



City of Miami Springs, Florida
City Council Meeting
Regular Meeting Minutes
Monday, April 22, 2019 7:00 p.m.
Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:00 p.m.

Present were the following:

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

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

2. **Invocation:** Offered by Councilwoman Maria Mitchell
Salute to the Flag: Audience led the Pledge of Allegiance and Salute to the Flag
3. **Agenda / Order of Business:** None at this time.
4. **Awards & Presentations:** None at this time.
5. **Open Forum:** The following members of the public addressed the City Council: There were no speakers at this time.
6. **Approval of Council Minutes:**
 - A) April 8, 2019 – Special Meeting
 - B) April 8, 2019 – Regular Meeting

Vice Mayor Best moved to approve the regular and special minutes of April 8, 2019. Councilwoman Zapata seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Mitchell, Councilwoman Zapata, Councilman Petralanda, and Mayor Bain voting Yes.

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

8. Public Hearings:

A) Resolution – A Resolution Of The City Council Of The City Of Miami Springs, Florida, Approving/Denying The Site Plan For 1 Curtiss Parkway; Providing For Conditions; Providing For Implementation; And Providing For An Effective Date (Quasi-Judicial Proceedings)

City Attorney Dan Espino read the Resolution by title.

The City Attorney provided an overview of the quasi-judicial process and procedures. At this time, the City Clerk swore in the applicant, the City Planner and any members of the public giving testimony during the proceedings. City Planner Chris Heid provided an overview of the project and referred to the staff report with the conditions listed. He reiterated that the Zoning and Planning Board reviewed the proposed project and recommended approval with conditions for the City Council to consider for their approval.

At this time, Ms. Rosa Ramos Botta, the architect of record for the project, provided an oral and visual presentation of the proposed building known as “Town Center” located on 1 Curtiss Parkway. She proceeded to give details of all elements of the project. After concluding the presentation, she answered several of the Council’s initial questions as far as amenities the building will provide to its inhabitants and ingress/egress from the streets as stated by Councilwoman Zapata. Councilwoman Mitchell addressed her concerns for the alleyway easement parking located near the building that provides parking to local businesses in the area.

Mayor Bain opened the public hearing. The following members of the public addressed the City Council, Michael Gavila, 6841 Morningside Drive, Robert Lozada, 801 South Royal Poinciana, Ray Rodriguez, 81 Curtiss Parkway, D.J. Scareleto, 2021 NW 60th Avenue, Joe Rojas, (Inaudible Name), Fausto de la Grana, 840 Wren Avenue, Dean Whitman, 610 Plover Avenue, Kathy Doyle, 2085 Miami Springs Avenue, Yag Hamash, 1415 Ludlum Drive, Dennis Kane, 45 South Drive, Nestor Suarez, 550 Wren Avenue, James Fulton, 406 Forrest Drive, Adrian McLees, 111 Curtiss Parkway. The Mayor closed the public hearing.

Vice Mayor Bob Best stated that he has considered all aspects of the project including all of the residents in favor of and against the project. He stated that it is private property and change is needed there. Councilman Petralanda stated that parking is an issue and inquired on prohibiting street overnight parking through signage. Councilwoman Zapata stated that the traffic on the circle is due to the cut through traffic and not caused by residents. She also stated that there are traffic calming devices within the project and in future City-wide projects that will alleviate traffic jams and encourage pedestrian connectivity. Mayor Bain clarified that all the Overlay changes started in May 2018 and explained that all these changes went through nine public meetings over a one year period. He stated that the project in

