



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Billy Bain

**Vice Mayor Jennifer Ator
Councilman Dan Espino**

**Councilman Bob Best
Councilman George V. Lob**

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium".

**ADDENDUM
REGULAR MEETING
Monday, February 28, 2011
7:00 p.m.**

10. New Business:

- A) First Reading – Ordinance No. 1010-2011 – An Ordinance of the City Council of the City of Miami Springs, Amending Code of Ordinance Section 32-100, Architectural Review Board-Established; By Revising the Authority of the Board in Reviewing Proposed Development Projects; Establishing Advisory Review Authority; Specifying Advisory Opinion of Board; Repealing all Ordinances or Parts of Ordinances in Conflict; Effective Date
 - i. Ordinance No. 1011-2011 – Alternative Version Submitted by Vice Mayor Ator
 - ii. Ordinance No. 1012-2011 – Alternative Version Submitted by Councilman Espino

ORDINANCE NO. 1011-2011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, AMENDING CODE OF ORDINANCE SECTION 32-100, ARCHITECTURAL REVIEW BOARD-ESTABLISHED; BY REVISING THE AUTHORITY OF THE BOARD IN REVIEWING PROPOSED DEVELOPMENT PROJECTS; ESTABLISHING ADVISORY REVIEW AUTHORITY; SPECIFYING ADVISORY OPINION OF BOARD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council has reviewed the currently existing authority of the Architectural Review Board in conjunction with its efforts to establish District Boundary Regulations and review procedures for the sub-districts of the Airport, Highway, Marine and Business District; and,

WHEREAS, as part of the establishment of development review procedures by the City Council, it has been determined that a revision of the role of the Architectural Review Board in the review process is required; and,

WHEREAS, although the City Council wishes to streamline the development review process, it continues to believe that it is beneficial to the review process for the Architectural Review Board to review proposed additions, exterior alterations, and new construction; and,

WHEREAS, in accordance with the foregoing, the City Council has determined that it is in the best interests of the City and its citizens to amend Code of Ordinance Section 32-100 to specifically provide for the role and function of the Architectural Review Board:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That Code of Ordinance Section 32-100, Architectural Review Board

- Established, is hereby amended as follows:

Sec. 32-100. Architectural Review Board--Established.

There is hereby created an Architectural Review Board to review, discuss, and make recommendations to the City Council on plans, specifications, and designs for commercial projects in accordance with the adopted and approved policies, standards and ordinances of the City.

(A) *Advisory Board.* The Architectural Review Board shall function as an Advisory Board for the City Council.

(B) *Board membership; terms of office.* The Architectural Review Board shall consist of five members. Each member of the City Council, including the Mayor, shall appoint one Board member for a two-year term. Members shall be qualified electors of the City. If for any reason, an appointment should not be made to fill an expired term, the incumbent will continue to serve until a successor has been appointed. No Board member shall serve on any other Board or Commission of the City while holding this office. No Board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for two years thereafter, unless the appointment for any subsequent additional term shall be confirmed by a majority of City Council.

(C) *Vacancies.* In the event of the death, removal, or resignation of a Board member, a successor shall be appointed to fill the unexpired term of the City Council member who made the original appointment. In the event the original City Council member is no longer in office, the successor in office shall fill the unexpired term.

(D) *Chairman.* The Board shall elect its own chairman, who shall serve at the will of the Board. In addition, the Board shall determine the chairman's term of office and number of terms that may be consecutively served.

(E) *Procedural rules and regulations.* The Board shall prescribe and adopt its own rules and regulations. However, the Board shall comply with the following:

(1) All meetings of the board shall be held on a monthly basis and be open to the public.

(2) The Board shall keep minutes of its proceedings, showing the vote of each member on each question or, if absent or failing to vote, indicating that fact. In addition, the board shall keep records of all its proceedings and other official actions, all of which shall be immediately filed in the city clerk's office, and shall be a public record.

(3) Board action shall require the presence of a quorum of three Board members.

(4) All actions of the Board shall be approved by a majority vote, except that no less than three like votes are required if less than the entire Board is voting.

(F) *Consultant and support services.* The Board shall act only in an advisory capacity to the City Council and no act or decision of the Board shall be considered an act of the City. All consultant and support services to be furnished to the Board must be requested from, and approved by, the City Council prior to the services being secured. In no way can any act of the Board exceed the specific authorization and power conferred upon it by the City Council.

(G) *Duties and responsibilities.* The duties and responsibilities of the Board shall be as follows:

(1) To act as an Advisory Board for the City Council in all matters relating to the architectural and design ordinances, issues and policies of the City.

(2) To perform all tasks, studies, or activities as may be directed by the City Council in regard to any and all architectural and design matters which may impact the City.

(3) To make recommendations to the City Council in regard to the architectural and design impact of any future development or facilities located within the City.

(4) To conduct meetings to solicit the ideas and opinions of citizens, design professionals, and all other knowledgeable persons in regard to all matters relating to architectural and design of developments and facilities to be located within the City.

(5) To secure information, data, and exhibits to assist the City Council in regard to all matters relating to architectural and design of developments and facilities to be located within the City.

(6) To provide the City Council with suggestions for architectural and design policies, positions, projects and programs of the City.

(H) *Recommendations on plans, specifications and designs.* As a condition of the granting of any permit for any addition, exterior alterations, and/or new construction, the plans must be presented to the Board to consider and make recommendations to the City Council. The Board may suggest or recommend such changes in said plans, specifications or designs, as in its judgment may be requisite or appropriate to the maintenance of the standards of construction, architecture, beauty and harmony. The recommendation of at least a majority of the Board shall be evidenced by the minutes of the Board action. The Board may include within its meeting minutes any additional information or documentation that may be further explanative of its project opinion. The recommendations shall be reviewed and considered by the City Council in consideration of final approval by the City Council.

(I) *Notice of review by Board.* In every case where the Board is scheduled to review preliminary plans for additions, exterior alterations and/or new construction, the City Clerk shall give reasonable notice by posting the agenda on the city website and providing

notice in publication in a newspaper of general circulation in the City at least five days prior to the Board meeting. The notice shall contain the following language:

NOTICE
ARCHITECTURAL REVIEW BOARD
REVIEW OF PRELIMINARY PLANS

TABLE INSET:

ADDRESS	_____
HEARING NO:	_____
HEARING DATE:	_____

(K) *Fees for examination of plans, specifications and designs.* For examination of plans, specifications and designs by the Board, there shall be charged and collected by the City, in addition to all other building permit fees which are now or which may hereafter be prescribed by ordinance, the following:

(1) A fee of \$100.00 for each set of plans, specifications and designs submitted, which shall be paid at the time of the submission of the plans, specifications and designs for examination.

(2) A fee of \$50.00 for each resubmittal shall be paid prior to any subsequent review of the Board.

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 14th day of March, 2011.

The motion to adopt the foregoing ordinance was offered on second reading by _____, seconded by _____, and on roll call the following vote ensued:

Vice Mayor Ator	" _____ "
Councilman Best	" _____ "
Councilman Espino	" _____ "
Councilman Lob	" _____ "
Mayor Bain	" _____ "

Billy Bain
Mayor

ATTEST:

Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Jan K. Seiden, Esquire
City Attorney

First reading: 02/28/2011
Second reading: 03/14/2011

From the previous ordinance, words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 10110-2011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, AMENDING CODE OF ORDINANCE SECTION 32-100, ARCHITECTURAL REVIEW BOARD-ESTABLISHED; BY REVISING THE AUTHORITY OF THE BOARD IN REVIEWING PROPOSED DEVELOPMENT PROJECTS; ESTABLISHING ADVISORY REVIEW AUTHORITY; SPECIFYING ADVISORY OPINION OF BOARD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council has reviewed the currently existing authority of the Architectural Review Board in conjunction with its efforts to establish District Boundary Regulations and review procedures for the sub-districts of the Airport, Highway, Marine and Business District; and,

