

INDEX
CITY COUNCIL MINUTES
June 23, 2004

1	Called to Order/Roll Call of Members.....	Page 1
2.	Invocation.....	Page 1
7.	Pledge of Allegiance.....	Page 1
8.	Approval of Minutes.....	Page 1
	Approve Minutes of City Council Meeting of:	
	Regular Council Meeting of June 9, 2004.....	Page 1
5.	Agenda/Order of Business (Additions/Deletions/Amendments.....	Page 1
	Resolution replacement for Item No. 10A.....	Page 1
6.	Special Presentations:	
	6A) Miami Gardens/Carol City District Police Department	
	Acknowledgments.....	Page 1
	6B) Matthew A. Connolly, CPA – Jordan’s Landing.....	Page 1-2
7.	Ordinance(s) for First Reading:	
	7A) Amending Section 33-8 of the Code of Miami-Dade County as	
	adopted by Section 8-3 of the Charter of the City of Miami Gardens.	Page 2-4
8.	Ordinance(s) For Second Reading (Public Hearings) None.....	Page 4
9.	Public Comment.....	Page 4-5
10.	Resolutions:	
	10A) A Resolution of the City Council of the City of Miami Gardens,	
	Florida, approving the application of Carol City Development,	
	LLC	Page 6
	Res. 2004-65-116 Approving the application of Carol City	
	Development.....	Page 6-7
	10B) Res. 2004-66-117 Relating to entrance sign design and	
	Manufacturing awarding a contract to Mouse Design Studio.....	Page 7-8
11.	Report of the City Attorney (No Report).....	Page 8
12.	Report of City Manager (No Report).....	Page 8
13.	Reports of Mayor and Council Members.....	Page 8-9
	13A) General Reports from Mayor and Council Members.....	Page 9
14.	Requests, Petitions & Other Communications From the Public:	
	14A) Public Comments.....	Page 9-12
15.	Special Presentation(s).....	Page 12
16.	Adjournment.....	Page 12

**CITY OF MIAMI GARDENS
REGULAR CITY COUNCIL MINUTES
June 23, 2004**

1. CALL TO ORDER/ROLL CALL OF MEMBERS:

The City Council of the City of Miami Gardens, Florida met in regular session on Wednesday, June 23, 2004, beginning at 7:05 p.m., in the City Council Chambers, 1515-200 N.W. 167th Street, Building 5, Miami Gardens, Florida.

The following members of the City Council were present: Mayor Shirley Gibson, Vice Mayor Aaron Campbell, Jr., and Council members Audrey J. King, Barbara Watson, Melvin L. Bratton and Oscar Braynon, II. Councilwoman Sharon Pritchett arrived at approximately 7:20 p.m.

Also in attendance were: City Manager Dr. Danny O. Crew, Assistant City Manager Horace A. McHugh, City Attorney Sonja K. Knighton and City Clerk Ronetta Taylor.

2. INVOCATION:

Mr. Thomas Spaulding delivered the Invocation.

3. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

4. APPROVAL OF MINUTES:

4A) Approve Minutes of City Council Meeting of:

Regular Council Meeting - June 9, 2004

Moved by Vice Mayor Campbell, seconded by Councilman Bratton to approve the minutes, with the necessary corrections, if there be any. This motion **passed and carried by a 6-0 vote**. Councilwoman Pritchett was not present.

5. AGENDA/ORDER OF BUSINESS (ADDITIONS/DELETIONS/AMENDMENTS):

Manager Crew indicated that there was a replacement resolution for Item No. 10A.

Moved by Councilwoman Watson, seconded by Councilman Bratton to approve the Official agenda with the above referenced replacement. This motion **passed and carried by a 6-0 vote**. Councilwoman Pritchett was not present.

6. SPECIAL PRESENTATION(S):

6A) Miami Gardens/Carol City District Police Department Acknowledgments

Due to a scheduling conflict, none of the Police officers were present for this meeting.

