

LOCAL WEEKLY REPORT

July 2 – July 6, 2012

MIAMI

Fifteen years ago, Parrot Jungle made a bid for the City of Miami's land on Watson Island, which included a list of assurances: 750,000 million annual visitors; at least \$400,000 in annual revenue for the City of Miami and six hundred new jobs. To date, the park has only delivered on jobs.

Jungle Island hasn't paid rent to Miami in three years. Instead, Miami and Miami-Dade County have covered more than \$26 million in rent, back taxes and loan payments from the U.S. Department of Housing and Urban Development.

Recently, Jungle Island threatened to default on the 20 year federal loan, on which \$15 million remains outstanding. Now the park is asking the city to further extend itself.

Jungle Island officials claim that an unnamed investor has offered to develop a hotel, restaurants and shops on Watson Island but with the caveat that the city extend the park's lease by 50 years and provide 13 additional acres of waterfront land on Biscayne Bay. The request is based on projections that the project will turn out profits for the city.

Last week, the city commission was supposed to take up the Jungle Island issue but deferred it in order to allow more time for negotiations.

A decision must be reached soon, since a \$2 million payment on the federal loan is due in August. According to park owner Bern Levine, Jungle Island cannot make the payment, leaving Miami and the County on the hook once again. Additionally, Jungle Island has asked the city and county to forgive its \$26 million in exchange for a share of the park's profits moving forward.

As City Commissioners expressed their skepticism, they demanded to know the name of the secret investor. Levine refused to comply.

Representatives for the park and city are continuing negotiations. However, any changes to the lease would have to be approved by voters in a referendum, and the deadline to make the November ballot is drawing to a close.

If a deal can't be reached and Jungle Island defaults on its loan payment in August, the city could try to foreclose the property. In this scenario, the city could find a new operator, or start over with a new project.

CORAL GABLES

On Thursday, the City of Coral Gables held a special meeting at City Hall to finalize the language for the November Ballot on whether to keep the city's ban on the overnight parking of pickup trucks on residential streets and driveways.

City Commissioners approved the language on a 3-2 vote.

The ballot language will read as follows:

The city has an existing ordinance that prohibits pickup trucks being parked outside of garages in residential areas for aesthetic purposes. Shall this ordinance be amended to allow one pickup truck for non-commercial use to be parked outside on private property for each residence, if such truck has a fully covered bed and has no more than four wheels?

Commissioner Maria Anderson and Frank Quesada cast the dissenting votes due to a disagreement over the mandate that the pickup truck beds be covered.

For trucks that lack a cover, the cost to install a professional cover, to meet the city's requirements, could cost up to \$3,000.

If the voters decide to eliminate the ordinance, the following conditions would apply:

- The vehicle would have to be parked on the private property and not on the swale, sidewalk or right-of-way.
- The bed of the vehicle would have to be fully covered with a bed or cab cover that completely encloses all open body areas, open truck beds, open load areas, or compartments. These beds shall not be constructed of canvas, or similar pliable materials, nor of wood.
- The vehicle could have no commercial markings or advertising, and no commercial equipment or appendage attached to the exterior.
- The vehicle could have no more than four wheels and is unmodified.

According to City Manager Patrick Salerno, the city will save a substantial amount of money by placing the referendum in the November ballot, in conjunction with the presidential race. The city's cost will be \$19,679, as opposed to a stand-alone election, where the cost would have been \$125,000.

KEY BISCAYNE

On Tuesday, the Village of Key Biscayne adopted language providing for an interlocal agreement between the Village and the School Board of Miami-Dade County for the expansion of Mast Academy.

The ordinance read as follows:

AUTHORIZING ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY REGARDING THE FINANCING OF A PERMANENT SECONDARY EDUCATIONAL FACILITY AND RECREATIONAL FIELDS LOCATED AT THE MAST ACDEMY CAMPUS AS WELL AS NECESSARY RENOVATIONS OF KEY BISCAYNE K-8 CENTER AT A COST NOT TO EXCEED \$23,000; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The ordinance was passed on first reading and is scheduled to be heard for second reading and final approval, on Tuesday, July 10th. School Board members are scheduled to vote on the measure on Wednesday, July 11th.

MIAMI BEACH

On Monday, City of Miami Beach Mayor Matti Herrera Bower and City Commissioners held an event at the Miami Beach Convention Center honoring ousted City Manager Jorge Gonzalez for his 12 years of service to the city.