WHEREAS, as part of the establishment of development review procedures by the City Council, it has been determined that a revision of the role of the Architectural Review Board in the review process is required; and,

WHEREAS, although the City Council wishes to streamline the development review process, it continues to believe that it is beneficial to the review process for the Architectural Review Board to review proposed additions, exterior alterations, and new construction; and,

WHEREAS, in accordance with the foregoing, the City Council has determined that it is in the best interests of the City and its citizens to amend Code of Ordinance Section 32-100 to specifically provide for the role and function of the Architectural Review Board:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That Code of Ordinance Section 32-100, Architectural Review Board

- Established, is hereby amended as follows:

Sec. 32-100. Architectural Review Board--Established.

There is hereby created an Architectural Review Board to review, discuss, and make recommendations to the City Council on plans, specifications, and designs for commercial projects in accordance with the adopted and approved policies, standards and ordinances of the City.

(A) *Advisory Board.* The Architectural Review Board shall function as an Advisory Board for the City Council.

(B) *Board membership; terms of office.* The Architectural Review Board shall consist of five members. Each member of the City Council, including the Mayor, shall appoint one Board member for a two-year term. Members shall be qualified electors of the City. If for any reason, an appointment should not be made to fill an expired term, the incumbent will continue to serve until a successor has been appointed. No Board member shall serve on any other Board or Commission of the City while holding this office. No Board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for two years thereafter, unless the appointment for any subsequent additional term shall be confirmed by a majority of City Council.

(C) *Vacancies.* In the event of the death, removal, or resignation of a Board member, a successor shall be appointed to fill the unexpired term of the City Council member who made the original appointment. In the event the original City Council member is no longer in office, the successor in office shall fill the unexpired term.

(D) *Chairman.* The Board shall elect its own chairman, who shall serve at the will of the Board. In addition, the Board shall determine the chairman's term of office and number of terms that may be consecutively served.

(E) *Procedural rules and regulations.* The Board shall prescribe and adopt its own rules and regulations. However, the Board shall comply with the following:

(1) All meetings of the board shall be held on a monthly basis and be open to the public.

(2) The Board shall keep minutes of its proceedings, showing the vote of each member on each question or, if absent or failing to vote, indicating that fact. In addition, the board shall keep records of all its proceedings and other official actions, all of which shall be immediately filed in the city clerk's office, and shall be a public record.

(3) Board action shall require the presence of a quorum of three Board members.

(4) All actions of the Board shall be approved by a majority vote, except that no less than three like votes are required if less than the entire Board is voting.

(F) *Consultant and support services.* The Board shall act only in an advisory capacity to the City Council and no act or decision of the Board shall be considered an act of the City. All consultant and support services to be furnished to the Board must be requested from, and approved by, the City Council prior to the services being secured. In no way can any act of the Board exceed the specific authorization and power conferred upon it by the City Council.

(G) *Duties and responsibilities.* The duties and responsibilities of the Board shall be as follows:

(1) To act as an Advisory Board for the City Council in all matters relating to the architectural and design ordinances, issues and policies of the City.

(2) To perform all tasks, studies, or activities as may be directed by the City Council in regard to any and all architectural and design matters which may impact the City.

(3) To make recommendations to the City Council in regard to the architectural and design impact of any future development or facilities located within the City.

(4) To conduct meetings to solicit the ideas and opinions of citizens, design professionals, and all other knowledgeable persons in regard to all matters relating to architectural and design of developments and facilities to be located within the City.

(5) To secure information, data, and exhibits to assist the City Council in regard to all matters relating to architectural and design of developments and facilities to be located within the City.

(6) To provide the City Council with suggestions for architectural and design policies, positions, projects and programs of the City.

