



Roberto Martell
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Town of Medley, Florida
"The Perfect Location for Industrial Development"

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October 19, 2018

Department of Economic Opportunity
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: Town of Medley Future Land Use Plan Text Amendment to Permit
Hotel Use in the Industrial Land Use Category and to Establish a Density
Cap for Hotel Rooms in the Industrial and Industrial & Office Land Use
Categories

Dear Mr. Eubanks:

The Town Council approved for transmittal the attached amendment to the Future Land Use Plan Element at a public hearing held on October 1, 2018. The text amendment will add Hotel use to the Permitted Uses in the INDUSTRIAL land use category; hotel use is currently permitted in the INDUSTRIAL & OFFICE land use category. The proposed amendment further establishes a density cap of 95 units in both categories, as well as define that two (2) hotel rooms equal 1 unit. Enclosed is a copy of Ordinance C-432, the staff analysis and proof of the required advertising. The Staff Analysis contains the strike thru and underlined language in the Permitted Uses Section of the Future Land Use Element as Exhibit A. Meeting minutes are not yet available.

Per the requirements for this cover letter, we offer the following statements:

1. The amendment is not related to an area of critical state concern pursuant to Section 380.05 Florida Statutes;
2. The amendment is not related to a rural land stewardship pursuant to Section 163.3248, Florida Statutes;
3. The amendment is not related to a sector plan pursuant to Section 163.3245, Florida Statutes;
4. The amendment is not related to an Evaluation and Appraisal Report pursuant to Section 163.3191, Florida Statutes;
5. The amendment is not related to a new plan for a newly incorporated municipality pursuant to Section 163.3167, Florida Statutes.

In addition to the Department of Economic Opportunity, the attached amendment will also be delivered to the following agencies:



- Florida Department of Education
- Florida Department of Environmental Protection
- Florida Department of State
- Florida Department of Transportation (District six)
- South Florida Regional Planning Council
- South Florida Water Management District

It is currently intended that this ordinance will be considered for adoption by the Town Council in December 2018 or early 2019. If there are any questions during the review of the enclosed amendment, the local contact for the amendment is provided as follows:

Ms. Sarah Sinatra Gould, AICP
Director of Planning
Calvin, Giordano & Associates, Inc.
954.921.7781
SSinatra@cgasolutions.com

Please call or email Ms. Sinatra if you have any questions during your review of this amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto Martell".

Mr. Roberto Martell,
Mayor

cc: Reviewing agency transmittal list attached



MEMORANDUM

TO: Mayor and Members of the Town Council

FROM: Sarah Sinatra Gould, AICP, Town Planner

THRU: Richard McConachie, Director of Building and Zoning

DATE: October 1, 2018

RE: Future Land Use Element Text Amendment to Industrial Permitted Uses

FOLIO: Town-wide

PROPOSAL:

The Town of Medley is proposing a Future Land Use Element Text Amendment to allow Hotel use as a Permitted Use in the *Industrial* Land Use Category. Hotels are a permitted use in the *Industrial & Office* land use designation. The proposed amendment further restricts the number of permitted hotel rooms to 95 rooms per acre. Policy 2.4 will equate one hotel unit to 0.5 dwelling units, or stated another way, two hotel rooms equal one dwelling unit in both the *Industrial* and *Industrial & Office* designations.

STAFF RECOMMENDATION:

Staff recommends approval of the request to amend the Policy 2.4 of the Future Land Use Element as illustrated in the attached Exhibit A.

BACKGROUND

The Town of Medley is primarily a non-residentially oriented community with nearly 74% of its land on the Future Land Use Plan Map (FLUM) designated *Industrial* and or *Industrial & Office*. The *Industrial* land use plan designation, which currently covers approximately covers 2066 acres or approximately 55 % of the land on the FLUM does not currently permit hotels or apartment hotels. This limits the locations

in which hotels, particularly those catering to the industrial business community, may be located. Typically, hotels are located near population centers, tourist centers or business centers of a community. While the Town does not possess the population or tourist attractions that create a demand for hotels, it certainly provides a demand for hotels for industry and business travel.

Since the majority of the Town is of an industrial and business base, it warrants that business hotels locate in close proximity to the industry and business community they are intended to serve. Currently the Town of Medley contains but one hotel (77 rooms/suites) on NW South New River Drive. Outside this one hotel, the vast majority of travelers to Medley currently find lodging in the City of Doral or in proximity to Miami International Airport as hotels are restricted to the *Industrial & Office* category which comprises approximately 19% of the property on the FLUM. Therefore, the Town proposes a text amendment to the comprehensive plan that would permit hotels to be located on lands designated *Industrial* on the Future Land Use Plan Map (FLUM), essentially throughout the majority (74%) of land within the Town.

If the proposed amendment is adopted, at least 55% more of the Town's area will be available to house hotels which may more evenly spread any impacts throughout the Town rather than having all hotel impacts concentrated in a smaller section of the Town designated *Industrial & Business*. The proposed amendment benefits the local business community and the business traveler by providing more options for locating hotels close to their business destination.

Opening up more land for hotels also logically means the number of hotels built in the future may be more than would be currently anticipated. For every acre of industrial land that is used for a hotel, one acre of projected industrial use or business use would be surrendered. However, with a Floor Area Ratio (FAR) of 1.0-5.0 for industrial and a limit of 95 hotel rooms per acre, any decrease in industrial impacts may not be significant.

