

City of Coral Gables City Commission Meeting
Agenda Item E-1
November 13, 2012
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Maria Anderson

Commissioner Rafael “Ralph” Cabrera, Jr.

Commissioner Frank Quesada

City Staff

City Manager, Patrick Salerno

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Building and Zoning Director, Jane Tompkins

Public Speaker(s)

E-1 [Start: 9:39:48 a.m.]

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

Mayor Cason: We’ll move to Item E, which is an ordinance on First Reading, Mr. Manager would you read the title please into the public record.

Commissioner Cabrera: He left.

Commissioner Quesada: He stepped out.

Mayor Cason: Would you read it City Attorney?

City Attorney Leen: I will. This is E-1 an Ordinance on First Reading, a City Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida amending the Code of the City of Coral Gables, Chapter 105, "Buildings and Building Regulations", Section 105-28, "Construction staging plans", to require City review and approval of decorative wraps and signage at construction sites; providing for severability, repealer, codification and an effective date. It is on for First Reading and public hearing. Do we have any speaker cards Mr. Clerk?

City Clerk Foeman: No, Mr. Mayor.

Mayor Cason: So we'll close the public hearing discussion.

Vice Mayor Kerdyk: Who from staff is presenting this? I just want to hear about it.

Ms. Tompkins: Good morning. Jane Tompkins (Building and Zoning Director) [Inaudible – off mic]...this item actually was originally at another Commission meeting, as you might recall decorative wraps that are wrapped around the construction site fencing have been reviewed by the Commission and approved by the Commission without a formal staff review process. It was discussed during the last deliberation that staff should review these decorative wraps and propose some parameters, some standards for those wraps, so staff did look at that. What we concluded was that there is a section in the Municipal Code, Section 105-28, that talks about construction staging plans, and in that section we set our parameters for information that developers, contractors have to submit to the City in advance of beginning construction, and those plans are then reviewed by a number of different departments. There is a provision in that section already for what we call the visual or dust barrier, that's the green kind of nylon material that's attached to the chain link fence, and we thought that this was the appropriate section to add this language. What we've proposed is adding the decorative wraps for public information purposes. We would propose restricting the decorative wrap information to two street frontages, the total length of the decorative section to be no more of 50 percent of each street frontage. The wraps would be reviewed and approved by the City Architect, and would be limited to the following information: just the current and approved architectural rendering and the name of the proposed project. It would also be required to be kept clean and in good condition, and all the information about the site should be kept valid and current. Staff also took this opportunity to look at proposing some other changes to this section of the Code. We currently have provisions in our Zoning Code for what we call temporary on premise construction signs, and that's where the architect, the engineer, and the builder can all have information about their involvement in the project. So we wanted to include that information at this point in the review process, and we also are proposing that the contractor and builder also provide information about parking management. Many times these construction sites do have to spill over into the public right-of-way, take out some of the parking spaces, and we'd like to make sure that our businesses and residents know where to find

parking, to replace those sites that have been removed. So those are our proposals and with that I'd be happy to answer any questions.

Mayor Cason: Bill.

Vice Mayor Kerdyk: Yes, I'd go ahead and ask a few of them. First of all, with regards to the decorative wrap as you put it, what is it exactly did you say you can put on the decorative wrap?- what was my concern and I think some of the other Commissioners here, was that we just didn't turn this into a billboard, that was a concern of mine.

Ms. Tompkins: Absolutely.

Vice Mayor Kerdyk: Because I think it started from a process where we had like pictures of Coral Gables on...

Commissioner Anderson: Like the Old Spanish Village.

Vice Mayor Kerdyk: Yes, yes, it was nice, and I think Allen Morris wrapped his with pictures of the Gables, and then they have a spot for their project, which is good. We are not, not wanting to publicize...

Commissioner Cabrera: Publicize.

Vice Mayor Kerdyk:...publicize, thank you. Anyway, so the fact is that it turned out to be, some of these other ones are all now about the project itself, and I'm concerned about that, the Gables and here's their e-mail address, and their phone number and whatever it is, and I just from my perspective, I like the concept of having a panel or two that is designated to the project and the other panels the City of Coral Gables motive around it. That's just my vision of it.

Commissioner Quesada: We discussed this with Brick Tops, wasn't it?

Vice Mayor Kerdyk: They were right, I misread it, but they were right.

Commissioner Quesada: You mentioned something with the e-mail address and the phone number – correct me if I'm wrong, I think we said that we allowed the e-mail and that was it.

Vice Mayor Kerdyk: They had it on a panel all the way around the wrap.

Commissioner Quesada: They had it on a panel, on the wrap– that's right, that's right.