6B) Matthew A. Connolly, CPA – Jordan's Landing

Mr. Connolly, with a business address at 10661 North Kendall Drive, Miami, Florida, appeared before the City Council to talk about the Jordan's Landing Housing Development. The project, which consists of 59 single family homes, will be built near Pro-players Stadium (Douglas Road and NW 202nd Terrace aka Old School Board Property). The purchase price for the single

family homes with zero lot line, 20 ft setbacks front and back with 10 feet side setbacks, will list in the \$180's. The homes are designed in either three or four bedrooms. There will be an option for a garage. In addition, all homes have a front porch, and smaller back porch. In addition, a masonry wall will be erected along Douglas Road.

Councilman Bratton asked if this project will be considered a gated community.

Mr. Connolly said the project, which has a public access road, is not a gated community.

Councilman Bratton expressed concern with the zero lot line.

Mr. Connolly said there will be some setback, allotting for 20 feet between the houses.

Councilwoman Watson expressed concern with the façade of the homes. The present design reminded her of military barracks. She said that she wanted to see something a little more architecturally pleasing.

Mr. Connolly related that he would take Councilwoman Watson's comments as constructive criticism, and would work on the façade. He emphasized to the Council that these were preliminary drawings.

Councilman Bratton inquired as to whether Mr. Connolly had built houses anywhere else in Miami-Dade County.

Mayor Gibson interjected and informed the Council members that Mr. Connolly was before this Council because of the Special Taxing District Resolution on tonight's agenda for the Council's consideration. She shared that because of the Indian Burial Site located on this property Miami-Dade County is requiring that the property be maintained. In addition to maintenance, Miami-Dade County is requiring that a masonry wall be built along Douglas Road, as well as providing for sufficient lighting. She asked that the Council members be cognizant of this fact, any concerns dealing with the design of this project will come back to this Council at a later date.

Mr. Marciel Rodriguez, residing at 8345 NW 158th Terrace, Miami Lakes, Florida, appeared before the City Council and shared that the other project currently under construction by Mr. Connolly's group is Noah's Point, a multifamily townhouse development, located at Biscayne Boulevard and 118th Street, with a price range between \$200,000.00-\$270,000.00.

Councilwoman Watson inquired about the construction cost for one home.

Mr. Rodriguez indicated that he did not have that information readily available.

After there were no further questions of Mr. Connolly or Mr. Rodriguez, from the Council members, this presentation concluded.

7. ORDINANCE(S) FOR FIRST READING:

7A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING SECTION 33-8 OF THE CODE OF MIAMI-DADE COUNTY AS ADOPTED BY SECTION 8.3 OF THE CHARTER OF THE CITY OF

MIAMI GARDENS, TO DELETE THE CURRENT SECTION AND CREATE A NEW SECTION ENTITLED "CERTIFICATES OF USE", CREATING DEFINITIONS; PROVIDING FOR THE REQUIREMENT OF A CERTIFICATE OF USE; PROVIDING FOR APPLICATION PROCEDURES; PROVIDING FOR SPECIFIC GROUNDS FOR DENIAL; PROVIDING FOR RENEWALS OF CERTIFICATES OF USE; PROVIDING FOR A DISPLAY OF CERTIFICATE; PROVIDING FOR DUTIES OF THE CODE ENFORCEMENT DIRECTOR; PROVIDING FOR EXAMINATION OF RECORDS; PROVIDING FOR RIGHT OF ENTRY; PROVIDING FOR THE TERM OF CERTIFICATE OF USE AND TRANSFER; PROVIDING FEES UTILIZING THE ADOPTED ZONING FEE SCHEDULE; PROVIDING FOR USE OF THE ZONING CLASSIFICATION MANUAL; PROVIDING FOR APPROVAL OF BUSINESS LOCATION; PROVIDING FOR LOST OR STOLEN CERTIFICATES; PROVIDING FOR CIRCUMSTANCES UNDER WHICH A CERTIFICATE MAY BE DEEMED NULL AND VOID OR ILLEGAL; PROVIDING FOR REVOCATION OF CERTIFICATE OF USE; PROVIDING FOR PROCEDURES PURSUANT TO WHICH A CERTIFICATE OF USE IS REVOKED; PROVIDING PENALTIES FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

