

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-\_\_\_**

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 REQUIRE MAILED NOTICE SENT TO MAILING ADDRESS AND PROPERTY ADDRESS

**WHEREAS**, the Coral Gables Zoning Code does not indicate which address on the Miami-Dade County Property Appraisers website would receive required mail notice; and

**WHEREAS**, the City Commission finds that mailing notice to the mailing address or the property address per the Miami-Dade County Property Appraisers website would not provide sufficient notice to tenants and owners; and

**WHEREAS**, the City Commission wishes to provide greater clarity and transparency in regards to the City’s notice requirements and insure that all interested parties receive mailed notice; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, had no recommendation (vote: 2 to 2) of the text amendment; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby

amended to read as follows<sup>1</sup>:

**Article 15. Notices**

**Section 15-102. Notice**

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12. All mailed notice in this table include an additional 3 days to allow for mailing, only 10 days are required if notice is hand delivered.

13. All required mail notice will be sent to the property address and the mailing address per the Miami-Dade County Property Appraisers website. If the address is the same for both then only one notice must be sent.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

(Moved: / Seconded:)

(Yeas: )

(; Vote)

APPROVED:

VINCE LAGO

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<sup>1</sup> Deletions are indicated by strikethrough. Insertions are indicated by underline.

MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

MIRIAM SOLER RAMOS  
CITY ATTORNEY