



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Walter Fajet, Ed.D.

Vice Mayor Orlando Lamas
Councilman Joseph Dion

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 MEETING AGENDA

Thursday, July 23, 2026 – 5:01 PM

Council Chambers, 201 Westward Drive, Miami Springs, Florida

(In-person and virtually; See the end of the Agenda for additional information)

- 1. Call to Order/Roll Call**
- 2. Invocation:**
- 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. Public Hearings**
 - A) Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Declaring, As Required By Section 200.065, Florida Statutes, The City's Proposed Millage Rate, Rolled-Back Rate Computed Pursuant To Section 200.065(1), Florida Statutes, And The Date, Time And Place At Which The First And Second Public Budget Hearings Will Be Held To Consider The Proposed Millage Rate And The Tentative Budget For Fiscal Year 2026-2027; Directing The City Clerk And City Manager To File This Resolution With The Miami-Dade County Property Appraiser; Authorizing The City Manager To Change Budget Hearing Dates, If Needed; And Providing For An Effective Date.
- 6. New Business**

- A) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Affirming A Recommendation Of The City's Board Of Adjustment To Deny An Application By Raul & Ibis Cruz-Alvarez For The Property Located At 381 Deer Run (Folio No. 05-119-010-2200) To Permit An Eight (8) Foot Front Yard Setback Where A Thirty Foot Front Yard Setback Is Otherwise Required; Providing For Conditions; Providing For Final Order; Providing For Violations; And Providing For An Effective Date. *(This item is being deferred to the Council Meeting scheduled for August 10, 2026, at 7:00 p.m., City Council Chambers)*

7. **Adjourn**



CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

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

Thursday, July 23, 2026 at 5:01 p.m.

**City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida
(Physical Meeting Location)**

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

Elected officials and City staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch 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/UC2at9KNqUxZRSw1UkhdHLQ/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



AGENDA MEMORANDUM

Meeting Date: July 23, 2026

To: The Honorable Mayor Walter Fajet, Ed.D. and Members of the City Council

Via: Juan Carlos Jimenez, City Manager

From: Chris Chiocca, Finance Director

Subject: FY 2026-27 Millage setting meeting

The millage rate you set tonight will be the “cap” for the upcoming budget year; Council may lower the rate after all budget meetings are completed but it may not set a rate higher than the cap approved tonight.

The Administration recommends setting the millage cap at 6.8100 to provide Council the flexibility to make budget decisions during our upcoming workshop. We are currently reviewing the budget and looking to reduce expenditures wherever possible.

The July 1 property value assessment was \$1,996,050,266 or approximately \$108.8 million or 5.8% higher than the prior year’s assessment of \$1,887,248,316. This represents approximately \$703,894 in net additional ad valorem revenues for next year at the proposed millage rate of 6.8100.

Each reduction of .10 in millage is equivalent to \$189,430 for FY 26-27.

To prepare for this millage setting meeting, we have prepared the following millage scenarios:

1. At the current millage rate of 6.8100, the budget would be balanced.
2. At the “rollback” rate of 6.4123, the budget would show a deficit of \$773,596. The budget would require expenditure reductions.

The total General Fund tentative budget is \$25,184,183 of which \$15,847,770 or 62.9% represents employee salaries and benefits. The remainder of \$9,336,413 is to cover all other expenditures.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, , DECLARING, AS REQUIRED BY SECTION 200.065, FLORIDA STATUTES, THE CITY’S PROPOSED MILLAGE RATE, ROLLED-BACK RATE COMPUTED PURSUANT TO SECTION 200.065(1), FLORIDA STATUTES, AND THE DATE, TIME AND PLACE AT WHICH THE FIRST AND SECOND PUBLIC BUDGET HEARINGS WILL BE HELD TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027; DIRECTING THE CITY CLERK AND CITY MANAGER TO FILE THIS RESOLUTION WITH THE MIAMI-DADE COUNTY PROPERTY APPRAISER; AUTHORIZING THE CITY MANAGER TO CHANGE BUDGET HEARING DATES, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 200, Florida Statutes, provides a procedure for the adoption of ad valorem tax and millage rates associated therewith; and

WHEREAS, Section 200.065, Florida Statutes provides for the adoption of a proposed millage rate, together with the establishment of a rolled-back millage rate computed pursuant to Section 200.065(1), Florida Statutes; and

WHEREAS, on July 1, 2026, the Honorable Pedro J. Garcia, Miami-Dade County, Property Appraiser (the “Property Appraiser”) served upon the City of Miami Springs, Florida (the “City”) a “Certification of Taxable Value” certifying to the City its 2026 taxable value; and

WHEREAS, the City Manager and Staff have prepared a tentative budget and have computed a proposed millage rate necessary to fund the tentative budget other than the portion of the budget to be funded from sources other than ad valorem taxes; and

WHEREAS, the provisions of Section 200.065, Florida Statutes, require that the City, within thirty-five (35) days of service of the Certification of Taxable Value, advise the Property Appraiser of the City’s proposed millage rate, the City’s rolled-back rate, and the date, time, and place at which public hearings will be held to consider the proposed millage rate and the tentative budget; and

WHEREAS, in accordance with the provisions of the City’s Charter and Florida law, the City Council is presenting the proposed millage rate and budget to formally notify and allow all interested persons to be heard at the public hearings specified herein in regard to any proposed item thereof.

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

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

Section 2. Declaration of Proposed Millage Rate. The proposed millage rate for the City of Miami Springs for fiscal year 2026-2027 is declared to be 6.8100 mills, which is \$6.8100 per \$1,000.00 of assessed property within the City.

