



City of Miami Springs, Florida

The Miami Springs City Council sitting in its dual capacity as the **LOCAL PLANNING AGENCY** held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, March 9, 2011, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:01 p.m.

The following were present:

Mayor Billy Bain
Vice Mayor Jennifer Ator (Arrived at 7:02 p.m.)
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
City Planner Richard E. Ventura
City Clerk Magalí Valls

2. Invocation: Councilman Best offered the invocation.

Salute to the Flag: The audience participated.

Councilwoman Ator arrived at this time.

3. Discussion Regarding N. W. 36th Street District Boundary Regulations and Proposed Ordinance Scheduled for First Reading on March 14, 2011: Ordinance No. 1013-2011 – An Ordinance of the City Council of the City of Miami Springs Deleting all References to the 36th Street Sub-District of the Airport, Marine and Highway Business District Contained in Code of Ordinance Sections 150-154, 150-155, 150-157, 150-158, 150-160 and 150-161; Establishing Code of Ordinance Section 150-164, NW 36th Street District; Providing Purpose; Permitted Uses; Permissible Principal Uses and Structures – Limitations as to Location; Accessory Uses and Structures; Permissible Accessory Uses and Structures - Limitations as to Location; Prohibited Uses; Setbacks, Lot Coverage and Floor Area; Height Limitations; Off-Street Parking and Loading; Specific Architectural Design Standards; Professional Revitalization Consultant (PRC); Development Review Procedures; PRC Preliminary Review Meeting; Development Review; Exemptions; Fees; Repealing All Ordinances or Parts of Ordinances in Conflict; Directions to Codifiers; Effective Date

City Attorney Jan K. Seiden stated for the record that Council is sitting in a dual capacity as the Local Planning Agency and City Council.

City Attorney Seiden referred to Section 150-054, 150-055 and 150-056, explaining that the new section of the Code would be 150-164 with subsections a, b, c, etc.

Lorraine Tappen, Senior Planner from Calvin, Giordano & Associates, Inc., explained that she was ready with a PowerPoint presentation and would introduce each section for the purpose of answering questions.

Ms. Tappen reviewed the history of what had taken place to date. She said that joint meetings were held with the City Council and the Revitalization and Redevelopment Ad-Hoc Committee and the Architectural Review Board and the Ad-Hoc Committee. In addition, members of the City Council, City Staff and Calvin, Giordano team members met with the Beacon Council to talk about N. W. 36th Street and the draft Code amendments were sent to Council for review.

Ms. Tappen stated that based on comments that were made during the workshops in regard to the parking requirements for multifamily residential use the requirement was changed to one parking space per bedroom, but no less than 1.5 spaces per unit. She explained that they reviewed the codes for other municipalities and added a requirement for guest parking. The allowance for compact spaces was removed from the draft.

City Attorney Seiden asked for an explanation of the “sum of all uses times 80%.”

Ms. Tappen clarified that in a situation with a mixed-use building, the uses would be calculated based upon the square footage of the office space and the number of residential dwelling units in order to complete the total and take 80%.

Ms. Tappen further explained that the theory is that people are not using the different uses at the same period of time of the day. For example, people who live in apartments spend most of their time there from 5:00 p.m. to 9:00 a.m. the next day, while the offices are used between 8:00 a.m. and 9:00 p.m.

To answer Vice Mayor Ator's question, Ms. Tappen said that a compact space is one foot narrower than a regular space and the length is the same.

Mr. Tappen informed Council that the members of the Revitalization and Redevelopment Ad-Hoc Committee raised a concern about existing buildings and their parking issues. To address this issue, a provision was included in the draft so that if the use of the building is changed and the existing parking meets the current Code without any variances granted, the use could be changed to a more intense use without being required to add more parking.

