraham Tract districts. He added that the Airport Golf district is the only section that would have an issue in regard to the existing Charter provision that limits the height and number of units.

City Attorney Seiden gave credit to Planning and Zoning Director Holland who worked with the Florida Department of Transportation to finalize the issues in regard to the Airport Golf District.

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

10F) Approval of Budget Transfers Within Departments

Assistant City Manager/Finance Director Alonso stated that budget transfers within departments are normally done twice a year and these are the final transfers for the Fiscal Year ending on September 30, 2013, in accordance with Section 9.04 of the City Charter. He provided copies of thirteen budget transfers that require Council approval dated from May 1, 2013 through September 30, 2013.

Councilman Lob moved the item. Councilman Petralanda seconded the motion.

City Attorney Seiden asked if the change in classification for the Administrative Assistant II to an Assistant City Clerk within the pay plan would require a line item change and Mr. Alonso responded that it is not required because there is no impact on the dollar amount.

The motion was carried 5-0 on roll call vote.

10G) Abolition of the Revitalization and Redevelopment Ad-Hoc Committee

City Manager Gorland read a memorandum from Planning and Zoning Director Jim Holland recommending the abolition of the Revitalization and Redevelopment Ad-Hoc Committee that was created by Council action in November 2010. The committee was formed to be a sounding board for the redevelopment consultant and provide input to Council regarding the recommendations of Calvin, Giordano and Associates, Inc. (CGA).

City Manager Gorland stated that it is recommended that the Committee be abolished because the relationship between the City and CGA was terminated in May 2012, and that the Architectural Review Board is presently addressing redevelopment efforts.

Councilman Windrem moved to abolish the Revitalization and Redevelopment Ad-Hoc Committee. Vice Mayor Bain seconded the motion.

Councilman Lob asked if the Committee members were advised of this agenda item and the City Manager said that he did not advise the members.

City Manager Gorland stated that the last meeting of the Committee was held on October 15, 2012.

Councilman Petralanda commented that the Ecology Board was on a hiatus for one year and they started meeting again.

Mayor Garcia clarified that the Ecology Board has plenty of agenda items to discuss, but they did not have enough members to meet for the last year. The same does not apply to the Revitalization and Redevelopment Ad-Hoc Committee.

The motion was carried 3-2 on roll call vote with Councilman Lob and Councilman Petralanda casting the dissenting votes.

Councilman Lob was of the opinion that the Ad-Hoc Committee could still be useful and Mayor Garcia explained that the members could serve on other advisory boards.

Vice Mayor Bain agreed with the Mayor that the Ad-Hoc Committee members are very capable people who could be useful on other boards like the Disability Advisory Board.

10H) Status of Selection Process for City Clerk

Mayor Garcia said that Council received the entire list of resumes that were submitted for the position of City Clerk and he asked Council for direction on how to proceed.

Vice Mayor Bain stated that he spoke with Human Resources Director Loretta Boucher who recommended that the City stop accepting resumes. He said that the resumes were ranked by the top five and ten applicants. He would like Council to conduct interviews with the top ten applicants and any others that Council feels might be appealing even though their qualifications might be different.

Councilman Lob noted that according to the list provided by the Human Resources Department there are only ten qualified.

City Attorney Seiden said that the City Clerk is one of the three employees hired by the City Clerk and the Administration has taken the process as far as it can go. Council should review the list and determine if they want to interview anyone else besides those in the top five based on the resumes submitted.

Councilman Lob noted that some of the resumes were submitted awhile ago and he suggested contacting the applicants to see if they are still available. He would check with the top ten.

City Attorney Seiden stated that the Human Resources Department would send out an email to the top ten to see how many are still available.

Mayor Garcia said that after contacting the top ten, based on how many applicants are still available, perhaps Human Resources could check with the others who were not qualified based on requirements. Some may be qualified based on education but are working in other fields of government, not the position of City Clerk. If one or two of the top ten are not available any longer, he would like to check with a couple more in order to make it an even number of ten.

Mayor Garcia said that after the selection of the ten applicants, Council would get involved in the process; each Council member could come up with five from the list that would be brought back to the next Council meeting for consideration. He is going by the same process that was done for the selection of the City Manager. There might be two or three people from each Council member's list that are the same and they would automatically be moved up to the top five list before beginning the interview process.

By consensus, Council agreed with the Mayor's recommendation for Council to bring back a list of the top ten in order to select five candidates who will be interviewed.

Mayor Garcia asked Human Resources Director Boucher to reach out to the candidates to see if they are still available. If everyone out of the top ten is still available, that will be the list to select the top five from. He added that Council may see someone on the "not qualified based on requirements" list that they may like and that is up to them, but Council will determine the final five.

City Attorney Seiden said that the list that the Human Resources Department provided is not meant to disqualify anyone; they are trying to assist Council in the process. The list is public record and they are not trying to eliminate anyone. If there are eight people who are still available, Council could review the remaining candidates and select the best two that they feel would meet the qualifications. At the next meeting, Council will determine the top five and set interviews.

City Attorney Seiden explained that this is the time of the year when it may be difficult to find people to come in for interviews because of the holidays; by the time Council meets again in November, the following meeting will be the week of Thanksgiving.

Human Resources Director Boucher asked Council if they agreed to stop accepting resumes.

By consensus, Council agreed to close the resume process.

11. Other Business: None

12. Reports & Recommendations:

12A) City Attorney

None.

12B) City Manager

bold

Stafford Park Lighting Ceremony

City Manager Gorland reminded everyone of the Stafford Park Lighting Ceremony on Tuesday, October 29th at 7:15 p.m.

Appreciation

City Manager Gorland extended his appreciation to Councilman Petralanda for working with him on several projects, including the joint city business/hotel marketing project, the November and December student concerts at the Senior Center and the relocation of the Museum to 501 East Drive.

12C) City Council

Thank You

Councilman Petralanda thanked City Manager Gorland for the acknowledgement and for all his help because it takes the cooperation of everyone in order to make accomplishments, including the City Council members and the Administration.

Thank You

Councilman Petralanda thanked Councilman Windrem for inviting him to his baby shower on Saturday, October 26th. He had a great time.

Thank You

Councilman Windrem thanked everyone who attended the baby shower and gave him good advice to follow.

Golf Tournament

Councilman Windrem announced that the Hialeah/Miami Springs Rotary Club is holding a golf tournament on Saturday, November 2nd.

Farmers Market

Councilman Windrem reported that he went to the Farmers Market and indulged on good food.

Swimming Pool

Councilman Windrem is excited that the pool project now has some traction.

Wall of Fame

Vice Mayor Bain met with Recreation Director Luna and gave him his ideas for the Wall of Fame that he will be presenting at an upcoming meeting.

Jonathan Dweck

Vice Mayor Bain submitted information to Mayor Garcia so that Jonathan Dweck can be recognized for his heroic rescue efforts. He said that his wife Grace has more information if needed.

Flood Insurance Rates

Vice Mayor Bain emphasized his concern about the rising flood insurance rates. He believes that a resolution should be drafted and the State legislative representatives could be contacted to see if they can help.

City Attorney Seiden noted that some property owners had appealed their flood designations and some had positive results. Recently, a couple of properties were denied reclassification.

Vice Mayor Bain explained that the City no longer floods since the stormwater improvements were made.

City Attorney Seiden clarified that the flood insurance is a federal program and Vice Mayor Bain asked for a list of representatives that he can contact to express his concern. Farmers Market

Farmers Market

Mayor Garcia reported that the Farmers Market is held every Saturday until March 2014.

Pumpkin Patch

Mayor Garcia reminded everyone that there are a few days left to visit the Pumpkin Patch and support the Poinciana United Methodist Church in this wonderful community event.

Golf Tournament

Mayor Garcia urged everyone to attend the upcoming Hialeah/Miami Springs Rotary Club golf tournament and said that he is putting together his foursome.

Basketball Youth League

Mayor Garcia reported that the basketball league is at full capacity and some teams are still accepting applications. He urged kids to sign up so that there are enough members to fill another team. Volunteers are also needed to coach the teams.

Birthday Fundraiser

Mayor Garcia announced that it is his birthday and he is holding a party on Friday, November 1st at the EuroBuilding Hotel as a fundraiser for the Arthritis Foundation. He is the Honorary Chair for the Arthritis Walk this year and he asked those attending the party to make a donation instead of bringing a gift.

Sermon

Councilman Petralanda thanked Poinciana United Methodist Church Pastor Pike for inviting him to listen to a sermon that was given by Mike Gavila. Also in attendance were Councilman Windrem and Mayor Garcia.

Halloween Event

City Manager Gorland thanked the Recreation Department Staff and Programs Supervisor Patti Bradley for a great Halloween event.

13. Adjournment

There being no further business to be discussed the meeting was adjourned at 9:05 p.m.

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of:

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



DRAFT

City of Miami Springs, Florida

The Miami Springs City Council met in regular session, Monday, October 28, 2013, and during the meeting sat as the Board of Appeals. The meetings were held in the Council Chambers at City Hall, beginning at 7:00 p.m. On ROLL CALL the following were present:

1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:37 p.m.

The following were present:

Mayor Zavier M. Garcia
Vice Mayor Billy Bain
Councilman Michael Windrem
Councilman George V. Lob
Councilman Jaime A. Petralanda

Also Present:

City Manager Ronald K. Gorland
Assistant City Manager/Finance Director William Alonso
City Attorney Jan K. Seiden
Planning and Zoning Director Jim Holland
Acting City Clerk Suzanne S. Hitaffer
Assistant City Clerk Elora R. Sakal

Sitting as the Board of Appeals, Council took the following actions:

2) MINUTES OF REGULAR MEETING:

Minutes of the November 19, 2012 Board of Appeals meeting were approved as written.

Mayor Garcia and Councilman Lob were the only two Council members who were present at the November 19, 2012 meeting. Mayor Garcia passed the gavel to Vice Mayor Bain.

Councilman Lob moved to approve the minutes. Mayor Garcia seconded the motion. The motion was carried on roll call vote with Councilman Lob and Mayor Garcia voting in the affirmative.

3) **NEW BUSINESS:**

Case No. 07-V-13
Alex Guillamont
1095 Raven Avenue
Zoning: R-1B
Lot Size: 14,476 sq. ft.

Applicant is requesting variances from Code Section 150-042 (E) (1) to permit a side yard setback of 14-feet where 15 feet is required and Section 150-002 (C) (80) (A) of the City Code to permit a roof overhang of 10-feet where a maximum of 30-inches is permitted.

Planning and Zoning Director James Holland commented that this is an appeal of a decision that was decided by the Board of Adjustment relative to two side yard variances at the northeast corner of Hammond Drive and Raven Avenue. One request is to permit a side yard setback of 14 feet versus 15 feet which is to accommodate a column that would support the beams of a proposed cantilever. The cantilever would extend into the street side yard by 10 feet and the maximum permitted by code is 30 inches.

Mr. Holland stated that the Board recommended denial by a vote of 3-2 and Staff's strong recommendation is that the request be denied because there is no hardship demonstrated it would set a dangerous precedent and because it would create an eyesore that would diminish property values in the area.

City Attorney Seiden advised Council that one of the reasons that the appeal is here is because the Board of Adjustment does not like to create legislation by variance and in effect, the granting of this variance would have been that. The code currently does not permit roof overhangs to the extent that is being requested in this case. If the Board were to have granted the variance based upon the circumstances of this case, a precedent would have been created for every like property that is situated similarly in the community.

City Attorney Seiden continued explaining that the Board suggested to the applicant that he file an appeal and come before Council and to suggest amending the code to accommodate this situation which would then be changed forever for everyone. His personal feeling is that the code is fine the way it is. There is an alternative solution to this matter which is a canopy. The only way to amend the code is to permit lesser side yard setbacks in these particular situations where there were roof overhangs.

To answer Mayor Garcia's question, City Attorney Seiden replied that awnings and canopies are fine. The applicant is requesting a permanent wooden structure.

Mr. Holland said that the code permits awnings in any front, side or rear yard and there is no maximum specified except that it cannot exceed 450 square feet. A code revision to consider would be to reconsider the awnings in side yards and establish a maximum distance.

To answer Councilman Petralanda's question, City Attorney Seiden responded that the solution would be to install a canopy or an awning.

George Fulmer, contractor for the applicant, commented that while the canopy would be a solution, it is a temporary structure. The gentleman is willing and wanting to install a very nice addition to his home. It impinges on nobody other than covering the lot. When it was reviewed by the City, it did not receive an immediate refusal.

Councilman Lob asked City Attorney Seiden if the code would be able to be worded so that something like this could only be done for homes that are on a corner lot and City Attorney Seiden replied that it would certainly only be applicable to homes on a corner lot.

Vice Mayor Bain asked if the photo in the packet showed the side of the home that the applicant would like to install the roof and City Attorney Seiden replied affirmatively.

Vice Mayor Bain asked if the roof would run the entire length of the home and Mr. Fulmer replied that it would except for 10 feet from the front due to a small gable roof.

Alex Guillamont, homeowner of 1095 Raven Avenue commented that he had the Board of Adjustment's sympathy but the way that the code was written did not allow the Board to accept the request. He spoke with his neighbors and some have written letters in support of the variance. He thinks that it would be a pity to have to install something less permanent.

Mayor Garcia advised Mr. Guillamont that Council respects the fact that his neighbors are okay with the roof but Council also has to think about the future of Miami Springs.

Mr. Guillamont mentioned that he received suggestions from the Board of Adjustment and took them into consideration and amended the project. He has tried to accommodate everyone.

Councilman Windrem said that there are no zero lot lines in Miami Springs and this is very similar to a zero lot line. The setbacks have been consistent for many years. He regrettably cannot support this variance.

To answer Mayor Garcia's question, Mr. Fulmer said that there is 5 feet between the end of the overhang and the side walk.

Councilman Lob noted that the plan says that it is 3 feet but it is obvious that it is supposed to be 5 feet.

To answer Mayor Garcia's question, Mr. Guillamont said that the area will be for his children to play.

To answer Councilman Petralanda's question, Mr. Holland stated that there was one letter of objection which is the property owner at the southwest corner of the intersection of Hammond Drive and Raven Avenue.

Mayor Garcia asked if Mr. Holland had the letter of objection since it was not in the packet and Mr. Holland responded that the letter is in the street file but the reason was that it would result in the reduction of property values and he shares that position.

Vice Mayor Bain asked why he shared that position and Mr. Holland replied that it would create an eyesore. The technical reason is that no hardship was demonstrated for the variance.

City Attorney Seiden clarified that the main issue is that the side yard overhang is permitted to be 30 inches and this request is ten-feet.

Mayor Garcia said that he has seen very ugly awnings that are permitted and encroach on the side of homes. He tends to side with what the applicant is stating in terms of putting something temporary versus something permanent. He would only be okay with this if it were on a side lot adjacent to a property. If Council would allow this then he recommends that staff put this on the next agenda so it could be considered and a permanent change could be made within the code.

Mayor Garcia does not see it as an eyesore. He asked if Council was willing to consider the variance and have it brought before Council to change per review for corner lots.

City Attorney Seiden clarified that what Council is looking to change is permitting overhangs of more than 30 inches. If Council approves this variance, they are automatically permitting anyone who wants to encroach 10 feet into their side yards on open lots anywhere in the City. The proper thing to do by changing the code would be to put conditions on it.

Vice Mayor Bain asked how long it would take to change the code and City Attorney Seiden replied that it would take at least two Council meetings.

City Attorney Seiden explained what precedents are and factors that would mitigate against precedents. He said that Council would be making the job of the Building Department and the Legal Department harder by doing this by variance. He is not saying this cannot be done by variance, but he would suggest that as soon as reasonably possible, it should be done by legislation.

Vice Mayor Bain asked if a resident would have to come for a variance if they wanted to install this type of structure in a side yard and City Attorney Seiden replied affirmatively.

Mayor Garcia asked if a moratorium could be put into effect for anyone wanting to build side yard encroachments on their property until the new legislation is adopted.

City Attorney Seiden said that a moratorium would be taking it too far. If Council is inclined to grant the relief, then they should do that and then it can be legislated. The argument can be made that although Council created a bad precedent, they thought enough about it to go back and correct or modify it in a way that can be legislated.

Mr. Fulmer noted that one of the mitigating factors of the overhang was the fact that at ten-feet he reached the limit of the structure.

Vice Mayor Bain moved to grant the appeal to overturn the denial of the variance by the Board of Adjustment and to grant the appeal as stated. Councilman Lob seconded the motion.

Councilman Lob would like to discuss modifying the code at the next meeting.

The motion was carried 4-1 on roll call vote, with Councilman Windrem casting the dissenting vote.

4) **OTHER BUSINESS:** None.

5) ADJOURNMENT

There was no additional business to be considered by the Council sitting as the Board of Appeals and the meeting was adjourned at 8:10 p.m. to the City Council Regular Meeting.

Respectfully submitted,

Suzanne S. Hitaffer, CMC
Acting City Clerk

Approved as _____ during meeting of: _____

Transcribed from tape by Elora R. Sakal.



Zoning and Planning Board

Cancellation Notice

The Zoning and Planning Board meeting of Monday, November 4, 2013 has been canceled since there are no new cases to be heard by the Board.

Elora R. Sakal
Board Secretary

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
City Planner
Acting City Clerk
Zoning and Planning Board Members
Post



City of Miami Springs, Florida
Board of Adjustment

CANCELLATION NOTICE

The Board of Adjustment Regular Meeting of Monday, November 4, 2013 has been canceled since there are no new cases to be heard by the Board.

Elora R. Sakal
Board Secretary

cc: Mayor and Council
City Manager
Assistant City Manager/Finance Director
City Attorney
Acting City Clerk
Planning and Zoning Director
Board of Adjustment Members
Post



**CITY OF MIAMI SPRINGS
FLORIDA**

**CANCELLATION NOTICE
CODE ENFORCEMENT BOARD**

The regular meeting of the Code Enforcement Board scheduled for Tuesday, November 5, 2013 has been cancelled in advance due to no cases to be heard.

Tex Ziadie

Tex Ziadie
Director-Building and Code Compliance Department

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



City of Miami Springs, Florida

Architectural Review Board

CANCELLATION NOTICE

The Architectural Review Board meeting on Wednesday, November 6, 2013 has been canceled since there are no agenda items for consideration.

Elora R. Sakal
Board Secretary

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
Acting City Clerk
Planning and Zoning Director
Architectural Review Board Members
Post



Golf and Country Club Advisory Board

Cancellation Notice

The Golf and Country Club Advisory Board meeting scheduled for Wednesday, November 13, 2013 has been canceled since there are no agenda items for consideration.

Elora R. Sakal
Board Secretary

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
Acting City Clerk
Golf and Country Club Advisory Board Members
Golf Director, Paul O'Dell
Golf Superintendent, Laurie Bland
Post



City of Miami Springs, Florida

Board of Parks and Parkways

CANCELLATION NOTICE

The Board of Parks and Parkways Regular Meeting of Wednesday, November 20, 2013 has been canceled since there are no agenda items for consideration.

Elora R. Sakal
Board Secretary

cc: City Council
City Manager
Assistant City Manager/Finance Director
City Attorney
Acting City Clerk
Board of Parks and Parkways Members
Public Works Director
Post



City of Miami Springs, Florida

Historic Preservation Board

CANCELLATION NOTICE

The Historic Preservation Board Regular Meeting of Wednesday, November 27, 2013 has been canceled since there are no agenda items for consideration.

Suzanne S. Hitaffer

Secretary to the Board

cc: Historic Preservation Board Members
Mayor and Council
City Manager
City Attorney
Acting City Clerk
Post

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF MIAMI SPRINGS - CITY COUNCIL
PUBLIC HEARING FOR 11/12/2013

in the XXXX Court,
was published in said newspaper in the issues of

10/31/2013

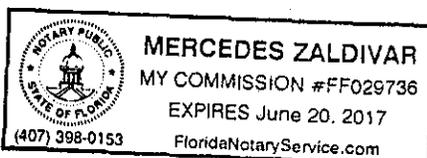
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

31 day of OCTOBER, A.D. 2013

(SEAL)

MARIA MESA personally known to me



PUBLIC HEARING

The Miami Springs City Council will conduct a public hearing at their regular meeting on Tuesday, November 12, 2013, at 7:00 p.m. in the Council Chambers at City Hall, 201 Westward Drive, Miami Springs, Florida regarding the following proposed ordinances:

ORDINANCE NO. 1058-2013 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AUTHORIZING THE SUBMISSION OF A CORRECTED LEGAL DESCRIPTION OF THE CITY'S PROPOSED ANNEXATION AREA TO MIAMI-DADE COUNTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 1059-2013 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING THE TITLE TO ARTICLE XV; REPEALING AND DELETING CODE SECTIONS 150-154 THROUGH 150-163 OF THE AIRPORT, MARINE, AND HIGHWAY BUSINESS DISTRICT (AMHBD); RESERVING CODE SECTION 150-154 THROUGH 150-163 FOR FUTURE DESIGNATION AND USE BY THE CITY; ESTABLISHING AND ENACTING CODE OF ORDINANCE SECTION 150-166, AIRPORT GOLF DISTRICT; PROVIDING PURPOSE, DESIGNATING PERMITTED USES AND PROHIBITED USES; ESTABLISHING SETBACKS, DENSITY, AND BONUS REGULATIONS; CREATING HEIGHT LIMITATIONS; PROVIDING FOR OFF-STREET PARKING AND LOADING; SPECIFYING SIGNAGE; DESIGNATING DEVELOPMENT REVIEW; ESTABLISHING EXEMPTIONS; PROVIDING FEES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; DIRECTIONS TO CODIFIERS; EFFECTIVE DATE.

Anyone wishing to offer verbal or written comment regarding the proposed ordinances may do so at the public hearing. A copy of the proposed ordinance is posted for public review on the bulletin board located next to the elevator on the first floor at City Hall.

Suzanne Hitaffer, CMC, Acting City Clerk

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).

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 seven days prior to the proceeding.

10/31

13-3-81/2177968M

City Council Meeting of:

11-12-2013

ORDINANCE NO. 1058-2013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AUTHORIZING THE SUBMISSION OF A CORRECTED LEGAL DESCRIPTION OF THE CITY'S PROPOSED ANNEXATION AREA TO MIAMI-DADE COUNTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council passed Ordinance No. 991-2010 on July 12, 2010, which authorized the further amendment of the City's annexation application pending before Miami-Dade County; and,

WHEREAS, the aforesaid ordinance was enacted to delete the Florida East Coast Railroad rail yard property from the City's annexation application and to provide an amended legal description of the City's annexation area; and,

WHEREAS, it is unclear whether a corrected legal description of the City's annexation area was attached to the ordinance or supplied independently at a later time; and,

WHEREAS, in the interim, both the City and County officers have determined that the last legal description provided to the County of the City's annexation area failed to include a small area in the northernmost part of the proposed annexation area; and,

WHEREAS, the City has had prepared a corrected legal description that includes all of the City's proposed annexation area; and,

WHEREAS, the City Council has determined that it is both proper and appropriate and in the best interests of the City and Miami-Dade County for the recently prepared corrected legal description to be submitted to the County amending the City's pending annexation application;

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

Section 1: That the City Council of the City of Miami Springs hereby authorizes the submission of a corrected legal description for the City's proposed annexation area to Miami-Dade County.

Section 2: That attached hereto as Exhibit "A", and by this reference made a part hereof, is the corrected legal description of the City's annexation application now pending before Miami-Dade County.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 4: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this _____ day of _____, 2013.

The motion to adopt the foregoing ordinance was offered on second reading by _____, seconded by _____, and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 10-28-2013
Second reading: 11-12-2013

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

EXHIBIT "A"
CITY OF MIAMI SPRINGS
CORRECTED LEGAL DESCRIPTION
ORDINANCE NO. 1058-2013

All those lots, pieces or parcels of land situate, lying and being in Miami-Dade County, Florida, comprising portions of Sections 13, 14, 23 and 26 of Township 53 South, Range 40 East and generally described by metes and bounds as follows, *viz.*:

Begin at the Point of Intersection of the Centerline of the Miami Canal (South Florida Water Management District Canal C-6) with the Northerly Right of Way line of Florida State Road Number 934 (Hialeah Expressway) described in the State of Florida, Department of Transportation Right of Way Map Section 87080-2515 as approved by the District VI Right of Way Surveyor on September 11, 2000; thence Westerly along said Northerly Right of Way line of Florida State Road Number 934 (Hialeah Expressway) to a Point of Intersection with the Easterly Right of Way line of Florida State Road Number 826 (Palmetto Expressway) as shown of the State of Florida, State Road Department Right of Way Map Section 8726-101 as recorded May 5, 1961 in Plat Book 72 at Page 61 of the Public Records of Dade County (now Miami- Dade County), Florida; thence Southerly along said Easterly Right of Way line of Florida State Road Number 826 (Palmetto Expressway) to a Point of Intersection with the Northerly Right of Way line of the N.W. 36th Street Extension as shown on the State of Florida, State Road Department Right of Way Map Section 87573-2601 as recorded October 26, 1962 in Plat Book 75 at Page 80 of the Public Records of Dade County (now Miami-Dade County), Florida; thence Easterly along said Northerly Right of Way line of the N.W. 36th Street Extension to a Point of Intersection with a line lying 50 feet Westerly of, as measured at right angles to and parallel with the East line of said Section 26; thence Northerly along said line lying 50 feet Westerly of, as measured at right angles to and parallel with the East line of Section 26 to a Point of Intersection with the Southerly line of said Section 23; thence Northerly along a line lying 50 feet Westerly of, as measured at right angles to and parallel with the East line of Section 23 to a Point of Intersection with the Southerly line of said Section 14; thence Northerly along a line lying 50 feet Westerly of, as measured at right angles to and parallel with the East line of Section 14 to a Point of Intersection with the Centerline of the Florida East Coast Railway Main Line, this also being the most Northwesterly corporate boundary line of the City of Miami Springs as now existent; thence Northeasterly along said Centerline of the Florida East Coast Railway Main Line, its Northeasterly prolongation thereof and said Northwesterly corporate boundary line of the City of Miami Springs to a Point of Intersection with the Centerline of the Miami Canal (South Florida Water Management District Canal C-6), this also being the Southwesterly corporate boundary line of the City of Hialeah, a municipal corporation of the State of Florida; thence Northwesterly along said Centerline of the Miami Canal (South Florida Water Management District Canal C-6) and the Southwesterly corporate boundary line of the City of Hialeah to the Point of Beginning.

TOGETHER WITH:

Begin at the Point of Intersection of the Centerline of the Miami Canal (South Florida Water Management District Canal C-6) with the Northerly Right of Way line of Florida State Road Number 934 (Hialeah Expressway) described in the State of Florida, Department of Transportation Right of Way Map Section 87080-2515 as approved by the District VI Right of Way Surveyor on September 11, 2000; thence Northwesterly along said Centerline of the Miami Canal (South Florida Water Management District Canal C-6), this also being the

Southwesterly corporate boundary line of the City of Hialeah, to a Point of Intersection with the North line of said Section 13 as shown on the Dade County Right of Way Map of the NW 67th Avenue Bridge over the Miami Canal, as recorded May 25, 1976 in Road Plat Book 101 at Page 36 of the Public Records of Dade County (now Miami-Dade County), Florida; thence Westerly along said North line of Section 13 and the North line of Section 14 (with said lines being the Centerline of N.W. 74th Street as shown on said Map) to the North 1/4 corner of said Section 14 as shown on the Plat of "William E. Lehman Center," according to the Plat thereof, as recorded May 18, 2010 in Plat Book 168 at Page 78 of the Public Records of Miami-Dade County, Florida; thence South along the West line of the Northeast 1/4 of said Section 14 (this also being the Centerline of N.W. 72nd Avenue, Milam Dairy Road and Florida State Road Number 969 as shown on the State of Florida, Department of Transportation Right of Way Map Section 87502-2634 as recorded September 24, 1974 in Plat Book 88 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida)) to a Point of Intersection with said Northerly Right of Way line of Florida State Road Number 934 (Hialeah Expressway) described in the State of Florida, Department of Transportation Right of Way Map Section 87080-2515 as approved by the District VI Right of Way Surveyor on September 11, 2000; thence Easterly along said Northerly Right of Way line of Florida State Road Number 934 (Hialeah Expressway) to the Point of Beginning.

LESS AND EXCEPT THEREFROM:

All those lots, pieces or parcels of land as owned by the Florida East Coast Railway Company, L.L.C., a Florida Limited Liability Company, together with its parent and subsidiary corporate entities, lying within the boundaries of the foregoing Annexation Area referenced in City Ordinance Number 991-2010 as passed and adopted by the City Council of the City of Miami Springs, Florida on the 12th day of July 2010.

Said Annexation Area contains 1001 acres, more or less.

September 19, 2013

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF MIAMI SPRINGS - CITY COUNCIL
PUBLIC HEARING FOR 11/12/2013

in the XXXX Court,
was published in said newspaper in the issues of

10/31/2013

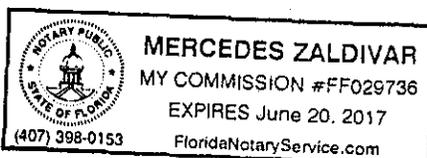
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

31 day of OCTOBER, A.D. 2013

(SEAL)

MARIA MESA personally known to me



PUBLIC HEARING

The Miami Springs City Council will conduct a public hearing at their regular meeting on Tuesday, November 12, 2013, at 7:00 p.m. in the Council Chambers at City Hall, 201 Westward Drive, Miami Springs, Florida regarding the following proposed ordinances:

ORDINANCE NO. 1058-2013 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AUTHORIZING THE SUBMISSION OF A CORRECTED LEGAL DESCRIPTION OF THE CITY'S PROPOSED ANNEXATION AREA TO MIAMI-DADE COUNTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 1059-2013 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING THE TITLE TO ARTICLE XV; REPEALING AND DELETING CODE SECTIONS 150-154 THROUGH 150-163 OF THE AIRPORT, MARINE, AND HIGHWAY BUSINESS DISTRICT (AMHBD); RESERVING CODE SECTION 150-154 THROUGH 150-163 FOR FUTURE DESIGNATION AND USE BY THE CITY; ESTABLISHING AND ENACTING CODE OF ORDINANCE SECTION 150-166, AIRPORT GOLF DISTRICT; PROVIDING PURPOSE, DESIGNATING PERMITTED USES AND PROHIBITED USES; ESTABLISHING SETBACKS, DENSITY, AND BONUS REGULATIONS; CREATING HEIGHT LIMITATIONS; PROVIDING FOR OFF-STREET PARKING AND LOADING; SPECIFYING SIGNAGE; DESIGNATING DEVELOPMENT REVIEW; ESTABLISHING EXEMPTIONS; PROVIDING FEES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; DIRECTIONS TO CODIFIERS; EFFECTIVE DATE.

Anyone wishing to offer verbal or written comment regarding the proposed ordinances may do so at the public hearing. A copy of the proposed ordinance is posted for public review on the bulletin board located next to the elevator on the first floor at City Hall.

Suzanne Hitaffer, CMC, Acting City Clerk

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).

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 seven days prior to the proceeding.

