



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Walter Fajet, Ed.D.

Vice Mayor Joseph Dion
Councilman Orlando Lamas

Councilman Jorge Santin
Councilman Fabian Perez-Crespo

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

CITY COUNCIL SPECIAL COUNCIL MEETING AGENDA

Monday, February 2, 2026 – 7:00 PM

Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(In-person and virtually; See the end of the Agenda for additional information)

1. **Call to Order/Roll Call**
2. **Invocation:**
 - A) Led by Councilman Orlando Lamas
3. **Pledge of Allegiance:** Audience will lead the Pledge of Allegiance and Salute to the Flag.
4. **Open Forum:** Persons wishing to speak on items of general City business, may do so in person or via email by following the instructions at the back of this agenda. The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. **The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.**
5. **New Business**
 - A) **Resolution** - Special Election and Charter Language - NW 36th Street and Abraham Tract
6. **Adjourn**



**CITY OF MIAMI SPRINGS
PUBLIC MEETING NOTICE**

The City of Miami Springs will hold a Council meeting on:

**Monday, February 2, 2026 at 7:00 PM
Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(Physical Meeting Location)**

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

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

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time.

WATCH AND/OR PARTICIPATE IN THE MEETING

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

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

PUBLIC COMMENTS WILL BE ACCEPTED BY THE FOLLOWING MEANS:

EMAILED COMMENTS: Members of the public may email their public comments to the City in advance of the meeting. Please email the City at cityclerk@miamisprings-fl.gov by 12:00 p.m. on the day of the meeting with the subject line "PUBLIC COMMENT" and the following information in the body of the email: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization. Please limit your comments to no more than 350 words. Public comments received via email may be read into the record during the public comment portion of the agenda, if any.

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

Please provide the following information before delivering your comments: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization.

A time limit may be imposed for each speaker during public comment.
Your cooperation is appreciated in observing the time limit.

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has

determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments when addressing the Council during public comments.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the meeting will be taken and will be made available.

**NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES
IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

AMERICANS WITH DISABILITIES ACT

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk's Office at 305-805-5006.

LOBBYING ACTIVITIES

In accordance with Section 33-01 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities. Specifically, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk and online at: <https://www.miamisprings-fl.gov/cityclerk/lobbyist-registration-form-0>.

Have questions or need additional information?

Write: cityclerk@miamisprings-fl.gov

Call: 305-805-5006

Mail: 201 Westward Drive, Miami Springs, FL 33166

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, CALLING A SPECIAL ELECTION ON APRIL 7, 2026 FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI SPRINGS, FLORIDA, A CHARTER AMENDMENT; PROVIDING REQUISITE BALLOT LANGUAGE; PROVIDING FOR BALLOTING AND ELECTION PROCEDURES; PROVIDING FOR NOTICE OF ELECTION; PROVIDING FOR COPIES; PROVIDING FOR CHARTER AMENDMENT ELECTION PROCEDURES AND RELATED DETAILS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the purpose of the Northwest 36th Street District in the City of Miami Springs (the “City”) is to provide for successful commercial operations; and

WHEREAS, the purpose of the Abraham Tract District is to encourage large-scale development for a wide range of compatible and complimentary uses that are not permitted elsewhere in the City; and

WHEREAS, properties in these zoning districts have become increasingly dilapidated and are creating conditions that negatively affect the public health, safety, and general welfare of the City’s residents and visitors and which demand the commitment of a disproportionate amount of police resources; and

WHEREAS, the City Council commenced a community-driven project known as the “Activate Southeast Miami Springs Project” to evaluate ways to transform the NW 36th Street and Abraham Tract zoning districts into vibrant, connected, and welcoming districts; and

WHEREAS, as part of the Activate Southeast Miami Springs Project, the City conducted various stakeholder interviews, community workshops, and Council workshops to evaluate existing conditions and potential frameworks to encourage redevelopment within the NW 36th Street and Abraham Tract zoning districts, including:

- April through May 2024 – Stakeholder interviews;
- June 24, 2024 – Council presentation relating to stakeholder input and exploration of existing conditions;

- May 8, 2025 – Council presentation on the existing conditions and Council input;
- August 18 & 25, 2025 – Council presentation on the framework for potential changes;
- September 2-22, 2025 – Online survey on a framework for potential changes;
- September 24, 2025 – Council Workshop (Part 1) regarding recommended strategies and actions;
- October 6, 2025 – Council Workshop (Part 2) regarding recommended strategies, actions, and priorities

