



City of Miami Springs, Florida

The Miami Springs City Council held a **WORKSHOP MEETING, Joint Meeting with Members of the Revitalization and Redevelopment Ad-Hoc Committee**, in the Council Chambers at City Hall on Monday, January 24, 2011, at 5:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 5:07 p.m.

Council members present:

Mayor Billy Bain
Vice Mayor Jennifer Ator
Councilman Bob Best
Councilman Dan Espino
Councilman George V. Lob

Also Present:

City Manager James R. Borgmann
Assistant City Manager Ronald K. Gorland
City Attorney Jan K. Seiden
Finance Director William Alonso
City Planner Richard E. Ventura
City Clerk Magali Valls
Deputy City Clerk Suzanne Hitaffer

Ad-Hoc Committee Members present:

Laz Martinez
Arturo Rabade
Wade Smith
Todd Stiff
Joe Valencia

2. Invocation: Mayor Bain offered the invocation.

Salute to the Flag: The audience participated.

3. Introduction of Revitalization and Redevelopment Ad-Hoc Committee Members

The Mayor and Council introduced the Revitalization and Redevelopment Ad-Hoc Committee members as follows:

Wade Smith who was appointed by Mayor Bain.
Arturo Rabade who was appointed by Councilman Best.
Joe Valencia who was appointed by Councilman Espino.
Laz Martinez who was appointed by Councilman Lob.
Todd Stiff who was appointed by Vice Mayor Ator.

Council left the dais and seated themselves in the first row in the audience to view the presentation by Calvin Giordano & Associates.

4. Presentation and Discussion by Calvin, Giordano & Associates

Richard Sala with Calvin, Giordano & Associates thanked the City Manager and Staff for their help in reaching this point. They felt that the best way to begin the process was with a workshop setting with the new Ad-Hoc Committee, which they look forward to meeting and spending time with. The presentation will pull together a lot of the items that were outlined in the proposal and they hope to get feedback to see if they are moving in the right direction or if there is anything that should be added.

Mr. Sala stated that they will be following up on the direction set by Council in Work Orders No. 1 and No. 2 that are directly related to N. W. 36th Street revitalization. They first looked at previous studies for the N. W. 36th Street corridor that were done in the past twelve to fifteen years and there were four items that overlapped in all the studies, including their response in their proposal.

The first item was to expand the City's economic development management capacity, which was also the directive as part of the Request for Proposals (RFP) to hire Calvin, Giordano as the management component to help with economic development and revitalization. They are in a position to help make the connections with the county, state and community representative that help with economic development, according to Mr. Sala.

Mr. Sala explained that the second item is developing an appropriate land use strategy that will help to provide incentives for new investment activity. Calvin, Giordano is dealing with this issue, which will be outlined in the presentation. The follow up item to number two is to create a mixed use corridor that targets and promotes business clusters associated with international trade and tourism.

Mr. Sala stated that once the amendments are in place, the focus will be to create that relationship and a meeting has been scheduled with the Beacon Council to see what help they can offer to promote 36th Street. The last item is related to aesthetic improvements to create a gateway along N. W. 36th Street that includes colors, façades, way finding, etc.

Lorraine Tappen, Senior Planner, Calvin, Giordano & Associates, Inc., referred to an aerial photograph of the N. W. 36th Street District along the southern boundary of the City. Currently the Airport Marine and Highway Business District has three distinct areas being the Airport Golf, the Abraham Tract and the N. W. 36th Street District. They are proposing to remove the regulations regarding N. W. 36th Street out of the existing zoning district and create a new, stand alone section of the Code for property owners and applicants to refer to for their projects.

Ms. Tappen explained that the work in the proposed zoning code amendments is based upon concepts for commercial revitalization and a number of studies and workshops that were held over the years. The objective is to take advantage of underdeveloped and underutilized property to promote the image of Miami Springs and a gateway to rehabilitate existing buildings.

City Planner Richard E. Ventura stated that he came on board in April 2002, when he and the former City Manager began discussing redevelopment of N. W. 36th Street and what had been the Airport Highway Marine Business District (AHMBD) since 1998. Originally the plan was to move the original boundary of the AHMBD along 36th Street from mid-block, as outlined in the Comprehensive Plan of 1998, all the way to Oakwood Drive, but that was not popular to the nearby residents with single-family homes.

City Planner Ventura explained that the focus was on rewriting the land development regulations and future land use stipulations for what eventually became the Airport Golf, N. W. 36th Street and the Abraham Tract districts. The goal was to preserve the residential character and the need to increase the 1.0 floor area ratio (FAR) for N. W. 36th Street to a maximum 3.0 FAR through certain incentives to potential developers or trade-offs that would preserve the ambiance and development of the commercial business district. The goal for the Abraham Tract was to preserve the existing heavy business commercial use, concentrating on hotels and restaurants.

City Planner Ventura reiterated that the ultimate goal was to break up the existing AHMBD from one large district to three smaller districts and to increase the FAR for N. W. 36th Street to a maximum 3.0 with a sliding scale based on the amount of incentives provided to developers. During the 2005 Evaluation and Appraisal Report (EAR) process, amendments were put into play that achieved these goals.

Ms. Tappen referred to the specific language changes for the N. W. 36th Street District, including the addition of residential development, in accordance with the City Charter, mixed use projects and a floating FAR between 1.0 and 3.0. Based upon the amendments to the Comprehensive Plan, the permitted uses were expanded to include bars related to a restaurant or within a hotel, residential units up to 20 per acre, mixed-use development and recreational uses; offices, restaurants and hotels remain as permitted uses within the 36th Street District.

Ms. Tappen explained that the City Charter trumps everything; it does not allow more than three stories or 40-feet if there are more than two dwelling units in the building. This does not change in any way.

Ms. Tappen clarified that none of the prohibited uses were changed in the N. W. 36th Street District. Currently adult establishments, repair facilities, manufacturing and automotive related uses are not allowed in the 36th Street District and those prohibited uses will continue in the proposed zoning code amendments.

Ms. Tappen reviewed the existing and proposed setbacks, including the setbacks proposed next to a residential district. She explained that they are proposing a 10-foot front setback and side setback of 5-foot or 2.5-foot for ornamental structures or canopies. The rear setback is proposed at 10-feet. There were some adjustments to allow for greater architectural flexibility and usage of the property, but no major increases or decreases. Landscaping and a masonry wall are required within the setbacks next to residential districts.

Jim Edwards, Redevelopment Specialist with Calvin, Giordano & Associates, emphasized that this is only a workshop with proposed ideas and nothing in the current code has been changed. Council will ultimately decide which, if any, changes will be made. The floor area ratio (FAR) simply means the amount of square feet of building that is allowed, based on the size of the lot; the setbacks, height limitations, and parking requirements must still be met. There would never be a building that fills an entire site.

The land use amendments allow up to a 3.0 FAR based on incentives to gain improvements for the public for private projects proposed for N. W. 36th Street. The developer is given a series of incentives working up to the 3.0 FAR, according to Mr. Edwards. The FAR Bonus Program revolves around aesthetic enhancements, including pedestrian amenities, open space, mature landscaping, etc.

Mr. Edwards outlined additional proposed incentives for uses and activities that are wanted for N. W. 36th Street, including hotel units, outdoor cafes, meeting rooms, assembly rooms and conference rooms. He said that additional incentives include public right-of-way improvements and energy efficient “green” buildings. Mr. Edwards presented a potential scenario for a 25,000 square foot parcel with a 25,000 square foot building and incentives totaling 0.75 FAR, ending up with 43,750 square feet of space. Under the revised land use requirements, 75,000 square feet of space at 3.0 FAR would be allowed if the developer provides all the incentives, which would require Council approval as the governing body.

Architect Marion Cartaya of Cartaya & Associates stated that the City of Miami Springs is mentioned in several national publications related to Pueblo architecture and Glenn Curtiss. The City is an architectural legacy with small town charm and some buildings would lend themselves well towards being renovated with different architectural styles, with specific consideration to development potential.

Mr. Cartaya explained that successful communities have a unity of character that is important to recognize. He cited Boca Raton, Coral Gables and Miramar as some cities that have a unity of excellence that is asked of every developer. The unity of character is not only for new buildings, but also for remodeled buildings through design styles, scale and proportions, location on site, landscaping, color and human/pedestrian sensitivities.

Mr. Cartaya proposed buildings for N. W. 36th Street that can be seen and not covered by trees, since it is a high traffic area that is unique in the county because it is next to the airport. This group of buildings should make a statement and the landscaping should support the architecture. He added that color and signage are important components to the buildings; they should not be used as billboards. A color palette for the developer to follow is very important, as well as human/pedestrian sensitivities, including outdoor spaces and plazas.

Mr. Cartaya presented design styles that could go very well with existing conditions on N. W. 36th Street, including Streamline Moderne, which is “the sister” to the Pueblo architecture. He explained that it is a depression area architecture style that is associated with transportation and meant to be seen from rapid moving streets. He showed examples of existing buildings on N. W. 36th Street with horizontal lines that could be remodeled using the Streamline Moderne style.

The Pueblo-Mission architecture is also part of the depression area, part of the dream of Glenn Curtiss, part of the City’s legacy, according to Mr. Cartaya. Some existing buildings on N. W. 36th Street might not transform to Streamline Moderne, but could easily be transformed to Pueblo-Mission architecture. The diversity of expression is acceptable; they do not want repeat buildings or corporate billboard design buildings. Every building either new or remodeled should conform to the City’s national history and legacy. He displayed color palette samples for base, trim and fascia colors, with tile, wood, brick and finished concrete as accents only.

Mr. Cartaya explained that they are planning for an application process for every developer and architect to follow so that they will know the requirements. He stated that site design is very important because the site contains the building and block fence and landscaping is required next to residential districts. Parking lot pole fixtures shall be limited to 25 feet in height and pedestrian walks shall have decorative pole fixtures no higher than 12 feet high. Mr. Cartaya added that developers may complain about the additional cost for lighting, but in return they will be given a FAR credit.

Mr. Cartaya proposed sign requirements limiting buildings to one sign not exceeding 30-feet above grade, or one-third of the height of the building; monument signs are permitted on the side and rear streets up to 10-feet above grade. No roof mounted signs would be allowed that detract from the buildings.

Mr. Edwards addressed the parking requirements, outlining the existing requirements and the proposed requirements for N. W. 36th Street. The proposed requirements were a result of their review of the current standards generated by the Institute of Transportation Engineers. The peak parking for each use varies depending on the time of day and type of use. The recommendation is to increase parking for retail use and to decrease the requirements for multifamily residential use.

Mr. Edwards explained that the most important change is in the parking requirements for mixed-use. The current Code requires the sum of all uses, while they are proposing the sum of all uses times 80%. None of the uses peak at the same time. It is a disincentive to be required to provide almost redundant parking. If a tenant or developer wants more parking, they build more parking. Another suggestion is to include in the code that up to 40% of the spaces could be compact spaces, which are 6" narrower and 1-1/2 foot shorter.

Ms. Tappen stated that the district boundary regulations are integrated into the proposed zoning code amendments. The City is seeking services to guide redevelopment and commercial revitalization that will be a key part of monitoring and reviewing development within the N. W. 36th Street District. The Professional Revitalization Consultant (PRC) includes redevelopment professionals, architects, planners, and engineers together with an independent member of the Architectural Review Board. The PRC will lend their expertise in redevelopment to the existing talents and skills of the Architectural Review Board.

City Attorney Seiden interjected by saying that the PRC would work with the Ad-Hoc Committee instead of the Architectural Review Board.

Councilman Espino did not feel that Council specified the exclusion of the Architectural Review Board.

City Attorney Seiden explained that the Ad-Hoc Committee was designed to work with the Consultants as the screening committee for Council.

Ms. Tappen stated that the PRC would meet with development applicants at the very beginning of the process to talk about the design standards, uses and integration with any ongoing projects to enhance commercial revitalization. She referred to the flow chart and the various steps in the review process before the recommendation is presented to the Zoning and Planning Board for site plan approval and finally the City Council. Small scale projects do not require approval by the City Council and the PRC would be involved in reviewing the design of the addition or renovation to make sure it fits within the architectural design guidelines.

Ms. Tappen outlined the schedule for the zoning code amendments, beginning with the meeting with the Beacon Council on February 16, 2011, a draft ordinance on February 23, 2011, first reading of the ordinance on March 14th and the second reading on March 28th.

Council returned to the dais to continue the Workshop meeting.

City Attorney Seiden clarified that the members of the Revitalization and Redevelopment Ad-Hoc Committee were present for the purpose of being introduced to the Consultants.

Mayor Bain felt that there were a couple of steps in the review and approval process that were not required.

Ms. Tappen responded that the existing code for the AMHBD included specific requirements for administrative review before going to the Zoning and Planning Board and the City Council. Her understanding is that there is a specific clause for all projects for design consideration that must be reviewed by the Architectural Review Board.

City Attorney Seiden stated that the process of approving the ordinance would not involve any advisory boards; it will only involve him, the City management and the working drafts from the Consultant that will be put in the proper ordinance form for first and second readings. The development review procedure is a new procedure. Currently, developers will go the Building Department to review the Code before they produce a plan and return to the Building Department so that the Building Official and City Planner can make a recommendation.

The City Attorney explained that the proposed procedure would allow the design professionals to get involved in the process at some stage. This is a discussion for Council, since this is a task that would be passed to the Consultants as part of a contractual relationship. If the documentation and the ordinances are in effect and everyone understands what they are, then it might be possible to skip that step at some point in the future. He clarified that the Architectural Review Board is not a functionary board in the City of Miami Springs; it is an advisory board that does not perform the same functions as the Board of Adjustment and Zoning and Planning Board. They would not be involved in a project specific evaluation that would be done by professional engineers.

Councilman Espino felt that the process is meant to steer development as it occurs and the Architectural Review Board can advise Council whether or not the submitted plans conform to the new guidelines, which is part of their charge or should be.

City Attorney Seiden stated that Council would have to change the function of the Architectural Review Board.

Councilman Best said that he would not want the Architectural Review Board to be the committee that works with Calvin, Giordano & Associates. He views them as a body that would work on a specific task, not in a "broad brush" capacity, as suggested by the Consultants.

Mr. Sala explained that their recommendation is based on work with other cities. There are some points that can be changed and that is where they are looking for help. The last point in the process is the site plan approval by the City Council after the review by the Zoning and Planning Board. The Architectural Review Board can be substituted with the Ad-Hoc Committee, which is Council's decision. At some point, Council wanted Calvin, Giordano to cross over.

Councilman Espino asked to consider the goals of the Revitalization and Redevelopment Ad-Hoc Committee versus that of the Architectural Review Board. It seems to him that the charge is very specific to decide whether or not the proposed projects fit within the architectural guidelines.

Councilman Espino said that the Ad-Hoc Committee has the most macro perspective overall for revitalization in the commercial areas within certain larger parameters down to the smaller details. He felt that the Ad-Hoc Committee would be bogged down with all the details of revitalization.

Councilman Best would like to keep the Ad-Hoc Committee with “broad brush” activity rather than the specificity of individual projects that Council asks them to do from time to time.