Vice Mayor Kerdyk: They had it on a panel, which I'm good with, I just don't want it to go around the whole wrap. The way you have it written, can you put your project all around the wrap?- can you advertise your project all around the wrap?

Ms. Tompkins: No, you can limit it.

Vice Mayor Kerdyk: OK, so then it's good then.

Mayor Cason: Is there any....

Commissioner Quesada: Well hold on a second, sorry to interrupt you, so when you say the wrap, you are saying the green mesh?

Vice Mayor Kerdyk: Right, the green mesh.

Commissioner Quesada: OK. So under this a construction fence may be covered with a plain wrap or visual display for public information along no more than 50 percent of the length of the frontage on no more than two streets, so let's use the Brick Tops example. So they have on two streets, they have it on Ponce and then what's the...

Commissioner Cabrera: Almeria – it was actually Anthony's Coal Fire Pizza that was doing this – it was Brick Tops?

Commissioner Anderson: Yes, it was Brick Tops.

Commissioner Quesada: So let's say you have a building on the corner of Ponce and Almeria, Andalusia, thank you, so you would allow 50 percent of the frontage on Ponce to have a wrap...

Ms. Tompkins: A decorative wrap.

Commissioner Quesada:...A decorative wrap, and then what about – or visual displays for public information, what is the definition of public information?- does that mean – that's not decorative, that's address, phone number, we open on January 2013.

Ms. Tompkins: An architectural rendering of the project, the name of the project.

Mayor Cason: Or for example the e-mail address that you brought up, is that allowed?

Ms. Tompkins: It's not specifically called out.

Mayor Cason: How much detail could you put about the business that's going to be there?

Ms. Tompkins: The language says that it would include current and improved architectural renderings and the name of the proposed project, and then we have a second provision that's already in the Zoning Code for what we call temporary construction signs, and that's where the architect, the engineer, the contractor can have additional signage not exceeding, I believe 16 square feet.

City Manager Salerno: 2' by 3'.

Commissioner Quesada: OK.

Mayor Cason: Are there any conditions about what kind of material the wrap has to be made out of?- is that somewhere else, paper?- plastic?- mesh?- anything, it doesn't matter?

Ms. Tompkins: No sir.

City Attorney Leen: Mr. Mayor it does have to be approved by the City Architect.

Vice Mayor Kerdyk: Why don't we do this between First and Second Reading, why don't you simulate or have somebody draw what these things look like...

Commissioner Anderson: That's a good idea. Can we put them on poster boards so we can see them?

Vice Mayor Kerdyk: Something like that. And the other issue I have, OK, if you do, that I can get a visual, then we can discuss it, we'll pass the First Reading and then discuss it more in the Second Reading; and then the other issue I'd like to talk about is, I assume there is a Code Enforcement provision in here that keeps these things in good condition, correct?

Ms. Tompkins: Yes sir.

Vice Mayor Kerdyk: Because we have had several times that these projects last longer than we thought they were going to last and ...

Commissioner Cabrera: Or the developer goes out of business, that's really the problem, the developer going out of business.

Vice Mayor Kerdyk: Right, exactly and then they look like hell.

Mayor Cason: On line 1 there is a typo under Section 105-28, change have to has for the next – I'll show you.

City Attorney Leen: Mr. Vice Mayor the last sentence in F, in my view Code Enforcement could enforce that, it would be ultimately up to the Code Enforcement Board of Hearing Officer whether its kept clean and in good condition, but I think that, that would be sufficient that it could be an issue of fact for the fact finder, and my interpretation of this would be they could cite that.

City Manager Salerno: Mayor picking up on what the Vice Mayor said, we could amend the language so that – right now it says you are allowed to have the wrap on two sides, two streets out of potentially four and at 50 percent you can have your rendering of what the thing is going

to look like on 50 percent of up to the two sides. We could modify that along your lines which is to say then that 50 percent of that 50 percent, half of that would not only be the rendering of the buildings, but half of that should also incorporate other architectural features, you know, as you were saying representations of the De Soto Fountain, City Hall and other architectural historic structures so that, that would accomplish what you first said and do it in a way that its balanced, if you like.

Commissioner Quesada: We'll create that as an example for the next meeting.

City Manager Salerno: OK.

Mayor Cason: So you want to have a motion to approve this and come back and show us and we'll vote on it finally. So I'll have a motion on E-1 then?

Vice Mayor Kerdyk: So moved.

Mayor Cason: Vice Mayor makes the motion. Second?

Commissioner Anderson: Second.

Mayor Cason: Commissioner Anderson seconds.

City Clerk

Commissioner Cabrera: Yes

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Commissioner Anderson: Yes

Mayor Cason: Yes

(Vote: 5-0)

[End: 9:51:00 a.m.]