(H) *Recommendations on plans, specifications and designs.* As a condition of the granting of any building permit for any addition, exterior alterations, and/or new construction or other related and required building or construction approval, the plans must be presented to the Board shall to consider and make recommendations to the City Council, in regard to any act plans, specifications and designs submitted in connection with applications for such recommendations. The Board may suggest or recommend such changes in said plans, specifications or designs, as in its judgment may be requisite or appropriate to the maintenance of the standards of construction, architecture, beauty and harmony. The recommendation of at least a majority of the Board shall be, evidenced by the minutes of the Board action, shall be a prerequisite for the automatic review of the Board's recommendations by the City Council within 30 days of the action of the Board in regard to any plans, specifications or designs received for review. The Board may include within its meeting minutes any additional information or documentation that may be further explanative of its project opinion. The

recommendations shall be reviewed and considered by the City Council in consideration of final approval by the City Council.

(I) *Notice of review by Board.* In every case where the Board is scheduled to review preliminary plans for additions, exterior alterations and/or new construction ~~of commercial projects~~, the City Clerk shall give reasonable notice by posting the agenda on the city website and providing notice in publication in a newspaper of general circulation in the City at least five days prior to the Board meeting. The notice shall contain the following language:

~~Secretary of the Board shall cause a notice of the meeting to be given in the following manner:~~

~~(1) Posting of property.~~

~~(a) Each property shall be posted at least five days prior to the Board meeting. Such posting shall consist of a sign, the face surface of which shall not be larger than 40 square inches in area, the color of which shall be yellow with black lettering and shall contain the following language:~~

NOTICE
ARCHITECTURAL REVIEW BOARD
REVIEW OF PRELIMINARY PLANS

TABLE INSET:

<u>ADDRESS</u>	_____
<u>HEARING NO:</u>	_____
<u>HEARING DATE:</u>	_____

~~(b) The sign shall be erected in full view of the public on each street side of such property. Where large parcels of property are involved with street frontages extending over considerable distances, as many signs shall be erected on the street frontage as may be deemed adequate to inform the public.~~

~~(c) If such a sign is placed on a vacant lot or parcel of land, it shall be securely nailed or otherwise fastened securely to a stake or post which itself shall be fastened securely into the ground. Said sign shall not be located nearer than ten feet nor more than 15 feet from the street property line, provided, however, that where said property is improved by a building, the main part of which is less than ten feet from said property line, the sign may be placed upon the front and/or side of the building, or upon a front and/or side door and/or window of the building. Whenever a building on improved~~

~~property is located more than ten feet from the street property line, the sign shall be erected as provided for on vacant property.~~

~~(d) The height of such sign shall be erected to project not more than three feet above the surface of the ground.~~

~~(e) It shall be a misdemeanor in the second degree, punishable pursuant to Florida Statute 775.082 and 775.083, if any unauthorized person shall tamper with or remove the signs posted pursuant to this section.~~

~~(j) Authority to require modifications. It shall be the duty of the Board to make such recommendations for changes, if any, in any plans, specifications or designs presented as may be necessary to conform to the policies, standards and ordinances of the City of Miami Springs. The Board may also suggest or recommend such changes in said plans, specifications or designs, as in its judgment may be requisite or appropriate to the maintenance of the standards of construction, architecture, beauty and harmony currently existing in the City.~~

(K) *Fees for examination of plans, specifications and designs.* For examination of plans, specifications and designs by the Board, there shall be charged and collected by the City, in addition to all other building permit fees which are now or which may hereafter be prescribed by ordinance, the following:

(1) A fee of ~~00 per \$1,000~~ \$100.00, or fraction thereof, of the estimated cost of the construction involved, with a minimum fee of ~~\$50.00~~ for each set of plans, specifications and designs submitted, which shall be paid at the time of the submission of the plans, specifications and designs for examination.

(2) A fee of \$50.00 for each resubmittal shall be paid prior to any subsequent review of the Board.