The event was well attended and included Miami-Dade County Commissioner Bruno Barreiro, who has long worked with Gonzalez. The event focused on Gonzalez's accomplishments rather than the controversy. The city commission (with the exception of two who did not attend) signed a proclamation naming July 2, 2012 Jorge M. Gonzalez Day.

Gonzalez, 45 was responsible for nearly 90,000 residents, a \$400 million budget and more than 1,800 employees. Additionally, Gonzalez is credited with helping the city transform. During his tenure the city saw South Pointe Park renovated; the first Art Basel Miami Beach kicked off at the Convention Center; and the New World Center and Soundscape Park opened to international acclaim.

Gonzalez officially vacates his position on Sunday, July 8, 2012.

ASSESSED PROPERTY VALUES IN MIAMI-DADE COUNTY

Last week, Miami-Dade County Property Appraiser Pedro J. Garcia released the 2012 Tax Roll, which reflects a modest county-wide increase in taxable property values (1.98%), reversing a three year trend of declines.

According to Garcia, 18 of Miami-Dade's municipalities saw an increase in property values ranging from a modest 1.30% in Coral Gables to a significant 11.78% in Indian Creek. The largest increase was seen by Bal Harbour with a 35% increase, a result of the New Regis luxury Hotel and condo complex. It was reported that without the new development, Bal Harbour would have experienced a 3.6% increase, more consistent with its neighboring cities.

Garcia indicated that while 18 cities saw an increase, 17 saw a decline in values. He noted however, that out of the declining cities, six of those experienced a decline of less than 1% (statically flat). Among the cities with more significant declines were: Florida City (6.3%), El Portal (4.13%), Homestead (3.8%) and Opa Locka (2.36%), an improvement from the previous three years.

Property owners can expect to receive their Notice of Property Taxes / Truth in Millage (TRIM Notice) in August.

For your convenience, please find a link for the 2012 Estimated Assessment Values provided by the Property Appraiser's Office:
<http://www.miamidade.gov/pa/library/2012-06-01-estimated-assessment-values.pdf>

ANNOUNCEMENTS:

SAVE THE DATE:

BEACON COUNCIL

On July 27th, 2012, the Beacon Council will host a workshop tailored to elected officials and administrators that directly deal with economic development issues. The workshop will focus on current economic development goals and the role of government to achieve those goals targeting job creating investments. Additionally, the workshop will include discussions on One Community One Goal ("OCOG"), economic marketing strategies and the programs that attract businesses to our community.

The workshop shall begin at 8:30 A.M. and end at 2:45 P.M. The event has been sponsored by FPL as part of their empowering Florida series of seminars.

*Attached please find the invitation and the agenda

MIAMI-DADE LEAGUE OF CITIES

What: MDCLC Board of Director's meeting

When: Thursday, August 2, 2012

Where: TBA

Time: 6:30 PM – 9:00 PM

LOCAL WEEKLY REPORT

July 9 – July 13, 2012

MIAMI

On Thursday, the City Miami Commission deferred a number of issues that were set for discussion, including proposed charter amendments, and the bid for the lease and development of the Grove Key Marina site.

On Thursday, July 26th the City of Miami Commission will discuss several proposals to amend the city charter, if passed, the amendments will be placed on the November ballot. Among the amendments for consideration is a measure to move city elections from odd numbered years to even years. The move will enable Miami to piggyback on the county's elections, resulting in a savings to the city of approximately \$1 million every election cycle. As a result, sitting commissioners, as well as the mayor would get an extra year in office. Commissioners will also vote on an amendment that would authorize the recall of the mayor (sponsored by Commissioner Frank Carollo).

Additionally, City Manager Johnny Martinez postponed a discussion regarding the waterfront site now occupied by Grove Key Marina and Scotty's Landing restaurant. Martinez indicated that more time was needed before he could submit a recommendation.

Furthermore, the commission had scheduled a discussion regarding the struggling Jungle Island Park and banquet hall on Watson Island. In an effort to make itself profitable, Jungle Island tried to persuade the city to extend its lease while giving it more land. The park also threatened to default on a federal loan, leaving the city and county responsible for more than \$15 million. Nevertheless, the proposed plan is off the table. On Wednesday, Jungle Island indicated that it was holding off on its expansion plans and will submit a pending \$2 million loan payment toward the federal loan; thereby, ending negotiations with the city for now.

Miami Planning Board

Miami's Planning, Zoning and Appeals board has set a date of July 18 to consider a proposed Montessori school that would serve 100 students across from Mercy Hospital in Coconut Grove.

Joan Rodriguez, owner of the Village Montessori School on Coral Way, plans to convert a 100 year-old house on $\frac{3}{4}$ acre into a school serving up to 100 children from pre-school through sixth grade.

Rodriguez has asked the board for a "special exception" to do so.

Some area residents have expressed their disapproval, stating concerns that the project would bring a commercial intrusion into a single-family area of the Grove.

CORAL GABLES

Elections:

Three candidates in the April 2013 Coral Gables City Commission elections have raised \$103,340 during the first six months of the year, according to campaign finance documents filed Tuesday, July 10, at the City Clerk's office.

Running for a second two-year term, Mayor Jim Cason has raised \$22,605, including \$17,505 from April 1 through June 30, according to his latest campaign treasurer's report.

Seeking the City Commission Group II seat, Vince Lago, an executive in the construction management and design industry and a member of the Coral Gables Planning and Zoning Board, has raised \$58,265, including \$18,425 reported in his second quarter filing. Commissioner Ralph Cabrera is the incumbent; his term expires next year, and has declared that he will run for mayor next year against the present Mayor Jim Cason.

Running for the City Commission Group III seat, Mary Young, director of the University of Miami School of Business Administration's Ziff Graduate Career Services Center and a former chair of the Coral Gables Community Foundation, raised \$22,470 in the second quarter, according to her treasurer's report. Commissioner Maria Anderson is the incumbent; her term also expires next year.

KEY BISCAZYNE

The Board of the Miami-Dade County Public Schools passed the Inter-local Agreement (ILA) with the Village of Key Biscayne at its Special Meeting on July 11, 2012. The School Board members voted unanimously at 9-0 in support of the ILA.

The Village Council approved the Inter-local Agreement for a new 6-12 Educational

Facility and Recreational Fields at MAST Academy Campus and renovations to the Key Biscayne K-8 Community School at a Special Meeting on July 10.

The July 8, 2012 Draft (PDF) of the Inter-local Agreement (ILA) between the Village and Miami-Dade County Public Schools is available online as part of the July 10 Village Special Council Meeting Agenda, Follow this [link to the Agenda](#). Scroll down to 5. Ordinances B. Second Reading 3.) A Capital Project ... Tab 3. Click on the Tab 3 link to see the Inter-local Agreement as a PDF that will open in a new browser window.

The title of the July 8 ILA Draft is as follows:

INTERLOCAL AGREEMENT BY AND BETWEEN THE VILLAGE OF KEY BISCAYNE, FLORIDA AND THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA TO ESTABLISH A FUNDING AND COST SHARING COLLABORATION TO BUILD A GRADE 6-12 EDUCATIONAL FACILITY AND RECREATIONAL FIELDS AT THE MAST ACADEMY CAMPUS, AND TO UNDERTAKE PHYSICAL IMPROVEMENTS AT THE KEY BISCAYNE K-8 CENTER

PALMETTO BAY

The Village of Palmetto Bay was defeated in its most current attempt to stop the expansion of Palmer Trinity School. On Thursday, Florida's Third District Court of Appeals said the Village of Palmetto Bay acted either from "wishful thinking" or "more likely a willful disobedience" when the council placed a 900-student limit on the school after a lower court told the city to allow up to 1,150.

The appellate court had previously opined that the school had no factual basis for the 900-student cap. While local governments have broad powers to limit use of private land in their jurisdictions, such decision must have a factual basis. Court officials deemed that the Village acted outside the scope of the law.

Chief Judge Linda Ann Wells wrote for a three judge panel, "The special exception for 1,150 students should, therefore, have been summarily enforced by Palmetto Bay, additionally, calling Palmetto Bay "intransigent".

The Village hired prestigious law firm White & Case to work with village attorney Eve Boutsis on the latest appeal. Prior to the appeal, the Village had spent \$600,000 in legal fees.

Additionally, Palmer Trinity School has a pending lawsuit against the village for tuition lost due to the village's decisions. The School has been at odds with the Village since filing an application to rezone its 32.5 acre parcel in 2006.