10/31

13-3-81/2177968M

City Council Meeting of:

ORDINANCE NO. 1059-2013

11-12-2013



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING THE TITLE TO ARTICLE XV; REPEALING AND DELETING CODE SECTIONS 150-154 THROUGH 150-163 OF THE AIRPORT, MARINE, AND HIGHWAY BUSINESS DISTRICT (AMHBD); RESERVING CODE SECTION 150-154 THROUGH 150-163 FOR FUTURE DESIGNATION AND USE BY THE CITY; ESTABLISHING AND ENACTING CODE OF ORDINANCE SECTION 150-166, AIRPORT GOLF DISTRICT; PROVIDING PURPOSE, DESIGNATING PERMITTED USES AND PROHIBITED USES; ESTABLISHING SETBACKS, DENSITY, AND BONUS REGULATIONS; CREATING HEIGHT LIMITATIONS; PROVIDING FOR OFF-STREET PARKING AND LOADING; SPECIFYING SIGNAGE; DESIGNATING DEVELOPMENT REVIEW; ESTABLISHING EXEMPTIONS; PROVIDING FEES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; DIRECTIONS TO CODIFIERS; EFFECTIVE DATE

WHEREAS, the City Council of the City of Miami Springs has actively supported the commercial development of the properties located in the Airport Golf area of the City; and,

WHEREAS, in anticipation of achieving its goal of commercially developing the Airport Golf properties, the City Council has proposed, debated, approved and authorized various Evaluation and Appraisal Report ("EAR") and Comprehensive Plan ("Comp Plan") Amendments; and,

WHEREAS, the City has been successful in receiving approval of all its amendments submitted to the State of Florida in regard to the proposed Airport Golf District; and,

WHEREAS, the City has previously enacted district boundary regulations for the 36th Street and Abraham Tract sub-districts of the prior Airport, Marine, and Highway Business District ("AMHBD"); and,

WHEREAS, with the adoption of the district boundary regulations set forth herein for the Airport Golf District, the last of the AMHBD sub-districts, the old Airport, Marine, and Highway Business District will be repealed and deleted from the City's Code of Ordinances; and,

WHEREAS, the City Council has reviewed all the proposed deletions from the Airport, Marine, and Highway Business District as the sub-district regulations have been enacted; and,

WHEREAS, the City Council has again determined that the deletion of the AMHBD district's regulations in favor of the specialized sub-district regulations for the Airport Golf District are appropriate and proper and in the best interests of the City and its citizens;

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

Section 1: That the title to Article XV shall be amended as follows;

Article XV: ~~Airport, Marine, and Highway Business~~
District
Large Scale Commercial Development District

Section 2: That Code of Ordinance Sections 150-154 through 150-163 of the Airport, Marine, and Highway Business District (AMHBD) are hereby repealed and deleted as follows;

~~Sec. 150-154. Purpose.~~

~~The purpose of the Airport, Marine and Highway Business District (AMHBD) is to provide for large-scale commercial uses on large sites with a limited number of highway access driveways. The zoning regulations set forth herein are meant to allow a wide range of compatible uses. Such uses and structures are allowed only where they form complimentary groupings of facilities and activities, and where a particular combination of proposed uses would be appropriate to the surrounding area by nature of use and design.~~

~~The AMHBD is divided into the following three smaller districts due to the diverse nature and location of each of the sub-districts, to-wit:~~

~~(A) *Airport Golf*; the area surrounding the golf course which is bounded by Curtiss Parkway, Fairway Drive and Deer Run.~~

~~(B) Reserved.~~

~~Sec. 150-155. Permitted uses.~~

~~(A) *Principal uses and structures permitted generally.*~~

~~(1) Restaurants.~~

~~(2) Hotels.~~

~~(3) Offices, business and professional, studios and medical and veterinary clinics; boarding for veterinary services only.~~

~~(4) Agencies for travel and insurance and similar services.~~

~~(5) Automobile rental agency.~~

~~(6) Business colleges, secretarial schools and similar educational facilities.~~

~~(7) Banks, savings and loan associations and similar financial institutions.~~

~~(8) Catering business.~~

~~(9) Retail stores, except those dealing in second-hand merchandise other than antiques.~~

- ~~(10) Service establishments, including personal service establishments such as barber and beauty shops, manicure/pedicure shops, skin care (aesthetics), physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.~~
 - ~~(11) Service establishments for the repair of shoes, small home appliances, clocks and watches, printing/photocopying service shops; not to exceed 2,500 square feet.~~
 - ~~(12) Service establishments for the repair of small aviation- or marine-related avionics or electronics; not to exceed 2,500 square feet.~~
 - ~~(13) Stereo/video/electronics rental, sales and/or service.~~
 - ~~(14) Dry cleaning and/or laundry; self-service or laundromat only when sanitary and safe disposal of wastewater is provided, and when operated without producing smoke or noxious fumes or odors.~~
 - ~~(15) Domestic pet grooming only, prohibiting a "pet shop" type business or the boarding, maintaining or keeping of domestic pets on-premises anytime between 7:00 p.m. and 7:00 a.m.~~
 - ~~(16) Cultural or recreational facilities such as urban plazas, health and athletic clubs, theaters, auditoriums, libraries, art galleries and museums.~~
 - ~~(17) Gas stations.~~
 - ~~(18) Parking garages.~~
 - ~~(19) Funeral homes.~~
 - ~~(20) Post office.~~
 - ~~(21) Structures and uses required for necessary performance of governmental functions.~~
 - ~~(22) Structures and uses relating to operation of public utilities and requiring location within the district to serve it or neighborhood districts.~~
 - ~~(23) Other enterprises or businesses which are similar to enterprises or businesses enumerated herein, which have been approved by the City Council upon application and hearing.~~
- ~~(B) *Permissible principle uses and structures; limitations as to location.*~~
- ~~(1) Any retail service establishments shall be limited to the ground floor of principal structures.~~
 - ~~(2) Retail and service establishments shall front on pedestrian portions of the street right-of-way, or on other pedestrian open space areas with public access from streets, and shall occupy at least 50 percent of the ground floor street frontage.~~
 - ~~(3) Parking garages are allowed as a principal use.~~
- ~~(C) *Accessory uses and structures.*~~
- ~~(1) Uses and structures customarily accessory and incidental to specified principal uses and structures, and which do not alter the character of the district, are allowed subject to limitations and provisions established by this ordinance and other applicable City ordinances and regulations.~~

- ~~(D) Permissible accessory uses and structures; limitations as to location.~~
~~(1) Access drives are allowed along the adjacent minor street frontage and shall be located and designed in a manner which will insure smooth flow of vehicular and pedestrian circulation.~~

~~Sec. 150-156. Prohibited uses.~~

- ~~(A) Adult bookstore, except in Abraham Tract, as will be more specifically provided by regulatory ordinance.~~
~~(B) Adult-related business, except in Abraham Tract, as will be more specifically provided by regulatory ordinance.~~
~~(C) Arcades, billiard and pool parlors.~~
~~(D) Automotive auctions, sales and service facilities.~~
~~(E) Bar or package store.~~
~~(F) Clinical laboratory.~~
~~(G) Gun shop or gun range.~~
~~(H) Pawn shop.~~
~~(I) Any residential uses, except in the Abraham Tract Area.~~
~~(J) Storage facilities.~~
~~(K) Any large- or medium-scale repair or service facilities.~~
~~(L) Any industrial or any large- or medium-scale manufacturing operation or facilities.~~
~~(M) Open air, tented, or booth-operated flea markets or any other retail/wholesale operation not contained within a business building, except as otherwise allowed by § 110-01 through §110-03~~
~~(N) Any other use that is not compatible with, or is disruptive or offensive to, any adjacent residential zoning district by reason of proximity to the district through noise generation, offensive operational by-products (such as odor, dust, smoke, gas, vibrations, etc.,) or by the creation of any nuisance condition.~~

~~Sec. 150-157. Lot and floor area; setbacks.~~

- ~~(A) Maximum lot coverage: The maximum allowable lot coverage for all main and accessory buildings shall be determined by the F.A.R. and setback regulations.~~
~~(B) Floor area limitations.~~
~~(1) For the purpose of this subsection the floor area ratio (F.A.R.) shall be the total floor area of a building or buildings on a building site divided by the area of the site. See also 150-002(C)(38).~~
~~(2) In Airport Golf, the maximum ratio of building floor area to lot area shall not exceed 1.0 F.A.R.~~
~~(C) [Reserved.]~~
~~(D) Minimum setbacks for all developments in AMHBD.~~
~~(1) Adjacent to streets a minimum ten foot front yard setback is required from the property line.~~
~~(2) In that area of the AMHBD bounded by Deer Run and Fairway and Eldron Drives, there shall be a 20 foot rear yard setback required for the following parcels:~~
~~(a) 627 Eldron Drive.~~
~~(b) 655 Eldron Drive.~~

~~(c) West 150 feet of 151 Fairway Drive.~~

~~Beginning with the east 150 feet of 151 Fairway Drive, there shall be a required 35 foot rear yard setback for all properties eastward to 500 Deer Run. All properties in this section of the AMHBD shall be required to construct and maintain a six foot high masonry wall along the rear property line adjacent to the Golf Course as part of any new construction project.~~

- ~~(3) Adjacent to residential districts, rear yard setbacks shall have a minimum depth of five feet.~~
- ~~(4) Adjacent to residential districts, side yard setbacks shall have a minimum depth of 30 feet which shall include the required ten foot landscaped buffer area provided in Code § 150-160(B)(3)(a).~~
- ~~(5) Pedestrian open space may be provided at any level that serves the commercial uses.~~
- ~~(6) All setbacks may be used for utility rights-of-way.~~

~~Sec. 150-158. Height limitations.~~

- ~~(A) For those structures north of N.W. 36th St. in the AMHBD: Structures located within 150 feet from adjoining residential districts or those to be located North of Fairway Drive shall not exceed four stories or a height of 55 feet (to the highest point of the structure).~~
- ~~(B) Reserved.~~

~~Sec. 150-159. Off-street parking and loading.~~

- ~~(A) Parking standards and requirements: See 150-016. However, in those cases where parking spaces are located within a parking structure or within the proposed building, parking space dimensions may be reduced to 8.5 ft. x 18 ft.~~
- ~~(B) Off-street loading.~~
 - ~~(1) For the purpose of this subsection a loading space is defined as a space within the main building or on the same lot, logically and conveniently located for bulk pickups and deliveries. A loading space shall be scaled to the size of the delivery vehicle anticipated, plus a space of six feet in length greater than the vehicle anticipated to be accommodated. No loading berth shall be less than a minimum of 12 feet in width and a length of not less than 35 feet, and shall be directly accessible from a street without crossing or entering any other required off-street loading or off-street parking spaces.~~
 - ~~(2) All developments shall provide off-street loading which shall be located and designed so as to provide safe and convenient access by delivery vehicles with minimal interference with the movement and parking of other vehicles on the premises. Subject to the approval of the City Zoning and Planning Board and the City Council, loading areas may be required to be placed in locations separated from other activities or screened by appropriate physical barriers.~~
 - ~~(3) Required off-street loading stalls shall be reserved for loading purposes, and shall not be used for parking of vehicles other than those in the process of loading or unloading. No vehicle being loaded or unloaded shall project into any public walkway or street.~~
 - ~~(4) Off-street loading facilities shall be properly drained to prevent damage to abutting property or public streets, and shall not be used for any purpose other than loading and unloading. At no time shall the loading area be used for storage.~~

~~Sec. 150-160. Site planning.~~

~~The site plan for developments within the AMHBD shall provide for safe and efficient functioning of intended uses, including pedestrian and vehicular circulation, and for harmonious and convenient groupings of structures and activities.~~

~~(A) Location and design requirements.~~

- ~~(1) Access drives shall be provided from adjacent minor street frontage, and shall be located and designed to insure smooth flow of vehicular and pedestrian circulation.~~
- ~~(2) Pedestrian access may be provided at any suitable location, but shall be separated from vehicular access points, except where signalization is used to control pedestrian and vehicular movements.~~
- ~~(3) Accessory parking lots shall be constructed and designed in accordance with 150.016.~~
- ~~(4) Loading zones and the parking of commercial vehicles shall be arranged so as to provide safe access from driveways and public streets, to prevent interference with vehicular and pedestrian circulation on the premises, and to avoid friction with traffic passing the premises.~~
- ~~(5) All utilities shall be placed underground, and there shall be appropriate provisions made for servicing such utilities.~~

~~(B) Protective screening and landscaping.~~

- ~~(1) In general, landscaping shall not reduce visibility and create a hazard to vehicular and pedestrian circulation, nor to public safety and security.~~
- ~~(2) Landscaping shall be required in all accessory open areas, and protective masonry screening and hedges shall be required for the protection of adjacent property.~~
- ~~(3) In addition to landscape regulations established in 150-016, the following additional requirements shall apply.
 - ~~(a) Where any development site in this district adjoins a residential district, there shall be a landscaped buffer area, ten feet wide, located along the portion of the site which directly abuts the residential district. Landscaping shall include and continuously be maintained as a hedge not less than six feet in height in order to form a continuous screen. In addition, one tree shall be provided for each 30 linear feet. The buffer area shall include a 72-inch high masonry wall which shall be located inside the required hedge and extend along the length of the adjoining residential property lines, except for sites on through-streets, where a masonry wall shall be no closer than ten feet to the property line and parallel to the street right-of-way. No off-street parking shall be allowed in the buffer area.~~
 - ~~(b) At least ten percent of the building site shall be reserved for interior landscaping, and all such landscaping shall be continuously maintained by the owner. No row of parking spaces shall exceed ten spaces without a five foot minimum width of landscaped area to divide any continuation of such row of parking. (Applicable to a "parking-on-grade" condition only).~~
 - ~~(c) On side streets, shade trees shall be provided at a maximum of 30-foot intervals, not less than five feet from the curb line.~~~~

- ~~(d) For the purpose of this subsection, the protective masonry wall may constructed of CBS concrete block or another Miami-Dade County approved pre-fabricated concrete material. Stucco and painting are required for all protective boundary walls, and special architectural features such as the use of brick, stone, wood or metal on these walls may be allowed if approved by the City Zoning and Planning Board and the City Council upon proper application and hearing.~~
- ~~(e) The owner of AMHBD property, or his or her agent, shall be responsible for the maintenance of the protective masonry wall and of all landscaping which shall be maintained at a set height and in good condition so as to present neat and orderly appearance, and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available irrigation system.~~

~~Sec. 150-161. Signs.~~

~~Signs in the AMHBD shall meet all the requirements specified in 150-030, and the following additional limitations:~~

- ~~No signs in the Airport Golf district shall face the nearby residential district.~~
- ~~(A) One sign structure, not exceeding 30 feet in height, and having not more than two sign surface areas, may be erected along principal street frontage from which there is a major entrance to the development. Signs may contain only the name of the establishment and facilities within the development. Each sign surface shall be limited to 30 square feet for each acre or portion thereof, of land occupied by the development.~~
- ~~(B) For individual establishments, identification signs are allowed, but shall not exceed ten percent of the wall surface area.~~
- ~~(C) Detached signs shall not be allowed, except for the purposes of parking, vehicular and pedestrian directional signs so long as these signs shall not have a width, length or diameter exceeding five feet. No billboards shall be allowed.~~
- ~~(D) Artificial lighting may be used to illuminate the premises of advertising copy and shall be directed away from any adjacent residential area and traffic flow.~~
- ~~(E) Any sign allowed in this district, by this or any other ordinance, shall be required to have the approval of the City Zoning and Planning Board and the City Council before a sign permit is issued.~~

~~Sec. 150-162. Development procedures:~~

- ~~(A) Any development within the AMHBD shall be required to have the site and development plans approved as provided herein before a building permit is issued, to insure that development is in accord with the intent of this district. It shall be the responsibility of the City Zoning and Planning Board to review such plans, and to make recommendations for modification, approval, or denial in accordance with 150-101 and 150-102~~
- ~~(B) Applications for site and development plan approval shall be submitted to the Planning Office according to the provisions of the zoning code and the additional requirements and procedures specified herein.~~

- ~~(C) The application for site and development plan approval shall include but shall not be limited to:~~
- ~~(1) Plans, maps, studies and data which may be necessary to determine whether the particular proposed development meets the intent of the AMHBD, and the specific requirements and standards contained in this subsection.~~
 - ~~(2) A survey showing property and ownership lines; existing structures, alleys, easements and utility lines.~~
 - ~~(3) A preliminary development concept plan for the proposed development including the following information:
 - ~~(a) General nature of the proposed development, planned uses and activities and the name of the developer.~~
 - ~~(b) Location, height, floor area, external appearance, and use of existing structures if any; and approximate location, orientation, height, floor area ratio, and use of proposed structures.~~
 - ~~(c) Points of ingress and egress for vehicular and pedestrian traffic, circulation patterns within the project, including location and design of east/west roadways, where required.~~
 - ~~(d) Location, character, and scale of parking and service facilities, including area and number of parking spaces, character of structural parking, if any; location of loading areas and commercial vehicle parking.~~
 - ~~(e) Any additional materials and information as may be required by the proper agencies of the City.~~~~
- ~~(D) Where a proposed development is planned to be constructed in stages, the timing of the first stage shall be indicated. The information concerning the nature of the development, uses, location and floor areas to be developed shall also be supplied. The same information shall be provided for succeeding stages. Initiation of succeeding stages shall be made dependent upon the completion of earlier stages and the supplying of any information that may be required by the proper City agencies.~~
- ~~(E) When a proposal contains provisions concerning the establishment and continuing operation and maintenance of improvements and facilities for common use by the occupants of the project and the general public, but which are not provided, operated, or maintained at general public expense, the owner shall give assurance in the manner provided in the following subsection, (F), to the City that such improvements and facilities will be maintained without future expense to the City, and that the development will conform to approved site and development plans.~~
- ~~(F) The City, may, at its discretion, require a surety performance bond to insure that the owner and developer will comply with the requirements and provisions of this subsection, or may require such other security as may be deemed appropriate by the City Council.~~

~~Sec. 150-163. Fees and administrative reviews.~~

- ~~(A) Each application filed with the Planning Office shall be accompanied by the payment of a fee, to be determined by the Planning Office depending on the scope of the project, to cover the expenses incurred by the City in processing and reviewing the application for development.~~
- ~~(B) The applicant shall reimburse the City for the cost of any legal or engineering services incurred by the City in reviewing or processing any application.~~

- ~~(C) The City Zoning and Planning Board shall have the responsibility to review all site and development plans and to make recommendations for modification, approval, or denial to the City Council in accordance with 150-101 and 150-102~~
- ~~(D) Any decision or recommendation by the City Zoning and Planning Board shall be reviewed for final approval by the City Council in accordance with the procedures set forth in 150-113~~

Section 3: That Code of Ordinance Sections 150-154 through 150-163 are hereby reserved for future designation and use by the City as set forth below;

- Section 150-154 – Reserved
- Section 150-155 – Reserved
- Section 150-156 – Reserved
- Section 150-157 – Reserved
- Section 150-158 – Reserved
- Section 150-159 – Reserved
- Section 150-160 – Reserved
- Section 150-161 – Reserved
- Section 150-162 – Reserved
- Section 150-163 – Reserved

Section 4: That Code of Ordinance Section 150-166, Airport Golf District is hereby established and enacted as follows;

Article XV: Large Scale Commercial Development District

- Sec. 150-164. Northwest 36th Street District
- Sec. 150-165. Abraham Tract District
- Sec. 150-166. Airport Golf District

A. Purpose.

The purpose of the Airport Golf District is to promote efficiency of land use, decrease vehicular traffic, provide convenience, and establish a harmonious mix of uses within a pedestrian friendly environment. This District is designed to encourage a strong base of retail, service and office uses coupled with the provision of complementary residential uses, all within acceptable walking distances. This is accomplished by providing floor area bonuses for mixed use development to lessen dependence of vehicular traffic.

B. Permitted uses.

(1) Principal uses and structures permitted generally

- a) Agencies for travel and insurance and similar services*
- b) Automobile rental agencies*
- c) Banks, savings and loan associations and similar financial institutions
- d) Bars and package stores*
- e) Catering business*

- f) Cultural or recreational facilities such as urban plazas, health and athletic clubs, theatres, libraries, art galleries and museums
- g) Domestic pet grooming*
- h) Hotels, including extended-stay hotels**
- i) Mixed-use development and structures
- j) Offices, business and professional
- k) Parking garages, subject to screening requirements
- l) Personal and repair services, such as beauty and barber shops, medical clinics, etc.*
- m) Post office, public or private*
- n) Multi-Family Residential uses
- o) Restaurants*
- p) Retail uses, subject to the provisions of Code Section 150-166(B)(2), herein
- q) Structures and uses relating to operation of public utilities and requiring location within the district to serve it or neighborhood districts
- r) Structures and uses required for necessary performance or governmental functions
- s) Veterinary clinics without boarding*
- t) Other enterprises or businesses which are similar to enterprises or businesses enumerated herein, which have been approved by the City Council.

* Use permitted within a building with other permitted uses, but not as a stand- alone use.

** For purposes of this Section, an extended-stay hotel shall be defined as follows: "Any public lodging establishment that contains units with kitchen and housekeeping facilities. Units are typically rented or leased for a period of six months or less. The street address of the establishment may not be used by occupants as a place of residence for any reason.

(2) Permissible principle uses and structures; limitations as to location.

- a) Any retail service establishments shall be limited to the ground floor of principal structures.
- b) Any retail service establishments shall front on pedestrian portions of the street right-of-way, or on other pedestrian open space areas with public access from streets, and shall occupy at least 50 percent of the ground floor street frontage.

(3) Accessory uses and structures

Uses and structures customarily accessory and incidental to specified principal uses and structures, and which do not alter the character of the district, and which have been approved in conjunction with site plan approval.

C. Prohibited uses

- 1) Adult related business
- 2) Any large- or medium-scale repair or service facilities

- 3) Automotive auctions, sales and service facilities
- 4) Clinical laboratories
- 5) Establishments dealing in used merchandise other than memorabilia and/or antiques
- 6) Free standing convenience store
- 7) Funeral homes
- 8) Gasoline or other fueling station
- 9) Gun shop or gun range
- 10) Industrial uses of any nature
- 11) Open air, tented, or booth-operated flea markets or any other retail/wholesale operation not contained within a business building, except as otherwise allowed by 110-01 through 110-03
- 12) Pawn shop
- 13) Storage facilities

D. Setbacks, Density, and Bulk Regulations

- (1) Minimum Setbacks. The minimum setback for front, rear, and corner side yards shall be ten feet. The minimum setback for interior side yard(s) shall be no less than five feet.
- (2) Floor area limitations. For the purpose of this subsection the floor area ratio (F.A.R.) shall be the total floor area of a building or buildings on a building site divided by the area of the site. Accessory parking structures or garages shall not be considered as floor area for the purposes of this Section. The maximum base F.A.R. is no more than 1.0. Sites may be developed with F.A.R. of up to 2.0 through compliance with the Floor Area Ratio Bonus Program provided below:
 - a. Floor Area Bonus Program. For a project to receive a Floor Area Ratio bonus, a development project must meet the bonus criteria herein or seek green building certification. Design bonuses for additions to existing buildings are added to the existing FAR of the building; however, the proposed FAR (existing building plus addition) shall not exceed a FAR of 2.0.
 - b. Schedule of Floor Area Ratio Bonuses for Projects in the Airport Golf District.

<u>Element</u>	<u>Amount of FAR Bonus</u>
<u>Hotel units</u>	<u>0.01 per hotel room</u>
<u>Meeting, assembly, and conference rooms within hotels</u>	<u>0.01 per 500 sq. ft. of such space, not to exceed 0.25</u>
<u>Mixed-use development</u>	<u>1.0</u>
<u>Construct Bus turn-out lane</u>	<u>1.0</u>
<u>Green Building Certification. LEED (New Construction or Major Renovation) Silver or greater, or certification by the Florida Green Building Council.</u>	<u>1.0</u>

c. Procedure for Securing Green Certification by City.

- (1) The applicant must successfully register the project with the Green Building Certification Institute or the Florida Green Building Coalition, or other third party certifying agency as approved by the Planning and Zoning Director, and provide evidence of such registration.
- (2) Applicant shall have a minimum of one LEED accredited professional, or other similarly accredited professional, on the design team. Applicant shall provide a copy of the LEED accreditation certificate or similar certification and describe the role of the LEED accredited professional on the design team.
- (3) The applicant must provide a copy of the pertinent credit checklist indicating which credits the applicant intends to achieve along with a written narrative and detailed drawings and plans illustrating the applicant's intent to meet the prerequisites as described in the applicable LEED Rating System of FGBC Designation for the specific building type.
- (4) Prior to the issuance of the first principal building permit the applicant shall post a performance bond equal to five percent of the total cost of the construction in order to secure the performance and fulfillment of the applicant. In lieu of the bond required by this Section, the City may accept an irrevocable letter of credit from a financial institution authorized to do business in the State of Florida or provide evidence of cash deposited in an escrow account in a financial institution in the State of Florida in the name of the applicant and the City. The letter of credit or escrow shall be in the same amount of the bond if it were posted. If the project fails to meet the criteria required for the certification by the Green Building Certification Institute or other nationally recognized certifying agency within one year after receiving the City's certificate of occupancy, the applicant shall either request an extension or forfeit 100 percent of the bond. The applicant, for good cause shown, may request an extension of time of up to one additional year to achieve certification. Such extension may be granted at the sole discretion of the City Council after having considered the factors and improvements necessary to achieve the requisite certification. If certification is not achieved within two years after receiving the City's certificate of occupancy, the applicant shall forfeit 100 percent of the bond to the City.
- (5) Residential Density. The maximum residential density shall be 24 dwelling units per net acre. In the instance of mixed-use development, the minimum residential density shall be 12 dwelling units per net acre.

E. Height Limitations

- (1) Structures or portions of structures shall not exceed the height limitations provided in the Miami-Dade County Airport Height Zoning Area Map dated September 20, 2006, or as may be thereafter amended.
- (2) Notwithstanding the foregoing, no structure or portion thereof shall exceed five stories or 70 feet in height.

(3) However, in accordance with Code Section 1.04(G) of the Miami Springs Charter, any building that includes more than two residential dwelling units shall not exceed three stories and a maximum of 40 feet in height.

(4) Notwithstanding the foregoing, all development exceeding an elevation of 35 feet above mean sea level shall be subject to review and approval by Miami-Dade County Aviation Department.

F. Off-Street Parking and Loading

(1) New development shall be in compliance with Code Section 150-016. Notwithstanding the provisions of said Code Section, the minimum number of required parking spaces for multi-family dwellings, townhouses and extended-stay hotels shall be:

Studio	1.0 space	Per Unit
One Bedroom	1.5 space	Per Unit
Two Bedroom	2.0 spaces	Per unit
Three or more Bedrooms	2.5 spaces	Per Unit
Extended-Stay Hotels	1.5 spaces	Per Unit

In addition to the aforesaid minimum number of spaces, an additional 10 percent of the total number of spaces shall be provided as guest parking spaces.

Further, notwithstanding the provisions of Code Section 150-016, the number of spaces required for mixed use developments shall be 75 percent of the sum of the total spaces required for the total of the uses if the developer can demonstrate to the City Planning and Zoning Department that the individual uses have variable peak usage, otherwise, all required spaces shall be provided.

(2) Accessory parking lots shall be constructed and designed in accordance with Code Section 150-016.

(3) Loading zones and the parking of commercial vehicles shall be arranged so as to provide safe access from driveways and public streets, to prevent interference with vehicular and pedestrian circulation of the premises, and to avoid friction with traffic passing the premises.

(4) Off-street loading.

(a) Except as provided herein, below, every non-residential building or building group or part thereof, hereafter erected and having a gross floor area of more than 10,000 square feet which is occupied by commercial uses or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building(s) off-street loading berths as follows:

10,000 to 24,999 square feet	One Berth
25,000 to 59,999 square feet	Two Berths
60,000 to 120,000 square feet	Three Berths
More than 120,000 square feet	Four Berths

A loading berth shall have the minimum dimensions of 12 feet in width, 35 feet in length and 14 feet of vertical clearance.

- (b) Regardless of the total floor area, hotels having fewer than 200 rooms shall not be required to provide off-street loading berths. One berth shall be required for each 100 additional hotel rooms or major fraction thereof.
- (c) Off-street loading facilities shall be properly drained to prevent runoff or damage to abutting properties or public streets, and shall not be used for any purpose other than loading and unloading. At no time shall the loading area be used for storage.

G. Signage

Signage shall be in accordance with Code Section 150-030(H)

H. Development Review Procedures

An application for development review shall be submitted to the Planning and Zoning Department for processing and approval. No construction or alterations governed by this ordinance may begin without such approval. Additional review by Miami-Dade County and Miami-Dade County Aviation Department may be required.

- (1) Review for projects not requiring City Council review and approval. The Planning and Zoning Director and City Building Official shall review all permit applications to determine if City Council review or approval is required. Those permit applications for accessory and minor structures such as fences, sheds, replacement of sign faces, new signage, and exterior wall re-painting or re-roofing shall not require City Council review or approval, but shall be reviewed by Staff to ensure the improvements are in compliance with the district boundary regulations.
- (2) Projects requiring formal review by the City Council. The following formal approval process for the City shall apply to all new construction, remodeling and renovation projects.
 - (a) Mandatory preliminary review meeting with City Staff and owner/developer representatives. This meeting shall be scheduled following City Staff's preliminary review of all project submittals.
 - (b) Applications for variances, if any, shall be submitted to the City Board of Adjustment for review and consideration in accordance with the procedures set forth in Code Section 150-110 through Sec. 150-113.
 - (c) The City Zoning and Planning Board will have the responsibility to review all site and development plans and to make recommendations for modification, approval or denial to the City Council in accordance with Code Sections 150-101 and 150-102.

- (d) The decisions and recommendations of the City Board of Adjustment and Zoning and Planning Board will be reviewed for final approval by the City Council in accordance with the procedures set forth in Code Section 150-113.
- (e) The City Council will authorize the preparation and issuance of a Development Order for each project application which has completed the Development Review Process.

I. Requirements for Development Review. The following shall be submitted to the Planning and Zoning Department to initiate development review:

- (1) A fully completed application form.
- (2) A letter of intent which generally describes the proposed development, including timing and phasing, if any.
- (3) A filing fee.
- (4) Five copies of the following plans and exhibits with a sheet format of 24 inches by 36 inches and five copies with a sheet format of 11 inches by 17 inches shall accompany the development permit application for preliminary review. Thereafter, the format and number of copies shall be as determined by the Planning and Zoning Department.

(a) Existing Site Characteristics Map. A certified land and as-built survey, no more than one year old, which specifies acreage or square footage illustrating:

- (1) Existing natural features, including, but not limited to trees and other vegetation.
- (2) Existing buildings and other structures.
- (3) Existing utility lines and easements.

(b) Site Development Plan:

- (1) A scaled (engineering scale) drawing clearly illustrating proposed buildings and other structures and any existing buildings and structures which are to be retained, including use, height, dimensions and setbacks.
- (2) Proposed off-street parking spaces and driveways, including location, construction materials setbacks and loading zones.
- (3) Proposed fences and walls, including location, construction material, dimensions, setbacks, and height.
- (4) Proposed utility lines and easements.
- (5) Traffic flow patterns and the location of all curb cuts.

- (6) A vicinity map showing all land uses within 300 feet from all property lines and all curb cuts and median cuts within 300 feet. The map may be inset and scaled accordingly. One inch equals 100 feet is recommended.
- (7) Trash receptacle location(s).
- (8) Proposed location and elevations of signs, including height, dimensions, setbacks, construction materials and color.

(c) Landscape Plan:

- (1) A scaled (engineering scale) drawing clearly illustrating proposed and existing trees, shrubs grass and other vegetation where required, including location, height, caliper, canopy area to be removed or spread and type of plant by both common and botanical classifications. All plans must be signed and sealed by a registered landscape architect.
- (2) Proposed depressions and berms and other topographical features.
- (3) Method of irrigation.

(d) Architectural Plan:

- (1) A scale drawing clearly illustrating all proposed building floor plans and elevations, including height, dimensions, color, surface materials and textures.
- (2) Location of all mechanical equipment.
- (3) Exterior façade color samples complying with the approved color palette.

(e) Tabular Summary:

- (1) Total net site area.
- (2) Proposed floor area by type of use and total gross floor area.
- (3) Floor area ratio, base and bonus calculations.
- (4) Area and percentage distribution of total gross project site, including areas proposed for landscaped open space, impervious surfaces and building coverage.
- (5) Number, size and ratio of off-street parking spaces.

(f) Drainage Plan:

- (1) Location and square footages of all buildings, roads, parking lots, driveways, green areas, and other significant pervious and impervious areas.
 - (2) Existing elevations at the corners and center of proposed buildings, as well as proposed finished floor elevations.
 - (3) Sufficient elevations and calculations to show retention of storm water on the site.
- (5) The Planning and Zoning Director shall have the authority to waive any of the foregoing requirements not appropriate to a specific development permit application and/or to require any additional information deemed relevant to the specific application.
- (6) Disclosure of ownership. Each application shall disclose the identity of the property, all property owners and/or developer(s). If a representative of the owner/developer files the application, the agency relationship shall also be disclosed and clearly stated and satisfactory evidence of such relationship presented. In the case of joint ownership, all owners shall consent to the application. Where the property is under contract for purchase, the owner must consent to the application.

I) Exemptions. The following applications for development, redevelopment of building permit shall be exempt from the application of this ordinance;

- (1) Any building or structure for which final site plan approval has been obtained prior to the enactment of this ordinance.
- (2) A project determined by the Planning and Zoning Director to be of a temporary nature such that meeting the intent of the ordinance would not be practical.

J) Fees.

- (1) Each application filed with the City shall be accompanied by the payment of a fee, which shall be determined by City, based on the scope of the project and the expenses to be incurred by the City in processing and reviewing the application for development.
- (2) The applicant shall reimburse the City for the amount of any fees or other costs incurred by the City in reviewing or processing any application.

Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 6: That the codifiers are hereby directed to codify this ordinance in accordance with their discretion and their prior codification of the City of Miami Springs Code of Ordinances.

Section 7: That this Ordinance shall take effect in the manner provided by law.

(THIS SPACE INTENTIONALLY LEFT BLANK)

PASSED AND ADOPTED by the City Council of the City of Miami Springs,
Florida this _____ day of _____, 2013.

The motion to adopt the foregoing ordinance was offered on
second reading by _____, seconded by _____,
and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 10-28-2013
Second reading: 11-12-2013

Words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment
proposed. Words remaining are now in effect and remain unchanged.

11-12-2013 

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

November 4 for October

<u>General Fund Departments</u>	<u>Cost</u>	<u>Hours</u>
Office of the City Clerk	3,480.30	25.78
Human Resources Department	164.70	1.22
Risk Management	186.30	1.38
Finance Department	793.80	5.88
Building, Zoning & Code Enforcement Department	681.75	5.05
Planning	210.60	1.56
Police Department	1,003.05	7.43
Public Works Department	427.95	3.17
Recreation Department	670.95	4.97
IT Department	33.75	0.25
Golf	1,804.95	13.37
Senior		0.00
General - Administrative Work	4,048.65	29.99
Sub-total - General Fund	<u>\$13,506.75</u>	<u>100.05</u>
<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	\$13,506.75	100.05



CITY OF MIAMI SPRINGS
Police Department
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 887-1444
Fax: (305) 884-2384

Agenda Item No. 8B

City Council Meeting of:

11-12-2013

TO: Honorable Mayor Garcia and Members of the City Council

VIA: Ronald K. Gorland, City Manager

FROM: Peter G. Baan, Chief of Police

DATE: November 5, 2013

RECOMMENDATION: Recommendation that Council approve an expenditure to 123SecurityProducts.com, the lowest responsible quote, in the amount of \$2,520.45, for a Samsung Digital Voice Recorder, five high resolution cameras and accessories, pursuant to Section §31.11(C)(2) of the City Code.

DISCUSSION: Purchase equipment required to update City Hall's building surveillance system. The outdated system has recently failed, creating the need for a more capable device. See attached documentation; 1) Memo from Chief P. Baan, 2) Memo from L. Bosque, 3) Quotes from 123SecurityProducts.com, SurveillanceVideo.com, and BarcodesInc, 4) Samsung Digital Video Recorder and High Resolution Day & Night Camera specifications.

COST: \$2,520.45

FUNDING: **Department/ Description:** LETF Machinery & Equipment/ LETF Operating Supplies
Account Number & Amount: 650-2010-521.64-00 / 650-2010-521.52-00

FEDERAL STATUTE: Civil Asset Forfeiture Reform Act, PL 106-185

PROFESSIONAL SERVICES APPROVAL:



Miami Springs
Police Department

Memorandum

To: Ronald K. Gorland
From: Peter G. Baan, Chief of Police
Subject: Video Surveillance System Upgrade
Date: 11/01/2013

A handwritten signature in blue ink, appearing to read "Peter G. Baan".

Currently, the Police Department utilizes a digital video recording system with 11 cameras to provide 24 hour video surveillance of the City Hall building. Recently, the video recorder hard drive failed and must be replaced. To maximize the effectiveness of this system, it was decided to purchase a new up-to-date recorder. The new recorder has numerous features not available on the current system. These features are detailed on Linda Bosque's memo to me dated 10/30/2013. Five additional CCTV cameras will also be purchased and added to the system to increase the surveillance coverage.

The total cost for this video surveillance system upgrade is \$2,520.45. Funding for this proposal 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.

Attachment

MIAMI SPRINGS POLICE

MEMORANDUM

TO: Chief P. Baan

FROM: Linda Bosque, Communications Supervisor



SUBJECT: Proposal: Upgrade Video Surveillance Equipment

DATE: October 30, 2013

Purpose:

The purpose of this proposal is to update the City Hall building surveillance equipment. The existing CCTV recorder's hard drive failed, it is outdated and would not allow for remote access. This means that you had to operate the device from the display panel while standing in the dispatch area, interfering with the Police communications operation.

Purchase Proposal:

I propose that we replace the current recorder with a more capable device that includes the following features:

- Supports web access viewing and alternate storage options via USB ports
- Multiple user profiles with task based security restrictions
- Increase the number of video cameras from 11 to 16
- Increase recorder internal storage capacity
- Include audio recording capabilities

Product Description:

(1) Samsung 16 Channel Digital Video Recorder with 2TB, DVD-RW, 3yr warranty
Model#SRD-1670DC

(5) Samsung high resolution Day/Night auto focus cameras, lenses, wall mounting brackets with hardware, and power supply.

Total Cost: **\$2,520.45**

Quotes were obtained from three vendors, the best price was from:

123SecurityProducts.com
731 Union Parkway
Ronkonkoma, NY 11779
Ph/866-440-2288



123SECURITY

PRODUCTS.COM
SECURITY MADE SIMPLE

731 Union Parkway Tel. 866-440-2288
Ronkonkoma, NY 11779 Fax 631-588-1205

PROPOSAL	
SQ-277112	10/28/2013



Customer	Contact	Ship To
Miami Springs City - Police dept. George - Linda Miami Springs FL 11111 UNITED STATES Tel: (305)805-5100		Miami Springs City - Police dept. George - Linda Miami Springs FL 11111 UNITED STATES Tel: (305)805-5100

Account	Terms	Due Date	Account Rep	Schedule Date	
198043	CREDIT CARD	10/28/2013	Irene Kelly	10/28/2013	
Quotation	PO #	Reference	Ship VIA	Page	Printed
SQ-277112		FREEUPSGR1000	UPS Ground	1	10/30/2013 4:15:29PM

L	Item	Description	Qty	Price	UM	Discount	Amount
1	SRD-1670DC-2TB	16CH, 2TB, H.264, 480fps@ D1, 480fps@2C	1	\$1,789.00	EA		\$1,789.00
2	SCB-2000	Samsung CAMERA SCB-2000, 1/3" Super HAD	5	\$86.99	EA		\$434.95
3	SLA-2812DN	For 1/3" CCDs, 410K pixel resolution CS-	5	\$42.00	EA		\$210.00
4	APPRO6	APPRO 6" CAMERA BRACKET, WALL OR CEILING	5	\$8.00	EA		\$40.00
5		CAMERA BRACKET					
6	W-12VDC-8P	CCTV PWR SUPP PTC FUSE 8 OUT	1	\$39.00	EA		\$39.00
7	B1	CANTEK B1 BNC TWIST ON CONNECTOR	10	\$0.75	EA		\$7.50
8		FOR RG59/62					
9	SH	FREE UPS GR 1000	1	\$0.00	EA		\$0.00

Note: Quote valid for 30 days.	Tax Details EXEMPT \$0.000	Taxable	\$0.00
		Total Tax	\$0.00
		Exempt	\$2,520.45
		Total	\$2,520.45
		Balance	\$2,520.45



1882 Lakeland Ave
Ronkonkoma, NY 11779

PROPOSAL	
SQ-277364	10/29/2013

Tel: 800-955-5201 | Fax: 212-431-2622 | www.surveillance-video.com



Customer	Contact	Ship To
Miami Springs Police Dept Linda MIAMI FL 33109 UNITED STATES Tel: (305)888-9711		Miami Springs Police Dept Linda MIAMI FL 33109 UNITED STATES Tel: (305)888-9711

Account	Terms	Due Date	Account Rep	Schedule Date
198498	CREDIT CARD	10/29/2013	JEFFREY TAUBER	10/29/2013

Quotation	PO #	Reference	Ship VIA	Page	Printed
SQ-277364			UPS Ground	1	10/29/2013 5:55:50PM

L	Item	Description	Qty	Price	UM	Discount	Amount
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1	SRD-1670DC-2000	16CH, 2TB, H.264, 480fps@ D1, 480fps@2C	1	\$1,816.00	EA		\$1,816.00
2	SCB-2000	Samsung CAMERA SCB-2000, 1/3" Super HAD	5	\$95.00	EA		\$475.00
3	SLA-2812DN	For 1/3" CCDs, 410K pixel resolution CS-	5	\$46.00	EA		\$230.00
4	B1	CANTEK B1 BNC TWIST ON CONNECTOR	10	\$1.50	EA		\$15.00
5		FOR RG59/62					
6	CMB--1B-	4"-6" ADJ METAL CAMERA MNT BRACKET BLACK	5	\$8.00	EA		\$40.00
7	W-12VDC-9P/10A	CCTV POWER SUPPLY/ PTC 9 OUT/10 AMP	1	\$79.00	EA		\$79.00

Note: Quote valid for 30 days.	Tax Details EXEMPT \$0.000	Taxable	\$0.00
		Total Tax	\$0.00
		Exempt	\$2,655.00
		Total	\$2,655.00
		Balance	\$2,655.00



200 W Monroe, 10th Floor
 Chicago, IL 60606
 Fax: 1-312-583-9215
 Direct: 1-312-582-4821
 Toll Free: 1-800-351-9962 Ext. 4821
 jpuschautz@barcodesinc.com

QUOTATION

Quote # Q263079
Account # 268937
Date 10/29/2013
Sales Rep. Joe Puschautz
Extension 4821

Quote To:
 CITY OF MIAMI SPRINGS
 LINDA BOSQUE
 201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

Ship To:
 CITY OF MIAMI SPRINGS POLICE D
 LINDA BOSQUE
 201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

	Description	Qty	Unit Price	Ext. Price
	SRD-1670DC, 16CH, 2TB, H.264,480FPS@D1, 480FPS@CIF, DVD, COAX, SMRTVR 3.0	1.00	\$1,957.30	\$1,957.30
	SCB-2000, 1/3" HI RES D/N 600TV LINES	5.00	\$114.60	\$573.00
	1/3" VARIFOCAL LENS 2.8-12MM D AY/NIGHT IR DC AUTO IRIS	5.00	\$58.20	\$291.00
	24 VAC 3.5 A/8 FUSE USE 3 WIRE LINE UL - Provides 24VAC or 28VAC distributed via Eight (8) fuse protected power limited outputs for powering CCTV Cameras, heaters and other video accessories.	1.00	\$120.00	\$120.00
	Samsung Accessories, ACCESSORY, WALL/CEILING MOUNT FOR BOX CAMERAS	5.00	\$19.80	\$99.00
	GROUND FREIGHT INCLUDED			
Total				\$3,040.30

To purchase this quote:
 Call Joe Puschautz direct at 1-312-582-4821 or toll-free at 1-800-351-9962 ext. 4821
 or Fax your P.O. to 1-312-583-9215
 or Email: jpuschautz@barcodesinc.com to place your order.



Honeywell
PARTNER

Intermec
Honours Partner
Premier Partner

ODATALOGIC

DATA MAX C-TECH
VALUED PARTNER
PLATINUM



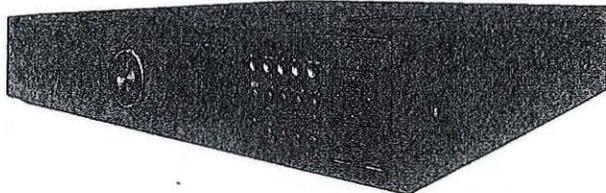
*Price does not include shipping unless specified. Price Only Valid for quantity printed. Prices valid for 30 days from the day of quote.

SRD-1670DC



16CH 4CIF Real-time H.264 Digital Video Recorder

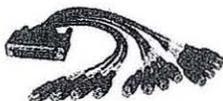
Technical Specifications



Key Features

- 16CH 4CIF real-time DVR
- Up to 480(NTSC) / 400(PAL)fps recording rate
- Max. 5 internal HDD (HDD x 5)
- PTZ control via coaxial cable [Samsung CCVC, Pelco-C (Coaxitron)]
- DVD-RW
- Support for smart phone

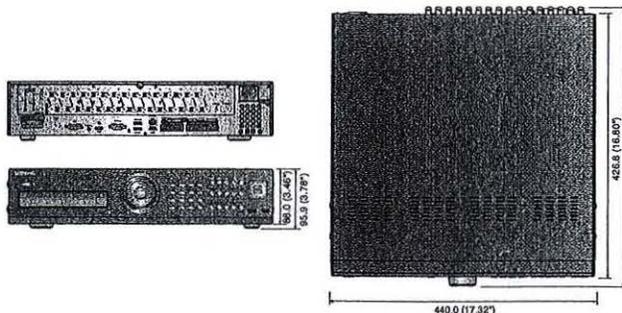
Accessory (Optional)



SRX-AU0121i

Dimensions

Unit : mm (inch)



		SRD-1670D
DISPLAY		
Video	Inputs	16 Composite video 0.5-1 Vp-p, 75 ohm automatic termination
	Resolution	NTSC : 704 x 480 / PAL : 704 x 576
	Frame Rate	NTSC : 480fps / PAL : 400fps
Live	Resolution	NTSC : 704 x 480 / PAL : 704 x 576
	Multi Screen Display	1 / 4 / 6 / 8 / 9 / 13 / 16 / PIP
	PERFORMANCE	
Operating System	Embedded	Linux
	Compression	H.264
Recording	Record Rate	NTSC : Up to 480fps@704 x 480 / PAL : Up to 400fps@704 x 576 NTSC : Up to 480fps@704 x 240 / PAL : Up to 400fps@704 x 288 NTSC : Up to 480fps@352 x 240 / PAL : Up to 400fps@352 x 288
	Mode	NTSC : Manual, Schedule (Continuous / Event), Event (Pre / Post), Time lapse (0.9 / 1.9 / 3.8 / 7.5 / 15 / 30fps) PAL : Manual, Schedule (Continuous / Event), Event (Pre / Post), Time lapse (0.8 / 1.6 / 3.1 / 6.2 / 12.5 / 25fps)
	Overwrite Modes	Continuous
Search & Playback	Pre-alarm	Up to 30sec (5, 10, 20, 30sec)
	Post-alarm	Up to 6hour (5, 10, 20, 30sec, 1, 3, 5, 10, 20min, 1, 2, 3, 4, 5, 6hour)
	Search Mode	Date/Time, Event, Back up, Pos, Motion (*All search include preview function)
Playback	Playback Function	Fast forward / backward, Slow forward / backward, Step forward / backward
	Transmission Speed	CIF 480/400fps
	Bandwidth	Up to 8Mbps, Unlimited (8M) / 2 / 1.5 / 1Mbps / 800 / 600 / 500 / 400 / 300 / 200 / 100 / 50kpbs
Network	Bandwidth Control	Selectable
	Stream	H.264 (4CIF / 2CIF / CIF selectable)
	Max. Remote Users	Search 3 / Live unicast 10 / Live multicast 20
Monitoring	Protocol Support	TCP/IP, DHCP, PPPoE, SMTP, NTP, HTTP, DDNS, RTP, RTSP
	Smart Phone	Android, i-Phone
	Protocol Support	RTSP/RTP (UDP), CGI, HTTP
Smart Phone	Transmission Speed	Wi-Fi : CIF Max. 4fps (Single channel) / CIF Max. 4fps (Quad channel) 3G : CIF Max. 4fps (Single channel) / CIF Max. 4fps (Quad channel)
	Max. Remote Users	Live 1
	Internal HDD	Up to 5 SATA HDDs
Storage	External HDD	Up to 2 expansion bay (Up to 4 HDD each)
	DVD Writer (Back up)	Yes
	USB (Back up)	3 USB ports
Security	File Format (Back up)	AVI, BU (DVR player), EXE (include player)
	Password Protection	1 Admin, 10 Group, 20 User per 1 group, User can be assigned authority for function
	Data Authentication	Watermark
INTERFACE		
Monitors	VGA	1 VGA (800 x 600, 1024 x 768, 1280 x 1024)
	HDMI	480p / 720p / 1080p resolution
	Main Composite	1 BNC, 1 Vp-p, 75 ohm
Audio	Spot Composite	Digital spot (4 BNC, 1 Vp-p, 75 ohm), support multi screen and camera title
	Loop Outputs	16
	Inputs / Output	16CH line in (Built-in 4CH, option : audio extension cable) / 1CH line out
Alarm	Compression	ADPCM
	Sampling Rate	16KHz
	Inputs / Output	Terminal 16 Inputs (NO/NC) / Terminal 4 relay outputs (NO/NC), Rating : 30V DC / 2A, 125V AC / 0.5A
Connections	Remote Notification	Notification via e-mail
	Ethernet	1 RJ-45 10/100/1000 Base-T
	Serial Interface	RS-232/RS-485 for PTZ, Samsung system keyboard
GENERAL	USB	USB 2.0, 3 ports
	eSATA	2 External SATA ports
	Application Support	Mouse, Remote controller
Electrical	Protocol Support	Samsung-T/E, Pelco-D/P, Panasonic, Phillips, AD, DIAMOND, ERNA, KALATEL, VCL TP, Vicon PTZ control via coaxial cable [Samsung CCVC, Pelco-C (Coaxitron)]
	Input Voltage / Current	100 ~ 240V AC ±10%, 50/60Hz, Autoranging
	Power Consumption	Max. 60W (With 1xHDD)
Environmental	Operating Temperature / Humidity	+0°C ~ +40°C (+32°F ~ +104°F) / 20% ~ 85% RH
	Dimensions (WxHxD)	440.0 x 88.0 x 426.8mm (17.32" x 3.46" x 16.80")
Mechanical	Weight (With hard disks)	Approx. 7.5Kg (16.53 lb)
	Rack Mount Kit	2ea
Language	Korean, Japanese, Chinese, English, French, German, Spanish, Italian, Russian, Polish, Czech, Turkish, Netherlands, Portuguese, Swedish, Danish, Thai, Thai, Rumanian, Serbian, Croatian, Hungarian, Greek (22 Language)	

DVR

3yr Warr

Reg on Avl same formats

High Resolution Day & Night Camera

SCB-2000

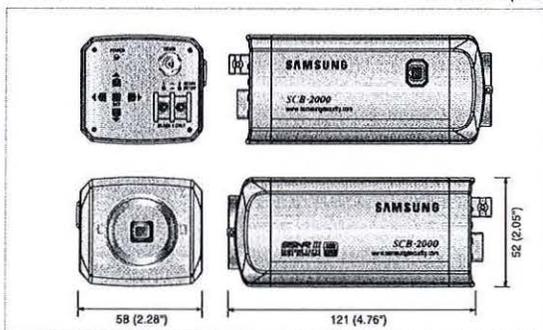


Specifications

	SCB-2000N	SCB-2000ND	SCB-2000P	SCB-2000PD	SCB-2000PH
ELECTRICAL					
Input Voltage	Dual (12V DC / 24V AC)	12V DC	Dual (12V DC / 24V AC)	12V DC	230V AC
Power Consumption	Max. 3.5W	Max. 2.5W	Max. 3.5W	Max. 2.5W	Max. 4.0W
VIDEO					
Imaging Device	1/3" Super HAD CCD				
Total Pixels	811(H) x 508(V)		795(H) x 596(V)		
Effective Pixels	678(H) x 494(V)		752(H) x 582(V)		
Scanning System	2 : 1 Interface				
Synchronization	Internal / Line lock	Internal	Internal / Line lock	Internal	Internal / Line lock
Frequency	H : 15.734KHz / V : 59.94Hz		H : 15.625KHz / V : 50Hz		
Horizontal Resolution	600TV lines (Min.)				
Min. Illumination	Color : 0.05Lux (50 IRE@F1.2), 0.0001Lux (Sens-up, 512x)				
S / N (Y signal)	52dB (AGC off, Weight on)				
Video Output	CVBS : 1.0 Vp-p / 75 composite				
OPERATIONAL					
On Screen Display	English, Japanese, Spanish, French, Portuguese, Taiwanese, Korean		English, French, German, Spanish, Italian, Chinese, Russian, Polish, Czech, Romanian, Serbian, Swedish, Danish, Turkish, Portuguese		
Camera Title	Off / On (Displayed 15 characters)				
Day & Night	Auto (Electrical) / Color / BW				
SSDR	On / Off (Level adjustable)				
Backlight Compensation	BLC / HLC / Off				
Motion Detection	On / Off (8 programmable zones)				
Digital Zoom	On / Off (1x ~ 16x)				
Digital Image Stabilization	On / Off				
Privacy Masking	On / Off (12 programmable zones)				
2D+3D Noise Filter (SSNRIII)	On / Off				
Sens-up (Frame Integration)	Auto / Off (Selectable 2x ~ 512x)				
Gain Control	Low / High / Off				
White Balance	ATW / Outdoor / Indoor / Manual / AWC (1,700°K ~ 11,000°K)				
Electronic Shutter Speed	1/60 ~ 1/120,000sec		1/50 ~ 1/120,000sec		
Sharpness	On / Off (Level adjustable)				
Flip / Mirror	On / Off				
Communication	Coaxial control				
ENVIRONMENTAL					
Operating Temperature / Humidity	-10°C ~ +50°C (+14°F ~ +122°F) / 30% ~ 90% RH				
MECHANICAL					
Dimension (WxHxD)	58 x 52 x 121mm (2.28" x 2.05" x 4.76")				
Weight	310g (0.68 lb)	290g (0.64 lb)	310g (0.68 lb)	290g (0.64 lb)	510g (1.12 lb)
Lens Mount	C / CS				
Certifications	FCC (Class A), UL/cUL listed		FCC (Class A)		CE (Class A)

Dimensions

Unit : mm (inch)



Rear Panel



The Eco mark represents Samsung Techwin's will to create environment-friendly products, and indicates that the product satisfies the EU RoHS Directive.

Design and specifications are subject to change without notice.



SAMSUNG TECHWIN CO., LTD.

701, Sampyeong-dong, Bundang-gu, Seongnam-si, Gyeonggi-do Korea 463-400
Tel : +82-70-7147-8741-8749, 8752-8760 Fax : +82-31-8018-3745
www.samsungsecurity.com www.samsungcctv.com

SAMSUNG TECHWIN AMERICA, Inc.
1480 Charles Willard St, Carson, CA 90746, UNITED STATES
Tel Free : +1-877-213-1222 Fax : +1-310-632-2195
www.samsungcctvusa.com

SAMSUNG TECHWIN EUROPE LTD.
Samsung House, 1000 Hillwood Drive, Hillwood Business Park
Chertsey, Surrey, UNITED KINGDOM KT16 0PS
Tel : +44-1932-45-5300 Fax : +44-1932-45-5325

TIANJIN SAMSUNG TECHWIN OPTO-ELECTRONICS CO., LTD.
No.11 Wei 6 Street, Micro-Electronic Industrial Park
Jingang Road, Tianjin, P.R. CHINA 300385
Tel : +86-22-23887788 Fax : +86-22-23887788

DISTRIBUTED BY



City Council Meeting of:
11-12-2013 *[Signature]*



CITY OF MIAMI SPRINGS
Police Department
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 887-1444
Fax: (305) 884-2384

TO: Honorable Mayor Garcia and Members of the City Council

VIA: Ronald K. Gorland, City Manager

FROM: Peter G. Baan, Chief of Police *[Signature]*

DATE: November 5, 2013

RECOMMENDATION: Recommendation that Council approve a bid to Hub City Ford, utilizing Florida Sheriffs Association Bid Award Announcement #13-21-0904 in the amount of \$23,393.00, for a 2014 Ford Interceptor Police Rated Sedan patrol vehicle, pursuant to Section §31.11(E)(5) of the City Code.

DISCUSSION: Purchase a new 2014 Ford Interceptor Police Rated Sedan patrol vehicle for the Police Department fleet, replacing an older vehicle. See attached documentation; 1) Memo from P. Baan, 2) FSA Bid Award Announcement #13-21-0904 with specifications.

COST: \$23,393.00

FUNDING: Funds were approved during Budget Hearings.
Department/ Description: Police/Vehicles
Account Number & Amount: 001-2001-521.65-00

PROFESSIONAL SERVICES APPROVAL: *[Signature]* *[Signature]*



Miami Springs
Police Department

Memorandum

To: Ronald K. Gorland, City Manager

From: Peter G. Baan, Chief of Police

A handwritten signature in blue ink, appearing to read "Peter G. Baan".

Subject: Police Vehicle Purchase

Date: 11/04/2013

Each fiscal year, with a few recent exceptions, the Police Department has replaced three (3) marked patrol cars utilizing general fund revenues. If replacement vehicles are not purchased on a regular basis, the average mileage on the patrol fleet will increase. Higher average mileage results in dramatic increases in maintenance costs. It should be noted that the patrol vehicles are utilized 24 hours a day and although the average mileage per shift is only 30 to 50 miles, these vehicles are running for most of the day. If replacement vehicles are not added to the fleet on a regular basis, reliability and safety will also become an issue.

Funds were allocated for the purchase of police patrol vehicles in the current fiscal year's budget. These vehicles are available for purchase under Florida Sheriffs Association Bid Award #13-21-0904. I therefore recommend the purchase of two new 2014 Dodge Charger police vehicles and one new Ford Interceptor police vehicle, including the required equipment and installation. I further recommend that this item be placed on the next regular City Council Meeting Agenda for approval.

Attachments

2014 (Pursuit - FWD Police Package) Vehicle Purchase (Specification #5)
(FSA) Bid Award Announcement #13-21-0904
FSA's FIN CODE (OE065)
MIAMI SPRINGS POLICE Ford FIN CODE (QU764)

PURCHASER: City of Miami Springs Police Department
 201 Westward Dr.
 Miami Springs, FL 33166

Contact: Lieutenant Randy Walker
 PH: 305-887-1444 FAX: 305-884-2384

BID Florida Sheriff's Association
COORD.: P.O. Box 12519
 Tallahassee, FL 32317-2519

Contact: Lynn Meek, Cooperative Bid Coordinator
 E-mail lmeek@flsheriffs.org
 PH: 850-877-2165 FAX: 850-878-8665

VENDOR: Hub City Ford
 4060 S. Ferdon Blvd.
 Crestview, Fl. 32536
 Contact: Joseph Windrow
 E-mail: windrow1@windrowFLeetsales.com
 PH: 850-398-6810; 850-393-4723 Fax:850-398-6827

VEHICLE: 2014 Ford Interceptor Police Rated Sedan - FWD (1 ea)
 Exterior Color: Vibrant White Clearcoat (WT)
 Interior Color: Charcoal Black (IN)

BASE PRICE: \$21,790.00

**Order
 Code**

OPTIONS:

13C	Courtesy Light Disabled.	+. \$ 19.00
18G	Rear door locks and handles inoperative.	+. \$ 25.00
20P	Noise Suppression Bonds.	+. \$ 94.00
DLR	Temporary Tag.	+. \$ 35.00
ESP	Manufacturer's Extended 5yr 75Kmi.Extra Care Warranty (\$0 deductible)	\$1,430.00
		<u>\$23,393.00</u>

Total: \$23,393.00

BID AWARD ANNOUNCEMENT

13-21-0904

Effective Dates:

October 1, 2013- September 30, 2014

POLICE RATED VEHICLES/ MOTORCYCLES, SEDANS & LIGHT TRUCKS

*Participating Sheriffs Offices & Local Governmental
Agencies of the State of Florida*

Coordinated By

**The
Florida Sheriffs Association
& Florida Association of Counties**



Name of Dealership	Type of Vehicle	Zone	Base Price
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DODGE CHARGER FULL SIZE POLICE RATED SEDAN - RWD (Specification #03)

AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Western	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Northern	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Central	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Southern	\$21,159.00

FORD INTERCEPTOR POLICE RATED FULL SIZE SEDAN - AWD (Specification #04)

Duval Ford	Ford Interceptor (P2M)	★ Western	\$22,744.00
Hub City Ford	Ford Interceptor (P2M)	★ Northern	\$22,790.00
Don Reid Ford, Inc.	Ford Interceptor (P2M)	★ Central	\$22,664.00
Don Reid Ford, Inc.	Ford Interceptor (P2M)	★ Southern	\$22,764.00

FORD INTERCEPTOR POLICE RATED FULL SIZE SEDAN - FWD (Specification #05)

Duval Ford	Ford Interceptor (P2L)	★ Western	\$21,739.00
Hub City Ford	Ford Interceptor (P2L)	★ Northern	\$21,790.00
Don Reid Ford, Inc.	Ford Interceptor (P2L)	★ Central	\$21,694.00
Hub City Ford	Ford Interceptor (P2L)	★ Southern	\$21,790.00

CHEVROLET TAHOE 1500 FULL SIZE POLICE RATED UTILITY - FWD (Specification #06)

Chevrolet Tahoe 1500 (RO)

(Must be purchased from 12-20-0905 Bid Award Announcement - Spec. #03)

FORD INTERCEPTOR FULL SIZE POLICE RATED UTILITY - AWD (Specification #07)

Duval Ford	Ford Interceptor Utility (K8A)	★ Western	\$24,731.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Northern	\$24,687.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Central	\$24,587.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Southern	\$24,597.00

FULL SIZE 4-DOOR ADMINISTRATIVE VEHICLES (Specification #08)

Stingray Chevrolet	Chevrolet Impala (1GY69/2LT)	Western	\$25,281.00
Rountree-Moore Chevrolet . . .	Chevrolet Impala (1GY69/2LT)	Northern	\$25,070.00
Stingray Chevrolet	Chevrolet Impala (1GY69/2LT)	Central	\$25,149.00
Alan Jay Chevrolet Buick . . .	Chevrolet Impala (1GY69/2LT)	Southern	\$25,203.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Western	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Northern	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Central	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Southern	\$18,106.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Western	\$21,654.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Northern	\$21,654.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Central	\$21,654.00

VEHICLE:	Interceptor (P2M)			
DEALER:	Duval Ford	Hub City Ford	Don Reid Ford, Inc.	Don Reid Ford, Inc.
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$22,744.00	\$22,790.00	\$22,664.00	\$22,764.00
51J ¹ 51J ² 51J ³	Police Wire Harness Connector Kit (Rear) – For connectivity to Ford PI Package solutions includes: One (1) 2-pin connector for rear lighting; One (1) 2-pin connector for trunk circulation fan; Six (6) Female 4-pin connectors; Six (6) Male 4 pin connectors; One (1) 10-pin connector	\$129.00 ¹	\$129.00 ²	\$129.00 ³
PS ¹ PFRS ² 536 ³	Plastic fiber rear seat <i>Vinyl Rear factory seating standard. Option is for molded prisoner seat¹</i>	\$636.00 ¹	\$796.00 ²	\$695.00 ³
62D ¹ 62D ² 60D ³	Auxiliary equipment tray <i>Included with 854, 855, 856 option packages¹</i>	\$238.00 ¹	\$239.00 ²	\$239.00 ³
NS ¹	Night saver light <i>Factory Red and white dome light standard. Additional light for underdash or trunk mounted options¹</i>	\$126.00 ¹	NA	NA
13c ¹ 13C ² 13C ³	Courtesy light disabled <i>Dark car feature¹</i>	\$18.00 ¹	\$19.00 ²	\$19.00 ³
663 ¹ 663 ²	Rear panel lamps <i>Rear Lighting Solution • Includes two(2)back lit flashing linear high-intensity LED lights(driver side red/passenger side blue) mounted inside back window; surrounds brake stop light) • Includes two(2)linear high-intensity LED lights(driver side red/passenger side blue)mounted on inside trunk deck lid (lights activate when deck lid is open) Note: Included with option 856¹ (2) DECKLID INNER PANEL LED REAR WINDOW²</i>	\$474.00 ¹	\$474.00 ²	NA
	Under hood lamp	Std	Std	Std
18G ¹ 18G ² 18G ³	Rear door locks & handles inoperative	\$34.00 ¹	\$34.00 ²	\$34.00 ³
RLH ¹ RDL-D ² DLR ³	Rear door locks & handles inoperative, dealer modification	\$176.00 ¹	\$199.00 ²	\$34.00 ³
67D ¹ 67D ² 67D ³	Rear windows inoperative <i>Operable from driver's switch¹</i>	\$24.00 ¹	\$24.00 ²	\$24.00 ³
TINT ¹ LDTF ² DLR ³	Legal deep tinted film, lifetime warranty, dealer installed	\$276.00 ¹	\$396.00 ²	\$395.00 ³
3K ¹ 3K ² DLR ³	Third key	\$126.00 ¹	\$76.00 ²	\$99.00 ³
43B ¹ 43E-43B-43D-43F-43J-43C-43G ² 43E ³	Keyed alike <i>Includes code 1284x. Specify code if different. NA with 60p or 59b¹</i>	\$48.00 ¹	\$49.00 ²	\$49.00 ³
	Relocation of full size spare tire	NA	NA	NA

VEHICLE:	Interceptor (P2L)			
DEALER:	Duval Ford	Hub City Ford	Don Reid Ford, Inc.	Hub City Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$21,739.00	\$21,790.00	\$21,694.00	\$21,790.00

Order Code	Delete Options	Northern & Southern Central		
		Western		
	5" round dome lamp	NA	NA	NA
D21D ¹	Driver's Side (Left Hand) Spotlight	\$65.00 ¹	\$70.00 ²	\$100.00 ³
21D ²				
DSL ³				
	Body side moldings	NA	NA	NA
	Full size spare tire & rim	NA	NA	NA
D153 ¹	Front License Bracket	NC ¹	NC ²	NC ³
153 ²				
D153 ³				

Order Code	Add Options	Northern & Southern Central		
		Western		

Please refer to Part E - Emergency Vehicle Lighting Specifications for lightbar descriptions and the awarded dealer pricing.

PRIO ¹	Priority start/battery saver <i>Option is for aftermarket dealer installed battery saver. Vehicle has a standard battery saving feature.</i> ¹	\$196.00 ¹	\$296.00 ²	\$295.00 ³
PSBS ²				
DLR ³				
	Factory remote engine start	NA	NA	NA
65E ¹	Ballistic door panels - driver front door	\$1,548.00 ¹	\$1,549.00 ²	\$1,549.00 ³
65E ²				
65E ³				
65C ¹	Ballistic door panels - driver and passenger front doors	\$3,093.00 ¹	\$3,094.00 ²	\$9,034.00 ³
65C ²				
65C ³				
62D ¹	Electronics tray (w/o fan)	\$239.00 ¹	\$239.00 ²	\$239.00 ³
62D ²				
62D ³				
97T ¹	Trunk circulation fan (mounted on package tray)	\$58.00 ¹	\$59.00 ²	\$59.00 ³
97T ²				
97T ³				
20P ¹	Noise suppression bonds	\$93.00 ¹	\$94.00 ²	\$94.00 ³
20P ²				
20P ³				
21P ¹	Left & right-hand pillar mounted 6" spotlight with ear halogen bulb, factory installed	\$174.00 ¹	\$384.00 ²	\$604.00 ³
21P ²				
21P ³				
HC ¹	Hole in roof* (drilled on centerline of roof panel approx. 29" rearward of windshield opening)	\$125.00 ¹	\$145.00 ²	NA
HIR ²				

VEHICLE:	Interceptor (P2L)			
DEALER:	Duval Ford	Hub City Ford	Don Reid Ford, Inc.	Hub City Ford
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$21,739.00	\$21,790.00	\$21,694.00	\$21,790.00

BB575 ¹ 5/100 POWERTRAIN CARE ² ESP ³	Warranty - specify 5 Yr 75,000 mile zero deductible BASECare plan. 5 Yr 100,000 mile zero deductible use \$1620. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail ESP October 2013 Pricing Guide ¹ (0) DEDUCTIBLE ² POWERTRAIN CARE 5/75 0 DED ³	\$1,245.00 ¹	\$1,305.00 ²	\$1,020.00 ³
BE575 ¹ 5/100 BASE CARE ² ESP ³	Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan. 5 Yr 100,000 mile zero deductible use \$1960. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail ESP October 2013 Pricing Guide ¹ (0) DEDUCTIBLE ² BASECARE 5/75 0 DED ³	\$1,430.00 ¹	\$1,620.00 ²	\$1,245.00 ³
BP575 ¹ 5/100 EXTRA CARE ² ESP ³	Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan. 5 Yr 100,000 mile zero deductible use \$2455. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail ESP October 2013 Pricing Guide ¹ (0) DEDUCTIBLE ² EXTRA CARE 5/75 0 DED ³	\$1,830.00 ¹	\$1,960.00 ²	\$1,430.00 ³

City Council Meeting of:
11-12-2013 



CITY OF MIAMI SPRINGS
Police Department
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 887-1444
Fax: (305) 884-2384

TO: Honorable Mayor Garcia and Members of the City Council

VIA: Ronald K. Gorland, City Manager 

FROM: Peter G. Baan, Chief of Police 

DATE: November 5, 2013

RECOMMENDATION: Recommendation that Council approve a bid to Auto Nation Chrysler Dodge Jeep Ram Pembroke Pines, utilizing Florida Sheriffs Association Bid Award Announcement #13-21-0904 in the amount of \$47,526.00, for two (2) 2014 Dodge Charger patrol vehicles, pursuant to Section §31.11(E)(5) of the City Code.