The Architectural Review Board asked for clarification of the Development Review Procedure so that it is streamlined and easier to follow, according to Ms. Tappen. She said that the original draft included a review of the Professional Revitalization Consultant (PRC) but after speaking with the City Planner about the number of permits, they realized that the process should not be bogged down for minor improvements to properties. In this case, the City Planner would review the improvement in accordance with the architectural design standards in order to move small projects along faster.

In response to Vice Mayor Ator's question, Ms. Tappen clarified that anyone who repaints their building would have to come to the City to see if the color meets the approved color palette.

Ms. Tappen explained that the language of the Development Review Process was expanded. A major remodeling or new development project would require an initial meeting with the PRC to make sure that the developer has a full understanding of the purpose of the N. W. 36th Street corridor and the full definitions of the architectural design guidelines. Plans would be submitted to the City for review and once that is completed the PRC will look at the final site plans that would go to the Zoning and Planning Board. The Architectural Review Board would give their opinion to the City Council and after approval by Council the building permit would be issued.

Ms. Tappen stated that a "build to line" was added to the draft amendments in order to create the corridor itself, although not every building will automatically be built to that line as some existing buildings will not change for a long time. For new buildings, they would be 10-feet from the property line to bring them closer to the street with parking behind the buildings. This fits some of the criteria in the existing Code by not encouraging slow turns into the properties from N. W. 36th Street and there would be access to the properties from other streets.

Ms. Tappen clarified that after tonight's Special meeting there would be two more readings of the ordinance to make sure that it fits the desires of the City Council. She said that after discussion, they would like a recommendation from Council, as the Local Planning Agency, to move forward on the ordinance and changes to the Code.

Mayor Bain suggested reviewing the proposed code amendments page by page. He asked if there were any comments related to Section 150-155. Permitted Uses.

Councilman Espino stated that the current Code does not include multifamily residential, except in the Abraham Tract area. The new permitted uses include multifamily residential up to 20 dwelling units per acre. He asked Council to consider if they wanted to include a provision for multifamily residential only as part of a mixed-use project and that would add a business component.

Vice Mayor Ator said there is not much of a chance to use the property on 36th Street for multifamily residential in light of the ability to go to a 3.0 FAR and the height limitation of three-stories or 40-feet.

City Attorney Jan K. Seiden said that he had more general conceptual questions and even though the Mayor has set a timeframe, the City has waited thirty years for these changes, and it should be done right. In developing the first sections, the consultant used a lot of what was already in the Code, but Council has to make a decision based upon the end result. Council probably wants to encourage large or medium scale development. His question is whether or not the permitted uses should be divided into different areas.

Councilman Espino said that the conversation with the Beacon Council raised the question of what the City is trying to accomplish for N. W. 36th Street and if it is medium to larger scale development, it must be determined what kinds of development would accomplish that goal. This could be medical or office complexes, hotels, and more intense uses. He would be more selective about the permitted uses.

City Attorney Seiden explained that perhaps the permitted uses needed to be sub-categorized or mixed together in some fashion.

Vice Mayor Ator stated that the Architectural Review Board members expressed their desire for a conceptual vision of N. W. 36th Street based on the district boundary regulations.

Councilman Espino asked to consider if Council is looking for the medium to larger scale development or would it be okay to have a mix of high and low density. He would like to see the former versus the latter.

Vice Mayor Ator asked if there are times when codes are created to include sub-categories.

Mayor Bain stated that the concept is for larger buildings with the uses that would support the size of the building, not uses that would stand on their own. A hotel could have a bar and a restaurant within the hotel. He would like to eliminate some of the uses, like the car rental, or multi-family dwellings.

City Attorney Seiden explained that a car rental company could have an office in a hotel.

Mayor Bain felt that some uses should be eliminated from the list.

Councilman Best agreed with the Mayor and felt it would be appropriate to eliminate residential dwellings. He said that specifying only commercial uses would intensify the use of the building and the residents would benefit from a medical facility.

Councilman Best asked if Calvin, Giordano had considered access to the properties along N. W. 36th Street.