; and

WHEREAS, as a result of the Activate SE Miami Springs Project, the City Council has determined that the successful redevelopment of properties in the NW 36th Street and Abraham Tract zoning district will require a mix of uses, including residential components, to support new development; and

WHEREAS, residential uses in the NW 36th Street and Abraham Tract zoning districts are effectively prohibited because Section 1.04(6) of the City Charter currently provides that any building that includes more than 2 residential dwelling units shall not exceed 3 stories and a maximum of 40 feet in height, making any redevelopment economically unfeasible; and

WHEREAS, on January 26, 2026, the City Council determined that an amendment to the City Charter (the “Charter Amendment”) should be presented for consideration by the City’s electorate at an April 7, 2026 special election in order to commence the implementation of the Activate Southeast Miami Springs Project by exempting buildings east of East Drive within the NW 36th Street and Abraham Tract zoning districts from the height limitations of Section 1.04(6) of the Charter; and

WHEREAS, pursuant to the City’s Home Rule powers and Section 6.03 of the Home Rule Charter of Miami-Dade, as applicable, the City is required to submit the Charter Amendment to the electors of the City for approval or rejection.

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

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

Section 2. Calling Special Election. That a special election is hereby called to be held on Tuesday, April 7, 2026, to present to the qualified electors of the City of Miami Springs the ballot questions provided in Section 4 of this Resolution. The City Council may, by resolution, alter the date of the special election in the event that the City Council finds that unforeseen circumstances require it to do so.

Section 3. Charter Amendments. That pursuant to the City's Home Rule powers and Section 6.03 of the Home Rule Charter of Miami-Dade County, the City Charter of the City of Miami Springs, Florida, is hereby amended to read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 4. Form of Ballot.

a. That the form of ballot for the Charter Amendments provided for in Section 3 of this Resolution shall be substantially as follows:

1. Activating Southeast Springs by Removing Residential Height Restrictions in Specified Zoning Districts

The City Charter provides that any building that includes more than 2 residential dwelling units shall not exceed 3 stories and a maximum of 40 feet in height.

It is proposed to exempt buildings with residential units east of East Drive in the NW 36th Street and Abraham Tract zoning districts from the Charter's existing height and story limits.

Shall the above-described amendment be adopted?

Yes

No

b. That the City Council may revise the ballot form which is set forth above by Resolution; provided, however, that the City Council hereby authorizes the City Manager, in consultation with the City Attorney, to reorder the ballot questions in their discretion without further action of the City Council.

Section 5. Balloting. Balloting shall be conducted on Tuesday, April 7, 2026, between the hours of 7:00 A.M. and 7:00 P.M. at the regular polling places provided for City elections. Absentee balloting shall be available as authorized by law. Early voting pursuant to Section 101.657, Florida Statutes shall be provided. All qualified City electors who are timely registered in accordance with law shall be entitled to vote. The City Clerk is authorized to obtain any necessary election administration services from the Miami-Dade County Supervisor of Elections. The County registration books shall remain open at the Office of the Miami-Dade County Supervisor of Elections until the date at which the registration books shall close in accordance with the provision of the general election laws. The City Clerk, with necessary assistance from the Miami-Dade County Supervisor of Elections, is hereby authorized to take all appropriate actions necessary to carry into effect and accomplish the electoral provisions of this Resolution. This Special Election shall be canvassed by a County Canvassing Board in accordance with any applicable provisions of the general election laws of the State or County. The City Clerk is hereby authorized to take any action which is necessary or expedient to implement this section or to comply with any applicable law.

Section 6. Notice of Election. That notice of said election shall be published in accordance with Section 100.342, Fla. Stat., in a newspaper of general circulation within the City at least 30 days prior to said election, the first publication to be in the fifth week prior to the election (to-wit: during the week commencing Sunday, March 1, 2026), and the second publication to be in the third week prior to the election (to-wit: during the week commencing Sunday, March 15, 2026), and shall be in substantially the following form:

"NOTICE OF SPECIAL ELECTION"

NOTICE IS HEREBY GIVEN THAT PURSUANT TO RESOLUTION NO. 2026-_____ A SPECIAL ELECTION HAS BEEN CALLED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA (THE "CITY") TO BE HELD WITHIN THE CITY ON TUESDAY, APRIL 7, 2026 FROM 7:00 AM UNTIL 7:00 P.M. AT WHICH TIME THERE SHALL BE SUBMITTED TO THE DULY REGISTERED AND QUALIFIED VOTERS OF THE CITY OF MIAMI SPRINGS THE FOLLOWING CHARTER AMENDMENTS FOR APPROVAL OR REJECTION:

1. Activating Southeast Springs by Removing Residential Height Restrictions in Specified Zoning Districts

The City Charter provides that any building that includes more than 2 residential dwelling units shall not exceed 3 stories and a maximum of 40 feet in height.

