

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-4**  
**May 21, 2024**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro**

**Commissioner Ariel Fernandez**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Amos Rojas, Jr.**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

**Maria Cruz**

---

Agenda Item E-4 [12:42 p.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code Article 15, “Notices,” Section 15-102, “Notice,” to require door hangers as an additional notification for required public information meetings for multi-family and mixed-use projects; providing for repealer provision, severability clause, codification, and providing for an effective date. (05 08 24 PZB recommended denial, Vote 5-1) (Sponsored by Commissioner Castro)

Mayor Lago: E-4, ordinance on first reading.

City Attorney Suarez: E-4 is an Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code Article 15, “Notices,” Section 15-102, “Notice,” to require door hangers as an additional notification for required public information meetings for multi-family and mixed-use projects; providing for repealer provision, severability clause, codification, and providing for an effective date.

*City Commission Meeting*

---

May 21, 2024

Agenda Item E-4 – Ordinance providing for text amendments to the Official Zoning Code Article 15 – “Notices”

[Date]

1

Planning Official Garcia: Jennifer Garcia, Planning Official, good afternoon. So, this is coming back to you. We went to Planning and Zoning, I believe it was last Wednesday maybe or the week before. There were some concerns we discussed last meeting about security, also as far as the, I guess the results for developers have to pay for this extra type of notification, so the vote was 5-1, I believe, not in support of it, but here we are on first reading. We did implement and put in some language about the 48 hours after the meeting happens that they would be required to remove those as an attempt to the security issue a non-issue anymore. If you have any comments. Of course, we're going to meet with Chief Hudak, hopefully and his team and really fine tune the process of this and letting them know when it goes forward having the applicant notify, I guess police and making sure that they are coordinated as far as what's being posted on these properties.

Commissioner Castro: Yes. This is something we spoke about during the last Commission meeting, and I think there was support on the Commission, but let me know if anything has changed, I guess.

Mayor Lago: So, my question for you, my support hasn't changed, my question for you is, why did the Planning and Zoning Board overwhelmingly oppose it. Was it the same emails that some of us received about the hangers being there and the concerns over security.

Planning Official Garcia: I heard that concern from some members and I heard other concerns as being a burden on developers.

Commissioner Castro: I heard that too. It was putting more work on developers.

Vice Mayor Anderson: Its just within the 1,000-foot range.

Planning Official Garcia: At times 1,500 feet, but usually 1,000 feet.

Vice Mayor Anderson: We had little hangers for tree-trimming, we have little hangers for yard service, we have hangers for lots of different things on properties. One of the complaints that you hear from folks a lot of times is, they didn't receive the city's mailed notice. As well demonstrated by the full tray of returned letters that the city had mailed out. I see that there's a need for this, because people aren't getting notice. So, the intent of prior amendments that I sponsored and for making sure that tenants were notified on Miracle Mile, something coming in because the owner who might be in another state or a different city, is not telling their tenants about what they plan on doing with the property or developing a hotel or whatnot, and the tenants need to know. So, I'm in support for those reasons. I think the 48-hour removal period is reasonable. This is not for every single project that comes through the city, just the 20,000 square foot or more projects. If it was for something below that, then I could see where it would be an onerous burden on everybody, on people with smaller projects.

Mayor Lago: So, one of the items that they mentioned was that these door hangers are going to be picked up, is that still part of this legislation or the door hangers are not going to be picked up after the meeting date.

Planning Official Garcia: As the way it's drafted today, within 48 hours after the meeting, for the applicant to kind of survey.

Mayor Lago: So how are we going to hold these people accountable. What's the plan for that, so when they install the door hanger, is there some sort of document that needs to be signed that they...

Planning Official Garcia: Yes. They are already required to have a signed affidavit whenever they mail notices. It would be probably the same kind of affidavit that they've complied with us.

Mayor Lago: Want to make sure. We did get a few phone calls on the issue. I don't have a problem with it. The more notice the better, but at the end of the day there are concerns from residents and there are concerns obviously from the board.

Commissioner Fernandez: What I would add is that it's been working for Parks very well for their community meetings. In fact, during the Literacy Festival, I heard from some people who had found out about a community meeting on Philips Park, because of door hangers. So, I think it's a way that we can get the information out there until we can improve technology so that people will be able to see it. I think this is the way to go.

Commissioner Menendez: We just finished complimenting a group on their efforts to engage the community on a project that impacts their neighborhood. I think this is right along that same theme of doing it. I'm glad between last meeting and this meeting we looked at the issues, tweaked it, took a lot of things into consideration, but this is yet another step forward to engage the community, so they feel that they are not on the outside looking in, but they are inside with all of us addressing these issues.

Commissioner Castro: This is a great step to fix that communication barrier that a lot of residents are complaining about. So, I think this is a very big step forward.

Mayor Lago: I'll entertain a motion.

Commissioner Menendez: I'll move it.

Vice Mayor Anderson: Second.

City Clerk Urquia: Mr. Mayor, before the vote is taken, I have a member of the public requesting to speak on the item, Mrs. Maria Cruz.

Mrs. Cruz: Mrs. Maria Cruz.

*City Commission Meeting*

City Clerk Urquia: That's what I said ma'am.

Mrs. Cruz: A hundred support for this.

Mayor Lago: Mr. Clerk.

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Mayor Lago: Yes

(Vote: 5-0)