DISCUSSION: Purchase two (2) new 2014 Dodge Charger patrol vehicles for the Police Department fleet, replacing older vehicles. See attached documentation; 1) Memo from P. Baan, 2) FSA Bid Award Announcement #13-21-0904 with specifications.

COST: \$47,526.00

FUNDING: Funds were approved during Budget Hearings.
Department/ Description: Police/Vehicles
Account Number & Amount: 001-2001-521.65-00

PROFESSIONAL SERVICES APPROVAL:  



Miami Springs Police Department

Memorandum

To: Ronald K. Gorland, City Manager

From: Peter G. Baan, Chief of Police

A handwritten signature in blue ink, appearing to read "Peter G. Baan".

Subject: Police Vehicle Purchase

Date: 11/04/2013

Each fiscal year, with a few recent exceptions, the Police Department has replaced three (3) marked patrol cars utilizing general fund revenues. If replacement vehicles are not purchased on a regular basis, the average mileage on the patrol fleet will increase. Higher average mileage results in dramatic increases in maintenance costs. It should be noted that the patrol vehicles are utilized 24 hours a day and although the average mileage per shift is only 30 to 50 miles, these vehicles are running for most of the day. If replacement vehicles are not added to the fleet on a regular basis, reliability and safety will also become an issue.

Funds were allocated for the purchase of police patrol vehicles in the current fiscal year's budget. These vehicles are available for purchase under Florida Sheriffs Association Bid Award #13-21-0904. I therefore recommend the purchase of two new 2014 Dodge Charger police vehicles and one new Ford Interceptor police vehicle, including the required equipment and installation. I further recommend that this item be placed on the next regular City Council Meeting Agenda for approval.

Attachments

2014 (Pursuit - RWD Police Package) Vehicle Purchase (Specification #3)
(FSA) Bid Award Announcement #13-21-0904
FSA's FAN CODE (49313)
MIAMI SPRINGS POLICE Chrysler FAN CODE (006HW)

PURCHASER: City of Miami Springs Police Department
 201 Westward Dr.
 Miami Springs, FL 33166

Contact: Lieutenant Randy Walker
 PH: 305-887-1444 FAX: 305-884-2384

BID Florida Sheriff's Association
COORD.: P.O. Box 12519
 Tallahassee, FL 32317-2519

Contact: Lynn Meek, Cooperative Bid Coordinator
 E-mail lmeek@flsheriffs.org
 PH: 850-877-2165 FAX: 850-878-8665

VENDOR: AutoNation Chrysler Dodge Jeep Ram Pembroke Pines
 13601 Pines Blvd.
 Pembroke Pines, Fl. 33027
 Contact: Steve Henry
 E-mail: fleetguy@comcast.net
 PH: 954-441-2034; 954-383-1009 Fax:954-441-2004

VEHICLE: 2014 Dodge Charger (LDDE48) Pursuit - RWD (2 ea)
 Exterior Color: White Clearcoat
 Interior Color: Slate Grey

BASE PRICE: \$21,159.00

Order Code

OPTIONS:

CW6	Rear door locks & handles inoperative (Includes rear windows)	+ \$ 24.00
TTG	Temporary Tag.	+ \$ 25.00
MPXW575	Manufacturer's Extended 5yr 75K Warranty (\$0 deductible)	\$2,555.00
		<u>\$23,763.00</u>

X 2 Vehicles

Total: \$47,526.00

**BID AWARD
ANNOUNCEMENT**

13-21-0904

Effective Dates:

October 1, 2013– September 30, 2014

**POLICE RATED VEHICLES/
MOTORCYCLES, SEDANS &
LIGHT TRUCKS**

*Participating Sheriffs Offices & Local Governmental
Agencies of the State of Florida*

Coordinated By

**The
Florida Sheriffs Association
& Florida Association of Counties**



Name of Dealership	Type of Vehicle	Zone	Base Price
--------------------	-----------------	------	------------

DODGE CHARGER FULL SIZE POLICE RATED SEDAN - RWD (Specification #03)

AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Western	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Northern	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Central	\$21,159.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDE48)	★ Southern	\$21,159.00

FORD INTERCEPTOR POLICE RATED FULL SIZE SEDAN - AWD (Specification #04)

Duval Ford	Ford Interceptor (P2M)	★ Western	\$22,744.00
Hub City Ford	Ford Interceptor (P2M)	★ Northern	\$22,790.00
Don Reid Ford, Inc.	Ford Interceptor (P2M)	★ Central	\$22,664.00
Don Reid Ford, Inc.	Ford Interceptor (P2M)	★ Southern	\$22,764.00

FORD INTERCEPTOR POLICE RATED FULL SIZE SEDAN - FWD (Specification #05)

Duval Ford	Ford Interceptor (P2L)	★ Western	\$21,739.00
Hub City Ford	Ford Interceptor (P2L)	★ Northern	\$21,790.00
Don Reid Ford, Inc.	Ford Interceptor (P2L)	★ Central	\$21,694.00
Hub City Ford	Ford Interceptor (P2L)	★ Southern	\$21,790.00

CHEVROLET TAHOE 1500 FULL SIZE POLICE RATED UTILITY - FWD (Specification #06)

Chevrolet Tahoe 1500 (RO)

(Must be purchased from 12-20-0905 Bid Award Announcement - Spec. #03)

FORD INTERCEPTOR FULL SIZE POLICE RATED UTILITY - AWD (Specification #07)

Duval Ford	Ford Interceptor Utility (K8A)	★ Western	\$24,731.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Northern	\$24,687.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Central	\$24,587.00
Don Reid Ford, Inc.	Ford Interceptor Utility (K8A)	★ Southern	\$24,597.00

FULL SIZE 4-DOOR ADMINISTRATIVE VEHICLES (Specification #08)

Stingray Chevrolet	Chevrolet Impala (1GY69/2LT)	Western	\$25,281.00
Rountree-Moore Chevrolet . . .	Chevrolet Impala (1GY69/2LT)	Northern	\$25,070.00
Stingray Chevrolet	Chevrolet Impala (1GY69/2LT)	Central	\$25,149.00
Alan Jay Chevrolet Buick . . .	Chevrolet Impala (1GY69/2LT)	Southern	\$25,203.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Western	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Northern	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Central	\$18,106.00
Garber Chevrolet Buick . . .	Chevrolet Impala Limited (1WF19)	★ Southern	\$18,106.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Western	\$21,654.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Northern	\$21,654.00
AutoNation Chrysler Dodge . . .	Dodge Charger (LDDM48)	Central	\$21,654.00

VEHICLE:	Charger (LDDE48)			
DEALER:	AutoNation Chrysler Dodge Jeep Ram Pembroke Pines			
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$21,159.00	\$21,159.00	\$21,159.00	\$21,159.00

	Driver seat only – 6 way power	Std
CW6 ¹	Rear door locks & handles inoperative <i>Includes rear windows inoperable¹</i>	\$24.00 ¹
CWD ¹	Rear door locks & handles inoperative, dealer modification	\$135.00 ¹
	Rear windows inoperative <i>Included with option CW6¹</i>	NA ¹
	Cruise control	Std
	Radio noise suppression	NA
	Courtesy light disabled	Std
	Side air protection (may affect cage availability)	Std
LDT ¹	Legal deep tinted film, lifetime warranty, dealer installed	\$265.00 ¹
3KY ¹	Third key <i>4 keys & Fobs are standard-this price is for any additional keys in addition to the 4 standard¹</i>	\$235.00 ¹
GXF ¹	Keyed alike <i>Includes keyed alike for the standard keys and fobs¹</i>	\$139.00 ¹
3KY ¹	Factory remote keyless entry with 2 fobs included. <i>4 Keys & fobs are standard-this price is for any additional keys¹</i>	\$235.00 ¹
	Backup alarm, factory installed	NA
BUA ¹	Backup alarm, dealer installed	\$135.00 ¹
	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - factory installed	NA
BUC ¹	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - dealer installed	\$695.00 ¹
	Front door moldings, not installed	NA
RS-1V ¹	Vent visors - stick-on style	\$145.00 ¹
RSFS ¹	Rainshields - flange style	\$165.00 ¹
DBW ¹	Door blank & rear window barriers with manual lock override (Setina, Pro-Gard, Cruisers or approved equivalent)	\$565.00 ¹
	Locking gas cap	NA
TTP ¹	Two-tone paint	\$1,490.00 ¹
TT-111 ¹	Class III hitch with 2" ball, dealer installed	\$425.00 ¹
3MR ¹	Optional equipment - specify <i>3M vinyl wrap-includes 4 doors and roof¹</i>	\$885.00 ¹
RLT ¹	Optional equipment - specify <i>Relocate spare tire dealer installed. If purchase with option AYE cost will be \$120.00¹</i>	\$249.00 ¹
CVS2500 ¹	Optional equipment - specify <i>Havis 25" concole w/arm rest and 2 cup holders¹</i>	\$659.00 ¹
C3090 ¹	Optional equipment - specify <i>Havis lap top mount w/ tilt&swivel low mount pole¹</i>	\$625.00 ¹

VEHICLE:	Charger (LDDE48)			
DEALER:	AutoNation Chrysler Dodge Jeep Ram Pembroke Pines			
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$21,159.00	\$21,159.00	\$21,159.00	\$21,159.00

CTTB ¹	Optional equipment - specify <i>Trunk tray-Must have compact spare</i> ¹	\$359.00 ¹
PB100A112 ¹	Setina PB100A12 – 12" Aluminum Push Bumper	\$475.00 ¹
PB100A16 ¹	Setina PB100A16 – 16" Aluminum Push Bumper	\$495.00 ¹
SBP300 ¹	Setina PB300 Push Bumper	\$510.00 ¹
GB50 ¹	Go Rhino 5000 Series Push Bumpers	\$485.00 ¹
RTS3P ¹	Rear Transport Seat – Laguna System 3P	\$895.00 ¹
RTSPG6000 ¹	Rear Transport Seat – Pro Gard 6000 Series	\$795.00 ¹
	Rear Transport Seat – Cruiser PCM012	NA
	Rear Transport Seat with extended seat belt – Patriot PSCV1	NA
PGP2600 ¹	Pro-Gard P2600 Series Polycarbonate (Lexan) Cage with sliding window, full width lower extension panel, dealer installed	\$895.00 ¹
SET8S ¹	Setina 8S Lexan cage with 1/2 lexan and 1/2 expanded metal with full lower extension panel, dealer installed	\$925.00 ¹
SET10 ¹	Setina #10 Series Lexan Cage with sliding window, full width lower extension panel, dealer installed	\$925.00 ¹
	Patriot VP1-120 Lexan cage with 1/2 lexan and 1/2 metal with full lower extension panel, dealer installed	NA
	Patriot VP1-100 all Lexan cage with full lower extension panel, dealer installed	NA
	Cruisers Cage with slide and lock window, lower extension panels, dealer installed	NA
	Cruisers Cage with 1/2 Lexan and 1/2 mesh, lower extension panels, dealer installed	NA
	K-9 Container. All aluminum In-Vehicle (rear seat area) K-9 Container to protect the public, officer, K-9, and vehicle. Please specify vehicle year, make and model. Call for installation, shipping, and/or delivery prices.	\$2,540.00
	Electronic Remote Rear Door Opening system to be used with the K-9 Container. Allows the officer to release the K-9 from the vehicle from a remote position. <i>Add \$675 for HotNPop pro heat alarm and door opener</i> ¹	\$1,190.00 ¹
	Heat Alarm System to be used in a K-9 vehicle. Warns officer when dangerously high temperatures are inside the vehicle. <i>add \$265 for pager alarm system</i> ¹	\$1,025.00 ¹
LRH ¹	Labor rate per hour	\$79.50 ¹
TTG ¹	Temporary tag	\$25.00 ¹
TER ¹	Transfer existing registration (must provide tag number)	\$105.00 ¹
NST ¹	New state tag (specify state, county, city, sheriff, etc.)	\$185.00 ¹
	Maintenance Plan - specify	NA
	Maintenance Plan - specify	NA
	Maintenance Plan - specify	NA
APXW575 ¹	Warranty - specify <i>Added Care Plus-0- Deductible 5 Years 75,000 Miles</i> ¹	\$2,380.00 ¹
MPXW575 ¹	Warranty - specify <i>Maximum Care -0- Deductible 5 Years 75,000 Miles</i> ¹	\$2,555.00 ¹

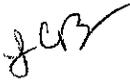


CITY OF MIAMI SPRINGS
Golf and Country Club
650 Curtiss Parkway
Miami Springs, FL 33166-5259
Phone: (305) 805-5180
Fax: (305) 805-5192

Agenda Item No. 8E

City Council Meeting of:

11-12-2013

TO: Honorable Mayor Garcia and Members of the City Council
VIA: Ronald Gorland, City Manager 
FROM: Laurie Bland, Golf Course Superintendent 
DATE: November 7, 2013

RECOMMENDATION:

Recommendation that Council award a bid to Harrell's LLC, utilizing Miami-Dade County Bid #9020-1/19, in the amount of \$26,416.98, on an "as needed basis", for customized chemicals and liquid fertilizers for fiscal year 2013-2014, pursuant to Section §31.11 (E)(5) of the City Code.

DISCUSSION: To improve playability of the fairway, tee, and putting green surfaces.

REQUEST:

Current request:	\$ 26,416.98 Funds available
Spent FY 13/14:	<u>\$ 20,000.00</u>
Total Request:	\$ 46,416.98

FUNDING: Department/ Description: Golf Course maintenance
Account Number: 001-5708-572-52-31

PROFESSIONAL SERVICES APPROVAL:



CITY OF MIAMI SPRINGS
OFFICE OF THE CITY CLERK
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: 305.805.5006
Fax: 305.805.5028

TO: Honorable Mayor Garcia and Members of the City Council
FROM: Suzanne S. Hitaffer, Acting City Clerk *Hitaffer*
DATE: November 5, 2013
SUBJECT: PENDING BOARD APPOINTMENTS

The following appointments are pending:

<u>APPOINTMENT COUNCILMEMBER</u>	<u>CURRENT MEMBER</u>	<u>NEW TERM EXPIRES</u>	<u>ORIGINAL APPOINTMENT DATE</u>	<u>LAST APPOINTMENT DATE</u>
<u>Board of Adjustment/Zoning and Planning Board</u>				
Mayor Xavier Garcia	Francisco Fernández	04-30-2015	10-14-1991	11-28-2011
Vice Mayor Bain – Group 2	Ernie Aloma	04-30-2016	04-13-2009	01-11-2011
Councilman Lob – Group 3	Bill Tallman	04-30-2016	01-11-2010	05-14-2012
<u>Architectural Review Board</u>				
Vice Mayor Bain – Group 2	Joe Valencia	10-31-2014	02-27-2012	02-27-2012
<u>Code Enforcement Board</u>				
Mayor Xavier Garcia	Walter Dworak	09-30-2016	11-14-2005	09-14-2010
Councilman Petralanda-Group 4	Robert Williams	09-30-2016	03-10-2008	10-25-2010
<u>Civil Service Board</u>				
Councilman Windrem – Group 1	Rob Youngs	06-30-2015	01-11-2010	01-11-2010
Vice Mayor Bain – Group 2	Carrie Figueredo	06-30-2015	08-24-2009	08-24-2009
<u>Code Review Board</u>				
Mayor Xavier Garcia	Connie Kostyra*	04-30-2015	VACANT	VACANT
Councilman Lob – Group 3	Dan Dorrego	04-30-2016	08-11-2003	05-24-2010
Councilman Petralanda-Group 4	Jana Armstrong	04-30-2016	06-11-2001	05-10-2010
<u>Disability Advisory Board</u>				
Mayor Xavier Garcia	Charlene Anderson*	12-31-2013	VACANT	VACANT
Vice Mayor Bain – Group 2	Peter Newman*	12-31-2013	VACANT	VACANT

APPOINTMENT COUNCILMEMBER	CURRENT MEMBER	NEW TERM EXPIRES	ORIGINAL APPOINTMENT DATE	LAST APPOINTMENT DATE
<u>Education Advisory Board</u>				
Mayor Xavier Garcia	Caridad Hidalgo	05-31-2015	01-28-2013	01-28-2013
Councilman Windrem – Group 1	Michael G. Hunter	05-31-2015	05-14-2012	05-14-2012
Vice Mayor Bain – Group 2	Dr. Mara Zapata	05-31-2015	06-13-2011	06-13-2011
Councilman Lob – Group 3	Dr. John Salomon	05-31-2015	12-14-2009	06-13-2011
<u>Golf and Country Club Advisory Board</u>				
Mayor Xavier Garcia	Michael Domínguez	07-31-2013	04-12-2010	09-26-2011
Councilman Windrem – Group 1	Mark Safreed	07-31-2013	08-08-2005	06-27-2011
Vice Mayor Bain – Group 2	George Heider	07-31-2013	08-13-2001	06-27-2011
Councilman Lob – Group 3	Ken Amendola	07-31-2013	10-10-2011	10-10-2011
Councilman Petralanda-Group 4	Art Rabade	07-31-2013	03-11-2013	03-11-2013
<u>Historic Preservation Board</u>				
Mayor Xavier Garcia	Sydney Garton**	01-31-2016	11-08-1993	02-08-2010
<u>Recreation Commission</u>				
Mayor Xavier Garcia	E. Jorge Santin	04-30-2016	04-14-2008	12-13-2010

* Connie Kostyra resigned on April 28, 2011.
 Charlene Anderson resigned on June 6, 2011.
 Peter Newman resigned on August 1, 2009.

** Historic Preservation Board – Council confirmation required per §153.11 of the City Code of Ordinances: “..... No board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for 2 years thereafter, unless the appointment for any additional term shall be confirmed by a majority of the council.....”

cc: City Manager
 Assistant City Manager/Finance Director
 City Attorney



CITY OF MIAMI SPRINGS
City Manager
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 805-5010
Fax: (305) 805-5040

Agenda Item No.

City Council Meeting of:

11-12-2013

MS

TO: Honorable Mayor Garcia and Members of the City Council
FROM: Ron Gorland, City Manager *Ron Gorland*
DATE: November 12, 2013
SUBJECT: Okeechobee Ramp and Canal Usage Discussion

In accordance with Councilman Bain's recent request to re-open subject for resident use, we contacted SFWMD (attached). They have basically given the City approval to set the parameters for local accessibility through the ramp on North Royal Poinciana. As such, if we are to allow access to the canal through the City ramp, we should discuss the details with consideration to at least the following:

1. What types of water-craft should be allowed access?
2. Max size (length)?
3. Engine size (hp)
4. Days/hours of access
5. Maximum speed in the canal
6. Restricted areas (bridges, etc.)
7. Who should manage the ramp – lock, unlock, etc.

Additionally we should be prepared to make improvements to the ramp and as such, we've been placed on notice that asphalt can no longer be used (attached).

Ron Gorland

From: Ron Gorland
Sent: Tuesday, September 03, 2013 11:44 AM
To: Councilman Billy Bain
Cc: Suzanne S. Hitaffer
Subject: Boat Ramp and Okeechobee Canal Access
Attachments: scan0019.pdf

Mayor Bain, regarding your recommendation to open up the Okeechobee canal to fishing, attached is the response from SFWMD. In short, while they prefer that no watercraft be on the canal due to safety and canal bank erosion concerns, they do not say no to them. It appears it's up to us to open the ramp partially or totally to all water craft (boats wave-runners, etc.) or to limit the watercraft to certain types, and/or boat lengths and/or engine sizes; 24X7 or restricted hours. Let me know what you'd like to present to Council and I'll put it together for an agenda item. Resurfacing the ramp (if that's what we want to do) will take some extra steps and maybe some additional costs because SFWMD no longer wants asphalt to be in contact with the water.

Thanks,



From: Tom Nash
Sent: Thursday, August 22, 2013 11:23 AM
To: Ron Gorland
Subject: Boat Ramp

Ron,
1

I have been advised that the boat ramp is the property of The City of Miami Springs. If we choose to modify it another permit will have to be requested. They prefer that the new construction not be in asphalt. South Florida Water Management District has no enforcement rights in, on, or around the water way. However, they do have concerns regarding liability, how the area is accessed and control measures. Another concern is long term effects of erosion to the canal banks due to the wakes. The City of Miami Springs will hold all liabilities and responsibilities for any damages resulted to the embankments.

Mr. Armando Vilaboy whom is the Intergovernmental Representative with SFWMD is willing to meet regarding their concerns listed above. (305) 513-3420 Ext. 7249

I have the information as to where we would make the permit request for the ramp makeover. Attached is the original permit furnished by SFWMD

Tom Nash
Public Works Director / Certified Arborist
City of Miami Springs
345 N. Royal Poinciana Blvd.
Miami Springs, FL 33166
(305) 805-5170 x4224
(305) 805-5795 Fax

ORIGINAL

APPLICATION NO. 1696

B. Long

TO THE

GOVERNING BOARD OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT
901 Evernia Street, West Palm Beach, Florida

WHEREIN THE APPLICANT REQUESTS A PERMIT AUTHORIZING THE USE OF DISTRICT FACILITIES IN THE MANNER DESCRIBED BELOW:

(1) FOR WHAT USE OR CONSTRUCTION DO YOU WISH A PERMIT?

Boat Ramp

(2) WHERE IS THIS WORK TO BE DONE?

County: Dade Section: 23 Township: 53 Range: 40

Block: _____ Lot: _____ Subdivision: City of Miami Springs

(3) NAME OR PROJECT NUMBER OF CANAL OR LEVEE INVOLVED: Miami Canal (C-6)

(4) OWNER OF PROPOSED WORK OR STRUCTURE:

Name City of Miami Springs
(Please print or type)

Street or P. O. Box: 201 Westward Drive City: Miami Springs State: Florida

(5) PUMP, CULVERT AND OPEN CHANNEL CONNECTION:

a. Description of the area to be served is as follows (include number of acres and submit location drawings)

b. This installation is for: irrigation only; drainage only; drainage and irrigation;

c. There are other connections; no other connections serving this same area. If other connections are involved or contemplated, a separate statement of explanation of the interconnected system will be necessary.

d. PUMP DATA:

Serial No. _____, rated capacity _____ gpm, head _____ ft. _____ rpm, impeller diameter _____, recommended horsepower & speed _____, average head _____ ft., actual horsepower & speed of prime mover _____, actual gear or pulley ratio _____

(6) HOW SOON AFTER RECEIPT OF PERMIT WILL WORK COMMENCE? 90 days.

HOW MANY DAYS WILL BE REQUIRED TO COMPLETE THE PROPOSED WORK AFTER WORK COMMENCES?
30 days.

A work completion date will be derived from the above information and will be indicated on the permit, if issued. If work is not completed by said completion date, and no extension date has been applied for and granted, said permit will be invalid and any permission granted thereunder automatically withdrawn.

DO NOT WRITE IN SPACE BELOW

	Reviewed	Approved
Permit Processing	_____	_____
Technical Review	_____	_____
Chief of Permits	_____	_____
Director, Regulation Division	_____	_____
Other	_____	_____

See reverse side

FIELD INSPECTION REPORT
GENERAL

Report No: 1 OF 1

Date: March 20, 1978

Inspector: FRENZEL

Time: 10:35

PERMIT
Project: 6039

Location DADE COUNTY S. 13-7.53 - P. 40

Type of work or construction: BOAT RAMP

By, Contractor or Owner: CITY OF MIAMI SPRINGS

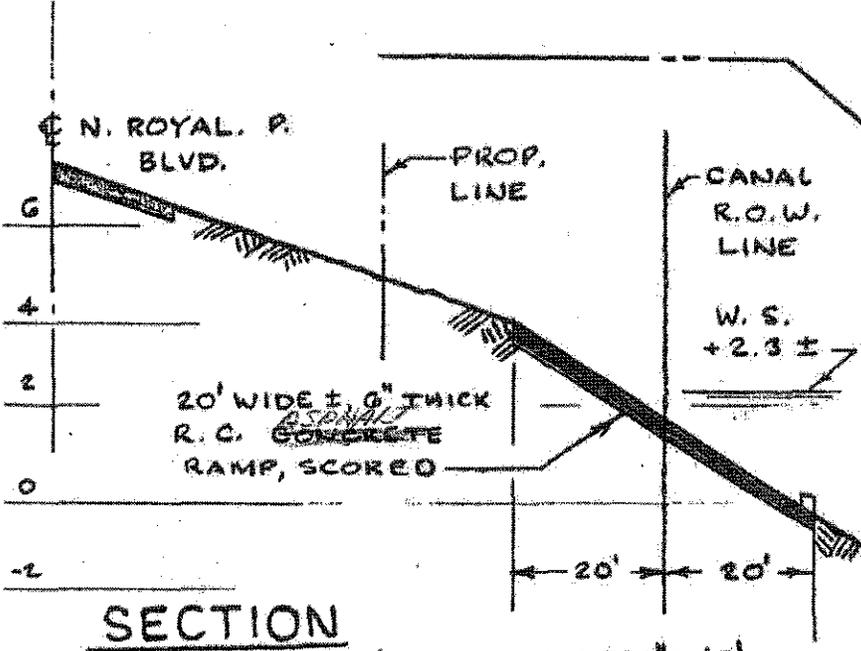
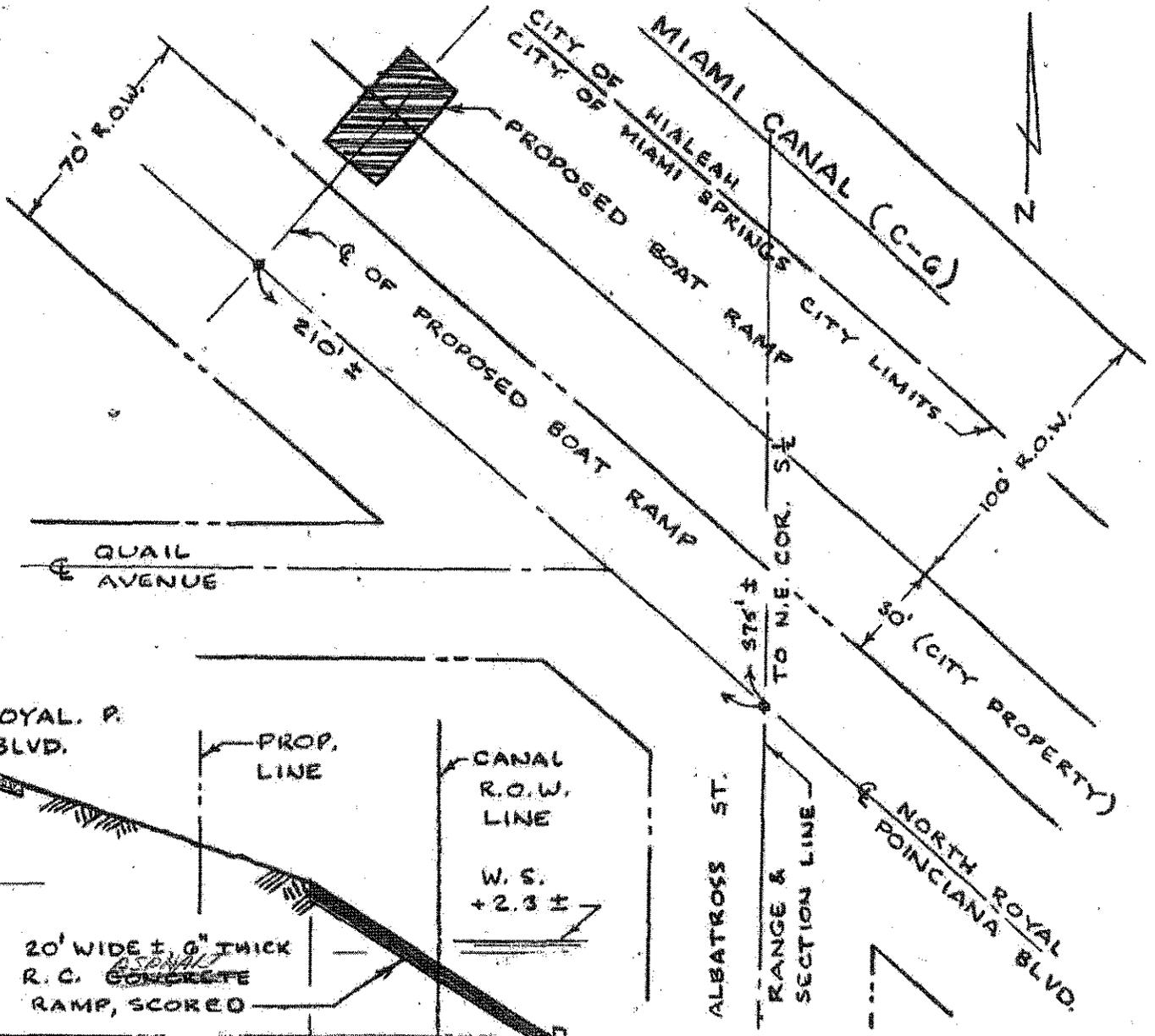
201 WESTWARD DRIVE MIAMI SPRINGS, FLORIDA

Remarks:

Boat ramp built per attached drawing
inspected and found acceptable this date.

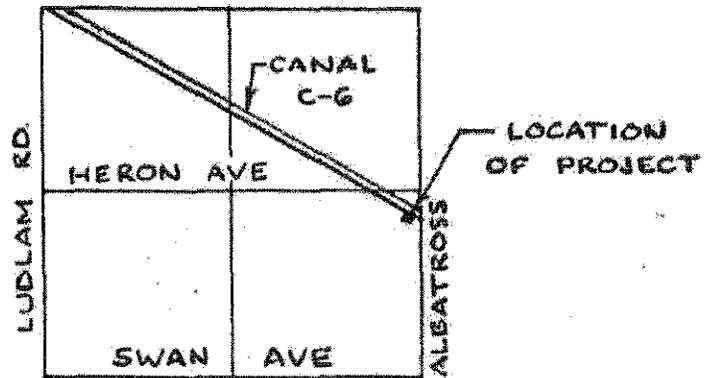
Action taken or recommended:

Further Inspection: _____ Date: _____



LOCATION PLAN
 SCALE: 1" = 50'

SECTION
 HOR. SCALE: 1" = 20', VERT. SCALE: 1" = 40'



SECT. 23 TWP. 53. RGE. 40

DRAWING TO ACCOMPANY APPLICATION NO. 16963 FOR BOAT RAMP TO CANAL C-6
 Sheet 1 of 1
 DATE: 6/20/14 SIGNED: [Signature]

F.C.D. PERMIT NO. 6039

(NON-ASSIGNABLE)
JUL 15 1974

DATE ISSUED
DANIEL BOJAR

AUTHORIZING:

BOAT RAMP ON C-6 SOUTH RIGHT
OF WAY 210' NW OF ALBATROSS
STREET CENTERLINE (STA. 413+50).

3301 CU.
ROW SECTION, MSC 5270

LOCATED IN _____ Dade _____ COUNTY _____ SECTION 13 TWP. 53 RGE. 40

ISSUED TO:
(Owner)

City of Miami Springs
201 Westwind Drive
Miami Springs, Florida

This permit is issued pursuant to Application for Permit No. 16963 dated June 20, 1974 and permittee's agreement to hold and save the Flood Control District and its successors harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, or use of the work or structure involved in the permit. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit may be cancelled upon thirty (30) days written notice to the permittee or under emergency circumstances as set forth in *Standards of Construction and Permit Procedures*, with which permittee is put on notice.

This Permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

WORK PROPOSED, WILL BE COMPLETED ON OR BEFORE October 15, 1974 otherwise, this permit is voided and all rights thereunder are automatically cancelled unless an extension to the construction period is applied for and granted.

SPECIAL CONDITIONS ARE AS FOLLOWS:

THE DISTRICT ACCEPTS NO RESPONSIBILITY FOR ANY DAMAGES THAT MAY BE INCURRED BY PERMITTED ITEMS WITHIN RIGHT OF WAY.

<u>PK</u>	<u>POSTED</u>
<input checked="" type="checkbox"/>	Permit Number Book
<input checked="" type="checkbox"/>	Canal/Levee Book
<input checked="" type="checkbox"/>	Inspector's Book
<input checked="" type="checkbox"/>	Inventory Book
<input checked="" type="checkbox"/>	Canal Quadrangles
Date	<u>7-16-74</u>
Signed	<u>ack</u>

INSPECTION	
DATE	<u>7-20-74</u> BY <u>BOJAR</u>
FOUND OK	<u>Yes</u>
REMARKS	

CENTRAL AND SOUTHERN FLORIDA
FLOOD CONTROL DISTRICT, BY ITS
GOVERNING BOARD

Original Signed

By C. E. Dail, Jr.
Secretary

Handwritten:
OK
7-24-74

J. B. Jackson

7-13(66)-46

October 28, 1974

City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

Re: Permit No. 6039

Gentlemen:

The proposed work on your Boat Ramp, as authorized by the above referenced Permit, was to have been completed by October 15, 1974. As of this date construction has not started. If it is your intention to commence with the construction of this Ramp in the near future, we request you submit realistic starting and completion dates.

We thank you for your prompt response to this subject.

Very truly yours,

J. B. JACKSON, Director
Regulation Division

By: Richard Gregg
Regulation Division

JBK/RG/JH/saw

**AGENDA ITEM 9C:
CITY CLERK CONSIDERATION**

**PLEASE REFER TO
PREVIOUSLY DISTRIBUTED
DOCUMENTATION**

11-12-2013

ORDINANCE NO. 1060-2013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS REPEALING AND DELETING ARTICLE XIV, MIXED USE DISTRICT, AND CODE OF ORDINANCE SECTIONS 150-145 THROUGH 150-153 IN THEIR ENTIRETY; RESERVING ARTICLE XIV AND CODE SECTIONS 150-145 THROUGH 150-153 FOR FUTURE USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; DIRECTIONS TO THE CODIFIERS; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Mixed Use District, Code of Ordinance Sections 150-145 through 150-153, was originally enacted to provide "large scale" commercial district regulations for the City; and,

WHEREAS, the district was not successful in application and was subsequently superseded by the enactment of Article XV and the Airport, Marine, and Highway Business District, Code of Ordinance Sections 150-154 through 150-163; and,

WHEREAS, although the two districts provided separate and distinct district boundary regulations for the same properties in the City, and while the Mixed Use District should have been repealed by the enactment of the Airport, Marine, Highway Business District, it is likely that the Mixed Use Business code sections have remained in the Code because the two districts were given sequential code numbering rather than superseding code numbering; and,

WHEREAS, even the Airport, Marine, and Highway Business District codes have been repealed and deleted from the City Code of Ordinances by the enactment of the Northwest 36th Street, Abraham Tract, and Airport Golf Districts; and,

WHEREAS, the code sections of the Mixed Use District have already been effectively repealed by the subsequent enactments of the City Council and should be deleted from the City Code of Ordinances; and,

WHEREAS, the City Council has reviewed the legislative history of the Mixed Use District and Code of Ordinance Sections 150-145 through 150-153 and determined that it is both proper and appropriate and in the best interests of the City and its citizens to repeal and delete the District and its corresponding Code of Ordinance sections from the City Code;

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

Section 1: That Chapter XIV, Mixed Use District, and Code of Ordinance Sections 150-145 through Code of Ordinance Section 150-153 should be repealed and deleted from the City Code in their entirety as follows;

ARTICLE XIV. MIXED USE DISTRICT

Sec. 150-145. Purpose.

The purpose of the mixed use (MUB) district is to provide for the establishment of compatible and complimentary combinations of uses for office development, retail shopping, restaurants, cultural and/or recreational activities, hotels and/or motels, and such other similar uses as are permitted herein, together with all required supporting facilities. MUB district uses shall be established in accordance with the guidelines set forth in the City future land use plan for locations indicated and designated in that plan as mixed use business.

Sec. 150-146. Permitted uses.

- (A) ~~Generally. Principal and accessory uses and structures permitted in the MUB district as set forth herein, are subject to the requirements and limitations as specified. Such uses and structures are permitted only where they form complimentary groupings of facilities and activities, and where a particular combination of proposed uses would be appropriate to the surrounding area by nature of use and design.~~
- (B) ~~Principal uses and structures permitted generally.~~
- ~~(1) Offices, business and professional; studios, and clinics (other than veterinary).~~
 - ~~(2) Agencies for travel and insurance and similar services.~~
 - ~~(3) Hotels and motels.~~
 - ~~(4) Private clubs and lodges.~~
 - ~~(5) Business colleges, secretarial schools, and similar educational facilities.~~
 - ~~(6) Banks, savings and loan associations, and similar financial institutions.~~
 - ~~(7) Retail stores, except those dealing in second-hand merchandise other than antiques.~~
 - ~~(8) Service establishments, including photographic studios; barber and beauty shops; establishments for repair of shoes, small home appliances, clocks and watches, and photocopying service shops not to exceed 2,500 square feet.~~
 - ~~(9) Restaurants.~~
 - ~~(10) Cultural or recreational facilities such as urban plazas, health and athletic clubs, theaters, auditoriums, libraries, art galleries and museums.~~
 - ~~(11) Parking garages.~~
 - ~~(12) Structures and uses other than those listed above, required for performance of governmental functions.~~
 - ~~(13) Structures and uses relating to operation of public utilities and requiring location within the district to serve it or neighborhood districts.~~
 - ~~(14) Community residential school in compliance with the terms, conditions and standards of usage approved by the City Council on September 25, 1991, so long as such school is in compliance with the following conditions of usage, to-wit:
 - ~~(a) No school may be located within a 1,000-foot radius of another community residential school.~~
 - ~~(b) No school may occupy more than one structure for "school purposes", and no more than two structures for "residential purposes" relating to the community residential school.~~~~

- ~~(c) No school shall permit or provide residential housing for more than five students and two adult supervisors in each residential structure.~~
 - ~~(15) Other enterprises or businesses which are similar to enterprises or businesses enumerated herein, which have been reviewed by the City Planning and Zoning Board and approved by the City Council upon application and hearing.~~
- ~~(C) Permissible principal uses and structures; limitations as to location.~~
 - ~~(1) Retail service establishments shall be limited to location on the ground floor of principal structures.~~
 - ~~(2) Retail and service establishments shall front on pedestrian portions of the street right-of-way, or on other pedestrian open space areas with public access from streets, and shall occupy at least 50 percent of the ground floor street frontage.~~
 - ~~(3) Parking garages are permitted as a principal use provided that there shall be no vehicular access to such facilities directly from N. W. 36th Street.~~
 - ~~(4) Parking lots adjacent to N. W. 36th Street are permitted only as a temporary use, subject to improvement of those portions of lots adjacent to principal pedestrian flows so as to provide screening and safety controls to alleviate potential adverse effects on pedestrian movement. These parking lots may be authorized for use not to exceed a period of one year, and thereafter on a year to year basis upon proper application approved by the City Planning and Zoning Board and the City Council.~~
- ~~(D) Accessory uses and structures.~~
 - ~~(1) Uses and structures customarily accessory and incidental to specified principal uses and structures, and which do not alter the character of the district, are permitted subject to limitations and provisions established by this ordinance and other applicable City ordinances and regulations.~~
 - ~~(2) Any use permissible as a principal use is allowed as an accessory use subject to limitations and requirements applying to the principal use.~~
 - ~~(3) An accessory use shall include a subordinate structure or portion of the main structure located on the same building site when such use is incidental to the main structure.~~
- ~~(E) Permissible accessory uses and structures; limitations as to location.~~
 - ~~(1) Entrances to accessory parking lots and structures shall be oriented away from N. W. 36th Street, and shall be located behind the principal structure on the same building site.~~
 - ~~(2) Vehicular access to on-site parking, loading, or service shall not be permitted along N. W. 36th Street.~~
 - ~~(3) Access drives are permitted along the adjacent minor street frontage and shall be located and designed in a manner which will insure smooth flow of vehicular and pedestrian circulation.~~

~~Sec. 150-147. Lot and floor area; setbacks.~~

- ~~(A) Maximum lot coverage. The maximum allowable lot coverage for all main and accessory buildings shall not exceed 50 percent of the lot area.~~
- ~~(B) Floor area limitations.
 - ~~(1) For the purpose of this subchapter the floor area ratio (F.A.R.) shall be the total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of all floors of any building or buildings on the site for the purposes of determining this ratio.~~
 - ~~(2) For lot areas less than 15,000 square feet in size, the maximum ratio of building floor area to lot area shall not exceed 0.60 F.A.R.~~
 - ~~(3) For lot areas of 15,000 square feet, or greater, the ratio of building floor area to lot area shall not exceed 1.5 F.A.R., except as otherwise modified in this subchapter.~~
 - ~~(4) For parking garages as principal use, the ratio of total floor area to lot area shall not exceed 1.5 F.A.R. Floor area shall include all floor area within the structure used for parking, including area used for restaurants and retail facilities which shall be permitted in connection with parking garages as incidental principal uses. Establishments shall not occupy more than 20 percent of the floor area of parking structure, and shall be located on the ground floor and oriented toward pedestrian flows.~~~~
- ~~(C) Allowable increase in floor area for buildings providing combination of uses. For developments on lot areas of 15,000 square feet, or greater, the allowable floor area may be increased in conformance with provisions and limitations specified below.
 - ~~(1) Mixed use buildings. For every square foot of gross area that a building provides of ground level retail, service and supporting uses, the floor area of other permissible use may be increased by one square foot, not to exceed a floor area ratio of 2.00.~~
 - ~~(2) Pedestrian open space. For the purposes of this subchapter pedestrian open space is defined as an area designated for pedestrian outdoor noncommercial uses, excluding parking and other service areas, and which is open to the sky (except where sheltered by projected portions of buildings or arcades). Open spaces shall include landscaped areas, paved terraces, decks and sitting areas, and outdoor recreation areas appropriately designed and improved and located for outdoor uses for occupants and visitors, considering safety, convenience and aesthetic appearance. For every foot of ground level pedestrian open space provided by the development, the allowable building floor area may be increased by one square foot, but the increase shall not exceed 0.20 F.A.R. times lot area.~~
 - ~~(3) Increased floor area ratio. Subject to site plan approval and confirmation by the City Planning and Zoning Board and the City Council, allowable floor area ratio may be increased for developments occupying sites larger than 1.0 acre, and accommodating a mixture of uses in accord with the intent of this district, not to exceed a total of 3.00 F.A.R.~~~~

- ~~(D) Minimum setbacks for all developments in MUB districts.~~
- ~~(1) Adjacent to N. W. 36th Street, setbacks shall be a minimum of 30 feet from the street right-of-way. No driveway or off-street parking shall be allowed between street rights-of-way and buildings.~~
 - ~~(2) Adjacent to streets other than N. W. 36th Street, setbacks shall have a minimum depth of 12 feet from the street right-of-way.~~
 - ~~(3) There shall be no minimum requirements for interior yards or setbacks, except as may be required by other provisions of the City Code of Ordinances.~~
 - ~~(4) Adjacent to residential districts setbacks shall be a minimum depth of 40 feet.~~
 - ~~(5) At least 70 percent of all setbacks adjacent to any street shall be improved and reserved for pedestrian open space.~~
 - ~~(6) Pedestrian open space may be provided at any level that serves the commercial uses.~~
 - ~~(7) All setbacks may be used for utility rights-of-way.~~

Sec. 150-148. Height limitations:

- ~~(A) Height limitations are as follows.~~
- ~~(1) Structures located within 150 feet from adjoining residential districts shall not exceed a height of 50 feet.~~
 - ~~(2) Structures or portions of structures located adjacent to N. W. 36th Street, and more than 150 feet from adjoining residential districts shall not exceed a height of 120 feet.~~
- ~~(B) Maximum height in the MUB district shall decrease northward from N. W. 36th Street, and toward residential districts to provide a balanced relationship between physical masses and avoid light obstruction to adjoining residential uses.~~

Sec. 150-149. Off street parking and loading:

- ~~(A) *Parking standards and requirements:*~~
- ~~(1) See § 150-016~~
- ~~(B) *Off-street loading:*~~
- ~~(1) For the purpose of this subchapter a loading space is defined as a space within the main building or on the same lot, logically and conveniently located for bulk pickups and deliveries. A loading space shall be scaled to the size of the delivery vehicle anticipated, plus a space of six feet in length greater than the vehicle anticipated to be accommodated. No loading berth shall be less than a minimum of 12 feet in width and a length of not less than 35 feet, and shall be directly accessible from a street without crossing or entering any other required off-street loading or off-street parking spaces.~~
 - ~~(2) All developments shall provide off-street loading which shall be located and designed so as to provide safe and convenient access by delivery vehicles with minimal interference with the movement and parking of other vehicles on the premises. Subject to the approval of the City Planning and Zoning Board and the City Council, loading areas may be required to be placed in locations separated from other activities or screened by appropriate physical barriers.~~

- ~~(3) Required off-street loading stalls shall be reserved for loading purposes, and shall not be used for parking of vehicles other than those in the process of loading or unloading. No vehicle being loaded or unloaded shall project into any public walkway or street.~~
- ~~(4) Off-street loading facilities shall be properly drained to prevent damage to abutting property or public streets, and shall not be used for any purpose other than loading and unloading. At no time shall the loading area be used for storage.~~

~~Sec. 150-150. Site planning.~~

~~The site plan for developments within the MUB district shall provide for safe and efficient functioning of intended uses, including pedestrian and vehicular circulation, and for harmonious and convenient groupings of structures and activities.~~

- ~~(A) Location and design requirements.~~
 - ~~(1) Principal structures shall face towards N. W. 36th Street when possible, or side streets, but in all instances away from residential districts.~~
 - ~~(2) Entrances to accessory parking lots and structures shall not be oriented toward N. W. 36th Street, and shall be located behind the principal structure on the same building site. Vehicular access to on-site parking, loading or service shall not be permitted directly from N. W. 36th Street. Access drives shall be provided from adjacent minor street frontages, and shall be located and designed to insure smooth flow of vehicular and pedestrian circulation.~~
 - ~~(3) Pedestrian access may be provided at any suitable locations, but shall be separated from vehicular access points, except where signalization is used to control pedestrian and vehicular movements.~~
 - ~~(4) Accessory parking lots shall be constructed and designed in accordance with § 150-016~~
 - ~~(5) Loading zones and the parking of commercial vehicles shall be arranged so as to provide safe access from driveways and public streets, to prevent interference with vehicular and pedestrian circulation on the premises, and to avoid friction with traffic passing the premises.~~
 - ~~(6) Developments on sites which occupy the northern sections of the district abutting residential areas shall provide east/west roadways for access and for cross-block circulation, where necessary due to side street traffic diversion. Roadways shall be designed to accommodate smooth vehicular movement, and shall be located not less than ten feet from the adjoining residential district.~~
 - ~~(7) All utilities shall be placed underground, and there shall be appropriate provisions made for servicing such utilities.~~
- ~~(B) Protective screening and landscaping.~~
 - ~~(1) In general, landscaping shall not reduce visibility and create a hazard to vehicular and pedestrian circulation, nor to public safety and security.~~
 - ~~(2) Landscaping shall be required in all accessory open areas, and protective masonry screening and hedges shall be required for the protection of adjacent property.~~

- ~~(3) In addition to landscape regulations established in § 150-016, the following additional requirements shall apply.~~
- ~~(a) Where any development site in this district adjoins a residential district, there shall be a landscaped buffer area, ten feet wide, located along the portion of the site which directly abuts the residential district. Landscaping shall include and continuously be maintained as a hedge not less than three and one-half feet and not greater than six feet in height to form a continuous screen. In addition, one tree shall be provided for each 30 linear feet. The buffer area shall include a 72-inch high masonry wall which shall extend along the length of adjoining property lines, except for sites on through-streets, where a masonry wall shall be no closer than ten feet to the property line adjacent and parallel to the street right-of-way. No off-street parking shall be permitted in the buffered area.~~
 - ~~(b) Off-street parking areas shall have at least ten square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is to be provided, and all such landscaping shall be continuously maintained by the owner. No row of parking spaces shall exceed ten spaces without a five-foot minimum width of landscaped area to divide any continuation of such row of parking. In addition, other vehicular use areas shall have one square foot of landscape area, and not less than one tree for each 100 square feet of paved area.~~
 - ~~(c) Along N. W. 36th Street and on side streets, shade trees shall be provided at maximum of 30-foot intervals, not less than five feet from the curb line.~~
 - ~~(d) For the purposes of this subchapter, the protective masonry wall may be constructed of CBS concrete block. Stucco and painting are required for all protective boundary walls, and special architectural features such as the use of brick, stone, wood, metal, or glass on these walls may be allowed if approved by the City Planning and Zoning Board and the City Council upon proper application and hearing.~~
 - ~~(e) The owner of MUB property, or his agent shall be responsible for the maintenance of the protective masonry wall and of all landscaping which shall be maintained at a set height and in good condition so as to present a healthy, neat, orderly appearance, and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 100 feet of all plant material to be maintained.~~

~~Sec. 150-151. Signs.~~

~~Signs in the MUB district shall meet the requirements specified in § 150-030, and the following additional limitations:~~

- ~~(A) No signs in the MUB district shall face the nearby residential district.~~

- ~~(B) One sign structure, not exceeding 30 feet in height, and having not more than two sign surface areas, may be erected along principal street frontage from which there is a major entrance to the development. Signs may contain only the name of the establishment and facilities within the development. Each sign surface shall be limited to 30 square feet for each acre or portion thereof, of land occupied by the development.~~
- ~~(C) For individual establishments, identification signs are permitted, but shall not exceed ten percent of the wall surface area.~~
- ~~(D) Detached signs shall not be permitted, except for the purposes of parking, vehicular and pedestrian directional signs so long as these signs shall not have a width, length, or diameter exceeding five feet. No billboards shall be allowed.~~
- ~~(E) Any sign permitted in this district, by this or any other ordinance, shall be required to have the approval of the City Planning and Zoning Board and the City Council before a sign permit is issued.~~
- ~~(F) Artificial lighting may be used to illuminate the premises of advertising copy and shall be directed away from any adjacent residential area and traffic flow.~~

Sec. 150-152. Development procedures.

- ~~(A) Any development within the MUB district shall be required to have the site and development plans approved as provided herein before a building permit is issued, to insure that development is in accord with the intent of this district. It shall be the responsibility of the City Planning and Zoning Board to review such plans, and to make recommendations for modification, approval, or denial in accordance with §§ 150-101, 150-102~~
- ~~(B) Applications for site and development plan approval shall be submitted to the building and zoning department according to the provisions of the Zoning Code and the additional requirements and procedures specified herein.~~
- ~~(C) The application for site and development plan approval shall include, but shall not be limited to:

 - ~~(1) Plans, maps, studies, and data which may be necessary to determine whether the particular proposed development meets the intent of MUB district, and the specific requirements and standards contained in this subchapter.~~
 - ~~(2) A survey showing property and ownership lines; existing structures, alleys, easements, and utility lines.~~
 - ~~(3) A preliminary development concept plan for the proposed development including the following information:

 - ~~(a) General nature of the proposed development, planned uses and activities, and the name of the developer.~~
 - ~~(b) Location, height, floor area, external appearance, and use of existing structures, if any, and approximate location, orientation, height, floor area ratio, and use of proposed structures.~~
 - ~~(c) Proposed water and sanitary sewer installations, and the name of the water and sewer utility.~~
 - ~~(d) Points of ingress and egress for vehicular and pedestrian traffic, circulation patterns within the project, including location and design of east/west roadways, where required.~~
 - ~~(e) Location, character, and scale of parking and service facilities, including area and number of parking spaces, character of structural parking, if any, location of loading areas and commercial vehicle parking.~~~~~~

- ~~(f) Preliminary storm sewer plan.~~
- ~~(g) Conceptual landscape plan.~~
- ~~(h) Additional material and information as may be required by the proper agencies of the City.~~
- ~~(D) Where a proposed development is planned to be constructed in stages, the timing of the first stage shall be indicated. The information concerning the nature of the development, uses, location, and floor areas to be developed shall also be supplied. The same information shall be provided for succeeding stages. Initiation of succeeding stages shall be made dependent upon the completion of earlier stages and the supplying of any information that may be required by the proper City agencies.~~
- ~~(E) When a proposal contains provisions concerning the establishment and continuing operation and maintenance of improvements and facilities for common use by the occupants of the project and the general public, but which are not provided, operated or maintained at general public expense, the owner shall give assurance in the manner provided below to the City that such improvements and facilities will be maintained without future expense to the City, and that the development will conform to approved site and development plans.~~
- ~~(F) The City may, in its discretion, require a surety performance bond to insure that the owner and developer will comply with the requirements and provisions of this subchapter, or such other security as may be deemed appropriate by the City Council.~~

~~Sec. 150-153. Fees and appeals.~~

- ~~(A) Each application filed with the building and zoning department shall be accompanied by the payment of a nonreturnable fee of \$350.00 to cover the expenses incurred by the City in processing and reviewing the application for development.~~
- ~~(B) The applicant shall reimburse the City for the cost of any legal or engineering services which exceed the usual and normal amount of services rendered to the City in reviewing or processing any application, so long as the additional services were required as a result of the applicant and his application.~~
- ~~(C) The City Planning and Zoning Board shall have the responsibility to review all site and development plans and to make recommendations for modification, approval, or denial to the City Council in accordance with §§ 150-152(A) and 150-101 and 150-102~~
- ~~(D) Any decision or recommendation by the City Planning and Zoning Board may be appealed or reviewed by the City Council in accordance with the procedures set forth in § 150-113~~

Section 2: That Chapter XIV and Code of Ordinance Sections 150-145 through 150-153 are hereby reserved for the future use of City.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 4: That the codifiers are hereby directed to codify this ordinance within their discretion and their prior codification of the City of Miami Springs Code of Ordinances.

Section 5: That this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this _____ day of _____, 2013.

The motion to adopt the foregoing ordinance was offered on second reading by _____, seconded by _____, and on roll call the following vote ensued:

Vice Mayor Bain	" _____ "
Councilman Windrem	" _____ "
Councilman Lob	" _____ "
Councilman Petralanda	" _____ "
Mayor Garcia	" _____ "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

First reading: 11-12-2013
Second reading: 11-25-2013

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

RESOLUTION NO. 2013-3605

City Council Meeting of:

11-12-2013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING THE SCHEDULE OF GOLF CHARGES AND FEES FOR THE OPERATION OF THE MIAMI SPRINGS GOLF AND COUNTRY CLUB; RESERVING THE RIGHT AND AUTHORITY TO AMEND OR SUPPLEMENT THE SCHEDULE OF CHARGES; EFFECTIVE DATE

WHEREAS, the City of Miami Springs purchased the property commonly known as the Miami Springs Golf and Country Club on October 23, 1997; and,

WHEREAS, the City Council of the City of Miami Springs established an initial Schedule of Golf Charges and Fees for the Golf and Country Club by Resolution 97-3066, adopted on October 13, 1997; and,

WHEREAS, the City Council of the City of Miami Springs most recently amended its Schedule of Golf Charges and Fees for the operation of the Golf and Country Club by adopting Resolution No. 2012-3574 on March 25, 2013; and,

WHEREAS, the City Administrative Staff has proposed an amended Schedule of Golf Charges and Fees for the operation of the golf course, which may from time to time be further amended; and,

WHEREAS, the City Council has reviewed the proposed amended Schedule and has determined that the amended Schedule of Golf Charges and Fees is both fair and appropriate, and that its approval is in the best interests of the City and its citizens.

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

Section 1: That the "Schedule of Golf Charges and Fees", attached hereto as Exhibit "A", is hereby approved and adopted for the use of City of Miami Springs Golf and Country Club facilities and related services.

Section 2: That the City Council of the City of Miami Springs reserves the right and authority to amend or supplement the "Schedule of Golf Charges and Fees".

Section 3: That the provisions of this Resolution shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this 12th day of November, 2013.

The motion to adopt the foregoing resolution was offered by Councilman Lob, seconded by Councilman Windrem, and on roll call the following vote ensued:

Vice Mayor Bain	"aye"
Councilman Windrem	"aye"
Councilman Lob	"aye"
Councilman Petralanda	"aye"
Mayor Garcia	"aye"

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

EXHIBIT "A"
MIAMI SPRINGS GOLF & COUNTRY CLUB
SCHEDULE OF GOLF CHARGES AND FEES
AS OF NOVEMBER 15, 2013

GREEN & CART FEES

RACK RATES

Weekend Non-Resident	\$	60.00	
Weekday Non-Resident	\$	55.00	
Weekend Miami-Dade County Resident	\$	55.00	
Weekday Miami-Dade County Resident	\$	45.00	
Weekend Miami Springs/VG Resident	\$	45.00	
Weekday Miami Springs/VG Resident	\$	35.00	
Weekday/Weekend Miami Springs/VG Walker	\$	23.00	(after 12 noon on weekends)
Public Guest & Miami-Dade County Residents	\$	30.00	(no walkers until after 1 pm)
Twilight Weekday/Weekend	\$	32.00	(after 12 noon on weekdays and 1p.m. on weekends)
Junior Weekday/Weekend	\$	20.00	(accompanied by paying adult)
Member Cart Fee	\$	25.00	
Tuesday Shootout	\$	32.00	
Public Service Employee*	\$	35.00	
CanAm Golf	\$	37.00	(after 12 noon on weekends)
Spectator Cart	\$	25.00	
Small Range Balls	\$	6.00	
Large Range Balls	\$	9.00	

Golf Teams FREE Practice, matches and driving range for MSSH and MSMS

NOTE: All fees plus State Sales Tax (currently 7%)

Eligibility for any qualified fee or charge (residency, age, family, employment) must be documented.
See DEFINITIONS on next page.

MEMBERSHIPS

MIAMI SPRINGS RESIDENT, BUSINESS & PROPERTY OWNER

Individual	\$	1,000.00
Family	\$	1,400.00
Junior (under 17)	\$	200.00

NON-RESIDENT

Individual	\$	1,500.00
Family	\$	1,950.00
Junior (under 17)	\$	350.00
Trail Fee (must be accompanied by Annual Membership)	\$	775.00
Corporate	\$	6,500.00

All fees plus State Sales Tax of 7%
Exhibit "A"

DEFINITIONS

Senior – over 60 receive a 10% discount from above rates

Junior - less than 17 years old

Resident - resides in Miami Springs/Virginia Gardens

Business Owner - registered owner of a business in Miami Springs

Property Owner - registered owner of a property in Miami Springs

Family - limited to immediate family (father, mother, & children under 25) living in same household

Public Service Employee rate - Police, Firemen, Teachers, Active Military and City of Miami Springs Employees

Weekends include Federal and City of Miami Springs designated holidays (ex. Thanksgiving Friday)

Eligibility for any qualified fee or charge (residency, age, family, employment) must be documented.



Miami Springs
Police Department

Agenda Item No. 10c

City Council Meeting of:

11-12-2013

Memorandum

To: Ronald K Gorland, City Manager

From: Peter G. Baan, Chief of Police

Subject: 2014 Byrne Grant Resolution

Date: 11/06/2013

Attached is a resolution for approval by the Miami Springs City Council. The resolution authorizes application for the 2014 Edward Byrne Memorial Justice Assistance Grant. The resolution also authorizes the City Manager to execute all contracts and agreements related to the grant program.

The grant is in the amount of \$2,684.00 and requires no local match. The grant proceeds will be utilized to fund the overtime necessary for data entry to automate old police records.

Please include this item for consideration at the next regular City Council Meeting.

Attachments

RESOLUTION NO. 2013-3606

11-12-2013



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AUTHORIZING THE CITY MANAGER TO APPLY FOR A FY 2014 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT FROM THE FEDERAL DRUG CONTROL AND SYSTEM IMPROVEMENT PROGRAM, THROUGH THE OFFICE OF GRANTS COORDINATION, JUSTICE ASSISTANCE GRANT ADMINISTRATION FOR MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT CONTRACTS AND AGREEMENTS, EXECUTE CONTRACTS AND AGREEMENTS TO ACCOMPLISH GRANT FUNDING PURPOSES, EXPEND FUNDING FOR ESTABLISHED AND AUTHORIZED PURPOSES, RECEIVE AND EXPEND ADDITIONAL FUNDING THAT MIGHT BECOME AVAILABLE, EXECUTE AMENDATORY APPLICATION DOCUMENTATION, AND TO EXERCISE ALL CONTRACTUAL RIGHTS, AUTHORIZATIONS AND PRIVILEGES AVAILABLE TO THE CITY; EFFECTIVE DATE.

WHEREAS, the Police Department has been advised that it is eligible to apply for a FY 2014 Edward Byrne Memorial Justice Assistance Grant from the Federal Drug Control and System Improvement Program; and,

WHEREAS, the Office of Grants Coordination, Justice Assistance Grant Administration for Miami-Dade County is the agency that is responsible for receiving and processing such Grant applications; and,

WHEREAS, the City Police Department has determined that it is eligible for applying to the County for Grant funding in the approximate amount of \$2,684.00; and,

WHEREAS, the Grant funding will be used by the City Police Department to continue the improvement of departmental records management and data migration by purchasing two additional scanners; and,

WHEREAS, the City Police Department, City Administration, and City Council have determined that it is both proper and appropriate to apply for the subject Grant Funds:

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

Section 1: That the City Council of the City of Miami Springs hereby authorizes the City Manager to apply to the Office of Grants Coordination, Justice Assistance Grant Administration for Miami-Dade County, for a FY 2014 Edward Byrne Memorial Justice Assistance Grant from the Federal Drug Control and System Improvement Program in the approximate amount of \$2,684.00.

Section 2: That the City Council of the City of Miami Springs hereby further authorizes the City Manager to execute all contracts and agreements required to secure said grant funds, execute such other documents/contracts and agreements as will effectuate the purposes of the grant, expend the grant funds for the purposes set forth in the grant, receive and expend such other additional funding that might become available in coordination with the expenditure of the grant funds, execute and file any amendatory grant application documents required, and to appropriately exercise any and all rights, authorizations, and privileges contained in any contracts or agreements related to the grant funds.

Section 3: That the City Council of the City of Miami Springs hereby approves and authorizes the "Program Narrative", attached hereto as Attachment "A", which describes the Police Department activities related to the subject grant.

Section 4: That the provisions of this Resolution shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this
12th day of November, 2013.

Vice Mayor Bain	" "
Councilman Windrem	" "
Councilman Lob	" "
Councilman Petralanda	" "
Mayor Garcia	" "

Zavier M. Garcia
Mayor

ATTEST:

Suzanne S. Hitaffer, CMC
Acting City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



Jan K. Seiden, Esquire
City Attorney

Resolution No. 2013-3606

PROGRAM NARRATIVE

Jurisdiction Name: Miami Springs

Contact Person: Ofc. Capote

Address: 201 Westward Drive
Miami Springs, FL 33166

Contact Numbers: (305) 888-5286

Program Area: Records Improvement

Program Dates: 10/01/13 through 07/31/14

Program Name:

Target Population:

Problem Identification

Due to staffing cuts, the Miami Springs Police Department is several years in arrears in scanning and indexing its paper police records to a retrievable optical imaging format. These records contain offense incident reports spanning 1998 to 2013, and currently include approximately 6 boxes of case reports and arrest records that are kept at an off-site storage facility as well as a large volume of records retained in-house. One box of records is estimated to contain about 2,400 records, or 6,200 pieces of paper. The off-site warehousing is costly, unwieldy, and results in a delay in retrieving archived reports.

Several years ago the Department purchased an advanced archive indexing optical imaging system to digitize and index these documents for efficient retrieval. While the use of the new equipment significantly improved the Department's criminal justice records management system, staff shortages made it difficult to complete the task of sorting, scanning, indexing, classifying and destroying these archived police documents. However, several years of paper records remain to be digitized. Assistance with the continuation of this project will greatly improve our criminal justice records management by moving us towards the completion of total conversion from the manual system to an electronic retention and retrieval system. Because of the use of previous JAG funds, most of the remaining boxes of police records have either been fully or partially scanned or indexed. Therefore, it is not necessary to outsource the scanning portion of this project and instead utilize the funds towards paying clerical staff to review, make scanning corrections, classify and ultimately destroy the corresponding paper copy of the police reports.

Program Description

The Miami Springs Police Department proposes to continue this records management and data migration project by utilizing clerical personnel on an overtime basis for approximately 114 hours to review, correct scanning errors, classify and destroy the original paper copy of approximately 6 boxes of police records that remain in an off-site storage facility as well as processing approximately 6 shelves (equivalent to about 6 boxes) of on-site records. This will be accomplished by using the funds obtained through this requested Byrne Grant allocation. This project will increase the available work space in the Police Department by digitizing and indexing police records that are stored both off-site and in-house; eliminating the monthly storage and retrieval costs related to these records and allowing for instant access instead of waiting the current two to three days for the boxes to be pulled from the off-site warehouse.

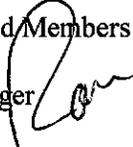


CITY OF MIAMI SPRINGS
Finance Dept.
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 805-5000
Fax: (305) 805-5018

Agenda Item No. 10D

City Council Meeting of:

11-12-2013

TO: Honorable Mayor Garcia and Members of the City Council
VIA: Ronald Gorland, City Manager 
FROM: William Alonso, Assistant City Manager/ Finance Director 
DATE: November 7, 2013

RECOMMENDATION:

Recommendation that Council approve the execution of an agreement for shoring up the pool and deck facility in the amount of \$47,000.00 (materials \$20,000.00 and installation \$27,000.00) and provide 1 site visit in the amount of \$1,850.00 six (6) months from date of installation in accordance with the Payment Schedule in the contract.

DISCUSSION:

Council waived the competitive bid process and approved an expenditure of \$48,850.00, to Brownie Companies on October 28th, to immediately shore-up the pool and deck facilities pursuant to Section §31.11 (E)(6)(g) of the City Code.

The attached contract has been reviewed by Jan Seiden, City Attorney and Skip Reed, Building Official.

REQUEST: \$ 48,850.00

FUNDING: Funding will come from the Pool Reserves that are approx. \$77,000.00.

PROFESSIONAL SERVICES APPROVAL:

BROWNIE COMPANIES

Est. 1922

385 NE BAKER RD.

STUART, FL 34994

Phone: (772) 460-5660 Fax: (772) 460-5650

E-Mail: INFO@BROWNIECOMPANIES.COM

Web: WWW.BROWNIECOMPANIES.COM

CGC 1519113

This Contract entered into this 30th day of October by and between:
City of Miami Springs, 201 Westward Dr., Miami Springs, FL 33166
(Hereinafter referred to as "OWNER") and **Brownie Companies, LLC., 385 NE Baker Rd. Stuart, FL34994**
(Hereinafter referred to as "CONTRACTOR") together the "PARTIES".

