



City of Coral Gables  
CITY COMMISSION MEETING  
February 25, 2014

**ITEM TITLE:**

An ordinance of the City Commission amending the Code of the City of Coral Gables, Florida, by amending Article VI "Abandoned Real Property" of Chapter 34 "Nuisances," to charge an additional fee for vacant properties; to allow City police department to issue trespass warnings for vacant properties; to grant the City Attorney the authority, with the approval of the City Manager or designee, to initiate court action to abate the public nuisance; declaring unlawful the failure to register or maintain a vacant property by the mortgagee or property owner; and providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

The City of Coral Gables has established a process to address the deterioration and blight of City neighborhoods caused by abandoned, foreclosed or distressed real property located within the City, and to identify, regulate, limit and reduce the number of abandoned properties located within the City. In order to further protect the City from the negative impact of these properties, and, specifically, vacant properties within the City, the City wishes to utilize more stringent measures to ensure compliance with the City's Codes.

These measures include requiring a higher registration fee for vacant properties, allowing the City police department to issue trespass warnings for vacant properties on the registry, authorizing the City Manager and City Attorney to take appropriate action, including court action, to enforce the ordinance, and making it expressly unlawful for a mortgagee to fail to maintain a vacant property on the registry.

**APPROVED BY:**

Department Director	City Attorney	City Manager

**ATTACHMENT(S):**

1. Ordinance to be approved.