It is proposed to exempt buildings with residential units east of East Drive in the NW 36th Street and Abraham Tract zoning districts from the Charter's existing height and story limits.

Shall the above-described amendment be adopted?

Yes

No

The full text of the proposed City Charter Amendments is available at the office of the City Clerk located at City of Miami Springs, 201 Westward Drive, Second Floor, Miami Springs, FL 33166.

**/s/ Erika Gonzalez, MMC
City Clerk"**

Section 7. Copies. That copies of this Resolution proposing the Charter Amendments are on file at the offices of the City Clerk located at City of Miami Springs, City Hall, 201 Westward Drive, Second Floor, Miami Springs, FL 33166, and are available for public inspection during regular business hours.

Section 8. Effectiveness of Charter Amendments.

- a. That each of the Charter Amendments which are provided for in Sections 3 and 4 above shall become effective only if the majority of the qualified electors voting on the specific Charter Amendment vote for its adoption, and shall be considered adopted and effective upon certification of election results.
- b. That the City Attorney is authorized to revise the Charter to the extent necessary to assure that any amendments adopted conform to one another and are properly included in the publication of the revised City Charter. Further, that in the event that some, but not all, of the Charter Amendments are approved by the electors, conforming amendments shall be deemed to be adopted and the City Attorney is authorized to reflect and implement such revisions of the Charter, including the

revision of transitional provisions, to the extent necessary to assure that all amendments adopted conform to one another and to all remaining Charter provisions. If conflicting Charter Amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

- c. That following the adoption of the Charter Amendments, the City Clerk shall file the adopted Charter Amendments with the Clerk of the Circuit Court of Miami-Dade County, Florida.

Section 9. Inclusion in the Charter. Subject to the requirements of Section 8 above, it is the intention of the City Council and it is hereby provided that the Charter Amendments shall become and be made a part of the Charter of the City of Miami Springs and that the Sections of this Resolution and the proposed Charter Amendments may be renumbered or re-lettered to accomplish such intention.

Section 10. Severability. That the provisions of this Resolution are declared to be severable, and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but they shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

Section 11. Conflicts. That in the event that the provisions of this Resolution conflict with any other City Resolution, the provisions of this Resolution shall prevail to the extent of any such conflict.

Section 12. Effective Date. That this Resolution shall take effect immediately upon adoption.

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

Mayor Walter Fajet _____
Vice Mayor Joseph Dion _____
Councilmember Fabian Perez-Crespo _____
Councilmember Jorge Santin _____
Councilmember Orlando Lamas _____

PASSED AND ADOPTED this ___ day of _____, 2026.

MAYOR WALTER FAJET

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

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

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT A

PROPOSED REVISIONS AND AMENDMENTS TO CITY CHARTER

The following document contains proposed revisions and amendments to the City of Miami Springs Charter as proposed by the City Council.

Additions to the text are shown in highlighted **underline** and deletions are shown in highlighted **strikethrough**.

- 37 (5) No portion of the Miami Springs Golf and Country Club Property, which is more
38 particularly described in Official Records Book 17843, Pages 4410—4415, of
39 the Miami-Dade County Public Records, shall be leased for any single period
40 in excess of 5 years, re-zoned, sold, or otherwise conveyed, without first being
41 approved and authorized by a majority of the qualified city electors voting in an
42 election to consider any such actions.
- 43 (6) Any building that includes more than 2 residential dwelling units shall not
44 exceed 3 stories and a maximum of 40-feet in height. The foregoing limitations
45 shall not apply to buildings with residential units east of East Drive in the NW
46 36th Street and Abraham Tract zoning districts, as those districts may be
47 amended from time to time by ordinance.

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, CALLING A SPECIAL ELECTION ON APRIL 7, 2026 FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI SPRINGS, FLORIDA, A CHARTER AMENDMENT; PROVIDING REQUISITE BALLOT LANGUAGE; PROVIDING FOR BALLOTING AND ELECTION PROCEDURES; PROVIDING FOR NOTICE OF ELECTION; PROVIDING FOR COPIES; PROVIDING FOR CHARTER AMENDMENT ELECTION PROCEDURES AND RELATED DETAILS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the purpose of the Northwest 36th Street District in the City of Miami Springs (the “City”) is to provide for successful commercial operations; and

