



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 REGULAR MEETING AGENDA

Monday, August 24, 2026 – 7:00 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:**
 - A) Led by Councilman Jorge Santin
- 3. Pledge of Allegiance:** Audience will lead the Pledge of Allegiance and Salute to the Flag.
- 4. Agenda/Order of Business**
- 5. Awards & Presentations**
 - A) Presentation of the Yard of the Month Award for July 2026 to the property at 1191 Quail Avenue, the "Gonzalez Family"
 - B) Presentation of the Yard of the Month Award for August 2026 to the property at 931 Oriole Avenue, Jose & Maylin Perez
- 6. 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.**
- 7. Approval of Council Minutes**

A) August 10, 2026 – Regular Meeting

8. Reports from Boards & Commissions

9. Public Hearings

- A) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, [Approving / Approving With Conditions / Denying] A Variance 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. (City Council sitting as the Board of Appeals - Quasi-Judicial)

10. Consent Agenda

- A) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Additional 419 Bermuda Sod From Sunset Sod, Inc. For General Landscaping At The Miami Springs Golf And Country Club In An Amount Not To Exceed \$40,000; Providing For Implementation; And Providing For An Effective Date.
- B) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Additional Medium Grade Topdressing Sand For The Miami Springs Golf & Country Club From Florida Superior Sand, Inc. In An Amount Not To Exceed \$40,000 For Fiscal Year 2025-26 Utilizing The Terms And Conditions Of Miami-Dade County Rtq-01039 Pursuant To Section 31-11(E)(5) Of The City Code; Providing For Authorization; And Providing For An Effective Date.
- C) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Additional Toro Golf Course Maintenance Equipment And Irrigation Parts From Tesco South Incorporated D/B/A Hector Turf In An Amount Not To Exceed \$5,000 For Fiscal Year 2025-26; Providing For Authorization; And Providing For An Effective Date.

11. Previous/Unfinished Business

12. New Business

13. Other Business

- A) Request by Mayor Fajet to discuss the NW 36th Street Corridor Height Limitations Map
- B) Request by Councilman Perez-Crespo to receive an update from Chief Sandoval and Deputy Chief Vargas on recent burglaries in the City

14. Reports & Recommendations

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

15. Adjourn



CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

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

Monday, August 24, 2026 at 7:00 PM

**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. The City highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

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



City of Miami Springs, Florida

City Council Meeting

Regular Meeting Minutes

Monday, August 10, 2026 at 7:00 p.m.

City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida

In-Person/Virtual Council Meeting

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 Walter Fajet, Ed.D.

Vice Mayor Orlando Lamas

Councilman Jorge Santin

Councilman Joseph Dion

Councilman Fabian Perez-Crespo

City Manager JC Jimenez

City Clerk Erika Gonzalez Santamaria, MMC

City Attorney Haydee Sera

Assistant City Manager Omar Luna

Police Chief Albert Sandoval

2. **Invocation:** Offered by Councilman Fabian Perez-Crespo.

3. **Pledge of Allegiance:** The audience led in the pledge.

4. **Agenda / Order of Business:**

Councilman Dion moved to approve the agenda as presented. Vice Mayor Lamas seconded the motion, which carried 5-0 on voice vote. The vote was as follows: Vice Mayor Lamas, Councilman Santin, Councilman Dion, Councilman Perez-Crespo and Mayor Fajet voting Yes.

5. **Awards & Presentations:**

A) Presentation of Employee Service Award to Rosemary Novo, Senior Code Enforcement Officer, for 10 Years of service; Police Officer Lazaro Rodriguez for 10 years of Service; Human Resources Director Bill Collins, for 10 years; and Building Specialist II Miriela Jimenez for 5 years of service to the City of Miami Springs

Mayor Walter Fajet and the City Council recognized Human Resources Director Bill Collins for 10 years of service to the City of Miami Springs. Mr. Collins thanked the City Manager for his support and expressed his appreciation for the opportunity to serve the

City and work alongside its employees. Also recognized was Police Officer Lazaro Rodriguez for 10 years of service which was temporarily deferred while Officer Rodriguez responded to an emergency call and was presented following Open Forum.

Upon his return, Police Chief Albert Sandoval recognized Officer Rodriguez for his 10 years of dedicated service, describing him as a role model to younger officers and recognizing his contributions to traffic enforcement and the Police Department. Officer Rodriguez thanked the City and expressed his appreciation for the opportunity to serve the Miami Springs community.

6. **Open Forum:** The following members of the public addressed the City Council: Carlos Lumpui, 181 Hammond Drive; Brad Curtis, River Cities Gazette; Alex Aguiar, 810 Swan Avenue.

7. **Approval of Council Minutes:**

- A) June 22, 2026 – Regular Meeting
- B) July 23, 2026 - Special Council Meeting

Councilman Dion moved to approve the minutes of the Regular Council Meeting on June 22, 2026 and Special Council Meeting on July 23, 2026. Councilman Perez-Crespo seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Lamas, Councilman Santin, Councilman Dion, Councilman Perez-Crespo and Mayor Fajet voting Yes.

8. **Reports from Boards & Commissions:** None at this time.

9. **Public Hearings:** None at this time.

10. **Consent Agenda:**

A) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Automated External Defibrillators (AED) From General Medical Devices, Inc. In An Amount Not To Exceed \$48,825.00; Providing For Implementation; And Providing For An Effective Date.

B) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of Basketball Court Divider Curtains From Athletic Resources, Inc. In An Amount Not To Exceed \$24,980.00; Providing For Implementation; And Providing For An Effective Date.

C) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving An Amendment To The Artistic Services Agreement With Natalie Plasencia For The Miami Springs Centennial; Providing For Authorization; And Providing For An Effective Date.

D) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Ratifying The Issuance Of A Change Order To The Construction Contract With Tech Construction Group Residential, Inc. For The Glenn H. Curtiss & June Bug Monument Project In The Amount Of \$6,600; And Providing For An Effective Date.

E) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving An Agreement With Municipal Procurement Solutions, LLC For Procurement Services In An Amount Not To Exceed \$50,000; Providing For A Waiver Of Competitive Bidding; And Providing For An Effective Date.

F) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving A Third Amendment To The Professional Services Agreement With WEB LLC In An Amount Not To Exceed \$23,625.00; Providing For Authorization; And Providing For An Effective Date.

G) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Authorizing The City Manager To Issue A Change Order To The Construction Contract With Roadway Construction, LLC Relating To The Oakwood Drive And East Drive Stormwater And Roadway Improvements Project In An Amount Not To Exceed \$20,790.00; Providing For Implementation; And Providing For An Effective Date.

H) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving An Amendment To The Agreement With Distreebutors, Inc. For Additional Tree Trimming Services; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date.

D) **Resolution** - A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving An Amendment To The Agreement With SFM Landscape Services, LLC For Additional Tree Trimming Services; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date.

E) **Resolution** - A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Purchase Of One 2026 Ford F-150 Regular Cab 2wd Vehicle From Duval Ford, LLC In An Amount Not To Exceed \$38,076.00 Utilizing The Terms And Conditions Of The Florida Sheriffs Association Contract No. Fsa25vel-33.0 Pursuant To Section 31-11(E)(5) Of The City Code; Providing For Authorization; And Providing For An Effective Date.

Vice Mayor Lamas moved to approve the Consent Agenda. Councilman Dion seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Lamas, Councilman Santin, Councilman Dion, Councilman Perez-Crespo and Mayor Fajet voting Yes.

11. Previous/Unfinished Business: None at this time.

12. 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. 05-3119-010-2200) 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.

City Planner David Dixon explained the variance criteria and that staff was recommending denial of the request. Judy Walton, 371 Deer Run, addressed the City Council. Mr. and Mrs. Cruz-Alvarez also addressed the City Council regarding the variance request, explaining the purpose of the proposed carport, concerns regarding damage to their vehicles from golf balls, and the proposed design.

Following discussion, Councilman Santin moved to schedule a de novo hearing before the City Council for the August 24, 2026 Regular Council Meeting. Councilman Dion seconded the motion, which carried 3-2 on roll call vote. The vote was as follows: Vice Mayor Lamas, Councilman Santin, Councilman Dion voting Yes; Councilman Perez-Crespo and Mayor Fajet voting No.

B) **Resolution** - A Resolution Of The City Council Of The City Of Miami Springs, Florida, Supporting Florida Department Of Transportation (FDOT) Alternative 5-B For The Design Of The Intersection Located At Sr 953/NW 42nd Avenue, Sr 948/NW 36th Street, And Sr 25/Us 27/Okeechobee Road, Known As The "Iron Triangle"; Providing For Transmittal; And Providing For Effective Date.

City Manager JC Jimenez explained that Alternative 5-B would relocate the proposed ramps farther south toward airport property, reducing impacts to Miami Springs properties and providing additional sidewalk/public space along NW 36th Street. Mayor Fajet reviewed the City's previous discussions with FDOT and noted that although the City had consistently opposed an overpass, Alternative 5-B represented a preferable compromise because it would shift the project farther from the City and potentially provide additional space along the corridor.

City Attorney Roger Pou indicated that the Resolution constituted an expression of the City Council's support for Alternative 5-B and would assist FDOT in its discussions with Miami-Dade County regarding the property necessary for the alternative.

Following discussion, Councilman Santin moved to approve the Resolution supporting Alternative 5-B. Councilman Perez-Crespo seconded the motion, which carried 4-1 on roll call vote. The vote was as follows: Vice Mayor Lamas, Councilman Santin, Councilman Perez-Crespo and Mayor Fajet voting Yes; Councilman Dion voting No.

13. Other Business:

A) Request by Councilman Santin to request by Councilman Santine to discuss directing of staff to determine what steps are needed in order to do the renaming and establishing of a

physical discuss the renaming of the Glenn Curtiss Statue and selecting an official address for the site

At the request of Councilman Santin, Council discussed directing staff to determine the steps necessary to establish and designate a heritage destination along Curtiss Parkway in connection with the Glenn Curtiss Statue and Memorial and other historical assets.

Council discussed opportunities to promote heritage tourism, including potential walking tours, historical exhibits and partnerships with tourism organizations and private entities. Council emphasized that the discussion was intended to explore the process and opportunities available rather than formally name or designate the area at this time.

By consensus, Council directed staff to research the requirements and available options for establishing an appropriate designation along the Curtiss Parkway corridor to promote and leverage heritage tourism, with future participation from the City's advisory boards as the concept develops.

B) Presentation by the City Attorney on Impact Fees

City Attorney Roger Pou provided Council with an overview of impact fees in preparation for consideration of the City's proposed impact fee ordinance. He explained that impact fees are one-time regulatory fees imposed on new development to address infrastructure needs created by that development and must maintain a proportional and reasonable connection between the development's impact, the fee assessed and the infrastructure improvements funded.

The City Attorney reviewed statutory requirements governing impact fees, including the required impact fee study, notice requirements, collection at or after issuance of a building permit, permissible capital expenditures and applicable exemptions. He further explained that impact fee revenues generally must be used for capital facilities benefiting new development and cannot be used for routine maintenance or existing operating costs.

Council discussed the City's impact fee study and the timeframe for adopting an ordinance based upon the study. No formal action was taken

14. Reports & Recommendations:

A) City Attorney

City Attorney Roger Pou had no report at this time.

B) City Manager

City Manager JC Jimenez wished students and families a successful start to the new school year and reminded the public of the upcoming Budget Workshop, August 17th.

Assistant City Manager Omar Luna reminded residents that school zones would again be in effect with the start of school and encouraged motorists to observe posted school-zone speed limits.

C) City Clerk

City Clerk Erika Gonzalez-Santamaria reported that former Deputy City Clerk Juan Garcia's last day with the City was July 10 and wished him success in his new municipal position. She also reported that the City's Passport Acceptance Facility successfully passed its first inspection, with only a minor requirement to post applicable fees at the counter. She reminded residents that the Miami-Dade County Primary Election would be held August 18, 2026, with Early Voting running August 3 through August 16, and advised that Miami Springs did not have an Early Voting location.

D) City Council

Councilman Santin discussed the upcoming Glenn Curtiss Statue and Memorial unveiling on August 22nd at 11:00 a.m. and thanked the private donors who funded the project. He also highlighted additional Centennial festivities and thanked the individuals and businesses whose contributions helped fund the celebrations.

Councilman Perez-Crespo welcomed everyone back following the summer recess, congratulated Councilman Santin for his leadership on the Glenn Curtiss Monument project, and encouraged residents to participate in the upcoming Centennial activities. He also recognized Principal Nelson Gonzalez in connection with the Miami Springs Preparatory Academy event and his continued support of the school and its students.

Vice Mayor Lamas welcomed everyone back and expressed his appreciation for returning to Council following the summer recess.

Councilman Dion announced that tickets were available for the Pelican Playhouse Centennial Celebration in September and encouraged residents to participate in the City's Centennial activities. He expressed enthusiasm for the Glenn Curtiss Statue and the attention it could bring to the City and its history.

Mayor Fajet reflected on the City's preparations for the Centennial and expressed excitement that the celebrations were now underway. He also recognized the recent passing of longtime community members Terry Moss and Suzanne Woolard and extended condolences to their families.

15. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:48 p.m.

Respectfully submitted:

Erika Gonzalez-Santamaria, MPA, MMC
City Clerk

*Adopted by the City Council on
This 24th day of August, 2026.*

Dr. Walter Fajet, 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

201 Westward Drive Miami Springs, FL 33166

Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO Board of Appeals / City Council

FROM Josh Nogareda, Senior Planner
Calvin, Giordano & Associates, Inc.
Planning Consultant

CC: Dave Dixon, AICP, Planning Administrator
City Manager, City Attorney

DATE OF HEARING(S) August 24, 2026.

SUBJECT Variance Application for Front Yard Setback Reduction

Case Number(s)	02-V-26
Applicant(s)	Raul & Ibis Cruz-Alvarez ("Applicant")
Address	381 Deer Run ("Property")
Folio Number(s)	05-3119-010-2200
Zoning	R-1A Single-Family Residential
Lot Size	11,400 Sq.Ft

Summary of Request

The Applicant requests approval of a variance from the required 30-foot front yard setback to allow the construction of an attached covered carport canopy at the property located at 381 Deer Run, within the R-1A Single-Family Residential District.

According to the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025, the existing principal structure is located approximately 32.5 feet from the front property line and is therefore compliant with the minimum required 30-foot front yard setback under Sec. 150-041 (D). The subject property currently complies with the minimum front yard setback requirement.

The Applicant proposes to construct an attached aluminum covered structure. Although erroneously identified on the plans as "Terrace 2," the structure is intended to function as a carport. The proposed structure measures 24 feet by 19 feet, for a total

area of approximately 456 square feet. Because the structure is proposed to be attached to the principal residence, it is required to comply with the same front yard setback requirements applicable to the principal structure.

The proposed extension would encroach approximately 22 feet into the required 30-foot front yard setback, leaving the front edge of the structure located approximately 8'-0" at its closest point from the front property line. As proposed, the carport would be located substantially within the required front yard setback, necessitating approval of the requested variance.

The plans also identify a separate proposed driveway improvement. The requested variance is limited solely to the front yard setback relief for the proposed attached carport structure. Any driveway work shall be reviewed separately at time of permitting for compliance with Sec. 150-016 and all other applicable Code requirements.

Recent Action or Decision

At their June 25, 2026, meeting, the Board of Adjustment found the application did not meet variance approval criteria and motioned to recommend denial to the City Council.

At their August 10, 2026, meeting, the City Council did not affirm the recommendation of denial from the Board of Adjustment, but instead made a motion to hear the variance case as the City Council sitting as the Board of Appeals. The motion was approved three to two, and that meeting is scheduled for August 24, 2026.

Property Description and Variance Context

The subject property is located within the R-1A Single-Family Residential District, fronts approximately 75 feet on Deer Run, and has an average depth ranging from approximately 146 feet to 158 feet, for a total lot area of approximately 11,400 square feet. The property is developed with a one-story single-family residence of approximately 2,158 square feet, an existing swimming pool, and related residential improvements, as reflected on the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025.

The property is situated directly across from the Miami Springs Golf & Country Club, which provides a contextual basis for the Applicant's request. According to the Letter of Intent, golf ball impacts from the golf course have allegedly resulted in vehicle damage and safety concerns, and the proposed covered structure is intended to provide vehicle protection.

The Applicant proposes to construct an attached covered aluminum carport structure, along the front façade of the existing residence. The proposed structure measuring approximately 24 feet by 19 feet, would be attached to the principal building, therefore it must comply with the front yard setback requirements applicable to the principal structure pursuant to Section 150-041(D) of the City Code.

While the existing residence is located approximately 32.5 feet from the front property line and complies with the required 30-foot front yard setback, the proposed attached structure would reduce the front setback to approximately 8'-0" at the closest point from the property line, resulting in an encroachment of approximately 22 feet into the required front yard.



Summary of Request

Request	Request for a variance from Section 150-041 (D) of the City Code to reduce the required front yard setback from a minimum of 30 feet to approximately 8 feet to allow construction of an attached covered aluminum carport structure measuring 24 feet by 19 feet (approximately 456 square feet).
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Existing Condition	The existing principal structure is located approximately 32.5 feet from the front property line and complies with the minimum required 30-foot front yard setback.
Required Condition	Pursuant to Section 150-041(D) of the City Code, principal structures within the R-1A Single-Family Residential District are required to maintain a minimum 30-foot front yard setback.
Proposed Condition	Proposed attached covered carport structure located approximately 8'-0" from the front property line, resulting in an encroachment of approximately 22 feet into the required front yard setback established under Section 150-041(D) of the City Code.

Applicant's Rationale

The subject property is located directly across Deer Run from the Miami Springs Golf & Country Club. The Applicant's Letter of Intent alleges that golf balls originating from the golf course have impacted the front yard and driveway areas of the property and resulted in vehicle damage and safety concerns for residents and visitors. Note: No hard evidence has been provided of the claimed damages.

The Applicant states that the proposed attached covered carport structure is intended to provide overhead protection for vehicles and occupants utilizing the front driveway area. The Applicant further states that the structure must be attached to the principal residence and located within the front yard area in order to function as intended and asserts that no reasonable alternative location exists on the property that would accommodate the structure while maintaining compliance with the required front yard setback established under Section 150-041(D) of the City Code.

Zoning Compliance Analysis

The following analysis summarizes conditions of compliance for the existing and proposed development.

Relevant Zoning Standard	Required / Permitted	Existing (approx. as calculated by Staff)	Proposed (approx. as calculated by Staff)
Lot Coverage (Max)	40%	approximately 30.4%	35.2 %
Rear Yard Coverage (Max)	15% of 1,850 sq. ft. rear yard area = 277 sq. ft. maximum permitted	Existing gazebo/pergola: 300 sq. ft., representing approximately 16% of the rear yard area	No change proposed.

Landscaped Pervious Area (Min)	30% of 11,400 sq. ft. lot area = 3,420 sq. ft. minimum required	Approximately 7,846 sq. ft. (69.6%)	Approximately 7,846 sq. ft. (69.6%). Note: Proposed driveway subject to separate permit review and final compliance verification.
Front Setback (Min)	Pursuant to Sec. 150-041 (D) (30 ft minimum or average front yard depth of contiguous lots, as applicable)	32.5 ft	+/- 8'-0"
Side Setback (Min)	10% of lot width pursuant to Sec. 150-041 (E) (1) (minimum required setback = 7.5 ft based on 75-ft lot width) For principal and accessory structures	East side: approximately 7.5 ft West side: approximately 11.3 ft	East side setback: 7.60 ft. The proposed carport complies with the required 7.5-ft side setback. The roof/eave overhang encroaches 30 inches into the required side setback area, which is the maximum encroachment permitted under Sec. 150-002(C)(87)(a).
Rear Setback (Min)	25 ft (principal) 5 ft (accessory)	25ft	25 ft (principal) 9.6 ft (accessory)

Variance Criteria Analysis

The City of Miami Springs' Zoning Code provides property owners with the ability to request a variance from certain types of dimensional requirements when practical difficulties may create unnecessary hardships in the process of implementing the strict letter of Chapter 150 of the Code. Pursuant to Section 150-111, the following criteria shall be considered in the evaluation of a variance request. In its determination of what shall constitute such hardship, the Board shall not be bound by financial considerations affecting the applicant.

Criterion No. 1. The granting of the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of the chapter will result in unnecessary hardship, and the spirit of the chapter shall be observed, and substantial justice done.

Applicant Justification:

"Our property is directly adjacent to Hole 5 of the Miami Springs Golf Course."

"Golf balls routinely land on our front lawn and driveway, causing repeated damage to our vehicles and creating a significant safety hazard for our family, particularly our young grandchildren."