consideration is variance-free and falls within the parameters of the Ordinance for the Gateway area and is purely site plan approval. Councilwoman Mitchell thanked the residents for coming and thanked the applicant for choosing Miami Springs for their proposed project. She expressed concerns on how the points were allocated to the project and on what merits the points were given to the project. City Planner Heid provided an explanation on how he awarded the project with the points in order for them to achieve the 1.5 Floor Area Ratio (FAR), Miguel Cabrera the co-architect for the project also provided input on the allocation of points. Councilwoman Mitchell also inquired on why the Council was not able to approve the minutes of the Zoning and Planning Board, the City Attorney explained that the Council does not approve the minutes of the board, but only approves or denies the recommendations of the Board as per the revised Ordinance. He stated previously the Council was approving the actions of the board because of no other means for the Council to approve the recommendations, but that now, all Board of Adjustment/Zoning and Planning Board recommendations come before the Council in the manner that it is presented tonight. Councilwoman Mitchell expressed concerns on how vehicles will enter the garage from Hook Square and perhaps prohibiting a left turn into the garage; the City Attorney added that Public Works reviewed the plans and found that what was presented was acceptable without the prohibition so that a secondary means of entering the property is achieved. Mr. Cabrera, architect, elaborated on the "Art in Public Spaces" points and how it is a percentage of the project cost, and how the art will be at a local level and locally involved. The City Planner also indicated that they negotiated more landscaping around the area and perimeter of the project, additional lighting improvements and alley improvements as well. He stated that the City-owned alley will be improved in order to help with the deliveries, services and trash pickups for the entire property. Councilwoman Mitchell further inquired about the traffic study and the parking requirement conducted for the area with the proposed project. He clarified that each project presented within the Overlay is treated on a case by case basis and will not tie the City down to anything; rather each project is evaluated based on the need of the property and the City's regulations.

The Mayor recessed the meeting at 9:05 p.m. and reconvened the meeting at 9:10 p.m. All Council members were present.

After some further discussion, Councilwoman Zapata moved to approve the Resolution as presented with conditions. Vice Mayor Best seconded the motion, which carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Best, Councilwoman Zapata, Councilman Petralanda, and Mayor Bain voting Yes; Councilwoman Mitchell voting No.

9. Consent Agenda: (Funded and/or Budgeted): None at this time.
10. Old Business: None at this time.
11. New Business: None at this time.

12. Other Business: None at this time.

13. Reports & Recommendations:

A) City Attorney

City Attorney gave an update on the City's annexation issue. He stated that Miami-Dade County Planning Board will be reviewing the City's application for annexation on May 6th at 1:00 p.m. He stated that the members of Council are welcome to join the City Manager, City Lobbyist and himself at the meeting.

B) City Manager

Assistant City Manager Tammy Romero provided information on upcoming events such as "Thousand Eyes on the Water" on April 23rd at 6:30 p.m. at the Aquatic Center. The Stafford Golf Tournament at the Golf Course on Friday, April 26th. Arbor Day event on Ludlum Drive will take place on April 26th at 4:30 p.m. She reminded the public that more information on events is available on the City's website.

City Manager William Alonso announced that next Thursday, May 2nd at the Curtiss Mansion from 6pm to 9pm the Federal Aviation Agency will be conducting a workshop on upcoming flight pattern changes at Miami International Airport.

C) City Council

Councilwoman Mitchell heard that the River Cities Festival was wonderful and thanked Tom Curtis on the success of the event. She encouraged everyone to attend the "Thousand Eyes on Water" event at the Aquatic Center tomorrow.

Vice Mayor Best inquired on the revenue of umbrella rentals at the Aquatic Center. He stated that he is interested in bringing the item for Council consideration in order to eliminate the fee to rent the umbrellas due to safety.

Councilman Petralanda congratulated Principle of the Year, Principle Miguel Veloso of the Adult Education Center in Miami Springs High School.

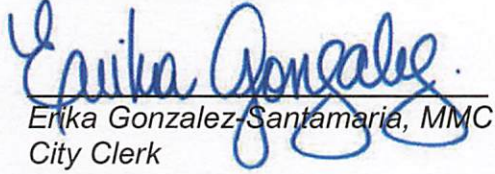
Councilwoman Zapata stated she was blessed with spending Easter with her new grandbaby, his first Easter.

Mayor Bain inquired about the Mary Ann Goodlet-Taylor and Doug Orr street dedications. The City Clerk informed him that the Goodlet-Taylor sign has been installed and that the family was going to advise the City on doing a dedication ceremony. She also stated that the Doug Orr street dedication request is in the County pending approval. He also complimented the Recreation Department and recognized the job well done for the Easter Egg Hunt event on Saturday at Prince Field.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 9:00 p.m.