ANALYSIS:

Attached as **Exhibit A** is the proposed text amendment to the Future Land Use Element of the comprehensive plan. Policy 2.4 proposes to add hotels and apartment hotels to the permitted uses in the *Industrial* future land use designation and clarify the limitations on hotel density within both the *Industrial* and *Industrial & Office* land use designations. Hotels in these land use categories are proposed to be limited to 95 rooms per acre. A hotel unit is considered equivalent to 0.5 dwelling units (2 hotel rooms = 1 dwelling unit).

In order to estimate the impact that this text amendment may have on public facilities and services, calculations were prepared guided by Section 32-43: Concurrency Management found in the Town of Medley Land Development Code in the Town's code of ordinances. Below is the basis for these calculations:

Sec. 32-43. - Concurrency Management.

(a) In order to ensure that the necessary public facilities and services needed to support the development are available at the same time (i.e., concurrent) that the impact of the development will be felt, the town will enforce minimum requirements for concurrency and will not issue a development permit until the necessary public facilities and services are available concurrent with the impact of the development.

(b) The minimum levels of service (LOS) as established in the town's adopted comprehensive plan are as follows:

- (1) Potable water LOS, 200 gallons/person/day.
- (2) Sewage treatment LOS, 135 gallons/person/day.
- (3) Solid waste LOS, 7 pounds/person/day.
- (4) Recreation and open space, 3 acres/1,000 residents.
- (5) Minimum acceptable flood protection LOS shall be the protection from a one in ten-year storm over a three-day period.
- (6) Roads LOS, Peak hour for collector and arterial roads will be LOS D.

Exhibit B illustrates the calculations for the estimated impacts on water, sewer, solid waste and traffic that may result from this proposed text amendment. Typically, hotels, industrial and office uses are not analyzed for impacts to recreation and open space, education, and cultural facilities as they do not produce demand for those services or facilities. A summary of the impacts is stated below:

Trip Generation:

Based on a per acre basis, a 95 - room hotel can be expected to produce 191% of the daily trips (427) that a light industrial development (223 trips) generates, assuming the light industrial development had a Floor Area Ratio (FAR) of 1.0. However, in the comprehensive plan, a FAR of up to 5.0 is permitted. In this instance, a 95-room hotel would generate less than one half the industrial development's 883 daily trips.

Potable Water:

Based on a per acre basis, a 95 - room hotel can be expected to produce a demand of 9,500 gallons per day (gpd) which is 22% of the demand generated by a light industrial development (43,560 gpd), assuming the light industrial development had a Floor Area Ratio (FAR) of 1.0. However, in the comprehensive plan, a FAR of up to 5.0 is permitted. In this instance, a 95-room hotel would generate approximately 4% of the industrial development's demand of 217,800 gpd.

Sanitary Sewer:

Based on a per acre basis, a 95 - room hotel can be expected to generate a demand of 9,500 gallons per day (gpd) which is 22% of the demand generated by a light industrial development (43,560 gpd), assuming the light industrial development had a Floor Area Ratio (FAR) of 1.0. However, in the comprehensive plan, a FAR of up to 5.0 is permitted. In this instance, a 95-room hotel would generate approximately 4% of the industrial development's demand of 217,800 gpd.

Solid Waste:

Based on a per acre basis, a 95 - room hotel can be expected to generate 665 pounds of solid waste per day (lbs. per day) which is 76% of the solid waste generated by a light industrial development (871 lbs. per day), assuming the light industrial development had a Floor Area Ratio (FAR) of 1.0. However, in the comprehensive plan, a FAR of up to 5.0 is permitted. In this instance, a 95-room hotel would generate 15% of the industrial developments' 4,355 lbs. per day.

Drainage:

The following represents the Town adopted LOS standard for its stormwater management system:

1. Adequate to accommodate runoff from a 1-in-10-year, 3-day storm event.
2. Post development runoff shall not exceed pre-development rates.
3. Areas exhibiting chronic flooding shall be retrofitted to eliminate the flooding problem.
4. All stormwater treatment and disposal facilities shall meet the design criteria and performance standards established by Miami-Dade County, South Florida Regional Planning Council and South Florida Water Management District.

The drainage impacts are less easily quantified, however, typically a hotel development will have more pervious area than a traditional industrial development site. These landscaped areas would provide additional area for pre-treatment and minimum drainage requirements would be met through the site plan and engineering plan review process. The Town of Medley maintains its own stormwater management system and charges a stormwater utility fee. The Town has a collection rate of 99%. Developers are required to install drainage facilities 20% larger than needed upon development. The 5-Year Schedule of Capital Improvements (SCI) in the Capital Improvements Element includes projects to correct any deficiencies that are identified on an annual basis.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed amendment is consistent with the following Goals, Objectives and Policies of the Future Land Use Element of the Town of Medley Comprehensive Plan:

GOAL: Ensure and nurture the quality of life in the Town of Medley and direct future growth to those areas that have the resources, capabilities and capacity to accommodate growth in an environmentally acceptable manner, while maximizing the potential for economic benefits and enjoyment by its residents.