"The inability to safely utilize our front yard for recreational purposes constitutes a hardship that is specific to our lot and not shared by other nearby properties."

"The strict application of the zoning regulations imposes a significant and unique hardship."

"The spirit of the Code will be upheld, and substantial justice will be served by granting relief under these unique circumstances."

Staff Analysis:

The subject property is located directly across Deer Run from the Miami Springs Golf & Country Club, and staff acknowledge the concerns identified by the Applicant regarding alleged golf ball impacts within the front yard and driveway areas of the property. However, pursuant to Section 150-111, variance relief is intended to address practical difficulties or unnecessary hardships arising from special conditions associated with the property itself and not circumstances that are primarily external in nature.

While the Applicant asserts that the proposed covered structure is necessary to provide vehicle and occupant protection, the record does not demonstrate that the property is otherwise incapable of reasonable residential use absent the requested variance. The existing principal residence presently complies with the required front yard setback established under Section 150-041 (D), and the property remains developed and functional as a conforming single-family residential lot.

Staff further notes that the requested relief would reduce the required 30-foot front yard setback to approximately 8'-0", representing a substantial deviation from the established front setback standard applicable within the R-1A district. The requested encroachment would place the proposed structure substantially within the required front yard setback, creating a departure from the prevailing setback relationship that defines the block's streetscape.

Accordingly, while staff acknowledges the concerns raised by the Applicant, staff finds that the evidence presented does not sufficiently establish the type of property-based hardship contemplated under Section 150-111 to justify the extent of the requested variance relief.

Determination regarding Criterion No 1: **Not met.**

Criterion No. 2. The variance shall not constitute any change in the districts shown on the zoning map.

Applicant Justification:

"Approval of this variance will not result in any change to the existing zoning classification or use of the property."

"The lot will remain in full compliance with all other zoning requirements for the R-1A district."

Staff Analysis:

The requested variance relates solely to dimensional setback relief for an accessory carport structure attached to a single-family residence. Granting the request would not modify the zoning district boundary, zoning classification, or the zoning map designation applicable to the property.

Determination regarding Criterion No 2: **Met.**

Criterion No. 3. The variance shall not impair an adequate supply of light and air to adjacent property or materially increase the danger of fire.

Applicant Justification:

"The proposed structure will not impair light, air, or privacy of adjacent properties."

"The design will be compatible with the scale and appearance of nearby homes."

"There will be no obstruction to visibility or traffic flow."

Staff Analysis:

The requested variance relates to the front yard setback along Deer Run, rather than separation between buildings along a side yard line. A covered carport structure located closer to the front property line may alter both the visual openness typically provided by the required front setback and the prevailing streetscape character; however, the front yard requirement is not primarily

intended as a light-and-air separation standard between principal structures in the same manner as side yard setbacks.

With respect to fire safety, structural separation and construction standards are evaluated and enforced through compliance with the Florida Building Code and applicable permitting requirements.

Determination regarding Criterion No 3: **Met.**

Criterion No. 4. The variance shall not materially diminish or impair established property values within the surrounding area.

Applicant Justification:

"The carport will be aesthetically consistent with the principal structure and will not diminish property values."

"On the contrary, it may contribute positively by maintaining the appearance and functionality of the residence."

Staff Analysis:

The requested variance would permit a covered structure to be located substantially within the required front yard setback area, resulting in a front setback of approximately 8'-0" where a 30-foot setback is otherwise required under Section 150-041 (D) of the City Code. Staff recognizes that the extent of the requested setback reduction changes the established building line along the street and the consistent front-yard character of the block along Deer Run. There are not similarly situated front-yard carport structures within the immediate area.

Nevertheless, the proposed structure is accessory to an existing single-family residence and is proposed to be designed in a manner generally consistent with the existing residential character of the property. Additionally, the record before the Board does not include competent substantial evidence showing that approval of the requested variance would materially diminish or impair established property values within the surrounding area.

Determination regarding Criterion No 4: **Met.**

Criterion No. 5. The variance shall not in any other respect impair the public health, safety, morals, and general welfare of the City.

Applicant Justification:

"Public health, safety, and welfare will be enhanced through the protection of residents and property from ongoing damage."

"The construction of the carport would enhance safety and protect property while preserving the residential character of the neighborhood."

"Granting this variance would not be contrary to the public interest."

Staff Analysis:

The Applicant states that the proposed covered structure is intended to provide protection from alleged golf ball impacts affecting the front driveway and yard areas of the property. Staff acknowledge that safety and property protection concerns are relevant considerations under this criterion.

Based on the materials submitted, the proposed variance does not inherently create a direct impairment to public health or safety, provided the structure is permitted and constructed in compliance with all applicable building, life-safety, and zoning requirements. However, the requested reduction from the required 30-foot front yard setback to approximately 8'-0" represents a substantial deviation from the adopted setback standard of the R-1A zoning district and from the established building line that contributes to the block's existing character along Deer Run.

Nevertheless, the record before the Board does not indicate that the requested variance would, in and of itself, materially impair the public health, safety, morals, or general welfare of the City.

Determination regarding Criterion No 5: **Met**

Consistency with Comprehensive Plan

Future Land Use Element – Policy 1.1.1

"All development orders and permits for future development and redevelopment activities shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the City's Land Development Code."

Housing Element – Policy 1.2.3

"Through land development code setback/bulk standards and through implementation of drainage improvements, the City shall help assure the continuation of stable residential neighborhoods."

Staff Consistency Review

The subject property is designated within the Single-Family Residential future land use category and is developed with an existing one-story single-family residence. The proposed variance would allow an attached covered carport structure to encroach approximately 22 feet into the required front yard setback established under Sec. 150-041(D) of the City Code, resulting in a proposed front setback of approximately 8'-0".

The Comprehensive Plan emphasizes preservation of established single-family residential character and recognizes setback and bulk standards as important mechanisms for maintaining stable residential neighborhoods. While the proposed structure remains accessory to a permitted residential use, the requested reduction

represents a substantial deviation from the established front setback pattern within the R-1A district and along this block of Deer Run. Staff find that the extent of the requested encroachment may be inconsistent with Comprehensive Plan policies intended to preserve neighborhood character and established development patterns within single-family residential areas.

Staff Findings

The existing principal structure is located approximately 32.5 feet from the front property line and complies with the minimum 30-foot front yard setback required under Sec. 150-041 (D) of the City Code. The proposed encroachment is introduced solely by the design, placement, and depth of the proposed attached covered carport structure.

The Applicant's stated rationale for the variance request relates to alleged golf ball impacts originating from the Miami Springs Golf & Country Club located across Deer Run, together with associated safety and property damage concerns described in the Letter of Intent. Staff acknowledge the potential validity of these concerns due to the subject property's specific location relative to the golf course, although no evidence has been submitted to substantiate the claims. Further, the circumstances described in the application are external to the physical characteristics of the property itself and are not attributable to an irregular lot configuration, exceptional topographic condition, or other inherent or unique physical characteristic of the property that would prevent reasonable compliance with the applicable setback regulations.

The record further reflects that the property currently functions as a conforming single-family residential lot and that the principal residence was developed in compliance with the applicable front setback requirements. The proposed variance request therefore arises from the desired placement and configuration of the new attached structure rather than from a demonstrated inability to reasonably utilize or develop the property in conformity with the Code. While the Applicant states that the proposed structure must be attached and located within the front yard area in order to function as intended, the application materials do not establish that literal enforcement of the required front setback would deprive the property of reasonable residential or accessory use opportunities.

Staff additionally note that the requested relief represents a substantial reduction from the established front yard standard applicable within the R-1A district. The setback reduction from 30 feet to approximately 8'-0" would place the structure substantially within the required front yard area and alter the established setback relationship along Deer Run. Although the Board may consider the contextual circumstances presented by the Applicant, the variance criteria require that hardship be evaluated in relation to conditions inherent to the property itself and not solely to external conditions or preferred site design arrangements.

Based on the record submitted and the applicable variance criteria contained in Sec. 150-111 of the City Code, staff finds that literal enforcement of the required front yard setback does not appear to create the type of unnecessary hardship contemplated by the Code, as reasonable use of the property remains available without the requested setback relief.

Recommendation

The Zoning and Planning Department staff recommends **DENIAL** of the requested variance based on the Applicant's failure to meet the hardship criterion of Sec. 150-111 of the City Code.

The subject property is a conforming residential lot within the R-1A district, with sufficient lot area and an existing principal residence that complies with the required front yard setback regulations. The requested variance arises from the proposed placement and design of the new attached covered carport structure rather than from a physical constraint or exceptional condition inherent to the property itself.

The Applicant's stated hardship relates primarily to alleged golf ball impacts originating from the Miami Springs Golf & Country Club located across Deer Run and the associated vehicle protection and safety concerns identified in the Letter of Intent. While staff acknowledge these concerns and recognize the property's contextual relationship to the golf course, the record does not demonstrate that literal enforcement of the required 30-foot front yard setback would deprive the property of reasonable residential use or otherwise create the type of unnecessary hardship contemplated under Sec. 150-111 of the City Code. The proposed encroachment represents a substantial reduction from the established front setback standard and would place the proposed structure substantially within the required front yard area along Deer Run, disrupting the established setback pattern and altering the street-facing character of the block.

If, however, the Board finds in favor of recommending approval of the variance request, staff recommend incorporating the following conditions into the approving Resolution:

1. **Scope of Approval.** The variance approval shall be strictly limited to the attached covered aluminum carport structure measuring 24 feet by 19 feet, as depicted in the plans submitted with this application. This approval shall not authorize any additional expansion, enclosure, conversion to habitable space, or additional encroachment within the required front yard setback area without further City review and approval.
2. **Substantial Conformance.** The Property shall be developed in substantial conformance with the plans prepared by Victor Ceron, P.E., dated June 11, 2026, including the "Master Plan" and "Site Plan" sheets identifying the proposed

attached covered carport structure, together with the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025, except as otherwise modified by the conditions of approval. Any material deviation shall require additional City review and approval.

3. **Driveway Compliance.** The proposed driveway improvements identified on the plans shall remain subject to separate zoning and permitting review and shall comply with Sec. 150-016 and all other applicable provisions of the City Code at the time of permitting.
4. **Drainage and Runoff.** The proposed structure shall be designed and maintained so as not to adversely impact adjacent properties through increased runoff, drainage concentration, or stormwater discharge
5. **Open-Sided Structure.** The approved carport structure shall remain open-sided and shall not be enclosed, screened, converted into habitable area, or otherwise modified.
6. **All Other Standards Apply.** Except as specifically modified by the approved variance, the project shall comply with all other applicable provisions of the City Code, including but not limited to lot coverage, pervious area, building height, drainage, life-safety, building, and engineering requirements.
7. **Expiration.** Pursuant to Sec. 150-111(B)(5), the variance approval shall become null and void if a building permit is not obtained and construction commenced within one (1) year from the date of final City Council approval, unless extended in accordance with the provisions of the City Code.
8. **Noncompliance.** Failure to comply with the conditions of approval shall constitute a violation of the City Code and may result in revocation of the variance approval in addition to any other remedies available to the City under applicable law.
9. **Cost Recovery and Fees.** No building permit or certificate of occupancy shall be issued until all outstanding fees, cost recovery charges, notice expenses, and other amounts due to the City in connection with this application have been paid in full.

Attachments

1. Development Application (not included but available at the Clerk's Office upon request)
2. Letter of intent
3. Survey
4. Plans
5. Letters of support
6. Attachment 6 -Structural Calculations

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, **[APPROVING / APPROVING WITH CONDITIONS / DENYING]** A VARIANCE 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, on August 10, 2026, the City Council reviewed the Board's recommendation relating to the Application in accordance with the law and requested 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, on August 24, 2026, after a duly noticed public hearing, the City Council, based upon competent substantial evidence in the record, found that the Application **[DOES/DOES NOT]** meet the requirements of the City Code and found that the Application **[IS/IS NOT]** consistent with the City's Code and Comprehensive Plan; 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. Approval. The City Council, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application **[does/does not]** meet the approval criteria set forth in Section 150-111 of the City Code and hereby **[approves/approves with conditions/denies]** the Application for the Property to permit an eight (8) foot front yard setback where thirty (30) feet are otherwise required for an accessory carport structure.

Section 3. Conditions. That the approval granted by this Resolution is subject to compliance with the following conditions, to which the Applicant stipulated and agreed to at the public hearing:

- A. **Scope of Approval.** The variance approval shall be strictly limited to the attached covered aluminum carport structure measuring 24 feet by 19 feet, as depicted in the plans submitted with this Application. This approval shall not authorize any additional expansion, enclosure, conversion to habitable space, or additional encroachment within the required front yard setback area without

- further City review and approval.
- B. **Substantial Conformance.** The Property shall be developed in substantial conformance with the plans prepared by Victor Ceron, P.E., dated June 11, 2026, including the “Master Plan” and “Site Plan” sheets identifying the proposed attached covered carport structure, together with the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025, except as otherwise modified by the conditions of approval. Any material deviation shall require additional City review and approval.
 - C. **Driveway Compliance.** The proposed driveway improvements identified on the plans shall remain subject to separate zoning and permitting review and shall comply with Sec. 150-016 and all other applicable provisions of the City Code at the time of permitting.
 - D. **Drainage and Runoff.** The proposed structure shall be designed and maintained so as not to adversely impact adjacent properties through increased runoff, drainage concentration, or stormwater discharge.
 - E. **Open-Sided Structure.** The approved carport structure shall remain open-sided and shall not be enclosed, screened, converted into habitable area, or otherwise modified.
 - F. **All Other Standards Apply.** Except as specifically modified by the approved variance, the project shall comply with all other applicable provisions of the City Code, including but not limited to lot coverage, pervious area, building height, drainage, life-safety, building, and engineering requirements.
 - G. **Expiration.** Pursuant to Sec. 150-111(B)(5), the variance approval shall become null and void if a building permit is not obtained and construction commenced within one (1) year from the date of final City Council approval, unless extended in accordance with the provisions of the City Code.
 - H. **Noncompliance.** Failure to comply with the conditions of approval shall constitute a violation of the City Code and may result in revocation of the variance approval in addition to any other remedies available to the City under applicable law.
 - I. **Cost Recovery and Fees.** No building permit or certificate of occupancy shall

be issued until all outstanding fees, cost recovery charges, notice expenses, and other amounts due to the City in connection with this Application have been paid in full.

Section 4. Final Order. The City Council's motion to [approve/approve with conditions/deny] the Application constitutes final City Council action on the Application. Further appeals from any final decisions of the City Council in regard to any case shall be maintained in accordance with the applicable appellate rules and procedures established by the laws of the State of Florida.

Section 5. 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 6. 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

ATTESTED AND RENDERED this ____ day of _____, 2026:

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

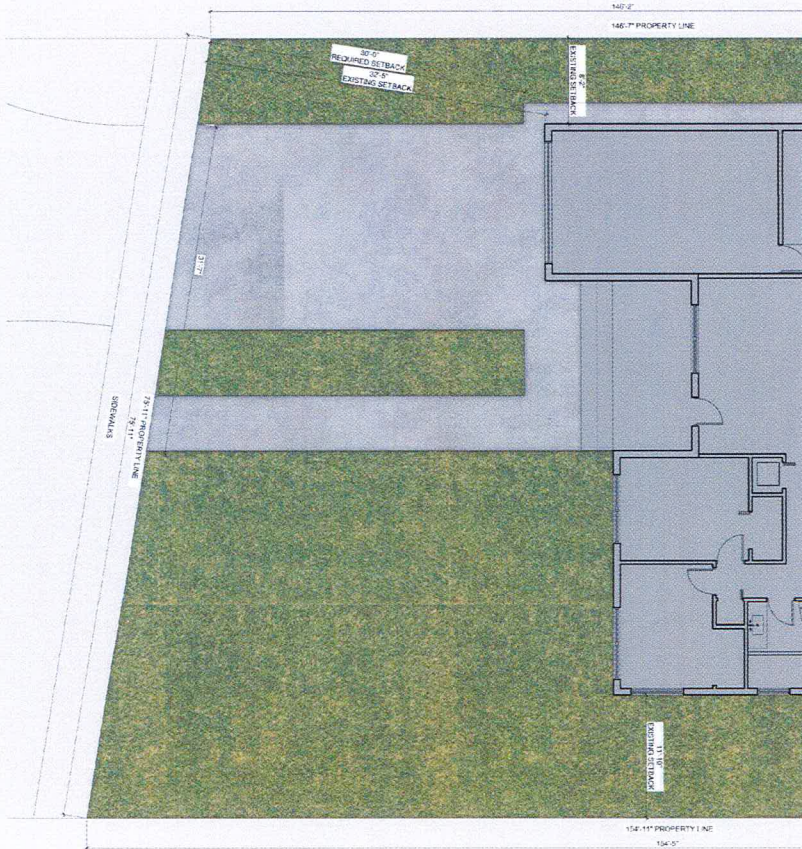
EXHIBIT B

Proposed Plan

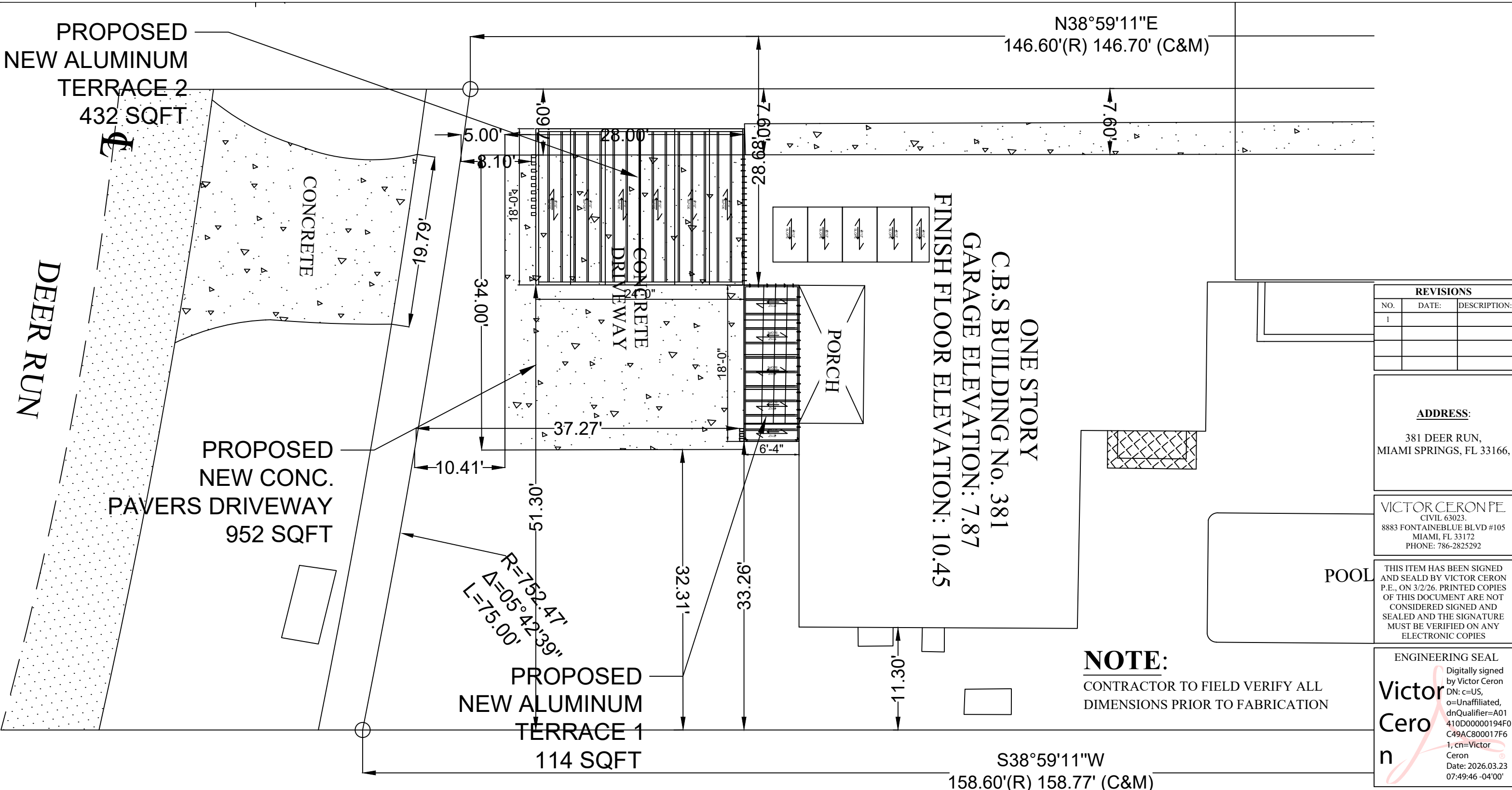
(See Attachment)

DRIVEWAY LAYOUT EXISTING

381 DEER RUN, MIAMI SPRINGS, FL 33166



SITE PLAN
SCALE 3/16" = 1'-0"



REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

ADDRESS:
381 DEER RUN,
MIAMI SPRINGS, FL 33166,

VICTOR CERON PE
CIVIL 63023.
8883 FONTAINEBLUE BLVD #105
MIAMI, FL 33172
PHONE: 786-2825292

THIS ITEM HAS BEEN SIGNED
AND SEALED BY VICTOR CERON
P.E., ON 3/2/26. PRINTED COPIES
OF THIS DOCUMENT ARE NOT
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SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
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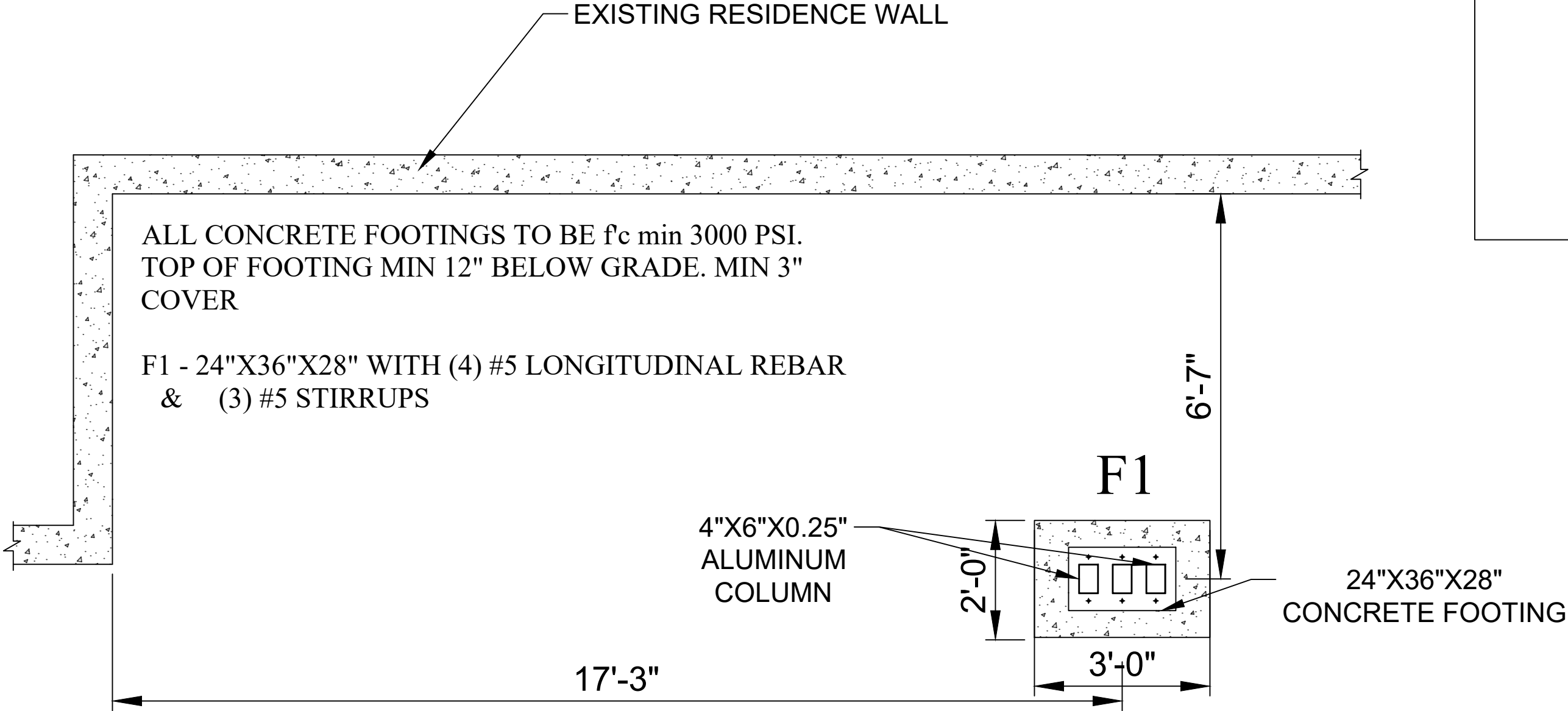
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by Victor Ceron
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dnQualifier=A01
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Ceron
Date: 2026.03.23
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SITE PLAN
SCALE: 3/32"

SETBACKS			
TERRACE 1:	-	REAR SETBACK:	- 32.27'
	-	LATERAL SETBACK N SIDE:	- 28.68'
	-	LATERAL SETBACK S SIDE:	- 33.26'

SETBACKS			
TERRACE 2:	-	REAR SETBACK:	- 8.10'
	-	LATERAL SETBACK E SIDE:	- 7.60'
	-	LATERAL SETBACK W SIDE:	- 51.30'

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : SP



NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

FOUNDATION PLAN- TERRACE 1

SCALE: 1/2"

NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

REVISIONS		
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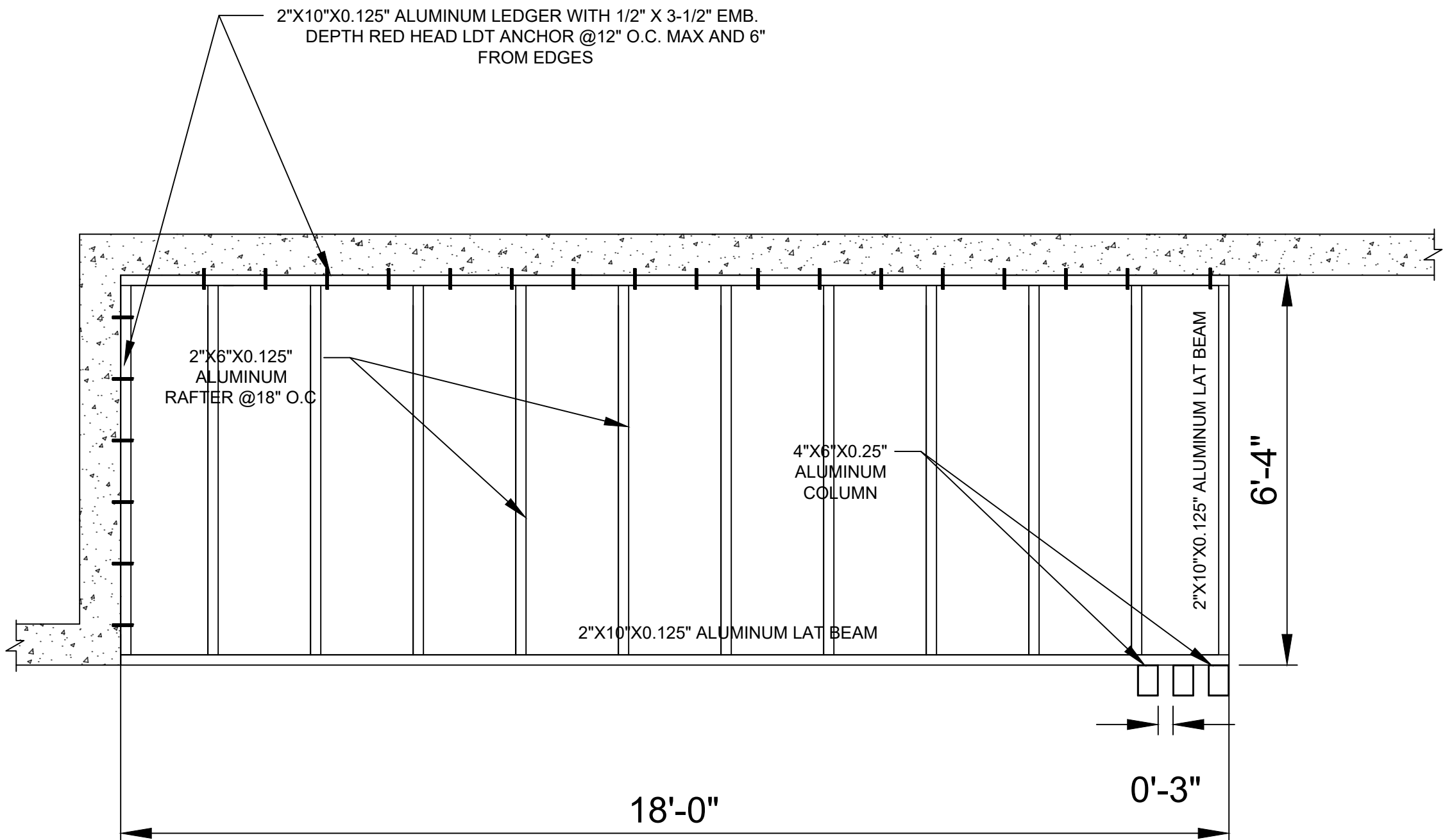
ADDRESS:
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dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron
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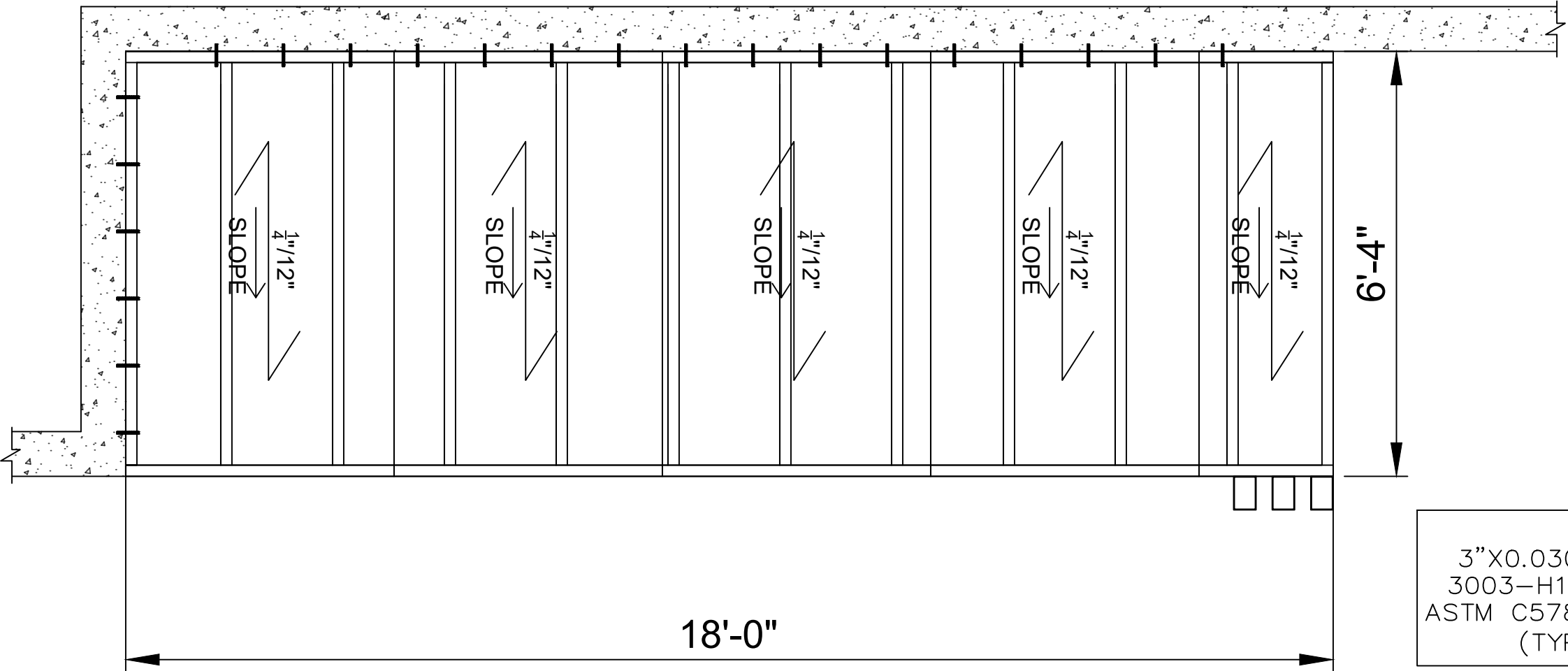
Victor Ceron

NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

FRAMING PLAN- TERRACE 1
SCALE: 1/2 "

NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 02



ROOF:
3"X0.030 – 2LB FL7561–R7
3003–H154 Aluminum facings
ASTM C578 Carpenter brand EPS
(TYPE II (ρ =1.35 PCF))

NOTE:

ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

ROOF PLAN- TERRACE 1

SCALE: 1/2"

NOTE:

CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

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ADDRESS:

381 DEER RUN,
MIAMI SPRINGS, FL 33166,

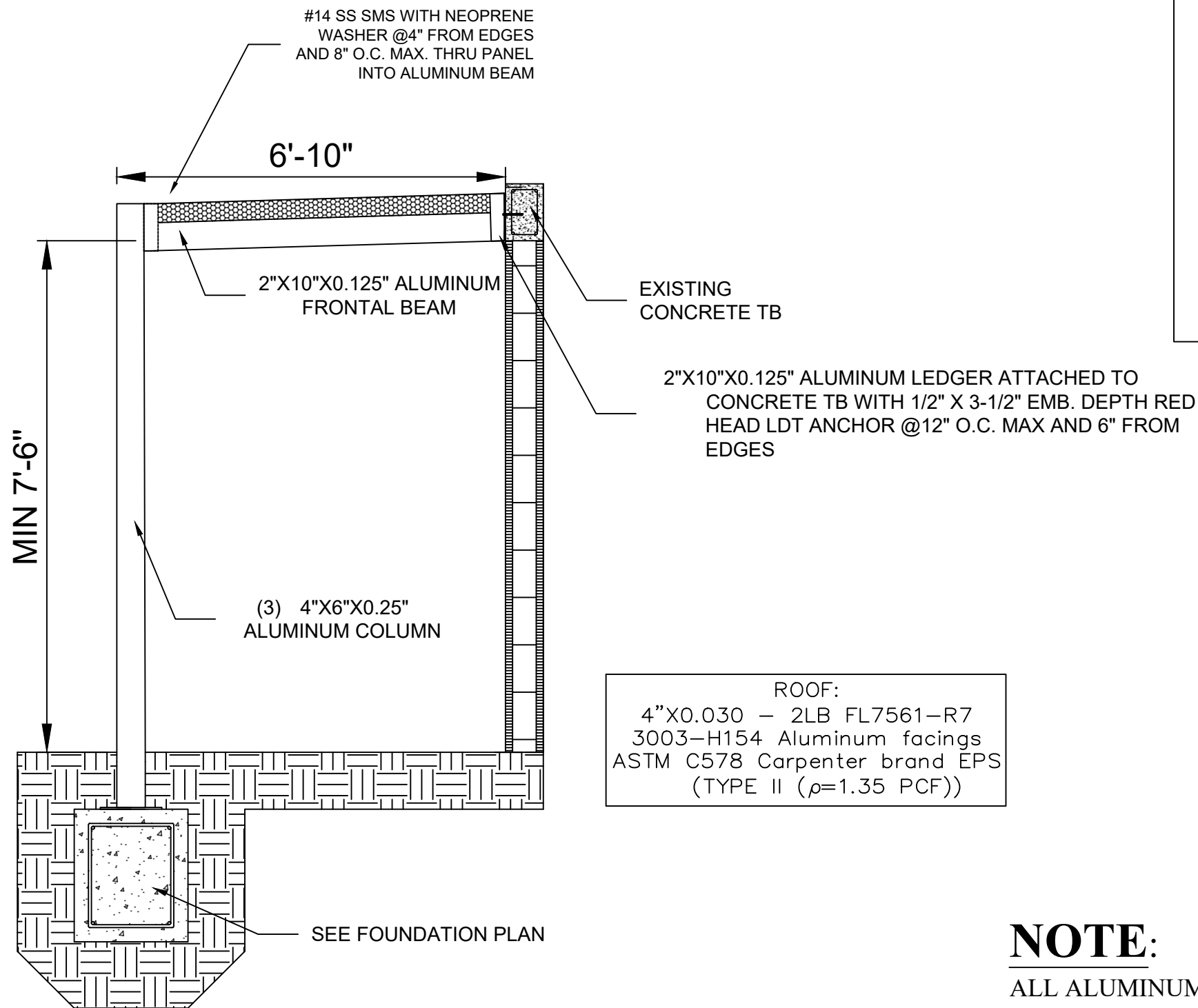
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by Victor Ceron
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cn=Victor Ceron
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SCALE: AS SHOWN
SHEET : 03



REVISIONS		
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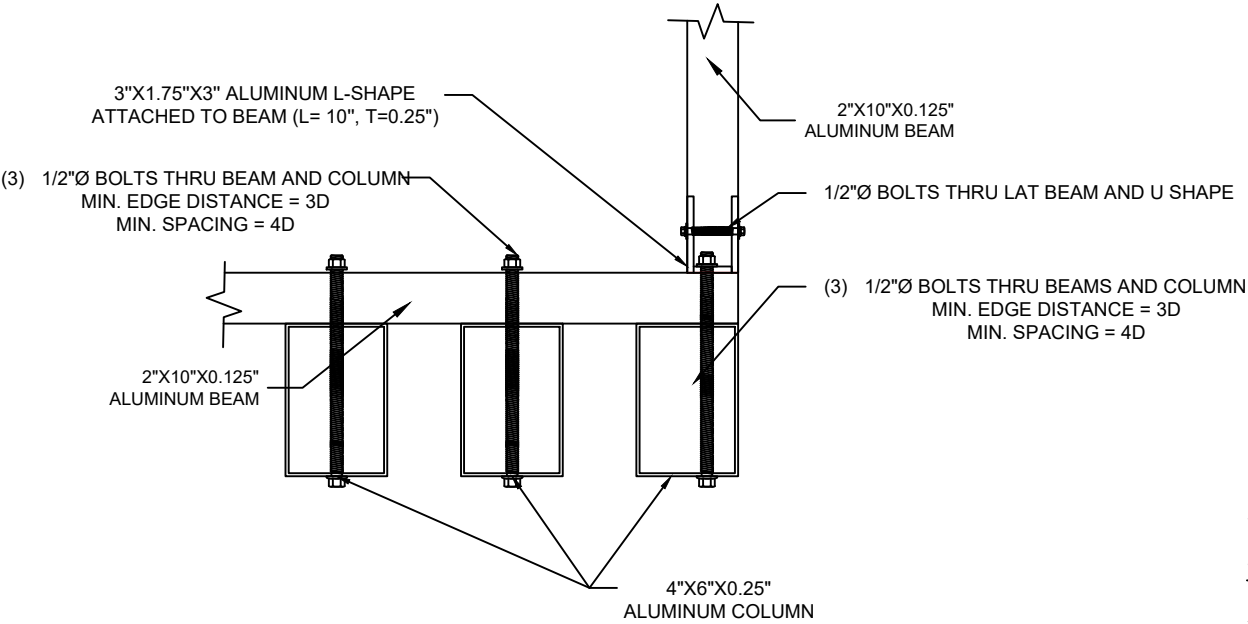
NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

LATERAL ELEVATION- TERRACE 1

SCALE NTS

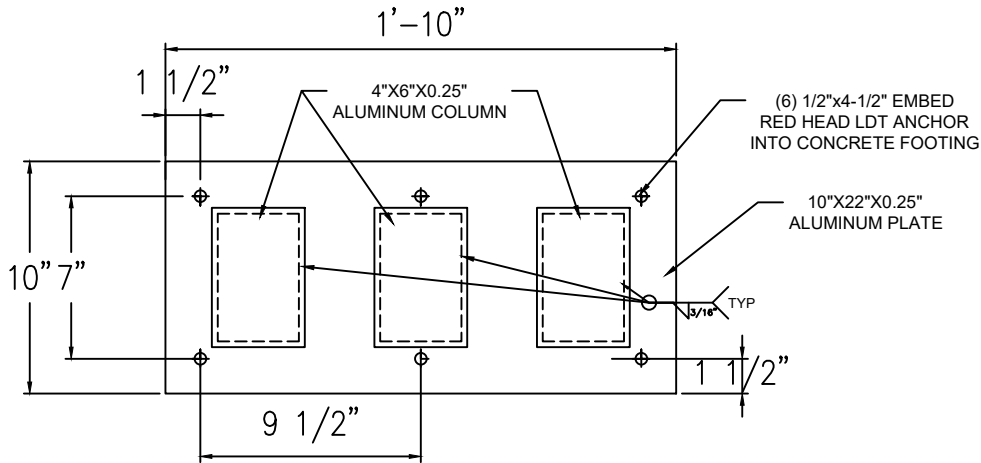
NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 04