WHEREAS, the purpose of the Abraham Tract District is to encourage large-scale development for a wide range of compatible and complimentary uses that are not permitted elsewhere in the City; and

WHEREAS, properties in these zoning districts have become increasingly dilapidated and are creating conditions that negatively affect the public health, safety, and general welfare of the City’s residents and visitors and which demand the commitment of a disproportionate amount of police resources; and

WHEREAS, the City Council commenced a community-driven project known as the “Activate Southeast Miami Springs Project” to evaluate ways to transform the NW 36th Street and Abraham Tract zoning districts into vibrant, connected, and welcoming districts; and

WHEREAS, the City Council commenced a community-driven project known as the “Activate Southeast Miami Springs Project” to evaluate ways to transform the NW 36th Street and Abraham Tract zoning districts into vibrant, connected, and welcoming districts; and

WHEREAS, as part of the Activate Southeast Miami Springs Project, the City conducted various stakeholder interviews, community workshops, and Council workshops

to evaluate existing conditions and potential frameworks to encourage redevelopment within the NW 36th Street and Abraham Tract zoning districts, including:

- April through May 2024 – Stakeholder interviews;
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; and

WHEREAS, as a result of the Activate SE Miami Springs Project, the City Council has determined that the successful redevelopment of properties in the NW 36th Street and Abraham Tract zoning district will require a mix of uses, including residential components to support new development; and

WHEREAS, residential uses in the NW 36th Street and Abraham Tract zoning districts are effectively prohibited because Section 1.04(6) of the City Charter currently provides that any building that includes more than 2 residential dwelling units shall not exceed 3 stories and a maximum of 40 feet in height, making any redevelopment economically unfeasible; and

WHEREAS, on January 26, 2026, the City Council determined that an amendment to the City Charter (the “Charter Amendment”) should be presented for consideration by the City’s electorate at an April 7, 2026 special election in order to commence the implementation of the Activate Southeast Miami Springs Project by exempting the NW 36th Street and Abraham Tract zoning districts from the height limitations of Section 1.04(6) of the Charter; and

WHEREAS, pursuant to the City’s Home Rule powers and Section 6.03 of the Home Rule Charter of Miami-Dade, as applicable, the City is required to submit the Charter Amendment to the electors of the City for approval or rejection.

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

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Section 3. Charter Amendments. That pursuant to the City’s Home Rule powers and Section 6.03 of the Home Rule Charter of Miami-Dade County, the City Charter of the City of Miami Springs, Florida, is hereby amended to read as set forth in Exhibit “A” attached hereto and incorporated herein.

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It is proposed to exempt buildings with residential units in the NW 36th Street and Abraham Tract zoning districts from the Charter’s existing height and story limits.

Shall the above-described amendment be adopted?

[] Yes

[] No

- b. That the City Council may revise the ballot form which is set forth above by Resolution; provided, however, that the City Council hereby authorizes the City Manager, in consultation with the City Attorney, to reorder the ballot questions in their discretion without further action of the City Council.

Section 5. Balloting. Balloting shall be conducted on Tuesday, April 7, 2026, between the hours of 7:00 A.M. and 7:00 P.M. at the regular polling places provided for City elections. Absentee balloting shall be available as authorized by law. Early voting pursuant to Section 101.657, Florida Statutes shall be provided. All qualified City electors who are timely registered in accordance with law shall be entitled to vote. The City Clerk is authorized to obtain any necessary election administration services from the Miami-Dade County Supervisor of Elections. The County registration books shall remain open at the Office of the Miami-Dade County Supervisor of Elections until the date at which the registration books shall close in accordance with the provision of the general election laws. The City Clerk, with necessary assistance from the Miami-Dade County Supervisor of Elections, is hereby authorized to take all appropriate actions necessary to carry into effect and accomplish the electoral provisions of this Resolution. This Special Election shall be canvassed by a County Canvassing Board in accordance with any applicable provisions of the general election laws of the State or County. The City Clerk is hereby authorized to take any action which is necessary or expedient to implement this section or to comply with any applicable law.