Policy 1.1: All existing and future development in Medley must be consistent with the Future Land Use Map.

Policy 1.3: Future land uses will be permitted according to those land uses depicted on the FLUM and the land use categories contained in Policy 2.4.

Objective 2: Future development, redevelopment and infill activities will be directed to appropriate areas as depicted on the FLUM, consistent with community character.

Policy 2.6: The Town will direct development and future development toward areas with existing infrastructure to accommodate the proposed use and will take steps to revitalize potential redevelopment areas.

Objective 3: Increase and broaden the economic base through planning and development activities that attract new business and industry, as well as the expansion of existing businesses and industries.

Objective 4: Development orders and permits for future development and redevelopment activities will be issued only if public facilities necessary to meet level of service standards adopted in this plan are available concurrent with the impacts of the development.

Policy 4.1: The development and redevelopment of industrial, residential and commercial land will be timed and staged in conjunction with availability of supporting infrastructure, such as streets, utilities, police and fire protection service and emergency medical service.

Policy 4.5: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the City shall consult with the water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

LEGAL DESCRIPTION OF APPLICATION:

Town-wide in lands designated *Industrial* and *Industrial & Office* on the Future Land Use Plan Map.

EXHIBIT A [Policy 2.4 of Medley's Future Land Use Element GOPs]

Policy 2.4: The following future land use categories contained in the Town's FLUM are identified, and the use and development standards for each defined below:

- *Water:* Major existing bodies of water are shown on the FLUM. No residential development is permitted. Industrial development will be permitted on filled bodies of water where appropriate fill permits have been granted, which are consistent with the Industrial Future Land Use category.
- *Industrial:* This land use category will accommodate a broad range of industrial and commercial uses, including manufacturing operations, hotels and apartment hotels with a maximum density of 95 units (rooms) per gross acre, wholesale distribution and/or storage of products, food processing and/or distribution, utility maintenance yards, processing, research and development, solid waste facilities including landfills and materials recovery facilities and alternative energy production facilities. The range of floor area ratio (FAR) in this category is 1.0 to 5.0. One hotel unit is equal to 0.5 dwelling unit.
- *Industrial and Office:* Allowed uses within the Industrial and Office land use designation will include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, hotels and ~~motels~~ apartment hotels with a maximum density of 95 units (rooms) per gross acre, distribution centers, restaurants, retail, personal service, amusement and similar uses. Also allowed are construction and utility-equipment maintenance yards; utility plants including alternative energy production facilities; public facilities; hospitals and medical buildings; telecommunications facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations cell towers; and solid waste facilities, including landfills and materials recovery facilities. In addition to these standards, lands designated Industrial and Office that have been annexed from unincorporated Miami-Dade County and had an Industrial and Office designation under the County Comprehensive Development Master Plan (CDMP) will not be more restricted than what was permitted by the County CDMP for that land at the time the land was annexed. The range of floor area ratio (FAR) is 1.0 to 5.0. One hotel unit is equal to 0.5 dwelling unit.
- *Residential:* The Residential category includes only residential units, such as single-family, duplex, triplexes, and mobile homes. The maximum density in the Residential land use category is ten (10) dwelling units per gross acre.
- *Parks & Recreation:* This category includes all public parks. Facilities related and ancillary to public parks are also allowed, such as community centers, typical public recreation facilities and meeting rooms. Also, limited commercial activities may be permitted if ancillary to the operation of the park (i.e. clubhouses). FAR in this land use category will not exceed 1.0.
- *Public Buildings and Grounds:* All types of public facilities are permitted in the Public Buildings and Grounds category, except solid waste landfills and materials recovery facilities. The maximum FAR in this land use category is .60.

EXHIBIT B (Calculations)

Water/Sewer – Demands per 1 Acre of Industrial Land

	Gallons Per Day (GPD)	Per Unit	Industrial Floor Area Ratio		Hotel rooms per acre
			FAR 1.0	FAR 5.0	
			43,560	217,800	95
Industrial					
Warehouse	1	Sq. Ft.	43,560 GPD	217,800 GPD	
Commercial					
Hotel or Motel	100	Per room			9,500 GPD

Sources: MDWASD – Miami-Dade County Water and Sewer Department

Solid Waste – Demands per 1 Acre of Industrial Land

	Pounds	Per Unit	FAR 1.0	FAR 5.0	Number of Persons (1 person per room)
					95 x 7 =
Industrial¹	2.0	100 Sq. Ft.	871 pounds per day	4,355 pounds per day	
Commercial²	7	Person-Day			665 pounds per day

¹ Solid Waste Source – SFRPC

² Section 32-43 Town of Medley Code of Ordinances

Water/Sewer - Demands of Total Industrial Acres (2,066 Industrial Acres on FLUM)

	Gallons Per Day (GPD)	Per Unit	Industrial Floor Area Ratio		95 Hotel rooms per acre
			FAR 1.0	FAR 5.0	95 x 2066 = 196,270 rooms
			89,994,960	449,974,800	
Industrial					
Warehouse	1	Sq. Ft.	89,994,960 GPD	449,974,800 GPD	
Commercial					
Hotel or Motel	100	Per room			19,627,000 GPD

