



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 27, 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 mailed notice to all properties along the Mahi Canal for any new Mixed-use and Multi-family Developments on the Mahi Canal, providing for repealer provision, severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the August 14, 2024, meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 3-3).

**BRIEF HISTORY:**

As discussed and requested by the Commission at the July 9, 2024, City Commission meeting, Staff prepared a Zoning Code text amendment to require mailed notice to all properties along the Mahi Canal for any new Mixed-use and Multi-family developments on the Mahi Canal. The Zoning Code currently requires mailed notice of public hearings affecting specific properties to be sent to the property subject to the application, and to property owners and tenants within a one thousand (1,000) foot radius. For site-specific applications for change in land use before the Planning and Zoning Board and City Commission, a courtesy notice radius of one thousand five hundred (1,500) feet is required. The proposed amendment requires that for development projects along the Mahi Canal, notice shall also be sent to all property owners along the Mahi Canal, extending beyond the current radius requirement.

**Planning & Zoning Board**

At the August 14, 2024, meeting, the Planning & Zoning Board was presented with the proposed Zoning Code text amendment to require mailed notice to all properties along the Mahi Canal for any new Mixed-use and Multi-family Developments on the Mahi Canal. Some Board members expressed concerns regarding the proposed requirement to specifically target one site location for notification and questioned whether it is necessary to extend the notice distance and range beyond the generic requirements outlined in the code. The Board had no recommendation, vote: 3-3.

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

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
07.02.24	City Commission meeting agenda posted on City webpage.
07.29.24	PZB Legal Advertisement.
08.09.24	Planning & Zoning Board meeting agenda posted on City webpage.
08.20.24	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:** The approval of requiring mailed notice to all properties along the Mahi Canal for any new Mixed-use and Multi-family developments will not have a direct fiscal impact on the city. The applicant will be responsible for mailing the notice to all these properties, and covering the additional costs associated with this extended notification requirement.

**BUSINESS IMPACT:**

The intent of the proposed text amendment is to require mailed notice to all properties along the Mahi Canal for any new Mixed-use and Multi-family developments, providing an additional layer of notice to adjacent neighbors.

The proposed mailing requirement will have an additional cost for compliance, as the property owner will be required to bear the costs associated with printing and mailing the notices to all the additional properties along the Mahi Canal. Compliance will not create any new administrative fees for the city, but developers will need to account for these notification expenses in their project budgets.

Currently, there are 3 multi-family apartment buildings and 88 single-family houses along the Mahi Canal. The range of mailing costs is expected to vary within a reasonable range depending on the number of addresses and postage rates. This additional requirement aims to enhance transparency and community engagement in the development process, potentially leading to more informed and involved neighborhood participation. This proposed amendment is particularly significant for developments along the Mahi Canal, ensuring that all potentially impacted neighbors are adequately informed.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 08 14 24 PZB Staff Report with Attachments.
- C. Excerpt of 08 14 24 PZB Meeting Minutes.