



City of Coral Gables  
CITY COMMISSION MEETING  
July 7, 2015

**ITEM TITLE:**

An emergency ordinance of the City Commission of Coral Gables, Florida, amending the Code of the City of Coral Gables, Florida by repealing Division 2 "Condemnation" of Article III "Dangerous or Unsafe Buildings" of Chapter 105 "Buildings And Building Regulations" and Division 2 "Unfit Dwellings" of Article V "Minimum Housing Code" of Chapter 105 "Buildings and Building Regulations" and replacing both with a renamed Article III "Unsafe Structures" of Chapter 105 "Buildings and Building Regulations" and renumbering Division 3 "Permit Fees" of Article III "Dangerous or Unsafe Buildings" of Chapter 105 "Buildings and Building Regulations" as Division 2 of Article II of Chapter 105 "Building and Building Regulations"; providing for enforcement procedures; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

As a result of the foreclosure crisis, which has been widely reported since 2008, several properties in foreclosure within the Coral Gables Community have been found to be in violation of the City Code. The properties are not being maintained by the owners or various financial institutions in accordance with the City Code, despite being notified of the deficiencies.

This ordinance will provide additional tools for the City to address situations where an abandoned property is determined to be an unsafe structure.

This resolution grants the City's Building Official or Fire Marshall, and in the case of grow houses, the Police Chief, the authority to declare a structure unsafe and to take action to correct emergency conditions or to set the matter before the City's Construction Regulation Board. Specifically, the City would be able to require the owner or allow interested party to repair or demolish the structure, depending on whether the costs of repair exceed half of the value of the property. The City would also have a lien against the property and the owner for its administrative fees and demolition costs.

Ordinance on First and only Reading as an Emergency Ordinance.

**APPROVED BY:**

City Attorney	City Manager

**ATTACHMENT(S):**

1. Draft Ordinance