Sources: MDWASD – Miami-Dade County Water and Sewer Department

Solid Waste - Demands of Total Industrial Acres (2,066 Industrial Acres on FLUM)

	Pounds	Per Unit	FAR 1.0	FAR 5.0	Number of Persons (1 person per room)
					95 x 7 = 196,270 x 2066 =
Industrial¹	2.0	100 Sq. Ft.	1,799,899 pounds per day	8,999,496 pounds per day	
Commercial²	7	Person-Day			1,373,890 pounds per day

¹ Solid Waste Source – SFRPC

² Section 32-43 Town of Medley Code of Ordinances

TABLE 1: Schedule of Daily Rated Gallonage for Various Occupancy

SCHEDULE OF DAILY RATED GALLONAGE FOR VARIOUS OCCUPANCY

TYPES OF LAND USES	GALLONS PER DAY (GPD)
RESIDENTIAL LAND USES	
Single Family Residence	220 gpd/unit (under 3000 sq. ft)
	320 gpd/unit (3001-5000 sq. ft.)
	550 gpd/unit (over 5,000 sq. ft.)
Townhouse Residence	180 gpd/unit
Apartment	150 gpd/unit
Mobile Home Residence/Park	180 gpd/unit
Duplex or Twin Home Residence	180 gpd/unit
COMMERCIAL LAND USES	
Barber Shop	15 gpd/100 sq. ft.
Beauty Shop	25 gpd/100 sq. ft.
Bowling Alley	100 gpd/lane
Dentist's Office	20 gpd/100 sq. ft.
Physician's Office	20 gpd/100 sq. ft.
Bar and Cocktail Lounge	20 gpd/100 sq. ft.
Restaurant	
a) Full Service	100 gpd/100 sq. ft.
b) Fast-Food	50 gpd/100 sq. ft.
c) Take-Out	100 gpd/100 sq. ft.
Hotel or Motel	100 gpd/room
Office Building (County)	5 gpd/100 sq. ft.
Office Building (Other)	5 gpd/100 sq. ft.
Motor Vehicle Service Station	10 gpd/100 sq. ft.
Shopping Center/Mall	
a) Retail/Store	10 gpd/100 sq. ft.
Stadium, Racetrack, Ballpark, Fronton, Auditorium, etc.	3 gpd/seat
Retail/Store	10 gpd/100 sq. ft.
Theater	
a) Indoor Auditorium	3 gpd/seat
b) Outdoor Drive-In	5 gpd/space
Camper or R.V. Trailer Park	150 gpd/space
Banquet Hall	15 gpd/100 sq. ft.
a) With Kitchen	50 gpd/100 sq. ft.

TYPES OF LAND USES (CONTINUED)

GALLONS PER DAY (GPD)

Car Wash	
a) Hand-Type	350 gpd/bay
b) Automated (drive through)	5,500 gpd/bay
Coin Laundry	145 gpd/washer
Country Club	15 gpd/100 sq. ft.
a) With Kitchen	50 gpd/100 sq. ft.
Funeral Home	10 gpd/100 sq. ft.
Gas Station/Convenience Store/Mini-Mart	450 gpd/unit
a) w/ Single Automated Car Wash	1,750 gpd/unit
Health Spa or Gym	10 gpd/100 sq. ft.
Veterinarian Office	20 gpd/100 sq. ft.
Kennel	15 gpd/cage
Marina	60 gpd/slp
Food Preparation Outlet (Bakeries, Meat Markets, Commissaries, etc.)	35 gpd/100 sq. ft.
Pet Grooming	55 gpd/100 sq. ft.
INDUSTRIAL LAND USES	
Airport	
a) Common Area/Concourse	5 gpd/100 sq. ft.
b) Retail/Store	10 gpd/100 sq. ft.
c) Food Service	see restaurant use
House of Worship	10 gpd/100 sq. ft.
Hospital	250 gpd/bed
Nursing/Convalescent Home	150 gpd/bed
Public Park	
a) With toilets only	5 gpd/person
b) With toilets and showers	20 gpd/person
Other Residential Institution/Facility	CLF: 75 gpd/bed
	JAIL: 150 gpd/bed
	OTHER: 100 gpd/person
School	
a) Day care/Nursery	20 gpd/100 sq. ft.
b) Regular School (with or without cafeteria)	12 gpd/100 sq. ft.
Public Swimming Pool Facility	30 gpd/person
Industrial	
a) Warehouse/Spec. Building	1 gpd/100 sq. ft.
b) Mini Storage	1.5 gpd/100 sq. ft.
c) Industrial - Wet	20 gpd/100 sq. ft.
d) Industrial - Dry	2.5 gpd/100 sq. ft.

LEGEND:

gpd - gallons per day
sq. ft. - square feet

NOTES:

- 1) Sewage gallonage refers to sanitary sewage flow on a per unit and/or use basis for average daily flow in gallons per day.
- 2) Condominiums shall be rated in accordance with the specific type of use (i.e. apartment, townhouse, warehouse, etc.).

