



**City of Coral Gables  
CITY COMMISSION MEETING  
January 28, 2020**

**ITEM TITLE:**

**Ordinance on First Reading.** An Ordinance of the City Commission amending the Code of the City of Coral Gables, Florida, by amending Section 34-198 “Definitions” of Article VII “Abandoned Real Property” of Chapter 34 “Nuisances,” and providing for severability, repealer, codification, and an effective date.

**BRIEF HISTORY:**

The City 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. The City has established a registration program as a mechanism to protect neighborhoods from becoming blighted due to the lack of adequate maintenance and security of abandoned and foreclosed properties.

Abandoned properties that are vacant are less likely to be maintained and remedial action is particularly necessary against vacant properties where existing Code violations have existed for a period of over 60 days. Many owners and mortgagees are not maintaining the properties listed on the abandoned real property registry in an adequate manner, and at times do not maintain the properties at all. As a result, the City must expend significant police, public service, and code enforcement resources in monitoring vacant properties.

It is the City’s intent to utilize the mechanisms in place to ensure compliance with the City’s Codes. The proposed ordinance clarifies the definitions relating to what constitutes abandoned real property and who is responsible for maintaining abandoned real property.

**ATTACHMENT(S):**

1. Draft Ordinance