



MINUTES OF THE CITY OF MIRAMAR REGULAR COMMISSION MEETING

October 16, 2019

7:00 P.M.

The regular meeting of the Miramar City Commission was called to order by Mayor Messam at 7:16 p.m. in the Commission Chambers, Miramar City Hall, 2300 Civic Center Place, Miramar, Florida.

Upon call of the roll, the following members of the City Commission were present:

Mayor Wayne M. Messam
Vice Mayor Alexandra P. Davis
Commissioner Winston F. Barnes
Commissioner Yvette Colbourne
Commissioner Maxwell B. Chambers

The following members of staff were present:

City Manager Vernon E. Hargray
City Attorney Burnadette Norris-Weeks
City Attorney Norman Powell
City Clerk Denise A. Gibbs

MAYOR MESSAM: The meeting of the Miramar City Commission is now called to order. Madam Clerk, please call the roll.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Here.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Here.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Here.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Here.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Here.

CITY CLERK GIBBS: City Manager Hargray.

CITY MANAGER HARGRAY: Here.

CITY CLERK GIBBS: City Attorney Norris-Weeks

CITY ATTORNEY NORRIS-WEEKS: Here.

CITY CLERK GIBBS: City Attorney Powell.

CITY ATTORNEY POWELL: Here.

PLEDGE OF ALLEGIANCE

MAYOR MESSAM: Let us all rise for the pledge of allegiance. (Pledge recited)

A MOMENT OF SILENCE

MAYOR MESSAM: At this time, let us observe a moment of silence for any condolences we are observing in the community. This evening's commemoration lit for City employees who have lost loved ones -- I would like to recognize the observance of the loss of family for staff member Winsome Freeman from the Finance Department, who lost her aunt, as well as Officer Troy Montgomery from our Miramar PD K-9 Unit who lost K-9 partner, Officer Bolo. So, at this time, let's observe a moment of silence for these condolences. Thank you.

PRESENTATIONS & PROCLAMATIONS

MAYOR MESSAM: We have three proclamations, and one presentation; I'll start with our proclamations in just a moment.

Proclamation: Florida City Government Week (Mayor Wayne M. Messam)

MAYOR MESSAM: This first proclamation -- for some of our guests that may be attending for the first time, there's usually a representative that comes forward to the dais to receive the proclamation. This first proclamation is in observance of Florida City Government Week proclamation, so that actually recognizes all of the City employees. So, at this time, I would like to ask if every City of Miramar staff person, employee, partner of the City of Miramar, if you could just stand, as I read this proclamation, unless if all of you want to come up to the dais to -- to congregate on the dais. But I'll leave it to you to make that decision. Okay. You'll stand up, all right. Florida City Government Week proclamation, October 21st through 27th, 2019:

Whereas, city government is the government closest to the people, and the one with the most daily, direct impact upon its residents; and, Whereas, municipal government provides services and programs that enhance the quality of life of residents, making their city their home; and, Whereas, municipal -- Whereas, city government is administered for and by its citizens, and is dependent on public commitment to an understanding of its many responsibilities; and, Whereas, city government officials and employees share the responsibility to pass along the understanding of the services provided by cities and their benefits; and, Whereas, Florida City Government Week is a very important time to recognize the significant role played by city government in our lives, and to spread the word to all Floridians that they can shape and influence this -- this level of government, which is closest to the people; and, Whereas, the Florida League of Cities and its member cities have joined together to teach students and other citizens about municipal government through a variety of different activities. Now, therefore, I, Wayne Messam, Mayor of the City of Miramar, do hereby proclaim the week of October 21st through 27th, 2019m as Florida City Government Week.

MAYOR MESSAM: And on behalf of the Miramar City Commission, we take this opportunity to not only celebrate our City staff, but recognize you for all of your professional talents and contributions that you give to the entire City of Miramar. Oftentimes, elected officials happen to be in the spotlight, but it's you who do all the heavy lifting and all the work, and bring forth the recommendations for this Commission to consider. So we not only honor you, we'd just like to tell you personally that we appreciate you, and we thank you for all that you do for our citizens and corporate community in the City of Miramar. Thank you.

Proclamation: Extra Mile Day (Mayor Wayne M. Messam)

MAYOR MESSAM: I'd like to call forward out City Clerk, Denise Gibbs to accept our next proclamation, which is the Extra Mile Day observance. It's a few weeks ahead, but we don't meet before this day happens, and the Extra Mile Day takes place November 1st, 2019:

And, Whereas, Miramar, Florida, is a community which acknowledges that a special vibrancy exists within the entire community with its individual citizens collectively go

the extra mile in personal effort, volunteerism and service; and, Whereas, Miramar is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly, and with total effort, commitment and conviction to their individual ambitions, family, friends and the community; and, Whereas, Miramar, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who go the extra mile, in order to make a difference that lift up fellow members of our community: and, Whereas, Miramar acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America, and is proud to support Extra Mile Day on November 1st. Now, therefore, I, Wayne Messam, the City of Miramar -- the Mayor of the City of Miramar, and on behalf of the City Commission, do hereby proclaim November 1st, 2019, as Extra Mile Day.

MAYOR MESSAM: And we take this time to recognize all of our wonderful organizations and individuals and families that go that extra mile to make Miramar a special place that we call home. Thank you so much.

Proclamation: National Breast Cancer Awareness Month (NBCAM) (Mayor Wayne M. Messam)

MAYOR MESSAM: And our final proclamation, I would like to call forward to members of the North Broward Chapter of the Links Incorporated, Ms. Polite and Ms. Mumford. This proclamation is in observance of National Breast Cancer Awareness Month, and we have the members of the North Broward Links, Incorporated, here to accept this in honor of their past event that took place on Sunday, bringing awareness to breast cancer to our community, as well as a national mammography day event that they will give presentation right after this proclamation. National Breast Cancer Awareness Month, October 2019,

And, Whereas, October 2019 is National Breast Cancer Awareness Month; and, Whereas, National Breast Cancer Awareness Month educates women about early breast cancer detection, diagnosis and treatment; and, Whereas, National Breast Cancer Awareness Month is dedicated to increasing public knowledge about the importance of early detection of breast cancer with national public service organizations, professional associations, and government agencies who work together to ensure that the NBCAM message is heard by thousands of women and their families; and, Whereas, October 18, 2019, is National Mammography Day, and on this day or throughout the month, women are encouraged to -- to make a mammography appointment; and, Whereas, mammograms are the best method to detect breast cancer early when it's easier to treat; and, Whereas, breast cancer is the most common cancer among American women, except for skin cancers; and, Whereas, the chance of developing invasive breast cancer at some time in a woman's life is about one in eight; and, Whereas, death rates from breast cancer have been declining, and this change is believed to be the result of early detection through screening, increased awareness, and improved treatment; and, Whereas, NBCAM recognizes that although many great strides have been made in breast cancer

awareness and treatment, there remains much to accomplish in this area.

MAYOR MESSAM: So the City of Miramar, we would like to join the nation, as we continue to do -- perform our efforts to make the awareness, not only profound, but widespread, and be able to partner with community organizations and healthcare professionals to ensure that women, as well as some men, who may also get breast cancer, because it does happen, so they can have the resources and information needed for early detection and treatment and, ultimately, a cure. Thank you so much.

A Presentation: 3D Mammogram Day Presentation (North Broward Chapter of the Links, Inc., Dionne Polite)

MAYOR MESSAM: Now you can do your presentation.

MS. POLITE: Good evening everyone, Mayor, Commission, guests. In 2019, it's estimated that almost 3,000 people alone in Florida will die from breast cancer, and that's just unacceptable. Many of us know and love someone whose life has been cut short by breast cancer. It should be noted that black women are more likely to develop aggressive, hard-to-treat breast cancers at younger ages than their white counterparts, and although we're diagnosed with breast cancer less than white women, we have higher death rates from the disease. We are a community which has been devastated by this disease, so today I stand here as a tireless preacher of early detection, and as a ten-year breast cancer survivor. I'm a proud member of the North Broward Chapter of the Links, Incorporated, and I serve as co-chair of the Health and Human Services Facet. I'm also standing with my vice president of programs, and we're both really committed and proud to be here. My Links sisters and I are dedicated to spearhead the work that we do to bring awareness and education to the seriousness of breast cancer. This year we're partnering with the Susan G. Komen organization and the City of Miramar to do our part to assist with reaching the bold goal of reducing breast cancer deaths in the U.S. by 50 percent by the year 2026. My Links sisters and I would like to encourage you to join us this coming Saturday, October 19th, to visit the Florida Mobile Mammography van from 9:00 a.m. until noon right here at City Hall plaza. There's an up-to-date, innovative method to screen for breast cancer, and it's a mobile breast center. So where's what you need to know. You need to know the van will be parked here at the Miramar City Hall plaza and will be open to serve us from 9:00 a.m. until noon; the Links will be there as well. In order to be seen, you have to schedule an appointment, and I have some flyers that I'll leave out front, but I'll give you the number as well; it's 877-318-1349, or you can do so online at floridamobilemammography.com. Remember, you'll need to bring your photo ID and an insurance card if you do have one. The mammograms are covered 100 percent annually by insurance. Patients must have a current physician that testers can send the report to. Female patients over the age of 40 do not need a script to receive a mammogram. Patients between 35 and 39 do. The results are going to be read by a breast fellowship board-certified radiologist, and then sent on to a medical professional. Thank you so much for your time, and I hope you'll all come out on Saturday.