Construction Location: 1401 Westward Dr., Miami, FL 33166 (Pool Facility)

Contractor agrees to provide all labor, supervision, materials, equipment, and tools necessary to furnish, install and complete the following work, unless noted otherwise:

1. Contractor will provide and install twenty-five (25) non-engineered temporary steel shoring posts as per detail **1A** provided by Brownie Co. to relieve the stress/ load of the failing concrete support piles on the North section of pool facility.
2. Contractor will provide and install seventeen (17) non-engineered temporary pressure treated wood shoring stands with steel shoring posts as per detail **1B** provided by Brownie Co. to relieve the stress/ load of the failing concrete support piles on the North section of pool facility.
3. Contractor will provide and install forty (40) non-engineered temporary steel shoring posts as per detail **1C** provided by Brownie Co. in between the pre-fabricated pool deck and tie beam/ grade beam on the South section of pool facility.
4. Contractor will place level/ benchmarks on failing concrete columns for monitoring purposes.
5. Contractor will revisit site at six (6) months from the completion date of shoring installation to inspect all shoring and provide a detailed report written on Brownie Co. letterhead and signed by an authorized representative of Brownie Co.
6. Detailed report of shoring will include:
 - Findings.
 - Recommendations/ Corrections.
 - Tightening of any loose shoring if needed.
 - Photos of shoring and concrete columns.
 - Monitoring of previously placed benchmarks.
7. Additional site visits will include:
 - A detailed written report.
 - One (1) week notification of inspection.
 - A fee of \$1,850.00 per visit.
8. If any additional shoring is needed/recommended from stated above it will be brought to the attention of City of Miami Springs and a written proposal will be provided from Brownie Co.

Exclusions: Permit fees, architectural/ engineered drawings, surveys, utility disconnects, and construction dumpsters.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the contract price.
All agreements contingent upon strikes, accidents, acts of God or other delays beyond our control. Owner to carry fire, wind damage and any other insurance deemed necessary.

As consideration therefore, OWNER agrees to pay CONTRACTOR the following amount per the prescribed payment schedule below: \$48,850.00 Forty Eight Thousand Eight Hundred Fifty Dollars and 00/100.

Payment Schedule

1 st	Due upon acceptance/ secure shoring material	\$20,000.00
2 nd	Due upon completion of shoring installation	\$27,000.00
3 rd	Due upon site visit at six months after installation	\$1,850.00

Initials _____

BROWNIE COMPANIES

Est. 1922

175 BOYD ROAD

FORT PIERCE, FLORIDA 34945

Phone: (772) 460-5660 Fax: (772) 460-5650

E-Mail: INFO@BROWNIECOMPANIES.COM

Web: WWW.BROWNIECOMPANIES.COM

TERMS and CONDITIONS

- (1) Contractor is hereby granted a general and continuing lien for all amounts in which Owner shall have agreed to pay Contractor, such lien to become a charge against both the Building and the property to which the Building is intended to be moved or elevated. This contractual lien shall not be considered to be in derogation of any additional liens available to Mover. Contractor is authorized to take such steps, as it shall deem necessary or desirable in order to give such liens its fullest effect.
- (2) In the process of lifting or moving a building there is a substantial risk of cracking or falling plaster or brickwork, and Contractor shall not be responsible for damages to plaster or brickwork or caused to the Building by falling plaster or brickwork. It is expressly agreed that the Contractor shall not be liable for any other damages or injury to the Building except and only to the extent that the Contractor shall have negligently raised, lowered or transported the building. Prior to any work beginning, Contractor will conduct a pre-inspection of premises and fully document any flaws that may be apparent, Contractor not responsible to repair any pre-existing damage or flaws unless specifically stated in this contract.
- (3) Wherever in this contract the context may require the masculine gender shall be deemed to include the feminine or neuter; the singular and plural numbers shall each be deemed to include the other.
- (4) It is agreed that the Terms and Conditions appearing on page two of this Contract are to be considered a part of the contract, as fully if set forth in full at this point.
- (5) The above Contract may be modified or amended in the following respects only and no prior oral or written statement by Contractor shall be considered as binding upon the parties hereto: Brownie Companies, LLC.
- (6) In consideration of the promises made by CONTRACTOR, OWNER agrees:
 - (a) To obtain such written permission as CONTRACTOR deems necessary permitting CONTRACTOR to enter upon real property of others in order to complete its job by the most direct and efficient means, and to hold CONTRACTOR harmless for any trespass, Which CONTRACTOR shall have committed during the entire process of lifting or moving of building.
 - (b) To arrange for the removal at his own expense of any tree, tree limbs, wires or other objects which must, in the sole opinion of CONTRACTOR, be removed before the Building is lifted, transported and lowered, and to replace the same where necessary.
 - (c) To obtain all necessary building permits and to comply with all other municipal, county, state or other governmental regulations or regulations of any utility or public agency.
 - (d) To indicated with sufficient and properly placed stakes, at least four (4) in number, precisely where the building is to be placed, such stakes to be in position when the building is transported to and moved upon its new location. OWNER agrees that such stakes shall not be in option when the building is moved upon new location, CONTRACTOR shall have the right to leave the building wherever CONTRACTOR may deem proper. Further, OWNER agrees that if such stakes shall not have been so placed in position and if CONTRACTOR shall have left building at a place unsatisfactory to OWNER, OWNER shall pay CONTRACTOR an additional charge to be specified by CONTRACTOR to cover CONTRACTOR'S costs for moving the building to a position later designated by OWNER. It will also be OWNER'S responsibility to supply a permanent benchmark with finish floor elevation (F.F.E.) for the lifted or moved structure.
 - (e) To pay for the presence of such uniformed police officers during lifting or moving of the building as may be deemed necessary or desirable by CONTRACTOR or required by any governmental regulation, ordinance or law.
 - (f) To pay all cost of collection, whether by legal action or otherwise, including reasonable attorney's fees, which shall not be less than TWO HUNDRED FIFTY AND NO/100 (\$250.00), incurred by CONTRACTOR in collecting any monies due and to become due under the Contract.
 - (g) To fully reimburse and repay CONTRACTOR for all costs incurred by CONTRACTOR in performing any of the obligations assumed by OWNER under this contract.
 - (h) To pay all valorem taxes sales or use taxes, or any other taxes or assessments which may be levied or imposed by any governmental authority by reason of or arising out of the performance of the Contract by CONTRACTOR.
 - (i) To make such preparation at the new location and old locations for the lifting or moving of the building as CONTRACTOR shall request, including, but not limited to, the removal of trees, earth, rocks and other debris, and to hold CONTRACTOR harmless from any loss, damage or injury to property at either location or adjacent to such property at either location occurring during the entire process of lifting or moving the building.
 - (j) To locate and pay for removal or damage to any underground utilities.
 - (k) To pay for any cost of dewatering and solid rock excavation at old or new site.
 - (l) To repair any sidewalks, curbs, or gutters.
 - (m) During the entire lifting or moving process both the old and new sites are designated construction sites. It will be the responsibility of the OWNER to supply the CONTRACTOR with liability insurance and hold harmless agreement for anyone who enters the designated construction site during the entire lifting or moving process.
- (7) At any time prior to the actual lifting or moving of the building CONTRACTOR shall have the right to terminate the Contract without prior notice to OWNER by tendering all amounts theretofore received back to OWNER and notifying OWNER that this Contract has been terminated upon such termination, all rights of CONTRACTOR and OWNER and this Contract shall cease and decay and be of no further force and effect as fully as if the Contract has never been entered into. Similarly OWNER shall have the right to terminate this Contract any time prior to the actual lifting or moving of the building by notifying CONTRACTOR that this Contract has been terminated provided however, that upon such termination by OWNER, CONTRACTOR shall be entitled to retain all amounts previously paid by OWNER and OWNER shall waive all its rights to reimbursement of any or all such amounts. With this exception the rights of both parties upon such termination by OWNER shall be as herein above set forth.
- (8) In the lifting or moving of any building, if required by CONTRACTOR, that all chimneys and flues be removed to roof level. OWNER agrees, therefore, to remove all chimneys and flues prior to actual transportation of the building and consents to the removal of such by CONTRACTOR, if OWNER shall have failed to remove the same. The cost of replacement of such chimneys and flues shall be borne exclusively by OWNER.
- (9) CONTRACTOR shall not be responsible for any loss suffered by OWNER if its performance is delayed or rendered impossible by any governmental authority, difference with workman, strikes, work stoppages, inability to obtain labor or materials, or by any cause beyond its control, including, but not limited to, Act of God, floods, fires, storms, act of civil or military authorities, war or insurrections.
- (10) Both because of, it is illegal to transport on public highways a building having a width of more than a designated number of feet, and because it is not feasible to transport certain buildings along a given route without removing certain portions of such buildings, CONTRACTOR reserves the right to remove such portions of the building as it, in its best judgment, deems advisable in order to effect and expedite its performance under this Contract. The costs of replacement of such portions of the building as have been removed shall be exclusively by OWNER.

Initials _____

BROWNIE COMPANIES

Est. 1922

175 BOYD ROAD

FORT PIERCE, FLORIDA 34945

Phone: (772) 460-5660 Fax: (772) 460-5650

E-Mail: INFO@BROWNIECOMPANIES.COM

Web: WWW.BROWNIECOMPANIES.COM

AS AGREED,

We the duly authorized representative(s) of the aforementioned by signature are in complete agreement with the terms and conditions set forth in this Contract and agree to abide by its making.

OWNER/Authorized Acceptance:

Date:

Witness/ OWNER

Date:

CONTRACTOR / Authorized Acceptance

Date:

Witness/ CONTRACTOR

Date:



CITY OF MIAMI SPRINGS
City Manager
201 Westward Drive
Miami Springs, FL 33166-5259
Phone: (305) 805-5010
Fax: (305) 805-5040

Agenda Item No.

City Council Meeting of:

11-12-2013

TO: Honorable Mayor Garcia and Members of the City Council

FROM: Ron Gorland, City Manager

DATE: November 7, 2013

SUBJECT: Consideration of request by Springs On The Green LLC, principals Mr./Ms. Manuel Perez-Vichot, to purchase a very small parcel of City property adjacent to 627 Eldron Drive in the amount of one hundred five thousand dollars (\$105,000).

Recommendation:

Consideration be given to proposed purchase by Springs On The Green, LLC (Attach. "A") in the amount of the appraised value of \$105,000 (Attach. "B").

Discussion:

Council needs to discuss and determine the following:

1. Is Council satisfied with the purchase price?
2. If not, does Council want an independent appraisal secured?
3. Upon agreement of a purchase price the buyer must submit an appropriate contract for purchase
4. Upon conditional agreement of contract for purchase, purchaser must submit and secure M-DC approval of referendum dates
5. Upon securing an approved date for a referendum from M-DC, City will prepare an appropriate resolution for Council consideration and submit contract for sale for conditional authorization for execution

The property in question is a very small parcel of property which is part of golf course and currently under lease by the owners of 627 Eldron Drive and is currently being used as a supplemental parking lot. The City is in favor of this transaction because it is virtually a useless piece part by the golf course that costs the City to maintain (same reason for the City currently leasing it to the adjacent property owners).

**SPRINGS ON THE GREEN, LLC
627 ELDRON DRIVE, SUITE #101
MIAMI SPRINGS, FLORIDA 33166
TEL. 305-871-1648
FAX. 305-871-1734**

November 6, 2013

Attachment "A"

**City of Miami Springs
Mr. Ron Gorland
City Manager
201 Westward Dr.
Miami Springs, FL 33166**

Dear Mr. Gorland,

Pursuant to the City's instructions at the September 9, 2013 Council Meeting, we are pleased to present the requested appraisal for the subject property adjacent to 627 Eldron Dr.

Please consider this letter as our offer to purchase the subject property at the appraised value of **ONE HUNDRED AND FIVE THOUSAND DOLLARS (\$ 105,000.00)**. We acknowledge that for this transaction to be finalized the resolutions stipulated in the minutes of the meeting of September 9th must be satisfied.

Since we have learned that possibly the second November Council Meeting may be canceled, we appreciate that this matter be discussed at next Tuesday's Council Meeting.

Please call me if you have any questions.

Best Regards,



Manny

Manuel Perez-Vichot
Springs on the Green, LLC

**A RESTRICTED USE APPRAISAL REPORT
OF**

VACANT COMMERCIAL LAND
LOCATED AT
650 CURTISS PARKWAY (SW PORTION OF TRACT "B")
MIAMI SPRINGS, FL 33166

Appraisal No. 10-13-444

FOR

Springs of the Green, LLC
c/o Mr. Manuel Perez-Vichot
1056 Hunting Lodge Drive
Miami Springs, FL 33166

BY

**APPRAISALFIRST
REAL ESTATE APPRAISERS LLC**
1444 Biscayne Boulevard, Suite 211
Miami, Florida 33132



AppraisalFirst
Real Estate Appraisers LLC

1444 Biscayne Boulevard, Suite 211
Miami, Florida 33132
Phone: 305-470-2100
Fax: 305-381-8047
E-mail: jorge@appraisalfirst.net

November 4, 2013

Springs of the Green, LLC
c/o Mr. Manuel Perez-Vichot
1056 Hunting Lodge Drive
Miami Springs, FL 33166

Re: A 10,299.12 square foot parcel of vacant land located at 650 Curtiss Parkway (SW Portion of Tract "B"), Miami Springs, Florida 33166.

Dear Mr. Perez-Vichot :

As requested, we have prepared this restricted use appraisal report in order to estimate the market value of the above referenced property, in fee simple interest, as of the last date of inspection or October 23, 2013. This is a Restricted Use Appraisal Report which is intended to comply with reporting requirements set forth under Standards Rule 2-2© of the Uniform Standards of Professional Appraisal Practice for a Restricted Use Appraisal Report. As such, it presents no discussions of data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

Respectfully submitted,

Frank Hornstein, MAI
State Certified General Real Estate
Appraiser No. RZ 1376

Jorge E. Santin
State Certified General Real Estate
Appraiser No. RZ 3274

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EXECUTIVE SUMMARY AND CONCLUSIONS

Property Type:	Vacant Land
Location:	650 Curtiss Parkway Miami Springs, Florida 33166
Date of Value:	October 23, 2013
Date of Report:	November 4, 2013
Report Type:	Restricted Use
Property Rights Appraised:	Fee Simple Interest

Land Description:

Site Size:	10,299 square foot
Zoning:	Airport, Marine and Highway Business District (AMHBD) Sub-District-Airport Golf,
Flood Zone:	X (See Addenda)
Folio Number:	05-3119-000-0050
Census Tract:	47.02 (See Addenda)

Valuation Parameters:

Highest and Best Use:	The highest and best use of the subject property is to land bank the site until development in accordance with current zoning district is once again a financially feasible option for subject to be assembled with other lands for development.
-----------------------	--

Marketing/Exposure Time:	Within 12 months
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Market Value

Cost Approach	Not Applicable
Sales Comparison Approach	\$105,000
Income Capitalization Approach	Not Applicable
Final Market Value	\$105,000

PURPOSE OF THE APPRAISAL

The purpose of the report was to determine the market value of the subject property, in fee simple interest, as of the last date of inspection or October 23, 2013.

INTENDED USE OF THE APPRAISAL

The appraisal report is for the sole use of Springs of the Green, LLC, the client and intended user, for asset valuation purposes. "Readdressing an appraisal report to another party that was completed and delivered to a client is prohibited by USPAP. Once the assignment is completed, it is misleading to try to add a new party as client or intended user who was not the original client or identified intended user." Any requests for updating or re-certification would constitute a new assignment and a potential additional fee.

INTENDED USER OF APPRAISAL

The intended user of this report is Springs of the Green, LLC.

LOCATION OF SUBJECT PROPERTY

The subject property is located in the southwest corner portion of tract "B" of the "Miami Springs Country Club Golf Course", just east of Eldron Drive lying within the City of Miami Springs, Florida.

The property address is as follows:

650 Curtiss Parkway(SW portion of Tract "B" that abuts the adjacent property on 627 Eldron Drive)
Miami Springs, Florida 33166

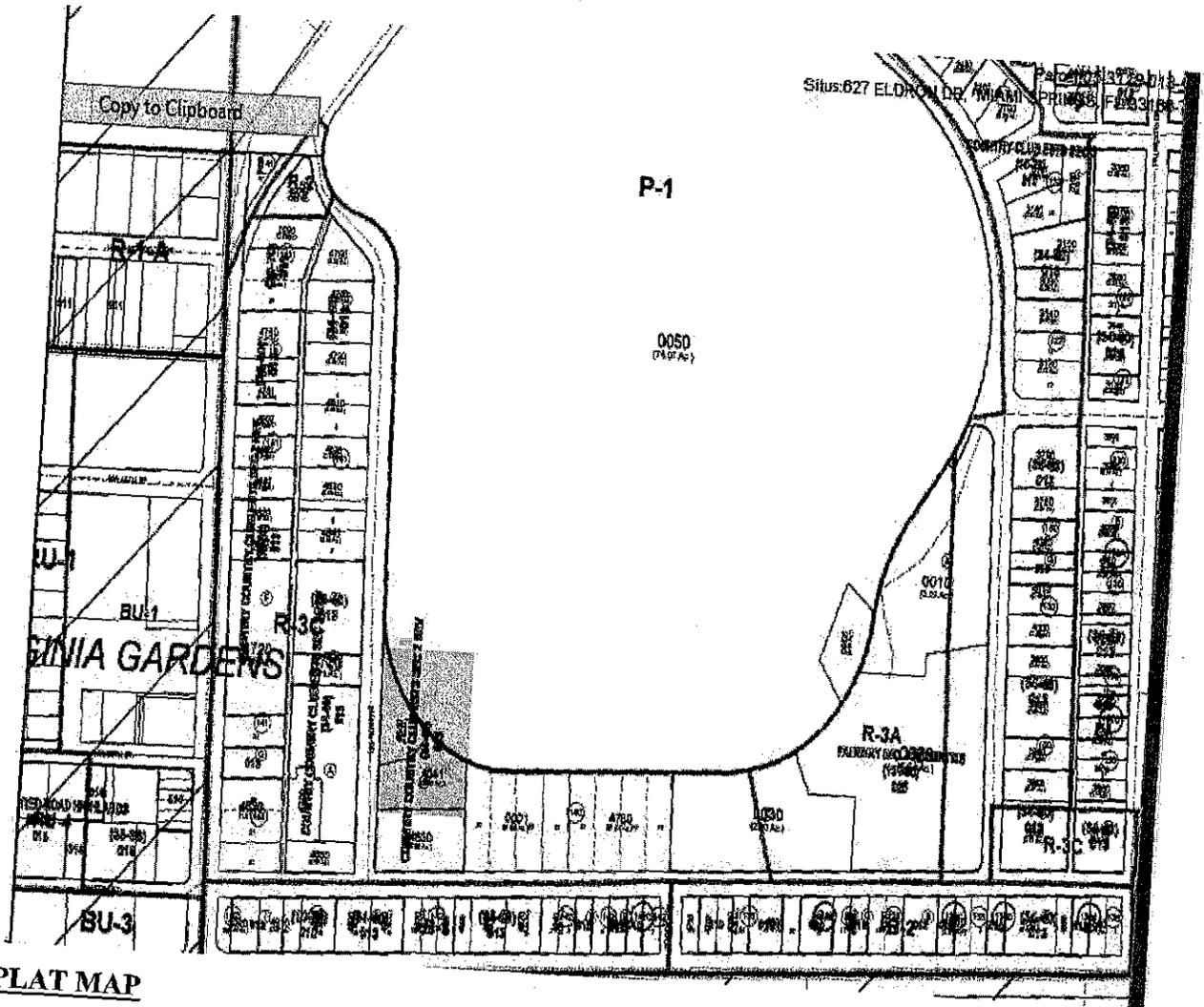
Source: www.miamidade.gov

LEGAL DESCRIPTION

A Portion of Tract B, Block 140 of "REVISED PLAT OF SEC 2, COUNTRY CLUB ESTATES", according to the Plat thereof as recorded in Plat Book 34, Page 40, of the public records of Miami Dade County, Florida: Commence at the Southwest corner of said tract "B", thence North along the west line of said tract "B" A distance of 256.10 feet; Thence N 77.08'52"E A distance of 95.00 Feet; Thence 40.01'26"E, A distance of 79.77 Feet to a point on curve concave to the Northeasterly having radii of 400.78 Feet; Thence Northwesterly along said curve a distance of 266.92 Feet, and through a central angle of 38.09'38", To the intersection of the west of said tract "B"; Thence S89.05' 1 4"E for a distance of 66.63 Feet to a point; Thence S 00.49'51"W for a distance of 75.44 Feet to a point; Thence S33.0636"E for a distance of 155.10 feet to a point"; thence S39.5 1' 39"W for a distance of 23.5 1 Feet to the point of the beginning and contains 10299.12 Square feet or 0.23644 acres

Source: www.miamidade.gov & Special Warranty Deed (17843/4410)

The subject's plat map is shown on the following page.



PLAT MAP

OWNER OF RECORD

The owner of record as per Miami Dade County Public Records is:

City of Miami Springs
 201 Westward Drive
 City of Miami Springs, FL 33166

Source: www.miamidade.gov

SUBJECT'S SALES HISTORY

The subject property was acquired by the city of Miami Springs from the city of Miami on October 23, 1997.

PROPERTY RIGHTS APPRAISED

The client has requested that the property rights appraised be the fee simple estate. Fee Simple Estate is defined as follows: (The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute 2010):

Fee Simple Estate: Absolute ownership subject only to limitations imposed by the State; also called a freehold.

The subject is encumbered by a license agreement with the adjacent property owner to utilize land as part of property's parking area. The license agreement has slightly less than two and half years remaining, but the agreement could be canceled with a two month notice to property owners. Therefore, the subject property is being appraised as a fee simple estate.

DEFINITION OF MARKET VALUE

According to the agencies that regulate federal financial institutions in the United States of America (FIRREA), *Market Value* is defined as "the most probable selling price in terms of money which a property should bring in a competitive and open market under all conditions requisite to be fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus".

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special financing or creative financing or sales concessions granted by anyone associated with the sale.

Source: Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions, Reform, Recovery and Enforcement Act of 1989 ("FIRREA"), and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010.



AERIAL PHOTOGRAPH

SITE DESCRIPTION

Site Size: 10,299 square foot or .23644 acres (Public Records)

Shape: Irregular (See Plat Map)

Soil & Environmental Conditions: No adverse conditions are presume to be on the subject's land. See assumptions and limiting conditions.

Utilities: FPL

Police & Fire Rescue: City of Miami Springs

Access: Municipal Golf Course

Concurrency: The subject property is in the "Miami Springs Country Club Golf Course". Thus concurrency is not an issue.

Easements Or License Agreement The subject property is currently utilized by adjacent subject owner as part of existing parking area via a license agreement issued by city of Miami Springs for use on March 26, 2012. The term of the lease continues until March 31, 2016

Flood Zone: X, Community 0653, Map Number 12086C0291L, Effective Date September 11, 2009. (See Addenda for designation).

ASSESSED VALUE AND TAX BILL INFORMATION

The following information was obtained via the Miami Dade County Property Appraiser's Website (www.miamidade.gov).

SUBJECT ASSESSMENT AND TAX INFORMATION		
Year	2013	2012
Folio Number	05-3119-000-0050	05-3119-000-0050
Building Assessment	\$888,579	\$864,537
Building Size (SF)	27,319	27,319
Building Assessment/SF	\$32.53	\$31.65
Land Assessment	\$1,276,086	\$1,276,086
Land Size (SF)	7,940,552	7,940,552
Land Assessment/SF	\$0.16	\$0.16
Total Assessment	\$2,164,665	\$2,140,623
Tax Assessment Value Per SF of Land	\$0.27	\$0.27
Millage Rate	\$24.5778/\$1,000	\$24.5778/\$1,000
Taxes	\$0.00	\$0.00
Taxes/SF (Bld)	\$0.00	\$0.00

The subject is a portion of the a municipal golf course and is exempt from municipal and state taxes.

SCOPE OF WORK

The scope of work includes providing the client with an estimate of the market value of the subject property. The identified intended user is Springs on the Green, LLC., is restricted to the use stated herein. This report was prepared in accordance with Standard 2-2 (c) of USPAP as it pertains to a Restricted Use Appraisal Report. The results of this report are subject to the attached assumptions and limiting conditions. This report is not subject to any hypothetical condition or extraordinary assumptions.

The property rights appraised will be the fee simple interest. The conclusion of market value is premised upon the definition stated herein. The appraisers completed an inspection of the subject property on October 23, 2013.

The subject property represents vacant land. As such, only the Sales Comparison Approach, the most appropriate method of valuation for vacant land properties, will be performed.

The comparable sales were extracted from local market sources and participants. The sales were provided via Co-Star Comps, Loopnet and MLS. The market data was extracted from discussions with market participants including but not limited to property owners, brokers, recent investor surveys, and property managers.

NEIGHBORHOOD DESCRIPTION

According to The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute 2010, a neighborhood is defined as: "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."

The subject property is located in an area north of the Miami International Airport within the incorporated city of Miami Springs on the southwest portion of tract "B" on the municipal golf course. The areas to the immediate north of the airport encompasses both the village of Virginia Gardens, a .6 square mile predominantly residential area and the city of Miami Springs, a 4.25 square mile predominantly residential area. The neighborhood boundaries are as follows:

North	Okeechobee Road (US-27)
South	NW 36 Street (Miami International Airport)
East	NW 42 Avenue (Le Jeune Road)
West	FEC Railway Track (approximately NW 69 Avenue)

Boundaries/Access: The above boundaries encompass the entire City of Miami Springs and Village of Virginia Gardens. The City of Miami Springs is primarily made up of single-family homes. Miami Springs is a small triangular community bounded on two sides by canals and to the south by NW 36 Street.

The Village of Virginia Gardens is a small city sandwiched between Miami Springs to the immediate north and east, City of Doral to the west and the Miami International Airport to the south. The city is bounded by Curtiss Parkway (NW 57 Avenue) to the east, NW 67 Avenue to the west, Hunting Lodge Drive to the north and NW 36 Street to the south.

The major roadways in the neighborhood include Okeechobee Road, Le Jeune Road (NW 42 Avenue) and NW 36 Street. These roadways are lined with various commercial uses.

NW 36 Street is the main thoroughfare through the southern boundary of Virginia Gardens and Miami Springs. This six lane roadway links the Palmetto Expressway (SR 826) at about NW 77 Avenue to SR-112 at about NW 42 Avenue. SR-112 provides access to the I-95 in the eastern portion of the county about 5 miles east of the neighborhood.

Okeechobee Road (US-27) is located along the northern side of the neighborhood. This roadway acts as a east/west transportation artery that links the Palmetto Expressway and NW 42 Avenue. This six lane roadway continues westward and ultimately provides access throughout the center of the state.

Le Juene Road (NW 42 Avenue) is a six lane road way that extends north to Opa Locka and and southward to South Dixie Highway (US-1) in Coral Gables. The roadway links Miami International Airport to various municipalities in the county including Hialeah to the north and Coral Gables to the south.

NEIGHBORHOOD DESCRIPTION (Continued)

Boundaries/Access: (Continued)

The following are the distance and directions to nearby transportation and employment centers.

Downtown Miami:	6 miles east
Miami International Airport:	1 mile south
Port of Miami:	7 miles east
Ft. Lauderdale:	19 miles northeast

Neighborhood Demographics and Statistics: The immediate area of the subject neighborhood's demographic data, per the FFIEC Census Report is as follows.

Year	2012
MSA	5000
Census Tract	47.03
State	12 (FL)
County	086 (Miami-Dade)
Population	4,855
Income Level	Upper
Median Family Income	\$64,761
Total Housing Units	1,897
1 to 4 Family Units	1,046
Owner Occupied Units	694
Renter Occupied Units	1,014
Median Age of Housing Stock (Years)	53

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION (Continued)

Land Uses:

The neighborhood land uses generally service the MIA. The land uses include: a mix of aviation related office and service uses; industrial cargo and/or shipping facilities; offices; retail; and hotels. The following is a brief discussion of each of the neighborhood uses.

Office Market

The office uses in the MIA neighborhood are classified by CBRE as Airport West. The local office market has strengthened over the past year with slightly lower vacancy rates and positive absorption. Little new construction has occurred, but 80,000 square feet in Doral Park is underway. The following table illustrates the office market statistics for the neighborhood.

OFFICE MARKET OVERVIEW						
Market	Building SF	Availability Rate%	Vacancy Rate	Annual Net Absorption	Under Constr	Avg Asking Lease Rate IG
Airport West	9,869,759	17.4%	18.6%	86,945	80,000	\$25.31

Source: CB Richard Ellis Miami Office Marketview, 2nd Quarter 2013.

The highest concentration of office space is located in the Waterford Office Park in the Blue Lagoon Center immediately south of the airport and SR 836. This 250 acre park includes corporate office buildings and hotels surrounding a lake. The park contains about 2 million square feet of class A office space. The park is home to FedEx, Avaya, Caterpillar, Hewlett-Packard; Procter & Gamble, etc.

Industrial Market

MIA is located within one of the premier industrial sub-markets in the County and South Florida region. The Airport/Doral location has exhibited declining vacancy rates and increasing rental rates over the past year. This market sector has appeared to fully recover from the recessionary conditions that plagued the economy in 2009/2010. The following table illustrates the industrial market statistics.

INDUSTRIAL MARKET OVERVIEW						
Market	Building SF	Availability Rate%	Vacancy Rate	Annual Net Absorption	Under Constr	Avg Asking Lease Rate IG
Airport/ Doral	55,338,616	7.0%	11.0%	128,845	225,364	\$9.45

Source: CB Richard Ellis Miami Industrial Market Overview, 1st Quarter 2013.

NEIGHBORHOOD DESCRIPTION (Continued)

Land Uses: (Continued)

Hotel Market:

After several years of stagnation the Airport Hotel market has once again entered into a new phase of expansion. Increasing demand coupled with the loss of rooms, due to airport construction projects, such as the Intermodal facility, have made it viable to construct new hotels. Currently the Airport Hotel market consists of 43 hotels with 7,555 rooms. The sub-market indicated the following hotel market statistics over the past few years.

Miami-Dade County Hotel Market Statistics		
		<u>Airport/Civic Center</u>
Occupancy Rate	2012	84.10%
	2011	82.10%
	2010	78.60%
	2009	69.80%
	2008	78.10%
	2007	79.80%
	2006	76.80%
Average Daily Rate	2012	\$99.37
	2011	\$98.67
	2010	\$94.44
	2009	\$95.36
	2008	\$113.75
	2007	\$115.25
	2006	\$98.95
RevPAR	2012	\$83.57
	2011	\$81.01
	2010	\$74.22
	2009	\$66.56
	2008	\$88.84
	2007	\$91.97
	2006	\$75.99

Source: Smith Travel Research.

The occupancy rate, ADR and RevPAR for this sub-market as of May 2013 was 1.4%, 7.8% and 9.2% ahead of 2012 respectively. The year to date occupancy rate and ADR were 88.1% and \$119.93 respectively.

NEIGHBORHOOD DESCRIPTION (Continued)

Land Uses: (Continued)

Hotel Market: (Continued)

The new supply within in this sub-market is listed as follows:

Hotel	Location	No. Room	Planned Completion
Cambria Suites	6700 NW 7th Street	122	10/2013
EB Hotel Miami	4299 NW 36th Street	133	06/2013
Holiday Inn Express	2601 Le Jeune Road	102	2014
Hyatt Place MIA	3549 Le Jeune Road	<u>135</u>	10/2014
Total		492	

The MIA hotel market is poised to show significant gains in room demand and RevPAR over the next year. The new hotels set to enter the market include a mix of midscale and lower scale economy hotels. A complete Hotel Market Analysis is located later in this appraisal report.

Conclusion

The immediate neighborhood south of subject site has experienced a large amount of growth in the hotel, office and industrial sectors over the past decade. The demand for for this market can be attributed to the close proximity of the Miami International Airport and excellent network of expressways. Future growth is constrained due to a lack of available land. The neighborhood is currently 97% developed.

Overall, the various land uses in the neighborhood remain strong with signs of stabilization occurring in both the industrial and hotel markets. The office market will continue to lag behind until excess available supply is absorbed.

The subject property is surrounded by hotels, motels, multifamily and commercial uses. Other than static economic conditions, there are no other neighborhood factors that would negatively affect the marketability of the subject property,as a potential assemblage for redevelopment other than subject's lack of utility.

ZONING

The subject property is located in the Airport, Marine and Highway Business District (AMHBD), by the City of Miami Springs, Florida. The intent of this district is to promote large-scale commercial uses. The district is divided into three smaller districts due to the diverse nature and location of each sub-district. The sub-district include: Airport Golf; NW 36th Street; and Abraham Tract Districts.

The subject property is located in the Airport Golf sub-district. The area comprising this district is located north of NW 36th Street on Eldron Drive on the City of Miami Springs golf course. This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as, to-wit:

- 1) Office and commercial businesses,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Adult-related business activity or use,
- 8) Industrial enterprises which are in conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations,
- 9) Other enterprises not inconsistent with the intent of this district that may be provided in The effectuating District Boundary Regulations.

Developments within this district shall be permitted to utilize a Floor Area Ratio (FAR.) of a maximum of 1.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

The minimum setback for all yards shall be not less than 20 feet specifically for the property on Eldron Drive adjacent to subject. Hotels and motels could be built, but subject's size and irregular shape is not conducive to development without assemblage or other lands being replatted with site. Parking would also limit development on irregular site. One space for each room or suite up to 20, and one space for every two rooms or suites in excess of 20, would need to be provided for parking therefore, further limiting site limitations for redevelopment by itself.

