To: The Honorable Mayor and Village Council

Date: September 10, 2012

From: Eve A. Boutsis, Village Attorney

Re: Village Attorney Update

A. Ordinances –

1. An ordinance relating to Flood Plain Management - updating the Village's Flood Plain ordinance consistent with changes in state law, and the changes to the Florida Building Code. First reading held on March 12, 2012. No revisions made during first reading. Second reading was scheduled for April 2, 2012, and the item deferred for 60 days to incorporate changes proposed by State and FEMA to the draft Model Ordinance. This item is scheduled for second reading on September 10, 2012, due to a request from FEMA and the State to continue to modify the model ordinance.

2. An ordinance relating to the Historic Preservation Board - making the ordinance consistent with Miami-Dade County's Home Rule Authority. Second reading heard at the July council meeting.

3. An ordinance relating to enacting a 4 month moratorium as it relates to residential properties over an acre in size. Sponsored by CP Joan Lindsay. During May, the Council heard the preceding action, a Zoning In Progress resolution, which item was continued to the Special Council meeting of May 21, 2012. After the moratorium is enacted staff shall work with CP Lindsay on the neighborhood compatibility and preservation regulation changes. First reading of the moratorium ordinance was heard during the June Council Meeting. Second reading held during the July, 2012 council meeting. During the June COW meeting, staff was provided direction to modify the moratorium ordinance. A substituted item was proposed for second reading, and utilized. A third reading was not required, as the revised ordinance is more limited.

4. Council Person Joan Lindsay during the April 2012 COW proposed the imposition of zoning in progress in conjunction with an ordinance relating to "Neighborhood Protection." Staff is working with CP Lindsay on the "Neighborhood Protection" [Preservation and Compatibility] ordinance. A workshop was held on August 8, 2012. A second workshop was scheduled for September 5, 2012.

5. Council Person Howard Tendrich, during the June COW meeting, proposed a modification to the list of permitted uses within the B-1, Limited Business zoning district, to allow the child care facilities use, consistent with Division 30-110, of the Village's Land Development Code. First reading held during the July Council meeting. Second reading scheduled for the September 10, 2011 council meeting.

6. Council Person Patrick Fiore, proposed a modification to the FT&I district to allow outdoor storage of certain types of tanks (propane and chlorine), towards the rear of the premises, and provided the tanks are properly screened. First reading held at the July Council meeting. Second reading scheduled for the September 10, 2012 Council meeting.

7. Staff has received Village Council authorization to draft an ordinance to create the process for implementing the citizen initiative relating to increase of student population at private schools. A draft has been reviewed by Planning and Zoning and the Clerk's office. The draft is being distributed to the Miami-Dade County Elections Department, as the Elections Department shall have to coordinate with the Village on scheduling an election/ballot and the procedures for calculating the 2,000 foot radius from a private school, along with registered voters. A meeting was held with the MDC Elections Department. This item was discussed during the January COW meeting and staff will begin drafting and review to bring this item to the Council. Sponsored by Council Person Joan Lindsay. Staff will bring this forward to a future COW and is anticipated to be presented at an upcoming Council meeting.

8. An ordinance relating to a Code of Conduct for all public meetings. This is an ordinance for future good governance and is modeled after South Miami and Doral's ordinance. Seeking direction from the Village Council whether to bring this item to a COW meeting.

9. Upon receipt of go-ahead, drafting regulations, within one-year moratorium period, relating to pre-annexation procedures.

10. An ordinance relating to special event process ordinance. Heard on first reading November 1, 2008. Item tabled at first reading. Further discussion had at November 19, 2008 COW meeting and direction provided to staff regarding same. Council held discussion regarding special events during their June council meeting.

11. An ordinance relating to Institutional Uses. Staff is awaiting instruction on this matter. This item will be removed from the list as no action has occurred in four years.

12. In reviewing the enacted Land Development Code and Village's general code of Ordinances it has come to staff's attention that certain edits are required, including certain "scrivener's errors" type items, and certain edits staff recommends. For example, between 2002-2007 P&Z was known as "Community Development." All the code provisions dating prior to 2008 need to be modified to reflect Planning & Zoning Department and not Community Development. Additionally, any code provisions, outside of the LDC that reference a County zoning map designation needs to be modified to reflect the current Village zoning map designation. Staff is not planning to bring this item to a COW as it truly is a scrivener's error type ordinance, due to the 2.5 year review and adoption of the LDC. Staff anticipates bringing the item to the Village Council shortly. The Ordinance for first reading and cover memorandum has been prepared.

13. A resident requested a modification to the Village's Land Development Code. The Miami-Dade Board of County Commissioners has amended the Ordinance Relating to Zoning

Regulations of Awnings, Canopies and Tents by amending Sections 33-64, 33-65, 33-69, 33-71 and 33-77; and deleting Sections 33-72 and 33-81 of the Code of Miami-Dade County. This amendment, among other things, changed the backyard setback requirement for awnings from twenty-five feet to ten feet. No action has been taken on the request to mirror the Village's Code to the modification requested to mirror the County Code. This item will be brought to a COW for direction.