MAYOR MESSAM: Thank you so much for the presentation, and thank you for bringing this opportunity and resource to the City of Miramar, so we ask that the community spread the word, as well as pick up a flyer. And, again, that phone number is 877-318-1349, that's 877-318-1349 to schedule an appointment, or you can visit online: floridamobilemammography.com, floridamobilemammography.com. Thank you so much, and spread the word.

COMMISSIONER CHAMBERS: Mr. Mayor.

MAYOR MESSAM: Commissioner Chambers.

COMMISSIONER CHAMBERS: I just want to thank the two ladies for the presentation. And, you know, this last weekend I was in Miami with the Susan G. Komen Walk, and it's just a wonderful experience and tremendous. So many women have been affected by this terrible breast cancer, and I can't imagine that, you know, my mother, my sister, my aunt, cousins, my girls, my five girls, and just to see the numbers here, over 270,000 people, women per year, and not to mention men now, almost -- climbing -- the numbers are climbing, almost 3,000. So we have to do as much as we can to encourage, because so many women die every year. Thank you so much, and I'm doing my little part, just by wearing my colors today, have my bottle of water sitting here, so, tomorrow morning -- I got a call this week from a young lady that needed a ride to Memorial Miramar, so I'm driving to Hollywood at 7:00 a.m., pick her up, and drive her to Memorial Miramar, so she can get her exam done, a mammogram, so thank you. And we all can do that, if someone ask for a ride to go here or to go to the hospital, please step up and do so. She don't have a ride. So thank you.

MAYOR MESSAM: Thank you, Commissioner Chambers.

PUBLIC PARTICIPATION (7:30 P.M. – 8:00 P.M.)

MAYOR MESSAM: It is after -- the time is 7:32. It's time for public participation. I have the list of residents that have signed in to speak. For housekeeping notes, any item that's on the agenda will be -- every item on the agenda is provided an opportunity for public comment. It will be heard at that specific time. The public comment will be for matters that are not agenda items. So if you have signed in, and it's for an agenda item number, I would ask that -- you will be heard, but only when that num -- when that agenda item comes forward. Our first speaker signed in is Mr. Chris Koval or Kaval; I want to make sure I'm pronouncing it right. Okay. If you can come forward.

MR. KOVAL: I'm not sure if that's an agenda item--

MAYOR MESSAM: No, it's not. No, it's not. So if you could just state your name and address for the record, and you have three minutes for your comment. Thank you, sir, and thanks for coming by. You're welcome.

MR. KOVAL: Okay. Everybody can hear me? Chris Koval, 19120 SW 29 Court, Miramar, Florida, 33029. Good evening, City Council, and thank you for the opportunity to discuss our concerns tonight. Webster's defines change as to make different in some particular; to alter or to make radically different; to transform. See, ladies and gentlemen, that is exactly what is happening before our own very eyes in west Miramar. You remember the quiet three miles from I-75 to the end of Sunset Lakes, the family suburbs that my wife and I fell in love with over 13 years ago, and decided to plant some roots and raise our family. Just like I would imagine a lot of folks did in this room tonight. And how we fell in love with Sunset Lakes, especially at the end of Miramar Parkway. You know, the dead end. It's so peaceful, and led to one place for us, our home. Crime is low; the bad guys are smart; they know there's only one way in and out. Traffic is nonexistent, just the locals getting in and out, with some occasional guests and contractors. Our Publix and gas station, they're small, and it feels like just ours. You get to know the employees, and they get to know you by first name. Our clubhouse is spectacular, with the amazing swimming pool, gym, tennis and basketball courts. Every morning you'll see mom's walking their babies in strollers, joggers and bikers, and folks walking their dogs on the sidewalks next to Miramar Parkway. So there you have it. That's the quality of life for us Sunset Lakes residents. Work all week hard, come home, raise your family, and have a little peace and quiet in the Miramar suburbs. But that word change is rearing its ugly head. The quiet suburbs are not so quiet anymore. Concerts and loud music keeping moms and dads and families up all night; 350 new homes soon to be built that will add more cars to an already crowded street system; a proposed hotel and tennis facility in Miramar Regional Park with seating up to 3,000 spectators, but not -- but at least not the expansion of Miramar Parkway to Pembroke Road leading to U.S. 27. As I walked around the last two weeks, and met many of the neighbors in Sunset Lakes, and explained to them what was on the horizon, they all said with a collective gasp, "This is not why I moved to Sunset Lakes. Our quality of life will change, and things will be different." I'm not sure why this project is being elevated to the priority, when there are all of these other projects that could be looked at with the surtax. Actually, the expansion of Miramar Parkway could sit until 2031 to 2040; so why now? Why are there some officials in the City so anxious to get this road expanded? I've heard many different explanations: give commuters a way to get out to U.S. 27 in the morning. Only locals will use it to get to Pines and then back home, and on and on. I have my theories, but the simplest --

MAYOR MESSAM: Thank you, sir. Your three minutes have expired.

MR. KOVAL: Okay.

MR. PIMENTEL: I'd like to give Mike my time.

MAYOR MESSAM: And your name, sir?

MR. PIMENTEL: Raul Pimentel

MAYOR MESSAM: Okay. Proceed.

MR. KOVAL: I have my theories, but the simplest one I can come up with is: how can you have this much growth in west Miramar, and have your signature road dead end into a quiet community? That just isn't good for business? How can you showcase all of west Miramar if there's only one way in and out? Let's not forget about the largest mall/entertainment facility coming within ten minutes from our doorsteps. Bring the masses through our community, because change is good. All the reasons that will be given will not change the fact that this will have a huge impact on Sunset Lakes and west Miramar forever. In each of my publisher's insights in my magazine, Inside Miramar, I end with, "In the City you call home." If this road expansion goes through, it will not feel like home anymore.

MAYOR MESSAM: Thank you, sir. Visitors, there's no -- there's no clapping aloud. If you want support -- sir -- you've -- you've -- you fore -- you -- you've given your -- your time to him, but someone else can -- for the next speaker. But just for those for the first time visiting, if you support -- there's no handclapping, but if you support, you can wave your hand, if you don't like what someone says, you can point down, so that we can hear the person speak, and we can keep the meeting moving. Our next speaker is Roger Vidal. Good evening, sir. Welcome.

MR. VIDAL: I'm going to keep it pretty simple.

MAYOR MESSAM: If you can just state your name and address for the record, please.

MR. VIDAL: Roger Vidal, 1811 SW 95 Avenue.

MAYOR MESSAM: Thank you, sir.

MR. VIDAL: He lives in Sunset Lakes, I live in Harbour Lake Estates, okay, so I know this isn't up for a vote or anything as far as back and forth, but I just wanted to state, as far as we're a small community versus Sunset Lakes, which only has like 200 or something homes. So, basically, on 195 Avenue, if they were to expand that road, we would need to build, you know, a concrete wall for sound barrier, protection, whatever you want to write. So it's going to burden our HOA, you know, as far as that. We don't have any, you know, amenities in our community. It's pretty boutique for the most part. Also, as far as if anyone that's living on 195 Avenue, it's pretty quiet. I can look from my upstairs and see the preserve, see the lake that we actually own also, so it's going to change the whole scope of our community. So I just want to bring that to the Commission. I don't know when it's going to be heard as far as formally; I don't have that information. I don't have the traffic reports or anything on what you guys studied already. I'm just coming as a homeowner that thinks, you know, it's going to be a bad decision on my eyes living there. I've been there about a year. I like the exclusivity of the community. 184th is only two ways in. The only traffic as far as in the morning, as far as school right there, the charter school, and Pembroke Road is -- it's pretty much dead. I mean there's some four-wheeler

activity that happens there, but, for the most part, we don't deal with traffic as far as that. So I'm pretty much cut it short. I know we're going to see you again tomorrow, I guess, as far as the meeting that you have at City Hall, so that's pretty much it. So, thanks.

MAYOR MESSAM: Thank you so much, sir. All right. Next speaker is Gabriella Lungenmayr.

MS. LUNGENMAYR: I would like to give my time too.

MAYOR MESSAM: Welcome, sir. Just state your name and address for the record, please.

MR. PIMENTEL: Sure. It's Raul Pimentel. I live at 3005 SW 192nd Avenue, zip code 33029. I've been a resident for ten years of Miramar. We decided to go out west; we have acquired peace in our lives. I think this expansion is going to go ahead and decrease our general quality of life. It's going to increase the noise. It's going to increase traffic accidents. It will increase commercial traffic, including tractor trailers coming from US 27 seeking a shortcut out east. It's going to go ahead and give more commercial vehicles, including the ones in the area -- for example, Waste Management has a plant right there on Pembroke Road, and they're going to go ahead and use that as a shortcut, again, all the way to the east. We're going to see a parade of garbage trucks going through every day, more than our usual share. It's going to lower property values. It's going route more traffic in our direction, especially when the school zones are active. There's no school zone on Miramar Parkway, so we're going to go ahead and get a plethora of traffic, and GPS rerouting everybody through there. Miramar Parkway, typically, has a smaller setback from the street to the homes, maybe in some cases as less as 20 yards. Whereas, if you can look at 184th Street, there are times that you've got over a football field's width from the street, in some cases, you have a whole lake in between. So you're literally pushing the traffic on top of houses. And it's also going to increase the crime for more people, driving through and, basically, stopping in our neighborhoods. As it is, we have signs on there for no trespassing, no fishing, and people disobey it all the time. No speeding -- people speed there all the time also. If we put signs saying no trucks, it's not going to do anything. They're going to continue coming through; they don't care. Even if you put cops there, they're not going to be there 24 hours a day. As it is, it's going to impact the ecosystem. Everything west of us is basically a preserve. People see there all the times animals, including bobcats. Recently, people have seen bears, and there's one post online of somebody seeing a Florida panther out there. So we're going to go ahead and put all this traffic through an area that, you know, all these animals are used to not having anything there. What else? Just asking you guys to do the right thing for our community. You know, we helped elect a lot of you and, basically, we want to continue our peaceful way of life. You know, we went out west to get away from noise. Now, as it is, we have to deal with the amphitheater out there pumping out noise all the time, or at least several days of the month. Again, this is a decision, once it's made, there's no going back. There's no: let's rewind, just stop, you know, erase; it's done. It's changing the community for the -- for the foreseeable future, and this was a decision that

wasn't supposed to happen or take place until ten years from now.