Table 2: Building Area Per Employee by Business Type

BUILDING AREA PER EMPLOYEE BY BUSINESS TYPE

Land-Use	ITE		USDOE Sq.Ft./ Employee	SANDAG Sq.Ft./ Employee
	Land-Use Code	Sq.Ft./ Employee		
Commercial Airport	21	224		
General Aviation Airport	22	392		
Truck Terminal	30	427		
General Light Industrial	110	463		
Heavy Industrial	120	549		
Industrial Park	130	500		
Manufacturing	140	535		
Warehousing	150	781	2114	
Elementary School	520	1250	1131	
High School	530	1587		
Hospital	610	372	486	
General Office - Suburbs	710	304		
Corporate HQ - Suburbs	714	260		
Single Tenant Office	715	295		
Medical-Dental Building	720	207		
U.S. Post Office	732	230		
Office Park	750	278		
Research & Development Center	760	405		
Business Park	770	332		249
Building Material - Lumber Store	812	806		
Specialty Retail Store	814	549		
Discount Store	815	654		
Hardware Store	816	1042		
Nursery-Garden Center	817	529		
Quality Restaurant (Sit Down)	831	134		
High Turnover (Sit Down)	832	100		
Fast Food w/o drive-thru	833	70		
Fast Food w/ drive-thru	834	92		
Grocery			938	
Lodging			1124	917
Bank				317
Office under 100,000 sq.ft.				228
Office over 100,000 sq.ft.				221
Neighborhood Retail				588
Community Retail				383

Sources:

ITE -- Institute of Transportation Engineers
 USDOE -- U.S. Department of Energy
 SANDAG -- San Diego Assn of Governments

TRIP GENERATION ANALYSIS



ITE Land Use Code	Description	Acres	FAR	GFA	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
110	General Light Industrial	1	1	43,560	24	21	223	21	3	112	3	18	112
Total Estimated Traffic					24	21	223	21	3	112	3	18	112

LUC 110: Daily Trip Generation: $T = 3.79(X) + 57.96$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 2 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: AM Peak Trip Generation: $T = 0.74 \cdot \ln(X) + 0.39$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 3 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: PM Peak Trip Generation: $T = 0.69 \cdot \ln(X) + 0.43$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 4 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

ITE Land Use Code	Description	Acres	FAR	GFA	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
110	General Light Industrial	2,066	1	89,994,960	6847	4029	341139	6025	524	170569	822	3505	170569
Total Estimated Traffic					6847	4029	341139	6025	524	170569	822	3505	170569

LUC 110: Daily Trip Generation: $T = 3.79(X) + 57.96$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 2 (Volume 2: Data - Industrial - Land Uses 100 - 199)
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 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

ITE Land Use Code	Description	Acres	FAR	GFA	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
110	General Light Industrial	1	5	217,800	79	63	883	70	8	442	10	55	442
Total Estimated Traffic					79	63	883	70	8	442	10	55	442

LUC 110: Daily Trip Generation: $T = 3.79(X) + 57.96$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 2 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: AM Peak Trip Generation: $T = 0.74 \cdot \ln(X) + 0.39$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 3 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: PM Peak Trip Generation: $T = 0.69 \cdot \ln(X) + 0.43$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 4 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

ITE Land Use Code	Description	Acres	FAR	GFA	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
110	General Light Industrial	2,066	5	449,974,800	22529	12231	1705462	19825	1590	852731	2703	10641	852731
Total Estimated Traffic					22529	12231	1705462	19825	1590	852731	2703	10641	852731

LUC 110: Daily Trip Generation: $T = 3.79(X) + 57.96$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 2 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: AM Peak Trip Generation: $T = 0.74 \cdot \ln(X) + 0.39$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 3 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 LUC 110: PM Peak Trip Generation: $T = 0.69 \cdot \ln(X) + 0.43$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 4 (Volume 2: Data - Industrial - Land Uses 100 - 199)
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

TRIP GENERATION ANALYSIS



ITE Land Use Code	Description	Acres	Units	Total Units	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
312	Business Hotel	1	Rooms	95	38	30	427	16	17	214	22	14	214
Total Proposed Traffic					38	30	427	16	17	214	22	14	214

LUC 312: Daily Trip Generation: $T = 2.90 (X) + 151.69$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 80 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 LUC 312: AM Peak Hour Trip Generation: $T = 0.35 (X) + 4.40$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 81 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 LUC 312: PM Peak Hour Trip Generation: $T = 0.32 (X)$ (Average Rate) ITE Trip Generation Manual 10th Edition page 82 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

ITE Land Use Code	Description	Acres	Units	Total Units	Total Trips			Entering			Exiting		
					AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
312	Business Hotel	2,066	Rooms	196,270	68699	62806	569335	28854	34544	284667	39845	28263	284667
Total Proposed Traffic					68699	62806	569335	28854	34544	284667	39845	28263	284667

LUC 312: Daily Trip Generation: $T = 2.90 (X) + 151.69$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 80 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 LUC 312: AM Peak Hour Trip Generation: $T = 0.35 (X) + 4.40$ (Fitted Curve Equation) ITE Trip Generation Manual 10th Edition page 81 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 LUC 312: PM Peak Hour Trip Generation: $T = 0.32 (X)$ (Average Rate) ITE Trip Generation Manual 10th Edition page 82 (Volume 2: Data - Lodging - Land Uses 300 - 390)
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review *fn/a* Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
TOWN OF MEDLEY - AMENDING THE COMPREHENSIVE PLAN
- OCT. 1, 2018