Respectfully submitted:


Erika Gonzalez-Santamaria, MMC
City Clerk



Adopted by the City Council on
This 13th day of May, 2019.


Billy Bain, Mayor

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

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



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STAFF REPORT

TO: Mayor & City Council
FROM: Christopher Heid, City Planner
DATE: April 22, 2019
SUBJECT: Application for Site Plan Approval
CASE # 01-ZP-19

APPLICANTS: Springs Town Center LLC.

ADDRESS: 1 Curtiss Parkway

ZONING DISTRICT: CBD, Central Business District

REQUEST: The applicant is seeking site plan approval in order to build a three story 98,348 square foot mixed use development on an 48,475 square foot parcel of land at 1 Curtiss Parkway. The project consists of 23,500 square feet of ground floor commercial space with a total of 51 apartments on the second and third floors, and a 98 space parking garage.

THE PROPERTY: The property is 48,475 square feet in size, and is bounded by Curtiss Parkway, Canal Street and Hook Square. The Miami Canal is on the opposite side of Canal Street, to the northeast.

BACKGROUND: On June 25, 2018, the City Council adopted the Gateway Overlay District by Ordinances No. 1106-2018 and .No. 1107-2018. The district covers three blocks bounded by Hook Square (including properties on both sides of the street), North and South Royal Poinciana Boulevard, Nahkoda Drive, and Canal Street. (A map of the district boundaries is attached as Exhibit "1"). While the underlying zoning of CBD, Central Business District, remains unchanged, the overlay is intended to facilitate improved place making of a principal entrance of the City through participatory design.

This should have been a "restriction" in the conditions listed as the Gateway Overlay District prohibits offices on first floor but no such restriction was listed.

In this regard, the maximum FAR was raised from 1.0 to 1.7, achievable through the fulfillment of creative excellence standards. The development of mixed use buildings, including upper floor residential and a maximum height three stories and 40 feet remain unchanged.

However, ground floor commercial space is limited to restaurants and retail, while offices are permitted only on upper floors. In addition, projects in the gateway must have commercial activity lining the building along all street frontages with a minimum depth of 40 feet.

Ordinance 1107-208 also created Creative Excellence Standards, which provide numerous opportunities to increase FAR with a maximum bonus amount that can be achieved by complying with the District requirements. These include art in public places, right-of-way improvements, installation a trolley or bus stop, decorative lighting, landscape maturity and the provision of street trees.

Architectural design is stressed in the Gateway District, including exhibiting elements of the pueblo style, pedestrian connectivity, and eyebrows or awnings.

Parking in the Gateway District are calculated on a case-by-case basis, and allows for a combination of on-site and on street parking to be counted towards the required parking, and takes into account the provision of bicycle parking, inclusion of bus or trolley stops, distance to public parking, walking accessibility, and the internal capture of trips through mixed use developments.

THE PROJECT: The project proposes the demolition of the existing buildings on the property, including the former theater property and their replacement with a three story mixed use development. The project would wrap around a four level parking structure at the center of the property.

The ground floor consists of 23,500 square feet of commercial space (retail or restaurant), which extends across the full length of all street fronts as required by the Overlay District The ground floor also contains the first level of the parking garage with 28 spaces accessible from the alley located on Hook Square. These spaces are for the users of the commercial space.

The second floor contains 25 residential units, with 20 two-bedroom and five three bedroom apartments. Units range in size from 850 square feet to 1,457 square feet. This floor also includes the second level of the parking garage with 19 spaces. Parking at this level and above is exclusively for the tenants of the apartments. Access to this and upper levels of the garage are from a ramp located on Hook Square. Total square footage on this floor is 32,094 square feet.

The third floor contains 26 residential units, with 20 two bedroom and six three bedroom apartments. Units range in size from 850 square feet to 1,457 square

This "exclusive" provision that limits parking spaces on 2nd through 4th floors (70 spaces) to the tenants of the apartments, which are also gated, totally debunks and invalidates the engineer's parking study which is based on "shared parking" among all the uses.--See traffic/parking study report by Langan.

feet. This floor also includes the third level of the parking garage with 23 spaces. Total square footage on this floor is 31,240 square feet.