MAYOR MESSAM: Thank you, sir. Our next speaker, Mr. Gregory Campbell. Good evening, sir. Welcome.

MR. CAMPBELL: Good evening, Commissioners. I live at 2190 SW 195 Avenue, Miramar, Florida, and I live in Harbour Lakes Estates. And I ask, before you guys make this decision, I did a little research, not much, but we have -- behind us, we have a nature preserve, we have bald eagles back there, they have nests. We have photographers. I've had deer come through my backyard, wild board, it's great. It's like living in the country, but I'm in the city. So, with that, I just, you know, did a little bit of research, and the Bald Eagle Protection Act, it says this act protects the bald eagle and the golden eagle within the United States and its jurisdictions. It prohibits the possession, sale, harassment, purchase, transportation, export and import of bald eagles, golden eagles, including their parts, nests and eggs. And then we have two other statutes, the Florida Statute is the Community Planning Act, it's Chapter 163, part two of the Florida Statute; it says: This act, formerly known as the Local Government Comprehensive Planning & Land Development Regulation Act requires local governments in Florida to adopt comprehensive plans that provide for the conservation, use and protection of natural resources, including fisheries and wildlife within their respective jurisdiction. Each local government's land development regulations and development orders must be consistent with its comprehensive plan. And then the last one I looked up, the State Comprehensive Plan, it's Chapter 187 in The Florida Statute, it says: The State Comprehensive Plan includes goals and policies to conserve wildlife habitat and prohibit the destruction of endangered species and their habitats. Local government comprehensive plans must be consistent with this provision in the State Plan. So, basically, all I'm asking you guys to do is just, you know, make sure that if you're going to do it that, you know -- we've got bald eagles, we've got wildlife, you know, they're going to be definitely displaced with this huge project that's going to come through. Thank you.

MAYOR MESSAM: Thank you, sir. Thank you for your participation. Our next speaker is Ms. Judy Jawer. Good evening, madam, welcome.

MS. JAWER: Good evening, thank you. Judy Jawer, 3120 SW 187th Terrace. I understand that you guys have an opportunity right now, that you have the surtax funding, and I've seen the priorities, and I know that this is one of your top priorities, the extension of Miramar Parkway, as it is for Pembroke Pines as well. I'd like to ask you to consider lowering the priority of this one a couple of points. It still may get approved, but, for instance, number six on the list expanding 148th from Bass Creek to Miramar Parkway from two to four lanes. We have a Lennar project coming in; it's 385 homes; Bass Creek is going to be extended. Already, we have from Bass Creek to Miramar Parkway on 184th, in the mornings, it's level of service F; it's an F. Now in 2040, it's supposed to be a C. I don't care about 2040, I care about now. It's already an F, and we're going to have a whole lot more traffic coming down Bass Creek Road to 184th when we have the Lennar project and Sunset Falls people trying to avoid 172nd. It would be awesome if there were

another way out on 180 -- 148th, so that's one suggestion, to just reduce the priority of this, and focus on extending Pembroke Road to 27. Obviously, that's really the priority, we need to have another through to 27. That seems much more important. Now if this does get approved, I would ask to please forbid through truck traffic. Obviously, some trucks need to come through: garbage trucks, some service trucks, whatever, to service Sunset Lakes, but I would ask that no through trucks be permitted to go through that roadway if it is extended. Thank you.

MAYOR MESSAM: Thank you so much, ma'am. Thank you for your participation. Our next speaker, Raymond Zucaro. Good evening, sir, welcome.

MR. ZUCARO: Hi. My name is Raymond Zucaro. My address 18935 SW 29th Street, 33029, Sunset Lakes, 20-year resident, original purchaser in -- in Monaco at Sunset Lakes. Again, I share a lot of the concerns with the other residents here: the through traffic; what are the real motivations of this expansion project; again, having the dead end at the end of the road. It does create only one entrance and one exit. There have been concerns about it increasing crime. I see the -- we have a -- the ring app, and you can see what's going on in Sunset -- in Sunset Falls, where there's a lot more openings and ins and outs. Sunset Lakes has been nice and secluded off to the side; we'd like to continue to maintain that. I -- I just want to understand -- again, I like -- we also think -- I share a lot of the concerns with the other speakers that, you know, look at the big picture and the impact on Miramar and the residents and the property values. Again, a lot of us did vote for you to come into office, and changing our lifestyles will make us reassess our future plans of, frankly, living there, and also voting in the future. Thank you.

MAYOR MESSAM: Thank you, sir. Thank you for your participation. And our final speaker is Morelba Correa. Good evening, madam, welcome.

MS. CORREA: Good evening. Thank you. My name is Morelba Correa. I live at 19057 SW 26 Street in Sunset Lakes. I am also here to implore you to please listen to the residents that live in Sunset Lakes and west Miramar. You may not be aware of this, but the majority of us do not want this expansion. We live in a quiet community, one way in, one way out. I understand you are looking for an alternative to the traffic that normally has to go out to 75, and some people are looking for an alternative. This road, all it does is divert traffic to Pembroke Road. There are other ways to divert traffic to Pembroke Road. Anybody who lives east of 184th can already access Pembroke Road. Anybody who lives in Sunset Lakes is more than happy to take three or four more minutes out of their commute to go up to 184th or 172nd, rather than have their peace disturbed. So I implore you to please give some time to speak to the residents in west Miramar, understand our concerns. One of the concerns that has not been brought up yet, those of us who have small children; our children take the bus right on Miramar Parkway. As it is, the speed limit right now is 35. I can tell you the vast majority of people already don't follow that speed limit. People who do not live in our neighborhood are going to follow that speed limit even less. Those of us who care about the safety of our children are concerned about those children, especially those that are out there in the dark very early

in the morning, crossing over Miramar Parkway. So, please, I implore you, take the time to listen -- listen to us before you make this decision. The vast majority of people in west Miramar do not want this expansion. I know you think you are doing this for us to help alleviate traffic, but there are a lot of concerns that we have. Thank you very much.

MAYOR MESSAM: Thank you so much. I'd like to thank all the residents that came forward to voice your opinion regarding what was listed on the City of Miramar 2020 CIP Plan with this project with the expansion of Pembroke Road and the Miramar Parkway extension. As noted, this isn't an item that is coming up for vote or an item on this -- this evening. And -- and do know that every comment has been heard. I -- I have called for a town hall tomorrow for the residents to be able to get a presentation from our City engineers and staff just to at least talk about the master plan, roadway plan, the project - the project proposal, and to talk about the planning, design, and construction process for informational purposes, so that residents can know what the process is and have all the information, as well as be able to do what you did tonight, to be able to speak with our City engineers, our City planners, and our police department, as it relates to public safety issues, so that those items can be compiled, brought forward back to the City Commission, as we look to evaluate the process. What took place tonight is the democratic process, that's why we have this public comment opportunity for the public to come out to talk about these issues. And I think a town hall dedicated solely on this specific issue warrants the -- the fact and the information about the process, what the requirements would be, the stakeholders that would be involved, State agencies that would have to be engaged in the process, so that residents can ask more specific questions and our -- and give our City staff an opportunity to -- to address many of these concerns this evening. Before we close out, -- well, public participation is closed out, but I would like to provide an opportunity for any of my colleagues that want to make any comments prior to us moving into the Commission agenda.

COMMISSIONER COLBOURNE: Yes.

MAYOR MESSAM: Commissioner Colbourne followed by Vice Mayor Davis, you're recognized.

COMMISSIONER COLBOURNE: First of all, I want to thank the residents for coming out and -- and letting us know their experiences currently, and the impact that they believe this -- the opening of Miramar Parkway to Pembroke Road and to US 1 will have on their -- their way of living. So I -- I certainly appreciate that. I look forward to continued conversation with -- with you all, and -- and with other residents as well, so that we can - you know, we can come to a -- to a good solution. Certainly, the intent of this is not to - to change or to negatively impact the way of life. It feels good -- for me it feels good when residents come up here and tell me how much they love their life here in Miramar, so I certainly want to continue that conversation with any of you, so I look forward to -- Mayor says he's having a meeting tomorrow. I -- that's probably just the beginning of meetings, not the only meeting we will have. As a representative on the MPO, I certainly welcome your input. The decisions that I make on the MPO, I -- I expect that it would

represent this Commission, and that it would represent you as well, so I certainly want to hear more from you. And I certainly want to learn more about the project. I hear you have questions as to what's the motive for that, so that is -- is definitely you need more information on it, so we need to continue this dialog, so thank you for coming out.

MAYOR MESSAM: Thank you, Commissioner Colbourne. Vice Mayor Davis, and followed by Commissioner Chambers.