In the XXXX Court,
was published in said newspaper in the issues of

09/20/2018

SEE ATTACHED

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

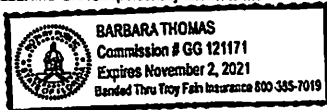
Guillermo Garcia

Sworn to and subscribed before me this
20 day of SEPTEMBER, A.D. 2018

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me





**TOWN OF MEDLEY
NOTICE OF PUBLIC HEARING
AMENDING THE COMPREHENSIVE
PLAN OF
THE TOWN OF MEDLEY, FLORIDA**

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Council of the Town of Medley, Florida to be held on Monday, October 1, 2018 at 7:00 p.m. at the Medley Municipal Services Facility located at 7777 NW 72nd Avenue, Medley, Miami-Dade County, Florida, 33166, the Medley Town Council will consider on FIRST READING at the first public hearing for transmittal the following proposed Ordinance amending the Town's Comprehensive Plan:

AN ORDINANCE OF THE TOWN OF MEDLEY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY AMENDING THE PERMITTED USES IN THE INDUSTRIAL AND INDUSTRIAL AND OFFICE LAND USE CATEGORIES TO ALLOW HOTELS AND APARTMENT HOTELS; AUTHORIZING TRANSMITTAL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties are encouraged to appear and be heard regarding the proposed Amendments to the Comprehensive Plan and may submit written or oral comments before or at the hearings.

A copy of the proposed Amendments to the Town's Comprehensive Plan will be available for public inspection at the Town Clerk's office, 7777 NW 72nd Avenue, Medley Florida, 33166, between 9:00 am and 4:00 pm Monday through Thursdays, excluding holidays.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), DISABLED PERSONS WHO, BECAUSE OF THEIR DISABILITIES, NEED SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE RECEPTIONIST AT THE MEDLEY MUNICIPAL SERVICES FACILITY AT 7777 NW 72 AVENUE, MEDLEY, FLORIDA 33166 OR TELEPHONE (305) 887-9541, EXTENSION 0 NOT LATER THAN THREE (3) BUSINESS DAYS PRIOR TO SUCH PROCEEDING.

If any person decides to appeal a decision made in any matter considered at the hearing, such person will need to ensure that a verbatim record of the proceeding is made, to include the testimony and evidence upon which any such appeal is to be based.

This Notice of Public Hearing dated at Medley, Florida this 20th day of September, 2018.

HERLINA TABOADA, TOWN CLERK

**AGENDA FOR REGULAR MEETING
TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA
OCTOBER 1, 2018 - 7:00 P.M.**

The following guidelines have been established by the Town of Medley Council:

As a courtesy to others, please refrain from using cellular telephones or other similar electronic devices in the Council Chambers. Each speaker's comments will be limited to three (3) minutes. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Council, shall be barred from further audience before the Council by the presiding officer (The Mayor), unless permission to continue to again address the Council be granted by the majority vote of the Council Members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards, in support of or in opposition to an item or speaker, shall be allowed in the Council Chambers. Persons exiting the Council Chambers shall do so quietly.

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES:**
 - A. Approval/Corrections of the September 4, 2018 Regular Council Meeting, and Budget Meetings of September 11, 2018 and September 24, 2018.
6. **ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, DELETIONS)**
7. **SPECIAL PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/CERTIFICATES OF APPRECIATION:**
 - A. Recognition Plaque for Lieutenant Arturo Jinete for Successful Completion of the FBI Academy #273.
8. **PUBLIC COMMENT:**
9. **CONSENT AGENDA:**
 - A. Resolution Approving and Accepting a License Agreement from Maria L. Llerena, Aurelio Llerena and Roman Llerena, Jr. in Connection with a Roadway Improvement and Drainage Project for N.W. 93 Street.
 - B. Resolution Approving and Accepting a License Agreement from Lazo's Tractor Equipment Service, Corp. in Connection with a Roadway Improvement and Drainage Project for N.W. 93 Street.
 - C. Resolution Ratifying and Approving Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Town of Medley and City of Miami Beach, Florida for Police Voluntary Cooperation and Operational Assistance.
 - D. Resolution Ratifying and Approving Combined Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Town of Medley and City of South Miami, Florida for Police Voluntary Cooperation and Operational Assistance.
10. **QUASI-JUDICIAL HEARINGS/ZONING (PUBLIC HEARING):**
 - A. Resolution Approving a Special Exception Use Application filed by Sysco Food Service of South Florida to operate a Seafood Processing and Repackaging Facility on property located at 11400 N.W. 130 Street.
 - B. An Ordinance of the Town of Medley, Florida Amending the Town's Comprehensive Plan Future Land Use Element by Amending the Permitted Uses in the Industrial and Office Land Use Categories to Allow Hotels and Apartment Hotels; Authorizing Transmittal of the Proposed Comprehensive Plan Amendments to the Florida Department of Economic Opportunity; and Providing for an Effective Date.
11. **ORDINANCES:**
 - A. **FIRST READING:** None
 - B. **SECOND READING:**
 1. Ordinance C-427, Repealing and Replacing Chapter 30, "Flood Damage Prevention" Relating to the Town of Medley's Floodplain Management Regulations.
 2. Ordinance C-428, Amending Chapter 62-1 and Article III "District Regulations" Section 62-88, to Amend Regulations Related Permitted Uses Within the M-1 Zoning District to Allow Hotel, Apartment Hotel, and Adult Day Care Uses.
 3. Ordinance C-429, Amending Chapter 62 "Zoning" By Amending Article III "District Regulations", Section 62-87(d)-(e), to Amend Regulations Related to Setbacks for One-Family Districts Applicable to Properties Located between N.W. South River Drive and The Miami (C-6) Canal.
 4. Ordinance C-430, Repealing in its Entirety Article III of Chapter 32, "Local Improvement Districts," and Establishing Chapter 63, "Special Assessments" Relating to Capital Improvements and Related Services Providing a Special Benefit to Local Areas within the Town; Authorizing the Imposition and Collection of Special Assessments to Fund the Cost of Capital Improvements and Related Services Providing a Special Benefit to Local Areas within the Town of Medley, Florida; Providing Certain Definitions; Providing for the Creation of Assessment Areas; Providing a Procedure to Impose Special Assessments; Establishing Procedures for Notice and Adoption of Assessment Rolls and for Correction of Errors and Omissions; Providing that Assessments Constitute a Lien on Assessed Property Upon Adoption of the Assessment Rolls; Providing a Procedure for Collection of Special Assessments; Providing a Mechanism for the Imposition of Assessments on Government Property; Authorizing the Issuance of Obligations Secured by Assessments and Providing for the Terms Thereof; Providing that the Town's Taxing