On Monday, the Village Council decided in a 3-2 vote to submit a ballot question to the voters on whether to extend the terms of the mayor, vice mayor and council members to

two terms in any one position, with no more than a total three consecutive terms regardless of position. Currently, the village limits the service of these positions to no more than two consecutive terms (the recommendation was presented by the Charter Review Commission).

Although, some disagreed with the term limit extensions, the decision to move forward was made based on the village's charter which states: "The council shall submit suggested amendments and revisions to the electors of the village".

PINECREST

On Wednesday, the Village of Pinecrest swore in Samuel Ceballos Jr. as the village's third police chief. Ceballos is the first police chief to be promoted from within the village's police department. Ceballos has worked at Pinecrest's police department for nearly 10 years and will oversee a department of 50 officers and 20 civilian employees. Prior to joining Pinecrest department, Ceballos worked at the Hialeah Police Department for over 22 years.

SUNNY ISLES BEACH

The City of Sunny Isles Beach is in search for a new city manager.

On June 20th, after one year of service, City Manager Alan Cohen resigned from his job, citing "personal reasons". The city has been looking for a new city manager in hopes to announce and vote on a candidate at the upcoming commission meeting on July 19.

In the meantime, Police Chief Fred Maas has been appointed and unanimously approved to serve as the interim city manager.

According to the Human Resources Department, Cohen served as city manager for an annual salary of \$180,000.

CHARTER REVIEW TASK FORCE

The CRTF made the following recommendations for charter amendments, relevant to municipal governments, and will be heard at the Board of County Commission meeting on Tuesday, July 17 :

RESOLUTION CALLING A COUNTYWIDE SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, TO BE HELD IN CONJUNCTION WITH A GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2012, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF MIAMI-DADE COUNTY THE QUESTION OF WHETHER THE HOME

RULE CHARTER SHALL BE AMENDED TO REQUIRE AN EXTRAORDINARY VOTE TO INCLUDE ADDITIONAL LAND WITHIN THE URBAN DEVELOPMENT BOUNDARY

RESOLUTION CALLING A COUNTYWIDE SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, TO BE HELD IN CONJUNCTION WITH A GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2012, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF MIAMI-DADE COUNTY THE QUESTION OF WHETHER TO AMEND HOME RULE CHARTER PROVISIONS PERTAINING TO CHANGES IN MUNICIPAL BOUNDARIES AND CREATION OF NEW MUNICIPALITIES

RESOLUTION CALLING A COUNTYWIDE SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, TO BE HELD IN CONJUNCTION WITH A GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2012, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS THE QUESTION OF WHETHER TO AMEND THE CHARTER TO GRANT ADDITIONAL AUTHORITY FOR THE COMMISSION ON ETHICS TO ENFORCE THE CITIZENS' BILL OF RIGHTS

RESOLUTION CALLING A COUNTYWIDE SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, TO BE HELD IN CONJUNCTION WITH A GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2012 FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF MIAMI-DADE COUNTY THE QUESTION OF WHETHER TO AMEND THE HOME RULE CHARTER REGARDING COUNTY FRANCHISE FEE AND UTILITY TAX REVENUES

RESOLUTION CALLING A COUNTYWIDE SPECIAL ELECTION IN MIAMI-DADE COUNTY, FLORIDA, TO BE HELD IN CONJUNCTION WITH A GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2012, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF MIAMI-DADE COUNTY THE QUESTION OF WHETHER TO AMEND THE HOME RULE CHARTER REGARDING PETITION AND RECALL PROCESS REFORM

ANNOUNCEMENTS:

SAVE THE DATE:

BEACON COUNCIL

On July 27th, 2012, the Beacon Council will host a workshop tailored to elected officials and administrators that directly deal with economic development issues. The workshop will focus on current economic development goals and the role of government to achieve those goals targeting job creating investments. Additionally, the workshop will include discussions on One Community One Goal ("OCOG"), economic marketing strategies and the programs that attract businesses to our community.

The workshop will begin at 8:30 A.M. and end at 2:45 P.M at the Miami-Dade Beacon Council 80 SW 8th Street, Suite 2400. The event has been sponsored by FPL as part of their empowering Florida series of seminars.

MIAMI-DADE LEAGUE OF CITIES

What: MDCLC Board of Director's meeting

When: Thursday, August 2, 2012

Where: Miami Outboard Club / 1099 MacArthur Causeway, Miami, Fl.

Time: 6:30 PM – 9:00 PM