VICE MAYOR DAVIS: Thank you, Mr. Mayor. I'd like to thank our residents for coming out. Certainly, we're all concerned about traffic. Most of us do live west of Flamingo as well, and so can likely be impacted, even though we're not -- I'm not as far as Sunset Lakes. I did take a look and a tour, and I'd like to thank Chris Koval for bringing it to my attention when he did, to see how it would kind of impact the area, and I -- I would like to get more information myself to see if there is that need to connect Miramar Parkway to Pembroke Road. And some of the issues were raised about there's other ways to connect to Pembroke Road, and I do see that myself from 184th and 172nd. I'm in agreement with opening up Pembroke Road, but I do also have some concerns about -- is that connection really necessary? And even though it's in the plan, maybe 20, 40 years from now, is it necessary at this point, so I'm looking forward to further discussions with our residents, and I'm glad to see folks from Harbour Lakes here as well. Because a lot of times you talk about Sunset Lakes, but then there are other neighborhoods that I've abut to that location and are really going to affect their way of life also. When the overpass was built on Pembroke Road, there were concerns then; we weren't ahead of it and, after the fact, we were able to get the wall built by Harbour Lakes there, but at the same time, we want to be ahead of this one, and your input is very, very necessary, and it could change things. So thanks for you being engaged, and, again, as Commissioner Colbourne mentioned, there will be other meetings and other sessions that we'll all be able to participate in. Thank you again.

MAYOR MESSAM: Thank you, Vice Mayor. Commissioner Chambers, you're recognized.

COMMISSIONER CHAMBERS: Thank you, Mayor. I will say to our resident, tonight I'm very, very pleased that all of you took the time out to be here with us tonight. It's extremely important. And I'm so proud that you guys are so polite, respectful, and to the point. Thank you so much. Bass Creek Road is on my radar, it's something that's important to me. We really need that to be up front, and I must say your stock went up with me tonight, so I'm really going to take a look, and I heard you. So we -- we have to work together like this to see how we best can make things happen without a big impact. So I'm looking forward to the discussion, talking to some of you, and to take a look as to the best way we can make this happen. I'm looking on Pembroke Road, I think, maybe, that should be the phase -- first phase, open up Pembroke Road to US 27, and then see what happen from there. For folks to take alternative route, and then, maybe, if needed to, we come back and look at the -- Miramar, so -- but before I go, I just want to acknowledge Mrs. Brown, a teacher, taught at Silver Shores Elementary for 20 years. My girls went there,

and she taught them. So, Ms. Brown, thank you so much. And is there any other teacher in the house tonight? Anymore teacher? Thank you, Ms. Brown. And you did a fantastic job, so from teachers at home who are not here, I want to say blessings and love always, so thank you so much.

MAYOR MESSAM: Thank you, Commissioner.

COMMISSIONER BARNES: And if I --

MAYOR MESSAM: Commissioner Barnes, you're recognized.

COMMISSIONER BARNES: My only -- only purpose, my only reason for speaking is to assure residents that we -- as -- as a Commission, we've always been thoughtful in our considerations, but I think we have even less of a reason to ignore our residents when you come out and you're so articulate and make your points so well. And I think I can assume and take -- take -- and claim, if I would, that the entire Commission has heard you very loudly, very clearly, and it is part of our job, definitely a part of my job to -- to place our residents' concerns at the top of a list of priorities. As has been indicated, one's home is very, very special, and the one place that we have stability, if you would, and at least a decent pace of changes is -- is where we reside, our homestead. So the very least I'm going to promise you that we're going to look at this very thoughtfully. And I -- I've said it on this dais a number of times, I really am beholden to the residents of the City, so there -- there lies my priority. Rest assured, we're going to look at this in a very thoughtful fashion as we go forward.

MAYOR MESSAM: Thank you, Commissioner Barnes. And, again, I'd like to thank all the residents for coming forward. And, as communicated, I encourage all residents to come to both the Commission meeting, as well as the town hall meeting, where staff will have an opportunity to discuss the -- the project specifically, so you can have all of the facts, so you can be able to ascertain your perspective and perception of the project based off of the facts. And then, as always, you can reach out to my office, the Vice Mayor's office, and the remaining of the Commission office to communicate any concerns or any questions. And I'd just like to thank you all for participating in our process, and for tomorrow at 6:00, the town hall will take place, Thursday, October 17th at the Sunset Lakes Community Center at 6:00 p.m., Sunset Lakes Community Center at 6:00 p.m., and its located at 2891 SW 186 Avenue. Obviously, everyone in Sunset Lakes, you know it's just north on 186th Avenue, past the Calvary Church and before you get to Sunset Lakes Elementary, across from Grande Cay. All right. Take care, and you are more than welcome to stay to the remainder of our Commission meeting. And -- and for those of you who can make it tomorrow, do so, and please share with your neighbors, so they can have all of the information.

MALE SPEAKER: Mayor, may I ask a question? Tomorrow, the town hall, how does that information get back to the other...Vice Mayor Davis and the other three Commissioners, of what comes out of tomorrow's meeting?

MAYOR MESSAM: Well, our -- obviously, it's a public meeting. Anyone can come to the meeting. Anyone from the dais can come to the meeting. It won't be a situation where we would talk or discuss anything, but our staff will be able to take down all of the questions and information. Obviously, our -- the Commission can meet with our City engineers and planners in regards to what was presented if they aren't able to make the meeting or choose not to come to the meeting, as well as be able to document for -- specifically, what I'm interested in all of the safety concerns residents bring up, or any suggestions or recommendations that, perhaps, maybe, can be incorporated if the project moves forward. Those are the things that can be documented. And, obviously, for any elected official that is not present, or choose not to attend the meeting can get those records and information from our staff. Okay. Thank you.

CONSENT AGENDA

MAYOR MESSAM: All right. On to Consent Agenda. Items listed on the Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired, the items will be removed from the Consent Agenda and will be considered separately. Anyone wishing to comment on any item on the Consent Agenda should approach the podium now. Seeing none, are there any items wishing to be pulled by any member of the Commission? If not, I'll take a motion. Excuse me, I didn't hear you, Commissioner.

COMMISSIONER CHAMBERS: Three.

MAYOR MESSAM: Number three. Can I have a motion on the balance of the Consent Agenda.

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner Colbourne, seconded by Commissioner Chambers, to approve Consent Agenda Items 1, 2, 4 and 5, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

1. Minutes from the Regular Commission Meeting of September 18, 2019.

Approved

2. Temp. Reso. #R7026 approving the award of Invitation for Bid (“IFB”) No. 19-011, entitled “**Air Conditioning Systems Maintenance and Repair Services**” to the recommended lowest responsive responsible bidder, Blizzard Air Conditioning, LLC, in the amount of \$102,000.00, for an initial term of three years, commencing upon execution with two optional one-year renewal periods. *(Public Works Director Anthony Collins and Procurement Director Alicia Ayum)*

Resolution No. 20-07

MAYOR MESSAM: Item number three, please.

3. Temp. Reso. #R7028 approving the purchase of **water meters and associated meter parts** from Sensus USA, in an amount not-to-exceed \$419,825.00; waiving the competitive bidding requirements in accordance with City Code Section 2-413(3). *(Utilities Director Roy Virgin and Procurement Director Alicia Ayum)*

MAYOR MESSAM:

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar, Florida, approving the purchase of water meters and associated meter parts from Sensus USA, in an amount not-to-exceed \$419,825.00; waiving the competitive

bidding requirements in accordance with City Code Section 2-413(3), and providing for an effective date.

MAYOR MESSAM: Commissioner, do you wish to have a full presentation or have a question?

COMMISSIONER CHAMBERS: No, I don't. I just have a question and a few statement. Mr. Virgin, one of my concern -- I pulled the item, because it pertain to water meter, and what I'm experiencing lately with quite a few of my resident -- they're having issue with the meter connection at a -- on our side or on their side. And what it does, when these breakage -- breakage occur is it result in a high water bill. So, tonight, I just want to put it out, so we can find a way to address these line breakage to -- what do we do? Even when it's on our side, our resident are being billed a high bill, so I just want staff to be able to -- when I forward these item to them to take a look how we can compensate these resident by reducing their water bill from the leak, and maybe fix them a little quicker when it's broken, especially on our side. So I'm going to be forward some stuff to our staff, so -- I don't know if you want to address anything tonight, but you could if you want to, if not, late4r on. Thank you.

MR. VIRGIN: Good afternoon, Mr. Mayor, Commissioners. Commissioner Chambers, as you have stated, there are times when there will be breakage in terms of the service line, either on the resident side or on the City side. And what we have done and continue to do is to ensure that once it has been identified, if the breakage is on the resident side, we will notify them that this break occurs on their side, what steps they are to take; and if it's on the City side, what steps we will take. We -- we do acknowledge that, from time to time, there will be -- there are additional consumption that are being read, and where it cannot be ascertained, we have continued to reimburse residents for those charges. So we will continue to do that. But this particular item is to bring the whole utility, meter reading into the latest technology, so that we can have more precise and accurate reading for water consumption.

COMMISSIONER CHAMBERS: Yeah, I understand that. I'm just taking the opportunity to throw this out, because this week I have two calls, one with the breakage on the -- on the resident side, and one on our side, and both instance, they were billed a high bill, so I'm going to be forwarding that, so we can address those, all right.

MR. VIRGIN: Thanks.

COMMISSIONER CHAMBERS: Thank you, sir. It's good.