On the roof of the parking garage is the fourth level of parking, with 28 spaces.

The project as proposed has an FAR of 1.52, below the maximum permitted 1.7. Average residential unit size is 986 square feet.

HISTORY: The proposed project received the favorable recommendation of the Zoning & Planning Board at the meeting of April 1 by a vote of 5-0.

ANALYSIS: The proposed project provides an opportunity to introduce a vibrant mixed use development to a long vacant property that has been an eyesore for many years at an important entry point to the City. In addition, it would be the first building to be built with a significant amount of residential units in more than three decades. The Curtiss Circle and the adjacent commercial area is sorely in need of some activity and energy that is lacking now. And, bringing residents to the downtown core will help to activate this area.

RECOMMENDATION: It is recommended that the request for site plan approval be approved, subject to the following conditions:

1. Plans shall substantially comply with those submitted. Substantial compliance shall be at the sole determination of the City. Plans are as follows:
 - Survey, by Longitude Surveyors, dated, signed and sealed 2/28/2019;
 - Sheet A-1.0, Litter Receptacle, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet A-1.1, Site Utility Relocation Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 03/04/2019;
 - Sheet A-2.0, Ground Floor Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet A-2.1, Second Floor Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet A-2.2, Third Floor Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 03/04/2019;
 - Sheet A-2.3, Roof Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;

- Sheet A-2.4, 2B Type 6 Enlargement (971 SF), Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 03/04/2019;
 - Sheet A-2.5, 2B Type 10 Enlargement (850 SF), Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 03/04/2019;
 - Sheet A-3.0, North-West Elevation, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet A-3.1, North-West Interior Elevation, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet A-3.2, North-West Elevation, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 04/17/2019, and dated 04/16/2019;
 - Sheet TD-1, Tree Disposition Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
 - Sheet L-1, Site Landscape Plan, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
 - Sheet L-2, Landscape Details, Specifications, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
 - Sheet L-3, Bonded Aggregate, Specifications, Etc., Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
 - Sheet L-4, "Cu-Structural Soils" Specifications, Inc., Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
 - Sheet L-5, Landscape Planting Options, Site Plan based on a survey by Cabrera Ramos Architects, Inc., signed and sealed 03/06/2019, and dated 03/04/2019;
2. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
 3. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
 4. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
 5. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.

6. No satellite dishes, including cable television, may be located on the building walls. They may be located on the roof only, screened from ground view by a parapet.
7. The median on Hook Square shall be extended southward and westward to include the currently striped off areas.
8. Decorative colored sidewalk pattern shall be confined to private property only. The public sidewalk shall be of a type and design to be approved by the City prior to the issuance of a building permit for the project.
9. Additional screening shall be required on the parking garage where it may be visible from public rights-of-way, particularly Curtiss Parkway Circle and South Royal Poinciana Boulevard. This revised plan must be approved by staff prior to the issuance of a building permit for the project.
10. All units shall include washing machines and clothes dryers as noted on the submitted floor plans.
11. The public art piece shall have a value of not less than 0.5% of the estimated cost of construction of the project, and must be approved by staff prior to its creation or selection.
12. Commercial truck loading and delivery shall not occur between the hours of 6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM Monday through Friday.
13. A revised landscape plan shall be submitted to and approved by the City prior to the issuance of a building permit for the project.
14. Roof shall utilize high albedo roofing materials ("white roof").
15. All street furniture, including but not limited to, bollards, benches, litter receptacles, and bike racks, must be submitted to and approved by staff prior to the issuance of a building permit for the project.

The following "condition" was listed in the Staff Report dated April 1, 2019, that was provided and approved by vote of 5-0 by the Zoning and Planning Board. However, the Staff Report provided three weeks later to the City Council on April 22, 2019, noticeably omitted this item:

"Exit from the parking structure and the surface parking lot onto Hook Square shall be by right turn only."