

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2024-**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE ARTICLE 15, “NOTICES,” SECTION 15-102, “NOTICE,” TO REQUIRE MAILED NOTICE FOR MEDITERRANEAN BONUS APPLICATIONS BEFORE THE BOARD OF ARCHITECTS, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City promotes the redevelopment of small parcels within its most urban areas through its Zoning Code’s planning processes by not requiring City Commission approval for site plans smaller than 20,000 square feet; and

**WHEREAS**, multiple policies in the Coral Gables Comprehensive Plan allow every affected person the opportunity to participate early and throughout the decision-making process; and,

**WHEREAS**, the City encourages property owners and developers to comply with the current Zoning Code regulations and not request changes to the land use or zoning which is a similar process to site plan approval by the City Commission; and

**WHEREAS**, as requested by a Commissioner, Staff has drafted a Zoning Code text amendment to require mailed notice as an additional notification for Board of Architects applications that are seeking Mediterranean Style design and bonus; and,

**WHEREAS**, the City Commission publicly discussed requiring mailed notice for Mediterranean Bonus on May 21, 2024 at which hearing all interested persons were afforded an opportunity to be heard; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on June 12, 2024, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with the text amendments to the Official Zoning Code, and after due consideration, the Board recommended approval (vote: 6 to 1); and

**WHEREAS**, the City Commission held a public hearing on July 9, 2024 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 to 0); and,

**WHEREAS**, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard, and the item was approved on second reading.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**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 Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>.

**Article 15. Notices**

Section 15-102. Notice.

In every case where a public hearing is required pursuant to the provisions of these regulations and other applicable Florida Statute requirements, the City shall provide a Notice of Public Hearing in the manner set out in this section and as summarized in the following table:

Types of Public Notice<sup>1,2,4,5</sup>

Timing of Notice Before...

Type of Application	Type of Notice	Board Public Hearing (if required)	First Commission Public Hearing (if required)	Second Commission Public Hearing (if required)
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<i>Board of Architects</i>	Posting	5 days		
<u>Mediterranean Design and Bonus</u>	<u>Mail</u>	<u>13 days</u>		

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D. Mail notices.

1. Except for public hearings regarding conceptual review, preliminary review, or reconsiderations before the Board of Architects, or as otherwise provided in the Coral Gables Zoning Code (“Zoning Code”), a required notice of public hearings affecting specific properties containing general information as to the date, time, place of the hearing, property location and general nature of the application shall

<sup>1</sup> Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

be mailed to the property that is subject of the application, and to the property owners and tenants, if such names are indicated in the current tax rolls, whose addresses are known by reference to the latest ad valorem tax record, within a one thousand (1,000) foot radius. However, should the one thousand (1000) foot radius extend beyond the City limits, notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application. It is provided, however, that the radius for a courtesy notice of public hearings for site specific applications for change in land use before the Planning and Zoning Board and City Commission shall be one-thousand five-hundred (1,500) feet. However, should the one thousand five hundred (1500) foot radius extend beyond the City limits, courtesy notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application. This notification requirement is measured in feet from the perimeter boundaries of the subject property.

**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 Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** Board of Architects applications for review that have submitted for Mediterranean Design and Bonus by August 27, 2024, shall be vested applications. Applications applying for Mediterranean Design and Bonus review after August 27, 2024, shall satisfy these regulations.

**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF AUGUST,  
A.D., 2024.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

CRISTINA SUAREZ  
CITY ATTORNEY