MAYOR MESSAM: All right? Are there any members from the public that wish to comment on this item? Any members from the public: Seeing none, back to the dais; may I have a motion, please?

COMMISSIONER CHAMBERS: Motion to approve.

COMMISSIONER COLBOURNE: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner Chambers, seconded by Commissioner Colbourne, to approve Resolution #R7028, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-08

4. Temp. Reso. #R7029 approving the **annual purchase** of **chemicals** from various companies resulting from the award of contracts through the City contracts or the Southeast Florida Governmental Purchasing Cooperative Group for the **East and West Water Treatment Plants** and the **Wastewater Reclamation Facility**, in a total amount not-to-exceed \$866,500.00 for **Fiscal Year 2020**. (*Utilities Director Roy Virgin and Procurement Director Alicia Ayum*)

Resolution No. 20-09

5. Temp. Reso. #R7040 approving a **Mutual Aid Agreement** between the City of Miramar and the **Florida Division of Emergency Management**. (*Fire-Rescue Chief Robert E. Palmer*)

Resolution No. 20-10

End of Consent Agenda

RESOLUTIONS

MAYOR MESSAM: On to resolutions. Item number six, please.

6. Temp. Reso. #R7025 accepting a proposal of STI Institutional & Government Inc., and SunTrust Bank to provide the City with **taxable and tax-exempt term loans** in order to **finance** costs of **various capital improvements** within the City; approving the form of loan agreements with STI Institutional & Government Inc., and SunTrust Bank; authorizing the issuance of promissory notes pursuant to such loan agreements in the aggregate principal amount of not-to-exceed \$10,000,000.00 in order to evidence such loans; authorizing the repayment of such notes from a covenant to budget and appropriate legally available non-ad valorem revenues of the City; delegating certain authority to the City Manager and other City staff for the authorization, execution and delivery of the notes and various other documents with respect thereto. (*Assistant Director of Financial Services Ian J. Thomas and Director of Procurement Alicia Ayum*)

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar, Florida, accepting a proposal of STI Institutional & Government Inc., and SunTrust Bank to provide the City with taxable and tax-exempt term loans in order to finance costs of various capital improvements within the City; approving the form of loan agreements with STI Institutional & Government Inc., and SunTrust Bank; authorizing the issuance of promissory notes pursuant to such loan agreements in the aggregate principal amount of not-to-exceed \$10,000,000.00 in order to evidence such loans; authorizing the repayment of such notes from a covenant to budget and appropriate legally available non-ad valorem revenues of the City; delegating certain authority to the City Manager and other City staff for the authorization, execution and delivery of the notes and various other documents with respect thereto, and providing for an effective date.

MAYOR MESSAM: Mr. Thomas.

MR. THOMAS: Good evening, everybody, Madam Vice Mayor, Mayor, Commissioners, Ian Thomas, the Assistant Director of Financial Services. The item before you this evening is the loan -- two CIP bank loans known as the Series 2019 Notes A & B. The issue on this item is the Commission approval is necessary to accept the proposal by S -
- SunTrust and STI Institutional Government, Inc., which are affiliated companies for their

proposal to fund \$10,000,000.00 in bank loan. The loans will be broken into two parts. The first is the Series 2000 A Note that will be a tax exempt loan at interest rate 1.92 percent for \$5,000,000.00 to be repaid over 20 years. The second portion is the 2019 B Note, which it will be a taxable loan at interest rate of 2.36 percent for \$5,000,000.00 to be repaid over 20 years. Each loan will be callable in November of 2034 at the option of SunTrust. A large portion of the proceeds will be used to revitalize Historic Miramar and, as a result, the mix of taxable and nontaxable loans allows the City the flexibility on how the loan proceeds are used in revitalizing Historic Miramar. The projects to revitalize Historic Miramar -- Miramar, and other high profile -- priority projects were approved in the CIP program for fiscal years 20 -- 2020 through 2024. To expedite these approved projects, it is necessary and prudent to finance the projects via the bank loans totaling \$10,000,000.00. On August 20th of this year, RFP 190832 was issued to obtain proposals for the bank loan to fund these priority items. The RFP closed on September 10th, 2019, with five responders. And the evaluation committee found that SunTrust -- the group of SunTrust and SunTrust STI was -- were the most beneficial responders. The annual capital improvement budget was approved in Ordinance 19-24, and Resolution 19-174 at the recent September 25th budget meeting, and included the projects to be funded by these two loans. The current, historically, low interest rates presents a great opportunity for the City to finance these projects and realize the benefits, while minimizing the impact on the City's reserves. Staff will begin plans for prudent -- for procurement process to ensure a timely implementation of plans at the appropriate time in the near future. This is a quick list of the projects, which involve the amphitheater, Harbour Lakes, some street constructions throughout the City, Pembroke Road, the buffer wall along Pembroke Wall, and the Historic Miramar Innovation and Technology Village. The City Manager recommends your approval of these.

MAYOR MESSAM: Thank you. Before I ask if there are any public comments on this item, if we could -- if we could ask the guests in the lobby just to lower it just a little -- just a little. They can remain, and they can converse, but just lower it just a little. Are there any members from the public that wish to comment on this item? Any members from the public that wish to comment on this item? Seeing none, back to the dais. Are there any comments or questions on this item?

COMMISSIONER COLBOURNE: Yes.

MAYOR MESSAM: Yes. Commissioner Colbourne, you're recognized. And if your buttons are working, if you could just tap, so I can get the order. Commissioner Colbourne.

COMMISSIONER COLBOURNE: Thank you. I -- I just have a question. Going through the documents, I know in a portion of the documents -- guess when the original documents -- when this process started, it talks about this money going towards a tennis complex. I think throughout the documents, I've seen that that has changed, and I just - can you just speak on that as to what the money is going towards.

MR. THOMAS: Yes, the -- it started out with the tennis complex, and that was changed in the CIP plan, so the \$700,000.00 is going to be -- those dollars that were originally planned for the tennis complex was taken out, and those funds are no are going to be going to the amphitheater to enclose the stage area. I think there was a presentation on that at the budget meeting, showing that -- the new enclosure, so that money has been reallocated.

COMMISSIONER COLBOURNE: Thank you very much.

MAYOR MESSAM: That's it, Commissioner Colbourne? That's it?

COMMISSIONER COLBOURNE: Yes.

MAYOR MESSAM: Okay. Any other question or comments? If not, I'll take a motion.

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner Colbourne, seconded by Commissioner Chambers, to approve Resolution #R7025, the Commission voted:

Commissioner Barnes

Yes

Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-11

MAYOR MESSAM: Item number seven, please.

7. Temp. Reso. #R7027 approving a total 89-year Ground Lease Agreement and related exhibits between the City, as landlord, and Pinnacle at La Cabaña, LLLP, as tenant, for the 2.3-acre former Miramar Public Safety Building Site, located north of Miramar Parkway and east of the Adult Daycare Center, for a minimum upfront lease payment of \$1,800,000.00, for the development of a **Multi-family Elderly Affordable Rental Apartment Community**, consisting of 100 to 120 units on the property; authorizing the City Manager to enter into a loan commitment in an approximate amount of \$656,000.00 to assist the project financially and induce the Florida Housing Finance Corporation to provide low-income housing tax credits and/or other financing sources for the project; and further authorizing the City Manager to execute the Ground Lease Agreement and any associated documents as may be required to effectuate the lease and loan commitment. ***(Continued from the Meeting of 10/02/19) (Community Development Director Eric Silva)***

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar, Florida, approving a total 89-year Ground Lease Agreement and related exhibits between the City, as landlord, and Pinnacle at La Cabaña, LLLP, as tenant, for the 2.3-acre former Miramar Public Safety Building Site, located north of Miramar Parkway and east of the Adult Daycare Center, for a minimum upfront lease payment of \$1,800,000.00, for the development of a Multi-family Elderly Affordable Rental Apartment Community, consisting of 100 to 120 units on the property; authorizing the City Manager to enter into a loan commitment in an approximate amount of \$656,000.00 to assist the project financially and induce the Florida Housing Finance Corporation to provide low-income housing tax credits and/or other financing sources for the project; and further authorizing the City Manager to execute the Ground Lease Agreement and any associated documents as may be required to effectuate the lease and loan commitment, and providing for an effective date.

MAYOR MESSAM: Evening, Mr. Silva.