Ms. Tappen responded that there are stipulations that access would be from another street, rather than N. W. 36th Street.

Revitalization and Redevelopment Ad-Hoc Committee member Todd Stiff of 1255 Dove Avenue said that he would like the Committee to review the district boundary regulations because it would help Council in making their decisions. He is not comfortable with the Professional Revitalization Consultant (PRC) being written into the Code.

Council reviewed the list of permitted uses and agreed to eliminate certain uses; other uses were determined to be allowed in conjunction with a hotel or another structure.

Discussion ensued regarding parking garages and whether or not free standing garages should be included as a permitted use.

To answer City Attorney Seiden's question, Ms. Tappen stated that a green building certification should be allowed a floor area ratio (FAR) bonus of one. She would change the language to read: *"For a project to receive a floor area ratio bonus based on design, it must, at a minimum, be awarded one design bonus from each of the design categories and/or seek green building certification."*

Richard Sala of Calvin, Giordano & Associates, Inc. explained that the FAR bonus incentive is a reward because the developer gets something extra and in return the City will get a quality project with the goal of creating a functional, pedestrian friendly corridor.

Vice Mayor Ator said that it seems a developer would have to comply with each category of bonus incentives in order to achieve a 3.0 FAR.

Mr. Sala pointed out that there is another part of the Code that must be met that would include a lot of the incentives anyway. He explained that they feel the incentives will work and if the developer totally objects then it is dealt with in the initial meeting.

City Attorney Seiden reminded Council that anything in Section 150 is subject to variance.

After further discussion regarding the FAR bonus incentives, no changes were made to the proposed language.

City Attorney Seiden commented that the current code included a provision for excluding architectural features or non-living space in the height calculations. He felt that the language should be repeated in the new district boundary regulations.

Ms. Tappen will check the definitions for FAR and building heights to make sure that the language is included.

City Attorney Seiden referred to Section 150-182 – Off-street parking, Section (B) explaining that the provision is very similar or exactly the same as the provisions for the Neighborhood Business and Downtown Business Districts. A phrase was added that *“However, this shall not be applicable to non-conforming structures.”* By definition, they are all legal non-conforming structures because none would have the right parking and he would recommend eliminating that sentence.

Ms. Tappen stated that she would look at the situation and see what parking is available because the assumption was that some of the buildings did have sufficient parking.

Ms. Tappen asked to continue the review with Section 150-183 – Architectural Design Standards.

City Attorney Seiden referred to Section (B) (1) that prohibits two identical façades within the N. W. 36th Street District. He said that the definition also includes reversed or “flipped” façades and he understands not wanting a “cooking cutter” look, but N. W. 36th Street is a big area. He suggested including a distance requirement between identical façades.

Councilman Espino felt that the provisions in Section (B) (2) and (3) were too stringent since major hotels might have corporate logos or branding that they incorporate into the design. He would recommend some flexibility in order to accommodate major hotels or businesses.

Mr. Sala said that there is a vision for revitalization and there are ways to work around the corporate needs. The developer should understand and honor the vision for the district and Calvin, Giordano has dealt with this situation in other areas.

Councilman Espino believes that the flexibility is provided for in the Development Review Procedure.

City Attorney Seiden said that Section (C) – Pueblo Mission Architecture and (D) – Streamline/Depression Moderne Style Architecture require a statement somewhere at the end that states that examples of the architectural styles are available for inspection and review in the Building or City Planning Department.

Mr. Sala explained that there will be two or three different designs to look at in order to get an idea for the theme.

Councilman Espino explained that the Architectural Review Board will review the design that will be submitted.

Mayor Bain commented that it seems that if a project is large and good enough it would be approved; there is no need for the restrictions.

City Attorney Seiden stated that the standards should be set high enough to set a basis from which to work with, but at the same time allowing the options to deal with different situations. The purpose is to raise the taxable footprint of the City without destroying the character of the community.

