



## ***CITY OF MIAMI SPRINGS, FLORIDA***

The **Architectural Review Board** met in Regular Session at 7:00 p.m., on Wednesday, December 1, 2010 in the Council Chambers at City Hall.

### **1) Call to Order/Roll Call**

The meeting was called to order at: 7:10 p.m.

Present were: Vice Chair Kathy Fleischman  
Bob Calvert  
Juan A. Calvo  
Rogerio Plasencia

Absent: Chairman Mark A. Trowbridge

Also present: Board Secretary Lina Bryon

### **2) Approval of Minutes: October 6, 2010**

**Board member Plasencia moved to approve the minutes as written. Board member Calvo seconded the motion which was carried 3-0 on voice vote.**

(Vice Chair Fleischman did not vote because she was absent at the last meeting.)

### **3) Old Business:**

#### **A) Status of Signage Proposal and Implementation by the City**

Board member Plasencia looked at the last minutes of October 6<sup>th</sup> and reminded the Secretary that during that meeting he requested the minutes of the presentation that he made before the City Council on September 20<sup>th</sup>.

The Secretary explained that she e-mailed them to the Chairman of the Board and that she thought that Mr. Plasencia would have them by now. She promised to e-mail him the documents tomorrow.

Board member Plasencia reiterated the importance of those minutes of September 20th. He said that they summarize what happened regarding the status of the Signage proposal and the Implementation by the City. He added that he does not have an update on that.

Vice Chair Fleischman asked if anybody in the Board has heard about the company that has been hired by the City of Miami Springs for the revitalization project. Board member Plasencia said that the name of the firm is Giordano, referring to Calvin, Giordano and Associates.

Board member Calvert mentioned a different group that has been recently created by the City Council and is called Ad Hoc Committee, referring to the Revitalization and Redevelopment Ad-Hoc Committee.

Vice Chair Fleischman asked if this Committee will be formed by regular citizens like the board members that are coming together for the revitalization of the downtown area.

Board member Calvert replied that first the City Council hired a company for the downtown revitalization and later, in another City Council meeting, following a 3 to 2 vote the Council moved to appoint a Committee, which in his opinion is going to perform the same function of Calvin, Giordano and Associates. Mr. Calvert explained that was a debate during that meeting because of the crossing paths of both groups.

Vice Chair Fleischman asked how all these two groups tie up with the Architectural Review Board and if the Board had set any kind of parameters for the City. The Vice Chair recognized all the personal time that the Board members have been giving to the Signage Project: She wonders if the City of Miami Springs is going to implement some of the things that the Board has proposed.

Board member Calvert noted that Calvin, Giordano and Associates might come up with a project totally different from the labor that the Board has developed in the last months, including signage.

Vice Chair Fleischman recognized that it could be possible and that the Board has not addressed any of the signage for 36th Street because that is a complete different section because of the way the Board split the areas in the Signage project, which actually includes the Downtown area, Westward, coming from Okeechobee, Ludlum Road and 36<sup>th</sup> Street.

Board member Plasencia stated that in his point of view, the most important thing is the skeleton that the Board has laid out in terms of language and ground work. He pointed out that this should be respected like a base for the work that will come in the future. Mr. Plasencia reiterated that the idea of the Board was to create an architecture that it is neutral, not married with any style and flexible enough that does not offend the past nor obstructs the future.

Vice Chair Fleischman stated that probably some of the members of the new Ad-Hoc Committee could be business people or members of the Chamber of Commerce dedicated to the business aspect of the revitalization.

Board member Plasencia disagreed. He recognized that it is good for the City to have more people volunteering and be involved, but he thinks that they should work accordingly because most of the community is concerned with any drastic or high speed change.

Vice Chair Fleischman agreed and recognized that she would not like a complete make over of the City. She clarified that this is only a review Board with no decision making power.

Mrs. Fleischman stated that at some point it would be great to meet and talk with the people of the Ad-Hoc Committee, the firm Calvin, Giordano and Associates and the Architectural Review Board Liaison Vice Mayor Ator.

Board member Plasencia stated that the Signage Project was presented before the City Council, it was approved at the special meeting and it was ready to implement, but he does not know what happened after that meeting.

Mr. Plasencia pointed out that since Calvin, Giordano and Associates is under contract they should have a clear scope of work that should be reflected in the contract. He thinks that as a Board they should have a copy of that contract in order to understand what their work is and to be informed when they go to a Council meeting. The Board members asked the Secretary about the best way to get a copy of the contract and she promised to talk with the City Clerk to see if she can provide a copy.

## **B) Style Guide: Next Steps**

Vice Chair Fleischman asked about the Style Guide since it was a theme proposed by the Chairman, Mr. Trowbridge who was absent from this meeting.

Board member Plasencia said that it was a style guide for the whole City of Miami Springs but he does not want to discuss it now. He added that he is not sure of the role of the Architectural Review Board, as he stated in the last meeting of October 6, 2010, and is reflected in the minutes approved today.