Mr. Christopher Steers, Assistant to the City Manager for Business Services appeared before Council to explain that this ordinance puts into place a recourse for those individuals, in jeopardy of having their Certificate of Use revoked. The purpose of the Certificate of Use is to ensure that every business within the City of Miami Gardens is operating in proper zones and conducting the business that is permitted in that zone. If this activity is not regulated the result is incompatible businesses in the wrong area, or someone converting retail space into a restaurant without the proper permits and zoning. The Certificate of Use fee is renewed annually. This helps to defer some of the cost of the mandatory annual inspections.

Moved by Councilman Braynon, seconded by Vice Mayor Campbell to discuss the item.

Councilman Braynon referenced the annual renewal date for the Certificate of Use (October 1-September 30) and asked if the ordinance is adopted, would current businesses have to pay for this Fiscal Year, as well as next Fiscal year, which starts October 1, 2004.

Mr. Steers indicated that any existing businesses would not have to pay until October 1, 2004. Any new businesses coming in, in this Fiscal year, would fall under the provisions of the ordinance at that time. Any new businesses coming in would have to get a new Certificate of Use anyway.

Councilwoman Pritchett referenced Page 3, Section 9, and Item No. 3 of the ordinance and asked Mr. Steers to elaborate on this section as it related to the South Florida Building Code.

Mr. Steers explained that the South Florida Building Code, which regulates building/construction related issues, is the Code adopted by Miami Dade County and the State of Florida.

Councilman Bratton asked if there was language in the ordinance to address bringing a business into compliance before a Certificate of Use is issued.

Mr. Steers replied that there is a provision in this ordinance, which provides that a business must be in compliance with any rules or laws that affect cities, counties and states. He said that if there are violations, a Certificate of Use can not be issued.

Councilwoman Pritchett referenced the appeals' provision by a Special Master, and whether a determination will be made on the selection of the Special Master.

Mr. Steers shared that the City has gone through a selection process; approximately 40-50 resumes from various attorneys were received. Seven individuals were selected from the resumes submitted. This information will be forthcoming to the City Council for ratification. Two of the seven selected are practicing attorneys, who reside in the City of Miami Gardens.

Councilman Bratton referenced page 3, line 104 of the ordinance and asked Mr. Steers to elaborate.

Mr. Steers explained that a Certificate of Use is required for each place of business, and for each corporation and/or legal entity within each place of business. He further explained that if there are two separate entities sharing the same office space because it is more economical, that separate business is also required to have a Certificate of Use.

Councilman Bratton inquired as to the City's plans for notifying all the businesses in the City of the requirements being imposed by this ordinance.

Mr. Steers conveyed that the businesses would be notified through the newspaper and all other means possible.

At the conclusion of this discussion, this item **passed and carried on first reading by a 7-0 vote.**

Councilman Bratton:	Yes
Councilman Braynon:	Yes
Vice Mayor Campbell:	Yes
Councilwoman King:	Yes
Councilwoman Pritchett:	Yes
Councilwoman Watson:	Yes
Mayor Gibson:	Yes

8. ORDINANCE(S) FOR SECOND READING (PUBLIC HEARINGS):

There were none

9. PUBLIC COMMENT – 10 MINUTES

Mr. Leonard Coles, residing at 2010 NW 191st Street, Miami Gardens, Florida, appeared before the City Council to urge them to make sure to fulfill their Oath of Office, and protect the citizens' rights under the Constitution of the State of Florida. He said that when ordinances are being considered before the City Council, the citizens are looking to the Council to review those documents to ensure their rights are protected.

Mr. James Joyner, residing at 20415 NW 20th Avenue, Miami Gardens, Florida, appeared before the City Council to commend and thank the Code Enforcement Department for doing an excellent job.