Power Shall Not be Pledged; Providing for Remedies; Deeming that Pledged Revenues Shall be Considered Trust Funds; Providing for the Refunding of Obligations.

12. RESOLUTIONS:

- A. Resolution Approving and Accepting the Town of Medley Multimodal Study prepared by Kimley-Horn and Associates, Inc.
- B. Resolution Approving and Awarding Bid to ATF Builders, Inc. to Perform Design Build Services in connection with required repairs caused by Hurricane Irma at the Medley Firearms Training Center.
- C. Resolution Approving the Proposal and Work Order with Kimley-Horn and Associates, Inc. to Provide Lakeview Water and Sewer Master Meters Design, Permitting, Bid and Construction Phase Services for the Lakeview District.
- D. Resolution Approving the Proposal with Kimley-Horn and Associates, Inc. to Provide Services for the Town of Medley Pavement Management System Program Update.
- E. Resolution Approving the Proposal with Kimley-Horn and Associates, Inc. to Provide Services for the Town-Wide Water and Sewer Master Plan Project.
- F. Resolution Approving the Proposal with Chen Moore and Associates to Provide Engineering Services for N.W. 78 Street and N.W. 77 Street Improvements.
- G. Resolution Approving a Professional Services Agreement with Estrada Hinojosa & Company, Inc. for Financial Advisory Services.

13. TOWN OF MEDLEY ITEMS:

- A. Motions/Direction and Action Items:
 - (1) Request by Christopher H. Kittleson for Ceremonial Presentation of Preferred TIPS Award.
 - (2) Presentation by Andrew Woodcock from Tetra Tech of Water/Sewer Rate Study.
 - (3) Discussion and Action on the Appointment of one (1) Meter Reader Locator for the Utilities Department.
 - (4) Discussion and Action on the Appointment of one (1) Laborer Position for the Utilities Department
- B. Mayor's Report/Communications:
- C. Council Member's Report/Communications:
 - (1) Report by Vice-Mayor Pacheco on Waste Management Trash Carts for Residents of the Town of Medley.
- D. Town Attorney's Report/Communications:
- E. Staff Requests/Communications:

14. ADJOURNMENT:

LEGAL NOTICE REQUIRED BY LAW: Anyone who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), disabled persons who, because of their disabilities, need special accommodation to participate in the meeting or hearing should contact the receptionist at the Medley Municipal Services Facility, 7777 N.W. 72 Avenue, Medley, Florida 33166 or telephone (305) 887-9541 Ext. 0 no later than three (3) business days prior to such meeting or hearing.

NOTE: If you are not able to communicate or are not comfortable expressing yourself in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the Town of Medley during your appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The Town of Medley **DOES NOT** provide translation during any public hearing or during any quasi-judicial proceeding.

ORDINANCE C-432

AN ORDINANCE OF THE TOWN OF MEDLEY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY AMENDING THE PERMITTED USES IN THE "INDUSTRIAL" AND "INDUSTRIAL AND OFFICE" LAND USE CATEGORIES TO ALLOW HOTELS AND APARTMENT-HOTELS; AUTHORIZING TRANSMITTAL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Medley, Florida, adopted the currently enacted Comprehensive Plan Future Land Use Element in May, 2018; and

WHEREAS, the "Industrial" future land use category of the Comprehensive Plan Future Land Use Element does not list hotels or apartment-hotels as permitted uses; and

WHEREAS, the "Industrial and Office" future land use category of the Comprehensive Plan Future Land Use Element lists hotels, but not apartment-hotels, as permitted uses; and

WHEREAS, the Town desires to amend the Comprehensive Plan Future Land Use Element, pursuant to Section 166.3184(3) of the Florida Statutes, to allow Hotels and Apartment-Hotels as permitted uses in both the "Industrial," and the "Industrial and Office" future land use categories with a maximum hotel and apartment-hotel unit density of 95 units per gross acre; and

WHEREAS, the Town Planner has reviewed the Comprehensive Plan amendment and has recommended approval; and

WHEREAS, the Town Council, in its capacity as the Local Planning Agency, has reviewed the amendment and recommends approval; and

WHEREAS, after review and consideration, the Town Council finds that it is in the best interest of the property owners and residents of the Town to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA:

Section 1. Recitals Adopted. The foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Recommendation of Approval by the Local Planning Agency. The Town

Coding: underlined words are additions to existing text, ~~struck-through~~ words are deletions from existing text.