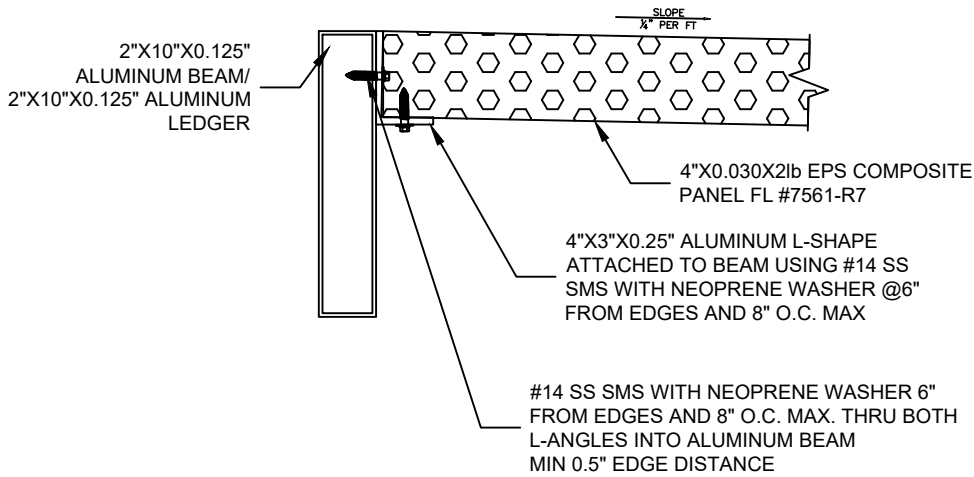


BEAMS TO COLUMN CON. DETAIL/ LAT BEAM AND FRONT BEAM TO LAT BEAM
SCALE: NTS

NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED



COLUMN TO FOOTING CON. DETAIL
SCALE: NTS



ROOF PANEL TO BEAM
SCALE: NTS

NOTES AND DETAILS TERRACE 1

SCALE: AS SHOWN

NOTE:
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DIMENSIONS PRIOR TO FABRICATION

REVISIONS		
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1		

ADDRESS:

381 DEER RUN,
MIAMI SPRINGS, FL 33166,

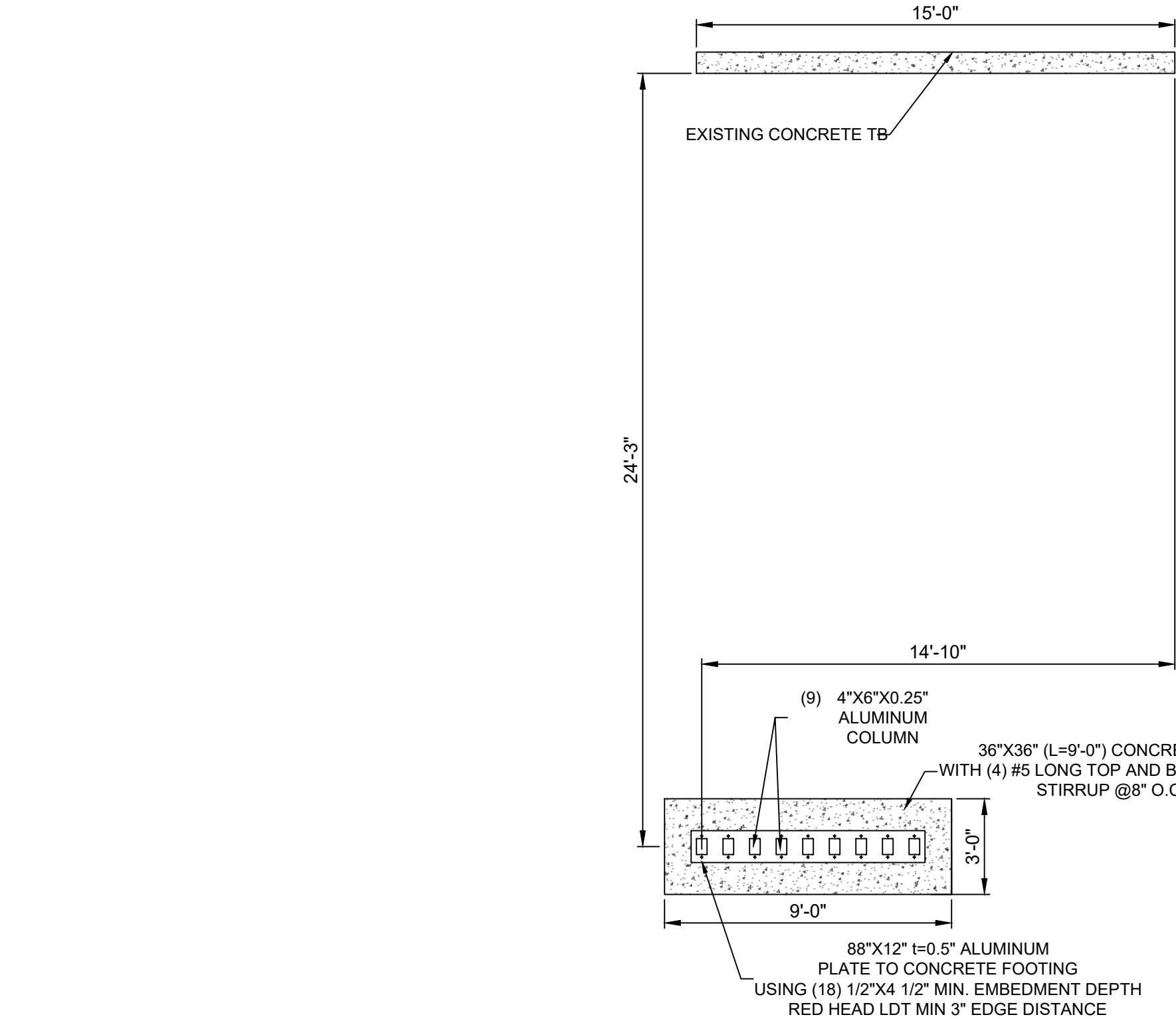
VICTOR CERON PE
CIVIL 63023.
8883 FONTAINEBLUE BLVD #105
MIAMI, FL 33172
PHONE: 786-2825292

THIS ITEM HAS BEEN SIGNED
AND SEALED BY VICTOR CERON
P.E., ON 3/2/26. PRINTED COPIES
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ENGINEERING SEAL

Digitally signed
by Victor Ceron
DN: c=US,
o=Unaffiliated,
dnQualifier=A01
410D00000194F0
C49AC800017F61
, cn=Victor Ceron
Date: 2026.03.23
07:50:42 -04'00'

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 05



REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

ADDRESS:
381 DEER RUN,
MIAMI SPRINGS, FL 33166,

VICTOR CERON PE
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cn=Victor Ceron
Date: 2026.03.23
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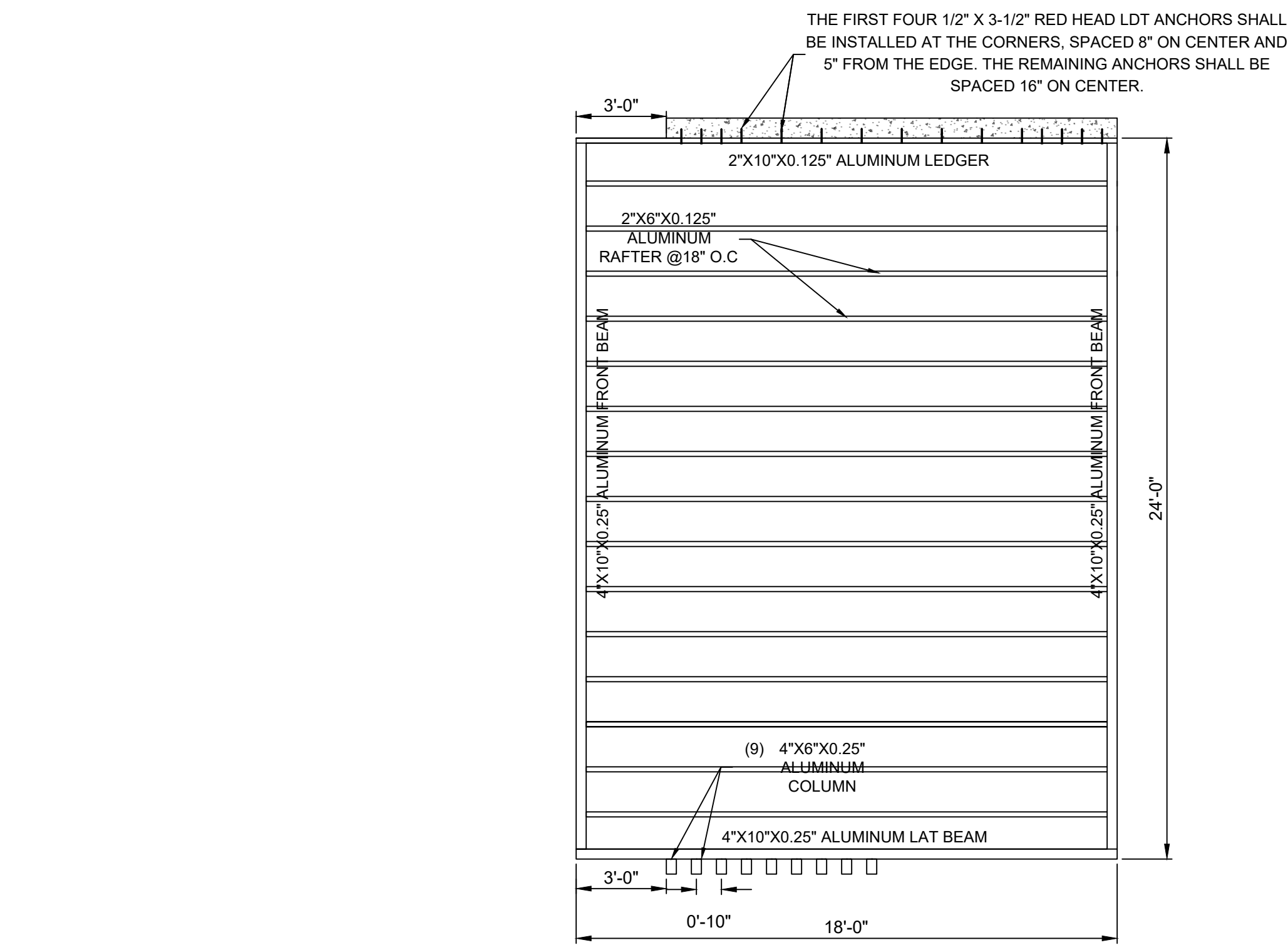
NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

FOUNDATION PLAN - TERRACE 2

SCALE: 1/4"

NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 06



FRAMING PLAN - TERRACE 2

SCALE: 1/4"

NOTE:
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1		

ADDRESS:

381 DEER RUN,
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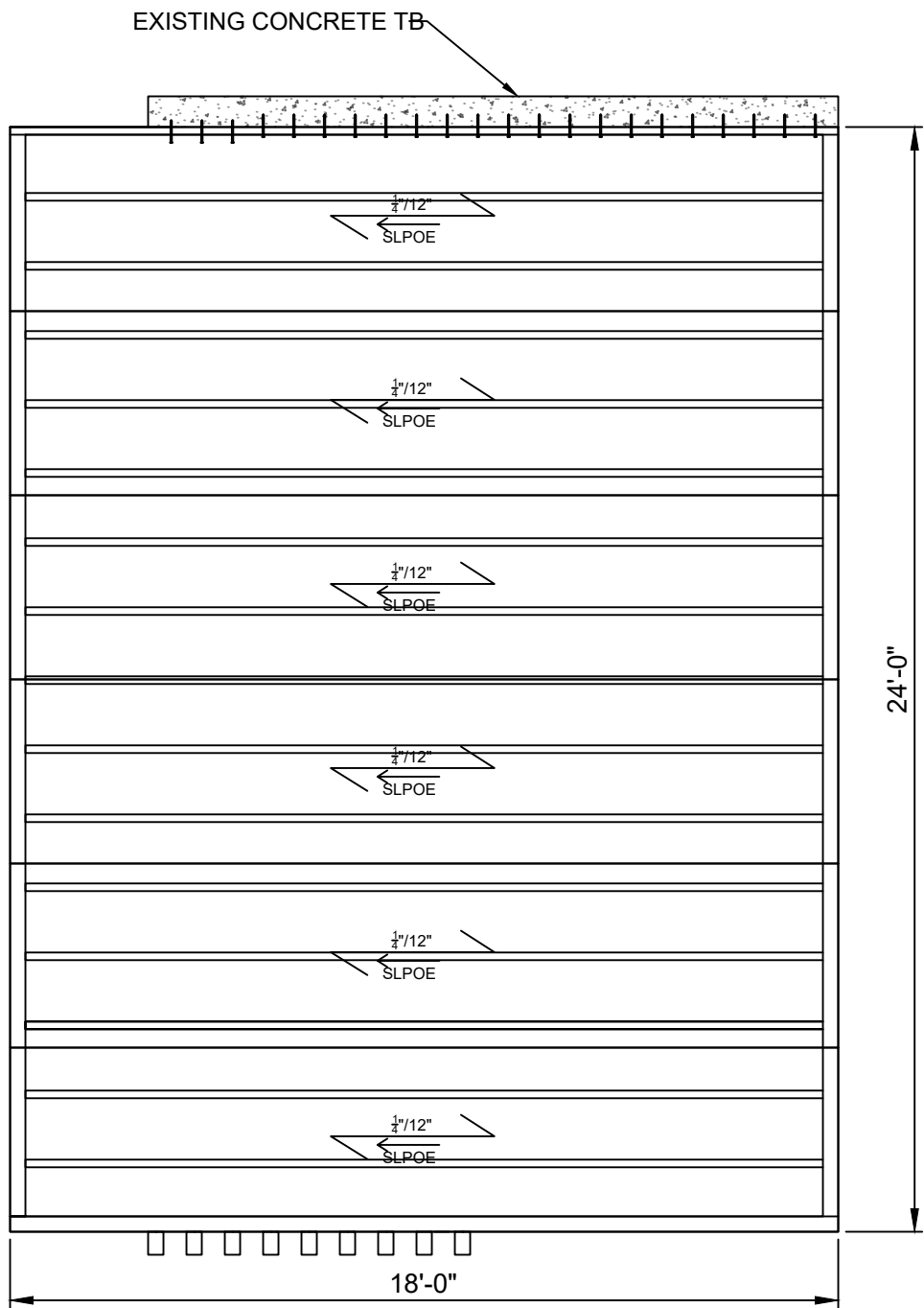
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Victor Ceron

Digitally signed by Victor Ceron
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron
Date: 2026.03.23 07:51:04 -04'00'

NOTE:
ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 07



ROOF:
4"X0.030 - 2LB FL7561-R7
3003-H154 Aluminum facings
ASTM C578 Carpenter brand EPS
(TYPE II (ρ =1.35 PCF))

NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

ROOF PLAN - TERRACE 2

SCALE: 1/4"

NOTE:
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DIMENSIONS PRIOR TO FABRICATION

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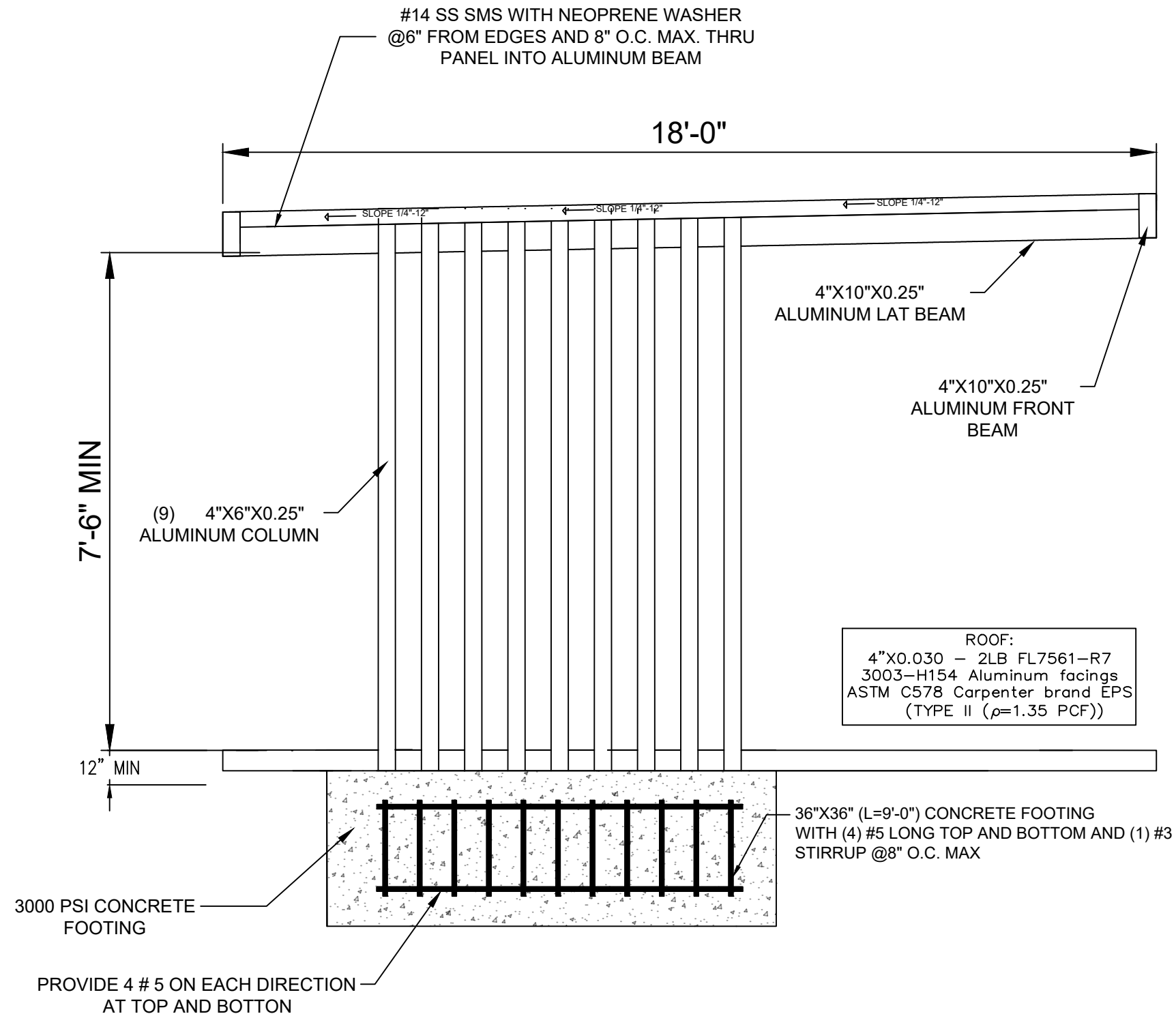
ADDRESS:
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, cn=Victor Ceron
Date: 2026.03.23
07:51:16 -04'00'

DATE: 3/2/26
DESIGNED BY: CERON
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SCALE: AS SHOWN
SHEET : 08



REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

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Date: 2026.03.23
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NOTE:

ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

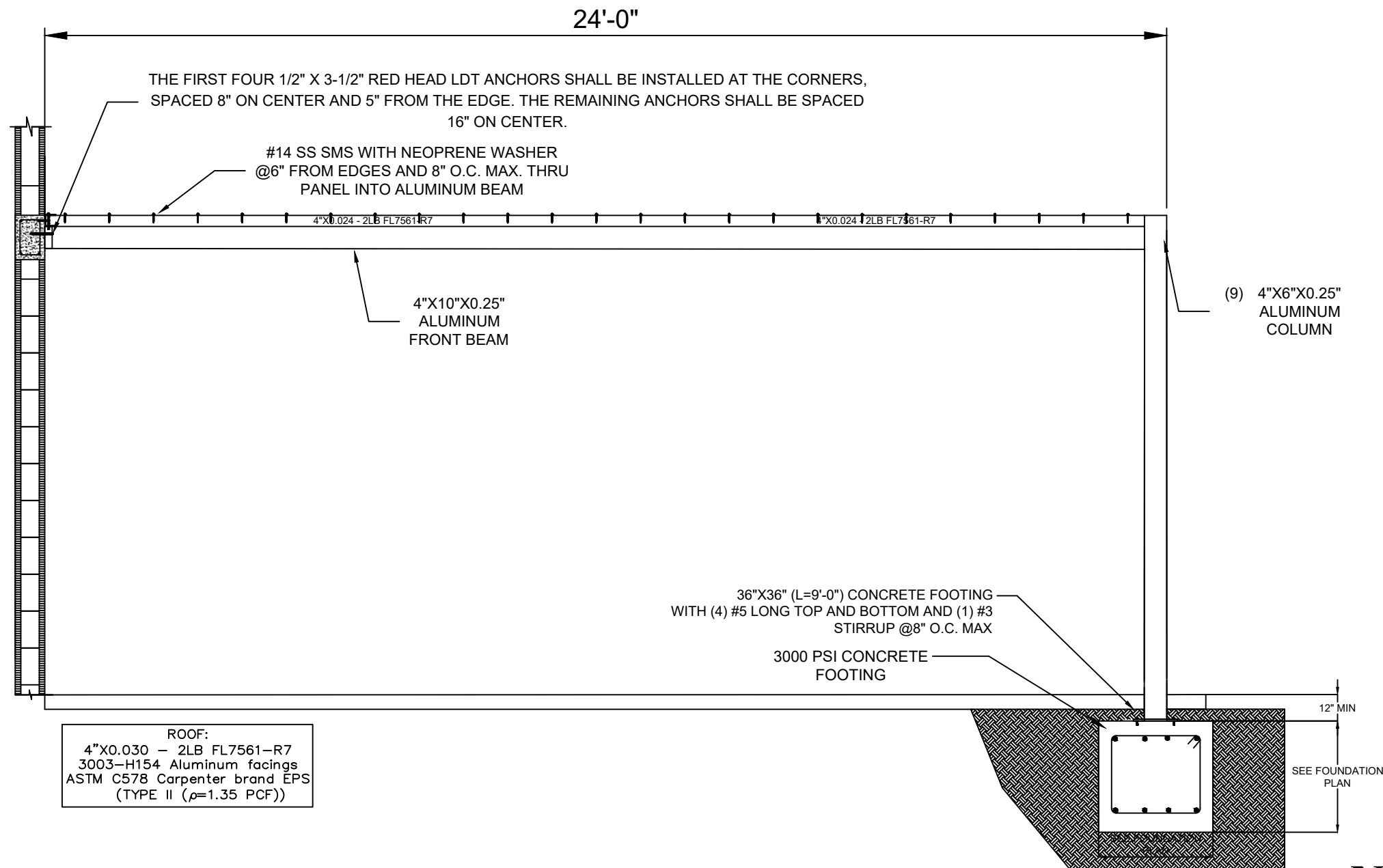
FRONT ELEVATION - TERRACE 2

SCALE: NTS

NOTE:

CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 09



REVISIONS		
NO.	DATE:	DESCRIPTION:
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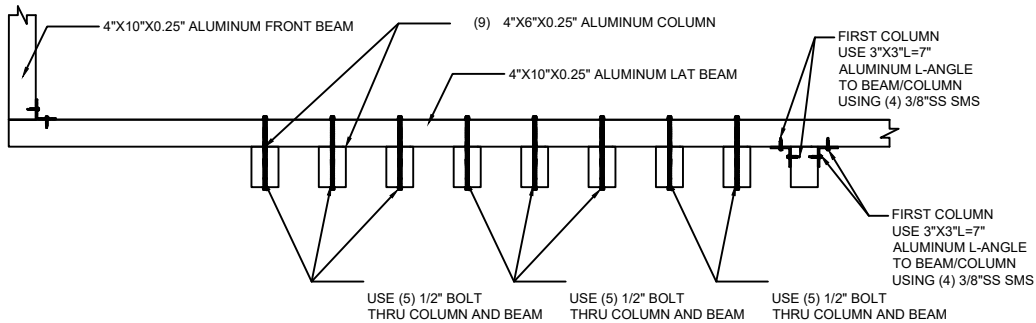
NOTE:
ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED

LAT ELEVATION - TERRACE 2

SCALE: NTS

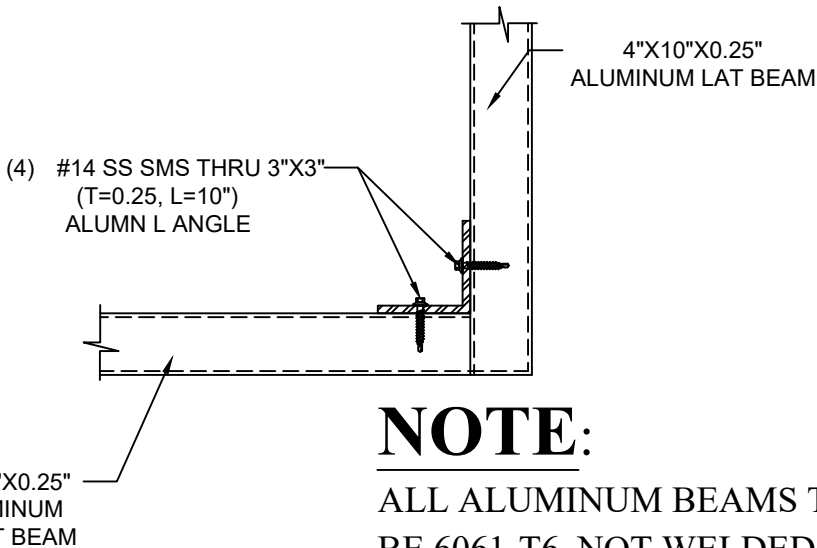
NOTE:
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 10



FRONT BEAM TO COLUMN CON. DETAIL

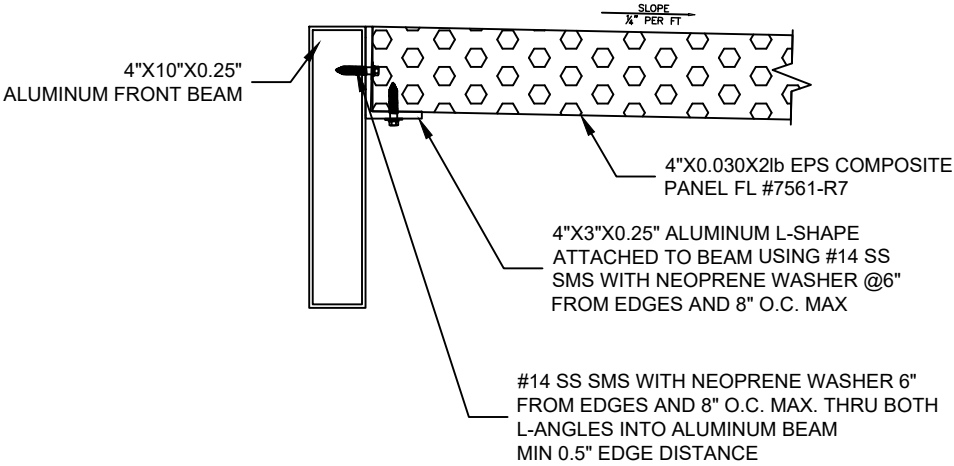
SCALE: NTS



NOTE:
ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

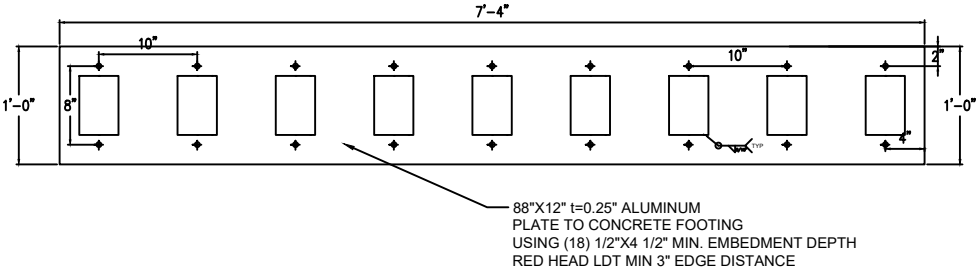
LAT BEAM TO FRONT BEAM CONNECTION DETAIL

SCALE: NTS



ROOF PANEL TO BEAM

SCALE: NTS



COLUMN TO FOOTING CON. DETAIL

SCALE: NTS

NOTES AND DETAILS TERRACE 2

SCALE: AS SHOWN

NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

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Digitally signed by Victor Ceron DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron Date: 2026.03.23 07:51:52 -04'00'

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 11

GENERAL NOTES:

1.

ALL ALUMINUM MEMBERS TO BE 6061-T6. FY = 35 KSI NOT WELDED. FYw= 15 KSI WELDED. ALUMINUM MEMBERS SHOULD NOT BE WELDED UNLESS INDICATED BY PLANS .
2.

ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE AND ASCE 7-22:

DL=5PSF, LL=20 PSF AT ROOF.
3.

NOTIFY ENGINEER OF ANY ERRORS/OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
4.

CONTRACTOR TO FIELD VERIFY SUBSTRATE CONDITIONS PRIOR TO FABRICATION AND PRIOR TO ATTACHING FRAMWORK. SHOULD SUBSTRATE CONDITION DIFFER FROM THOSE NOTED ON PLAN, ENGINEER MUST BE NOTIFIED BEFORE PROCEEDING.
5.

ALL BOLTS TO BE ASTM F-593 DESIGNATION-STAINLESS STEEL BOLTS. MINIMUM 4" EDGE DISTANCE.
6.

WELDED CONNECTIONS TO COMPLY WITH LATEST AWS CONNECTIONS, TO BE FULLY WELDED, ALLOY 5356.

TYP

3/16"

7.

NEW CONCRETE TO BE 3000 PSI AT 30 DAYS, STEEL REINFORCEMENT TO BE Fy=60 KSI.

8.

ALUMINUM IN CONTACT WITH CONCRETE, WOOD OR STEEL SHALL BE PROTECTED WITH BITUMINOUS PAINT, AS PER ADM 2015
- SOIL STATEMENT
- FOUNDATION SYSTEM CONSIST OF SPREAD FOOTINGS BEARING ON COMPACTED LIME ROCK OR UNDISTURBED LIMEROCK FOOTING HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F FOOTING HAVE BEEN DESIGNED IN ACCORDANCE WITH FBC-1806.2 ALLOWABLE LATERAL PRESSURE OF 150 P.S.F INCREASED TWICE APPLIED AT THE THIRD OF THE DEPTH OF FOOTING ENGINEER OF RECORD SHOULD BE CONTACTED IF AT TIMES OF CONSTRUCTION, A SET OF CONDITIONS DIFFERENT FROM THE STATED ABOVE ARE FOUND.
- NOTES:
- TERRACE AREA 1= 114 SQFT.

-

WIND SPEED OF 175 mph, EXPOSURE C

-

ULTIMATE PRESSURE DESIGN TERRACE 1 =41.12 PSF

-

DESIGN HAVE BEEN DETERMINED BASED ON ASCE 7-22, FBC 2023, ADM 2020
- NOTES:
- TERRACE AREA 2 = 432 SQFT.

-

WIND SPEED OF 175 mph, EXPOSURE c

-

ULTIMATE PRESSURE DESIGN =41.12 PSF

-

DESIGN HAVE BEEN DETERMINED BASED ON ASCE 7-22, FBC 2023, ADM 2020
- NOTICE TO CONTRACTORS
RELATED TO FILL MATERIALS:
- CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.

-

CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER

-

CONTRACTOR SHALL NO IMPACT DRAINAGE/LAKE MAINTENANCE EASEMENT IN ANY AY WITHOUT EASEMENT OWNER CONSENT.

-

CONTRACTOR SHALL INSTALL SILT FENCE IN AREA ADJACENT TO PROPOSED WORK
- NOTE:
- ALL ALUMINUM BEAMS
TO BE 6061-T6. NOT WELDED
- NOTE:
- ALL ALUMINUM MEMBER
TO BE 6061-T6. ONLY
COLUMNS SHALL BE WELDED
- COLUMN TO FOOTING CON. DETAIL**

SCALE: NTS
- NOTES AND DETAILS
- SCALE: AS SHOWN
- NOTE:
- CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS PRIOR TO FABRICATION
- REVISIONS
- | NO. | DATE: | DESCRIPTION: |
|-----|-------|--------------|
| 1 | | |
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| | | |
- ADDRESS:
- 381 DEER RUN,
MIAMI SPRINGS, FL 33166,
- VICTOR CERON PE
CIVIL 63023.
8883 FONTAINEBLUE BLVD #105
MIAMI, FL 33172
PHONE: 786-2825292
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- Victor Ceron
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Ceron
Date: 2026.03.23
07:52:04 -04'00'
- DATE: 3/2/26
- DESIGNED BY: CERON
- DRAWN BY: CERON
- CHECKED BY: CERON
- SCALE: AS SHOWN
- SHEET :
- 12
- Page 47 of 93

FORMAL REQUEST LETTER

Ibis and Raul Cruz-Alvarez

381 Deer Run
Miami Springs, FL 33166
raulcruzalvarez@gmail.com
(305) 778-5967

October 20, 2025

City of Miami Springs

Building and Zoning Department
Attn: Ms. Sandra Vargas
201 Westward Drive
Miami Springs, FL 33166

Subject: Formal Request for Zoning Variance – 381 Deer Run

Dear Ms. Vargas,

We respectfully submit this formal application for a zoning variance pertaining to our property located at **381 Deer Run**, in accordance with the City of Miami Springs Code of Ordinances, specifically **Section 150-040(C)** of the Zoning Code, governing front yard setback requirements in the **R-1A Single Family Residential District**, and **Section 150-070** regarding the powers and responsibilities of the Board of Adjustment to grant variances where strict application of the Code would result in unnecessary hardship.

I. Background and Site Conditions

The subject property is located within the R-1A Single Family Residential District, which mandates a **minimum front yard setback of 30 feet** from the front property line, as prescribed in **Section 150-040(C)(1)**.

Our existing enclosed garage currently complies with this requirement, sitting approximately **32 feet and 5 inches** from the front property line. We propose to construct a **24-foot-deep carport** extending forward from the garage. However, this addition would result in an **encroachment of approximately 22 feet** into the required 30-foot front setback, thereby necessitating a variance.

As stipulated in **Section 150-040(C)**, carports and other accessory structures must adhere to the same front yard setback as the principal structure. Due to the lot's layout and configuration, it is not feasible to construct the carport in a location that maintains the required front setback. No suitable alternative location exists that would both serve the purpose and remain compliant with the Code.

II. Justification for Variance Request

Pursuant to the criteria established in **Section 150-070(B)**, we respectfully submit the following points in support of our request:

1. **Unnecessary Hardship (150-070(B)(1)):**

The strict application of the zoning regulations imposes a significant and unique hardship. Our property is directly adjacent to Hole 5 of the Miami Springs Golf Course. Golf balls routinely land on our front lawn and driveway, causing **repeated damage to our vehicles** and creating a **significant safety hazard** for our family, particularly our young grandchildren. The inability to safely utilize our front yard for recreational purposes constitutes a hardship that is specific to our lot and not shared by other nearby properties.

2. **Preservation of Public Interest (150-070(B)(2)):**

Granting this variance would not be contrary to the public interest. The construction of the carport would enhance safety and protect property while preserving the residential character of the neighborhood. The spirit of the Code will be upheld, and substantial justice will be served by granting relief under these unique circumstances.

3. **No Detriment to Surrounding Properties (150-070(B)(3)):**

The proposed structure will not impair light, air, or privacy of adjacent properties. The design will be compatible with the scale and appearance of nearby homes. There will be no obstruction to visibility or traffic flow.

4. **No Alteration to Zoning Map or Land Use (150-070(B)(4)):**

Approval of this variance will not result in any change to the existing zoning classification or use of the property. The lot will remain in full compliance with all other zoning requirements for the R-1A district.

5. **Protection of Property Values and Public Welfare (150-070(B)(5)):**

The carport will be aesthetically consistent with the principal structure and will not diminish property values. On the contrary, it may contribute positively by maintaining the appearance and functionality of the residence. Public health, safety, and welfare will be enhanced through the protection of residents and property from ongoing damage.

III. Conclusion

In light of the above, we respectfully request that the **City of Miami Springs Board of Adjustment** and **City Council** approve this variance to allow the construction of a carport that encroaches into the required front setback by approximately 22 feet.

We understand that this request is subject to public hearing procedures and welcome the opportunity to provide any further documentation, site plans, or photographs necessary to assist in your review. Enclosed you will find supporting materials, including images of golf ball intrusions and a site plan outlining the proposed structure.

We thank you in advance for your consideration and your service to the community. We look forward to a favorable response.

Sincerely,



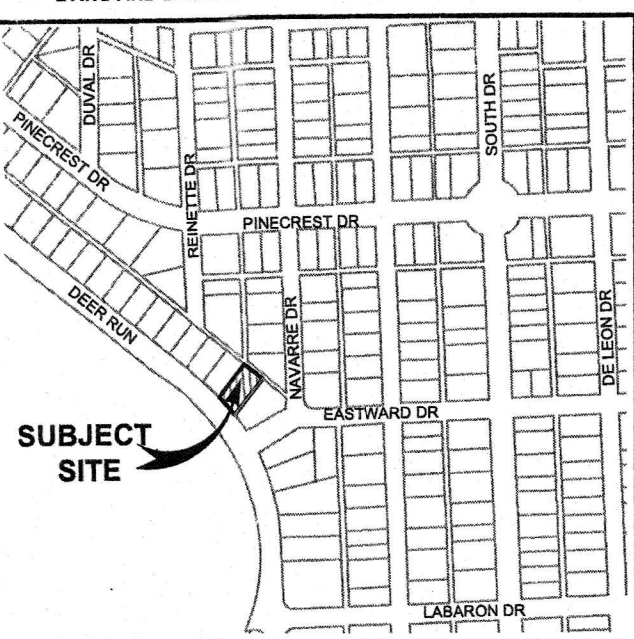
Raul Cruz-Alvarez

On behalf of Ibis and Raul Cruz-Alvarez

Attachments

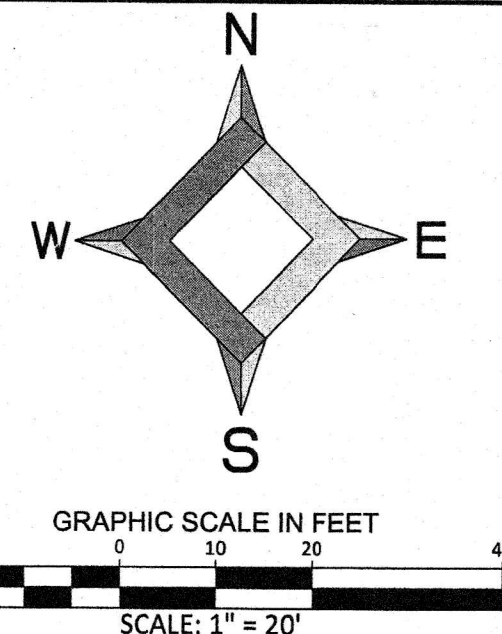
- Site Plan with Proposed Carport
- Photographs of Golf Ball Damage and Yard Conditions
- Property Survey

SECTION 19 - TOWNSHIP 53 SOUTH - RANGE 41 EAST
LYING AND BEING IN THE CITY OF MIAMI SPRINGS, FLORIDA



LOCATION MAP
(NOT TO SCALE)

MAP OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on March 14, 2025.

PROPERTY INFORMATION:

Containing 11,255 sq. ft., more or less, by calculations.

Folio No.: 05-3119-010-2200
Property Address: 381 DEER RUN, MIAMI SPRINGS, FL 33166

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a value commonly accepted in the surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

DATA SOURCES USED FOR SURVEY:

North arrow and bearings as shown hereon are based upon the Centerline of Deer Run with an assumed bearing of N51°00'49"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120653 (City of Miami Springs), Map No. 12086C0283, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and Benchmark(s) supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: N-695 Elevation: +7.15 (N.G.V.D. '29)
Located NW 36 ST --- 79.5' NORTH OF PROJECTED NORTH EDGE OF PAVEMENT
Located NW 57 AVE --- 2.2' EAST OF EAST EDGE OF PAVEMENT

Plat of "SECTION TWO OF COUNTRY CLUB ESTATES", according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on May 28, 2019, in Official Records Book 31458, at Page 2596, of the Public Records of Miami-Dade County, Florida.

LIMITATIONS:

Since no other information were furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

RAUL CRUZ ALVAREZ
IBIS CRUZ ALVAREZ

SURVEYOR'S CERTIFICATE:

I hereby certify that this Boundary Survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, 5J-17.052 and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Roebbling & Co., LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB 8616

By: Eduardo M Suarez, PSM
Professional Surveyor and Mapper LS4313
State of Florida

NOTICE: The survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal per Florida Chapter 5J-17.062. Additions and deletions to the survey map and report by other than the signing party are prohibited without the written consent of the signing party.