Mr. Fred Young, residing at 17041 NW 10th Court, Miami Gardens, Florida, appeared before the City Council to express concern with the Alarm Registration Fee. For the past two years, he's received notice from Miami-Dade County, waiving his annual alarm registration fee due to the fact that there were no false alarms reported. He inquired if there was a provision in the ordinance addressing this issue.

Manager Crew indicated that the City's Alarm Registration Ordinance currently does not provide for a waiver. Unfortunately, the City is not aware of those property owners that have received annual alarm registration fee waivers. This will be the City's first year administering this program; however, based upon the fact that the ordinance has no provision for waivers, administration will be bringing this item back to the Council for an amendment. For the next Alarm Registration renewal scheduled for January 2005, the City will have the appropriate records reflecting which property owners did not incur any false alarms.

Councilman Bratton asked why did the fee increase from \$25.00 to \$35.00.

Mr. Steers explained that at the time this ordinance was adopted, the City had not received adequate data from Miami Dade County. Based upon the information received at that time, the City had estimated approximately 3,000 registered alarms; however, there are approximately 7,500 registered alarms. The reason for the fee is to offset the cost of implementing the program. Next year's renewal fee is only \$15.00.

Councilman Bratton asked to be provided with sufficient information so that when a constituent calls, he can inform that individual of the process.

Mayor Gibson encouraged the City Council members to practice uniformity by forwarding those citizens' inquiries or concerns to the City Manager's office so that his staff can provide all the relative facts pertaining to that individual's issue or concern.

Councilwoman Watson asked whether Mr. Young would have to pay the \$35.00 fee, or the \$15.00 fee.

Manager Crew said that at present, he did not have enough information to make that determination.

Councilwoman King shared that she's received phone calls from the residents expressing this same concern.

Mayor Gibson shared that when the City had asked Miami-Dade County for this information, it was not forthcoming. Therefore, the City has to establish a history of its own by building its own database. She conveyed that certainly next year, the Alarm Registration Fee will be a fair process because the City will have that history.

10. RESOLUTIONS:

10A) ~~A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CAROL CITY DEVELOPMENT, LLC, FOR THE CREATION OF A MULTIPURPOSE SPECIAL TAXING DISTRICT FOR STREET LIGHTING, RETAINING WALL MAINTENANCE, SWALE MAINTENANCE, AND MAINTENANCE OF THE CEREMONIAL PARK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)~~

RESOLUTION NO. 2004-65-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CAROL CITY DEVELOPMENT, LLC, FOR THE CREATION OF A SPECIAL TAXING DISTRICT PURSUANT TO ARTICLE I, OF CHAPTER 18 OF THE MIAMI-DADE COUNTY CODE; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

Moved by Vice Mayor Campbell, seconded by Councilman Braynon to discuss this item.

Councilman Braynon asked about the difference between the original and replacement resolutions.

Attorney Knighton explained that initially the Special Taxing District was only going to be for lighting. However, once the City got the backup materials it appeared that there were some additional things that needed to be included. She conveyed that the initial resolution was drafted before all the backup information had been received.

Councilman Braynon referenced the landscaping maintenance provision, which provides for the swale areas to be cut bi-monthly as required. He questioned whether the grass would be cut more if needed or less if not needed.

Mr. Steers indicated that this Special Taxing District is being mandated by Miami-Dade County, and as such is governed by their procedures.

Attorney Knighton further indicated that this provision was a part of Exhibit "B" to the resolution. She said that if there is an amendment this City Council would want to make their approval subject to, they had the authority to do that at tonight's meeting. This information would be sent back to Miami-Dade County.

Councilwoman Pritchett inquired as to whether the potential homeowners will be provided with some kind of clause, which specifies that the Special Taxing District was mandated by Miami-Dade County, and not initiated by the City of Miami Gardens. She said that she was concerned with taxing people.

