



City of Coral Gables
CITY COMMISSION MEETING
December 13, 2022

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment. 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 amending Article 15, "Notices" to include mailed notice to all properties within the applicable mailing distance; providing for severability clause, repealer provision, codification, and providing for an effective date. (Sponsored by Commissioner Anderson)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.01.22 meeting had no recommendation of the proposed zoning code text amendment (vote: 2-2).

BRIEF HISTORY:

As requested by a Commissioner, a text amendment is proposed to include mailed notice to all properties within the mailing radius. Currently Section 15-102(C) requires mailed notice to the property owners and tenants, if such names are indicated in the current tax rolls. However, rarely are tenants included on the current tax rolls unless long-term 99-year leases. Therefore, in order to provide notice to residents that may be directly affected by a proposed development, a text amendment is proposed to also mail notice to the property itself, if different from the property owner.

Planning & Zoning Board

At their November 1, 2022, Planning & Zoning Board meeting, the proposed text amendment was presented to the Board to include a mailing to the property itself within the required mailing radius. The Board was divided in their discussion. The concerns included burdening the property responsible to send the notices, as well as a desire to place the owner's name on the mailed notice to both their mailing address and the property itself. In general, the Board had concerns about involving the residents who are not property owners by sending them a mailed notice, and therefore had a tie vote (2-2).

The draft Ordinance is provided as Exhibit A.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.21.22	PZB Legal Advertisement.
10.28.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
12.06.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 11.01.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 11.01.22 PZB meeting.