Council, in its capacity as the Local Planning Agency, has reviewed the proposed Ordinance and recommends approval.

Section 3. Comprehensive Plan Future Land Use Element Amendment. Policy 2.4 of the Comprehensive Plan Future Land Use Element (FLUM) is amended to read as follows:

Policy 2.4: The following future land use categories contained in the Town's FLUM are identified, and the use and development standards for each defined below:

- *Water:* Major existing bodies of water are shown on the FLUM. No residential development is permitted. Industrial development will be permitted on filled bodies of water where appropriate fill permits have been granted, which are consistent with the Industrial Future Land Use category.
- *Industrial:* This land use category will accommodate a broad range of industrial and commercial uses, including manufacturing operations, hotels and apartment hotels with a maximum density of 95 units per gross acre, wholesale distribution and/or storage of products, food processing and/or distribution, utility maintenance yards, processing, research and development, solid waste facilities including landfills and materials recovery facilities and alternative energy production facilities. The range floor area ratio (FAR) in this category is 1.0 to 5.0.
- *Industrial and Office:* Allowed uses within the Industrial and Office land use designation will include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, hotels and ~~motels~~ apartment hotels with a maximum density of 95 units per gross acre, wholesale showrooms, distribution centers, restaurants, retail, personal service, amusement and similar uses. Also allowed are construction and utility-equipment maintenance yards; utility plants including alternative energy production facilities; public facilities; hospitals and medical buildings; telecommunications facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations cell towers; and solid waste facilities, including landfills and materials recovery facilities. In addition to these standards, lands designated Industrial and Office that have been annexed from unincorporated Miami-Dade County and had an Industrial and Office designation under the County Comprehensive Development Master Plan (CDMP) will not be more restricted than what was permitted by the County CDMP for that land at the time the land was annexed. The range floor area ratio (FAR) is 1.0 to 5.0.
- *Residential:* The Residential category includes only residential units, such as single-family, duplex, triplexes, and mobile homes. The maximum density in the Residential land use category is ten (10) dwelling units per gross acre.
- *Parks & Recreation:* This category includes all public parks. Facilities related and ancillary to public parks are also allowed, such as community centers, typical public recreation facilities

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and meeting rooms. Also, limited commercial activities may be permitted if ancillary to the operation of the park (i.e. clubhouses). FAR in this land use category will not exceed 1.0.

- *Public Buildings and Grounds*: All types of public facilities are permitted in the Public Buildings and Grounds category, except solid waste landfills and materials recovery facilities. The maximum FAR in this land use category is .60.

Section 4. Severability. Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 5. Conflict. That all Sections or parts of Sections of the Town of Medley Comprehensive Plan Future Land Use Element, Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Authorizing Transmittal. The Town's Planning Consultant shall transmit the Town of Medley Comprehensive Plan Amendments to the Florida Department of Economic Opportunity in accordance with Florida Statute 163.3191 and all other units of local government or governmental agencies required by law for review after a vote on first reading and has reviewed and responded to the objections, recommendations and comments received.

Section 7. Effective Date. This Ordinance shall be effective immediately upon passage by the Town Council on second reading, except that the effective date of the amendment(s) adopted by this Ordinance shall go into effect 31 days after the state land planning agency notifies the Town that the plan amendment(s) package is complete. If timely challenged, the amendment(s) adopted by this Ordinance do not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment(s) to be in compliance.

PASSED BY VOTE OF THE TOWN COUNCIL, on first reading this ___ day of October, 2018.

PASSED AND ADOPTED BY VOTE OF THE TOWN COUNCIL on second reading this _____ day of _____, 2018.

ROBERTO MARTELL, MAYOR

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HERLINA TABOADA, TOWN CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

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

SUMMARY OF VOTE – FIRST READING

The motion to PASS the foregoing Ordinance on FIRST READING was made by _____ and seconded by _____ and on roll call, the following vote was had:

Mayor Roberto Martell _____

Vice-Mayor Ivan Pacheco _____

Councilperson Edgar Ayala _____

Councilperson Griselia DiGiacomo _____

Councilperson Jack Morrow _____

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SUMMARY OF VOTE – SECOND READING

The motion to PASS AND ADOPT the foregoing Ordinance of SECOND READING BY
TITLE ONLY was made by _____ and seconded by _____
_____ and on roll call, the following vote was held:

Mayor Roberto Martell _____
Vice-Mayor Ivan Pacheco _____
Councilperson Jack Morrow _____
Councilperson Edgar Ayala _____
Councilperson Griselia DiGiacomo _____

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