Attorney Knighton explained that a Special Taxing District benefits those people who reside in that particular community, and provides a direct benefit to them.

Vice Mayor Campbell conveyed that if this item failed, ultimately the citizens of City of Miami Gardens will have to take on the responsibility of maintaining this development.

It was moved by Councilman Braynon to amend Exhibit “B”, Sections “b” and “c” of the resolution as proposed by adding in the language “to cut bi-monthly or more often.” This motion was seconded by Vice Mayor Campbell.

There being no further discussion on the **amendment**, the motion **passed and carried by a 6-1 vote**.

Councilman Braynon:	Yes
Vice Mayor Campbell:	Yes
Councilwoman King:	Yes
Councilwoman Pritchett:	Yes
Councilwoman Watson:	No
Councilman Bratton:	Yes
Mayor Gibson:	Yes

There being no further discussion on the resolution as a whole, the **motion passed and carried by a 5-2 vote**.

Vice Mayor Campbell:	Yes
Councilwoman King:	Yes
Councilwoman Pritchett:	No
Councilwoman Watson:	No
Councilman Bratton:	Yes
Councilman Braynon:	Yes
Mayor Gibson:	Yes

RESOLUTION NO. 2004-66-117

10B) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, RELATING TO ENTRANCE SIGN DESIGN AND MANUFACTURING; AWARDING A CONTRACT TO MOUSE DESIGN STUDIO; ADOPTING REPRESENTATIONS; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS TO EFFECTUATE THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

Manager Crew provided the pertinent information in regard to this particular item. He related that he’d put together an informal committee, consisting of staff and some elected officials, who happened to stop by his office. All unanimously agreed on the signage being recommended for the Council’s approval.

It was moved by Councilman Braynon, seconded by Councilwoman Watson to discuss this item.

Councilwoman Pritchett opined that it is very important to have proper lighting for the signage for those entering the City limits.

Manager Crew indicated the next RFP will address installation services. The appropriate lighting for the signage is under review.

Councilwoman Watson asked if the lighting could be incorporated with the signage.

Manager Crew said that he would check on this.

Councilwoman Watson asked if signage would be placed at 441 and 826.

Manager Crew said that administration is looking at placing signage at 11 different entrance-ways into the City.

Councilman Braynon shared that he'd distributed copies of the proposed signage to the audience so that they are aware of what is being recommended.

There being no further discussion, this item **passed and carried with a 7-0 vote.**

Vice Mayor Campbell:	Yes
Councilwoman King:	Yes
Councilwoman Pritchett:	Yes
Councilwoman Watson:	Yes
Councilman Bratton:	Yes
Councilman Braynon:	Yes
Mayor Gibson:	Yes

11. REPORT OF THE CITY ATTORNEY

No Report

12. REPORTS OF CITY MANAGER

No Report

13. REPORTS OF MAYOR AND COUNCIL MEMBERS

Councilman Braynon referenced a booklet entitled On the Move that he'd distributed to the City Council, staff, as well as placing a sufficient number on the back table for the audience's use. He related, this booklet, just released by Miami-Dade County provides useful information on transportation issues.

Councilwoman Pritchett shared that at the last Council meeting concerns were raised about the trash and debris along 215th Street near the County's dumpsite. Administration was directed to contact Miami-Dade County's Solid Waste Department about the removal of this trash and debris. Mr. Steers made contact, and spoke with the lead supervisor. Subsequently, the trash and debris was removed. She questioned whether the City could have signs erected along this corridor to address the illegal dumping. She further inquired whether the appropriate individuals from Miami-Dade County could be invited to a City Council meeting to give a status report and pertinent information on who to call when people see this type of activity going on.

Councilwoman Pritchett further inquired as to whether the City's 6.5 Million dollar debt to Miami Dade County has been decreased, and if so by what amount. She further inquired about the status of the City's Interlocal Agreements with Miami-Dade County.

