



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendment - Article 5, "Development Standards", Division 19, "Signs", Section 5-1911, "Encroachments over public rights-of-way"
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board January 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards", Division 19, "Signs", Section 5-1911, "Encroachments over public rights-of-way", by eliminating the requirement for a restrictive covenant for signs which encroach nine (9) inches or less into the public right-of-way; providing for severability, repealer, codification, and an effective date.

Background Information.

City Staff is requesting a Zoning Code text amendment to eliminate the requirement for a restrictive covenant for signs which encroach nine (9) inches or less into the public right-of-way. Presently, all signs which encroach into the public right-of-way are required to execute a restrictive covenant prepared by the City Attorney.

The proposed amendment is designed to provide better service to the community by streamlining the review process for signs located on a building wall, when the wall is not setback from the property line. In such a case, a typical sign attached to the surface of the building wall would encroach a few inches into the right of way. This minimal encroachment does not create any unusual architectural conditions or safety concerns.

The current requirement of a restrictive covenant has created a hardship for some applicants and does not serve any practical regulatory purpose.

It is proposed that the City Architect would have the option to review and approve these signs administratively or to forward the sign for review and approval by the Board of Architects. Therefore, professional staff of the Board of Architects will apply these provisions only to those signs where the encroachment is minimal and consistent with the architectural design of the building.

Proposed Zoning Code Amendments.

The proposed Zoning Code text amendments are provided in the Draft Ordinance in ~~strike-through~~/underline format as Attachment A.

Public Hearing Timetable.

Consideration of the proposed Zoning Code amendment by the City Commission is tentatively scheduled for Tuesday, February 14, 2014.

Public Notification.

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

Public Notice	
Type	Date
Legal advertisement	12.27.13
Posted agenda on City web page/City Hall	12.27.13
Posted Staff report on City web page	01.03.14

Staff Recommendation.

The Planning and Zoning Division in association with the City Attorney’s Office recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Development Standards”, Division 19, “Signs”, Section 5-1911, “Encroachments over public rights-of-way”, by eliminating the requirement for a restrictive covenant for signs which encroach nine (9) inches or less into the public right-of-way; providing for severability, repealer, codification, and an effective date.

Attachments.

A. Draft Ordinance in ~~strike-through~~/underline format.

Please visit the City's webpage at 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida