

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2024-___

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, AMENDING ARTICLE 11. "SIGNS," SECTION 11-107 "REAL ESTATE, FOR SALE, LEASE OR RENTAL OF PROPERTY OR BUILDINGS," TO APPLY SAME REGULATIONS TO SIGNS PERTAINING TO THE SALE, LEASE, OR RENTAL OF PROPERTY OR BUILDINGS IN ANY USE DISTRICT; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, while the City of Coral Gables recognizes that signs provide information, the unique character and quality of the City 's appearance is essential to its economic, cultural, and social welfare and the City has an interest in avoiding visual clutter; and

WHEREAS, Section 11-107 of the Zoning Code permits signs pertaining to the sale, lease, or rental of property or buildings in any use district, subject to certain conditions and restrictions; and

WHEREAS, specifically, such signs in SFR, MF1, MF2, MF3, and MF4 districts shall not be larger than forty (40) square inches, but such signs in MX1, MX2, AND MX3 districts shall not be larger than two hundred and fifty (250) square inches; and

WHEREAS, consistent with the purposes set forth in Section 11-101 of the Zoning Code, the City Commission wishes to provide that such signs pertaining to the sale, lease or rental of property or buildings in any use district shall not exceed forty (40) square inches;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on _____, 2024, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval/denial (vote: _ to _) of the text amendment.

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

SECTION 1. That the foregoing recitals 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. That the Official Zoning Code of the City of Coral Gables is amended to read as follows¹:

Section 11-107. Real estate, for sale, lease or rental of property or buildings.

Signs pertaining to the sale, lease, or rental of property or buildings shall be permitted in any use district subject to the following conditions and restrictions:

- A. The sign may identify the property, the owner or agent and the address and telephone number of the owner or agent relative to the premises upon which the sign is located. ~~In MX1, MX2, and MX3 Districts, signs may also contain information concerning building description, price, terms and availability.~~
- B. The face surface of such sign shall not be larger than:
 - 1. Forty (40) square inches, ~~in SFR, MF1, MF2, MF3, and MF4,~~ provided, however, that it shall be permissible to attach thereto one (1) of the following additional signs not exceeding forty (40) square inches and containing the wording or information:
 - i. “By appointment only.”
 - i. “Open.”
 - ii. “Sold.”
 - iii. “Listing agent name and telephone number.”
 - 2. ~~In MX1, MX2 and MX3 Districts, the face surface of such signs shall not be larger than two hundred and fifty (250) square inches.~~
- C. The sign shall be constructed of metal, plastic, wood or pressed wood. In SFR, MF1, MF2, MF3 and MF4 Districts, said signs shall be fastened to a supporting member constructed of angle iron not exceeding one (1) inch by one (1) inch or two (2) inch by two (2) inch wooden post, provided that said supporting member shall be all white or all black in color and have no letters or numbers upon it. In MX1, MX2, and MX3 Districts, the same criterion applies for signs requiring a supporting member.
- D. The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than four (4) feet above the finished grade of the ground.
- E. All such signs shall be lettered professionally, but such signs shall not be required to be submitted to the Board of Architects for approval and no permit shall be required for the installation or erection of such signs.
- F. Only one (1) such sign shall be permitted on any one (1) premises, provided, however, that where the property abuts a waterway or golf course, a sign may also be placed or erected to be visible from such waterway or golf course with such sign having a setback from the waterway or golf course of not less than five (5) feet.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

- G. Such sign shall be so erected or placed that its center line is parallel or perpendicular to the front property line.
- H. Such sign shall not be erected or placed closer than five (5) feet to the front property line unless the main part of the building is less than five (5) feet from the front property line, in which case the sign may be placed in or upon a front or side door, window or elevation of the building.
- I. Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and back of the sign.
- J. Where such sign is suspended from an arm of the support, such arm shall not exceed a length of sixteen (16) inches.
- K. All such signs shall be erected on a temporary basis.
- L. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.
- M. Any such sign shall be removed within five (5) days from the date a binding agreement is entered into for the sale, lease or rental of the property or immediately upon the removal of the property from the market, whichever occurs first.
- N. Any Code Enforcement Officer may cause to be removed any such sign not conforming to the provisions of this section.

SECTION 3. SEVERABILITY. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 5. CODIFICATION. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made a part of the City of Coral Gables Official Zoning Code; and that the sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2024.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CRISTINA M. SUÁREZ
CITY ATTORNEY