Summary

The subject property is currently utilized by adjacent subject owner as part of existing parking area via a license agreement issued by city of Miami Springs for use. This agreement runs up to March 2016. The subject site utilized for parking area is a legally permissible use under the current zoning code.

HIGHEST AND BEST USE

New development is considered to be financially feasible, but only on larger sites. Thus the highest and best use for the subject property is to land bank the site, until new development is once again a financially feasible option for subject to be assembled or replatted for hotel development.

SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach is a comparative approach to value that considers the sales of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. In general, a property being valued (a subject property) is compared with sales of similar properties that have been transacted in the open market. Listings and offerings may also be considered. A general way of estimating a value indication for personal property or an ownership interest in personal property, using one or more methods that compare the subject to similar properties or to ownership interests in similar properties. This approach to the valuation of personal property is dependent upon the Valuers market knowledge and experience as well as recorded data on comparable items.

Source: The Dictionary of Real Estate Appraisal, 5th Edition (Chicago: Appraisal Institute), 2010.

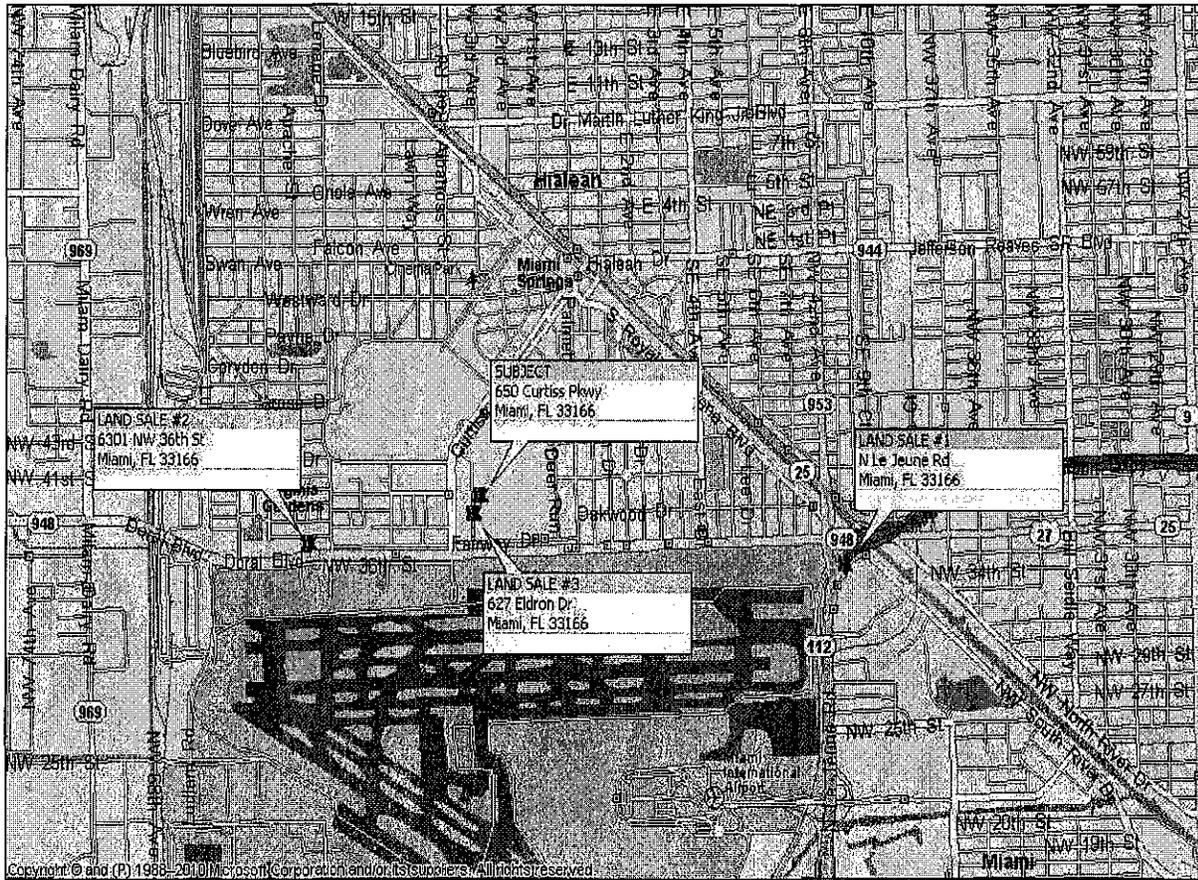
The subject of this appraisal represents an irregular shaped site containing 10,299 square foot or .23644 acres of vacant land located in the southwest portion of Tract "B" of the "Miami Springs Country Club Golf Course" lying within the City of Miami Springs, Florida. The site is zoned Airport, Marine and Highway Business District (AMHBD Airport Golf District, and can be developed with a hotel development at a maximum floor area ratio of 1.0.

A search of the subject's neighborhood revealed few land sales and listings over the past year. Land sale activity has been limited because of a declining supply of available land and difficulty in obtaining adequate financing for purchase or new development. Three land sales were found in the immediate market. The land sales provide a range of land values within which the subject value is determined. The comparable land sales are outlined on the following table. A location map will follow this section.

LAND SALES CHART

Sale #	1	2	3	Subject
Address	3549 Le Jeune Road	6301 NW 36th Street	627 Eldron Drive	650 Curtiss Parkway(SW Portion of Tract B)
City, State	Miami Springs, Fl.	Virginia Gardens, Fl.	Miami Springs, Fl.	Miami Springs, Fl.
Date of Sale	08/2012	01/2012	02/2012	N/A
Sale Price	\$2,000,000	\$1,300,000	\$305,000	N/A
OR Book/Page	28254/2056	28020/3459	28574/0704	N/A
Folio #	05-3129-021-0010	26-3025-001-0244	05-3119-013-4640	05-3129-021-0010
Grantor	Le Jeune Airport Holdings LLC	Churchloans Com LLC	627 Eldron Drive Inc	City of Miami Springs
Grantee	MIA Le Jeune LLC	Space Coast Credit Union	Springs of the Green, LLC	N/A
Terms	Cash	Cash	Financing	N/A
Size/SF	48,787	65,186	21,344	10,299
Zoning	Abraham Tract	Restricted Commercial	Airport Golf	Airport Golf
\$/Per SF Land	\$40.99	\$19.94	\$14.29	N/A
Listing Price	N/A	\$1,600,000	\$599,000	N/A
Discount From Asking Price	N/A	19%	49%	N/A
Days on the Market	N/A	> 12 months	18 months	N/A

LAND SALES MAP



LAND VALUATION (Continued)

Land Sale 1 is a hotel development site in the city of Miami Springs. The site is located in the same zoning as subject, but in the higher density sub district of the Abraham Tract.

Land Sale 2 was the purchase of commercial site along NW 36 street. This property was recently developed for a bank branch. The location is more visible and fronts a high traffic street, but subject's golf view could be as desirable location to potential developer. Land Sale 3 zoning also restricts multifamily and residential as does subject's zoning.

Land Sale 3 is the adjacent property. It's only land sale within the close boundaries and zoning to subject that was purchased in February 2012.

Analysis

The sales indicated a range in unadjusted selling prices from \$14.29 to \$40.99 per square foot. The sales will be adjusted for various attributes based on a quantitative or percentage basis, as it pertains to the whole dollar amounts. The adjustment factors will include transactional attributes such as adjustments to sale price, property rights transferred, conditions of sale, financing and market conditions. These adjustments are not cumulative. The remaining physical and location aspects are cumulative and include zoning, site size and location.

Adjustment to Selling Price (i.e. Improvements & Approvals)

The sales included cash transactions solely based on land value. Each of the sales, like the subject property, was in a ready to build condition.

LAND VALUATION (Continued)

Analysis (Continued)

Conditions of Sale

The sales were all arm's length transactions and did not include any atypical considerations such as a 1031 Tax Exchange. Land Sale 2 indicated a discount of 19% when compared to the actual selling prices. Land Sale 3 included a larger discount, but it was a sale by an estate that was originally listed much higher than market price in order to satisfy all family members of estate and the differences in opinion. Thus an adjustment for this factor will not be applied to the listings.

Financing

The sales indicated either cash or cash equivalent terms. An adjustment for this factor will not be applied.

Market Conditions (Time)

The Land Sales closed from January 2012 through August 2012. All sales are considered to be recent and reflective of current market conditions.

Zoning

The sales, and the subject property include various zoning codes. Sale one has the higher density than sales 2 & 3 and the most liberal uses of the three. When sale one is compared to sales 2 & 3 it appears that a 50% adjustment for this factor is warranted and will be applied. The subject allowable uses and development standards were most similar to sales 2 & 3.

Site Size/Utility

The subject property contains a total of 10,299 square feet. Subject irregular lot is not conducive for development due to the site's lack of utility. Access and irregular shape makes site not conducive for development. The sales ranged in size from 21,344 to 65,186 square feet. All sales have utility and could be developed on their own. A comparison of the sales indicated a difference in pricing for utility. A twenty five reduction will be applied to sales .

Location

The subject property abuts along the adjacent property on Eldron Drive and is directly on Municipal Golf Course of the city of Miami Springs. Land Sale 1 is property purchased for hotel development with visible and central location as well as Land sale 2. Land sale 3 is adjacent to subject. When compared to the remaining sales it does appear that the subject is similar in location.

LAND VALUATION (Continued)

Analysis (Continued)

The following table illustrate the adjustments applied to the comparable sales.

Sale	1	2	3
Sale Price	\$2,000,000	\$1,300,000	\$305,000
Site Improvements	\$0	\$0	\$0
Property Rights	\$0	\$0	\$0
Conditions of Sale	\$0	\$0	\$0
Adj. Price	\$2,000,000	\$1,300,000	\$305,000
Financing	\$0	\$0	\$0
Market Conditions	\$0	\$0	\$0
Adj. Price	\$2,000,000	\$1,300,000	\$305,000
Zoning	(\$1,000,000)	\$0	\$0
Site Size	(\$500,000)	(\$325,000)	(\$76,250)
Location	\$0	\$0	\$0
Cumulative Adj.	(\$1,500,000)	(\$325,000)	(\$76,250)
Adj. Price	\$500,000	\$975,000	\$228,750
Land Size SF	48,787	65,186	21,344
Adj. \$ Per SF Land	\$10.25	\$14.96	\$10.71

The sales indicated an adjusted range in prices from \$10.25 to \$14.96 per square foot. Sale 1 is located in the city of Miami Springs , but in a higher density zoned district and Sale 2 is supportive with restrictions in zoning for residential use just as subject. Sale 3 includes same zoning and is the adjacent property to subject Therefore, considering the location of the subject property and it's zoning use the greatest emphasis is placed on Land Sale 3 with consideration and support from the remaining sales. Subject is limited to development because of size and shape. Therefore, no other sales have similar physical limitations for development as subject and most emphasis should be put on the lower end of the range for this factor. The market value of the subject site is estimated as follows:

Site Size (SF)	x	Value Per SF	=	Concluded Market Value
10,299		\$10.25		\$105,565
		Round To:		\$105,000

RECONCILIATION AND FINAL MARKET VALUE CONCLUSION

The market value indications as derived from the various approaches to value are as follows:

MARKET VALUE	
Cost Approach	Not Applicable
Sales Comparison Approach	\$105,000
Income Capitalization Approach	Not Applicable

The Cost Approach and the Income Capitalization Approach are not applicable and/or relevant to the valuation of the subject property type. Therefore, the Cost Approach and the Income Capitalization Approach were not performed as part of this appraisal.

The Sales Comparison Approach represents the alternate investment choice of purchasing improvements that offer similar utility value as the subject. In this appraisal, the price per square foot, price per acre, and price per unit were used. The Sales Comparison Approach is considered a reliable value indicator when sufficient market information is available. A total of three recent sales were used. The sales were considered to be among the most similar and best available sales of similar type properties in the city of Miami Springs or neighboring village of Virginia Gardens. Therefore, the Sales Comparison Approach has been solely relied upon in the estimate of market value for the subject.

By virtue of our investigation and analyses, it is the opinion of the appraisers, that the market value, of the subject property, as a fee simple estate, as of October 23, 2013, is:

**ONE HUNDRED FIVE THOUSAND DOLLARS
(\$105,000)**

PERSONAL PROPERTY

The market value conclusions include no personal property.

MARKETING/EXPOSURE TIME

Exposure time is defined as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th edition (Chicago: Appraisal Institute), 2010.

Marketing Time is defined as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th edition (Chicago: Appraisal Institute), 2010.

Based on the comparable sales and as per our conversation with local market participants, a marketing time of 12 months is considered to be reasonable for the subject property considering it's limitations for development.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analysis, opinions, and conclusions.
- * We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- * We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- * Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * We have not appraised nor provided any professional services as it relates to the subject property over the past three years.
- * Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- * The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- * The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- * We made a personal inspection of the interior and exterior of the property that is the subject of this report.
- * No one provided significant professional assistance to the persons signing this report.

CERTIFICATION (Continued)

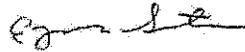
- * We currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions.
- * As of the date of this appraisal, Frank Hornstein, MAI has completed the continuing education program of the Appraisal Institute.

Respectfully submitted,



Frank Hornstein, MAI
State- Certified General Real Estate
Appraiser No. RZ 1376

November 4, 2013
Date of Report



Jorge E. Santin
State- Certified General Real Estate
Appraiser No. RZ 3274

November 4, 2013
Date of Report

ASSUMPTIONS AND LIMITING CONDITIONS

The value conclusion and certification within this report are made expressly subject to the following assumptions and limiting conditions as well as any further reservations or conditions stated within the text of the report.

- 1) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable.
- 2) All existing liens and encumbrances, (except the existing leases if any) have been disregarded, and the property is appraised as though free and clear.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance, is stated, defined, and considered in the appraisal report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, except where non-conformity has been stated, defined, and considered in the appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

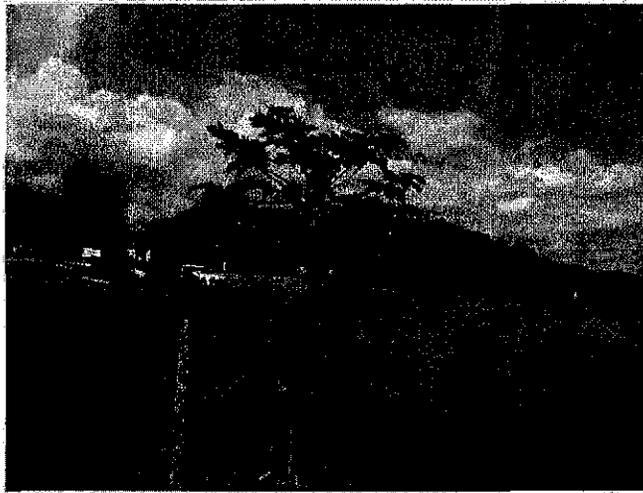
ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

- 10) It is assumed that the utilization of the land and improvements is within the boundaries of property lines or the property described and that there is no encroachment or trespass unless noted in this report.
- 11) Subsurface rights were not considered in making this appraisal.
- 12) The distribution, if any, of the total valuation of this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 13) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
- 14) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- 15) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the MAI or SRA designations) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- 16) The existence of potentially hazardous material used in the construction or maintenance of the building and/or the existence of toxic waste which may or may not be present on or under the site was not observed during our inspection. However, we are not qualified to detect such substances. These substances, if they exist, could have a negative effect on the estimated value of the property. The user of this report is urged to retain an expert in this field if desired.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

- 17) Unless specifically stated to the contrary in the report, no independent evaluation of concurrency matters were made for the subject or any sales comparables. In the event concurrency is found to affect subject property or any of the sales comparables, we reserve the right to reconsider the value conclusion.
- 18) This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 19) The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, he did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

ADDENDA



SUBJECT SITE



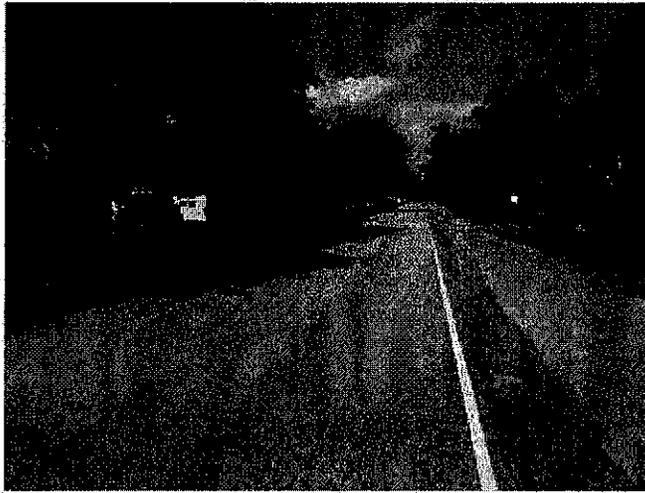
NORTHWESTERLY VIEW OF SITE



SUBJECT-SITE-SOUTHEASTERLY VIEW



ELDRON DRIVE-SOUTHERLY STREET VIEW



ELDRON DRIVE-NORTHERLY STREET VIEW



627 ELDRON DRIVE PROPERTY

InterFlood

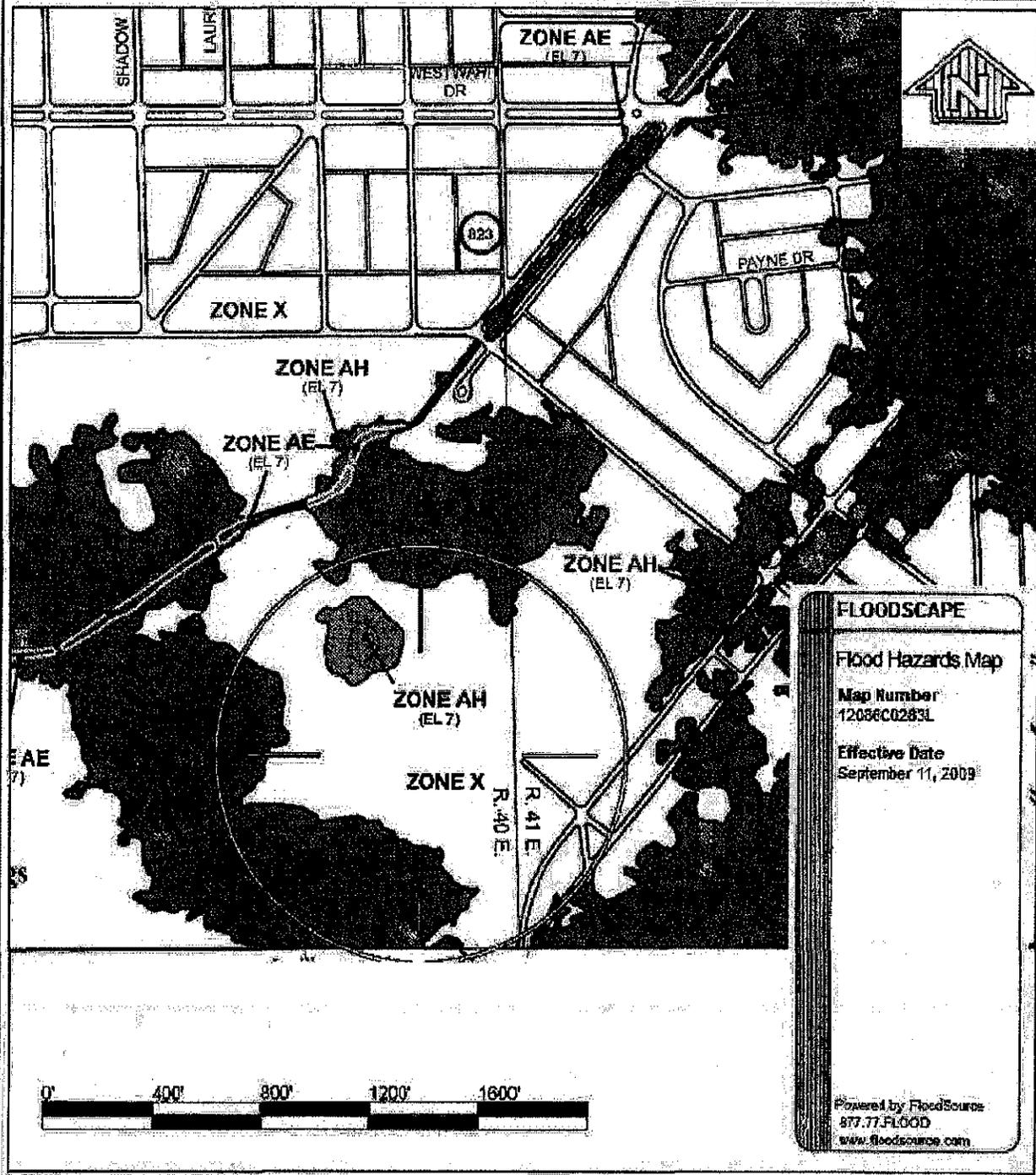


by a la mode

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Prepared for:
Appraisal First

650 Curtiss Pkwy
Miami Springs, FL 33166-5250



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InterFlood

Instant flood maps and data

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Flood data

USPS Address: 650 Curtiss Pkwy
Miami Springs FL 33166-5250

Community Name: MIAMI SPRINGS,CTY/MIAMI-DADE

Community #: 0653

County: Miami-Dade

Census Tract: 12086-0047.02

Flood Zone: X

Flood map color options

InterFlood has access to over 111,000 current FEMA flood maps. And with most (not all), you can customize their color, which makes them more appealing and highlights their zones.

Current Color:



[CHANGE COLOR](#)

To customize colors, make sure you're using Chrome or Internet Explorer rather than Firefox or Safari.

Here's your flood map(s)

Since it's possible for a property to be located on more than one flood map ([tell me why](#)), you may see more than one link below. In most cases, the first link will be the best map. When you click a link, the corresponding flood map will be displayed.

-  [Flood Map #1 for 650 Curtiss Pkwy](#)
Map Panel: 12086C0283L - Map Date: 09/11/2009



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My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2012

0 135 ft

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Close

Summary Details:

Folio No.:	05-3119-000-0050
Property:	850 CURTISS PKWY
Mailing Address:	CITY OF MIAMI SPRINGS
	201 WESTWARD DR MIAMI SPRINGS FL 33166-5259

Property Information:

Primary Zone:	8000 COMMUNITY FACILITIES
CLUC:	0040 MUNICIPAL
Beds/Baths:	0/10
Floors:	1
Living Units:	0
Adj Sq Footage:	27,319
Lot Size:	182.29 ACRES
Year Built:	1955
Legal Description:	19 53 41 & 24 53 40 182.298 AC A/K/A MIAMI HIALEAH GOLF COURSE LESS A PORT PER LEASE AGREEMENT BETWEEN CITY OF MIAMI & SPRINGS VILLAS N/A/U 05-3119-000-0055 OR 17843-4410-1097 3 (2)

Assessment Information:

Year:	2013	2012
Land Value:	\$1,276,088	\$1,276,086
Building Value:	\$888,579	\$964,537
Market Value:	\$2,164,665	\$2,240,623
Assessed Value:	\$2,164,665	\$2,240,623

Taxable Value Information:

Year:	2013	2012
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$2,164,665/ \$0	\$2,240,623/ \$0
County:	\$2,164,665/ \$0	\$2,240,623/ \$0
City:	\$2,164,665/ \$0	\$2,240,623/ \$0
School Board:	\$2,164,665/ \$0	\$2,240,623/ \$0



Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 650 CURTISS PKWY

Real Estate Account #05-3119-000-0050 Parcel details Latest bill Full bill history

2012	2011	2010	2009	...	2005
Paid	Paid	Paid	Paid		Paid

Owner: CITY OF MIAMI SPRINGS
 201 WESTWARD DR
 MIAMI SPRINGS, FL 33166-5259
 Situs: 650 CURTISS PKWY

Account number: 05-3119-000-0050
 Millage code: 0500 - MIAMI SPRINGS
 Millage rate: 23.58010

Assessed value: 2,240,623
 School assessed value: 2,240,623

Exemptions

80 - STATE: 2,240,623

Property Appraiser

2012 annual bill	<input checked="" type="checkbox"/> View	Legal description	Location	
Ad valorem:	\$0.00	19 53 41 & 24 53 40 182.298 AC		Use code: 8940
Non-ad valorem:	\$0.00	A/K/A MIAMI HIALEAH GOLF COURSE		Total acres: 0.00
Total Discountable:	0.00	LESS A PORT PER LEASE AGREEMENT		
No Discount NAVA:	0.00	BETWEEN CITY OF MIAMI & SPRINGS		
Total tax:		VILLAS N/A/U 05-3119-000-0053 OR		
		17843-4410 1097 B (2)		

No taxes due

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map

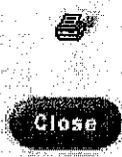


Aerial Photography - 2012

0 — 135 ft

This map was created on 10/20/2013 8:25:35 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No:	05-3119-013-4640
Property:	227 ELDRON DR
Mailing Address:	SPRINGS OF THE GREEN LLC 1056 HUNTING LODGE DR MIAMI SPRINGS FL 33168

Property Information:

Primary Zone:	3702 MULTI-FAMILY
CLUC:	3013 OFFICE BUILDING
Reds/Baths:	0/0
Floors:	1
Living Units:	0
Ad Sq Footage:	3,699
Lot Size:	21,344 SQ FT
Year Built:	1955
Legal Description:	19 53 41 .49 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL TR B LESS BEG NE COR S ALG E/L 271FTW 264.8FTN ALG W/L 256.10FTN 77 DEG 08 MIN 52 SEC E95FT N40 DEG 01 MIN 26 SEC.

Assessment Information:

Year:	2013	2012
Land Value:	\$320,160	\$341,574
Building Value:	\$174,318	\$189,187
Market Value:	\$494,478	\$530,691
Assessed Value:	\$494,478	\$530,691

Taxable Value Information:

Year:	2013	2012
Taxing Authority	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$494,478	\$0/\$530,691
County:	\$0/\$494,478	\$0/\$530,691
City:	\$0/\$494,478	\$0/\$530,691
School Board:	\$0/\$494,478	\$0/\$530,691

Sale Information:

Sale Date:	2/2012
Sale Amount:	\$365,000
Sale O/R:	28001-3251
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is entered into this 26 day of March, 2012, by and between the CITY OF MIAMI SPRINGS, a Florida Municipal Corporation, hereinafter referred to as "City", and SPRINGS ON THE GREEN, LLC., a Florida Limited Liability Corporation, hereinafter referred to as "Springs";

WITNESSETH:

WHEREAS, Springs on the Green, LLC., has approached the City to solicit authorization to utilize a small parking lot area owned by the City which adjoins the parking lot of a property recently purchased by Springs at 627 Eldron Drive, a site plan of the parking lot is attached hereto as Exhibit "A"; and,

WHEREAS, it has been represented to the City that Springs will improve, illuminate, landscape and maintain the proposed licensed parking area; and,

WHEREAS, Springs has also agreed to fully insure the entire parking area adjacent to its new office building, including the proposed licensed parking area, and to indemnify and hold the City harmless during its use of the parking area; and,

WHEREAS, the City Council of the City of Miami Springs has reviewed and discussed the proposal of Springs and has determined that, subject to the terms and conditions of this License Agreement, it is in the best interests of the city and its citizens to authorize the usage of the small city owned parking area by Springs for the limited purposes represented to the City;

License Agreement

Springs on the Green, LLC

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the mutual sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

RECITALS

The parties hereto acknowledge and agree that the recitals previously set forth herein are true and correct and may be relied upon by either party.

GRANT OF LICENSE

The City of Miami Springs hereby grants to Springs on the Green, LLC., a license to utilize the small parking lot area, owned by the City and identified on Exhibit "A" attached hereto, as part of the parking lot to be provided for use in the operation of its adjacent business office.

ACCEPTANCE OF LICENSE

Springs on the Green, LLC. hereby accepts the license granted by the City for the use of the City's small parking lot identified on Exhibit "A" attached hereto.

TERM OF LICENSE

This License Agreement shall begin on April 1, 2012 and continue through March 31, 2016.

License Agreement

Springs on the Green, LLC

RENEWAL OF LICENSE

This License Agreement may be renewed upon the termination of this Agreement upon the mutual consent and agreement of the parties hereto.

TERMINATION OF LICENSE

This License Agreement may be terminated by either party hereto, without cause, by providing the other party written notice thereof by certified mail, return receipt requested, or by hand delivery, to be effective ninety (90) days from receipt of said written notice.

Notwithstanding the foregoing, the terms and conditions of this provision shall not be effective until after the initial eighteen (18) months of this Agreement.

USE AND OPERATION OF THE LICENSED PREMISES

Springs on the Green, LLC, agrees to improve, illuminate, landscape and maintain the licensed parking lot area during the term hereof. In addition to the foregoing, Springs further agrees to allow the City the unrestricted use of the subject area for all appropriate City uses and activities.

LICENSEE FEE

Springs shall not be required to pay the City any fees for this agreement, which requires Springs to fully maintain and insure the licensed premises as compensation to the City.

ASSIGNMENT/SUBLICENSE

This License Agreement is not assignable and Springs shall not be permitted to sublicense or transfer the use of the City's small parking lot area authorized by this Agreement.

INSURANCE

Springs shall be required to obtain general liability insurance coverage in the amount of One Million (\$1,000,000) Dollars prior to the commencement of any usage of the licensed premises. The insurance coverage must be provided by a carrier approved by the City, authorized to issue coverage in the State of Florida, and rated B+ by the latest A.M. Best Key Rating Guide of insurance companies. The City shall be provided with an insurance certificate specifying it as an additional insured with respect to the operation of Springs and its use of the licensed premises hereof.

HOLD HARMLESS AND INDEMNIFICATION

In addition to the insurance coverage provided to the City, Springs shall hold the City, including its officials, employees and representatives, harmless and indemnify it against all claims, demands, damages, actions, causes of actions, liability, costs, expenses, and attorney's fees arising out of, or resulting from, injury to or death of persons, or damage to or loss of property, sustained on or about the licensed premises, arising from the management services, acts, actions, omissions or failures to act of Springs or of any of its employees, agents, representatives, invitees, or guests. Additionally, the protections

provided by this provision shall also include any costs, expenses, or legal fees the City may incur in establishing that the Springs or its insurer are responsible to provide protection, coverage, and representation to the City, its officials, employees, and representatives for any incident that may occur during the term hereof.

RELATIONSHIP OF PARTIES

The parties hereto mutually acknowledge and agree that there is no business relationship between the City and Springs. It is further acknowledged that the operation of Springs is within the sole and exclusive discretion of Springs and that Springs is not an agent, representative, partner, employee or associate of the City.

PROHIBITED ACTIVITIES

Springs shall not use the premises for any unlawful purpose and shall comply with all laws and permitting requirements applicable now, or in the future, to the operation of the licensed premises. Springs shall not permit any offensive, or dangerous activity, nor any nuisance or other conduct in violation of the public policy of the City, county or state on the licensed premises.

NON-DISCRIMINATORY PRACTICES

In the operation of the licensed premises, all management and operational services, including those activities related to direct contact with the public, and those involving the hiring, treatment and advancement of employees, Springs shall not discriminate in any

manner based upon race, color, creed, religion, ancestry, national origin, gender, age, physical/mental handicap or in any other manner.

CORPORATE STATUS

Prior to the commencement of any usage of the licensed premises, Springs shall provide the City with a copy of its Articles of Incorporation and a current Corporate Status Certificate.

ATTORNEY'S FEES

The parties hereto acknowledge and agree that should it become necessary for either party to this Agreement to bring suit to enforce any provisions hereof, or for damages on account of any breach of this agreement, the prevailing party on any issue in any such litigation, and any appeals therefrom, shall be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and a reasonable attorney's fee as may be awarded by the court.

NOTICES TO PARTIES

All notices required or desired to be given under this Agreement shall be in writing and delivered in person or transmitted by Certified Mail, return receipt requested, postage prepaid, addressed to the party to be noticed, and shall be deemed to have been delivered three (3) days after deposit in a post office or letter box in the above manner.

NOTICES TO BE GIVEN TO CITY SHALL BE ADDRESSED AS FOLLOWS:

CITY OF MIAMI SPRINGS
Attention: Ronald K. Gorland, City Manager
201 Westward Drive
Miami Springs, FL 33166

NOTICES TO BE GIVEN TO SPRINGS SHALL BE ADDRESSED AS FOLLOWS:

Springs on the Green, LLC.
Attention: Manuel Perez-Vichot
1056 Hunting Lodge Drive
Miami Springs, FL 33166

CAPTIONS

All captions in this Agreement are included for convenience only and are not to be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

TIME

Time is of the essence as to each term of this Agreement.

GOVERNING LAW

This Agreement and the rights and liabilities of the parties to this Agreement shall be governed by the laws of the State of Florida. If any provision of this Agreement is invalidated by judicial decision or statutory enactment, the invalidity of any such provision will not affect the validity of any other provision of the Agreement.

License Agreement

Springs on the Green, LLC

ENTIRE AGREEMENT

This Agreement, together with any Exhibits hereto, constitute the entire Agreement between the parties relating to the subject matter hereof. This Agreement is the final expression of agreement between the parties hereto. Neither party shall be entitled to rely upon any conflicting oral representations, assurances, claims or disclaimers, made either prior to, or simultaneous with, the execution of this Agreement.

IN WITNESS WHEREOF, Springs and the City have set their hands and seals on the day and year first above written.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESSES:

SPRINGS ON THE GREEN, LLC.
A Florida Limited Liability Corporation

Suzanne Hitattel
Print Name: Suzanne Hitattel

BY: *Manuel*
MANUEL PEREZ-VICHOT, Manager

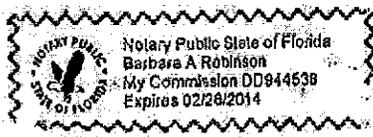
William Alvarez
Print Name: William Alvarez

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29 day of March 2012, by Manuel Perez-Vichot, Manager of Springs on the Green, LLC., a Florida Limited Liability Corporation, on behalf of the Corporation. He is personally known to me, or has produced _____ (type of identification) as identification and did (did not) taken an oath.

