

City of Coral Gables Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department / Building and Zoning Department

Date: January 13, 2010

Subject: **Zoning Code Text Amendment – Article 5, Division 19, “Signs”.** An Ordinance of the City of Coral Gables amending the Zoning Code, Article 5, Division 19, entitled, Signs, and Article 8 providing for provisions for monument signs; and providing for severability, repealer, codification and an effective date.

Recommendation

The Planning Department in conjunction with the Building and Zoning Department recommends approval of the amendment to Zoning Code Article 5, “Development Standards”, Division 19, entitled “Signs”.

Background

Attached is a proposed Zoning Code text amendment requested by the Building and Zoning Department in order to provide regulations to clarify the Zoning Code in relation to monument signs. The proposal is to allow monument signs along U.S. Route 1 only. This issue of monument signage was discussed during the Zoning Code Rewrite, but was deferred. The Building and Zoning Department has provided a completed Zoning Code Text Amendment Request form (see Attachment A) for the Planning and Zoning Board’s review and information. A draft Ordinance containing specific language in ~~strike~~underline format has been prepared for the proposed Zoning Code text amendment (see Attachment B).

The Building and Zoning Department will present the proposed amendment to the Board at the meeting and will secure input and testimony from the Board and public.

Public Hearing Timeline

This Zoning Code text amendment is under the purview of the Planning and Zoning Board and City Commission since it requires public hearing review. Upon recommendation from the Planning and Zoning Board, the proposed text amendment is tentatively scheduled to proceed forward for public hearing before the City Commission as follows:

City Commission, 1st Reading – February 9, 2010, 9:00 a.m.
City Commission, 2nd Reading – February 23, 2010, 9:00 a.m.

The above dates and times are subject to change.

Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The staff report and attachments are also posted on the City web page.

Respectfully submitted,

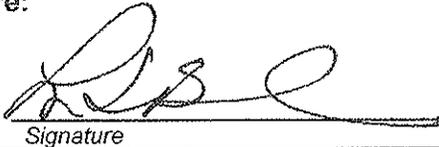
A handwritten signature in black ink, appearing to read "ERJ", is written over the text "Respectfully submitted,".

Eric Riel, Jr.
Planning Director

Attachments:

- A. Zoning Code Text Amendment Request form.
- B. Draft Ordinance.

City of Coral Gables Zoning Code Text Amendment Request 1

Date of request: January 5, 2009		
Sponsoring department(s): Building and Zoning Department		
Code section(s) to be amended (attach additional sheets as necessary): Article 8 - Definitions - Monument signs Section 5-1905 Detached signs		
Purpose or explanation of text amendment (attach additional sheets as necessary): To define, allow and clarify monument signs as detached signs.		
Proposed text amendment (attach additional sheets as necessary): Proposed text amendment attached and underlined as additional text.		
Sponsoring department(s) signature:		
Martha Salazar-Blanco, Zoning Official <hr/> <i>Print name</i>	 <hr/> <i>Signature</i>	01/05/2012 <hr/> <i>Date</i>

Article 8 Definition

Monument signs means a free standing sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles. This sign is designed to incorporate design and building materials which compliment the architectural theme of the buildings of the premises.

Section 5-1905. Detached signs.

Detached signs are subject to the following provisions:

- A. Specific locations. Except as provided for under Sections 5-1905(B) and 5-1907, detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, subject to the following conditions and restrictions:
 1. The face of any such sign shall not exceed thirty-two (32) square feet in area; and the top of the face of such sign shall not be more than six (6) feet above the finished grade of the ground, except that:
 - a. Detached signs, the top of the face thereof being not more than eleven (11) feet above the finished grade of the ground, shall be permitted at the following locations:
 - i. Upon premises abutting and fronting upon Southwest Eighth Street and lying east of LeJeune Road and upon premises lying west of LeJeune Road; and
 - ii. Fronting upon Southwest Eighth Street, where such premises extend as an entity from street to street measured in an east and west direction; and where the building on such premises, or some portion thereof, is at least two (2) stories in height.
 - b. Detached signs, the top of the face thereof, being not more than twelve (12) feet above the finished grade of the ground, shall be permitted upon premises facing, abutting and fronting upon U.S. Route 1 (also known as South Dixie Highway).
 2. Foundations shall be of masonry; supporting members shall be of metal or masonry construction; the sign itself shall be metal, masonry or plastic construction.
 3. The face of any such sign shall be set back at least five (5) feet from the front or any side property line, except in the case of such signs erected upon premises abutting and fronting upon Southwest Eighth Street east of LeJeune Road, and upon premises abutting and fronting upon Southwest Eighth Street west of LeJeune Road where no front setback shall be required; the sign shall be so set and placed that its centerline is at a normal to, or is parallel with, the front property line; and both faces of the sign, or the face and the back thereof, shall be parallel to each other.
 4. Each such sign shall be landscaped as approved or required by the Building and Zoning Department.
 5. A monument sign may contain up to three (3) building tenant names subject to discretion of the Board of Architects.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORAL GABLES AMENDING THE ZONING CODE ARTICLE 5, DIVISION 19, ENTITLED, SIGNS, AND ARTICLE 8 PROVIDING FOR PROVISIONS FOR MONUMENT SIGNS; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Building and Zoning Department has requested an amendment to the text of the Zoning Code to provide regulations to clarify the Zoning Code in relation to monument signs; and,

WHEREAS, the issue of monument signage was discussed during the Zoning Code Rewrite, but was deferred; and,

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 13, 2010, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Zoning Code, and after due consideration, recommended _____ (vote: _ - _) of the amendment; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on February 9, 2010 at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with the text amendment to the Zoning Code, and after due consideration and discussion, _____ the amendment on First Reading (vote: _ - _).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Zoning Code of the City of Coral Gables is hereby amended as follows (changes in ~~strike through~~/underline format):

Article 5. Development Standards

Division 19. Signs

Section 5-1905. Detached signs.

Detached signs are subject to the following provisions:

A. Specific locations. Except as provided for under Sections 5-1905(B) and 5-1907, detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, subject to the following conditions and restrictions:

5. A monument sign may contain up to three (3) building tenant names subject to discretion of the Board of Architects.

Article 5. Definitions

Monument signs means a free standing sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles. This sign is designed to incorporate design and building materials which compliment the architectural theme of the buildings of the premises.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2010.
(Moved: ____ / Seconded: ____)
(____, _____, _____, _____, _____)
(Vote: ____ - ____)
(Agenda Item ____)

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

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