LEGAL DESCRIPTION:

Lot 2, Block 114, SECTION TWO OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

LEGEND AND ABBREVIATIONS

CHD = CHORD DISTANCE
CHB = CHORD BEARING
G = GAS TANK
PG. = PAGE
OHE = EXISTING OVERHEAD ELECTRIC LINE
SPOT ELEVATION = SPOT ELEVATION
CONC. = CONCRETE
WATER METER = WATER METER
E = ELECTRIC BOX
MAILBOX = MAILBOX
GUY ANCHOR = GUY ANCHOR
WOODEN UTILITY POLE = WOODEN UTILITY POLE
LICENSE BUSINESS = LICENSE BUSINESS
LENGTH = LENGTH
CENTRAL ANGLE = CENTRAL ANGLE
RADIUS = RADIUS
P.B. = PLAT BOOK
CL = CENTERLINE
(R) = RECORD
(C) = CALCULATED
(M) = MEASURE
PALM TREE = PALM TREE
TREE = TREE

ASPHALT	BRICK
PAVER	CONCRETE
UNIMPROVED	TILE
GRAVEL	STAMPED CONCRETE

CURTISS PARKWAY

N51°00'49"W
1,293.87'(C)

FOUND 1/2" IRON PIPE (NO ID)
R=712.47'
Δ=06°46'09"
L=84.17'
CHB=N47°37'45"W
CHD=84.13'

R=752.47'
Δ=05°42'39"
L=75.00'

FOUND 1/2" IRON PIPE (NO ID)

Project Name:		Project Address:	
CRUZ ALVAREZ RESIDENCE		381 DEER RUN, MIAMI SPRINGS, FL 33166	
Project No.:		24021	
Scale:		AS SHOWN	
Drawn By:		GP	
Checked By:		EMS	
Managed By:		GP	
Date:		October 23, 2025	
By:		Eduardo M Suarez, PSM	
Professional Surveyor and Mapper LS4313		State of Florida	
Project No.:		24021	
Sheet 1 of 1			

Roebbling & Co., LLC
Surveyors and Mappers

12651 South Dixie Highway, Suite 325, Miami, FL 33156
PH: (786) 406-5369
FLORIDA CERTIFICATE OF AUTHORIZATION LB 8616

RECORD OF REVISION		By:	
Description		GP	
UPDATE SURVEY			
No.:		Date:	
1.		10/23/2025	

LETTERS OF SUPPORT

Jorge and Millie Mejia
381 Navarre Road
Miami Springs, FL 33166
10/29/2025

City of Miami Springs
Board of Adjustment
201 Westward Drive
Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

Dear Members of the Board,

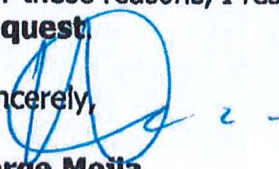
I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

As a nearby resident, I believe this request is **reasonable, justified, and will not negatively affect** the character or appearance of the neighborhood. I am aware of the unique challenges they face due to golf ball damage from the adjacent golf course, and I support their effort to protect their vehicles and improve safety for their family.

The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,


Jorge Mejia

Emilio and Rikki Allen Guerra

429 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



Emilio and Rikki Allen Guerra

Catherine Susan Standnik

485 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

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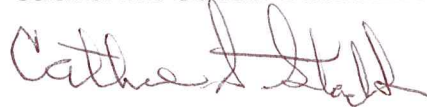
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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

Catherine Susan Standnik



Fernando and Storie Alfonso

457 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

A handwritten signature in dark ink, appearing to read "Storie Alfonso", is written above the printed name.

Fernando and Storie Alfonso

Fernando and Lydia Alfonso

443 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



Fernando and Lydia Alfonso

Mario Martinez

401 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

Dear Members of the Board,

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Martinez Jr.", is written over the printed name.

Mario Martinez

Allan & Cristina Pacheco

391 Deer Run
Miami Springs, FL 33166
10/29/2025

City of Miami Springs

Board of Adjustment
201 Westward Drive
Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

Allan Pacheco

A handwritten signature in red ink, appearing to read 'Allan Pacheco', with a long horizontal flourish extending to the right.

Rafael Orelle Jr and Monica M Orelle

321 Deer Run

Miami Springs, FL 33166

10/29/2025

City of Miami Springs

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

Dear Members of the Board,

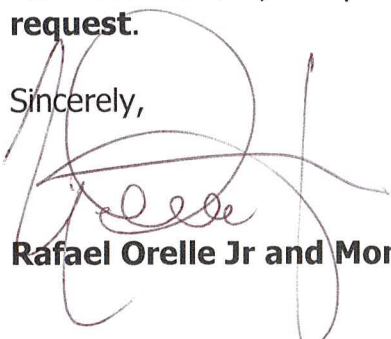
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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



Rafael Orelle Jr and Monica M Orelle

Abraham Martinez
416 Palmetto Dr
Miami Springs, FL 33166
10/29/2025

City of Miami Springs
Board of Adjustment
201 Westward Drive
Miami Springs, FL 33166

RE: Letter of Support for Variance Request – 381 Deer Run

Dear Members of the Board,

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For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,


Abraham Martinez



City of Miami Springs, Florida
Board of Adjustment Meeting
Regular Meeting Minutes
Thursday, June 25, 2026 at 6:00 P.M.
Miami Springs Council Chambers
201 Westward Drive
Miami Springs, FL

1. Call to Order and Roll Call:

The Regular Meeting of the Board of Adjustment was called to order by Chair Bill Tallman at **6:05 P.M.**

Present:

Chair Bill Tallman
Board Member Juan Molina
Board Member Daniel Gomez
Alternate Member Howard Montesdeoca

Absent:

Vice Chair Rogelio Madan

Also Present:

City Attorney Roger Pou
City Planner Silvia Vargas
Board Secretary Janai Pomales

2. Approval of the Minutes:

a. February 2, 2026 – Regular Meeting

A motion was made by Board Member Molina and seconded by Board Member Valencia to approve the minutes of the February 2, 2026 Regular Meeting with the specified edits requested by Chair Tallman which include the corrected spelling of Joshua Nogareda's name on the first page under "Also

Present”, and Howard Montesdeoca’s name on the third page in the roll call vote section. The motion carried unanimously.

3. Public Comments:

The Chair opened the floor for general public comments; usually public comment is open for each item on the agenda. There being no speakers for general public comment, the public comment portion was closed.

4. New Business:

a. Case #: 02-V-26

Applicant: Pilar Barreras

Address: 1184 Westward Drive

Zoning: R-1D Single-Family Residential

Lot Size: +/- 8,050 Sq.Ft.

City Attorney Roger Pou provided an overview of the quasi-judicial process, advising the Board that its decision must be based upon competent, substantial evidence presented in the record, and that the proceedings were not to be conducted as a popularity-based determination. Board Secretary Pomales administered the oath to all individuals who intended to provide testimony during the proceedings. Mr. Pou advised the Board that the applicant has requested that the public hearing on their property be deferred to a later date.

A motion was made by Board Member Molina and seconded by Alternate Board Member Montesdeoca to defer the public hearing for 1184 Westward Drive to be heard on July 15, 2026 at 6:00 pm in the Council Chambers located at Miami Springs City Hall, 201 Westward Drive, Miami Springs FL, 33166. The motion passed unanimously.

b. Case #: 03-V-26

Applicant: Raul & Ibis Cruz-Alvarez

Address: 381 Deer Run

Zoning: R-1A Single-Family Residential

Lot Size: 11,400 Sq.Ft.

City Planner Vargas presented the variance application requesting relief from the required 30-foot front yard setback to allow construction of an attached covered carport approximately 8 feet from the front property line. She explained that the existing residence already complies with the required setback, but the proposed

carport would encroach approximately 22 feet into the front yard setback. The applicants indicated the carport was intended to protect vehicles and occupants from golf balls originating from the adjacent Miami Springs Golf & Country Club. Staff further noted that, at the time the staff report was prepared, no documented evidence of vehicle damage had been submitted to support the hardship claim. City Planning Staff determined that the property's proximity to the golf course is an external condition shared by multiple neighboring properties rather than a unique hardship inherent to the subject property. While four of the five required variance criteria were found to be satisfied, staff concluded that the applicants had not demonstrated the necessary property-based hardship and therefore recommended denial of the variance.

The applicants, Agnes and Raul Cruz Alvarez, presented a PowerPoint in support of the variance request, explaining that golf balls routinely land on their property due to the home's location directly across from the fifth hole of the Miami Springs Golf & Country Club. They displayed photographs of golf balls found on the property and testified that previous vehicle damage, including repairs estimated at approximately \$6,000, had resulted from errant golf balls. The applicants explained that because the residence had been under renovation, they had not anticipated documenting earlier instances of damage.

The applicants further stated that the proposed attached carport was intended to protect vehicles and occupants while remaining aesthetically compatible with the neighborhood. They presented conceptual renderings of the proposed structure, noting that the final architectural design would be refined following approval. The applicants also advised that they had explored alternative locations for the carport but determined that the existing residence, lot configuration, rear-yard improvements, and swimming pool prevented a practical alternative. They further noted that letters of support had been submitted as part of their application materials.

Board member Joe Valencia and Board Member Daniel Gomez questioned the applicants regarding the use of the existing garage, the feasibility of constructing the carport elsewhere on the property, applicable setback requirements for accessory structures, potential driveway reconfiguration, and whether approval of the request could establish a precedent for similar variance applications in the future.

City Planner Vargas and the City Attorney Pou explained that each variance request must be evaluated on its own merits and based on the unique physical

characteristics of the property, rather than on approvals granted to other properties. The City Attorney further clarified that, under zoning law, a legal hardship must arise from conditions inherent to the land itself and not from personal inconvenience or external circumstances, and therefore prior variance approvals do not establish precedent for future applications.

The Chair opened the floor for public comment. **Judy Walton, 371 Deer Run**, spoke in opposition to the variance, stating that during more than 50 years of living across from the golf course she had never experienced golf ball damage to her property or observed injuries caused by golf balls. She expressed concerns that permitting structures within the required front setback could interfere with emergency vehicle access, complicate future construction activities, diminish neighborhood aesthetics, negatively impact surrounding property values, reduce green space, and contribute to the heat island effect. Ms. Walton also submitted written comments from residents opposing construction within required front setbacks for inclusion in the public record.

Fernando Alfonso, 443 Deer Run, spoke in support of the application. He stated that the proposed carport would have less visual impact than overgrown hedges currently found throughout the community and confirmed that golf balls frequently travel into the area surrounding the applicants' property. Mr. Alfonso encouraged the Board to consider those circumstances when evaluating the variance request.

Board Member Valencia made a motion to deny the variance request, seconded by Alternate Board Member Montesdeoca; the motion carried on a 3-2 roll call vote.

Chair Tallman – YES

Board Member Molina – NO

Board Member Gomez – NO

Board Member Valencia - YES

Alternate Member Montesdeoca - YES

5. Old Business

6. Updates from Committee Members & Preparation of Agenda for the Next Meeting

7. Adjournment:

There being no further business, the meeting was adjourned at **7:06 pm**.

Respectfully submitted:

Janai Pomales, Board Secretary
Adopted by the Board on
this _____ day of _____, 2026.

Bill Tallman, Chair

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



AGENDA MEMORANDUM

Meeting Date: 8/24/2026

To: The Honorable Mayor and Members of the City Council

Via: JC Jimenez, City Manager

From: Kevin Morris, Golf & Country Club Director

Subject: Sunset Sod

RECOMMENDATION:

Recommendation by Golf that Council approve an increase to the City's current open purchase order # 260073 with Sunset Sod, in an amount not to exceed \$40,000.00, for 419 Bermuda grass sod as funds were budgeted in the FY25/26 Budget pursuant to Section §31.11 (F)(5)(11)(C) of the City Code.

DISCUSSION: We are continuing to improve and fill in certain areas on the Golf Course with sod where additional coverage is needed on tees and fairways. Three quotes are as follows: 419 Bermuda grass sod from Sunset Sod based on availability. Three quotes: Sunset Sod \$325 per pallet, Lowes \$599.00 per pallet, Home Depot \$599.00 per pallet.

Submission Date and Time: 8/17/2026 11:18 AM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Golf</u>	Dept. Head: _____	Dept./ Desc.: <u>Golf Course</u>
Prepared by: <u>Laurie Bland</u>	Procurement: _____	Account No.: <u>001-5708-572-6300</u>
Attachments: ☒ Yes ☐ No	Asst. City Mgr.: _____	Additional Funding: <u>N/A</u>
Budgeted/ Funded: ☒ Yes ☐ No	City Manager: _____	Amount previously approved: \$ <u>19,334.00</u>
		Current request: \$ <u>40,000.00</u>
		Total vendor amount: \$ <u>59,334.00</u>

RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING
THE PURCHASE OF ADDITIONAL 419 BERMUDA SOD
FROM SUNSET SOD, INC. FOR GENERAL
LANDSCAPING AT THE MIAMI SPRINGS GOLF AND
COUNTRY CLUB IN AN AMOUNT NOT TO EXCEED
\$40,000; PROVIDING FOR IMPLEMENTATION; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Miami Springs (the “City”) has budgeted and purchased 419 Bermuda Sod (“Supplies”) needed for general landscaping at the Miami Springs Golf and Country Club from Sunset Sod, Inc. (“Vendor”) in the amount of \$19,334; and

WHEREAS, the City is in need of additional Supplies for fiscal year 2025-26 in the amount of \$40,000; and

WHEREAS, in accordance with Section 31-11(C)(2) of the City’s Code of Ordinances (the “Code”), the City requested three quotes for the additional Supplies; and

WHEREAS, the Vendor provided the City with a Quote with the lowest unit rates for the additional Supplies in an amount of \$325 per pallet of Supplies, which Quote is attached hereto as Exhibit “A” (the “Quote”); and

WHEREAS, in accordance with Section 31-11(C)(2) of the City’s Code, the City Council desires to approve the purchase of the additional Supplies from the Vendor in an amount not to exceed \$40,000, for a total amount not to exceed \$59,334 for fiscal year 2025-2026, consistent with the unit pricing of the Quote attached hereto as Exhibit “A,” and authorize the City Manager to issue a purchase order for the additional Supplies; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents 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 above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Approval. That the City Council hereby approves the purchase of the additional Supplies from the Vendor consistent with the unit pricing of the Quote

attached hereto as Exhibit "A" in an amount not to exceed \$40,000 pursuant to Section 31-11(C)(2) of the City Code.

Section 3. Implementation. That the City Manager is authorized to issue and execute any purchase order or required documentation for the purchases described in this Resolution, subject to approval by the City Attorney as to form and legality, and to take any action that is reasonably necessary to implement the purpose of this Resolution, including the expenditure of budgeted funds.

Section 4. 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 Joseph Dion	_____
Councilmember Fabian Perez-Crespo	_____
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

EXHIBIT A



SUNSET SOD
INCORPORATED

P.O. Box 160744
Miami, FL 33116
+13052532002
ALOHA@SUNSETSOD.COM

Estimate

ADDRESS City of Miami Springs 345 N. Royal Poinciana Avenue Miami Springs, FL 33166 Laurie 786-371-3146	SHIP TO Miami Springs Golf & Country Club 650 Curtiss Pkwy Miami Springs, FL 33166 786-536-8117-Ed Henry	ESTIMATE # 12344 DATE 07/01/2026
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REP
VV

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Bermuda Bermuda - 419 / 400 sq. ft. pallet	12	325.00	3,900.00T
Pallet Fee. Wooden Pallet Fee (\$10.00- refundable only for non broken upon return)	12	12.00	144.00
Delivery Delivery	1	100.00	100.00T
Service Fee Prices are based on cash/check discount- CC are additional 4%	1	0.00	0.00
SUBTOTAL			4,144.00
TAX			0.00
TOTAL			\$4,144.00

Accepted By	Accepted Date
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East Hialeah 11PM 33010

W.



East Hialeah 11PM 33010

Shop All Services

DIY

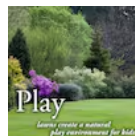
Log In

... / [Garden Center](#) / [Landscaping Supplies](#) / [Sod](#) / [Harmony Sod](#)

Internet # 206664672 Model # HH500B1



Hover Image to Zoom



Feedback

Top Rated



[Shop Harmony](#)

500 sq. ft. Bermuda Sod (1-Pallet)

★★★★★ (966) Questions & Answers (1291)

Limit 5 per order

\$599⁰⁰ /pallet



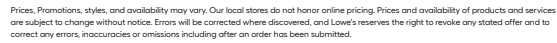
Pay **\$549** after **\$50 OFF** your total qualifying purchase upon opening a new card.

[Apply for a Home Depot Consumer Card](#)



Q

 Find a Store Near Me



A photograph showing two large, rectangular stacks of artificial grass, each resting on a wooden pallet. The stacks are composed of many layers of green artificial turf. A person stands between the two stacks, providing a sense of scale. The person is wearing a dark long-sleeved shirt and dark trousers. The background is a plain, light-colored wall.



 Ask Mylow Mylow is an AI virtual assistant. [More Information](#)

What tools are needed for installation?

Page 74 of 93



AGENDA MEMORANDUM

Meeting Date: 8/24/2026

To: The Honorable Mayor Maria Puente Mitchell and Members of the City Council

Via: JC Jimenez, City Manager

From: Kevin Morris, Golf and Country Club Director

Subject: Florida Superior Sand

RECOMMENDATION:

Recommendation by Golf that Council authorize an increase to Purchase Order # 260064 for \$40,000 for Florida Superior Sand, utilizing and piggybacking the Miami Dade County Contract under Bid # RTQ-01039 (attached), for medium grade sand used to maintain the Miami Springs Golf & Country Club as funds were budgeted in the FY25/26 Budget pursuant to Section §31.11 (E)(5) of the City Code.

DISCUSSION: We are continuing to improve and fill in certain areas on the Golf Course with new and enhanced cart paths for Golf Carts using a blend of medium grade sand and crush concrete screenings. This will further aid in Golf Cart traffic throughout the Golf Course.

Submission Date and Time: 8/17/2026 12:12 PM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Golf</u>	Dept. Head: _____	Dept./ Desc.: <u>Golf Course Maintenance</u>
Prepared by: <u>Laurie Bland</u>	Procurement: _____	Account No.: <u>001-5708-572-6300</u>
Attachments: ☒ Yes ☐ No	Asst. City Mgr.: _____	Additional Funding: <u>N/A</u>
Budgeted/ Funded: ☒ Yes ☐ No	City Manager: _____	Amount previously approved: \$ <u>48,787.00</u>
		Current request: \$ <u>40,000.00</u>
		Total vendor amount: \$ <u>87,787.00</u>

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING THE PURCHASE OF ADDITIONAL MEDIUM GRADE TOPDRESSING SAND FOR THE MIAMI SPRINGS GOLF & COUNTRY CLUB FROM FLORIDA SUPERIOR SAND, INC. IN AN AMOUNT NOT TO EXCEED \$40,000 FOR FISCAL YEAR 2025-26 UTILIZING THE TERMS AND CONDITIONS OF MIAMI-DADE COUNTY RTQ-01039 PURSUANT TO SECTION 31-11(E)(5) OF THE CITY CODE; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the “City”) is in need of medium grade topdressing sand (the “Supplies”) for the Miami Springs Golf & Country Club; and

WHEREAS, Miami-Dade County has an agreement with Florida Superior Sand, Inc. (the “Vendor”) for the Supplies pursuant to RTQ-01039 (the “County Contract”); and

WHEREAS, Section 31-11(E)(5) of the City’s Code of Ordinances (the “Code”) provides that purchases of supplies, materials, or contractual services under the provisions of state or local government, or private sector cooperative purchasing or not-for-profit companies, bids or contracts shall be exempt from the competitive bid requirements otherwise applicable to such purchases; and

WHEREAS, the City has an open purchase order with the Vendor for the Supplies utilizing the pricing of the County Contract, but needs to purchase additional Supplies; and

WHEREAS, in accordance with Section 31-11(E)(5) of the City’s Code, the City Council desires to approve the purchase of the Supplies from the Vendor in an amount not to exceed \$40,000, for a total amount not to exceed \$87,787 for fiscal year 2025-26 and budgeted funds in future fiscal years for the term of the County Contract; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents 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 above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Approval. That the City Council hereby approves the purchase of the Supplies from the Vendor consistent with the terms and conditions of the County Contract in an amount not to exceed \$40,000.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to execute any purchase order or required documentation for the purchases described in this Resolution, subject to approval by the City Attorney as to form, content, and legal sufficiency, and to expend budgeted funds in an amount not to exceed \$40,000, for a total amount not to exceed \$87,787 for fiscal year 2025-26 and budgeted funds in future fiscal years for the term of the County Contract.