Barbara A. Robinson
Notary Public, State of Florida

BARBARA A. ROBINSON
Print, Type or Stamp Name of Notary Public



WITNESSES:
As to both signatories)

CITY OF MIAMI SPRINGS,
a Florida Municipal Corporation



BY: [Signature]
Ronald K. Gorland, City Manager

[Signature]
Print Name: Suzanne H. Hoffer

[Signature]
Print Name: AMES H. HOLLAND

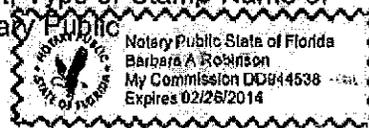
ATTEST: [Signature]
MAGALI VALLS, City Clerk

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

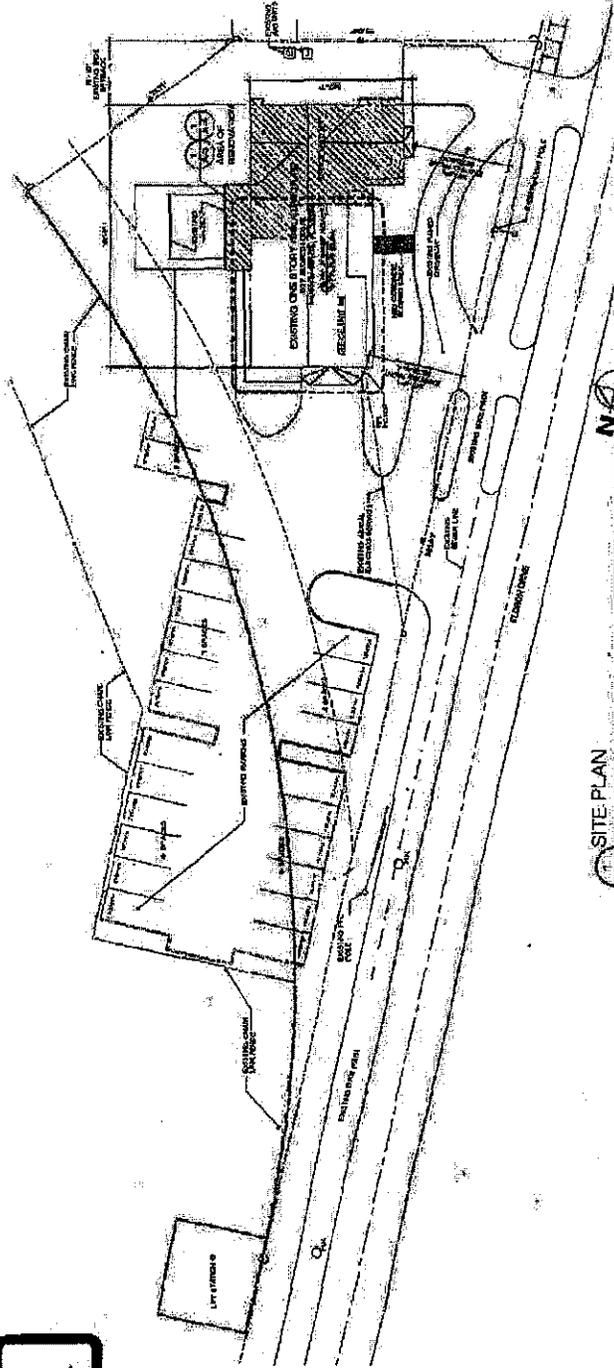
The foregoing instrument was acknowledged before me this 28 day of March 2012, by Ronald K. Gorland, City Manager and Magali Valls, City Clerk of the City of Miami Springs, a Florida Municipal Corporation, They are personally known to me or have produced _____ (type of identification) as identification and did (did not) taken an oath.

[Signature]
Notary Public, State of Florida

BARBARA A ROBINSON
Print, Type or Stamp Name of Notary Public



Interior Office Renovation - Office Unit 101
 for
Southeast Design Associates, Inc.
 627 Eldron Drive



SITE PLAN
 SCALE: 1/8" = 1'-0"
 LEGAL DESCRIPTION - SEE ATTACHED SURVEY

PROJECT DATA	
PROJECT NAME	INTERIOR OFFICE RENOVATION - OFFICE UNIT 101
CLIENT NAME	SOUTHEAST DESIGN ASSOCIATES, INC.
PROJECT ADDRESS	627 ELDRON DRIVE, CHICAGO, ILL. 60611
PROJECT NUMBER	101-01
DATE	10/15/01
DESIGNER	SEAN M. HANRAHAN, ARCHITECT
SCALE	1/8" = 1'-0"
DATE PLOTTED	10/15/01
PLOTTED BY	SEAN M. HANRAHAN

Project: Interior Office Renovation - Office Unit 101
 627 Eldron Drive
 Chicago, Illinois 60611

Client: Southeast Design Associates, Inc.
 627 Eldron Drive
 Chicago, Illinois 60611

Architect: Sean M. Hanrahan, Architect
 1015 North Dearborn Street
 Chicago, Illinois 60610

Scale: 1/8" = 1'-0"

Date: 10/15/01

Sheet: A-1 of 1

Author: SH

Check: SH

Plot: SH

Print: SH

Project: Interior Office Renovation - Office Unit 101
 627 Eldron Drive
 Chicago, Illinois 60611

Client: Southeast Design Associates, Inc.
 627 Eldron Drive
 Chicago, Illinois 60611

Architect: Sean M. Hanrahan, Architect
 1015 North Dearborn Street
 Chicago, Illinois 60610

Scale: 1/8" = 1'-0"

Date: 10/15/01

Sheet: A-1 of 1

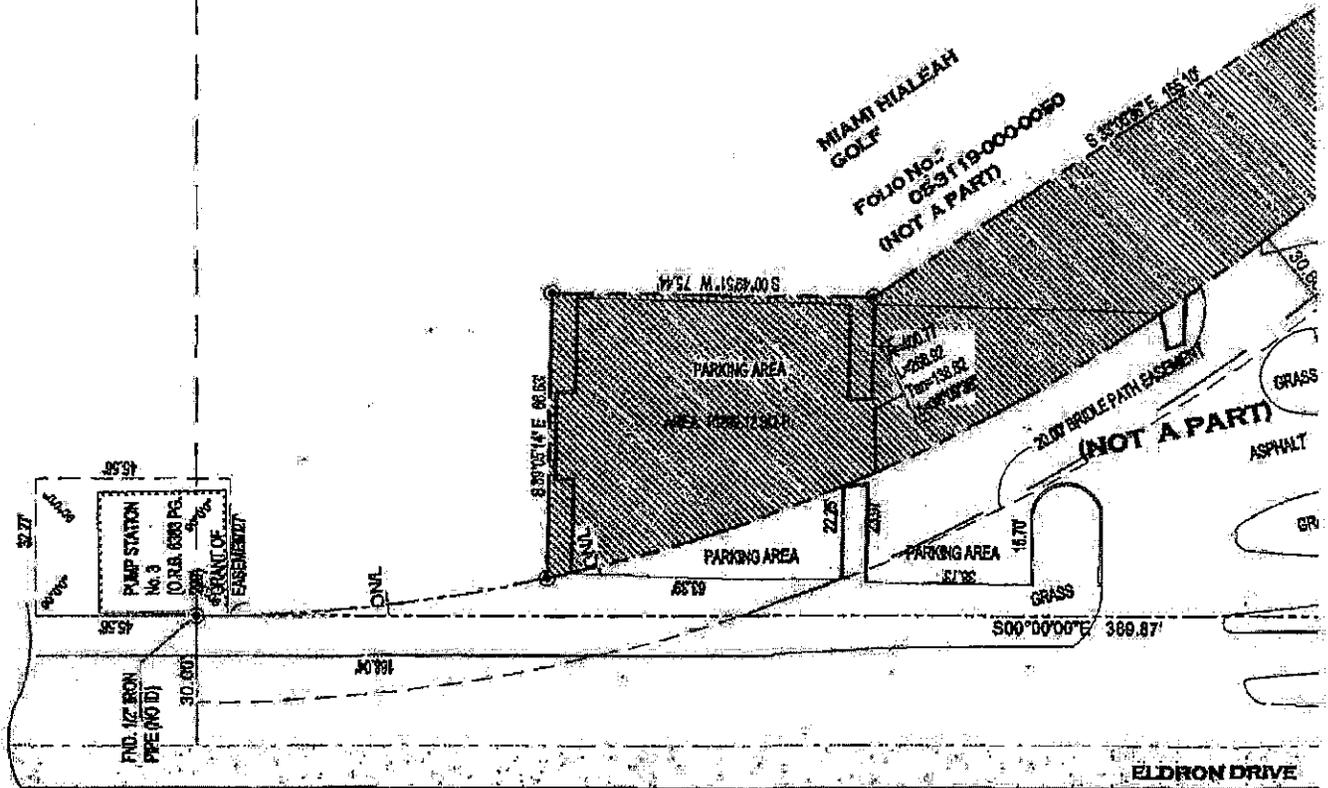
Author: SH

Check: SH

Plot: SH

Print: SH

SKETCH OF BOUNDARY SURVEY



LEGAL DESCRIPTION:

A PORTION OF TRACT "B", BLOCK 140 OF "REVISED PLAT OF SECTION 2, COUNTRY CLUB ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 40, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "B".

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 256.10 FEET; THENCE N 77°08'52"E A DISTANCE OF 95.00 FEET; THENCE N40°01'26"E, A DISTANCE OF 79.77 FEET TO A POINT ON CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 400.78 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 266.92 FEET, AND THROUGH A CENTRAL ANGLE OF 38°09'38", TO THE INTERSECTION OF THE WEST OF SAID TRACT "B"; THENCE S89°05'14"E FOR A DISTANCE OF 66.63 FEET TO A POINT; THENCE S 00°49'51"W FOR A DISTANCE OF 75.44 FEET TO A POINT; THENCE S33°06'36"E FOR A DISTANCE OF 155.10 FEET TO A POINT

THENCE S39°51'39"W FOR A DISTANCE OF 23.51 FEET TO THE POINT OF BEGINNING AND CONTAINS 10299.12 SQUARE FEET OR 0.23644 ACRES

SURVEYOR

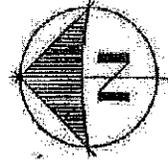
- 1.) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE IF ANY, AFFECTING THIS PROPERTY.
- 2.) LOCATION AND IDENTIFICATION OF UTILITIES IF ANY.
- 3.) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4.) TYPE OF SURVEY: BOUNDARY SURVEY.
- 5.) THIS SURVEY IS NOT VALID UNLESS SIGNED AND
- 6.) ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS
- 7.) LANDS SURVEYED AS DESCRIBED.
- 8.) NO UNDERGROUND INSTALLATIONS ON IMPROVED

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF THE CERTIFICATE DOES NOT EX

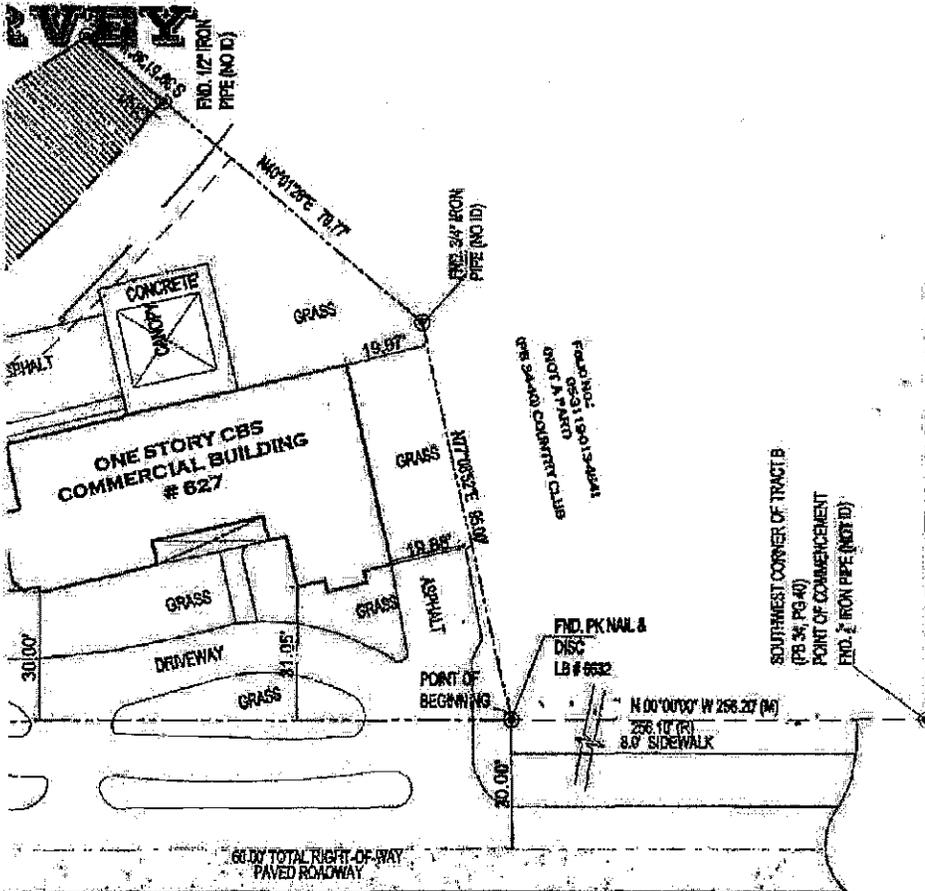
FLOOD ZONE

Community Number	Parcel Number	Suffix	Date of
160853	00281	E	09-1

SOURCE ELEVATION PROVIDED BY: DADE
 RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC
 LOCATOR INDEX: BENCHMARK NC



SCALE: 1"=40'



NOTES:

- BE MADE TO DETERMINE RECORDED INSTRUMENTS.
- BE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- ED BY THE SURVEYOR OF RECORD.
- ERWISE NOTED.
- TS HAVE BEEN LOCATED, EXCEPT AS NOTED.
- USIVE USE OF THE ENTITIES NAMED
- D TO ANY UNNAMED PARTY.

FORMATION

Index	Firm Zone	Base Flood Elev.
38	X	N/A

COUNTY SURVEY DEPARTMENT
 CRYSTAL DATUM OF 1929
 1003 ELEVATION: 11.63'

"LEGEND"

P.R.M. - PERMANENT REFERENCE MONUMENT	U.E. - UTILITY BASEMENT
P.C.P. - PERMANENT CONTROL POINT	W.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	M. - MEASURE
S.I.P. - SET IRON PIPE 12" STAMPED	R. - RECORD
F.D.H. - FOUND DRILL HOLE	S.N.C.-SET NAIL & DISC STAMPED P.L.S.
S.D.H. - SET DRILL HOLE	F.N.D. - FOUND NAIL & DISC
C.L. - CENTER LINE	C.B.S. - CONCRETE BLOCK STRUCTURE
RES. - RESIDENCE	ENC. - ENCROACHMENT
L.F.E. - LOWEST FLOOR ELEVATION	R/W. - RIGHT OF WAY
F.F.E. - FINISH FLOOR ELEVATION	CL. - CLEAR
C.L.F. - CHAIN LINK FENCE	

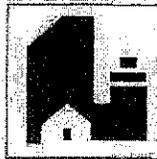
ROBERTO R. BRIZUELA & ASSOCIATES
Land Surveyors

OFFICE:
 7819 WEST FLAGLER STREET
 MIAMI, FLORIDA 33144
 PHONE: (305) 551-4393
 FAX: (305) 268-8112

JOB NUMBER: 12-01-002A
 FIELD BOOK: _____
 FIELD WORK DATE: 09-24-2013
 REVISIONS 1: _____
 REVISIONS 2: _____
 REVISIONS 3: _____

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE WITHIN OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61 G. 17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022 FLORIDA STATUTES.

ROBERTO R. BRIZUELA
 PROFESSIONAL LAND SURVEYOR
 No. 3084
 STATE OF FLORIDA



AppraisalFirst
Real Estate Appraisers LLC

1444 Biscayne Boulevard, Suite 211
Miami, Florida 33132
Phone: 305-470-2130
Fax: 305-381-8047
E-mail: residential@appraisalfirst.net
E-mail: commercial@appraisalfirst.net

October 3, 2013

Springs of the Green LLC
c/o Mr. Enrique J. Aguerrevere
1056 Hunting Lodge Drive,
Miami Springs, FL 33166

Via Email: enriquej@cohabi.com

Re: A parcel of land, owned by Miami Springs, abutting the east side of a property located at 627 Eldron Drive, Miami Springs, Florida 33166.

Dear Mr. Aguerrevere:

We propose to furnish you with a Restricted Use Appraisal Report setting forth the current Market Value for the above referenced subject property. The report will contain the level of data and analysis as stated under Standard 2-2(c) of the Uniform Standards of Professional Practice (USPAP). The reports will conform to the Standards of Practice and Code of Ethics of the Appraisal Institute and the guidelines according to the 2012-2013 edition of USPAP. The appraisal report will include all applicable approaches to value.

The total fee for the appraisal services will be \$3,000. You may indicate your acceptance by returning a signed copy of this letter. The total fee of \$3,000 is due at the time of inspection. The report will be delivered within three weeks of your acceptance.

The intended use of the appraisal report will be for internal purposes as it relates to the purchase of the property from the City of Miami Springs. The intended users is the client stated herein.

Springs of the Green LLC
c/o Mr. Enrique J. Aguerrevere
Page Two

It is important to note that since the reports are not intended to be used for financing they are only in compliance with the Code of ethics of the Appraisal Institute and the minimum standards of the 2012-2013 Uniform Standards of Professional Appraisal Practice (USPAP). The reports may not be in conformance with the Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision, National Credit Union Administration under 12CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions, Reform, Recovery and Enforcement Act of 1989 ("FIRREA"), and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010.

Once completed and delivered readdressing the appraisal reports to another party or client is prohibited by USPAP. Once an assignment is completed, it is misleading to try to add a new party as client or intended user who was not the original client or identified intended user." Readdressing the appraisal will be considered a new assignment with a potential additional fee.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. The fee that is being paid for this appraisal is a non-refundable deposit.

Further, AppraisalFirst makes no assurance, representation or warranty that the appraised values of the subject properties will benefit or assist the client in said intended use of the appraisal reports.

This engagement is solely predicated upon valuation services and not court preparation, associated conference time or testimony. Additional time related to expert witness testimony and/or preparation will be billed at an hourly rate of \$300. Thank you very much for the opportunity of serving you.

Respectfully submitted,



Frank Hornstein, MAI
State Certified General Real
Estate Appraiser, No. RZ 1376

I hereby authorize you to proceed with the appraisal.


Signature

10/03/2013
Date

QUALIFICATIONS OF FRANK A. HORNSTEIN, MAI
State Certified General Real Estate Appraiser No. RZ 1376
frank@appraisalfirst.net

EXPERIENCE:

Owner/Appraiser - AppraisalFirst - 2010 to present
Officer/Appraiser - AppraisalFirst, Inc. - 2005 to 2010
Commercial Appraiser- AppraisalFirst, Inc. - 1993 to 2005
Commercial Appraiser -Ames Appraisal Services - 1989 to 1993

PROFESSIONAL AFFILIATIONS:

Member of the Appraisal Institute, MAI

STATE OF FLORIDA LICENSES:

State-Certified General Appraiser, No. RZ 0001376
Real Estate Broker, No. 0534448

EDUCATION:

B.S., Florida State University, Tallahassee, FL - 1989
Major: Real Estate and Finance

RECENT CONTINUING EDUCATION:

- USPAP Updated, Appraisal Institute, 2010
- Hotel Valuation, Appraisal Institute, 2010
- Effective Appraisal Writing, Appraisal Institute, 2010
- Business Practice & Ethics, Appraisal Institute, 2009
- Hotel/Motel Valuation, Appraisal Institute, 2008
- USPAP Update, Appraisal Institute, 2008
- Supervisor Trainee Roles & Rules, Appraisal Institute, 2008
- Spotlight on USPAP: Hypothetical & Extraordinary, Appraisal Institute, 2008
- Litigation Skills for the Appraiser, Appraisal Institute, 2008

APPLICATIONS OF APPRAISALS:

Mortgage Loan	litigation (Expert Witness)
Securities Lending	Purchase or Sale
Foreclosure Proceedings	Estate
Bankruptcy	

TYPES OF PROPERTIES APPRAISED:

Industrial Buildings	Single Family Subdivisions
Office Buildings	Vacant Commercial Land
Rental Apartments	Retail/Showroom
Rental Townhouses	Manufacturing Buildings
Shopping Centers	Vacant Industrial Land
Leasehold Interest	Religious Facilities
Hotels & Motels	Gas Stations
Restaurants	Townhouse Subdivisions
Vacant residential Land	Condominium Projects

Geographical Areas Served:

Miami-Dade	Broward
Monroe	Palm Beach

AC# 6357390

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# 112091104185

DATE	BATCH NUMBER	LICENSE NBR
09/11/2012	128058543	RZ1376

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

HORNSTEIN, FRANK ALLEN
1444 BISCAYNE BOULEVARD SUITE 211
MIAMI FL 33132

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

QUALIFICATIONS OF EFRAIN JORGE SANTIN
State Certified General Real Estate Appraiser No. 0003274

EDUCATION

Florida International University, Miami, Florida
B.A. Degree-Finance-1997

PROFESSIONAL EDUCATION

Florida International University
Course: FIN 4343-Real Estate Analysis-1996

Gold Coast-Florida

Real Estate Appraiser-2002
ABIII Mastering Real Estate Appraisal-2007

Appraisal Institute

API 310-Basic Income Approach-2003
API 510-Advance Income Approach-2003
API 520-Highest & Best Use Market Analysis-2003
USPAP Updated-2008
Supervisor Trainee Roles and Rules-2008

PROFESSIONAL AFFILIATIONS

Member of the Appraisal Institute-2003

LICENSES

State Certified General Real Estate Appraiser-RZ #0003274
Licensed Real Estate Sales Person SL #703744

EXPERIENCE

Assistant Residential/Commercial Fee Appraiser-2002

TYPES OF PROPERTIES APPRAISED

Single Family Residential	2-4 Family Dwellings	Hotels & Motels
Vacant Land	Individual Condominiums	
Office Building	Multi-Family	

GEOGRAPHICAL AREAS SERVED

Miami-Dade Broward - Palm Beach

AC# 6473990

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12102000794

DATE	BATCH NUMBER	LICENSE NBR
10/20/2012	128053496	RI17758

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

PENA, ADRIAN
1444 BISCAYNE BLVD SUITE 211
MIAMI FL 33132

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY



Date: November 8, 2013

To: City of Miami Springs

Attn.: Ron Gorland, City Manager

From: Miami Springs Historical Society Officers

Beverly Roetz, President
Yvonne Shonberger, V.P.
C. Lili Martinez, Treasurer
Maria Petralanda, Recording Secretary
Jim Watson, Corresponding Secretary

Pursuant to the revised Facility Agreement you sent on November 4th (copy follows), all current Officers of the Miami Springs Historical Society voted to accept this agreement to be presented to the Mayor and Council for their approval.

Thank you with all your efforts and support in this endeavor. We look forward to continue our efforts to help preserve the history of our beautiful Miami Springs.

FACILITY AGREEMENT

THIS AGREEMENT is entered into this ____ day of _____, 2013 by and between the CITY OF MIAMI SPRINGS, a Florida Municipal Corporation, hereinafter referred to as "City", and MIAMI SPRINGS HISTORICAL SOCIETY, INC., a Florida Non-Profit Corporation, hereinafter referred to as "SOCIETY";

W I T N E S S E T H:

WHEREAS, "SOCIETY" has approached the City to solicit authorization to utilize the City's free standing building located at 501 East Drive; and,

WHEREAS, the City is desirous of providing the widest variety of recreational and educational activities for citizens on a continuing basis; and,

WHEREAS, the City Council of the City of Miami Springs has reviewed and discussed the proposal of "SOCIETY" and has determined that, subject to the terms and conditions of this Agreement, it is in the best interests of the City and its citizens to authorize "SOCIETY" to relocate the Miami Springs Historical Museum it operates to the proposed location;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the mutual sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

USE OF PREMISES

The City of Miami Springs hereby grants to SOCIETY the exclusive right to utilize the entire free standing building located at 501 East Drive for the relocation and operation of the Miami Springs Historical Museum upon the terms and conditions set forth herein. The parties mutually acknowledge that this Agreement is for the free standing structure itself and that no parking is provided on site. A sketch of the building is attached hereto as Exhibit "A".

PAYMENTS FOR USAGE

SOCIETY will not be required to pay the City any fee for the usage of the 501 East Drive building pursuant to this Agreement. However, SOCIETY is responsible for the payment of all utilities, insurances, license and permit fees applicable to the operation of the premises.

REHABILITATION OF PREMISES

It is hereby acknowledged by the parties hereto that the subject building is not currently in the proper condition to operate the proposed Miami Springs Historical Museum. In partial consideration of the City entering into this Agreement, SOCIETY has, subject to the approval of the City, agreed to properly renovate, reconstruct, and rehabilitate the structure, at its sole cost and expense, so as to be able to secure all proper governmental approvals, certificates, license and permit fees to operate the proposed museum.

MAINTENANCE OF PREMISES

SOCIETY agrees that it will properly maintain the subject building and all its systems and equipment following the opening of the museum to the public. The City shall only be responsible for the structural integrity of the building, its roof, and the Thor Guard lightning prediction system located in the building and on the building roof under this Agreement.

ACCEPTANCE OF AGREEMENT

SOCIETY hereby accepts this agreement granted by the City for the use of the City's freestanding building located at 501 East Drive for the operation of the Miami Springs Historical Museum upon the terms and conditions set forth herein.

TERM OF AGREEMENT

This Agreement shall begin on the ___ day of _____ 2014 and terminate on the ___ day of _____, 2019.

This Agreement may be extended at the end of the initial lease term upon terms and conditions that are mutually acceptable to the City and SOCIETY.

TERMINATION OF AGREEMENT BASED UPON CAUSE

Notwithstanding anything to the contrary contained herein, the parties mutually agree that this Agreement may be terminated by either party for "cause". In accordance with the foregoing, if either party hereto is in violation of any of the terms, conditions, covenants, and provisions of this Agreement, the non-violating party shall give the violating party written notice of the claimed violation(s) and given thirty (30) days, from the receipt of said notice, in which to cure said violation(s).

If the violation(s) cannot reasonably be cured within the required thirty (30) day period, the violating party shall request, and the non-violating party shall grant, any additional curative time that may be reasonably required, so long as the violating party has already commenced actions to cure the violation(s), and said party continues to diligently pursue said curative actions during the curative extension period.

If the violation(s) are not cured within the curative periods provided herein, the non-violating party may then serve the violating party with a "Termination for Cause" Notice which shall terminate this Agreement between the parties upon receipt by the violating party.

For the purposes of this provision, the following, although not intended to be a listing of all possible agreement violations, shall constitute "violations" of this Agreement, to-wit:

- Any acts, actions or omissions in violation of the terms, conditions, covenants, and provisions of this Agreement.

- Any failure to provide or file any required document, report or form.
- Any failure to abide by any rules, regulations, laws, statutes, ordinances or policies.
- Any actions that would jeopardize or threaten the validity or existence of any required license, permit or insurance coverage.
- The filing of any general assignment for the benefit of creditors.
- The filing of any voluntary or involuntary bankruptcy.
- The filing of any corporate liquidation, dissolution, or reorganization.
- The appointment of any trustee, receiver or liquidator.
- Any actions filed against a party hereto seeking any of the foregoing.

EVENT SECURITY

SOCIETY agrees to employ all required "Off Duty" Miami Springs Police Officers necessary to provide adequate security for any and all future events and activities that may reasonably require security. The determination of the number of officers required for security shall be made by the City's Chief of Police, in his sole and exclusive discretion.

INSURANCE

SOCIETY shall, at all times during the term hereof, maintain liability insurance coverage in the amount of \$1,000,000 (One million dollars) which shall also name the City as an additional insured under the policy. All such insurance, including renewals, shall be subject to the approval of the City for adequacy of protection, and evidence of such coverage shall be furnished to the City on Certificates of Insurance indicating such insurance to be in force and effect and providing that it will not be cancelled during the performance of this Agreement with the City. Completed Certificates of Insurance shall be filed with the City prior to the beginning of each annual term of this Agreement.

HOLD HARMLESS AND INDEMNIFICATION

In addition to the aforementioned required insurance coverage to be provided to the City, SOCIETY shall hold the City, including its officials, employees and representatives, harmless and indemnify it against all claims, demands, damages, actions, causes of actions, liability, costs, expenses, and attorney's fees arising out of, or resulting from, injury to or death of persons, or damage to or loss of property, sustained on or about the licensed premises, arising from the management services, acts, actions, omissions or failures to act of SOCIETY or its insurer are responsible to provide protection, coverage, and representation to the City, its officials, employees, and representatives for any incident that may occur during the term hereof.

PROHIBITED ACTIVITIES

SOCIETY shall not use the premises for any inappropriate or unlawful purpose and shall comply with all State, County and City laws, statutes, ordinances, policies, rules and regulations applicable now, or in the future, to the operation of SOCIETY and the premises. SOCIETY shall not permit any offensive or dangerous activity, foul or inappropriate language, gestures, blood (real or simulated), or sexually suggestive conduct offensive to the City of Miami Springs community, nor any nuisance or other conduct in violation of the public policy of the City, county or state on the premises.

DRUG FREE WORKPLACE

SOCIETY agrees to operate the subject premises and proposed museum as a drug free workplace and to ensure that this policy applies to all Society representatives and invitees while on the premises.

NONDISCRIMINATION

SOCIETY represents and warrants to the City that it does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with the performance of this Agreement on account of race, color, sex, religion, age, handicap, marital status or national origin. SOCIETY further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

ASSIGNMENT

This Agreement shall not be assigned, in whole or in part, without the prior written consent of the City Council, which may be withheld or conditioned, in the City Council's sole and exclusive discretion.

ATTORNEY FEES AND COSTS

If either party to this Agreement brings suit to enforce any provisions hereof or for damages on account of any breach of this Agreement, the prevailing party in any such litigation, and any appeals therefrom, shall be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorney's fee as fixed by the court.

NOTICES

All notices or other communications required under this agreement shall be in writing and shall be given by hand-delivery or by registered or certified U.S. mail, return receipt requested, addressed to the other party at the following address or to such other address as a party may designate for notice:

NOTICES TO BE GIVEN TO CITY SHALL BE ADDRESSED AS FOLLOWS:

CITY OF MIAMI SPRINGS
Attention: Ronald K. Gorland, City Manager
201 Westward Drive
Miami Springs, FL 33166

NOTICES TO BE GIVEN TO SOCIETY SHALL BE ADDRESSED AS FOLLOWS:

MIAMI SPRINGS HISTORICAL SOCIETY, INC.
Attention: Beverly Roetz, President
71 East 51 Place
Hialeah, FL 33013

-AND-

MIAMI SPRINGS HISTORICAL SOCIETY, INC.
Attention: Current President
P. O. Box 660175
Miami Springs, FL 33266

-AND-

Fernando J. Suco, Registered Agent
211 Deer Run
Miami Springs, FL 33166

MISCELLANEOUS PROVISIONS

A. That this Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any action arising from this Agreement shall be in Miami-Dade County, Florida.

B. That title and paragraph headings contained herein are for convenient reference and are not a part of this Agreement.

C. That should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, such provision, paragraph, sentence, word or phrase shall be deemed modified to the extent necessary in order to conform with such law, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect or limitation of its use.

D. That this Agreement constitutes the sole and entire understanding between the parties hereto. Except for the inclusion of all terms and conditions of the parties Rental Agreement, if any, as may be applicable to the usage of the facility contemplated by the Agreement. No modification or amendment hereto shall be valid unless in writing and executed by properly authorized representatives of the parties hereto.

E. That this Agreement shall be binding upon the parties hereto, their legal representatives, successors or assigns.

F. That SOCIETY is engaged with the City as an Independent Contractor, and not as an agent or employee of the City. Accordingly, "SOCIETY" shall not attain, nor be entitled to, any rights or benefits under the Civil Service or Pensions Ordinances of the City, nor any rights generally afforded classified or unclassified employees. "SOCIETY" further understands that Florida Worker's Compensation benefits available to employees of the City are not available to it, and it agrees to provide its own workers' compensation insurance for any employee or agent rendering services to "SOCIETY" under this Agreement.

IN WITNESS WHEREOF, SOCIETY and the City have set their hands and seals on the day and year first above written.

MIAMI SPRINGS HISTORICAL SOCIETY, INC.
A Florida Non-profit Corporation

WITNESSES:

Print Name:_____

By:_____
BEVERLY ROETZ, President

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was executed before me this _____ day of _____, 2013, by BEVERLY ROETZ, President of the Miami Springs Historical Society, Inc. who is personally known to me or has produced _____ (type of identification) as identification and did (did not) take an oath.

Notary Public, State of Florida

COMMISSION:

CITY OF MIAMI SPRINGS
A Florida Municipal Corporation

By: _____
RONALD K. GORLAND
City Manager

WITNESSES: (As to both signatories)

Print Name:_____

Print Name:_____

ATTEST:

SUZANNE HITAFFER, CMC
Acting City Clerk

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by RONALD K. GORLAND, City Manager and SUZANNE HITAFFER, Acting City Clerk of the City of Miami Springs, Florida. They are personally known to me or have produced _____ (type of identification) as identification, and did (did not) take an oath.

Notary Public, State of Florida

COMMISSION: