



## City of Coral Gables Planning and Zoning Staff Recommendation

<b>Applicant:</b>	City of Coral Gables
<b>Application:</b>	Discussion Item: City Code Amendments – Chapter 105, Article 2, Section 105-28, “Construction Staging Plans”
<b>Public Hearing - Dates/Time/ Location:</b>	Planning and Zoning Board January 9, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

### Discussion Item.

The City Commission is requesting Planning and Zoning Board consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida amending the Code of the City of Coral Gables Chapter 105, “Building and Building Regulations”, Section 105-28, “Construction staging plans”, to require City review and approval of decorative wrap and signage placed construction fencing; providing for severability, repealer, codification, and an effective date.*

### Background Information.

At the 08.28.12 City Commission meeting, the Commission was presented a request to install a custom wrap with graphic images on a temporary construction fence intended to screen a construction site in the Central Business District. During their deliberation of the item, the Commission directed City Staff to review and prepare draft amendments to the City Code that would regulate decorative wrap and signs on construction fencing for future requests. The Commission cited the current proliferation of graphics and signage on the fencing that surround commercial construction sites in the downtown area. Visual/dust barriers for construction fencing is addressed in City Code Section 105-28, “Construction staging plans”, but those provisions do not include or regulate the use of decorative wrap and signage. The minutes from the 08.28.12 City Commission meeting are provided as Attachment A.

The Commission requested that the proposed regulations should be reviewed by the Planning and Zoning Board prior to final consideration by the Commission. On 11.13.12, the Commission considered and approved the amendments prepared by City Staff on first reading with a request that provisions regarding the graphic use of historic City landmarks should be added and that illustrations of the proposed amendments be provided at second reading. The revised Zoning Code text amendment is provided in ~~strike thru~~/underline format in Attachment B, and the illustrations are provided as Attachment C.

This is being presented to the Board as a discussion item. The Board’s responsibilities include recommending to the Commission on proposed Zoning Code amendments, but the Board does not typically recommend on amendments to the City Code. Verbatim minutes of the Board’s discussion shall be provided to the City Commission when this item is reconsidered on second reading.

**Proposed City Code Amendments.**

The revised Zoning Code text amendment is provided in ~~strike~~underline format in Attachment B. A draft Ordinance has been prepared and is provided as Attachment D.

The proposed amendments have been reviewed by City Staff including the City Attorney’s Office, Building Department and the Planning and Zoning Department. Planning Staff will present the proposed amendments to the Board at the meeting and will secure input and testimony.

**Public Hearing Timetable.**

Consideration of the proposed City Code amendments by the City Commission has been tentatively scheduled for Tuesday, January 22, 2013.

**Public Notification.**

The following has been completed to provide notice of the request:

<b>Public Notice</b>	
<b>Type</b>	<b>Date</b>
Legal advertisement	12.27.12
Posted agenda on City web page/City Hall	12.27.12
Posted Staff report on City web page	01.04.13

**Staff Recommendation.**

City Staff recommends approval of the following:

*An Ordinance of the City Commission of Coral Gables, Florida amending the Code of the City of Coral Gables Chapter 105, “Building and Building Regulations”, Section 105-28, “Construction staging plans”, to require City review and approval of decorative wrap and signage placed*

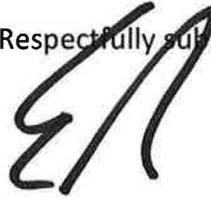
*construction fencing; providing for severability, repealer, codification, and an effective date.*

**Attachments.**

- A. 08.28.12 City Commission meeting minutes.
- B. City Code amendments in ~~striketrough~~ / underline format.
- C. Illustrations of proposed amendments.
- D. Draft Ordinance.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Eric Riel, Jr.  
City Planner  
City of Coral Gables, Florida