Section 4. 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 Joseph Dion	_____
Councilmember Fabian Perez-Crespo	_____
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



**BID NO. RTQ-01039; FERTILIZER/PESTICIDE/LANDSCAPE MATERIALS
- PRE-QUALIFICATION OF VENDORS**

ROADMAP

CONTRACT OVERVIEW:

This contract allows for the pre-qualification of vendor to provide Fertilizers, Pesticides, Weed Killers, and Landscaping/Gardening Materials. The scope of work consists of prequalified vendors provide the County, fertilizers, pesticides, weed killers, and landscaping/gardening materials through the following three groups: (1) Fertilizers, including but not limited to, granular/liquid fertilizers and nutrient spray additives; (2) Pesticides and weed killers, including but not limited to, insecticides, nematicides, miticides, herbicides, plant growth suppression, fungicides, adjuncts, adulticides, and larvicides; and (3) Landscaping/gardening materials, including but not limited to, mulch, Chattahoochee gravel, topsoil, and top dressing material.

CONTRACT TERM: 1/1/2020 – **12/31/2029** **OTR YEAR:** N/A

TOTAL CONTRACT VALUE: ~~\$34,717,000.00~~ \$70,232,000.0 **COMMODITY:** 335-30 **BPO:** ABCW1900653

Business Unit Procurement Liaison:

DC	Department Name	Contact Name	Email
AV	Aviation	Arlyn Rull Sylvia Novela ARF Email	ArlynnRull@FlyMIA.com Snovela@miami-airport.com MDADPROCUREMENT@flyMIA.com
CU	Cultural Affairs	Regla Lee Olga Gonzalez Steven Padilla Nicole Campbell Alexander Fernandez Nicole Chaplin William Campbell Tania Centeno Theodore Harrell Jr.	Regla.Lee@miamidade.gov Olga.Gonzalez2@miamidade.gov steven@miamidade.gov ; nicole.campbell@miamidade.gov ; alexander.fernandez@miamidade.gov ; nicole.chaplin@miamidade.gov ; william.campbell2@miamidade.gov ; Tania.Centeno@miamidade.gov ; theodore.harrell@miamidade.gov ;
PD	Police	Jorge Bello Berrios, Isaura V. Berrios Nicholas A. Santos	j.bello@mdpd.com ; IVBerrios@mdpd.com ; nasantos@mdpd.com ;
PH	Public Housing & Community Dev	Indira Rajkumar-Futch Barry Cowvins	Indira.Rajkumar-Futch@miamidade.gov Barry.Cowvins@miamidade.gov
PR	Parks & Recreation	Bernie Rodriguez Perry Perez	Bernie@miamidade.gov Perry.Perez@miamidade.gov ;
RE	Regulatory & Economic Resource	Eugene Codner Ruth Rodriguez Joel Arango	Eugene.Codner@miamidade.gov Ruth.Rodriguez@miamidade.gov Joel.ArancoJr@miamidade.gov
SP	Seaport	Jessica Pereira Frank Ramirez	jessica.pereira@miamidade.gov frank.ramirez@miamidade.gov
SW	Solid Waste Management	Karina Careaga Michael Murphy	kcareaga@miamidade.gov ; Michael.Murphy@miamidade.gov ;
TP	Transportation & Public Works	Rodney McMillian Amelia Cordova	Rodney.McMillian@miamidade.gov ; Amelia.Cordova@miamidade.gov ;
WS	Water & Sewer	Susan Pascual Fredrick Taylor	spascual@miamidade.gov ; Fredrick.Taylor@miamidade.gov ;

Procurement Contacts:

Procurement Contracting Manager:	Main Procurement Contracting Officer:	Back-up Procurement Contracting Officer:
Jimenez, Manuel (SPD)	Boyle, James (SPD)	Spradley, Brian (SPD)
Manuel.Jimenez@miamidade.gov	James.Boyle@miamidade.gov	Brian.Spradley@miamidade.gov
305-375-4425	(305) 375-5073	(305) 375-4706

EVENT LOG

ADD NO. ↓	DATE ISSUED ↓	EVENT ↓	AGENT ↓
24	10/24/2024	5-Year Extension of Pool and Additional Funds Modification (Merge #27050) was approved by the BCC (Agenda Item No. 8(P)(12), on 10/01/2024. New Expiration date is 12/31/2029. The department allocations have been updated with the additional funds as of today.	James Boyle
23	4/29/2024	Vendors Sunniland Corporation has been removed from the roadmap and bidder group as the firm was bought out by another business, and that new business will have to prequalify for the pool, under its name and FEIN #, in order to be added to this pool.	James Boyle
22	4/02/2024	Vendor ES OPCO USA LLC dba VESERIS , has met the prequalification criteria for inclusion of Group 2 only	James Boyle
22	1/24/2024	Vendor Howard Fertilizer & Chemical Co Inc. has been activated back on Pool, while their NEW Vendor Name/FEIN Change (Howard Fertilizer & Chemicals, LLC) is being processed	James Boyle
21	1/22/2024	Vendor Sunniland Corporation has been activated back on Pool, while their NEW Vendor Name Change (Sunniland LLC.) is being processed for approval by Vendor Services.	James Boyle
20	11/29/2023	Vendors Sunniland Corporation has been removed from the roadmap and bidder group as the vendor has been marked for withdrawal on Florida Sunbiz Website	James Boyle
19	11/29/2023	Vendors Easy Grass LLC has been removed from the roadmap and bidder group as the vendor has been marked for admin dissolution for annual report on Florida Sunbiz Website	James Boyle
18	11/06/2023	Vendor Howard Fertilizer & Chemical Co Inc- has changed its name and FEIN to Howard Fertilizer and Chemical, LLC. FEIN 884107785. Vendor is being removed from Pool until it meets the prequalification criteria for inclusion under its new name and FEIN	James Boyle
17	02/16/2023	Modification # 22825: Transfer donation allocations. \$8k from PR to CU. \$8k from SW to CU. Total \$16k.	Orlando Martinez Jr
16	02/07/2023	Modification # 22695: New Vendor Sunniland Corporation (Tin # 591937683-01 / S# 0000063415) for Group 1 & 2	Orlando Martinez Jr
15	12/19/2022	Modification # 22180: \$25k donation from SW to RER. See email. Approved by VOSS. Update Roadmap and INFORMS.	Orlando Martinez Jr
14	11/10/2022	Update contact information for Harrell's LLC - David Plunkett, 954-914-3242, dplunkett@harrells.com .	Orlando Martinez Jr.
13	05/24/2022	Modification # 20698: Romano, Laura K. (PD) requested \$10k for PD. PROS donated \$10k.	Orlando Martinez Jr.
12	05/11/2022	Modification # 20632: WASD requesting \$106k. PROS donate \$50k. DSWM donated \$56k.	Orlando Martinez Jr.
11	04/01/2022	Modification # 20369: New Vendor GL Turf Solutions LLC, for group 2 & 3 (472060601-01 / 0000060894)	Orlando Martinez Jr.
10	10/08/2020	Modification # 16393: Approved. New MAINTENANCE SERVICES 360 LLC (823095533 01) for groups 1, 2, & 3.	Orlando Martinez Jr.
9	08/11/2020	Modification # 16426: Approved. New Shell lumber to Group 2 & 3.	Orlando Martinez Jr.
8	06/05/2020	Modification # 15931: Approved. Transfer of \$6,170,000.00 from MT***** to MT16: \$6,122,000 & MT5603: \$48,000	Orlando Martinez Jr.



ADD NO. ↓	DATE ISSUED ↓	EVENT ↓	AGENT ↓
7	05/11/2020	Modification # 15758: Approved. New Vendor NUTRIEN AG SOLUTIONS INC (043769161-02) to Group 2.	Orlando Martinez Jr.
6	04/08/2020	Modification # 15532 approved. Addition of two new Vendors: EASY GRASS LLC (262054506-01) & FLORIDA SUPERIOR SAND INC (650085242-01)	Orlando Martinez Jr.
5	03/13/2020	Vendor add to contract: JW Special Services Inc. dba Just Wright Pest Control (SBE) for Group 1 & 2 Howard Fertilizer & Chemical Co Inc for Group 1 & 2	Orlando Martinez Jr.
4	02/27/2020	Vendor Trigon Turf Sciences LLC updated an added to Group 3	Orlando Martinez Jr.
3	01/27/2020	Modification # 14922 approved for New Vendor Clarke Mosquito Control Products Inc (363672438 / 01) under Group 2	Orlando Martinez Jr.
2	01/27/2020	Modification # 14901 approved New Vendor Adapco LLC (592574523 / 02) under Group 2. New Vendor Trigon Turf Sciences LLC (454071543 / 02) under Group 1 & 2.	Orlando Martinez Jr.
1	9/25/2019	Issue original roadmap	Orlando Martinez Jr.

PART #1: AWARDED VENDOR(S)

Vendor	Fein – Suffix / Supplier #	Mailing Address	Contact Name	Phone Number	Group Number	E-mail Address
Adapco LLC	592574523-02	550 Areo Lane, Sanford, FL 32771	Kathy Russell	(407) 328-6519 / (800) 367-0659 x6519	2	bids@myadapco.com
Clarke Mosquito Control Products Inc	363672438-01	3036 Michigan Avenue, Kissimmee, FL 34744	Frank Clarke	(407) 944-0520	2	fclarke@clarke.com
Easy Grass LLC	262054506-01	14181 SW 143rd court, Miami, FL 33186	Jorge Sanz	(305) 234-5800	3	jorge@easygrass.net
ES OPCO USA LLC DbA VESERIS	843689531-01	10800 Pecan Park Blvd Suite 300 Austin, TX 78750	Scott Artman	(407) 405-3689	2	scott.artman@veseris.com
Florida Superior Sand Inc	650085242-01	6801 Lake Worth Rd., Ste. 124, Greenacres, FL 33467	Marion A. Jefferson	(561) 969-3112	3	fss5901@aol.com
Foliage Xpress Inc	650645501-01	16351 SW 216 Street, Miami, FL 33170	Daryl Mund	(305) 218-7744	2 & 3	daryl@foliaqexpress.com
FWR LLC	481263292 - 01	9651 NW 89 Avenue Medley, FL 33178	Harvey Schneider	(305) 805-0033	3	flawood@bellsouth.net
GL Turf Solutions LLC,	472060601-01 / 0000060894	14470 SW 163 ST, Miami, FL 33177	Guillermo J. Lacayo	(786) 413-2783	2 & 3	Glacayo@comcast.net
Harrells LLC	261595082-01	5105 New Tampa Highway, Lakeland, FL 33815	David Plunkett	M(954) 914-3242	1, 2, & 3	dplunkett@harrells.com
Helena Agri Enterprises, LLC dba Helena Chemical Company	710293688-02	450 NW 3 rd Ave, FLA City, FL 33526-1758	James Boggs, Jr.	(352) 521-3538 (863) 557-0076	1 & 2	boggsi@helenaagri.com



Howard Fertilizer & Chemical Co Inc	590788131-01	8306 S. Orange Ave., Orlando FL 32809	Dale Anderson	(954) 444-7857	1 & 2	danderson@howardfert.com
JW Special Services Inc. dba Just Wright Pest Control	364695521-01	2025 NW 83 rd Terrace, Miami, FL 33147	Julius Wright / Latasha McCollough	(786) 955-3356 / (786) 970-7665	1 & 2	juliuswright12@yahoo.com ms.tasha5572@gmail.com
Maintenance Services 360 LLC.	823095533-02	10664 SW 186 ST, Cutler Bay, FL 33157	John Bowen	(305) 878-6842	1, 2, & 3	johnb@mainserv360.com
Nutrien AG Solutions Inc.	043769161-02	99 SW 14th Ave. Homestead, FL 32712	Stephanie Walters	(407) 466-8360	2	Stephanie.Walters@nutrien.com
Pro-Grounds Products Inc	651052965-01	8834 SW 131st Street Miami, FL 33176	Kim Lautenslager	(305) 235-5101	3	pgp@progroundsproducts.com
Shell Lumber & Hardware Company	592003802-02	2733 SW 27 Ave, Miami, FL 33133	Jose Alvarez	(305) 856-6401	2 & 3	mdbids@shelllumber.com
Siteone Landscape Supply LLC	364485550-04	1385 East 36th Street Cleveland, OH 44114	Bids Department	(216) 706-9250	2 & 3	bids@siteone.com
Sunniland Corporation	591937683-01 / 0000063415	7500 NW 74 Ave., Medley, FL 33166	Koith Utt	941-809-1863	1 & 2	kutt@sunnilandcorp.com
Trigon Turf Sciences LLC	454071543-02	16051 Collins Ave, Sunny Isles Beach, FL, 33160	Chad Hayen / Thomas Tremblay	(954) 826-3684	1, 2, & 3	chadhayen35@hotmail.com / thomastremblay@me.com

PART #2: ITEMS AWARDED

Fertilizers, Pesticides, Weed Killers, and Landscaping/Gardening Materials services in the following three groups:

Group 1: Fertilizers, including but not limited to, granular/liquid fertilizers and nutrient spray additives.

Group 2: Pesticides and weed killers, including but not limited to, insecticides, nematocides, miticides, herbicides, plant growth suppression, fungicides, adjuvants, adulticides, and larvicides.

Group 3: Landscaping/gardening materials, including but not limited to, mulch, Chattahoochee gravel, topsoil, and top-dressing material.

PART #3: INSTRUCTIONS FOR EACH SOLICITATION

This contract requires each acquisition to go through a competitive, spot market Request for Quote (RFQ), prior to the award of a Work Order (WO). Additional vendors that meet the pre-qualification requirements may be added by ISD Procurement Management via addendum. Always check the addenda log table before requesting a quote.

Request for Quotes may be issued for immediate services, or to establish pricing for a specified time period. Departments are to utilize the above vendor contact information for the issuance of all RFQ's. These contacts listed above are authorized to respond to all County requests and are to be included in each RFQ issued against the contract. Failure to utilize the above contacts for the vendors listed, may result in cancellation or rejection of a RFQ solicitation. It is highly recommended that the RFQ's be issued via e-mail for tracking and reporting purposes. Bid tabulations MUST be provided to vendors upon request, prior to award.

The user department is responsible to verify the Vendor's insurance and require license to make sure they are in compliance and up to date prior to award.

WEED AND VINE CONTROL AND REMOVAL

All chemical means for weed control shall be submitted for the application of chemical herbicides for approval by the County. They shall consist of a list of the materials proposed for use, the Material Safety Data Sheet of each chemical, the exact brand name and generic formulation of each chemical, the specific proposed applications, the methods of application, the supervision of use, and the training of employees. Verification of



product usage may be monitored by the County. The use of products containing Glyphosate are prohibited per [County Resolution R-621.19](#). The following links are provided for product information: <http://www.epa.gov/pesticides> and <http://www.freshfromflorida.com>.

FERTILIZATION

All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags, containers and/or boxes, which are fully labeled with the manufacturer's analysis. All fertilizer shall comply with local and State of Florida laws. Fertilizers shall be applied using the guidelines in Fertilization in the Green Industry Best Management Practices Manual, Chapter 5. For more information link to: http://ffl.ifas.ufl.edu/professionals/BMP_class_agenda.htm.

All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags, containers and/or boxes, which are fully labeled with the manufacturer's analysis.

METHOD OF AWARD

RFQ's may be awarded to the vendors with the lowest price in the aggregate, per-group, or on a per-item basis.

Prior to award, the User Department shall:

- Request a copy as proof of applicable license and/or certification (if, applicable).
- Verify insurance compliance.

LICENSES, PERMITS AND FEES

Vendors shall obtain and pay for all licenses, permits and inspection fees required to complete an awarded project; and shall comply with all laws, ordinances, regulations and building code requirements applicable to the work. Damages, penalties and or fines imposed on the County, or on the vendor, for failure to obtain required licenses, permits or fines shall be borne by the vendor. Vendor shall submit to the using department the required licenses and / or permits defined in the Request for Quotations.

USER DEPARTMENT RESPONSIBILITY

It is the responsibility of the user Department to ensure compliance with the above-mentioned procedures. Purchases under this contract will be subject to random review or audit by County authorities, including the Procurement Management Services Division, Audit and Management, and the Office of the Inspector General.

RECORD RETENTION

For each purchase order issued under this contract, the user department shall maintain a record of the purchase including: market research performed, all quotes sought, all quotes obtained, required exception forms, and any other documentation supporting each purchase to ensure compliance and to establish the necessary accountability for audit. The record shall be maintained by the user department in a location (either electronic or paper) easily accessible for review or audit in accordance with the County Records Retention regulations.

PART #4: APPLICABLE ORDINANCES

Each Solicitation shall be consistent with the Master Procurement Implementing Order [\(I.O.\) NO.3-38](#).

The Local Preference, Locally Headquartered Business, Cone of Silence, UAP & Inspector General Ordinances shall be applicable to each solicitation issued under this pool.

Small Business Contract Measures

A Small Business Enterprise (SBE) bid preference applies to this solicitations, as described in Section 1, General Terms and Conditions.

A 10% bid preference shall apply to contracts \$1 million or less and 5% on contracts greater than 1\$ million. A SBE/MicroBusiness Enterprise must be certified by the Small Business Development SBD) for the type of goods and/or services the Enterprise provides in accordance with the applicable Commodity Code(s) for this solicitation. For certification information, contact the Internal Services Department at 305-375-3111 or access www.miamidade.gov/sbd.

The SBE/MicroBusiness Enterprise must be certified for the commodity listed above by bid submission deadline, at contract award for the duration of the contract to remain eligible for the preference.

Departments using Federal Funds



The County uses a variety of funding sources, including grants to pay for products and services that may prohibit the application of measures (Section 1.45); local preference (Section 1.11); IG (Section 1.29) and; UAP (Section 1.37). When a Request to Quote, (RTQ) you must identify the section(s) that are not applicable to the product and / or service being purchased in the form.

In addition to all the applicable Federal, State and Local requirements compliance listed under Section 1.14 of the General Terms and Conditions, the following provisions apply:

A. Miami-Dade County Ordinances:

1) **Landscaping Ordinance**

The Awarded Bidder(s) shall comply with the Miami-Dade County Landscaping Ordinance as stated in Chapter 18A of the Miami-Dade Code. This ordinance is made a part of these specifications by reference and may be obtained on the following link: Miami-Dade County Landscaping Ordinance. This ordinance provides the minimum landscape standards to enhance, improve and maintain the quality of the landscape, in addition to promoting Florida Friendly landscaping principles. A Guide to Florida Friendly Landscaping is provided by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS), available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>.

2) **Right-of-Way Landscape Ordinance**

The Awarded Bidder(s) shall also comply with the Miami-Dade County Right-of-Way Landscaping Ordinance as stated in Chapter 18B of the Miami-Dade Code. This ordinance is made a part of these specifications by reference and may be obtained on the following link: Miami-Dade County Right-of-Way Landscaping Ordinance. This ordinance provides the minimum landscape standards for public rights-of-way within Miami-Dade County to enhance, improve and maintain the quality of the landscape, in addition to promoting Florida Friendly landscaping principles.

3) **Florida Friendly Fertilizer Use on Urban Landscapes**

This solicitation does not include fertilizer application. To the extent any fertilizer application takes place on County property it must be in compliance with the County's Fertilizer Ordinance codified in Chapter 18C of the County Code as the "Miami-Dade County Ordinance for Florida Friendly Fertilizer Use on Urban Landscapes". Any fertilizer applicator is required by law to take the UF/IFAS Extension Green Industry Best Management Practices Class. Under this contract, it is additionally required that the Awarded Bidder's site supervisor for any location providing landscaping services has completed the Green Industry IFAS Extension Green Industry Best Management Practices class. The Awarded Bidder will be responsible for providing the training certificate(s) for individuals subject to this requirement by contract or by law to the County prior to commencing work; and shall ensure that Awarded Bidder's landscape practices are implemented in a manner consistent with that training.

4) **Legal Requirement for Environmental Protection**

The Awarded Bidder(s) shall also comply with the Miami-Dade County Environmental Protection Ordinance as stated in Chapter 24 of the Miami-Dade Code. This ordinance is made a part of these specifications by reference and may be obtained on the following link: Miami-Dade County Environmental Protection Ordinance, or if necessary, by contacting the Department of Regulatory and Economic Resources (RER), 701 NW 1 Court, Suite 400, Miami, FL 33136, Telephone (305) 372 -6789.