MR. SILVA: Evening, Mr. Mayor, Madam Vice Mayor, Commissioners, Eric Silva, Community Development Department. This item is for an agreement with Pinnacle housing for a senior housing community for a loan agreement to help with their financing through the State. A little bit of background on the project. The project site is about 2.3 acres located just a little west of Douglas and Miramar Parkway, right next to the Adult Daycare. This process began a little over a year ago. Pinnacle submitted a request to

build senior affordable housing here in the unsolicited proposal, so we came to the Commission in November to let them know about this application that was submitted. We advertised our LOI to look for other proposals, didn't receive any other proposals. So after the 30-day expiration period, we negotiated with Pinnacle. The key terms and conditions of the ground lease; the intended use is 100 to 120 multifamily apartment complex. It will be for senior affordable housing with a small retail component on the first floor. Pinnacle and the City have agreed to a lease payment, and it's an upfront lease payment, so it's as if we're being paid for the land right now. And that payment will be \$18,000.00 per unit, so it could be between \$1.8 million and \$2.1 million. Recently, we had an appraisal done, and that came in at about \$2.15 million, so we're right within the market there. The term is 65 years with an option to extend an additional 24 years, or a total of 89 years. There's also a purchase option after the 50th year, if both the City and Pinnacle agree the land can be sold to them with the building, and Pinnacle repay the full cost, market value for the land, as well as 50% of the value of the improvements, the improvements being the building and the structures. And this will also have to come before our future Commission for approval. The project will be restricted to elderly affordable housing, and that means 62 years and above. The agreement includes a waiver of permit fees related to Police, Fire, and Parks & Recreation totally about \$500,000.00, but they would pay other impact fees totaling about \$1 million. And this is pretty standard with affordable housing projects; for example, both Miami-Dade County and Broward County offer similar waivers for impact fees. The agreement also includes a requirement for small and local business participation, and that requirement for certified small businesses is 15 percent, and the requirement for local businesses is five percent. If they don't meet these requirements, there will be a penalty. That penalty -- as you'll notice, the handout that was provided has been changed to \$150,000.00. Pinnacle has also agreed, as you're traveling from the east to the west and you're going to turn into the project, they will construct a westbound turn lane to alleviate traffic, and allow motorists continuing to the west to continue through. They don't have to worry about that stacking into the project. They've also agreed to include a buffer on the north side between the project and the residential community that's right behind it. What you have before you is a conceptual site plan; so the conceptual plan is a five-story building with a mixture of one and two-bedroom units, and the -- the site plan will be finalized by the architects and submitted to the City officially, and that site plan will come back before you as a regular site plan application that you would review. This is an illustration of what it could look like. The elevation; so you can see, this is looking from Miramar Parkway. In the front, there's a covered colonnade area to protect from the rain and the sun, and on the sides to the east and the west is about four stories, and the middle building is at five stories. We have the lease agreement, and then we also have an agreement for loans. This is the second part of the agreement. There are two separate agreements. So Pinnacle is going to be applying for low-income tax credits, and they call them nine-percent tax credits. This is through the Florida Housing Finance Corporation, and this deadline is coming up on November 7th. So this agreement would provide three years -- this is the option to provide -- to apply this year, next year, and the year after. And the reason why it's three years is this process is highly competitive. Applications from Broward compete with five other counties, and there, you know, can be hundreds of applications submitted. There's going

to be three chances at that. And if at the end of three years if they don't get those -- that funding for the tax credits from the State, then the agreement can be terminated by either party. As part of that process, as part of the tax credit process, given that it's very competitive, one way to get ahead of the other applicants is for a local government to provide a loan. So in this case, the estimated loan amount is approximately \$656,000.00, and the City would provide this money and would be paid back with interest -- for the first three years, no interest would accrue, but after that for the next 15 years, interest would accrue at about 1.8 percent right now. It would adjust at the -- the federal rate. What are the benefits of the project. The impact to the economy would be about 183 jobs generated through the planning, design and construction, about \$9.5 million of wages. And, as I mentioned to you earlier, the million dollars in permitting/impact fees. Some summary and highlights. Pinnacle has developed over 9,000 units in Florida and had 12 projects complete in our County. Here are some recent projects in Sunrise and Fort Lauderdale. In Hollywood, they're working on a project right now also. So they're very familiar with this environment, not just construction, but affordable housing construction, and we needed to go one step further, and we hired an outside consultant to help us with the review of Pinnacle as a firm, with the review of the agreement and also the terms, so we contracted with SCM Consulting, and they actually -- their principal was on the board of the Florida Housing Finance Corporation, so she has expertise in affordable housing, as well as that nine-percent tax credit application process. And throughout that firm's review, they felt that we have a really good agreement here. This would be a great project for the City. And we're hoping that this project will set the standard for other projects in the future, because affordable housing, this problem isn't going away, and this -- we think this project is going to attract other developers to the area to build these kinds of projects in the City. We recommend approval. The applicant is here for a few words or any questions.

MAYOR MESSAM: Thank you so much. Would the applicant like to make any comments, or just be available for questions?

MR. WHEAT: Good evening, Mr. Mayor, Vice Mayor, Commissioners, my name is Tim Wheat, and I'm with Pinnacle Communities. I just want to thank you for the opportunity to work in your City. We've had -- we're at the beginning of a journey that started year ago working with your staff and getting input from staff and the Commissioners to try to craft a development that can serve affordable seniors -- seniors looking for affordable housing in the community. We want to, again, thank you for the opportunity. Available for any questions you may have.

MAYOR MESSAM: Thank you. Are there any members from the pub -- you want to address? Okay.

MR. SILVA: Just one more thing. Right before my presentation, the Clerk handed out a sheet with some -- some enhancements and clarifications to the resolution, as well as the agreement, so I'm just going to read those into the record.

MAYOR MESSAM: Okay.

MR. SILVA: Okay. There are -- there are five changes to agenda item number seven, Temporary Resolution R7027. First one is on page three, and that's to add a "Whereas" clause -- add to the "Whereas" clause that references the Florida Housing Finance Corporation. This "Whereas" clause will read as follows: Should the project not be successful after the first funding cycle or any subsequent annual funding cycle, Pinnacle will prepare and present a report to the City Commission that reviews opportunities to enhance the competitiveness of the application, which will include the feasibility of adding a nonprofit entity. The parties will mutually agree on the selection of the nonprofit entity, if deemed necessary, as a result of the feasibility analysis. Change number two, amend the last "Whereas" clause to delete the Economic Development Fund and other, and replace that with Legally Available. And that would be the same change on page one of Exhibit "B", that's the letter to Pinnacle for the loan commitment, and that's really to make sure we -- we go for all funding sources. And in the agreement itself, there are some edits. On number three, this would be on page 23, section 16.3, the second sentence, delete: unencumbered by the lease. And then change number four, that's on page 30; increase the penalty amount in section 20.4 of the agreement concerning local and small business participation from 100,000 to 150,000. Then the example would reflect 45,000. And then change number five is just to update the law firm referenced on page 32 to reflect our new law firm. And Pinnacle agrees to all the changes, correct?

MR. WHEAT: Yes.

MAYOR MESSAM: Thank you. Are there any members from the public that wish to comment on this item? Any members from the public? Hearing and seeing none, back to the dais. Any comments or questions from the Commission?

VICE MAYOR DAVIS: I'm not able to just indicate here that I want to speak, so I'm not sure.

MAYOR MESSAM: Okay. All right. Yeah, I don't see. Vice Mayor Davis, you're recognized.

VICE MAYOR DAVIS: Just, you know -- a question for the applicant in terms of maybe just the public to know what the pricing point would be for the rentals. I'm not sure if that was explained here for our seniors.

MR. WHEAT: Thank you, Vice Mayor Davis, for the question. The rents for the development are tied or pegged to area wide median income. So 90 percent of the units will be affordable for residents at 60 percent of the area wide median income based on family size. So there's a chart that's published each year by HUD and the Florida Housing Finance Corporation that gives us guidance. Right now, the single person household, the income limit would be about \$34,000.00 a year, and the rent limit net of any utilities for rent they've actually paid Pinnacle at La Cabana would be about \$860.00 for the one

bedroom, and about a little over \$1,000.00 -- I believe it's \$1,067.00 for the two-bedroom units. So we'll have about 60 percent -- 60, 65 percent one-bedrooms, and then 30 to 35 percent two bedrooms in the development.

VICE MAYOR DAVIS: You said that compares with current rates, which are --

MR. WHEAT: Yes. Yes, that's consistent --

VICE MAYOR DAVIS: Like two bedrooms are like what? I mean regularly.

MR. WHEAT: Oh, regular rents.

VICE MAYOR DAVIS: They -- they are -- they're quite a way up there. So I just want folks to understand when we say affordable, even though -- I mean \$800.00 for some people may be a lot, but right now, for a one bed room, you're probably looking at least, maybe, 17, \$1,500.00, depends on which neighborhood.

MR. WHEAT: Right.

VICE MAYOR DAVIS: Because of the housing crisis we're in. So we certainly appreciate, you know, the dents that we're trying to make in the affordable housing crisis, and thank you for certainly brining that proposal to us.

MR. WHEAT: Thank you. I should point out that ten percent of the units are set aside for extreme low income levels, so those rents will range \$350.00 to \$450.00, and those will be people on just social security and no other source of pension income to them.

VICE MAYOR DAVIS: And that could be quite a few.

MR. WHEAT: Yes.

VICE MAYOR DAVIS: All right. Thank you so much.

MR. WHEAT: Thank you.

MAYOR MESSAM: Thank you, Vice Mayor. Commissioner Chambers.

COMMISSIONER CHAMBER: Thank you. A couple of questions here. In terms of the ten percent, ten percent would be ten units.

MR. WHEAT: That would be ten percent of the units?

COMMISSIONER CHAMBER: Yeah. Let's say 100 units, ten percent would be at the lower --

MR. WHEAT: At the extremely low income level, that's correct.

COMMISSIONER CHAMBER: Right. So that would be ten units.

MR. WHEAT: That would be a minimum of ten units. Remember, we're going to be developing in between 100 to 120 units.

COMMISSIONER CHAMBER: Right. But I'm dealing with 100.

MR. WHEAT: So it would be ten percent -- let's say we wind up doing 110, it would be 11 units.

COMMISSIONER CHAMBER: Okay. 100 unit, 110 units, so it's going to be ten or 11. I'm a little concerned here, because we might not have enough of the lower scale units for the resident, and I'm trying to see how can we make that number go up. Because, from what I see, the range for a one bedroom would be between \$400.00 and \$500.00, and then the two bedroom would be about \$600.00, correct?