~~(3) An additional fee of \$50.00 shall be paid if the project is to be posted prior to the Board's initial review or resubmittal review.~~

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 14th day of March, 2011.

The motion to adopt the foregoing ordinance was offered on second reading by _____, seconded by _____, and on roll call the following vote ensued:

Vice Mayor Ator	" "
Councilman Best	" "
Councilman Espino	" "
Councilman Lob	" "
Mayor Bain	" "

Billy Bain
Mayor

ATTEST:

Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Jan K. Seiden, Esquire
City Attorney

First reading: 02/28/2011
Second reading: 03/14/2011

From the previous ordinance, words ~~-stricken through-~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

ORDINANCE NO. 1012-2011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, AMENDING CODE OF ORDINANCES SECTION 32-100, ARCHITECTURAL REVIEW BOARD- ESTABLISHED; BY REVISING THE AUTHORITY OF THE BOARD IN REVIEWING PROPOSED DEVELOPMENT PROJECTS; SPECIFYING ADVISORY OPINON OF BOARD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council has reviewed the currently existing authority of the Architectural Review Board in conjunction with its efforts to establish District Boundary Regulations and review procedures for the sub-districts of the Airport, Highway, Marine and Business Districts; and,

WHEREAS, as part of the establishment of development review procedures by the City Council, it has been determined that a revision of the role of the Architectural Review Board is required; and

WHEREAS, the City Council wishes to create an environment in the City that is conducive to economic development by facilitating an appropriate and efficient development review process, by which all commercial development projects must abide; and

WHEREAS, in accordance with the foregoing, the City Council has determined that it is in the best interest of the City and its citizens to amend Code of Ordinances Section 32-100 to specifically provided for the new role and function of the Architectural Review Board in that development review process:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That Code of Ordinances Section 32-100, Architectural Review board – Established, is hereby amended as follows:

Sec. 32-100. Architectural Review Board--Established.

- (A) ...
- (B) ...
- (C) ...
- (D) ...
- (E) ...
- (F) ...
- (G) ...

~~(H) Recommendations on plans, specifications and designs. As a condition of the granting of any building permit or other related and required building or construction approval, the Board shall consider and make recommendations to the City Council in regard to any act plans, specifications and designs submitted in connection with applications for such recommendations. The recommendation of at least a majority of the Board, evidenced by the minutes of the Board action, shall be a prerequisite for the automatic review of the Board's recommendations by the City Council within 30 days of the action of the Board in regard to any plans, specifications or designs received for review.~~

~~(I) Notice of review by Board. In every case where the Board is scheduled to review preliminary plans for additions, exterior alterations and/or new construction of commercial projects, the Secretary of the Board shall cause a notice of the meeting to be given in the following manner:~~

~~(1) Posting of property.~~

~~(a) Each property shall be posted at least five days prior to the Board meeting. Such posting shall consist of a sign, the face surface of which shall not be larger than 40 square inches in area, the color of which shall be yellow with black lettering and shall contain the following language:~~

NOTICE
ARCHITECTURAL REVIEW BOARD
REVIEW OF PRELIMINARY PLANS

~~PHONE: _____~~
~~HEARING NO: _____~~
~~HEARING DATE: _____~~

~~(b) The sign shall be erected in full view of the public on each street side of such property. Where large parcels of property are involved with street frontages extending over considerable distances, as many signs shall be erected on the street frontage as may be deemed adequate to inform the public.~~

~~(c) If such a sign is placed on a vacant lot or parcel of land, it shall be securely nailed or otherwise fastened securely to a stake or post which itself shall be fastened securely into the ground. Said sign shall not be located nearer than ten feet nor more than 15 feet from the street property line, provided, however, that where said property is improved by a building, the main part of which is less than ten feet from said property line, the sign may be placed upon the front and/or side of the building, or upon a front and/or side door and/or window of the building. Whenever a building on improved property is located more than ten feet from the street property line, the sign shall be erected as provided for on vacant property.~~