Manager Crew shared that city staff has been meeting weekly with Miami-Dade County on these issues. Miami-Dade County is working diligently with the City to try and get the debt number down to where all can agree is a reasonable number. It is anticipated that both issues will be resolved and brought before the Council by the end of July.

Councilwoman Pritchett thanked administration for providing this update. She expressed concern with a Miami Herald newspaper article, dated Sunday, June 20, 2004. The article alleged that the City considered a higher property tax.

Manager Crew related that discussion was held during the budget workshop. There are a number of expenditures being charged by Miami-Dade County that are not in this year's budget. Therefore, there are some challenges to this year's budget. There are also some basic things the City needs to do that are necessary to make this city viable in the future. One of those is a desperate need to set a reserve balance between five and eight percent of the operating revenues. At this point in time, the city is not in a position to know whether the old revenues will be enough to cover the budget. If this City is going to want to become more than what it has been, as part of the unincorporated area, want to have a beautiful city with excellent code enforcement, it is going to take more revenue than what the City currently has. The City at present is not in a position to know what the police budget will be for next fiscal year, and two thirds of the City's budget is police. The only revenue the City has control over is property taxes. In addition, the City has adopted those fees allowable by the State. He related that last October, staff at that time indicated that the city would have to raise taxes to 8 mils. The average City in Miami-Dade County is 6.5 mils. He related that from what he knows, he will not be recommending a millage rate no where near what was originally recommended.

Councilman Bratton referenced the fireworks tents and inquired, at what point the City of Miami Gardens would take over that permitting process.

Mr. Steers related that it is anticipated that that permitting process will be brought in-house on October 1, 2004. In the interim, staff has been in contact with the Miami-Dade County Zoning Department regarding this particular issue.

Councilman Bratton inquired about the status of the property on 199th Street NW 27th Avenue, where someone had taken a bull dozer to the landscaping and flattened it out.

Mr. Steers related the case is open, and Code Enforcement is in the process of investigating the issue.

Councilwoman King remarked that it was good to be back after taking some personal time off to be with her family.

13A) GENERAL REPORTS FROM MAYOR AND COUNCIL MEMBERS

14. REQUESTS, PETITIONS & OTHER COMMUNICATIONS FROM THE PUBLIC:

14A) PUBLIC COMMENTS – 20 MINUTES

Mr. Thomas Spaulding, residing at 18805 NW 32nd Place, Miami Gardens, Florida, appeared before the City Council to express his views about the Miami Herald article, dated June 20, 2004. He cautioned the Council members to be careful about what they say in the public.

Ms. Sandra McDowell, residing at 18240 NW 41st Place, Miami Gardens, Florida, appeared before the City Council to voice her support for Special Taxing Districts. She shared that this is something that her homeowners association is looking into for her area.

Councilman Bratton related that Miami-Dade County prohibits Special Taxing District for communities with privately owned roads. He asked if this rule was going to be relaxed for the City of Miami Gardens.

Manager Crew said that he did not believe this rule could be changed; this is a State Constitution issue and not a policy that Miami-Dade County or a municipality has. He further shared, there may be a way to use federal funds to address some of the issues in private areas.

Councilwoman Watson asked Ms. McDowell if her development charged Homeowner Association Fees.

Ms. McDowell indicated that Homeowner Association Fees were charged. However, the amount is at a minimum and is hard to collect because the property owners have moved out and are now renting their properties to Section 8 tenants.

Councilwoman Watson related that the Homeowner Association Fees are the responsibility of the homeowner and not the tenant. The property owners can not be released from this obligation because they own the property. She asked Manager Crew if developments like Ms. McDowell were entitled to receive CDBG funding.

Manager Crew related that CDBG funding is not available for this type of issue. He shared that one of the things cities are now doing, due to the problem with absentee landlords, is adopting a Certificate of Use and classifying a rental unit like a business. This process ensures that the landlord goes through a Certificate of Use process each time there is a new renter. This means that the home has to be inspected and brought up to code.

Mayor Gibson asked if there was a reason why that provision could not be included in this Certificate of Use ordinance.