Mr. Sala stated that there must be confidence on the part of the elected officials, the redevelopment agent, the Ad-Hoc Committee and the Architectural Review Board so that together the right projects will come together.

Rogelio Plasencia of 700 Morningside Drive indicated that there is an inherent conflict with the two architectural styles that are being proposed. He felt that the Pueblo and Streamline Moderne combination lacks harmony.

Mayor Bain asked Mr. Plasencia why he thought the two architectural styles would make a difference if someone was proposing to develop a building that would benefit the community.

Mr. Plasencia was of the opinion that there is such a strong difference between the two architectural styles that it would create a harsh effect. There are more modern styles within the depression era that are friendlier toward a glass/steel building. The Pueblo style can also be associated with Mediterranean architecture. He does not like the fact that the Code is being written to associate two foreign objects.

Mr. Sala agreed that Mr. Plasencia was correct in his observation but there is more involved in the process than brand new buildings. A façade improvement must be more flexible with more than one category for style and it must work best for the area, which is related to Pueblo.

Mr. Sala explained that their original intent was only for a Streamline Moderne corridor that represents transportation and movement. Many of the existing buildings must be molded to a certain style and the City is known for the Pueblo style.

(Mayor Bain called for a 5-minute recess)

Mayor Bain said that maybe the Pueblo style could be taken out and another style could be included that would better match the Streamline Moderne style.

City Attorney Jan K. Seiden suggested a middle ground to say that new buildings would be the Streamline Moderne and the Pueblo Style would apply to existing buildings.

Vice Mayor Ator said that she personally likes the Streamline Moderne, but has been told by residents that they only approve of Pueblo.

Council agreed on the recommendation of the City Attorney that any new buildings would be Streamline Moderne and existing buildings could select either Pueblo or Streamline Moderne.

Councilman Lob pointed out that (E) (3) and (4) were duplications.

City Attorney Jan K. Seiden referred to Section 153-183 (F) (7), (9) and (10) that included references to the Professional Revitalization Consultant (PRC).

Councilman Espino said that he would like to change the terminology from PRC to Community Development Agent and this could be the consultant, Staff or a Department in order to allow some flexibility.

City Attorney Seiden explained that the chart outlining the review process would have to be considered. He added that there would be certain standards and the color palette and design standards would be approved by ordinance. He does not feel that the PRC would have any authority under the ordinance since it is not a government agency.

Mr. Sala said that as consultants, Calvin, Giordano & Associates, Inc. performs this service for all their clients per contract and it is no different than asking a City engineer.

Councilman Espino noted that Subsection (F) (7) stated that accent materials and colors are not limited to the approved color palette and that there should only be color variations from approved variances. He would change the language to limit materials and colors to the approved color palette.

City Attorney Seiden said that a number of things that could be modified within one process; there cannot be different processes.

Vice Mayor Ator suggested and Council agreed to eliminate (F) (9) and the last six words in (F) (10) of Section 150-183.

Mayor Bain felt that the services of the Consultant would be approved on an “as needed” basis.

City Attorney Seiden said that there is no question that the Consultant must be involved in the process, as directed by Staff.

Councilman Lob said that he was not sure if including mandatory landscaping is taking away from parking spaces, as outlined in (P) (1) (c).

City Attorney Seiden commented that (Q) (11) under Signs is duplicitous and it was eliminated. He asked for a definition of Architectural Design Standards and if they are separate or incorporated within the district boundary regulations.

Discussion ensued regarding the advertising on amenities such as bus benches.

Councilman Espino wants to change the PRC to a more general term like Commercial Development Agent, regardless of who is responsible.

Mr. Sala recommended keeping the word “revitalization” or “redevelopment” in whatever term is decided because it should be specific to the redevelopment efforts.

City Attorney Seiden explained that the process is the key and Council must set the steps throughout the process based on the Code requirements. The Board of Adjustment could be included at any point, but logically it would come into play after some type of preliminary review. The last part of the process before permitting is a Zoning and Planning review, subject to an independent review by the City engineer from an infrastructure standpoint.

Mayor Bain suggested working through each step in the Development Review Procedure chart and extensive discussion ensued about the process.

The Mayor said that there should be a consensus on how the steps in the process can entice development and make the process easier for the developer.

Councilman Espino referred to his chart and suggested adding steps one, two and three to the existing process in the Code that does not currently have the flexibility of working with the developer and receiving the input from the Architectural Review Board.

City Attorney Seiden explained that the only difference between his chart and Councilman Espino's is that Councilman Espino included an initial informational stage in step one. His own chart includes a step for preliminary submittal to the Building Department after the Architectural Review Board review.

Councilman Espino commented that in steps one and two there was a determination that City Staff participation would be decided on a case-by-case basis. He thought that the management is the Commercial Development Agent and this is critical in the first two steps. The other issue is whether or not the Architectural Review Board's recommendations are submitted to Council for approval like the Board of Adjustment.

City Attorney Seiden explained that the PRC has nothing to do with the approval process of the Architectural Review Board.

Vice Mayor Ator said that she had always supported the Architectural Review Board's request to be involved in the process and she believes they are qualified as representatives of Council.

Mayor Bain said that Council would receive the minutes from the Architectural Review Board and if there is any content within the minutes that Council feels is important then action would be taken. This issue was already discussed and even though the Board's opinion is valued, it should not be a standard within the review process. He reiterated that he would be open to their opinion and it is up to the appointing Council member to bring up these matters on a case-by-case basis.

Councilman Best agreed with the Mayor that the process should be streamlined so that developers are not scared to come here.

Councilman Lob said that if the Architectural Review Board has a strong opinion that it would be considered by Council.

Vice Mayor Ator asked to consider exactly how the process would work.

Mayor Bain pointed out that if Council were to receive the minutes prior to the agenda packet distribution, they could call the City Manager to request an agenda item.

The City Attorney said that according to Councilman Espino's chart, there would be independent meetings with City Staff and the Consultant and a mandatory preliminary review of the proposed schematics and designs before the project is submitted to the Architectural Review Board. If the Architectural Review Board disagrees with Staff and the Consultant, the question remains as to how this should be handled.

Further discussion ensued regarding the review process and the involvement of the Architectural Review Board.

Councilman Espino suggested changing the language to “minutes submitted to Council for review and action, if any.”

To answer Vice Mayor Ator’s question, City Attorney Seiden clarified that Council would have to vote to place a recommendation from the Architectural Review Board on the agenda. He added that if Council decides by majority vote that there are any issues that they feel should be further discussed in order to give direction to the developer, based upon the comments of the Architectural Review Board, then there is a further opportunity for that to take place and the developer or representative would be invited to participate in that process.

The City Attorney clarified that the Architectural Review Board is totally design related and that is why the step is proposed earlier in the process.

Architectural Review Board member Rogerio Plasencia stated that a developer who presents a set of schematic drawings to the City and goes through the process would want to have an approval before they invest in a full set of drawings.

Mr. Sala asked to consider what assurance the City gives a developer now before they invest in the plans for a project and the point is that there is no assurance.

Councilman Espino said that the question is what assurance a developer would have after they take the schematics and translate them into construction documents that there would not be a required architectural design change that requires them to revise the plans. The further assurance is part of the “front loading” of the process.

City Attorney Seiden said that Council would need to change the entire system to be like Coral Gables because their Architectural Review Board functions differently. A developer normally goes to any government entity and works with Staff on the plan review and they receive assurance that a project is within code. Approval is given from Staff and the Consultant that designed the Code and then there is a further review by the Architectural Review Board in an advisory capacity. The City does not have to provide any written document.

Mr. Sala explained that at the end of the preliminary review and the final review by Council, a development order is created and then the plans are submitted for review by the Building, Fire and pertinent departments. The development order from the site plan approval gives the developer the assurance so that he can proceed with the construction documents.

Councilman Espino said that the idea is for the developer to get as many assurances as possible before going to construction documents.

City Attorney Seiden stated that in order to do this, Council would give authority to the committees and after the Architectural Review Board process there could be a development order issued by the Consultant or Staff based upon the first three stages. The development order could be subject to securing a variance, if necessary, and the developer would not prepare the plans until the variances are secured.

Mr. Sala explained that the final site plan approval would list all missing items and the documents and minutes from the various boards that should be included in the development order.

To answer Councilman Espino's question, City Attorney Seiden stated that if everyone is in agreement, approval could be given at one meeting and the worst case scenario is that it would be delayed to the next meeting. There would still be a potential Board of Adjustment/Zoning and Planning appearance, as necessary and the last three boxes remain the same.

City Attorney Seiden explained that originally he said that variances must be approved before the development order. Council is recommending the placement of the development order after the submittal to the Board of Adjustment. At the minimum, the development order will require a final site plan review by City engineers and City Council approval.

Mr. Sala stated that he was not quite sure about the site plan review or the Board of Adjustment proceedings. He asked if the Board's decision is final or if it can be appealed.

City Attorney Seiden explained that the decision of the Board of Adjustment can be appealed.

Mr. Sala said that everything should be done before it comes to Council for the final site plan review and then the development order is created. He emphasized that there is no other way to do it because Council is the final approval and then the development order is created.

Councilman Espino explained that there is no way that Council can receive the recommendations of the Architectural Review Board, the Board of Adjustment and the Zoning and Planning Board and consider the site plan and development order at one meeting.

City Attorney Seiden clarified that the suggestion is that all approvals be done at one point.

Councilman Espino stated that ideally he would agree with Mr. Sala, but sometimes issues are raised and items are postponed.

Discussion ensued about the Development Review Procedure and the various steps in the process.

City Attorney Seiden clarified that after the Architectural Review Board review, it will come to Council if necessary and if the developer needs any approval from the Board of Adjustment he would be required to obtain a variance.

Councilman Espino said that fully prepared plans are not necessary to obtain a variance.

Councilman Espino stated that the first mandatory meeting is a coming together in order to determine what can be accomplished based on the Code or project development. The Architectural Review Board review is strictly about design and the next step would relate to variances as they pertain to specific items of the project, if any.

City Attorney Seiden said that the development order would come after the Board of Adjustment, subject to a ministerial Zoning and Planning site plan review.

Councilman Espino said that he wants a “catch all” because it has happened before, when everything was a “go”, something else was found.

City Attorney Seiden suggested adding a phrase that it is subject to any further reviews in the sole discretion of Council.

The City Attorney explained that the Zoning and Planning site plan review is performed by the City’s engineers who communicate directly with the developer to resolve any issues with the plans. The Zoning and Planning Board approval is strictly a ministerial act to show that the plan has gone through the process and the final letter from the engineer is put into the record before final approval by Council.

City Attorney Seiden stated that the only change to the ordinance for the Architectural Review Board are the words “review and action if any.”

Vice Mayor Ator mentioned that Council does not like the term Professional Revitalization Consultant (PRC) and they want it to be some other name.

Councilman Espino agreed that a broader term would apply.

Mr. Sala would like to use the term “redevelopment” or “revitalization” with whatever language is chosen. He suggested “Revitalization Specialist” because the language was included in the request for proposal (RFP).

City Attorney Seiden stated that the phrase “selected by Miami Springs City Council” is not necessary. If there is a single person at some point, the phrase “consists of planners, architect and engineers” would be in error.

Council agreed to use the term “Revitalization Specialist.”

Councilman Espino will modify the chart and submit it to Calvin, Giordano and Associates.

Councilman Espino pointed out that Section 150-185 (A) has nothing to do with the chart. It would only apply to cases that do not require City approval.

City Attorney Seiden felt that the language is vague. He is concerned that it is like an administrative variance and there is no Code provision for administrative variances. There are items that do not require a review and go directly to permitting. He suggested using the word “permit applications” instead of projects and they would be approved by the Building Department.

Mr. Sala said to keep in mind that it is a specialized redevelopment area; it is not a city-wide function. It is a guide for things happening within the redevelopment district and it allows an opportunity to look at those items on a case-by-case basis before securing the permit.

Councilman Espino felt that if something does not require full evaluation it should adhere to the letter of the Code, and if not, a variance is required.

City Attorney Seiden explained that an administrative City official does not have the authority to approve fence permits, sheds or replacement signs on their own. The Building Department would, as part of an application process, and City Staff would be replaced by Building Department.

Mr. Sala clarified that the City Planner would not be approving the permit. He is only checking to see how it relates to the Code so that it meets the color specifications and the right setbacks. The City Planner will make a recommendation for those permits in the redevelopment area that must conform to the new Code before it goes to the Building Department.

City Attorney Seiden referred to Section 150-186 and asked how the process would be identified.

Mr. Sala noted that it would be identified as a Revitalization/Redevelopment Pre-application meeting that is specialized for the District. The term Professional Revitalization (PRC) would be replaced by Revitalization Specialist (RS). He asked whether the developer or the City has the option to have the pre-application meeting.

Councilman Espino responded that a developer could attend an informal session and the process begins with the mandatory preliminary review as outlined in Section 150-186. The pre-application meeting is optional and the intent is to encourage attendance at that meeting.

City Attorney Seiden suggested using the language “Development Site-Plan Review.”

City Attorney Seiden asked to consider the fees outlined in Section 150-189 that reads: “Each application filed with the City shall be accompanied by the payment of a fee to be determined by the City depending on the scope of the project to cover the expenses incurred by the City and the consultant in processing and reviewing the application for development”. He said that a schedule would be developed that includes all costs and currently the City charges Building Permit application fees and trust fund payments for civil engineering reviews.

Mr. Sala recommended looking at the current fee schedule and adding a multiplier that might include outside costs based on an hourly rate or it could be a lump sum fee.

To answer Mayor Bain’s question, City Attorney Seiden confirmed that the first reading of the proposed ordinance would be held on Monday, March 14th.

Mr. Sala explained that changes can still be made at the first reading that will be ready for the second reading of the ordinance.

(Council voted on the motion for Work Order # 5 under Agenda Item 4 at this time)

City Attorney Seiden said that it should be on the record that the amendments and revisions made to the proposed ordinance are the recommendation of the Local Planning Agency (LPA) to the City Council.

Councilman Espino said “so moved” and Councilman Best seconded the motion. The motion was unanimously carried on roll call vote.

4. Authorization to Prepare District Boundary Regulations for the Abraham Tract District

This item was considered under Agenda Item 3.

Councilman Espino moved to approve Work Order # 5 for the zoning boundary regulations on the Abraham Tract. Councilman Best seconded the motion and it was carried 4-0 on roll call vote (Vice Mayor Ator was absent at roll call).

5. Adjourn

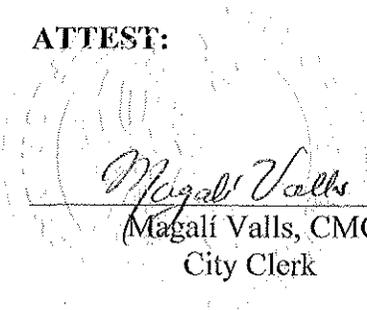
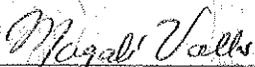
There being no further business to be discussed the meeting was adjourned at 10:30 p.m.



Billy Bain
Mayor



ATTEST:

Magali Valls, CMC
City Clerk

Approved as written during meeting of: 3/28/2011.

Transcription assistance provided by Suzanne S. Hitaffer.