



City of Coral Gables
CITY COMMISSION MEETING
May 21, 2024

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

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 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the May 8, 2024, meeting, the Planning and Zoning Board recommended denial of the proposed Zoning Code text amendment (vote: 5-1).

BRIEF HISTORY:

As requested by a Commissioner, Staff prepared a Zoning Code text amendment to require an Applicant to provide door hangers as an additional type of notification to surrounding properties within the identified mail notification radius for public information meetings that discuss proposed multi-family and mixed-use projects. Recently adopted, Zoning Code Section 15-102(D) requires Applicants to host two public information meetings for proposed projects on building sites greater than 20,000 square feet – the first to occur prior to preliminary review by the Board of Architects and the second prior to Planning and Zoning Board. Therefore, the proposed amendment requires the doorhangers to be distributed before each public information meeting. In addition, the amendment requires the Applicant's door hangers to provide the website and QR Code for residents to sign up for all future notices as to the property. All other requirements for the public information meeting would remain.

Planning & Zoning Board

At the May 8, 2024, meeting, the Planning & Zoning Board was presented with the proposed Zoning Code text amendment to require door hangers for the required public information meetings. Some Board members had concerns about the security of a home if a door hanger is left for a substantial amount of time. Other members of the Board were concerned about the cost burden for the property owner. Many were interested in exploring other options in notification of upcoming meetings and proposed development. After discussion, the Board recommended denial of the proposed requirement for door hangers, vote: 5-1.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.25.24	PZB Legal Advertisement.
04.05.24	Planning & Zoning Board meeting agenda posted on City webpage.
04.09.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 04 10 24 PZB Staff Report with Attachments.
- C. 04 10 24 PZB Excerpt from Meeting Minutes

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval of requiring door hangers for certain mixed-use and multi-family developments will not have a direct fiscal impact on the city. The additional cost of notice will most-likely apply to private property owners or developers.

BUSINESS IMPACT:

The intent of the proposed text amendment is require door hangers as an additional type of providing notice to adjacent neighbors of a future mixed-use or multi-family development.

The proposed door hanger requirement will have an additional cost for compliance, as the property owner or developer will be required to purchase sufficient door hangers and fund manual labor to distribute to all doors within 1,000 or 1,500 feet of a subject property. Compliance will not affect or create a new charge or fee on businesses. New mixed-use or multi-family projects produce an average of 400 to 2,000 affected units or door hangers.