14. Creation of ordinances relating to filming on private property. Sponsored by Mayor Shelley Stanczyk.

15. Modification of the Village's Noise Ordinance. Requested by Council Person Lindsay. Discussed during June COW meeting. Will be working with CP Lindsay on this item.

16. An ordinance amending section 2-49 of the Village's Code of Ordinances, relating to Village Council meeting procedures - requiring the silencing of all electronic devices during council meetings by audience, staff, and council; and providing for the Police Commander to act as "Sergeant at Arms". Discussed during the July 2011 COW. This item has not proceeded to a First Reading. Awaiting further direction from the Council. [Sponsored by Mayor Shelley Stanczyk].

B. Contracts and Pending Items

1. Attention to pending county ordinances that may affect the Village with a county-wide application.
2. Attention to charter school statutory amendments enacted by Legislature. Attended meetings with the City of Coral Gables, Pinecrest, Miami, Miami-Dade County, and School Board relating to the legislation and application of same.
3. Attention to termination of PW contractor.
4. Reviewed pending RFQs and RFPs for services.
5. Attention to concession contractor agreement.
6. Attention to Interlocal relating to Lobbyist training - and possible change in Village Lobbying Code due to updates in Miami-Dade Code dealing with same.
7. Attention to Quality Paving Contract.
8. Attention to Charter School Check List with School Board.
9. Attention to Burch property.

C. Resolutions.

1. Drafted FPL resolution - Follow up with state regarding same.
2. Drafted resolution relating to amendment of PACE program - Follow up as to coordinated sunshine meeting regarding PACE with participants. Enacted during the July council meeting.

D. Special report.

1. Continued to work with Fire Rescue on finalizing site plan and County approval process for the PBVC location.

2. Attention to FPL litigation.

3. Please continue to refrain from community contact on the Palmer Trinity matter as the Village is in litigation – three law suits – the 2008 original action, the 2010 declaratory action and the 2010 petition for certiorari. The Village held the remand hearing on the special exception and site plan modification on June 19, 2011, at Christ Fellowship Church. The Village took action and the resolution has issued. Palmer Trinity has indicated that it will probably appeal and may seek sanctions against the Village. Please do not discuss with third parties as litigation remains pending. The hearing on the Motion to Dismiss was held, waiting on Order. A hearing was held on July 17, 2012, to hear Palmer Trinity's motion to strike the Village's motion under 57.105, Florida Statutes. On August 8, 2012, Judge Langer issued an order dispensing with pending motions, agreeing to dismiss, in part, a portion of Palmer Trinity's fourth amended complaint and providing 20 days for the Village to file an answer. Palmer Trinity is currently seeking a rehearing on the motion. No hearing date has been scheduled.

4. Attended Workshop for the Charter Revision Commission. After input and conclusion of Charter Revision Commission meetings our office shall work with the Clerk and committee on drafts and revisions to be placed on next Village regularly scheduled election. Conducted legal research as it relates to Bert J. Harris Act, RLUIPA and Florida's RLUIPA. Per direction of CRC held meetings with Ms. Leanne Tellam and Mr. Tucker Gibbs. The Village Clerk coordinated a meeting with the Department of Elections, Cutler Bay, and Pinecrest relating the ballot questions - and placement on the ballot for general election. The Elections Dept. had originally indicated that it would not be able to publish all the ballot questions due to the national, state, county and local elections. This issue has since been resolved. The CRC held its last meeting on May 30, 2012 and directed the finalization of 12 ballot questions. The Village Council approved the ballot questions which were forwarded to the Department of Elections.

E. Litigation report. Each council person should avoid discussions with the Community about this possible project to ensure compliance with the Jennings Rule and due to attorney-client privilege. Please maintain all records relating to any communications from third persons on this property – record the time, date, location, subject matter. Please advise the community to refrain from contacting you.

1. As this information is privileged, an update will be provided individually and/or at an appropriately designated attorney-client meeting.

Palmer Trinity v. Village of Palmetto Bay: (a) Oral argument was held on the Palmer Trinity v. Palmetto Bay, certiorari action (appellate matter) on Monday, February 22, 2010 before the Third District Court of Appeals. The Appellate Court reversed and remanded the litigation. First hearing