Mayor Bain said that Council would set the district boundary regulations for N. W. 36th Street by ordinance based on the two proposed architectural styles. After those regulations are set, there is nothing for the Architectural Review Board to decide. The proposed architectural standards and color palette will be reviewed by the Ad-Hoc Committee and once they are set the recommendations are put into ordinance form.

Councilman Espino stated that once the zoning boundary regulations are in play, they must be translated to a specific project. He felt that every project would take the broad concepts of the regulations in the ordinance and incorporate them into their goals, objectives and policies. There are a variety of incentives and many steps. Council approves the regulations, but it is one small step for the Architectural Review Board to make a recommendation.

Mr. Cartaya explained that the Committee would have the “teeth” to set forth the guidelines because different developers will present different ideas. The first meeting is to educate the developers and subsequent meetings take place as the developer presents their plans that may or may not comply; it is a multi-step process. The PRC must be allowed to have some “teeth” in the end for a certificate of occupancy to make sure the developer has complied with what they said they would do at the beginning of the process. He would agree to take out the review by the independent member of the Architectural Review Board, but in the end, there must be someone to ensure what was presented is done.

Mayor Bain reiterated that the standards would be set for the developers.

Mr. Cartaya explained that the PRC is composed of the professionals that would meet with the architects for the developers on a one-to-one basis.

Mayor Bain felt that there should be no negotiations for the standards that are set forth in the Code of Ordinances.

Mr. Cartaya responded that architecture is not subjective; it is objective.

City Attorney Jan K. Seiden clarified that there are two functions being confused. The Consultants were hired to perform certain tasks; they presented what they designed and they will be working with the Ad-Hoc Committee to accomplish those tasks. The process they are suggesting is a big leap; they are creating another step in the process for the consultants to approve any project that comes forth. This is a policy consideration that Council may or may not want to accept.

Currently, projects are evaluated by in-house Staff, according to Attorney Seiden. Council must determine if they want to change it and have the Architectural Review Board to do it in consultation with the Consultants.

Vice Mayor Ator commented that the Mayor wants the Code to be specific so that there would not need to be a “first look” and she would have to agree with him.

To address the Mayor’s concern, Mr. Cartaya explained that the developers control the architects and when developers are trying to save costs they will tell the architects to do the very minimal. He emphasized that an interpreter is needed to decide if the architectural style fits the requirements.

Councilman Lob stated that the interpreter could also be the City Planner. The amount of required parking can be specified; it cannot be misinterpreted. On the other hand, there could be different Pueblo styles, including modern or traditional. Someone with an architectural background should ensure that it is the correct style the city is looking for. Council could ask the Architectural Review Board for their opinion.

City Attorney Seiden explained that the architect for the developer takes the district boundary regulations to develop the plans that are submitted to the City and reviewed by various inspectors, including the Building Official, the City Planner and the City engineers.

Councilman Espino stated that he understands the process as it currently exists; the issue is that the modern approach to development is to lay down the criteria and attract the developers to come together at the beginning in order to create a project that works and runs smoothly. The initial review would bring everyone to the table to lay out the goals, objectives and policies and result in a product that everybody is happy with. Cities have successfully gone through redevelopment by having a public/private partnership at the onset.

Vice Mayor Ator said that Council appreciates the work of Calvin, Giordano & Associates, but it appears that they are building in a job for themselves. She asked Architectural Review Board member Rogerio Plasencia to voice his opinion since he is an architect.

Architect Rogerio Plasencia of 700 Morningside Drive explained that the process, as recommended by the consultants, is very standard and appropriate. Currently the Architectural Review Board is not required as part of the process and the City Attorney has stated that it is not necessary, which he feels is incorrect. This is one step that has been bypassed and you can see it within the City. He felt that it would not do any harm to have the Architectural Review Board involved.

Mr. Plasencia stated that the Architectural Review Board would not delay the process or create a deviation, but he feels strongly that they should be involved in the review process. He said that he liked the presentation and he has personal opinions about the architectural styles that could be discussed during the meetings.