MR. WHEAT: The two bedroom -- one bedroom at extreme low income levels is in the low 400s, and the two bedrooms, the low 500s.

COMMISSIONER CHAMBER: Right. But if we only have 11 units --

MR. WHEAT: Right.

COMMISSIONER CHAMBER: The number is low. So -- and then the -- the other 90 percent would be at -- I'm going by what I get in my presentation, just over \$900.00, \$948.00 to be exact. Now you said the medium income -- remember we're dealing with seniors, so I don't know if we -- the survey going to be seniors or regular day-to-day, average person working.

MR. WHEAT: We're talking about 100 percent units set aside for people 62 plus. A lot of people will be working at 62 plus.

COMMISSIONER CHAMBER: Okay.

MR. WHEAT: Including me in about ten years, I'd rather not say when, but --

COMMISSIONER CHAMBER: All right. Now I know we have four-story and five-story --

MR. WHEAT: And five story.

COMMISSIONER CHAMBER: What it would take to go to a five-story and a six story to increase the number on the lower end, instead of 11 units, make it 20 or 25.

MR. WHEAT: The increase in the height won't allow us any benefit in terms of balancing the pro forma. We're following the regulations for income set aside, so Florida Housing is providing for us. If -- to do a higher number of extremely low income units would disadvantage the development from a cash flow viewpoint, wherein, later operational years, our expenses would start to exceed our revenue, and it would put a strain on project operations. Florida Housing has done a lot of sensitivity analysis on -- on this, as has the federal government, in terms of how these developments can handle extremely low income units against the low income units. I think you also, probably -- to give you some peace of mind as well is that we'll find in our communities, particularly senior communities, that a lot of our residents who rent, particularly the 60 percent units will also have some kind of voucher or rental assistance, whether it would be a -- what's called a VASH voucher from the VA, if they're a veteran, or a Section 8 voucher from one of the local housing authorities. So some of them do receive varying types of rental assistance to help offset them if they're -- you know, if they're in a situation where they need that.

COMMISSIONER CHAMBER: Yeah. But, for instance, if it goes up -- I'm just trying to get a number. How much unit would be -- it could go up to by --

MR. WHEAT: Again, our -- our credit -- the amount of tax credits we can apply for are limited. We wouldn't be able to do more than 110 if we were six stories versus five, and there isn't really an economy of scales savings just by the one additional floor.

COMMISSIONER CHAMBER: So are we doing to stop at 110 units -- you said from 100 to 120?

MR. WHEAT: We're trying -- we're working very diligently between now and the application cycle to squeeze as many units up to 120 as we can. There's a -- it's a dynamic analysis that you have to take into account some of Florida Housing's competitive things, costs in the marketplace for construction, what they call their leveraging requirement, where they're trying to leverage their dollars or tax credits, and we're working diligently to try to figure out that precise number. We think it will come in at around 110 units.

COMMISSIONER CHAMBER: More or less, how much tax credit?

MR. WHEAT: I beg your pardon?

COMMISSIONER CHAMBER: The tax credit, how much of --

MR. WHEAT: Well, there's a credit ceiling that you can apply for in the cycle of \$2,882,000.00 in tax credits, so those tax credits go out over a ten-year period. When an investor buys them with cents on the dollar, and that equity finances, in large part, the development, along with a mortgage loan.

COMMISSIONER CHAMBER: Okay. I know I talked about a pool, but I'm not sure if that's still -- might be on the table. I know it's not right now, but are we -- can still look at adding a pool or --

MR. WHEAT: You know, a pool is a -- it's not an optimum amenity for a senior community. We -- we like -- we find our seniors like the outdoor patio and gathering areas. And we also provide a range of indoor amenities, including a game room and a community meeting room, a cyber-lounge, and we're looking at a resident based commercial activity that would suit our residents, like a beauty salon or a barbershop combination. We're -- we're coming back to the Commission, so this won't be the first time you see this, so we'll -- we can always analyze the pool as a potential option.

COMMISSIONER CHAMBER: Thank you.

MR. WHEAT: You're welcome.

MAYOR MESSAM: Thank you, Commissioner. Commissioner Barnes, you're recognized.

COMMISSIONER BARNES: My heartiest congratulations and gratitude to your organization for extending this opportunity to us and to our potential residents, and some of our current residents as well. As I said when I spoke with yourself and staff, my only concern going forward is I wish we had more land, so we could ask you to do another development like this. What -- what impressed me though is -- is the work that you have done elsewhere.

MR. WHEAT: Thank you.

COMMISSIONER BARNES: And the kind of reputation you come to us with. The -- the - the references that you come with the reputation. In fact, I've given the undertaking that I'm going to visit at least one of your developments to -- to take a look, and -- because these pictures are -- the pictures we looked at were incredible, and I want to go look at these physical structures to make sure the -- the -- the pictures aren't fibbing on you. But I think of signal importance is the fact that this is not going to be a housing development that cuts corners, and scrimps on the amenities that people are -- are looking for. And I -- I'm really looking forward to going to look at one of your developments. I mean just -- just the gracious way in which you have come to speak with us -- after I spoke with staff, staff sold me on it, but you insisted on meeting with the -- and I -- and I thank you, because it indicates a level of cordiality that we don't see every time. And -- and I wish you the very best. And I thank you so much in your response to Vice Mayor Davis's response in getting so specific on the numbers where rentals are concerned. For some people, it is a challenge, but in the world that we live in, in October of 2019, it at least can be called reasonable. And I thank you and welcome to our City.

MR. WHEAT: Thank you for the kind words, and for the compliments about our portfolio. We've -- this will be our, I believe, 12th project in Broward County, and www.pinnaclehousing.com, we have some lovely pictures of all of our communities. Feel free to visit any of them at any time; don't have to even tell me. We stand by our product, and we take a lot of pride in maintaining the highest quality, amenity, and operational standards for our communities Thank you.

MAYOR MESSAM: Commissioner Colbourne, you have a comment?

COMMISSIONER COLBOURNE: Yes, thank you. I certainly want to thank you. I met with both you and staff, and I sincerely appreciate you sharing a lot of information you did, and staff as well. I feel I've learned a little bit about housing. The need for affordable housing here in the City of Miramar is much needed. I do have a close relationship with many of our seniors, and from time to time, we have seniors that -- that need affordable housing. You know, I've gone to church, and folks stop me outside the church and -- I want to move away from my daughters; I want to be on my own. And, you know: where can I find an affordable home. And, you know, in the past we have not had this information. We've not had this opportunity, so I'm looking forward to.

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7027 as amended, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-12

MAYOR MESSAM: Item number eight, please.

8. Temp. Reso. #R7032 approving the nomination of **naming** the **Ansin Sports Complex Netball Court** as the **Grace Bailey Netball Court**. *(Requested by Vice Mayor Alexandra P. Davis) (Parks & Recreation Administrator John Kee)*

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar, Florida, approving the nomination of naming the Ansin Sports Complex Netball Court as the Grace Bailey Netball Court, and providing for an effective date.

MAYOR MESSAM: W

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7032, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-13

MAYOR MESSAM: Item number nine, please.

9. Temp. Reso. #R7049 approving the **City's employee benefits insurance premium and rates for Calendar Year 2020** including approving the insurance premium rates for dental insurance with Delta Dental in an amount not-to-exceed \$546,331.00 for City employees and dependents for Calendar Year 2020; approving the insurance premium rates for vision insurance with EyeMed in an amount not-to-exceed \$73,359.00 for City employees and dependents for Calendar Year 2020; approving the insurance premium rates for life, accidental death dismemberment and long term disability insurance from Standard Insurance in an amount not-to-exceed \$366,538.00; approving the insurance premium rates for health insurance from Aetna, Inc., in an amount not-to-exceed \$14,576,873.00 for City employees and dependents for Calendar Year 2020. (*Human Resources Director Randy Cross*)

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar, Florida, approving the City's employee benefits insurance premium and rates for Calendar Year 2020 including approving the insurance premium rates for dental insurance with Delta Dental in an amount not-to-exceed \$546,331.00 for City employees and dependents for Calendar Year 2020; approving the insurance premium rates for vision insurance with EyeMed in an amount not-to-exceed \$73,359.00 for City employees and dependents for Calendar Year 2020; approving the insurance premium rates for life, accidental death dismemberment and long term disability insurance from Standard Insurance in an amount not-to-exceed \$366,538.00; approving the insurance premium rates for health insurance from Aetna, Inc., in an amount not-to-exceed \$14,576,873.00 for City employees and dependents for Calendar Year 2020, and providing for an effective date.

MAYOR MESSAM: W

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7049, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-14

ORDINANCES

MAYOR MESSAM: Item number ten, please.

