



City of Coral Gables
CITY COMMISSION MEETING
October 11, 2022

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables official Zoning Code by revising Article 15 “Notices”, Section 15-102 “Notice”, Subsection C “Mail Notices” providing that when a notice radius extends outside of the City limits, notice shall be mailed outside of the City limits only to addresses that are within a five hundred (500) foot radius of the property that is subject of the application; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.14.22 meeting recommended approval of the proposed zoning code text amendment (vote: 5-0).

BRIEF HISTORY:

Currently, the Zoning Code requires notice of public hearings to be mailed to properties within a one thousand (1,000) foot radius of a subject property and courtesy notice for site specific applications for a change in land use, to be mailed to properties within a one thousand five hundred (1,500) foot radius. However, the Zoning Code does not clearly address how notice should be mailed to properties outside of the City limits, and therefore have been included in the 1000- and 1500-foot radii.

Staff recommends that mailing notice to an address that is not within the City and located up to one thousand five hundred (1,500) feet away from a subject property is too remote and does not serve the best interest of the City and its residents.

The proposed text amendments expressly require that when a notice radius extends outside of the City limits, notice shall be mailed outside of the City limits only to addresses that are within five hundred (500) feet of the of the subject property, thereby providing greater clarity and transparency in regard to the City’s notice requirements.

The draft Ordinance is provided as Exhibit A.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.02.22	PZB Legal Advertisement.
09.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.

09.04.22	City Commission meeting agenda posted on City webpage.
----------	--

EXHIBIT(S):

- A. Draft Ordinance.
- B. 09.14.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 09.14.22 PZB meeting.