Mayor Bain asked Mr. Plasencia if he came to the City and was presented with the standards if he would have to negotiate the design for the project.

Mr. Plasencia responded that architecture is not engineering; it does not work that way.

Councilman Best said that perhaps negotiating is the wrong word to use because the terms “variables” and “incentives” were mentioned earlier.

Mr. Plasencia agreed with Mr. Cartaya when he mentioned that a body must have “teeth”, but he was not specific about which body. He felt that Council would ultimately have the “teeth” and it would be to Council’s advantage to rely on their advisory boards and their professional advice.

Mayor Bain asked Council to consider if there were any other items in the proposal that needed to be addressed, other than the steps in the development review procedure. He referred to the multi-family residential parking requirements and the proposal to change the existing requirements from 2.25 spaces per unit to 1.75 spaces per unit. He does not approve of reducing the parking for residential districts and recommended 2.0 spaces per unit for multi-family residential.

Councilman Espino commented that 1.75 spaces per unit is an average. He does not have any facts to say how much parking is needed; the consultant is using standards that are applicable.

Mayor Bain felt that less than 2.0 spaces per unit would eventually become a problem for multi-family residential uses. He was of the opinion that the parking requirements for the other uses would not be a problem because the developers know how much parking is needed for their businesses.

Councilman Best said that one observation he would like the Consultants, the Ad-Hoc members and the Architectural Review Board to consider is the accessibility to the businesses along N. W. 36th Street. From Le Jeune Road going west to Curtiss Parkway there is approximately 8-feet from the front of the buildings to the street. Businesses that spend a lot of money for their facilities must have access to those facilities, similar to the access road along Fairway Drive.

Ad-Hoc Committee member Laz Martinez of 1021 Meadowlark Avenue said that the Mayor was questioning the number of parking spaces per multi-family residential unit and there was no mention of what size the unit would be. A one-bedroom unit would need fewer parking spaces and two-bedrooms would need more.

Mr. Martinez asked if there is a provision in regard to parking for a property owner that wants to add to an existing building if they do not have enough on-site parking, such as an impact fee.

Councilman Espino agreed that Mr. Martinez made a good point about the parking, which is a condition that applies to Westward Drive. A compromise would be a sliding scale for required parking with a maximum of two and a minimum of 1.75 depending on the number of units. It should not be an issue in the near future because the current market does not support multi-family development.

Ad-Hoc Committee member Joe Valencia of 25 South Drive said that the Mayor was trying to grasp the idea of dictating an architectural style. Architecture is an art and the Pueblo style has volumes of books that outline what constitutes a proper Pueblo style. There are common elements that define the style such as the proportion of the windows, the parapets or door styles.

Mayor Bain felt that architects coming into the City could set the standards without negotiations. He would like to set the standards according to the style the City wants and then build to the style.

Mr. Valencia said that even if the style is defined precisely the architects will find variations or people will “push the envelope” in order to do something different.

Mayor Bain explained that he would like to make the process simpler so that people will not have to go back and forth about the specifications. He does not understand why an architect could not follow the specifications for the Streamline Moderne style according to the drawings.

Mr. Valencia said that it could be done, but some architects might do it well and others might do it poorly. It is hard to define and a lot has to do with the proportions of the building and the size of the windows. Form based codes have been developed by other cities, although he is not in favor of them because they are limiting to what they produce and it ends up being repetitive.

Ad-Hoc Committee member Todd Stiff asked to grade the Pueblo style architecture of the new Community Center on a scale of one to ten, which one being the lowest. He said that the building has some Pueblo elements, but could not be considered a ten.

Mr. Sala commented that the Community Center might rate three or four on a scale of ten, but it is an isolated building within the City, that was built to tie in with some of the historical aspects. The building was value engineered and it had to come in under budget, which did not allow the freedom to work with the developer. The N. W. 36th Street corridor is a cohesive area where there is an opportunity to design the buildings that will rate eight, nine or ten on the scale.