Manager Crew said that some separate regulations are needed and at present, the City certainly is not staffed to implement this process.

Mayor Gibson stated that she would certainly want to have that provision as a part of this particular ordinance, which was on tonight's agenda for first reading. She asked that the City Manager and staff met with the City Attorney in order to have that provision incorporated in this ordinance. She emphasized the importance of having something in place to address the influx of potential residents being displaced from City of Miami, due to the upscale development occurring there.

Manager Crew indicated that he would have something prepared by the next City Council meeting in order to address this issue, whether it's a part of this ordinance or a subsequent ordinance.

Mayor Gibson gave emphasized to the importance of limiting the number of Section 8

Housing units within the City of Miami Gardens. She opined that this program should be encompassed of other municipalities and not just the City of Miami Gardens.

Attorney Knighton made it clear that the City could not regulate Section 8 Housing because that is a federal program. The City can do rental housing as a business, and as such make the landlord comply with the applicable laws such slum landlords, property not up to compliance and properties where there are more than the allowable number of tenants living in housing unit. She related that in some private developments where you don't see Section 8 Housing is because there is language in the covenant which specifies the rental terms.

Vice Mayor Campbell conveyed support for the adoption of an ordinance that applies to all rental property in Miami Gardens.

Mr. Steers appeared before the City Council to emphasize the importance of addressing this issue in a different ordinance, as opposed to putting regulations in the Certificate of Use Ordinance.

Mr. Stanley McKnight, residing at 3852 NW 210 Street, Miami Gardens, Florida appeared before the City Council to express his views about the proposed RFP for installation and lighting, and opined that the company that designed the sign should be able to install and provide the appropriate lighting for the signage.

Manager Crew related that he was trying to bring this project in at a cheaper cost by buying the signs for a manufacture so that there is no markup from the middleman, and then having a contractor do the installation, with a second contractor doing the landscaping.

Mr. McKnight further addressed the alarm registration fee and questioned how this fee was arrived at.

Manager Crew related that the higher fee was implemented in order to off set the cost for starting the program.

Mr. McKnight also referenced the intersection at 47th Avenue and 215th Street and said that the traffic in this area has become very busy. He suggested putting a traffic light at this location.

Manager Crew shared that unfortunately this is a state road and the City of Miami Gardens did not have jurisdiction. The City, at the request of the City Council, asked both Miami-Dade County and the State of Florida to do a traffic study in order to justify putting a traffic light at this location.

Mr. McKnight further addressed the alleyway adjacent to his backyard. This alleyway (utility easement) was maintained by Miami-Dade County at one time, however it is no longer. He opined that if he as a property owner is now responsible for maintaining this alleyway, that alleyway should be incorporated as part of his property.

Mayor Gibson related that the City Manager will investigate this matter and get back with Mr. McKnight.

Councilwoman Pritchett related that there is a very active Homeowners Association in Mr.

McKnight's neighborhood. She told Mr. McKnight that she would share with him the name of the president of this homeowners association (Miramar Gardens), after tonight's Council meeting.

15. SPECIAL PRESENTATION(S)

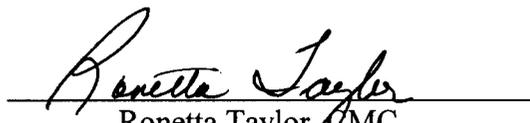
Mr. Horace McHugh, Assistant City Manager appeared before the City Council to report on the relocation of City Hall and the administrative offices. He related that the City now has an automated phone system. The old phone numbers have been automatically forwarded to the new phone numbers. There is also a new fax number. Access cards and access codes to the building will be issued shortly.

16. ADJOURNMENT:

There being no further business to come before this Body, and upon being duly moved by Councilman Braynon, seconded by Vice Mayor Campbell, and unanimously voted upon, the meeting adjourned at 9:30 p.m.


Shirley Gibson, Mayor

Attest:


Ronetta Taylor, CMC
City Clerk