~~(d) The height of such sign shall be erected to project not more than three feet above the surface of the ground.~~

~~(e) It shall be a misdemeanor in the second degree, punishable pursuant to Florida Statute 775.082 and 775.083, if any unauthorized person shall tamper with or remove the signs posted pursuant to this section.~~

~~(J) Authority to require modifications. It shall be the duty of the Board to make such recommendations for changes, if any, in any plans, specifications or designs presented as may be necessary to conform to the policies, standards and ordinances of the City of Miami Springs. The Board may also suggest or recommend such changes in said plans, specifications or designs, as in its judgment may be requisite or appropriate to the maintenance of the standards of construction, architecture, beauty and harmony currently existing in the City.~~

~~(K) Fees for examination of plans, specifications and designs. For examination of plans, specifications and designs by the Board, there shall be charged and collected by the City, in addition to all other building permit fees which are now or which may hereafter be prescribed by ordinance, the following:~~

~~(1) A fee of \$1.00 per \$1,000, or fraction thereof, of the estimated cost of the construction involved, with a minimum fee of \$50.00 for each set of plans, specifications and designs submitted, which shall be paid at the time of the submission of the plans, specifications and designs for examination.~~

~~(2) A fee of \$50.00 for each resubmittal shall be paid prior to any subsequent review of the Board.~~

~~(3) An additional fee of \$50.00 shall be paid if the project is to be posted prior to the Board's initial review or resubmittal review.~~

(H) Review of Proposed Projects. As part of the City's Development Review Process for the City's commercial areas, the Architectural Review Board shall review the proposed schematics and designs of all development projects that have completed the mandatory preliminary review process. The Board may suggest or recommend such changes in said schematics or designs, as in its judgment may be requisite or appropriate to the maintenance of the standards of construction, architecture, beauty and harmony currently existing in the City.

(I) Board Advisory Opinion. The minutes of each development review meeting conducted by the Architectural Review Board to review the schematics and designs of any proposed development project shall contain, and constitute, the advisory opinion of the Board on the specific project reviewed. The Board may include within its meeting minutes any additional information or documentation that may be further explanative of tis project opinions. Such minutes shall be submitted to the City Council for review and approval at the most

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this _____ day of _____, 2011.

The motion to adopt the foregoing Ordinance was offered by _____

seconded by _____

and on roll call the following vote ensued:

Vice Mayor Ator : _____
Councilman Best : _____
Councilman Espino : _____
Councilman Lob : _____
Mayor Bain : _____

BILLY BAIN, MAYOR

ATTEST:

APPROVED AS TO LEGALITY AND FORM:

MAGALI VALLS, CMC
City Clerk

CITY ATTORNEY

Words stricken through shall be deleted. Underscored words constitute the amendment proposed. Words remaining are no in effect and remain unchanged.

MEMORANDUM

TO: MAYOR, COUNCIL
CC: CITY CLERK, CITY MANAGER, CITY ATTORNEY
✓ FROM: DAN ESPINO
DATE: FEBRUARY 25, 2011
RE: DEVELOPMENT REVIEW PROCEDURES & ORDINANCES

Mayor and Council,

After extensive evaluation of the development procedures that we approved last meeting and discussions with professionals involved in architecture, development and construction, it occurred to me that the measures we passed may not have created as efficient a process as we had hoped. So, I developed and submit to all of you for consideration a revised development review procedure, which I have attached to this memo. It is my contention that this process calls for less back-and-forth and wasted-time, provides for a much more flowing and efficient process and offers commercial property developers assurances as they proceed through the process. I have also attached an accompanying proposed ordinance, the effect of which would more appropriately provide for the ARB's new role. I look forward to our discussion on Monday. Have a wonderful weekend.

DAE

ADDITIONAL
INFORMATION

Agenda Item No. 10A

City Council Meeting of:

2-28-2010

REQUIRED DEVELOPMENT REVIEW PROCEDURE

(For inclusion in District Boundary Regulations)