Mr. Stiff stated that there is an argument for and against having the Architectural Review Board involved in the process. Some developers might look at the steps as hurdles, they might not want to convince common citizens on such a board and they might be less inclined to get involved. If they could apply the science of the new code regulations readily and easily based on math, they know there is a firm foundation. They can earn points by pleasing the Architectural Review Board. Another consideration is what the zoning district needs as a “bell cow” to take the lead and set the standards. One developer might set the standards for others to follow.

To answer Councilman Espino's question, Mr. Cartaya used the City of Miramar as an example who followed a similar process by which the Architectural Review Board was empowered to participate. He said that they developed the Community Appearance Board (CAB) fifteen years ago. In the beginning, every developer objected and within two years the City of Miramar became the fastest growing city in the United States with every developer following the CAB code to the letter. There will be a period when there is a "push back" because of the new requirements, but in a short time they will recognize that they have no other choice and they will be given incentives to develop. He said that it has also worked in Coral Gables and Boca Raton, as well as dozens of cities throughout Florida.

Mr. Sala said that in Hollywood Beach he took part in a small restaurant and a 2,000 unit Diplomat Hotel with 2,000 square feet of meeting space. In both scenarios, they met with the Community Redevelopment Authority and the redevelopment team on the front end to ask what they could do for the community, which is much softer than giving them the rules. He said that there are so many elements and when they meet with the team they will be the ones that produce the product that is seen on the streets.

Ad-Hoc Committee member Wade Smith stated that there is a lighting project on the N. W. 36th Street Corridor at this time. He asked if anyone knows what the Florida Department of Transportation planned for the lighting; it looks like they are putting in the foundation for 80-foot poles from Le Jeune Road east to Curtiss Parkway.

Mr. Sala offered to look into the details of the lighting project.

Ad-Hoc Committee member Arturo Rabade of 1171 Wren Avenue stated that a lot of information was presented during the meeting, especially since the information that was handed out was not available ahead of time. He proposed holding a short meeting with the Consultants to touch on the issues so that everyone is on the same page to make sure the process proceeds the way it was designed.

Mayor Bain suggested that Calvin, Giordano & Associates could attend the next Architectural Review Board meeting on February 2, 2011 and then schedule another meeting with the Ad-Hoc Committee.

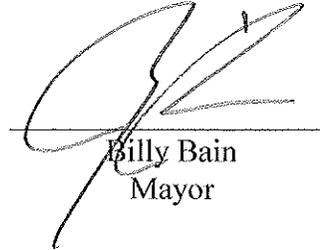
By consensus, Council agreed that the Architectural Review Board and Revitalization and Redevelopment Ad-Hoc Committee will hold a joint meeting with Calvin, Giordano & Associates at 7:00 p.m. on Wednesday, February 2, 2011.

City Attorney Seiden clarified that there is nothing wrong with the proposal by Calvin, Giordano to be a screener in the process. In many cities the developer meets with Staff for this purpose, such as the City Planner, the Building Official and other representatives. Council will have to create that process because it does not exist now. He added that the City of Coral Gables has an Architectural Review Board that is very different; they are more attuned to a Zoning and Planning Board/Board of Adjustment. The idea is to make all the pieces fit and legislate for the process.

In closing, Mayor Bain said that they had a good debate and the main point is to see how the architecture is streamlined and what can be built on the two-mile stretch along 36th Street. He added that it will not be an ongoing development and once the style is established it will all fall into place.

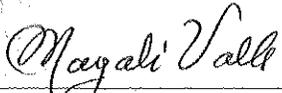
5. Adjourn.

There being no further business to be discussed the meeting was adjourned at 6:58 p.m.


Billy Bain
Mayor



ATTEST:


Magali Valls, CMC
City Clerk

Approved as written during meeting of: 2/14/2011.

Transcription assistance provided by Suzanne S. Hitaffer.