- 10. FIRST READING** of Temp. Ord. #O1731 **amending** portions of the **Land Development Code and the City Code of Ordinances**; making findings; revising Chapter 1, Authority; revising Chapter 2, Definitions; revising Chapter 3,

Processes; revising Chapter 4, Zoning, specifically tables in Section 402, Residential Zoning Districts, tables in Section 403, Non-Residential Zoning Districts, and tables in Section 404, Mixed-Use Zoning Districts, and portions of text in Section 405, Specific Use Regulations; creating new Section 407, Transit Oriented Corridor Districts; revising portions of Chapter 7, Use Regulations, specifically Section 714, Traditional Neighborhood Development (TND) District and Section 715, Transit Oriented Corridor District Code; revising portions of Chapter 8, Development Standards of General Applicability, specifically Section 802, Subdivision Design Standards, Section 803, Architectural Design Standards, Section 804, Driveway Standards, Section 808, Off-street Parking and Loading Standards, Section 809, Accessory Uses and Standards, and Section 813, Community Appearance Board; and amending City Code of Ordinances Chapter 9, Fire Prevention and Protection, specifically Sections 9-86, Vehicular Access, and 9-87, Gated Access System Requirements; providing for severability and interpretation; providing for inclusion in the Code; providing that officials are authorized to take action; and providing for an effective date. **(Staff recommends continuance to a date to be determined)** (Principal Planner Michael Alpert)

CITY ATTORNEY NORRIS-WEEKS: Item number ten is an application for rezoning of a 4.62-acre parcel, a 4.81-acre parcel, and a 4.81-acre parcel from Rural to Residential 1 located at 14200, 14299 and 14201 Southwest 41st Street, respectively; making findings; and providing for an effective date.

MAYOR MESSAM: T

VICE MAYOR DAVIS: Motion to approve.

COMMISSIONER COLBOURNE: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Vice Mayor Davis, seconded by Commissioner Colbourne, to continue Ordinance #O1731, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Cont'd. to 11/06/19

MAYOR MESSAM: Item number 11, please.

- 11. FIRST READING** of Temp. Ord. #O1733 relating to **Signs**; making findings; amending Sections 1002 Definitions and 1014.3 Regulations; providing for severability and interpretation; providing for inclusion in the Code; providing that Officials are authorized to take action; and providing for an effective date.
(*Community Development Director Eric Silva*)

CITY ATTORNEY NORRIS-WEEKS: An ordinance of the City Commission of the City of Miramar, Florida, relating to Signs; making findings; amending Sections 1002 Definitions and 1014.3 Regulations; providing for severability and interpretation; providing for inclusion in the Code; providing that Officials are authorized to take action; and providing for an effective date.

MAYOR MESSAM: Good evening, sir.

MR. SILVA: G

MAYOR MESSAM:

VICE MAYOR DAVIS: Motion to approve.

COMMISSIONER COLBOURNE: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by ??, seconded by Commissioner ??, to approve Ordinance #O1733, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Passed 1st Reading

SECOND READING SCHEDULED for November 6, 2019

QUASI-JUDICIAL PUBLIC HEARING

MAYOR MESSAM: Be

CITY ATTORNEY NORRIS-WEEKS: Florida Courts have determined that there are certain types of matters, including the following applications, which are to be treated differently than other issues considered by the Commission. Most decisions of the Commission are legislative in nature, which means that the Commission is acting as a policymaking body. In contrast, in quasi-judicial matters, the Commission is applying existing rules and policies to a factual situation and is, therefore acting like a judge or a jury in a courtroom. In such cases, the courts have decided that due process and fundamental fairness requires that more formal procedures be followed. The City of Miramar's procedures for quasi-judicial hearings are as follows: all who wish to speak

shall be collectively sworn in by the City Clerk. The hearings will be conducted in an informal manner. I will read the title of the item to be considered, City Staff shall present a brief synopsis of the application and make a recommendation, next will be a presentation by the applicant. The Commission will then hear from participants in favor of and in opposition to the application. All witnesses are subject to cross examination by City staff, City Commission and the applicant, and a participant may request that the Commission ask questions of a witness. The applicant and staff will make concluding remarks. No further presentations or testimony shall be permitted, and the public hearing will then be closed. All decisions of the Commission must be based upon competent, substantial evidence presented to it at the hearing. All backup materials provided to the City Commission as part of the agenda will automatically be made a part of the record at the hearing. All approvals will be subject to the staff recommended conditions, unless otherwise stated in the motion for approval.

CITY CLERK GIBBS: All of those wishing to provide testimony on the following quasi-judicial items please stand and raise your right hand. Do you solemnly swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth? Please remain standing to receive a colored dot.

MAYOR MESSAM: Item number 12 please.

12. Temp. Reso. #R7030 considering **Conditional Use Application No. 1902992**, considering **Variance Application No. 1905057** from the build-to-line requirement, considering **Variance Application No. 1905059** from the off-street parking requirement, and considering **Site Plan Application No. 1901455** and **Community Appearance Board Application No. 1901457**, for the **Miramar Station Development** that includes 648 multi-family residential units and 25,675 square feet of commercial, within the East Miramar Areawide Development of Regional Impact, located at the northeast corner of Miramar Parkway and Flamingo Road. (*Community Development Director Eric Silva*)

CITY ATTORNEY NORRIS-WEEKS: A resolution of the City Commission of the City of Miramar considering Conditional Use Application No. 1902992, considering Variance Application No. 1905057 from the build-to-line requirement, considering Variance Application No. 1905059 from the off-street parking requirement, and considering Site Plan Application No. 1901455 and Community Appearance Board Application No. 1901457, for the Miramar Station Development that includes 648 multi-family residential units and 25,675 square feet of commercial, within the East Miramar Areawide Development of Regional Impact, located at the northeast corner of Miramar Parkway and Flamingo Road, and providing for an effective date.

MAYOR MESSAM: T

MR. SILVA:

MAYOR MESSAM: W

- a) Conditional Use Application No. 1902992

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner?, to approve Resolution #R7030, Conditional Use Application No. 1902992, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-14

- b) Variance Application No. 1905057

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7030, Variance Application No. 1905057, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Approved

c) Variance Application No. 1905059

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7030, Variance Application No. 1905059, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Approved

d) Site Plan Application No. 1901455

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7030, Site Plan Application No. 1901455, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Approved

e) Community Appearance Board Application No. 1901457

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7030, Community Appearance Board Application No. 1901457, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Approved

f) Overall Project

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7030, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-15

MAYOR MESSAM: Item number 13.

- 13.** Temp. Reso. #R7037 considering **Conditional Use Application No. 1905594**, for the **PharmaRx Pharmacy**, located at 11382 and 11384 Miramar Parkway within a tenant space in the Miramar Crossings Shopping Center, south of Miramar Parkway and west of Red Road. *(Community Development Director Eric Silva)*

CITY ATTORNEY NORRIS-WEEKS: Item number 13 is a resolution considering Conditional Use Application No. 1905594, for the PharmaRx Pharmacy, located at 11382 and 11384 Miramar Parkway within a tenant space in the Miramar Crossings Shopping Center, south of Miramar Parkway and west of Red Road, and providing for an effective date.

MAYOR MESSAM:

MR. SILVA:

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7037, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-16

OTHER BUSINESS

Reports and Comments:

Commissioner Reports:

MAYOR MESSAM: O

- Commission consensus to direct City staff to explore engineering solutions to mitigate sound issues at the Miramar Amphitheater and report findings to the Commission.
- Commission consensus to reschedule the City Commission meeting of Wednesday, November 20, 2019, to Wednesday, November 13, 2019.

MAYOR MESSAM: Item number 14.

- 14.** Temp. Reso. #R7046 opposing the termination of the **Haitian Family Reunification Parole Program (HFRPP)** which allowed certain Haitian individuals to be permitted to come to the United States up to two years before their immigrant visa priority dates become current to be reunified with their family; supporting legislators' condemnation of the termination of the Family Reunification Parole Program. *(Mayor Wayne M. Messam)*

CITY ATTORNEY NORRIS-WEEKS: Item number 14 is a resolution opposing the termination of the Haitian Family Reunification Parole Program (HFRPP) which allowed certain Haitian individuals to be permitted to come to the United States up to two years before their immigrant visa priority dates become current to be reunified with their family; supporting legislators' condemnation of the termination of the Family Reunification Parole Program, and providing for an effective date.

MAYOR MESSAM:

COMMISSIONER COLBOURNE: Motion to approve.

COMMISSIONER CHAMBERS: Second.

MAYOR MESSAM: Record the votes.

CITY CLERK GIBBS: Commissioner Barnes.

COMMISSIONER BARNES: Yes.

CITY CLERK GIBBS: Commissioner Chambers.

COMMISSIONER CHAMBERS: Yes.

CITY CLERK GIBBS: Commissioner Colbourne.

COMMISSIONER COLBOURNE: Yes.

CITY CLERK GIBBS: Vice Mayor Davis.

VICE MAYOR DAVIS: Yes.

CITY CLERK GIBBS: Mayor Messam.

MAYOR MESSAM: Yes.

On a motion by Commissioner? seconded by Commissioner? to approve Resolution #R7046, the Commission voted:

Commissioner Barnes	Yes
Commissioner Chambers	Yes
Commissioner Colbourne	Yes
Vice Mayor Davis	Yes
Mayor Messam	Yes

Resolution No. 20-17

MAYOR MESSAM:

COMMISSIONER BARNES: J

COMMISSIONER CHAMBERS: T

COMMISSIONER COLBOURNE: T

VICE MAYOR DAVIS: T

City Manager Reports:

MAYOR MESSAM: T

CITY MANAGER HARGRAY:

City Attorney Reports:

MAYOR MESSAM: A

CITY ATTORNEY ??: T

FUTURE WORKSHOP

Date	Time	Subject	Location
10/16/19	6:00 p.m.	Compensation & Class Workshop	Commission Chambers

11/13/19	5:00 p.m.	Financial Focus Meeting	Commission Chambers
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ADJOURNMENT

MAYOR MESSAM: This meeting is adjourned.

The meeting was adjourned at 10:46 p.m.

Denise A. Gibbs, CMC
City Clerk
DG/cp