Section 3. Declaration of Rolled-Back Rate. The rolled-back rate, as computed pursuant to Section 200.065, Florida Statutes, is 6.4123 mills, which is \$6.4123 per \$1,000.00 of assessed property within the City. The proposed millage rate is 5.8% higher than the rolled-back rate.

Section 4. Schedule of Budget Hearings. The date, time, and place of the first and second public hearings for the City to consider the proposed millage rate and the tentative budget and to adopt a millage rate and adopt the budget, respectively, are hereby scheduled by the City Council as follows:

DATE	TIME	PLACE
1 st Budget Hearing September 14, 2026 (Monday) (To consider the proposed millage rate and tentative budget)	7:00 PM	Miami Springs Council Chambers 201 Westward Drive Miami Springs, FL 33166
2 nd Budget Hearing September 28, 2026 (Monday) (To adopt a millage rate and finalize the budget)	7:00 PM	Miami Springs Council Chambers 201 Westward Drive Miami Springs, FL 33166

Section 5. Transmittal. The City Clerk and City Manager are directed to take all necessary steps to submit the City’s 2026 Certification of Taxable Valuable (DR-420) Form and provide a certified copy of this resolution to the Honorable Tomas Regalado, Property Appraiser of Miami-Dade County, on or before Friday, August 1, 2026.

Section 6. Authorization. In the event that the Miami-Dade County Board of County Commissioners or the Miami-Dade County School Board schedule or reschedule a budget hearing on a date scheduled for a City of Miami Springs budget hearing, the City Manager is authorized to change the date of either or both City budget hearings.

Section 7. Effective Date. That this Resolution shall be effective immediately upon adoption.

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

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

PASSED AND ADOPTED this ____ day of _____, 2026.

Dr. Walter Fajet
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

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

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

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AFFIRMING A RECOMMENDATION OF THE CITY'S BOARD OF ADJUSTMENT TO DENY AN APPLICATION BY RAUL & IBIS CRUZ-ALVAREZ FOR THE PROPERTY LOCATED AT 381 DEER RUN (FOLIO NO. 05-119-010-2200) TO PERMIT AN EIGHT (8) FOOT FRONT YARD SETBACK WHERE A THIRTY FOOT FRONT YARD SETBACK IS OTHERWISE REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR FINAL ORDER; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in Section 150-111 of the City of Miami Springs Code of Ordinances (the "Code"), Raul Cruz-Alvarez and Ibis Cruz-Alvarez, the owners of the property located at 381 Deer Run, identified by Folio No. 05-3119-010-2200, with the legal description attached hereto as Exhibit "A" (the "Property"), have submitted a variance application (the "Application") for the Property to permit an accessory carport structure with a front yard setback of eight (8) feet where thirty (30) feet are otherwise required; and

WHEREAS, Section 150-111(B)(4) of the City Code provides that the City's Board of Adjustment ("Board") has, among other duties and powers, the ability to "authorize...in specific cases the variance from the terms of [Chapter 150 of the City Code] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of [Chapter 150 of the City Code] will result in unnecessary hardship, and so that the spirit of [Chapter 150 of the City Code] shall be observed and substantial justice done"; and

WHEREAS, City staff has reviewed the Application and recommends denial; and

WHEREAS, on June 25, 2026, after a duly noticed public hearing, the Board considered the presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and based upon competent substantial evidence in the record, voted to recommend denial of the Application; and

WHEREAS, Section 150-113 of the City Code provides that all case recommendations of the Board shall be reviewed at the next regular City Council meeting

following the rendering of the Board's case recommendation, at which time the City Council shall either affirm the Board's recommendation or request a further meeting to be conducted on the recommendation with the City Council sitting as a Board of Appeals; and

WHEREAS, Section 150-113 of the City Code further provides that a motion to affirm the case recommendation of the Board shall constitute final City Council action on each case unless an Appellant, as defined therein, files a written "notice of appeal" with the City Clerk within 10 business days following the rendering of any case decision by the City Council; and

WHEREAS, the City Council has reviewed the Board's recommendation relating to the Application during a duly noticed public hearing on July 23, 2026 in accordance with the law and desires to [affirm the case recommendation of the board / request a further meeting to be conducted on the recommendation with the City Council sitting as a board of appeals] in accordance with Section 150-113(B)(1)(b) of the City Code; and

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

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

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

Section 2. Affirming Board Recommendation. That the City Council hereby [affirms / requests a further meeting to be conducted with the City Council sitting as a Board of Appeals on] the Board's recommendation to deny the following variance(s) for the Property:

1. The Variance Application to permit an eight (8) foot front yard setback where thirty (30) feet are otherwise required for an accessory carport structure.

Section 3. Final Order. The City Council's motion to affirm the case recommendation of the Board constitutes final City Council action on the Application unless a written notice of appeal is filed with the City Clerk within 10 business days following the rendering of any case decision by the City Council in accordance with Section 150-113(B)(1)(b) of the City Code. Further appeals from any final decisions of the

City Council in regard to any case recommendation of the Board shall be maintained in accordance with the applicable appellate rules and procedures established by the laws of the State of Florida.

Section 4. Violation of Conditions, Limitations of Approval. Noncompliance with the terms and conditions of this approval will be considered a violation, and penalties may include but are not limited to revocation of the approval granted by this resolution. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and 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 Orlando Lamas	_____
Councilmember Jorge Santin	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Joseph Dion	_____

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

Legal Description

COUNTRY CLUB EST SEC 2 PB 10-79

LOT 2 BLK 114

LOT SIZE SITE VALUE

OR 9770-0837

COC 23155-3488 02 2005 4

EXHIBIT B

Proposed Plan

(See Attachment)