Section 6. Notice of Election. That notice of said election shall be published in accordance with Section 100.342, Fla. Stat., in a newspaper of general circulation within the City at least 30 days prior to said election, the first publication to be in the fifth week prior to the election (to-wit: during the week commencing Sunday, March 1, 2026), and the second publication to be in the third week prior to the election (to-wit: during the week commencing Sunday, March 15, 2026), and shall be in substantially the following form:

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7:00 AM UNTIL 7:00 P.M. AT WHICH TIME THERE SHALL BE SUBMITTED TO THE DULY REGISTERED AND QUALIFIED VOTERS OF THE CITY OF MIAMI SPRINGS THE FOLLOWING CHARTER AMENDMENTS FOR APPROVAL OR REJECTION:

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Yes

No

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**/s/ Erika Gonzalez, MMC
City Clerk"**

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- b. That the City Attorney is authorized to revise the Charter to the extent necessary to assure that any amendments adopted conform to one another and are properly included in the publication of the revised City Charter. Further, that in the event that

some, but not all, of the Charter Amendments are approved by the electors, conforming amendments shall be deemed to be adopted and the City Attorney is authorized to reflect and implement such revisions of the Charter, including the revision of transitional provisions, to the extent necessary to assure that all amendments adopted conform to one another and to all remaining Charter provisions. If conflicting Charter Amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

- c. That following the adoption of the Charter Amendments, the City Clerk shall file the adopted Charter Amendments with the Clerk of the Circuit Court of Miami-Dade County, Florida.

Section 9. Inclusion in the Charter. Subject to the requirements of Section 8 above, it is the intention of the City Council and it is hereby provided that the Charter Amendments shall become and be made a part of the Charter of the City of Miami Springs and that the Sections of this Resolution and the proposed Charter Amendments may be renumbered or re-lettered to accomplish such intention.

Section 10. Severability. That the provisions of this Resolution are declared to be severable, and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but they shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

Section 11. Conflicts. That in the event that the provisions of this Resolution conflict with any other City Resolution, the provisions of this Resolution shall prevail to the extent of any such conflict.

Section 12. Effective Date. That this Resolution shall take effect immediately upon adoption.

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

Mayor Walter Fajet _____

Vice Mayor Joseph Dion _____
Councilmember Fabian Perez-Crespo _____
Councilmember Jorge Santin _____
Councilmember Orlando Lamas _____

PASSED AND ADOPTED this ___ day of _____, 2026.

MAYOR WALTER FAJET

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

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

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT A

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1
2
3
4
CHARTER

ARTICLE I. POWERS

* * *

5 **Sec. 1.04. Limitation of powers.**

6 The powers of the city, in addition to limitations imposed by law, are further limited
7 as follows:

- 8 (1) The city may not otherwise dispose of that part of its real property now, or
9 hereinafter held for parks, playgrounds, or other recreational facilities, except
10 by ordinance passed by $\frac{4}{5}$ vote of the City Council, after 2 public hearings.
- 11 (2) The Council shall have and exercise all powers of the city not specifically
12 conferred upon other officers and employees. It may delegate any power
13 except the power to fix the rate of taxes, enact ordinances and resolutions,
14 incur indebtedness, adopt a budget and appropriate money.
- 15 (3) The Council may, by majority vote after 2 public hearings, change any existing
16 zoning classification within the city, provided that notice of such proposed
17 zoning change shall first be given to the inhabitants of the city in the following
18 manner:
- 19 (a) Notice of each public hearing shall be published at least 10 days prior to
20 each hearing in a newspaper of general circulation within the city.
- 21 (b) The entire text of the proposed zoning change shall be posted in a
22 prominent place in public buildings for a period of at least 2 weeks prior to
23 the date of the first newspaper publication, as follows:
- 24 (1) City hall,
25 (2) Recreation center gymnasium,
26 (3) The field house, and
27 (4) Any other building(s) designated by Council.
- 28 (c) Notice of the proposed zoning change shall be mailed to the electors of
29 the city in accordance with the then most current voters registration list,
30 which list shall be maintained as available to the public by the City
31 Manager, and the cost of such mailing shall be borne by the applicant for
32 such zoning change.
- 33 (4) The City of Miami Springs shall not issue ad valorem bonds the outstanding
34 total amount of which shall obligate the city in excess of 15 percent of the
35 assessed valuation of the real property within the City of Miami Springs for the
36 total outstanding amount of said bonds issued by the city.

- 37 (5) No portion of the Miami Springs Golf and Country Club Property, which is more
38 particularly described in Official Records Book 17843, Pages 4410—4415, of
39 the Miami-Dade County Public Records, shall be leased for any single period
40 in excess of 5 years, re-zoned, sold, or otherwise conveyed, without first being
41 approved and authorized by a majority of the qualified city electors voting in an
42 election to consider any such actions.
- 43 (6) Any building that includes more than 2 residential dwelling units shall not
44 exceed 3 stories and a maximum of 40-feet in height. The foregoing limitations
45 shall not apply to buildings with residential units in the NW 36th Street and
46 Abraham Tract zoning districts, as those districts may be amended from time
47 to time by ordinance.