B. Safety

The Awarded Bidder(s) agrees to perform all work in a manner that meets all accepted standards for safe practice, and to safely maintain and operate all the equipment used in the performance of this contract. Awarded Bidder's employees shall wear a safety vest or bright orange tee shirts at all times while performing the service cycle. All services provided shall be in accordance with all governmental standards, to include but not limited to those issued by; the Occupational Safety and Health Administration (OSHA) including directives concerning policy and procedures for implementing intervention and inspection programs to reduce injuries, illnesses and fatalities, and to eliminate workplace hazards associated with maintenance operations and working in confined spaces; the National Institute of Occupational Safety Hazards (NIOSH) directives and guidelines related to maintenance and repair operations; and the National Fire Protection Association (NFPA): NFPA 820 Standard for Fire Protection in Wastewater Treatment and Collection Facilities, & NFPA 70E, Standard for electrical safety in the workplace. Special attention is made to OSHA's 29CFR 1910 regulations relating to hazardous atmospheres in confined spaces. The Awarded Bidder(s) shall be responsible for any ventilation and/or any Personal Protection Equipment (PPE) needed per OSHA requirements. The County reserves the right to issue immediate restrain or cease and desist to an Awarded Bidder, when unsafe or harmful acts are observed or reported while performing under the contract. Hazardous conditions shall be immediately reported to the County.

C. Maintenance of Traffic (MOT)

The applicable portions of the Public Works Manual, Part I, as it pertains to the maintenance of traffic, and the "Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD) and subsequent revisions and addenda, as published by the U.S. Department of

Transportation, Federal Highway Administration shall apply. The Awarded Bidder(s) shall install and maintain from beginning to end of the maintenance operation, warning signs and/or any other warning and safety devices advising motorists of work being done in the area. All signs shall be temporary and must be removed at the end of the work operation, or at the end of the day whichever comes first. For additional information link to:

http://mutcd.fhwa.dot.gov/kno_2009r1r2.htm;
<http://www.motadmin.com/find-a-training-provider.aspx?pageNum=2&orderBy=TwoDecimalRating>

Failure to comply with any of these requirements may result in immediate suspension of work, without additional time being added to the cycle.

Spot Market Quote Procedures

Prior to advertisement

Prior to advertising an ITQ or WOPR, Departments are reminded that:

- Ensure you are using the latest ITQ template: [ITQ Template INFORMS V 24.1 Departments 04242024](#)
- Ensure you are inviting all applicable vendors to participate in the ITQ or WOPR. Unless bidding to a specific group or as otherwise outlined in the RTQ, all vendors shall be invited to participate in the ITQ or WOPR.
- Insurance Requirements, if necessary, should be detailed in the subsequent spot market solicitation. All ITQs and WOPRs shall be sent to Risk Management (insurance@miamidade.gov) with a copy to Odilon.Joseph@miamidade.gov and Maxine.Lodenquai@miamidade.gov for review of applicable insurance requirements, prior to issuing the ITQ/WOPR. The requirements provided by Risk Management must be included in your ITQ/WOPR. Additional or revised insurance requirements may be necessary when performing work in certain County facilities that limit or restrict access. Any change or addition in insurance requirements will be detailed in the RFQ.
- All ITQs and WOPRs must be submitted to the Small Business Division of the Internal Services Department (SBDRP@MIAMIDADE.GOV) for Small Business Enterprise measures and wage requirements prior to issuing the ITQ/WOPR. The measures and wage requirements provided by Small Business must be included in your ITQ/WOPR.
- All ITQs must be posted to the Cone of Silence Log located here: <https://intrax.miamidade.gov/apps/ISD/SBDCOS/Home/Index>.

Applicable Language/Clauses to incorporate in department ITQs for Fertilizers and Pest Control services.

I. PEST CONTROL

Applicability: Integrated pest management services, products, and practices

Policy Requirement/Legislative Authority: Resolution R-1053-09 (Green Procurement Preference)

The user department shall ensure that services solicited comply with Integrated Pest Management Guidelines pursuant to Resolution R-221-17. It is incumbent upon the user to ensure that the products and services selected meet the criteria as specified in the recommended clauses below.

Recommended Clauses:

Recommended clause for Request to Qualify (RTQ)

A prequalified pool of vendors shall be solicited by the user department for integrated pest management (IPM) services. Vendors shall provide integrated pest management (IPM) services following the principles and practices established by the University of Florida/Institute of Food and Agricultural Sciences and described in <https://ipm.ifas.ufl.edu/>.

Sample recommended clause for Invitation to Bid (ITB) or Invitation to Quote (ITQ)

The vendor shall provide Integrated Pest Management (IPM) services following the principles and practices established by the University of Florida/Institute of Food and Agricultural Sciences and described in <https://ipm.ifas.ufl.edu/>.



I. FERTILIZER

Applicability: All fertilizer goods and services

Policy Requirement/Legislative Authority: Miami-Dade County Code Section 18C (Miami-Dade County Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes)

It is incumbent upon the user department to ensure that the products and services selected meet the criteria as specified in the policy requirements referenced herein and in the recommended clauses below.

Recommended Clauses:

Sample recommended clause for Invitation to Bid (ITB) or Invitation to Quote (ITQ)

Florida friendly fertilizer requirements

Pursuant to Miami-Dade County Code Section 18C, the vendor shall accomplish the solicited fertilizing services in accordance with the following mandates: restricted application periods, restrictions on locations, low maintenance zones, fertilizer-free zones, application practices, management of clippings and vegetative matter, and training for applicators.

Vendors shall comply with Section 18C of the Miami-Dade County Code in its entirety, restricting the application of fertilizer on urban landscapes, including but not limited to complying with the following requirements:

- A. The use of nitrogen and phosphorus fertilizer is prohibited during the summer rainy season, May 15 - Oct. 31, when nutrients are more likely to be carried in water flowing off the urban landscape.
- B. Application of fertilizer near surface water bodies such as canals, wetlands, lakes or the Bay is prohibited.
- C. Application of fertilizer containing phosphorus is prohibited unless a deficiency has been shown through a soil test.
- D. The use of fertilizer is never allowed in "fertilizer-free zones," which are within 20 feet of the top of the bank of any water body (including ponds, lakes, canals or streams), stormwater drain, Biscayne Bay, wetlands, the top of a seawall.
- E. Grass clippings and vegetable debris should not be deposited on sidewalks, stormwater drains, water bodies, or roadways.
- F. No fertilizers containing nitrogen or phosphorous may be applied during severe weather event advisories or forecasted periods of heavy rains; before seeding or sodding a site; or for the first 60 days after seeding or sodding.
- G. Commercial and institutional applicators shall successfully complete and abide by the six-hour training program in the "Florida-friendly Best Management Practices for Protection of Water resources by the Green Industries" offered by the Florida Department of Environmental Protection through the University of Florida Extension "Florida-Friendly Landscapes" program, or an approved equivalent.
- H. Additional requirements pursuant to section 18C of the Code may be applicable and shall be followed by the vendor.

Prior to award recommendation

Prior to making an award, Departments are reminded that:

- Apply all SBE preferences and local preferences, as applicable.
- Obtain a signed Non-Collusion Affidavit from the vendor to be recommended for award if the award value exceeds \$250,000. The Collusion Affidavit shall list all vendors that participated in the process.
- Check that the recommended vendor is responsible, including checking the pre-award Vendor Website at <http://intra.miamidade.gov/procurement/vendor-compliance.asp>. Departments may want to include a check of the vendor's performance history in BTS. (Go to Vendors Home Page, click on Registered Vendors, locate the vendor, in that vendor's profile, click on the Non. Perf. Hist. button.)
- Check that the vendor has the applicable insurance on file in the Risk Management database. If not, seek an insurance certificate for the proper coverage from the recommended vendor and return a copy to Risk Management.

At Award Recommendation



- Pursuant to Section 2-11.1(t) of the County Code, all ITQs and WOPRs are subject to the Cone of Silence. Once an award recommendation is made, the department issuing the ITQ shall log onto the Cone of Silence Report and remove the project here: <https://intrax.miamidade.gov/apps/ISD/SBDCOS/Home/Index>.
- In your notice to participants of the quote results, copy the Clerk of the Board (clerkbcc@miamidade.gov) and include language advising the vendor that the Cone of Silence is lifted. (Sample language - In accordance with the referenced solicitation, and Section 2-8.4 of the Code of Miami-Dade County, you are hereby notified that the department recommends award of this quote to: _____. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-11.1(t) of the County Code.)
- When the award value exceeds \$25,000, allow for a three (3) business day protest period, beginning the day after the award recommendation is posted with the Clerk and notification is sent to all participants.

Post-Award Recommendation

- Pursuant to Ordinance 23-28, Any contract award for goods and services exceeding \$5,000,000 under a prequalification pool is subject to Board ratification. Each client department is responsible for ratification of their spot markets under the Ordinance.

It is the responsibility of the user Department Director to ensure compliance with the above-mentioned procedures. Purchases under this pool will be subject to random review or audit by County authorities, including but not limited to, the Strategic Procurement Department, Audit and Management, and the Office of the Inspector General.

Standard Insurance Requirements:

Insurance is not required in order to be prequalified under this RTQ. **The standard insurance requirements for all groups and all ITQ's/WOPR issued under this pool, is detailed below.** For ITQ issued by Aviation, may require additional insurance coverage pertaining to AOA requirements. Please reach out to RISK Management for those requirements at (insurance@miamidade.gov).

Groups 1 & 2 Coverages:

The Contractor shall furnish **insert your Department's name and address**, Certificate(s) of Insurance with coverages as outlined below:

- Worker's Compensation Insurance as required by Florida Statute 440
- Commercial General Liability Insurance for \$1,000,000 each occurrence, \$2,000,000 aggregate. Products/completed operations. Miami-Dade County must be included as additional insured.
- Automobile Liability Insurance covering all owned, non-owned and hired vehicles in an amount not less than \$1,000,000 combined single limit.
- Professional liability \$1,000,000 each occurrence \$2,000,000 aggregate covering claims arising out of the rendering or failure to render professional services or products
- Contractor's pollution liability \$1,000,000 each occurrence \$2,000,000 aggregate.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division

Miami-Dade County reserves the right, upon reasonable notice to request and examine the policies of insurance (including but not limited to policies, binders, amendments, exclusions or riders, etc)

Groups 3 Coverages:



The Contractor shall furnish **insert your Department's name and address**, Certificate(s) of Insurance with coverages as outlined below:

- A. Worker's Compensation Insurance as required by Florida Statute 440
- B. Commercial General Liability Insurance for \$1,000,000 each occurrence, \$2,000,000 aggregate. Products/completed operations. Miami-Dade County must be included as additional insured.
- C. Automobile Liability Insurance covering all owned, non-owned and hired vehicles in an amount not less than \$1,000,000 combined single limit.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than **A- VII** by AM Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, subject to the approval of the County Risk Management Division or the company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Service.

Miami-Dade County reserves the right, upon reasonable notice to request and examine the policies of insurance (including but not limited to policies, binders, amendments, exclusions or riders, etc)

NOTE: CERTIFICATE HOLDER MUST READ:

**MIAMI-DADE COUNTY
111 NW 1st STREET
SUITE 2340
MIAMI, FL 33128**



AGENDA MEMORANDUM

Meeting Date: 8/24/2026

To: The Honorable Mayor and Members of the City Council

Via: JC Jimenez, City Manager

From: Kevin Morris, Golf and Country Club Director

Subject: Wesco/Hector Turf

RECOMMENDATION:

Recommendation by Golf that Council approve an increase to the City's current open purchase order # 260063 with Wesco/Hector Turf, in an amount for \$5,000 on an as needed basis, for irrigation parts needed to repair our Toro irrigation system as there is only one source (proof attached) for the required supplies as funds were budgeted in the FY25/26 Budget pursuant to Section §31.11 (E)(6)(c) of the City Code.

DISCUSSION: Due to our aging Toro irrigation system we need to purchase supplies and parts for repairs to the irrigation system on an as needed basis. Over the past several months we have had several mainline breaks that have depleted our supply of irrigation parts. Wesco/Hector Turf is the sole distributor for the Southeast Florida region that carries the parts and supplies needed in order to maintain all of the Toro golf maintenance equipment including the Toro irrigation equipment at the Golf course.

Submission Date and Time: 8/17/2026 12:22 PM

<u>Submitted by:</u>	<u>Approved by (sign as applicable):</u>	<u>Funding:</u>
Department: <u>Golf</u>	Dept. Head: _____	Dept./ Desc.: <u>Golf Course Operations</u>
Prepared by: <u>Laurie Bland</u>	Procurement: _____	Account No.: <u>001-5707-572-4600</u>
Attachments: ☒ Yes ☐ No	Asst. City Mgr.: _____	Additional Funding: <u>N/A</u>
Budgeted/ Funded: ☒ Yes ☐ No	City Manager: _____	Amount previously approved: \$ <u>30,000.00</u>
		Current request: \$ <u>5,000.00</u>
		Total vendor amount: \$ <u>35,000.00</u>



The Toro Company

8111 Lyndale Avenue South, Bloomington, Minnesota 55420-1196
▪ Phone 952-888-8801 ▪ www.thetorocompany.com ▪ Fax 952/887-8258

January 15, 2026

Miami Springs Golf Club
Attn: Ms. Laurie Bland
650 Curtiss Parkway
Miami Springs, Florida 33166

Via E-mail: blandl@miamisprings-fl.gov

Dear Laurie,

This letter is to inform you that Hector Turf, at 1301 NW 3rd Street, Deerfield Beach, FL 33442 (954-429-3200) is the sole source for Toro commercial turf equipment and parts and Toro golf course irrigation products for your geographic area. The Toro commercial product line includes Greensmasters, Groundsmasters, Reelmasters, Utility Vehicles, Sprayers, Debris Equipment, Aeration Equipment, Sand Pros, Commercial Parts, and Irrigation Products.

Thank you for being a valued Toro customer and we look forward to assisting you in the near future.

If you have any questions regarding this, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Scott Papania". The signature is written in a cursive, flowing style.

Scott Papania, CSE
District Sales Manager
The Toro Company
Commercial Products Division
Scott.papania@toro.com

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING THE PURCHASE OF ADDITIONAL TORO GOLF COURSE MAINTENANCE EQUIPMENT AND IRRIGATION PARTS FROM TESCO SOUTH INCORPORATED D/B/A HECTOR TURF IN AN AMOUNT NOT TO EXCEED \$5,000 FOR FISCAL YEAR 2025-26; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the “City”) is in need of Toro golf course maintenance equipment and irrigation parts (the “Supplies”) for the day-to-day operations of the Miami Springs Golf & Country Club; and

WHEREAS, the Supplies are only available from Tesco South Incorporated d/b/a Hector Turf (the “Vendor”); and

WHEREAS, the City has an open purchase order with the Vendor for the Supplies, but needs to purchase additional Supplies in an amount not to exceed \$5,000, for a total amount not to exceed \$35,000 for fiscal year 2025-26; and

WHEREAS, pursuant to Section 31-11(E)(6)(c) of the City’s Code of Ordinances, the purchase of the Supplies is exempt from the City’s competitive procurement process when the City’s purchasing agent, in concurrence with the City Manager, has made a written determination that after conducting a good faith review of available sources, there is only one source for the required supplies, materials, or services; and

WHEREAS, the City Manager recommends that the purchase of the Supplies be deemed exempt from the competitive bidding procedures of the City Code pursuant to Section 31-11(E)(6)(c) of the City Code as a sole source purchase; and

WHEREAS, the City Council desires to approve the purchase of the Supplies from the Vendor in an amount not to exceed \$5,000, for a total amount not to exceed \$35,000 for fiscal year 2025-26; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents 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. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Approval. The City Council hereby approves the purchase of the Supplies from the Vendor for fiscal year 2025-26 in an amount not to exceed \$35,000 pursuant to Section 31-11(E)(6)(c) of the City Code.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to execute any purchase order or required documentation for the purchases described in this Resolution, subject to approval by the City Attorney as to form, content, and legal sufficiency, and to expend budgeted funds in an amount not to exceed \$5,000, for a total amount not to exceed \$35,000 for fiscal year 2025-26.

Section 4. Effective Date. This Resolution shall become 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 Joseph Dion	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____

PASSED AND ADOPTED this ____ day of _____, 2026.

Dr. Walter Fajet
MAYOR

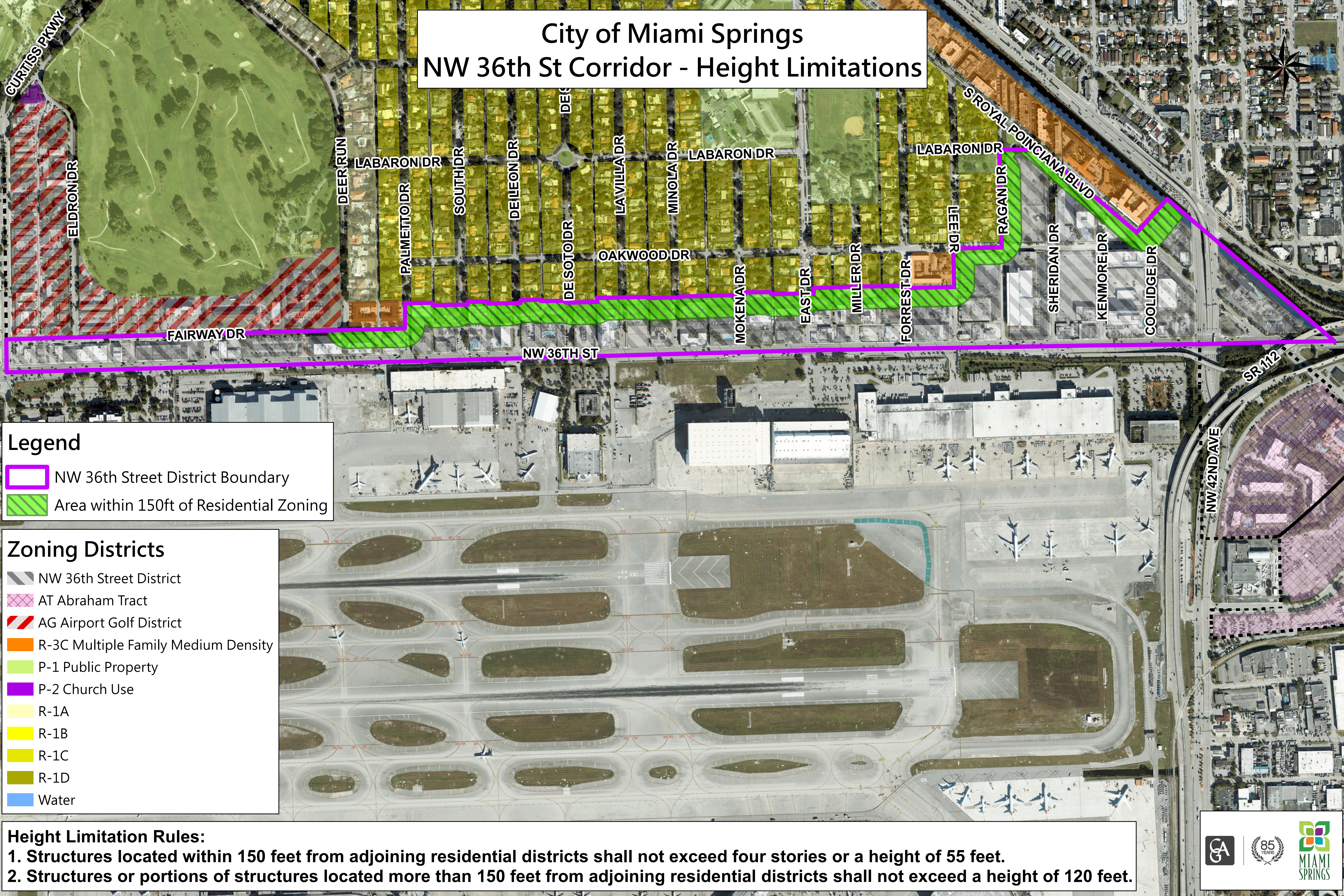
ATTEST:

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

City of Miami Springs NW 36th St Corridor - Height Limitations



Legend

- NW 36th Street District Boundary
- Area within 150ft of Residential Zoning

Zoning Districts

- NW 36th Street District
- AT Abraham Tract
- AG Airport Golf District
- R-3C Multiple Family Medium Density
- P-1 Public Property
- P-2 Church Use
- R-1A
- R-1B
- R-1C
- R-1D
- Water

Height Limitation Rules:

- Structures located within 150 feet from adjoining residential districts shall not exceed four stories or a height of 55 feet.
- Structures or portions of structures located more than 150 feet from adjoining residential districts shall not exceed a height of 120 feet.