on the rezoning ordinance was held on April 29, 2010. Second reading of the ordinance was held on May 4, 2010, along with the remainder of the original application. (b) The Applicant has filed two new suits against the Village: a new petition for certiorari (an appeal) and an original action. Village's response to the School's petition for certiorari has been filed. Palmer Trinity's response is due in mid-September. The Interveners have adopted our brief as their own. (c) The Village has filed an opposition to Plaintiff's motion to amend its pending 2008 original action. The Court granted Plaintiff's motion to amend. The Village has filed a motion to dismiss that is scheduled for hearing in 2011 (due to Judge's calendar). Discovery is ongoing. There may be a substitution of counsel in the two litigation matters (2008 and 2010) of Mr. Sean Cleary in place of the Bilzin firm. Jeff Hochman of the Johnson Anselmo firm, hired by the Village's self-insurance fund, shall now be representing the Village in the 2008 litigation. In the 2008 litigation with Palmer Trinity the Village has filed its motion for attorney's fees pursuant to 57.105, Florida Statutes and has prepared its motion to dismiss. Palmer Trinity has filed a third amended complaint with federal claims. The matter was removed to federal court by the Village. All discovery was stayed pending a discovery order from the federal court. On July 29, 2011, Senior Judge Lawrence King remanded the litigation back to state court. Discovery is now ongoing and depositions are being scheduled. A new hearing on Palmer Trinity's motion for sanctions was heard on December 20, 2011 by Judge Lester Langer. Judge Langer has reserved ruling. Palmer Trinity is trying to schedule a hearing on its motion to strike the Village's motion for 57.105, F.S., attorney's fees. On August 8, 2012, Judge Langer issued an order dispensing with pending motions, agreeing to dismiss, in part, a portion of Palmer Trinity's fourth amended complaint and providing 20 days for the Village to file an answer. Palmer Trinity is currently seeking a rehearing on the motion. No hearing date has been scheduled.

2. Palmer Trinity v. Village of Palmetto Bay - Appeal/Certiorari Petition from the May 4, 2010 hearings – Oral argument was held on December 1, 2010. On February 10, 2011, the 11th Judicial Circuit Appellate Panel ruled in Palmer Trinity's favor on the appeal of the May 4, 2010 decision as to the site plan application. The Court in a *Per Curiam* decision, ruled and remanded by to the Village for action. See above, update as to July 19, 2011 remand hearing at Christ Fellowship Church. Resolution issued. See Section 3 for additional information.

In the 2008 litigation, the Village removed the action to federal court. Senior Judge Lawrence King remanded the matter back to state court to Judge Lester Langer. Hearings on Village's motion to dismiss was heard November 9, 2011. Judge reserved ruling and we are waiting for his final order. Discovery is on-going. Status Conference held on February 2, 2012. The Village filed a motion for 57.105, Florida Statutes, fees relating to a "frivolous claim." No action by court as of this date on this motion or the motion to dismiss.

3. Palmer Trinity v. Village of Palmetto Bay - Appeal/Certiorari Petition/Motion to Enforce Mandate. Palmer Trinity, on August 26, 2011 filed its motion to enforce mandate or in alternative motion for certiorari (appeal) based upon the July 19th hearing after remand. Litigation is on-going. The Firm of White & Case, Justice Raoul Cantero has been retained to assist in the appeal. Answer brief filed on October 14, 2011, by both the Village and CCOCI. Decision on motion to enforce mandate issued on December 22, 2011.

4. Palmer Trinity v. Village of Palmetto Bay. - Certiorari Petition to Third District Court of Appeal. Village petition filed by 1/21/2011. The Third District issued a scheduling order on February 28, 2012, and provided Palmer Trinity until March 28, 2012, to file an answer brief. The Village's reply brief was filed. Palmer Trinity also filed a motion for attorney's fees, which the Village responded to. Oral Argument was held on June 12, 2012. Justice Raoul Cantero shall represent the Village at oral argument. The Third District Ruled in favor of Palmer Trinity. The Third District granted Palmer Trinity's motion for attorney's fees. The Village has requested reconsideration of the motion for fees. No ruling has issued on this request. The Village has received the mandate and has scheduled the public hearing consistent with the Court ruling for August 29, 2012, at 7:00 p.m.

5. Victor Garcia v. Village of Palmetto Bay, Case no.: 10-61452 CA 11 (Fla. Cir. Ct). The Village has received a notice of claim as required under state law of a possible lawsuit relating to the Village's Dog Park. The matter has been referred to the Florida League of Cities, the Village's Self-Insurance Agent, and Mr. Chris Stearns of the Johnson Anselmo firm is handling the claim. The Claimant's personal property, a young canine, allegedly died at Perrine Wayside Dog Park. An investigation is under way. On December 6, 2010, the Village was served with the complaint alleging damages for conversion, battery, assault, negligent infliction of emotional distress, false imprisonment, negligence per se, and negligence. Mr. Stearns is preparing an answer on the Village's behalf. This claim shall be covered by the Village's self-insurance provider and insurance counsel. Our office is monitoring the litigation. All counts, other than the simple negligence count have been dismissed.

6. Anctil v. Village of Palmetto Bay, Case no.: 11-14303 CA (02) (Fla. Cir. Ct). Plaintiff, parents of minor child, sued village on May 11, 2011. Matter transferred to League for representation. Child allegedly hurt his arm during summer day camp. Any additional information beyond representation in complaint will be provided during any necessary shade sessions. Discovery ongoing.

7. Shores at Palmetto Bay LLC v. Village of Palmetto Bay. Appellate action (certiorari petition filed) after denial of application by the Village Council on December 12, 2012. The Court is to issue a scheduling order to hear the item. Staff is preparing an answer brief. The applicant's request was denied due to an incomplete application amongst other things. Please refrain from speaking to anyone about this matter until after the appeal period expires. The Village filed its answer brief on February 27, 2012. The reply brief has been filed. Parties awaiting order of court as to Oral Argument.