Vice Chair Fleischman agreed, but she added that she has been on the Architectural Review Board since 2004, and this is the most productive year that the Board has had. She said that several restaurants have opened recently, as Rhode's Riverside Grill, Saoco Restaurant and the Soda Fountain at the Pharmacy at the circle.

Mr. Plasencia quoted the last minutes that were just approved and what he said regarding the definition and the power of the Board, making the Board more relevant. He recognized that this is the most important thing for him. He stated that the future of the Board should be the most relevant thing for all the Board members.

Mr. Plasencia suggested that the Board should look at the Architectural Review Board of the City of Coral Gables as a model.

Vice Chair Fleischman said that it is her understanding that the Board members of Coral Gables ~~do not have to~~ deal with Zoning and Code Departments and that they work with residential and commercial structures.

Board member Plasencia expressed his worries about any changes in this City and noted that the charm of the City of Miami Springs is very delicate and could change for worse very easily. He emphasized that he is not against change and he likes to move forward but it should be very carefully.

Board member Calvert talked about the new ordinance related to the shingle roofs and he said that it should come before the ARB before the approval.

Vice Chair Fleischman replied that the shingle roof ordinance deals with residential structures and this Board is not involved in that; the Board capacity is only commercial.

Vice Chair Fleischman asked the Board members if they wanted to collectively write a letter to the City Council asking about the Board role, if it is going to be expanded or integrated or reduced.

Board member Calvo agreed on writing the letter to the City Council. He recognized that sometimes he has a hard time because he is an architect and he does not know what he should do as a member of the Board. Sometimes he does not know if he should look for issues or just wait to do something like the Signage project.

Vice Chair Fleischman asked if the letter should ask if the Board will be able to move from its advisory capacity to something else.

Board member Calvo stated that even as an advisory board he would like to have some more involvement and more participation in an integrated manner. He clarified that the Board need definitions.

Vice Chair Fleischman suggested writing down the bullet points in a letter about which things they want more clearly defined. She asked the Secretary if the letter should be addressed to the Liaison, the Mayor or the Council members. The Secretary answered that the Board should make another presentation before the City Council the same way that Board member Plasencia did.

After a question made by the Vice Chair, Board member Plasencia said that he could come up with many projects and tasks for the ARB, but he reiterated that his main concern is about how much power the Architectural Review Board has. He is afraid that the ARB is going to implement many things, efforts and ideas that do not go anywhere.

Mr. Plasencia gave an example of the Board of Adjustment as a board with legal capacity.

Board member Calvert replied that the Board of Adjustment is the only one with legal capacity.

Board member Plasencia pointed out that he is going to do his own research in cities that have their own Architectural Review Boards. He said that they should start there.

Vice Chair Fleischman said that if she wants to change the façade of a building downtown she needs to go to the City and needs architectural plans.

Mr. Plasencia said that it is necessary to pull a permit to change or remodel anything in the City and it is necessary to have a review board to preserve the style of the City.

Vice Chair Fleischman recognized that the main word in the letter that the Board is going to write is definition: To define the role of the Architectural Review Board.

Board member Plasencia reminded the Board members that they had a conversation like this with the City Attorney Jan K. Seiden, a little while back.

Board member Calvo said that the Architectural Board needs an Aesthetic Code and that the City of Miami Springs does not have one. He added that the Board should know what things are acceptable and what things are not.

Board member Calvo said that the Recreation Center went through and nobody asked for a commentary from the ARB. He said that the Board could work with the City in the design of lights, bike roads, sidewalks; all of these are design considerations. He added that he has a Master ~~on~~ in Urban Design.

Vice Chair Fleischman insisted that the Board should meet with Calvin, Giordano and Associates and the Ad-Hoc Committee.

Mrs. Fleischman said that the next meeting will be on January 5, 2011; she asked the Board members to bring to the Board all the aspects or bullets that they consider important to include in the letter for the City Council. She asked the Secretary to type the letter for them.

Board member Plasencia replied that will be better to have these minutes ready for the writing of the letter because this will be a summary of the bullet points. He asked for the minutes to be ready in a week and the Secretary responded affirmatively.

Vice Chair Fleischman agreed and added that if there is no deletion or addition in the minutes, the Board could highlight the most relevant aspects of them and submit to the City Council and the Mayor in January 2011. She reiterated that this Board needs to have a decision from the Council.

Board member Calvert asked if the Board is going to have somebody from Calvin, Giordano and Associates to meet with this Board or come to a meeting.

Board member Plasencia stated that he was told by the City Council that their request will be reviewed, but that as a member of a review Board he will like to have something more formal.

Vice Chair Fleischman asked everybody to come well prepared to the meeting of January 5, 2011.

**4) New Business: None**

**5) Adjournment**

**Board member Plasencia made a motion to adjourn. Board member Calvert seconded the motion which was carried unanimously by voice vote.**

There was no further business to be discussed and the meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Lina Bryon  
Clerk of the Board

Approved as amended during meeting of: 01-05-2011

Page 4, paragraph 3  
Page 5, paragraph 10

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

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