

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-___

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING THE CODE OF THE CITY OF CORAL GABLES BY AMENDING SECTION 101-109 “NOTICES” OF DIVISION 2 “CODE ENFORCEMENT BOARD” AND SECTION 101-139 “SCHEDULE AND CONDUCT OF ADMINISTRATIVE HEARING” OF DIVISION 3 “SUPPLEMENTAL CODE ENFORCEMENT PROCEDURES” OF ARTICLE IV “CODE ENFORCEMENT” OF CHAPTER 101 “ADMINISTRATION AND ENFORCEMENT” TO AMEND THE REQUIREMENTS FOR SERVICE OF NOTICES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to revise the City’s code enforcement procedures to provide for the service of notices by all of the means authorized by § 162.12, Fla. Stat.;

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing recital is hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That Division 2 “Code Enforcement Board” of Article VI “Code Enforcement” of Chapter 101 “Administration and Enforcement” is amended as follows:¹

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Sec. 101-109. Notices ~~to be by certified mail.~~

(a) All Notices of Violation and Summons for hearing, ~~notices required by this division shall be by certified mail, return receipt requested, or where mail would not be effective, by hand delivery or in person to an individual at least 15 years old by the code enforcement officer, the sheriff or other law enforcement officer or other person designated by the local governing body. Notice shall be provided to the owner of the property, if the owner does not live at the property being cited. Said notice shall be provided by certified mail, return receipt requested.~~provided to the alleged violator by:

¹/ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underlining.

(1) Certified mail, and at the option of the local government return receipt requested, to the address listed in the tax collector's office for tax notices; to the address listed in the county property appraiser's database; or to any other address provided by the alleged violator in writing to the local government for the purpose of receiving notices. The local government may also provide an additional notice to any other address it may find for the property owner. For property owned by a corporation, notices may be provided by certified mail to the registered agent of the corporation. It is the responsibility of the alleged violator to keep the address information current. If any notice sent by certified mail is not signed as received within 30 days after the postmarked date of mailing, notice may be provided by posting is described in subparagraphs (b)(2)(a) and (b)(2)(b); or

(2) Hand delivery by the code enforcement officer, the police, or any other person designated by the City Manager; or

(3) Leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice; or

(4) In the case of commercial premises, leaving the notice with the manager or other person in charge.

(b) In addition to providing notice as set forth in subsection (a), notice may also be served by publication or posting, as follows:

(1) a. Such notice shall be published once during each week for 4 consecutive weeks (four publications being sufficient) in a newspaper of general circulation in Miami-Dade County. The newspaper shall meet such requirements as are prescribed under chapter 50 for legal and official advertisements.

b. Proof of publication shall be made as provided in §§ 50.041 and 50.051, Fla. Stat.

(2) a. In lieu of publication as described in paragraph (1), such notice may be posted at least 10 days prior to the hearing or prior to the expiration of any deadline contained in the notice. The notice shall be posted on the property where the violation is alleged to have occurred and at city hall.

b. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.

(3) Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (a).

(c) Evidence that an attempt has been made to hand deliver or mail notice as provided in subsection (a), together with proof of publication or posting as provided in subsection (b), shall be sufficient to show that the notice requirements of this part have been met, without regard to whether or not the alleged violator actually received such notice.

SECTION 3. That Division 3 “Supplemental Code Enforcement Procedures” of Article VI “Code Enforcement” of Chapter 101 “Administration and Enforcement” is amended as follows:

Sec. 101-139. - Scheduling and conduct of administrative hearing.

* * *

(b) The code enforcement clerk or his or her designee shall ~~send~~provide a notice of hearing ~~by certified mail to the violator at his or her last known address as set forth in section 101-109.~~ The notice of hearing shall include but not be limited to the following:

* * *

SECTION 4. SEVERABILITY.

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 5. REPEALER.

This Ordinance is intended to provide authority to the City Attorney without limiting any other authority of the City Attorney or other City officers provided in other parts of the City Charter, City Code, and Zoning Code. Accordingly, any other ordinances or parts of ordinances that provide authority to the City Attorney or other City officers are not repealed by this Ordinance.

SECTION 6. CODIFICATION.

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 a part of the City of Coral Gables Code of Ordinances; and that the sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 7. EFFECTIVE DATE.

This ordinance shall become effective upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY